

**Greene County
Called Meeting of the Planning & Zoning Commission
April 21st, 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
- **Members Absent:** Jim Lynch
- **Quorum Present:** Yes
- **P & Z Staff Present:** Chuck Wooley (Building Official), DeAnn Hester (Zoning Administrator)

Old Business:

1. Approval of the March 25th, 2025 planning and zoning meeting minutes.
 - a. Al Brinkman motioned to approve, Eric Smith 2nds, the vote was unanimous in favor of the motion.

New Business:

1) **CONDITIONAL USE: SFG Development Services, LLC as Authorized Agent for Bandit Holdings, LLC (Applicant):** The proposed site contains approximately 12.5 acres being a portion of 3400 & 3560 Hwy 77 located on **TMP#125-0-00-027-0 & TMP#126-0-00-036-0** and is currently zoned LI (Light Industrial). Proposed plan is to operate a Distribution Center.

Building Official Chuck Wooley summarized the proposed conditional use request. He stated that the proposed conditional use permit is for a distribution facility to include approximately 12.5 acres. He stated that the facility would operate 24 hours a day, 7 days a week and is anticipated to generate 20-25 trips per hour including cars, vans trucks etc. He stated that the noise levels are expected to align with existing ambient noise generated by nearby uses and roadway and that the facility is expected to employ 70 to 100 people. He stated that the property is currently zoned LI (Light Industrial) and this action would not affect the zoning. He stated this property is located in the East Greene Community character area along the Employment Corridor as shown on the Greene County Future Development Map. He stated that proposed use meets the intent of the Greene County Comprehensive Plan. Building Official Wooley recommends that the board recommend approval to the Board of Commissioners.

Applicant: Will Peace Associate VP of SFG Development Services, LLC stated that the proposed distribution center would be for a National Ecommerce tenant and would be approximately 53000 square foot in size. He stated that the development would have a capex investment of \$10,000,000 and would employ 70 to 100 people. Leila Baker of SFG Development Services, LLC stated that the proposed distribution center fits the small-scale industrial use as desired in the Greene County Comprehensive Plan for this area. She stated that the center will be built to a Class A industrial standard. She stated that only 5% of the trips per day would be large trucks. Tommy Jeffords of Blasingame Burch stated that the proposed distribution center is located in the East Greene Corridor and meets the Comprehensive Plan. He stated the Development Authority has stated the intent to diversify the tax digest and the county needs industrial development.

Eric Smith asked if they would have fuel tanks on site; Will Peace stated that they would not and they would be utilizing local fuel suppliers. Eric Smith asked if the Manufactured Home had been removed; Leila stated that it had been removed. Al Brinkman asked if there would be any outdoor storage; Tommy stated that there would be none.

Public Comment: None

Eric Smith made a motion to recommend approval of the conditional use permit request submitted by SFG Development Services, LLC as authorized agent for Bandit Holdings LLC located on a portion of TMP #125-0-00-027-0 & #126-0-00-036-0 to the Board of Commissioners, contingent upon the following, as part of the Conditional Use Permit.

1. Proof of Purchase of property by applicant/developer.
2. Recording of a plat approved by the County and GDOT for the proposed parcel.
3. Proof that the existing Manufactured Home was removed from the property.

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 22nd, 2025 at 8:00am in the Meeting Room.

Citizens Present:

Will Peace
Leila Baker
Tommy Jeffords

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

Respectfully submitted,



DeAnn Hester
Planning & Zoning



Chris Peters, Chair
P&Z Commission