

**Greene County
Regular Meeting of the Planning & Zoning Commission
May 27th, 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
- **Members Absent:** None
- **Quorum Present:** Yes
- **P & Z Staff Present:** Chuck Wooley (Building Official), DeAnn Hester (Zoning Administrator)

Old Business:

1. Approval of the April 29th, 2025 planning and zoning meeting minutes.
 - a. Tommy Swann motioned to approve, Jim Lynch 2nds, the vote was unanimous in favor of the motion.

New Business:

1) **APPLICATION TO AMEND THE LAND USE REGULATION (REZONING): Rick McAllister (applicant) acting on behalf of Jesse Copelan Jr. & Kaye M Copelan: Application to Amend the Land Use Regulation (Re-Zoning) for property described as approximately 22.5 acres on Club Drive from A1 to B1:** The property is located on **TMP #054-0-00-024-0** on Club Drive for a total of approximately 22.5 acres currently zoned **A1** (Agricultural District – Intensive Farming). Proposed plan is to re-zone approximately 22.5 acres to **B1** (Neighborhood Convenience Commercial District).

Building Official/Zoning Administrator Chuck Wooley summarized the proposed rezoning application. He stated that the parcel is located in the West Greene Character area along the SR 44 Commercial Corridor and 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: Rick McAllister stated that the request is to rezone approximately 22.5 acres from A1 to B1. He stated that the B1 zoning is an extension of the existing B1 zoning across Club Drive. He stated that the proposed rezoning meets the stated intent of the comprehensive plan overall as well as the specific bullet points as related to commercial development along SR 44 Commercial Corridor. He stated that they would be limiting curb cuts for the proposed development to two (2), one on Club Drive and one on Wrightsville Church Rd. Mr. McAllister also stated that the plan provided is a concept and could vary to include other approved uses in B1 zoning.

Al Brinkman asked if the remainder of the parcel that this 22.5 acre will be cut out of will be developed? Rick McAllister stated that there is an large development plan in process that would encompass the remainder of this tract but it would be addressed at a later meeting. Al questioned the location of the ponds, Rick stated that design of the proposed ponds is based on shared capacity to accommodate future development. Al questioned if this project would affect the pond on the corner of Hwy 44 and Club Drive. Rick stated that it would not. Eric Smith asked about the proposed buffer and stated that the development should allow for as much distance from the roadways as possible. Rick stated that they were planning based on a required 50ft buffer from both Club Drive and Wrightsville Church Road but the intent as reflected on the concept plan is to allow for greenspace between the roads and the development.

Public Comment: Ray Brindley stated the concept doesn't reflect the changes to Hwy 44, Cherokee Point and the new connection from Reynolds onto Club Drive and it should. He stated that he felt the access from Club Drive should be removed to only allow access from Wrightsville Church Road. He stated that the extension of Wrightsville Church Road to Club Drive is not what it was proposed to be by the County months ago. He stated that a buffer including trees should be added so the project would not be visible from Club Drive. He said he understood they have a right to develop the property but the developer should have to show the entire concept and not be allowed to do it this way.

David Dubois as a citizen and Economic Development Director stated that the proposed rezoning supports the needs of the community by providing additional commercial to include retail and medical in the area. He stated it also will add jobs and help to diversify the tax basis for the county.

Linda Kimbell as a resident of Harbor Club and as a representative Northeast Georgia Regional Commission AAA stated that she has concerns about traffic flow. She stated that the population is primarily over 50 and there are currently a large number of wrecks in the area. She stated that this development would increase traffic and thus increase an existing problem. She suggested that the county request an impact study by the Northeast Georgia Regional Commission as well as utilize new AI technology for traffic analytics.

Harry White stated that he is concerned about water and sewer and if the developer has addressed how this will be handled.

Mark Schulz said that there has been confusion about the Wrightsville Church Road design to include the roundabout that is located at the intersection with Richland Connector. He stated that because this is a single lane roundabout there is already a traffic issue with trucks coming and going from Builder's First Source. He said he is also concerned about the ownership of Club Drive.

Judy Brinley stated that due to the time it takes to make a left hand turn from Club Drive to Hwy 44, she is concerned that there will be a back up and the proposed access for this project on Club Drive will add to the back up in both directions. She stated that the retention ponds should be located along Club Drive and the access to the proposed project be limited to Wrightsville Church Road. She said that construction vehicles should not be allowed to use Club Drive. She stated that she approved and preferred the contingencies for the architectural design standards throughout this proposed development and future development in the area to allow for a harmonious design.

Rick McAllister (Applicant) responded that the size of this project doesn't require extensive reports be provided to the state prior to approval by the County. He stated that the water/sewer capacity has been guaranteed by letter and will be secured with a user agreement as per the County's requirements. He stated that a development of this size and nature required 2 points of ingress/egress for emergency response access. He also restated that the county and its citizens thru the comprehensive plan want commercial growth in this area and this is the appropriate place for this growth. He stated that the proposed placement of the building is as far from the roadway as possible based on topography of the parcel and location of an existing pond. He stated that the new road from Reynolds was not know about at the time this concept plan was created and submitted.

Public Comment: Closed

Eric Smith made a motion to recommend approval of the Rezoning request for 22.50 acres on TMP #054-0-00-024-0 from A1 to B1 (Neighborhood Convenience Commercial District) to the Board of Commissioners with the following contingencies

1. *An approved plat of the 22.50 acre subject property is recorded within 60 days.*
2. *Overall outdoor/parking lot lighting shall be limited concealed light sources and project a maximum of 3 footcandles over the parking areas and 4 footcandles for pedestrian hazard areas (steps, significant level changes);*
3. *All sides of a building may have an impact on adjoining developments and should be considered for treatment with an architectural finish of primary materials (i.e., brick, wood and stone), unless other materials demonstrating equal or greater quality are used. Front facades should be at least 80 percent brick and/or stone. Side facades should be at least 50 percent brick and/or stone. Rear facades do not have a minimum requirement for primary materials and can consist entirely of secondary materials (e.g., stucco). Tertiary materials (i.e., wood and metal) should be used for decorative elements and trim only, avoiding any bright exterior colors;*
4. *Parapet walls or mansard roofs shall be tall enough to hide all mechanical equipment from a public view.*

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 June 10th, 2025 at 5:00pm in the Board Room.

Citizens Present:

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Rick McAllister
Kaye Copelan
Ray Brindley
Judy Brindley
David Dubois
Linda Kimbel
Harvey White
Mark Schulz

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