

**Greene County  
Regular Meeting of the Planning & Zoning Commission  
July 30<sup>th</sup>, 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, Eric Smith, 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 June 25th, 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 : Mark Kimsey, as Authorized Agent for Fears Family Trace, LLC (Applicant)**: The proposed site contains 379.42 acres on Talber Rd located on **TMP#095-0-00-001-0** and is currently zoned **A1** (Agricultural District - Intensive Farming) & **LR1** (Lakeshore Single Family Residential/Recreation District). Proposed plan is to construct a recreational development.

Building Official Chuck Wooley stated that the applicant and or a representative were not present for this action. As per Sect 13.3.6.1 of Appendix B of the Greene County Ordinance, this action was withdrawn due to failure to appear.

- 2) **Preliminary Plat - Agricultural Subdivision : Timbervest Partners III Georgia, LLC (Applicant): Preliminary Plat request for development of East Lake Estates**: The proposed site is East Lake Estates and is located on **TMP #095-0-00-005-0** off of **Flat Rock Church Rd** and is currently zoned **A1** (Agricultural District - Intensive Farming). Proposed plan is to create ten (10) Single Family Residential lots.

Building Official Chuck Wooley summarized the proposed preliminary plat for a new agricultural subdivision on a parcel consisting of 435.879 acres. He stated the subdivision contained 10 lots ranging in size from 10.0 acres to 234.001 acres. He stated that staff recommends that the board recommend approval to the Board of Commissioners with the stipulation that the principle use of all lots less than 25 acres be residential.

Applicant: Jay Dell acting on behalf of Timbervest Partners III Georgia, LLC stated that the project meets the requirements of the ordinance. He stated that the intent is for the lots to primarily be residential in use.

Public Comment: None

Al Brinkman made a motion to recommend approval of the preliminary plat for East Lake Estates to the Board of Commissioners with the stipulation that the principle use of all lots less than 25 acres be residential, Eric Smith seconded the motion. The vote was unanimous in favor of the motion.

- 3) **Preliminary Plat - Agricultural Subdivision : Southern Oak Land, LLC (Applicant): Preliminary Plat request for development of Hill Farms Subdivision**: The proposed site is Hill Farms Subdivision and is located on **TMP #106-0-00-060-0** off of **Bramlett Rd** and is currently zoned **A1** (Agricultural

District - Intensive Farming). Proposed plan is to create five (5) Single Family Residential lots.

Building Official Chuck Wooley summarized the proposed preliminary plat for a new agricultural subdivision on a parcel consisting of 134.562 acres. He stated the subdivision contained 5 lots ranging in size from 13.374 acres to 59.289 acres. He stated that staff recommends that the board recommend approval to the Board of Commissioners with the stipulation that the principle use of all lots less than 25 acres be residential.

Wil Scott as representative for Southern Oak Land LLC stated that the proposed plat is listed for sale as residential in use and meet the requirements of the ordinance.

Public Comment: None

Eric Smith made a motion to recommend approval of the preliminary plat for Hill Farms Subdivision to the Board of Commissioners with the stipulation that the principle use of all lots less than 25 acres be residential, Tommy Swann seconded the motion. The vote was unanimous in favor of the motion.

**4) Preliminary Plat - Agricultural Subdivision : Casey Durden & Cory Durden of MLSD Properties Inc (Applicant): Preliminary Plat request for development of an Agricultural Subdivision:** The proposed site is on Shiloh Rd and Penfield Rd and is located on **TMP #084-0-00-005-B** at the corner of Shiloh Rd and Penfield Rd. Property is currently zoned **A1** (Agricultural District - Intensive Farming). Proposed plan is to create eight (8) Single Family Residential lots.

Building Official Chuck Wooley summarized the proposed preliminary plat for a new agricultural subdivision on a parcel consisting of 83.45 acres. He stated the subdivision contains 8 lots ranging in size from 10.11 acres to 10.99 acres and the subdivision has been named Shiloh Estates. He also clarified that the applicant has provided a plat that meets the Greene County Ordinance since the posting of the agenda. He stated that staff recommends that the board recommend approval to the Board of Commissioners with the stipulation that the principle use of all lots be residential.

Applicant: Corey Durden of MLSD Properties, LLC stated that he lives within a mile of the proposed subdivision. He stated that there would be covenants for the proposed subdivision.

Public Comment: None

Eric Smith made a motion to recommend approval of the preliminary plat for Shiloh Estates Subdivision to the Board of Commissioners with the stipulation that the principle use of all lots be residential, 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 August 13<sup>th</sup>, 2024 at 5:00pm in the Board Room.

**Citizens Present:**

Jay Dell  
Heath Milligan  
Brandon Hightower  
Cory Durden  
Wade Trawick  
Will Scott

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

**Respectfully submitted,**

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**DeAnn Hester**  
**Planning & Zoning**

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**Chris Peters , Chair**  
**P&Z Commission**