

**Greene County
Regular Meeting of the Planning & Zoning Commission
June 25th, 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 :** Eric Smith
- **Quorum Present:** Yes
- **P & Z Staff Present:** Chuck Wooley (Building Official), DeAnn Hester (Zoning Administrator)

Old Business :

1. Approval of the April 30th, 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: The Garages at Lake Oconee, LLC . (Applicant):** The proposed site contains 31.29 acres known as 1040 Park Court located on **TMP# 056-0-00-003-B** and is currently zoned **B2**(General Commercial Highway Oriented District). Proposed plan is to operate a self-storage facility.

Building Official Chuck Wooley summarized the proposed conditional use permit for a self-storage facility to operate on this site. The site consists of a 48-unit self storage facility and the owner would like to add 13 additional units. The Greene County regulations have changed to require a conditional use permit for operating a self storage facility within B2 zoning since the inception of this project in 2019. They are seeking the conditional use permit to be in compliance with said regulations. Building Official Wooley recommends that the board recommend approval to the Board of Commissioners.

Applicant: Bob Postiglione of 1741 Parrots Pointe Rd, Greensboro as representative for the applicant stated that they are applying for the conditional use permit to meet the current Greene County regulations. They want to build 13 additional units on the site.

Al Brinkman asked if the additional units and would be served by the existing retention pond & Mr. Postiglione advised that the retention pond was sized to include this phase of the project.

Public Comment: None

Jim Lynch made a motion to recommend approval of the conditional use permit request submitted by The Garages at Lake Oconee, LLC at TMP #056-0-00-003-B to the Board of Commissioners, Tommy Swann seconded the motion. The vote was unanimous in favor of the motion.

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

Citizens Present:

Bob Postiglione

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,

Chris Peters , Chair
P&Z Commission