

**Greene County
Regular Meeting of the Planning & Zoning Commission
October 25th, 2022 4:00pm
Meeting Minutes**

Call to Order: At 4:02pm 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
- **Members Absent:** Jim Lynch
- **Quorum Present:** Yes
- **P & Z Staff Present:** Chuck Wooley (Zoning Administrator), DeAnn Hester (Administrative Assistant)

Old Business:

1. Approval of the September 27, 2022 planning and zoning meeting minutes.
 - a. Tommy Swann motioned to approve, Randy Purdy 2nds, the vote was unanimous in favor of the motion.

New Business:

1) **CONDITIONAL USE: Diane Akins, Holley Akins Cooper, Individually & as Trustee for The Emma Rose Cooper Residuary Trust (Applicant):** The proposed site contains 24.78 acres known as 2771 Madison Hwy located on **TMP#050-0-00-012-0** and is currently zoned **A2** (Agricultural – Residential District). Proposed plan is to add a private family cemetery.

Building Official/Zoning Administrator Chuck Wooley summarized the proposed conditional use permit for a private family cemetery. He stated this would include plots for multiple family members. He recommended that the board recommend approval to the Board of Commissioners with the conditions that a 10 foot buffer be established surrounding the internment site and a 4 foot fence be erected to encompass the burial site.

Applicant: Diane Akins stated that she and her family had lived continuously on the property since 1976. She stated that the property would stay in her family after her death because it is held in trust for her granddaughter.

Public Comment: None

Randy Purdy made a motion to recommend approval of the Conditional Use Permit for a private family cemetery be approved subject to the installation of a minimum 4 foot tall fence around the burial site and the creation of a 10ft buffer around the internment plot to the Board of Commissioners, Tommy Swann seconded the motion. The vote was unanimous in favor of the motion.

2) **APPLICATION TO AMEND THE LAND USE REGULATION (REZONING): Jay V. Dell (applicant) acting on behalf of Frey – Moss Structures, Inc.: Application to Amend the Land Use Regulation (Re-Zoning) for property described as 15.42 acres on Willow Run Road from A1 to LI:** The property is located on **TMP #070-0-00-048-0** on Willow Run Road for a total of 15.42 acres currently zoned **A1** (Agricultural District – Intensive Farming). Proposed plan is to re-zone 15.42 acres to **LI** (Light Industrial 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 recommends that the board recommend approval to the Board of Commissioners.

Applicant: Jay Dell acting on behalf of Frey-Moss Structures, Inc. stated that they requested a rezoning of 15.42 acres of a larger tract from A1 to LI. He stated that the property surrounding this tract is trending commercial/industrial rather than agricultural. He gave a brief summary of what type of business would be conducted on the site and that they would employ 20 to 50 full time employees at this location. He stated that the water and sewer would be provided by the City of Greensboro and that annexation was not required by the City.

Public Comment: None

Al Brinkman made a motion to recommend approval of the Rezoning request for 15.42 acres to the Board of Commissioners, Randy Purdy seconded the motion. The vote was unanimous in favor of the motion.

Discussion: Chairman Peters stated that the next Board of Commissioners meeting is November 8th, 2022 at 5:00pm in the Board Room.

Citizens Present:


Diane Akins
Holley Akins Cooper
Jay Dell

Adjournment: Randy Purdy 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