

**Greene County
Regular Meeting of the Planning & Zoning Commission
January 30th, 2024 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, Tommy Swann, Jim Lynch
- **Members Absent :** Randy Purdy
- **Quorum Present:** Yes
- **P & Z Staff Present:** Chuck Wooley (Building Official), DeAnn Hester (Zoning Administrator)

Old Business :

1. Approval of the November 28th, 2023 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) **APPLICATION TO AMEND THE LAND USE REGULATION (REZONING): Jay V. Dell (applicant) acting on behalf of Lake Oconee Estates & Beach Club, LLC: Application to Amend the Land Use Regulation (Re-Zoning) for property described as 264 acres on Veazey Connector from A1 and LR1 to PUD:** The property is located on **TMP #091-0-00-011-B** on Veazey Connector for a total of 264 acres currently zoned **A1** (Agricultural District - Intensive Farming) and **LR1** (Lakeshore Single Family Residential/Recreational District). Proposed plan is to re-zone 264 acres to **PUD** (Planned Unit Development).

Building Official Chuck Wooley summarized the proposed rezoning application. He stated that the proposed rezoning is consistent with the adopted Comprehensive Plan and the Future Land Use Plan and meets the requirements of the zoning ordinance as well. He stated that the staff were concerned about the availability of the required community water and sewer based on information provided. He recommends that the board recommend approval to the Board of Commissioners contingent upon submitting an approved plan for community water and sewer.

Applicant: Jay Dell acting on behalf of Lake Oconee Estates & Beach Club, LLC. stated that they requested a rezoning of 264 acres from A1 and LR1 to PUD. He stated that the intention is for the development to be age restricted with detached single-family residences. It would also include amenities such as a community center, pool, tennis courts and pickle ball courts. He stated this project would be done in 2 phases with the first phase to be closest to the lake. He stated that this property is located in the West Greene Community Character Area as delineated on the Greene County Comprehensive Plan and that the proposed residential development meets the Comprehensive Plan. He stated that the proposed project is 4/10 of a mile from the intersection of Veazey Connector and Walker Church Rd and thus Piedmont can extend the water line from that intersection. There are a couple of options for sewer but due to cost, they are concentrating on an onsite sewer system.

Al Brinkman stated he had concerns about the buffer between the proposed lots and Veazey Connector. Mr. Dell stated that they were aware of the buffer requirements and would address them at the platting stage of the project. Building Official Chuck Wooley asked if they planned for this development to be used for short-term rentals and Mr. Dell stated that they did not at this time. Chairman Chris Peters questioned what were the plans for preserving the cemetery that is located on the property. Mr. Dell stated that they would install fencing and impose buffers as required by the county.

Public Comment: David Munford stated that he lived in the area near the proposed project and had concerns about the increased traffic in the area. He questioned whether the county would address the needed changes as stated in the traffic study. Building Official Wooley stated that any required changes would be addressed at the platting and construction phases of the project. Mr. Munford also was concerned if there would be lake access to the property.

Public Comment was closed.

Al Brinkman made a motion to recommend approval of the Rezoning request for 264 acres to the Board of Commissioners contingent upon the applicant providing proof of an approved community water and sewer system compliant with the Greene County Code of Ordinances, Tommy Swann seconded the motion. The vote was unanimous in favor of the motion.

2) APPLICATION TO AMEND THE LAND USE REGULATION (Variation):
Cynthia C. Smith: Application to Amend Land Use Regulation (Variance) for
property described as 10.08 ac on Athens Highway: The property is a portion of the tract located on TMP #027-0-00-004 on Athens Highway for a total of 10.08 acres currently zoned A1 (Agricultural District - Intensive Farming). The proposed plan is a variance from Residential and Agricultural Subdivision Design Standards to allow use of an existing perpetual, non-exclusive easement.

Applicant: Russell Wall as representative for Cynthia C. Smith requested that the application be tabled until the next scheduled Planning and Zoning Commission meeting in February. The vote was unanimous in favor of tabling the matter.

Discussion: Chairman Peters stated that the next Board of Commissioners meeting is February 13th, 2024 at 5:00pm in the Board Room. Building Official Wooley noted that there was no Planning and Zoning Commission meeting held in December of 2023.

Citizens Present:

Cynthia & John Smith
Dillon Ingram
Russell Wall
Jay Dell
David Munford

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