

Greene County
Regular Meeting of the Planning & Zoning Commission
November 26th, 2025 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 Elliott
- **Members Absent:** None
- **Quorum Present:** Yes
- **P & Z Staff Present:** Chuck Wooley (Building Official), DeAnn Hester (Zoning Administrator)

Old Business:

1. Approval of the September 30th, 2025 planning and zoning meeting minutes.
 - a. Tommy Swann motioned to approve, Eric Smith 2nds, the vote was unanimous in favor of the motion.

New Business:

1) APPLICATION FOR A CONDITIONAL USE: SFG Development Services, LLC as Authorized Agent for Bandit Holdings, LLC (Applicant): The proposed site contains approximately 20.42 acres being a portion of 3400 & 3560 Hwy 77 located on **TMP#125-0-00-027-0 & TMP#126-0-00-036-0** and is currently zoned **LI** (Light Industrial). Proposed plan is to operate a Distribution Center.

Building Official Chuck Wooley summarized the proposed conditional use permit application. A conditional use permit for a portion of this property was approved by the Board of Commissioners with contingencies on April 22, 2025. Those contingencies have not been met, and the applicant is increasing the parcel size thus requiring a new conditional use permit. The applicant is requesting a conditional use permit for a distribution center approximately 77,500 sqf. The distribution facility labeled as Project Azalea will operate 24 hours a day, every day of the year and is anticipated to generate 40 - 50 trips per hour for all vehicles including cars, vans, trucks etc. Noise levels are expected to align with existing ambient noise generated by nearby uses and roadways. The facility is expected to employ 100 - 130 people. The property is currently zoned LI (Light Industrial). The proposed action would not affect the zoning. The proposed use meets the intent of the Greene County Comprehensive Plan. Staff recommend that the board recommend approval to the Board of Commissioners with contingencies

Applicant: Wil Peace as representative of SFG Development stated that the overall use that was previously approved in April of this year has not changed but they are just increasing the size. He stated he understood the need for a Master Plan and would work with the current property owner to provide that.

Al Brinkman asked if there would be onsite fueling of trucks and Wil Peace stated that there were no plans for that at this time. Mr. Brinkman asked if the proposed retention/detention ponds would be fenced and Russell Noah advised that they would be.

Public Comment: Tommy Jeffords of BCBGA stated that this project meets the intent and feel of the county's comprehensive plan and that the conditional use should be granted.

Eric Smith made a motion to recommend approval of the conditional use permit for 20.42 acres located on a TMP #125-0-00-027-0 & #126-0-00-036-0 to the Board of Commissioners with the following contingencies:

1. *Proof of purchase of property by applicant/developer.*
2. *Recording of a plat approved by the County and GDOT for the proposed parcel.*
3. *Master plan for the Industrial Park to include TMP #125-0-00-027-0, #126-0-00-036-0 & #126-0-00-035-0.*

Tommy Swann seconded the motion. The vote was unanimous in favor of the motion.

1) APPLICATION FOR A CONDITIONAL USE: Brandon Burgess as Authorized Agent for Singleton Assets & Operations, LLC (Applicant): The proposed site contains approximately 3.94 acres located on Lake Oconee Parkway & Lake Country Drive being a portion of TMP #056-0-00-003-AA and is currently zoned B2 (General Commercial Highway Oriented District). Proposed plan is to operate a Boat Dealership.

Building Official Chuck Wooley summarized the proposed conditional use permit application. The applicant is requesting a conditional use permit for a boat dealership with outdoor storage. The applicant is proposing an approximate 27,548sqf retail space and service facility for the sales and light maintenance of recreational watercraft and would include showroom, pro shop, office and boat display area. The Greene County Zoning Ordinance states in Sect 7.4.2.2(b) "Any outdoor storage yard must be located only in the rear and completely surrounded by a solid 8-foot-tall fence such that stored items are not visible from outside the fencing." This parcel is located between Lake Oconee Parkway and Park Avenue and thus doesn't have a true rear yard. Due to the parcel's shape, topography and access constraints, the applicant is proposing the boat display and parking area be located to the side of the building. The property is currently zoned B2 (General Commercial Highway Oriented District). The proposed action would not affect the zoning. The proposed use meets the intent of the Greene County Comprehensive Plan. Staff recommend that the board recommend approval to the Board of Commissioners with contingencies.

Applicant: Brandon Burgess as Authorized Agent for Singleton Assets & Operation LLC stated that Singleton Marine intended to move from their existing location to this proposed site. He stated he was aware of the proposed contingencies.

Eric Smith asked if the proposed outdoor storage is for seasonal temporary boat storage or if it is only related to boats for sale or being repaired and Mr. Burgess stated that they would not have seasonal temporary boat storage and this would only be related to boat sales or repairs. Mr. Smith asked about the detention pond on the plan and Mr. Burgess stated that the pond was sized to include this parcel when it was built. He stated that the hydrology reports would be included when they permit construction. Al Brinkman mentioned the 5th contingency as related to the berm and fencing type. There was general discussion about fence types between the Building Official and the applicant.

Public Comment: None

Al Brink made a motion to recommend approval of the conditional use permit for 3.94 ac being a portion of TMP#056-0-00-003-AA to the Board of Commissioners with the following contingencies:

1. The building must have a front façade facing Hwy 44;
2. Overall outdoor/parking lot lighting shall be limited concealed light sources and project a maximum of 3 foot candles over the parking areas and 4 footcandles for pedestrian hazard areas (steps, significant level changes);
3. All sides of a building may have an impact on adjoining developments and should be considered for treatment with an architectural finish of primary materials (i.e. brick, wood and stone not to include metal), unless other materials demonstrating equal or greater quality are used. Front facades should be at least 80 percent brick and/or stone. Side facades should be at least 50 percent brick and/or stone. Tertiary materials (i.e. wood and metal) should be used for decorative elements and trim only, avoiding any bright exterior colors;
4. Parapet walls or mansard roofs shall be tall enough to hide all mechanical equipment from a public view.
5. The Northeast border of the proposed outdoor storage yard along Hwy 44 and Northern border of the proposed outdoor storage visible from Hwy 44 must include a landscaped vegetated berm built to the 542ft contour line (or the same as the centerline of Hwy 44) with an eight (8) foot solid fence located on the top of the berm. The Northwest border of the proposed outdoor storage adjacent to Park Avenue must include an 8ft solid fence. Landscape plan for berm/fence must be approved by the Building Official/Zoning Administrator.

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 December 9th, 2025 at 5:00pm in the Board Room.

Citizens Present:

Wil Peace
Russell Noah
Thomas Jeffords
Brandon Burgess
Cory Collins

Adjournment: Eric Smith 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