

**Greene County  
Regular Meeting of the Planning & Zoning Commission  
January 31st, 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:** None
- **Quorum Present:** Yes
- **P & Z Staff Present:** Chuck Wooley (Zoning Administrator), DeAnn Hester (Administrative Assistant)

**Old Business:**

1. Approval of the December 27<sup>th</sup>, 2022 planning and zoning meeting minutes.
  - a. Tommy Swann motioned to approve, Jim Lynch seconded the motion, the vote was unanimous in favor of the motion.

**New Business:**

**1) APPLICATION TO AMEND THE LAND USE REGULATION (REZONING): Rodney E. Walker (applicant): Application to Amend the Land Use Regulation (Rezoning) for property described as 4.92 acres on Union Point Hwy from A2 to A1: Property is known as TMP #105-A-00-030-A, #105-A-00-030-B & #105-A-00-030-C.**

Building Official/Zoning Administrator Chuck Wooley summarized the proposed rezoning application. He stated that the proposed rezoning is being requested because the soils on the property do not allow for a septic system and therefore constructing a single-family residence is not possible. The proposed A1 zoning class will allow an accessory building without a residence on the property. He recommends that the board recommend approval to the Board of Commissioners.

Applicant: Rodney Walker of 609 S. Main Street, Greensboro stated that the soils will not allow for a septic system and he would like to rezone to A1 so that he can build a storage building. He would like to utilize the building to store cars that he and his son restore as a hobby. He stated that they would not be selling anything on this property and that it would be used for storage only.

Public Comment: None

Al Brinkman made a motion to recommend approval of the Rezoning request of 4.92 ac from A2 to A1 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): Kolter Group Acquisitions, LLC (applicant): Application to Amend the Land Use Regulation (Rezoning) for property described as 515 acres on Richland Connector and Hutchinson Grove Road from A1 to PUD: Property is known as TMP #074-0-00-001-0, a portion of #074-0-00-001-A, & #074-0-00-006-0**

Building Official/Zoning Administrator Chuck Wooley summarized the proposed rezoning application. He read a summary of the requirements & procedures of the meeting and how those requirements were satisfied. He then read a summary of the staff's report, recommendations and the procedures leading to the report and recommendation. 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 conditioned upon the provision that no Preliminary Plat will be approved for the PUD development until the developer has received approved roadway designs from Greene County for the development's entrance and exit intersections abutting a county road, and an approved development timeline for new homes that is acceptable to Greene County that aligns with improvements to State Route 44 at any impacted intersections.

Applicant: Jay Dell of 1040 Founders Row, Greensboro as representative for the applicant, Kolter Group Acquisitions, LLC, stated that the proposed rezoning included 515 acres located between

Richland Connector and Harbor Club to be rezoned from A1 to PUD. He stated that the property is currently vacant and was clear cut approximately 5 years ago. He stated that the conceptual plan includes approximately 1441 units. That 1441 units would be comprised of single-family residences along with Villa style multifamily homes. He stated that the proposed density is 2.8 units per acre and based on that 25% open space would be required. 135 acres of open space are proposed which exceeds the 25% requirement. He stated that the development would not be age restricted but the targeted age will be 55 and older. He said the community is proposed to include a community pool, tennis courts, and pickle ball courts among other amenities. The main entrance would be located on Richland Connector with a secondary entrance on the county owned portion of Club Drive. He stated that he had participated in meetings with the residents of Harbor Club to hear their concerns because the proposed development abuts Harbor Club. He stated that the developer had made concessions including removing "Harbor Club" from the name of the proposed PUD development, removing a 3<sup>rd</sup> entrance for automobile traffic within Harbor Club and giving a 50 foot buffer between the 2 PUD developments. He also stated that Harbor Club and the proposed development would each be controlled by separate covenants and POA. He said that the residents shared concerns about water, sewer and storm water. He advised that these things had not been designed/engineered yet but that the systems will be designed to comply with all state, federal and local county requirements. Jay stated that this area is moving towards residential and that this rezoning does not constitute an isolated zoning district because all property to the south of the proposed development to the county line is zoned PUD or CPUD. He stated that the proposed rezoning would incur no cost to the county because the utilities will be private and all the roads within the development will be private as well. He stated that the proposed rezoning is consistent with the county's comprehensive plan and the future land use map and that the proposed development would meet the needs of the county for affordable housing not on the lake.

