

**Greene County
Regular Meeting of the Planning & Zoning Commission
April 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, Eric Smith
- **Members Absent:** None
- **Quorum Present:** Yes
- **P & Z Staff Present:** Chuck Wooley (Building Official), DeAnn Hester (Zoning Administrator)

Old Business:

1. Approval of the March 26th, 2024 planning and zoning meeting minutes.
 - a. Tommy Swann motioned to approve, Jim Lynch 2nds, the vote was unanimous in favor of the motion.

New Business:

- 1) **CONDITIONAL USE: Celebration Baptist Church, Inc. (Applicant):** The proposed site contains 5 acres known as 2470 Lick Skillet Rd located on **TMP# 068-0-00-020-0** 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 for 7 years. 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 applied for. Building Official Wooley recommends that the board recommend approval to the Board of Commissioners.

Applicant: Dennis Mitchell as representative for Celebration Baptist Church, Inc stated that the church has been operating on this site for 7 years. He said they want to expand the church and were trying to bring the property into compliance with the Greene County Ordinance.

Public Comment: None

Eric Smith made a motion to recommend approval of the conditional use permit request submitted by the Celebration Baptist Church, Inc at TMP #068-0-00-020-0 to the Board of Commissioners, Al Brinkman seconded the motion. The vote was unanimous in favor of the motion.

- 2) **APPLICATION TO AMEND THE LAND USE REGULATION (REZONING): Rick McAllister (applicant) acting on behalf of Jesse Copelan, Jr. & Kaye Copelan: Application to Amend the Land Use Regulation (Re-Zoning) for property described as approximately 17 acres on Richland Connector from A1 to B2:** The property is a portion of **TMP# 054-0-00-024-0** on Richland Connector for a total of approximately 17 acres currently zoned **A1 (Agricultural District – Intensive Farming)**. Proposed plan is to re-zone approximately 17 acres to **B2 (General Commercial Highway Oriented District)**.

Building Official Chuck Wooley summarized the proposed rezoning of approximately 17 acres from A1 to B2. 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 recommends that the board recommend approval to the Board of Commissioners.

Applicant: Rick McAllister acting on behalf of Jesse Copelan, Jr. and Kaye Copelan stated that they are proposing to rezone approximately 17 acres from A1 to B2. The remainder of this tract would remain A1. He stated that the requested zoning is compatible with adjacent properties and the Comprehensive Plan for the County. He stated that no additional curb cuts would be on Hwy 44 for this parcel because the intent is to utilize the existing curb cut on Richland Connector which is known as Bobcat Trail. He stated that the final use of the property will vary but will ultimately meet the permitted uses under B2 zoning as stated in the ordinance.

Jim Lynch asked if Rick expected the parcel to be used for businesses similar to Bobcat Lake Oconee? Rick responded that he has had interest from a variety of businesses that would be similar but there is nothing definite at this point. Chuck Wooley asked if Rick could identify the location of the recently approved county road in relation to this parcel? Rick stated that the road hasn't been platted yet so he could only speculate as to the exact location. It was stated with the approval of this new road, it further solidifies the county's intent for further commercial development in the area. Eric Smith asked if the only access would be off of Richland Connector? Rick stated, yes because the intent is to have develop the interconnectivity between parcels rather than adding more curb cuts.

Public Comment: None

Al Brinkman made a motion to recommend approval for the rezoning request submitted by Rick McAllister, authorized agent for Jesse Jr and Kay Copelan, seeking the rezoning of approximately 17 acres from A1 to B2 located on TMP #054-0-00-024-0 to the Board of Commissioners. 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 May 14th, 2024 at 5:00pm in the Board Room.

Citizens Present:

Rick McAllister
Dennis Mitchell

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

Respectfully submitted,



DeAnn Hester
Planning & Zoning



Chris Peters, Chair
P&Z Commission