

**Greene County
Regular Meeting of the Planning & Zoning Commission
June 28th, 2022 4:00pm
Meeting Minutes**

Call to Order: At 4:00 pm Chairman Chris Peters called to order the meeting of the Greene County Planning & Zoning Commission. After the invocation given by Chairman Peters, those in attendance stood for the Pledge of Allegiance led by Chairman Peters

Roll Call:

- **Members Present:** Chris Peters (Chair), Al Brinkman, Randy Purdy, Jim Lynch, Tommy Swann
- **Members Absent:** None
- **Quorum Present:** Yes
- **P & Z Staff Present:** Chuck Wooley (Zoning Administrator), DeAnn Hester (Administrative Assistant)

Old Business:

1. Approval of the March 1st, 2022 planning and zoning called meeting minutes.
 - a. Al Brinkman motioned to approve, Tommy Swann seconded. The vote was unanimous in favor of the motion.

New Business:

- 1) **APPLICATION TO AMEND THE LAND USE REGULATION (REZONING): Rick McAllister (applicant) acting on behalf of Elderly Infant, LLC c/o Justin Kennedy: Application to Amend the Land Use Regulation (Re-Zoning) for property described as 6.25 acres on Lake Oconee Parkway from A1 to B2:** The property is located on **TMP #054-0-00-024AA** on Lake Oconee Parkway for a total of 6.25 acres currently zoned A1 (Agricultural District – Intensive Farming). Proposed plan is to re-zone 6.25 acres to **B2** (General Highway Commercial District).

Building Official/Zoning Administrator Chuck Wooley summarized the proposed rezoning application. He stated that the proposed rezoning is consistent with the adopted Comprehensive Plan and Future Land Use Plan and meets the requirements of the zoning ordinance as well. He recommends that the board recommend approval to the Board of Commissioners.

Applicant: Rick McAllister acting on behalf of Elderly Infant, LLC c/o Justin Kennedy gave a brief summary as to the zoning of the property surrounding this 6.25 acre tract. He stated that the proposed use is consistent with the Future Land Use Plan. He stated the required setbacks for this tract and those setbacks shown on the concept plan provided, as part of the submittal is reflective of the Hwy 44 DOT widening project. Al Brinkman questioned buffer requirements. Rick McAllister stated that the buffers will be determined by the parking lot location and that would be addressed in the platting phase of the project. Jim Lynch asked about the access points to the property and on which road they would be located. Rick stated that would be addressed thru the DOT and the county and the required permits would be obtained. Al Brinkman asked if a traffic study is required. Chuck Wooley, Building Official/Zoning Administrator stated that would be addressed at the construction phase. Randy Purdy asked if Wrightsville Church Rd was an option for access and it was stated by Chuck that the county had abandoned that portion of the road so it would be a discussion with the now property owner rather than the county.

Public Comment: None

Jim Lynch made a motion to recommend approval of the Rezoning request for 6.25 acres to the Board of Commissioners, Randy Purdy seconded the motion. The vote was unanimous in favor of the motion.

- 2) **APPLICATION TO AMEND THE LAND USE REGULATION (Rezoning): Rick McAllister (applicant) acting on behalf of Kramer Property Holdings, LLC: Application to Amend the Land Use Regulation (Re-Zoning) for property described as 137.13 acres on Carey Station Road from A1 to PUD:** The property is located on **TMP #036-0-00-007-0** on Carey Station Road for a total of **137.13 acres** currently zoned A1 (Agricultural District – Intensive Farming). Proposed plan is to re-zone 137.13 acres to **PUD** (Planned Unit Development).

Building Official/Zoning Administrator Chuck Wooley summarized the proposed rezoning application. He stated that the proposed rezoning is consistent with the adopted Comprehensive Plan and Future Land Use Plan. He stated that a DRI (Developments of Regional Impact) was filed and that nothing significant was reported. He read the letter from Piedmont Water that addressed the commitment for water and sewer for this project. He recommends that the board make a motion to recommend approval of the request to amend the land use regulation map from A1 to PUD zoning located at TMP# 036-0-00-007-0, to the Board of Commissioners for a period not to exceed six (6) months. Once execution of a customer user agreement for said water and sewer capacity has been received by the building and zoning office, the approved zoning classification will be extended for the perpetuate of the subdivision.

Applicant: Rick McAllister acting on behalf of Kramer Property Holdings, LLC gave a brief summary as to the zoning of the property surrounding this 137.13 acre tract on Carey Station Road. He stated that the proposed use is consistent with the Future Land Use Plan. He stated that the proposed use is 342 single family residential lots with a density of 2.5 units per acre. He stated that a traffic study had been completed and they would be following the recommendations that were provided as to the design of the access points along Carey Station Road into the proposed development. He stated there would be 2 access points into the development. He stated that Piedmont Water has provided a letter stating there is adequate capacity to provide the required water and sewer for the development. Piedmont Water also stated they will reserve that capacity for a period of 6 months or the developer has executed a Customer Use Agreement for said capacity. Rick commended the Building & Zoning Office staff for working with all parties to meet this requirement. Al Brinkman questioned that discrepancy of names between the DRI and the rezoning application. Rick stated that the developer has not purchased the property yet due to the rezoning contingency. Al asked how much open space is provided under the concept plan provided. Rick stated that there is 40% open space as shown on the proposed concept plan. Al questioned if this will be a gated community and Rick stated that the developer had made no decision as of yet. Al asked if the roads would be private or county maintained. Rick stated that the roads would be built to the county standard but would remain private roads.

Public Comment: None

Al Brinkman made a motion to recommend approval of the request to amend the land use regulation map from A1 to PUD zoning located at TMP# 036-0-00-007-0, to the Board Of Commissioners for a period not to exceed six (6) months. Once execution of a customer user agreement for said water and sewer capacity has been received by the building and zoning office, the approved zoning classification will be extended for the perpetuate of the subdivision. Jim Lynch seconded the motion. The vote was unanimous in favor of the motion.

- 3) **Discussion: Red Clay Development, LLC (applicant): Preliminary Plat request for development of Airabella at Lake Oconee:** The proposed project subdivision site is situated on 136.76 acres located on **TMP #056-0-00-003-C & 056-0-00-003-0** and is being developed to the **TND** (Traditional Neighborhood Development) standards. Currently zoned **CPUD** (Commercial Planned Unit Development). Chairman Chris Peters opened the discussion deferring to the building official; the building official described the reasoning for having the discussion, as this project is the first "TND" to be developed within Greene County and for the sake of transparency felt as if an open discussion was warranted. Each board member went through the ordinance and documentation provided with detail referring questions to the building official, engineering team, and developer pertaining to the project. Unanimously finding that the project in a whole is within the scope of the Greene County Code of Ordinances and recommended no changes to the building official.

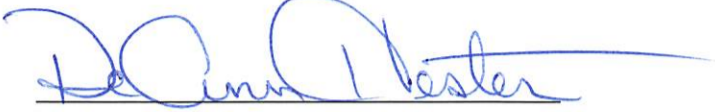
Discussion: Chairman Peters stated that the next Board of Commissioners meeting is July 12, 2022 at 5:00pm in the Board Room.

Citizens Present:
Rick McAllister
Casey Marbutt
Ed Lane

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Ishaan Patel
Robert Cowles
Gary Usry

Adjournment: Randy Purdy made the motion to adjourn the meeting and Jim Lynch seconded the motion.
The vote was unanimous in favor of the motion.

Respectfully submitted,



DeAnn Hester
Planning & Zoning



Chris Peters, Chair
P&Z Commission