

**Greene County
Regular Meeting of the Planning & Zoning Commission
September 30th, 2025 4:00pm
Meeting Minutes**

Call to Order: At 4:00pm 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, Eric Smith, Tommy Swann, Jim Elliott
- **Members Absent:** None
- **Quorum Present:** Yes
- **P & Z Staff Present:** Chuck Wooley (Building Official), DeAnn Hester (Zoning Administrator)

Old Business:

1. Approval of the August 26th, 2025 planning and zoning meeting minutes.
 - a. Tommy Swann motioned to approve, Eric Smith 2nds, the vote was unanimous in favor of the motion. Jim Elliott abstained from voting.

New Business:

1) **APPLICATION TO AMEND THE LAND USE REGULATION (REZONING): Mallory F. Granitz and Karen S. Granitz (applicant): Application to Amend the Land Use Regulation (Re-Zoning) for property described as 19.5 acres at 1420 Brooks Cemetery Road from A1 to LI:** The property is located on **TMP #126-0-00-035-0** known as 1420 Brooks Cemetery Road with a total of 19.5 acres currently zoned **A1** (Agricultural District – Intensive Farming). Proposed plan is to re-zone 19.5 acres to **LI** (Light Industrial District).

Building Official/Zoning Administrator Chuck Wooley summarized the proposed rezoning application. He stated that the property is located in the “East Greene” character area in the Greene County Comprehensive Plan. He stated that the property lies outside the SR77 Employment Corridor by it is staff’s recommendation that the parcel be considered as part of the Corridor because the intent is to combine it with the adjacent parcels known as **TMP#125-0-00-027-0** and **TMP #125-0-00-036-0**. This parcel is adjacent to a parcel currently zoned **LI** on the west thus the requested zoning class is compatible with the adjacent parcel. The requested re-zoning meets the intent of the Comprehensive Plan meets the requirements of the zoning ordinance as well. Staff recommend that the board recommend approval to the Board of Commissioners with contingencies.

Applicant: Leighton Channell acting on behalf of Mallory F & Karen S Granitz stated that they requested a rezoning of the tract located at located at 1420 Brooks Cemetery Rd from **A1** to **LI**. He stated that this parcel is located in the “East Greene” character area and the proposed rezoning is compatible with the Comprehensive Plan and is consistent with adjacent property.

Eric Smith asked if there is any reason that they would not be able to meet the proposed contingency requirements and Mr. Channell responded the to his knowledge it would not be an issue.

Public Comment: Mallory Granitz stated that he is the owner of this parcel and has lived there for 20+ years. He stated that industrial uses are closing in on this parcel and that is why they are seeking the rezoning. Karen Granitz stated that she is also an owner of this parcel and that they existing manufactured home and outbuildings would all be removed by the potential buyer of the property.

Tommy Swann made a motion to recommend approval of the Rezoning request for 19.50 acres on **TMP #126-0-00-035-0** from **A1** to **LI** (Light Industrial) to the Board of Commissioners with the following contingencies:

1. An approved plat for the proposed parcel combining it with the parcels known as **TMP#125-0-00-027-0** & **TMP#125-0-00-036-0** is recorded within 90 days of the sale of the parcel.
2. A master plan of the proposed Industrial Development to include the parcels known as **TMP #126-0-00-035-0**, **TMP# 125-0-00-027-0** and **TMP #125-0-00-036-0** is submitted within 60 days of the sale of the parcel.
3. Removal of the existing Manufactured Home from the parcel.

Eric Smith seconded the motion. The vote was unanimous in favor of the motion.

Discussion: Chairman Peters stated that the next Board of Commissioners meeting is October 14th, 2025 at 5:00pm in the Board Room.

Citizens Present:

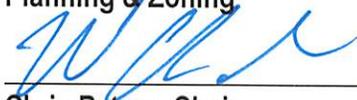
Leighton Channel
Mallory Granitz
Karen S Granitz

Adjournment: Al Brinkman made the motion to adjourn the meeting and Eric Smith seconded the motion. The vote was unanimous in favor of the motion.

Respectfully submitted,



DeAnn Hester
Planning & Zoning



Chris Peters, Chair
P&Z Commission