

**Greene County
Regular Meeting of the Planning & Zoning Commission
January 28th, 2025 4:00pm
Meeting Minutes**

Call to Order: At 4:12pm 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 December 17, 2024 planning and zoning meeting minutes.
 - a. Tommy Swann motioned to approve, Al Brinkman 2nds, the vote was unanimous in favor of the motion.

New Business:

- 1) **Public hearing on the Greene County Zoning Ordinance and the Greene County Subdivision Regulation amendments that are being proposed.** The proposed changes aim to address changes to Appendix A "Subdivision Regulations" and Appendix B "Zoning Ordinance," including conditional uses in the B1 Zoning District that allow restaurant, fast-food in that district. Within the Planned Unit Development (PUD), Commercial Planned Unit Development (CPUD), and Multi-Family Residential (RM) areas, a Cottage House Development (CHD) has been formed.

Building Official Wooley read the proposed changes to the Greene County Zoning Ordinance and the Greene County Subdivision Regulations.

Public Comment: None

- 2) **CONDITIONAL USE: Discount Storage of GA Partners, LLC (Applicant):** The proposed site contains 3.07 acres known as 1051 Farmington Rd located on **TMP#019-0-00-045-P** and is currently zoned **B1** (Neighborhood Convenience Commercial 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 this self storage facility has been in operation since 1990 and would remain in operation with the current action. Since the time the facility was built, the ordinance was changed to require a conditional use permit for self-storage facilities. The owner is proposing to add additional buildings to include covered parking. Building Official Wooley stated that the request meets the regulations set forth in the Ordinance and recommends that the board recommend approval to the Board of Commissioners with contingencies.

Applicant: Mark Mason of Discount Storage of GA Partners, LLC stated that he purchased this facility approximately 5 years ago. He said he has an extensive wait list and there is a great demand for more self-storage as well as boat and rv storage. The proposed buildings would be built in phases. They also propose to widen the driveway to better accommodate large vehicles entering the facility. He plans to fence the entirety of the property. He also plans to continue the current color scheme to match the existing buildings.

Public Comment: None

Eric Smith made a motion to recommend approval of the Conditional Use Permit contingent upon the following:

1. A type C buffer compliant with the Greene County Code of Ordinances be established along the North and Northeast boundaries of the property adjacent to A1 zoning.

2. The exterior fence must be changed out to a material compliant with the Greene County Code of Ordinances.
 3. No proposed expansion can protrude further into the established setbacks than the existing buildings located on the parcel as of 01/27/2025.
 4. Additional screening will be required for any traditional outdoor storage not kept under a roof as required by the Greene County Code of Ordinances.
- Jim Lynch seconded the motion. The vote was unanimous in favor of the motion.

- 3) **CONDITIONAL USE: James T. Boswell for Associated Restaurant Ventures, Inc as authorized agent for Oconee Plaza Properties, LLC (Applicant):** The proposed site contains 0.96 acres located on **TMP#056-C-00-002-QA** and is currently zoned **B1** (Neighborhood Convenience Commercial District). Proposed plan is to operate a Restaurant – Fast Food.

Building Official/Zoning Administrator Chuck Wooley summarized the proposed conditional use permit application for a restaurant, fast food, a Wendy's, to be built and operated on the corner of Lake Oconee Parkway and Salem Walk Drive. Said property is currently zoned B1 and is part of the Reynolds character area along the Hwy 44 commercial corridor as per the Future Land Use Plan. The current ordinance doesn't allow fast food restaurants in B1 zoning class but if the proposed ordinance revision is approved, they would be allowed with a conditional use permit. He recommends that the board recommend approval to the Board of Commissioners with contingencies.

Applicant: Jamie Boswell for Associated Restaurant Ventures, Inc, stated that they are proposing to build a Wendy's fast food restaurant. He stated that they would own the land and building but would not operate the restaurant. He stated that the conceptual plan as submitted does not reflect the most recent version of the GDOT plan for the widening of Hwy 44 as it relates to this parcel. He stated that this restaurant would employ approximately 40 people.

Public Comment: None

1. Jim Lynch made a motion to recommend approval of the Condition Use Permit application for a restaurant, fast food with the following contingencies:
 1. Contingent upon approval of the revision to the zoning ordinance.
 2. Plans must indicate the limits of the new HWY 44 Easement as required by GDOT.
 3. Minimum of a 50-foot setback is required for all hardscape improvements (parking, building) from the new Hwy 44 Easement as required by GDOT.
 4. Signage may only be externally lit, and the luminance levels shall not exceed 5 footcandles.
 5. The retaining wall located along Salem Walk Drive must be screened with various evergreen shrubs and under-story trees (such as red buds, crepe myrtles and/or dogwoods) in a natural fashion.
 6. Overall parking lighting shall be limited concealed light sources and project a maximum of 3 footcandles over the parking areas and 4 footcandles for pedestrian hazard areas (steps, significant level changes).
 7. The architectural style of the building shall consist of stone and/or brick veneer, with stucco accents, if necessary, only, avoiding any bright exterior colors.
 8. Parapet walls or mansard roofs shall be tall enough to hide all mechanical equipment from a public view.
 9. Building signage must be limited to the business name "Wendy's" only and limited to two (2) building facades.
 10. If a monument sign compliant with the Greene County Code of Ordinances is desired, it must match the attached "Wendy's" template in the plan and would limit the building façade signage to a maximum of 24 inches tall."
- 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 February 11th, 2025 at 5:00pm in the Board Room.

Citizens Present:

Jamie Boswell
Graham Groseclose
Mark Mason

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