

**Greene County
Regular Meeting of the Planning & Zoning Commission
March 28th, 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:**
- **Quorum Present:** Yes
- **P & Z Staff Present:** Chuck Wooley (Zoning Administrator), DeAnn Hester (Administrative Assistant)

Old Business:

1. Approval of the January 31st, 2023 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:

1) **CONDITIONAL USE: Cheves Family Partnership, LLC (Applicant):** The proposed site contains 485.54 acres known as 6641 Union Point Highway located on **TMP#140-0-00-009-C** and is currently zoned **A1 (Agricultural District – Intensive Farming)**. Proposed plan is to add a recreational campground.

Building Official/Zoning Administrator Chuck Wooley summarized the proposed conditional use permit for a recreational campground. He stated that this campground would be used for 6 tent camping sites only and the sites would only be used in conjunction with the current special events venue that is operated on the property. He stated that the request meets the regulations as set forth by the Greene County Board of Commissioners pertaining to this request. He recommends that the Board recommend approval to the Board of Commissioners.

Applicant: Dr. Ruby Cheves of 6561 Union Point Hwy, Union Point, Georgia as representative of Cheves Family Partnership, LLP stated that the campsites would be used in conjunction with the current special events venue they have on site.

Al Brinkman asked for clarification of the location of the proposed campsites in relation to current structures on the property. He also asked if the tents would be permanent. Dr. Cheves stated that they would be semi-permanent and be taken down during the winter.

Public Comment: None

Al Brinkman made a motion to recommend to the Board of Commissioners the approval of the conditional use permit for a recreational campground at **TMP#140-0-00-009-C**, which has just six campsites authorized for tent camping only and will only be used in conjunction with their current wedding venue. Tommy Swann seconded the motion. The vote was unanimous in favor of the motion.

2) Future Land Use & Comprehensive Plan Presentation by Blue Cypress.

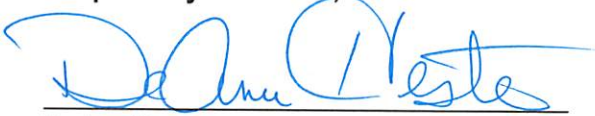
Amanda Hatton with Blue Cypress Consultants gave a brief presentation of the proposed Future Land Use and Comprehensive Plan.

Discussion: Chairman Peters stated that the next Board of Commissioners meeting is April 11th, 2023 at 5:00pm in the Board Room.

Citizens Present:
Dr. Ruby Cheves
Amanda Hatton

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

Respectfully submitted,



DeAnn Hester
Planning & Zoning



Chris Peters, Chair
P&Z Commission