

**Greene County
Regular Meeting of the Planning & Zoning Commission
March 26th, 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. A moment of silence was observed in memory of Randy Purdy.

Roll Call:

- **Members Present:** Chris Peters (Chair), Al Brinkman, 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 January 30, 2024 planning and zoning meeting minutes.
 - a. Tommy Swann motioned to approve, Jim Lynch 2nds, 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 acres 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.
 - a. Jim Lynch motioned to remove from table, Al Brinkman 2nds, the vote was unanimous in favor of the motion.
 - b. Chairman Peters stated for the record that the application had been withdrawn by the applicant.

New Business:

- 1) **CONDITIONAL USE: Brandon Burgess as authorized agent for Lakeside Baptist Church on Lake Oconee, Inc. (Applicant):** The proposed site contains 18.26 acres known as 5800 Lake Oconee Parkway located on **TMP#056-0-00-002-0** and is currently zoned **A1**(Agricultural District – Intensive Farming). Proposed plan is to operate a church.

Building Official Chuck Wooley summarized the proposed conditional use permit for a church to operate on this site. The church has been operating on this property continually since 1993. The church desires to expand their facilities and records reflect that a conditional use permit to operate a church within the A1 zoning district was never granted. Building Official Wooley recommends that the board recommend approval to the Board of Commissioners.

Applicant: Brandon Burgess as authorized agent for Lakeside Baptist Church on Lake Oconee, Inc stated that the church has been operating on this site since 1993. He said they were trying to bring the property into compliance with the Greene County Ordinance.

Public Comment: None

Jim Lynch made a motion to recommend approval of the conditional use permit request submitted by the Lakeside Church on Lake Oconee, Inc at TMP# 056-0-00-002-0 to the Board of Commissioners, Al Brinkman seconded the motion. The vote was unanimous in favor of the motion.

Discussion: Chairman Peters stated that the next Board of Commissioners meeting is April 9, 2024 at 5:00pm in the Board Room.

Citizens Present:

Brandon Burgess
Micahl Williams

Adjournment: Jim Lynch 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