Jim Lynch asked what the applicant proposed as affordable housing and Jay responded that currently the proposed range is the High 400's to 800's for the larger single-family housing. He also stated that construction of the homes would not begin for approximately 2 years so that may change. Tommy Swann questioned the number of phases that would be included in this proposed PUD development and Jay responded that they were proposing 3 phases with the number of houses split equally between the 3. They propose that the last phase would be completed by 2030/2032. Al Brinkman questioned the location of amenities and Jay stated that 6 acres are designated for that use.

Public Comment:

Marc Kirchhoff of 1030 Augusta National Court, Greensboro is speaking as a representative of over 600 residents of Harbor Club. He thanked county officials and staff for hearing their concerns over the course of the last month as well as today. He said they have a priority of preserving the quality of the development and improving what will be shared infrastructure. He stated based on the submitted conceptual plan as drawn, to include the concessions made by the developer, he does not object to the rezoning.

Steve Lynott of 2791 Club Drive, Greensboro is speaking as an additional representative of over 600 residents of Harbor Club. He provided the board and the building official with a copy of correspondence between Jay Dell as attorney for the applicant/developer and himself that stated the concessions made by the applicant as previously stated. He stated his concern over the density of the proposed PUD development and the increase of traffic in the area. He stated there is concern for the safety of the residents of Harbor Club due to the increased traffic where Hutchinson Grove Road meets Club Drive. He also stated concerns about increased storm water runoff taxing and damaging an already fragile system within Harbor Club. They are concerned that any increase of storm water will cause flooding and damage to existing property and homes within Harbor Club. He stated that there is concern that if this development "taps" into the existing Harbor Club water system then both developments would be utilizing a single water tower and that it will cause additional issues with a water system they feel is not adequate already.

Richard McDaniel of 1170 Buckhead Drive, Greensboro stated his concern about traffic at Richland Connector and Hwy 44. He stated that it is extremely difficult to make a left hand turn already and the increased traffic will only add to that. He is concerned that the changes required will add a tax burden to county residents.

Tom Alexander of 2290 Club Drive, Greensboro stated that he has lived in this area since 2017. He submitted a copy of a map of the area with areas of concern flagged. He is concerned with the number of proposed units and the density allowed. He requested that the density be reduced to 1/3 of the allowed 4 units per acre. He stated that he has a public safety concern with the increased traffic at Club Drive and Hwy 44 as well. He also is concerned with the location of the entrance on Hutchinson

Grove as it relates to the entrance to Harbor Club. He stated that there is only a 3 "truck with a trailer" distance between the existing and proposed entrances. He would like the county to require them to obtain an easement to move the entrance to the proposed development farther from the entrance to Harbor Club. He stated that there is currently a sediment issue in the creek bed adjacent to his property and this development will increase that sediment ultimately flowing into the lake.

Willa Alexander of 2290 Club Drive, Greensboro stated that Jay Dell's timeline of when the property was clear-cut was inaccurate. She believed it had been done about 2 years ago. She questioned how and why they were allowed to do that because the property is located in a water conservation area. She does not believe the proposed development conforms to NECRO or that is addressing the water shed and EPD requirements.

Jay Dell as representative for the applicant Kolter Group Acquisitions, LLC responded to public comments. He stated that the concerns for water, sewer and storm water were premature because those systems have not been designed/engineered yet. He stated that the water system and its availability is controlled by the EPD and the system would be designed to their requirements. He also stated that if an additional water tower is required that it would be built. He said that the public safety concerns at the entrances to county roads would be addressed at the Preliminary plat stage. He stated that Hwy 44 is a state road and therefore he has little to no control in reference to the widening and recommended improvements.

Public Comments: Closed

Al Brinkman made a motion to recommend approval of the Rezoning request for 515 acres from A1 to PUD conditioned upon the provision that no Preliminary Plat will be approved for the PUD development until the developer has received approved roadway designs from Greene County for the development's intersections with Club Drive and Richland Connector, and an approved development timeline for new homes that is acceptable to Greene County that aligns with improvements to State Route 44 at the Club Drive and Richland Connector Intersections. Jim Lynch seconded the motion. The vote was unanimous in favor of the motion.

**Discussion:** Chairman Peters stated that the next Board of Commissioners meeting is Tuesday, February 14<sup>th</sup>, 2023 at 5:00pm in the Board Room.

**Citizens Present:**

Jay Dell  
Steve Lynott  
Drew Gusfa  
Richard McDaniel  
Tom Alexander  
Willow Alexander  
Marc Kirchhoff  
Jim Pound  
Rodney E Walker  
Tom Moore  
Shawn Moore  
Arthur Freeman

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

Respectfully submitted,

  
\_\_\_\_\_  
DeAnn Hester  
Planning & Zoning

  
\_\_\_\_\_  
Chris Peters, Chair  
P&Z Commission