

**Greene County  
Regular Meeting of the Planning & Zoning Commission  
July 25<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, Randy Purdy, Tommy Swann, Jim Lynch
- **Members Absent:**
- **Quorum Present:** Yes
- **P & Z Staff Present:** Chuck Wooley (Zoning Administrator), DeAnn Hester (Administrative Assistant)

**Old Business:**

1. Approval of the June 27<sup>th</sup>, 2023 planning and zoning meeting minutes. Tommy Swann motioned to approve, Jim Lynch 2nds, the vote was unanimous in favor of the motion.

**New Business:**

**1) APPLICATION TO AMEND THE LAND USE REGULATION (REZONING): Richard (Dick) Schmidt acting on behalf of Southwyck Homes LLC (applicant): Application to Amend the Land Use Regulation (Re-Zoning) for property described as a total of 314.36 acres on Madison Hwy from A1 & LR1 to PUD:** The property is located on **TMP #031-0-00-002-0** on Madison Hwy including 270.48 acres currently zoned **A1** (Agricultural District – Intensive Farming) & **LR1** (Lakeshore Single Family Residential/Recreation District) & **TMP #031-0-00-002-B** on Madison Hwy including 41.88 acres currently zoned **A1** (Agricultural District – Intensive Farming) & **LR1** (Lakeshore Single Family Residential/Recreation District) and **TMP #031-0-00-003-0** including 2.0 acres currently zoned **LR1** (Lakeshore Single Family Residential/Recreation District) totaling 314.36 acres. Proposed plan is to re-zone 314.36 acres to **PUD** (Planned Unit Development).

Building Official/Zoning Administrator Chuck Wooley summarized the proposed rezoning application and gave additional details stating that the proposed project is consistent with the newly adopted Comprehensive Plan and Future Land Use Plan. He also stated that the proposed project meets the requirements of the zoning ordinance as well. He recommends that the board recommend approval to the Board of Commissioners.

Applicant: Richard (Dick) Schmidt acting on behalf of Southwyck Homes LLC stated that they are seeking a rezoning of 314.36 ac from **A1** and **LR1** to **PUD** (Planned Unit Development). He stated that this property was previously rezoned to **PUD** in 2007 but was not developed in the required time due to the recession so the zoning reverted to **A1** and **LR1**. He stated that this residential development would be an age restricted active adult community. He stated that the proposed project complies with the Zoning Ordinance, Comprehensive Plan and the Future Land Use Plan. He stated that the proposed development would add jobs and increase the County's tax base. He mentioned that the applicant is aware of the recent changes to the zoning ordinance specifically related to density. He stated the intent is to develop in 3 phases over 6 years. He referenced the criteria for rezoning as stated in the zoning ordinance and that the proposed rezoning meets the criteria.

Jim Lynch asked if rezoned would the proposed development be a gated community and the applicant stated that it would be. He also asked if the proposed development would include housing located directly adjacent to the lakeshore and the applicant stated that a portion of the project would include lakefront housing but the intent is to cluster the residential portion to maintain maximum open space. Al Brinkman asked if they intended to have short-term rentals within the proposed development and Tad Braswell representative of Southwyck Homes stated that they would not and that the covenants would prohibit it. Mr. Brinkman also asked if the amenities would be open to the public and Mr. Braswell stated that they would not. The amenities would be for the benefit of the residents and their guests. Chuck Wooley asked if the newly adopted density requirements caused the proposed project to be unprofitable, is there another permitted use within the **PUD** zoning that they would utilize and Mr. Braswell stated that there was not. His business is residential developments particularly upscale 55+ residential communities.

Public Comment: Sidney Lane stated that he owns property across the road from the subject property. He questioned what density was allowed in the PUD zoning class. Mr. Wooley stated it is 2.0 units per acre. Mr. Lane asked if an Assisted Living facility would be allowed within the proposed project and Mr. Wooley read the permitted uses in a PUD and stated that an Assisted Living facility would not be an approved use. Jennifer Whitaker stated that her family's property is adjacent to the subject property. She stated that she did not approve of the development due to concerns with the location of the drip fields and the future impact on the water tables of the surrounding properties. She questioned the number of homes allowed. She requested that the board postpone their vote as to allow the community to meet with the applicant and discuss the proposed project. Keith Dozetos and his mother own property and live near the subject property. He is concerned that the proposed development will negatively affect the rural feel of the area and unwanted noise and congestion. He is also concerned with how the proposed development will affect the water table of the surrounding properties.

