

**Greene County
Regular Meeting of the Planning & Zoning Commission
November 28th, 2023 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, Jim Lynch
- **Members Absent:** None
- **Quorum Present:** Yes
- **P & Z Staff Present:** Chuck Wooley (Building Official), DeAnn Hester (Zoning Administrator)

Old Business:

1. Approval of the September 26, 2023 planning and zoning meeting minutes.
 - a. Tommy Swann motioned to approve, Randy Purdy 2nds, the vote was unanimous in favor of the motion.

New Business:

1) **APPLICATION TO AMEND THE LAND USE REGULATION (REZONING): Gary West of WRH Properties LLC (applicant): Application to Amend the Land Use Regulation (Re-Zoning) for property described as 20.67 acres on Greyland Rd from A1 to LI:** The property is located on TMP #108-0-00-018-0 on Greyland Rd for a total of 20.67 acres currently zoned A1 (Agricultural District – Intensive Farming). Proposed plan is to re-zone 13.0 acres to LI (Light Industrial District).

Building Official Chuck Wooley summarized the proposed rezoning application. He stated that the proposed rezoning would make way for the construction of warehouse and office structures. He stated that the site is located inside the Comprehensive Plan's Agriculture and Forestry Character Area and the plan's vision only allows for A1 or A2 zoning in this region of the character area. He stated that the proposed zoning change is incompatible with the adjacent properties and the County's projected land use map. He recommends that the board recommend denial to the Board of Commissioners.

Applicant: Gary West of WRH Properties LLC residing at 1071 Corey Rd, Greensboro, Georgia, stated that this property is adjacent to his residence. He stated that the property has approximately 1800 ft of road frontage and is within a mile of Highway 15. He stated that there is a Trucking repair shop and a firearms training facility within half a mile of this property. He proposes to divide the 13.0 acres into 6 tracts that would be built to suit with a maximum of 10,000 square foot warehouse space and that the property would be controlled by restrictive covenants. He stated that the traffic noise from I20 make this property unsuitable for residential purposes and that he is aware that this proposed rezoning does not meet the County's Comprehensive Plan.

Chairman Chris Peters asked how they would provide water on the site and the applicant stated the property would be served by private wells and septic systems. Building Official Wooley advised that potentially a hydrant might be required depending on the occupancy type size of the structures built on the property.

Public Comment: None

Al Brinkman made a motion to recommend denial of the Rezoning request for 13.00 acres to the Board of Commissioners, Randy Purdy seconded the motion. The vote was unanimous in favor of the motion.

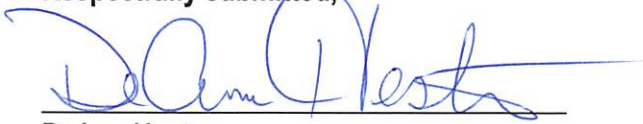
Discussion: Chairman Peters stated that the next Board of Commissioners meeting is December 12th 2023 at 5:00pm in the Board Room.

Citizens Present:

Gary West

Adjournment: Al Brinkman 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