

**Greene County
Regular Meeting of the Planning & Zoning Commission
December 17th, 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:** Jim Lynch
- **Quorum Present:** Yes
- **P & Z Staff Present:** Chuck Wooley (Building Official), DeAnn Hester (Zoning Administrator)

Old Business:

- 1) Approval of the October 29th, 2024 planning and zoning meeting minutes.

Tommy Swann motioned to approve, Al Brinkman 2nds, the vote was unanimous in favor of the motion.

2) **APPLICATION TO AMEND THE LAND USE REGULATION (REZONING): Todd Ciavola (applicant) acting on behalf of 531 Greene LLC: Application to Amend the Land Use Regulation (Re-Zoning) for property described as 519.69 acres on Hwy 278 (Madison Hwy) from A1 & LR1 to PUD:** The property is located on **TMP #010-0-00-006-0, 010-0-00-006-A, 010-0-00-006-B, 010-0-00-006-C** on Hwy 278 (Madison Hwy) for a total of 519.69 acres currently zoned **A1** (Agricultural District – Intensive Farming) & **LR1** (Lakeshore Single-Family Residential/Recreation). Proposed plan is to re-zone 519.69 acres to **PUD** (Planned Unit Development).

Building Official/Zoning Administrator Chuck Wooley summarized the proposed rezoning application. 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: Todd Ciavola stated that this project is compatible with the Comprehensive Plan. He stated that they intended to preserve the rural feel of the area. He stated that the proposed density is 1.89 units per acre with 30% open space. He stated that the commercial component would be scaled to serve the proposed development and is located within the interior of the development. He stated that this would not be a gated community. Tommy Swann asked that what type of commercial is planned, Mr. Ciavola stated that they were proposing a general store and boutiques. Eric Smith asked if the community would have access to the commercial components, Mr. Ciavola stated that the community isn't gated so the public would have access but it would primarily serve the development. Al Brinkman asked if the proposed short-term rentals would be limited to the proposed cottages, Mr. Ciavola confirmed that only the cottages would be for short term rental.

Public Comment: Randy Upton made comments in reference to another property that didn't pertain to the proposed rezoning.

Eric Smith made a motion to recommend approval of the Rezoning request for 519.69 acres to the Board of Commissioners contingent upon the project receiving final approval from the state for both a community water and sewerage system. Also, including the stipulation that a 100-foot building setback including a minimum 50 foot densely vegetated buffer is maintained along US 278/Madison Hwy, Al Brinkman seconded the motion. 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/Zoning Administrator Chuck Wooley summarized the proposed conditional use permit for a self-storage facility. He stated that the 61-unit storage facility that is currently situated there and has been operating since 2019 would remain there with the proposed action. A conditional use was issued in July 2024, that allows for the current 61 units. The owner wants to add no more than 36 units to their existing facilities for a maximum of 97 units. The proposed additional units require an amendment to the previously issued conditional use permit.

When the project first began in 2019, the ordinance permitted the sale or leasing of the units. Future constructions of this kind were to be rented only, not sold separately, according to a 2020 amendment to the ordinance that changed the definition of mini storage.

Despite being designed and approved as a mini storage facility in 2019, the current ordinance categorizes this kind of development as a commercial subdivision. Instead of a business driveway entrance and exit to a mini storage facility, the road system in this development would have to be constructed in accordance with county road system requirements, according to the ordinance's commercial subdivision section. As a commercial subdivision, the code would also mandate that the development have more parking spots than the two places per unit that are currently given.

The code would also mandate setbacks between each unit, which are not feasible for this kind of product, since it refers to this construction as a commercial subdivision.

As originally proposed and constructed in 2019, grant a conditional use permit for the project's expansion, viewing the development as a mini storage facility that permits individual sales of the units rather than a commercial subdivision. This action will only apply to this particular parcel and development; it won't establish a standard for commercial subdivisions on other parcels in the future.

Applicant: Dick Schmidt as representative for the applicant, The Garages at Lake Oconee, LLC, stated that this conditional use is to complete the project as proposed originally in 2019 prior to the ordinance change requiring the conditional use. He stated they have committed to a more extensive buffer surrounding the property.

Public Comment: None

Eric Smith made a motion to recommend approval of the Conditional Use Permit for a mini storage facility allowing the units to be sold individually as fee simple lots, maintaining a 50 to 400 ft buffer on all sides of the project except its Park Court Street frontage, and waiving the requirements of a commercial subdivision, 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 January 14th, 2025 at 5:00pm in the Board Room.

Citizens Present:

Todd Ciavola
Dick Schmidt
Bob Postigleone
Randy Upton

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
Planning & Zoning



Chris Peters, Chair
P&Z Commission