Public Comment: Closed

Al Brinkman made a motion to recommend approval of the Rezoning request for 314.36 acres to the Board of Commissioners, Randy Purdy seconded the motion. The vote was unanimous in favor of the motion.

**2) APPLICATION TO AMEND THE LAND USE REGULATION (REZONING): Rick McAllister (applicant) acting on behalf of Jesse Copelan Jr and Kaye M Copelan: Application to Amend the Land Use Regulation (Re-Zoning) for property described as a total of 5.50 acres on Lake Oconee Parkway and Richland Connector from A1 to B2:** The property is located on **TMP #054-0-00-024-0** on Lake Oconee Parkway and Richland Connector currently zoned **A1** (Agricultural District – Intensive Farming) totaling 143.34 acres. Proposed plan is to re-zone 5.50 acres to **B2** (Neighborhood Convenience Commercial District).

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 stated that the applicant is requesting a relaxation of the limitations specified in Appendix B, Article 9, Section 9.14 in order to expand the storage area located behind the proposed facility. The applicant requests that the fence be erected 10 feet from the property line rather than 25 feet. The applicant also proposes a four (4) foot tall earthen berm about the sides and rear, with a four (4) foot tall opaque fence constructed atop the earthen berm. This request would be in place of the mandatory eight (8) foot high opaque fencing. He recommends that the board recommend approval to the Board of Commissioners including the relaxation request.

Applicant: Rick McAllister acting as agent for Jesse & Kaye Copelan stated they were seeking a rezoning of 5.50 acres from **A1** to **B2**. He stated that the property on the opposite corner of Richland Connector had recently been rezoned to B2. He stated that the subject property and surrounding area were part of the designated commercial corridor located within the West Greene character area under the Comprehensive Plan and the Future Land Use and that the proposed rezoning is consistent with both. He stated that access to the proposed business on the subject property would be from Richland Connector and would not require any additional curb cut on Hwy 44. He stated that the proposed business would bring approximately 15 jobs. He stated that they were requesting a relaxation of the requirements of the ordinance as to the location and fencing for the outdoor storage yard. He requests that the location of the fence be placed 10 feet from the property line rather than 25 feet and that a 4-foot earthen berm with a 4-foot opaque fence be allowed rather than an 8-foot opaque fence. This relaxation would not apply to the portion of the property adjacent to Hwy 44 and Richland Connector.

Al Brinkman asked what type of opaque fencing would be utilized and Rick McAllister responded that it would be wood or composite fencing. Mr. Brinkman questioned why the relaxation be included with the rezoning. He stated that he did not agree with the inclusion as to the relaxation of the requirements in relation to the location of the fence for the outdoor storage area.

Public Comment: None

Randy Purdy made a motion to recommend approval of the rezoning and relaxation request for 5.50 acres to the Board of Commissioners. Jim Lynch seconded the motion. The vote was 4 to 1 in favor of the motion. Al Brinkman voted against.

**Discussion:** Chairman Peters stated that the next Board of Commissioners meeting is August 8<sup>th</sup>, 2023 at 5:00pm in the Board Room.

**Citizens Present:**

Sidney Lane  
Ken Atkins  
Richard Schmidt  
Rick McAllister  
Keith Dozetos  
Jennifer Whitaker  
Jamie Bennett

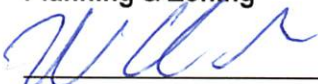
**Adjournment:** Tommy Swann made the motion to adjourn the meeting and Randy Purdy seconded the motion. The vote was unanimous in favor of the motion.

**Respectfully submitted,**



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**DeAnn Hester  
Planning & Zoning**



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