Greene County

Regular Meeting of the Planning & Zoning Commission
August 27th, 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, 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 July 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.

New Business:

1) **CONDITIONAL USE: Victoria Seals (Applicant):** The proposed site contains 5.83 acres known as 2200 Hwy 15 S located on **TMP #088-0-00-043-A** and is currently zoned **A2** (Agricultural - Residential District). Proposed plan is to operate a bed and breakfast and event venue.

Building Official Chuck Wooley summarized the proposed conditional use permit for a bed & breakfast and event venue. He read Section 9.12 of the Greene County Code of Ordinances specifying that bed and breakfast is an accessory use. He stated that staff recommend that the board recommend approval to the Board of Commissioners contingent upon proof the dwelling requested is Ms. Seals primary dwelling and restricting the conditional serve only as a Bed and Breakfast to be contained within the dwelling not to be misconstrued as an event venue to hold gatherings outside the dwelling.

Applicant: Victoria Seals stated that this is her primary residence. She proposes to hold small events on the property in addition to the bed and breakfast. After some discussion, Ms. Seals requested this item be tabled to allow for further discussion with staff.

Public Comment: None

Tommy Swann made a motion to the item be tabled until Ms. Seals can discuss her option with staff, Eric Smith seconded the motion. The vote was unanimous in favor of the motion.

2) **CONDITIONAL USE: HDP Investments, LLC (Applicant):** The proposed site contains 1.35 acres known as 1551 Bennett Springs Drive located on **TMP #059-A-00-178-0** and is currently zoned **PUD** (Planned Unit Development). Proposed plan is a guest house.

Building Official/Zoning Administrator Chuck Wooley summarized the proposed conditional use permit application for a guest house to be located within a partially finished portion of an existing 3 car garage. The proposal complies with the limitations mentioned in Section 9.6.3.2(c) of the Greene County Code of Ordinances in terms of size, placement and design. He recommends that the board recommend approval to the Board of Commissioners.

Applicant: Dayne Pryor of HDP Investments, LLC stated that the intent is for a guest house for overflow of family and guests. He stated that only a portion of the upstairs of the garage is currently finished. There would be 2 baths and no kitchen or laundry facilities in the guest house. It would be served by a separate septic system from the main house system. Jim Lynch asked if this was to be used for rental. Mr. Pryor stated that it will be for family and guests only.

Public Comment: None

Jim Lynch made a motion to recommend approval of the conditional use permit for a guest house at 1551 Bennett Springs Drive to the Board of Commissioners, Eric Smith seconded the motion. The vote was unanimous in favor of the motion.

3) **APPLICATION TO AMEND THE LAND USE REGULATION (REZONING): Bandit Holdings, LLC (applicant): Application to Amend the Land Use Regulation (Re-Zoning) for property described as 68.41 acres on Highway 77 S from A1 to LI:** The property is located on **TMP #126-0-00-036-0 & 125-0-00-027-0** on Highway 77 S for a total of 68.41 acres currently zoned **A1** (Agricultural District – Intensive Farming). Proposed plan is to re-zone 68.41 acres to **LI** (Light Industrial District).

Building Official Chuck Wooley summarized the proposed rezoning of 68.41 acres on Hwy 77S from A1 to LI. He stated that the reason for the request is to construct a 100,000 square foot warehouse to be utilized for the storage of corrugated boxes. There will be no manufacturing on site. They have other warehouses in 2 other areas and plan to consolidate to this location over time. They anticipate having 15 employees at this site after the consolidation.

Applicant: Russell Wall as representative for Bandit Holdings, LLC stated that they intend to build a 100,000 square foot warehouse for storage and distribution of corrugated boxes. He stated that there will be no manufacturing on site. Al Brinkman asked if they anticipate the location of the driveway to the facility to be located on Hwy 77 and Mr. Wall said they did. Mr. Wall stated that it met the Greene County Comprehensive Plan for the area. He also stated that the water and sewer would be served by the City of Union Point's system. Tommy Swann asked if the noise would be limited to the trucks and Mr. Wall stated that there should be no additional activities to generate a noise issue.

Public Comment:
Jonathan Malcom stated that there is running water in the form of a spring that services the pond on his property and he was concerned that this project would affect that.
Karen Granitz stated that she had lived in the area for 20 years and that the truck traffic in the area was already a nightmare. She is concerned about the increase of truck traffic. She said there is already a trash issue due to the Flying J and this would add to it. She also complained about the noise in the area and that this project would increase that noise and disrupt her peaceful way of life. She was also concerned that it would hurt her property values.
Cody Thompson stated that he agreed with the previous speakers. He was also concerned that there are historical aspects to the property and this project would affect those historical objects on the site.

Chris Peters made a motion to recommend the rezoning of 68.41 acres from A1 to LI to the Board of Commissioners, Al Brinkman seconded the motion. The vote was 4 to 1 in favor of the motion with Eric Smith voting against.

Discussion: Chairman Peters stated that the next Board of Commissioners meeting is September 10th, 2024 at 5:00pm in the Board Room.

Citizens Present:
Victoria Seals
Dayne Pryor
Jonathan Malcom
Karen Granitz
Cody Thompson

Adjournment: Tommy Swann 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

DeAnn Hester
Planning & Zoning

Chris Peters, Chair
P&Z Commission