

**Greene County
Called Meeting of the Planning & Zoning Commission
March 1st, 2022 4:00pm
Meeting Minutes**

Call to Order: At 4:00 pm 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, Jim Lynch, Tommy Swann
- **Members Absent:** None
- **Quorum Present:** Yes
- **P & Z Staff Present:** Chuck Wooley (Zoning Administrator), DeAnn Hester Walker (Administrative Assistant)

Old Business:

1. Approval of the January 25th, 2022 planning and zoning meeting minutes.
 - a. Al Brinkman motioned to approve, Jim Lynch 2nds, the vote was unanimous in favor of the motion.

New Business:

Chairman Peters recused himself due to the proximity of his personal residence to the property affected by this matter.

- 1) **CONDITIONAL USE PERMIT APPLICATION: QT Farms, LLC (applicant): Conditional Use requested for a Confined Feeding Operation:** The proposed site is 211.38 acres located at 2071 Leslie Mill Road known as **TMP#091-0-00-066-0** currently zoned A-1 (Agricultural District – Intensive Farming). Proposed used is a Confined Feeding Operation consisting of eight (8) chicken houses.

Building Official/Zoning Administrator Chuck Wooley summarized the proposed conditional use for a Confined Feeding Operation. He stated that the proposed use is inconsistent with the adopted Comprehensive Plan and Future Land Use Plan. He stated that the proposed use would likely constitute a material annoyance to the general public and surrounding single-family residential uses & that it is incompatible with the existing predominant residential use. He also stated that the increased commercial traffic will likely hinder vehicular movement on adjacent streets, increase noise, and create traffic hazards. Building Official Wooley recommends that the board recommend denial to the Board of Commissioners.

Applicant: Dick Schmidt, attorney acting on behalf of his client QT Farms, LLC gave a brief summary of the proposed conditional use for a confined feeding operation consisting of eight (8) chicken houses. He stated that the proposed use meets the current A1 zoning requirements and would not be an illogical use under that zoning class. He stated that this operation would meet all EPD requirements and employ the newest technology for air and noise abatement. He stated that there would be no immediate or detrimental effects on the surrounding properties and the additional traffic would be minimal. He stated that this does not create an island of incompatible use. He stated that they had met all requirements under the current ordinance for a confined feeding operation.

Public Comment: **Robert Kimbrough** who resides at 3961 Veazey Road stated that he is concerned if this is approved for 8 houses then more would be approved in the future. He stated that he thought this matter was addressed previously and wanted to know why it was being revisited. **Laura Kearney** who resides at 1930 Leslie Mill Rd stated that she was concerned with the smells from the proposed chicken houses. She stated there was an already powerful ammonia odor from the existing chicken houses in the area and this would add to it. She stated her concerned about this operation affecting Beaver Dam Creek and subsequently Lake Oconee and the wildlife therein. **Ellwood Hanson** who resides at 1031 Holmes Drive stated that the problem with chicken houses in the area began due to ill-approved chicken houses by the previous board that did not conform to the Future Land Use plan. He stated that most of the current operation are small and the owners live on site and monitor issues such as smell. He is concerned over the smell from additional chicken houses because it is bad already. **Chuck Roberts** who resides at

1153 Fluer De Lac stated that he lives about 2 miles from this property and that the odor from the creek caused by the existing chicken houses is gagging due to the intensity. He is concerned that the additional chicken houses will cause the smell to be unbearable. **James Swain** who has property at 1110 Cherokee Trail and with Del Webb. He stated that the water from the creek flows South and eventually to Lake Oconee and he is concerned with the chicken houses runoff. He is also concerned with large trucks and the additional traffic as well as the odor. **Heather Stokes** who resides at 1821 Leslie Mill Road, stated that she own over 100 acres across from Beaver Dam and that her property is in conservation use. She stated that one of the purposes of conservation use is to promote water quality and erosion control. She stated that the runoff from the chicken house would adversely affect Beaver Dam, an additional stream and Lake Oconee. She is also concerned with ammonia smell getting worse in the area. **Debbie Lawson** who resides at 1871 Howard Lewis Rd is concerned that by approving these 8 chicken houses it would adversely affect the development of the area and ultimately cost the county in missed tax revenue. She stated that she felt this is not the best or most appropriate use of this property. **Brett Henderson** who resides at 1370 Gray Horse Road stated that the odor from the existing chicken houses is terrible and adding 8 more would make it unbearable. He said that this property is surrounded by single-family residences that would be greatly impacted. He also stated that he as a developer was working on a new residential development in the area that would not move forward if these chicken houses were built. **Mary Luster** who resides at 1111 Angel Pond East stated that she owned property in another state that was in close proximity to a number of chicken houses. The ground water runoff and drainage from those chicken houses caused surrounding properties that required private wells for water to become unbuildable because clean water was unavailable. She is concerned that the same issue will develop if these 8 chicken houses are built. **John Webb** who resides at 3331 Siloam Veazey Rd stated that he has a 40 ft bored well at his home. His neighbor has a 100ft well, it is filling with mud, and water levels are dropping. He is concerned that this operation will add to the loss of good clean water in the area. **Mike Potts** who resides at 1131 Fleur De Lac stated that he commended the Planning and Zoning Commission and Board of Commissioners for their forward thinking in providing clear requirements in the ordinance for a Confined Feeding Operation. He stated that the proposed chicken houses do not meet the ordinance and such should be denied. **Doran Samples** who resides at 1070 Old Salem #2408 stated that adding 8 chicken houses to the area would cause horrible odor, water issues because the cleaning of the houses and the burying of the dead chickens affects underground water. He stated that this would cause significant traffic problems. He also said that the purpose of zoning is to protect the residences/residents and allowing these chicken houses would be changing essential characteristics of the area. Public Comments Closed.

Applicant: **Dick Schmidt, attorney acting on behalf of his client QT Farms, LLC** stated that concerns over any water issues would be an enforcement of regulations issue and not related to this matter. He also stated that the owner intends to occupy this property.

Randy Purdy made a motion to recommend denial of the conditional use application for a Confined Feeding Operation on 211.38 acres to the Board of Commissioners. Jim Lynch seconds the motion, the vote was unanimous in favor of the motion.

Discussion:

Chairman Peters rejoined the meeting and stated that the next Board of Commissioners meeting is March 8, 2022 at 5:00pm in the Board Room.

Citizens Present:

Laura Kearney
Ellwood (Woody) Hanson
Najwa Wynn
Alonzo Wynn
Brett Henderson
Dick Schmidt
Mike Potts
Robert Kimbrough
Christy Kimbrough
Doran Samples
M. Brown
C. Brown
Glenna Kline


James Swain
Kathy Peavy
Brinkley Pound
Debbie Lawson
Bruce Hain
Ken Barnett
Churck Roberts
Marsha Hodges
Sherry Deaton
John Webb
David Munford
Karen Munford
Heather Stokes
Mary Luster
D. Parker

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 Walker
Planning & Zoning



Chris Peters, Chair
P&Z Commission