

**Greene County
Regular Meeting of the Planning & Zoning Commission
March 25th, 2025 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, Eric Smith, Tommy Swann, Jim Lynch (arrived mid-meeting)
- **Members Absent:** None
- **Quorum Present:** Yes
- **P & Z Staff Present:** Chuck Wooley (Building Official), DeAnn Hester (Zoning Administrator)

Old Business:

1. Approval of the February 25th, 2025 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) **CONDITIONAL USE:** Tommy McDonald as Authorized Agent for Joseph T Ward (Applicant): Application for a Conditional Use Permit for a recreational development – personal training facility. The proposed site contains 54.93 acres known as 1751 Hutchinson Grove Rd located on a portion of TMP#074-0-00-002-A and is currently zoned A1 (Agricultural District – Intensive Farming). Proposed plan is to add a recreational development to include a training facility for personal use.

Building Official Chuck Wooley summarized the proposed conditional use request. He stated that the proposed conditional use is for a recreational development – personal training facility. The facility would include a batting cage, gym, bathrooms and offices. He stated this would be used for personal use as an off-season baseball training facility. He also stated the proposed action would not affect the current A1 zoning and would be considered an accessory use. Building Official Wooley recommends that the board recommend approval to the Board of Commissioners.

Applicant: Tommy McDonald stated that the facility would be used as an off-season baseball training facility for the property owner who is a professional baseball player.

Public Comment – None

Eric Smith made a motion to recommend to the Board of Commissioners to approve the conditional use permit for a recreational development on a portion of TMP #074-0-00-002-A that Tommy McDonald, acting as Joseph T. Ward's authorized agent submitted. The recreational development structure is intended for personal use only and will not include any kind of lodging or residential facilities. 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 Lake Oconee Estates & Beach Club, LLC: **Application to Amend the Land Use Regulation (Re-Zoning) for property described as 191.28 acres on Leslie Mill Road from A1 to PUD:** The property is located on TMP #091-0-00-012-0, TMP #073-0-00-021-0 & TMP #073-0-00-021-B on Leslie Mill Rd for a total of 191.28 acres currently zoned A1 (Agricultural District – Intensive Farming). Proposed plan is to re-zone 191.28 acres to PUD (Planned Unit Development).

Building Official Chuck Wooley summarized the proposed rezoning application. He stated that the proposed rezoning includes 3 parcels totaling 191.38 acres. The conceptual site plan as submitted included 325 lots. The parcels are contiguous to a conditionally approved PUD known as Lake Oconee Estates and Beach Club and if approved would be annexed into said PUD. He stated 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 with contingencies.

Applicant: Jay Dell acting on behalf of Lake Oconee Estates and Beach Club LLC stated that the 3 tracts contain approximately 195 acres according to new plats. The overall PUD with the proposed rezoning would include 690 lots total with a density of 1.50 units per acre and 30.5% of open space. The water and sewer will be provided by Piedmont Water and the agreement has been approved and will be signed tomorrow. He stated that by adding the 3 tracts the development would not be adding any additional access points and they would be utilizing those already approved development. He stated that the 145 acre tract is land locked and the development on this tract will not be visible from the road. He stated that the other 2 tracts would benefit from a large green space buffer that would also limit any visibility of the development from Leslie Mill Road. He stated that this meets the rezoning requirements as stated in the ordinance. He also stated that these parcels are located in the West Greene character area according to the Comprehensive Plan and said plan encouraged residential development in this area. He stated that the proposed rezoning does not constitute a "zoning island" because it is adjacent to a 1047 acres zoning PUD. That tract was rezoned 10 years ago. He stated that the utilities would be provided by Piedmont Water and the burden of cost would be on the developer and not the county. He stated that the proposed development is compliant with the County's intent for density, setbacks and buffers.

Chris Peters asked when the proposed development was to begin and Jay Dell responded that construction on Phase 1 (which is already rezoned) is potentially begin the first of May. The timeline for the proposed total buildout is 8 years. Eric Smith asked about the delineated easements on the rear of each lot and whether that would be paved cart paths. Alex Nash, the engineer for the project, stated they would be landscaped and maintained by the HOA but not paved.

Public Comment: Heather Stokes of 1821 Leslie Mill Rd which adjoins the 145 acre parcel, stated that they have ponds that are fed from the 145 acre parcel and she is concerned about run off and the amount of impervious surfaces and how it will affect those ponds. Chuck Roberts of 1153 Fluer de Lac is concerned about the proposed docks for the development and any boat traffic due to the water depth in that area. He is concerned about what GA Power will approve and he stated that he felt there is more than the 4% wetlands that they indicated. Kent Walker of 2200 Walker Church owns property across the street from the parcels that are adjacent to Leslie Mill Rd and he is concerned about adding another access point on Leslie Mill Road and that the road is not designed or built for the excessing traffic. He is also concerned about visibility due to the topography in that area. Steven Davis of 1040 Lone Oak Rd stated that he is concerned with the rapid rate of development in the county. He asked if the county had an overall plan for utilities, fire services etc. Building Official Chuck Wooley responded that the County, with citizen involvement, had worked diligently in 2022 & 2023 developing the Comprehensive plan and that addresses the projected growth in the County.

Chris Peters made a motion to recommend approval of the rezoning request submitted by Lake Oconee Estates and Beach Club, LLC and Jay V Dell, Attorney, located at TMP #073-0-00-021-0, 091-0-00-012-0 & 073-0-00-021-B to the Board of Commissioners, contingent upon the following, as part of the conditional rezoning approval.

1. The parent parcel that is currently conditionally rezoned must have its water and sewer capacity secured in accordance with the county code and submitted to the Building and Zoning office.
2. The Building and Zoning office must receive proof of ownership of the parent parcel that is presently conditionally rezoned.
3. All the existing conditionally rezoned plats must be merged into a single overall plat.
4. The Building and Zoning office must receive the proposed additional lots' water and sewer capacity, which must be in accordance with the county code.
5. The Building and Zoning office must receive proof of ownership for the additional lots that are being proposed.
6. The entire parent parcel must be merged with the proposed extra lots' plats to create a single PUD development, which must then be presented to the Building and Zoning Office.

Al Brinkman seconded the motion. The vote was unanimous in favor of the motion.

Discussion: Chairman Peters stated that the next Board of Commissioners meeting is April 8th, 2025 at 5:00pm in the Board Room.

Citizens Present:

Jay Dell
Alex Nash
Tommy McDonald
Chuck Roberts
Stephen Davis
Heather Stokes

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