

**Greene County
Regular Meeting of the Planning & Zoning Commission
December 27th, 2022 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, Randy Purdy, Tommy Swann
- **Members Absent:** Jim Lynch
- **Quorum Present:** Yes
- **P & Z Staff Present:** Chuck Wooley (Zoning Administrator), DeAnn Hester (Administrative Assistant)

Old Business:

1. Approval of the November 22nd, 2022 planning and zoning meeting minutes.
 - a. Tommy Swann motioned to approve, Al Brinkman 2nds, the vote was unanimous in favor of the motion.

New Business:

1) **CONDITIONAL USE: Sister H & H, LLC (Applicant):** The proposed site contains 338.57 acres known as 1552 Randolph Church Rd located on **TMP#151-0-00-018-0** and is currently zoned **A1** (Agricultural District – Intensive Farming). Proposed plan is a 43 – site RV Park taking up a total of 91.94 acres. The applicant is also asking for a relaxation of section 9.1.14 of the Greene County Code of Ordinances, Appendix B, as a result of this request being considered.

Building Official/Zoning Administrator Chuck Wooley summarized the proposed conditional use permit for a RV Park. He stated that the requested relaxation of section 9.1.14 of the Greene County Code of Ordinances, Appendix B would allow for the requested RV Park's roadways not be paved due to unique circumstances. He stated that the remaining 246.63 acres of tract will continue to be used as timberland and that while transporting the logs, the asphalt access paths/roadways will only be damaged. He stated that the request would comply with the Greene County Code of Ordinances otherwise.

Applicant: Tim McCommons as a member of Sister H & H, LLC stated that this is family land and has been used as a timber tract. Due to the low value of the timber they are proposing a RV Park as a better use of a portion of the tract. He stated that the proposed 43 sites would be completed in phases. He also stated that they hope to eventually increase the overall number of sites to approximately 100. Building Official Wooley stated that any increase over the proposed 43 sites would require an additional conditional use permit. Tim also asked for clarification as to whether the conditional use permit stayed with the property or the applicant. Building Official Wooley stated that the conditional use permit was to the applicant and if the property changed ownership, the new owner would need to apply for a conditional use permit in their name.

Tommy Swann questioned Mr. McCommons as to what their intentions were for length of stay. Mr. McCommons stated 30 days or less based on the Greene County's requirements. Mr. McCommons mentioned campers remaining in place for a longer term and it was clarified by Building Official Wooley that no campers/rv can be permanent, 30 days is the maximum allowable term.

Al Brinkman questioned why the paving requirement should be relaxed due to having additional property that would allow the timber to be hauled out without using the proposed RV park roadways. Mr. McCommons stated that in addition to that, there is an issue with mud. He stated that a large number of those staying at the proposed RV Park would be utilizing the trails at Durhamtown and thus bringing in excessive amounts of mud to the park. The gravel roadways would be better able to handle the mud and help to prevent it from being tracked on the adjoining county road. He also stated that they would prefer a rustic feel due to the area being heavily agricultural.

Public Comment: None

Chris Peters made a motion to recommend approval of the Conditional Use Permit for a recreational development located at TMP#151-0-00-018-0 to include a 43 – site RV park, to the Board of

Commissioners also acknowledging the unique circumstances requiring the relaxation of section 9.1.14 of Appendix B of the Greene County Code of Ordinances pertaining to paving. Randy Purdy seconded the motion. The vote was unanimous in favor of the motion.

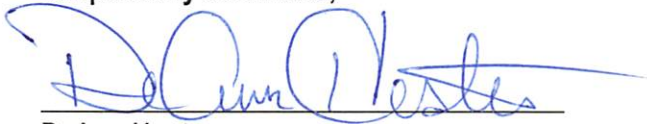
Discussion: Chairman Peters stated that the next Board of Commissioners meeting is January 10th, 2023 at 5:00pm in the Board Room.

Citizens Present:

Tim McCommons
David Munford

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

Respectfully submitted,



DeAnn Hester
Planning & Zoning



Chris Peters, Chair
P&Z Commission