

**Greene County  
Regular Meeting of the Planning & Zoning Commission  
May 30<sup>th</sup>, 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:** None
- **Quorum Present:** Yes
- **P & Z Staff Present:** Chuck Wooley (Zoning Administrator), DeAnn Hester (Administrative Assistant)

**Old Business:**

1. Approval of the March 28<sup>th</sup>, 2023 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) **CONDITIONAL USE: Velicia Cobb for The Ivy on the Plains (Applicant):** The proposed site contains 12.01 acres known as 1811 Jernigans Bridge Rd located on **TMP# 130-0-00-005-0** and is currently zoned **A1** (Agricultural District – Intensive Farming). Proposed plan is to have an event venue.

2) **CONDITIONAL USE: Velicia Cobb for The Ivy on the Plains (Applicant):** The proposed site contains 12.01 acres known as 1841 Jernigans Bridge Rd located on **TMP# 130-0-00-005-A** and is currently zoned **A1** (Agricultural District – Intensive Farming). Proposed plan is to have an event venue.

3) **CONDITIONAL USE: Velicia Cobb for The Ivy on the Plains (Applicant):** The proposed site contains 12.07 acres known as 1831 Jernigans Bridge Rd located on **TMP# 130-0-00-005-D** and is currently zoned **A1** (Agricultural District – Intensive Farming). Proposed plan is to have an event venue.

Building Official/Zoning Administrator Chuck Wooley stated that all 3 conditional use permit applications would be considered together and included in 1 motion due to the use requested. He stated the applicant is requesting approval for a conditional use permit. The proposed conditional use request would allow the applicant to host special events such as weddings, birthday parties, retirement celebrations, and family reunions on the aforementioned parcels. Overnight accommodations in the existing residential dwellings on the subject parcels would be included in the approval in conjunction solely with special events.

He stated that some events might not last more than one day because of the types of venues requested for approval, but they would still draw sizable crowds and be out of the ordinary for the property where the special event venue will be located. However, the properties have been used for years to host special events, primarily weddings, without seeking proper use approvals. Ms. Cobb is seeking proper approval of the historic use of the property so as to better comply with county land use provisions.

The applicant, who is not the owner of the three proposed sites, has presented a lease agreement that applies to all three parcels. Based on the provided lease agreements, the conditional use permit would only be valid through April 21, 2025.

If the lease is extended, the conditional use permit would also be extended for the term of that lease arrangement, provided the county has been given copies of the new lease agreement. The conditional use permit, if granted by the county, would likewise expire if the leasing agreement between the owners and Velicia Cobb were to be cancelled or terminated for any reason. If Ms. Cobb were to purchase the land, the conditional use permit would remain in effect as long as she owned the properties, assuming the county had given its approval.

Applicant: Velicia Cobb of 1401 Breedgillsmith Street, Greensboro, GA & her daughter/partner Whitney Jones stated that the properties have been used previously as an event venue by the owners as well as a lessee of the property. It has not been in use as a venue for a year or so.

Jim Lynch asked about access to the back building on the property due to the grown up nature of the existing gravel drive. Ms. Cobb stated that there is some general maintenance necessary due to the venue not being used in some time. Mr. Lynch then asked how many people each facility on site would hold. The "white house" will sleep 12, the "blue house" will sleep 10 and the barn holds 300 people. Randy Purdy asked if the barn has an approved capacity for 300 people. The applicant stated that it was. Tommy Swann asked if there is adequate parking on the property for that number of people other than along the public roadway. Ms. Cobb stated that there is ample parking on the property and signage will be used to direct event attendees to said parking area. All event attendees will be utilizing one parking area only. She also stated that security will be required on site and will be provided by an off duty Sheriff's deputy. Tommy Swann asked approximately how many events do they expect per year. Ms. Jones stated that most events would be held on Friday, Saturday and/or Sunday. She stated that the ultimate goal would be to book all 3 days each week of the year to include up to 2 events per day. She stated that the initial goal is 50 events for the first year. Jim Lynch asked if the tent onsite is permanent or would it be taken down per event. Ms. Cobb stated that the tent currently erected on the property is in poor condition and they will be replacing it eventually. She stated that it would be a permanent structure on the property when it is replaced. Randy Purdy asked the type of events that they would be holding. Ms. Cobb stated that the events would include weddings, corporate events and parties but not limited to those specifically. Building Official Wooley asked what time of day would events end. Ms. Jones stated that the cutoff is 11:00pm. The events would end at 10:00pm and tear down/cleanup would be complete by 11:00pm. Al Brinkman asked if they anticipate 3 events happening simultaneously on the property. Ms. Jones stated that due to noise control they don't anticipate more than 2 simultaneous events at any given time. Al Brinkman stated that the lease agreement stated that security is only required if the event includes 100 or more guests. Ms. Cobb stated that yes that is correct but it is also required if they are serving alcohol. Building Official Wooley reminded the Applicant that additional permitting is required for the signage and the replacement of the tent.

Public Comment: None

Randy Purdy made a motion to recommend approval of the Conditional Use Permits for TMP# 130-0-00-005-0, TMP# 130-0-00-005-A & TMP# 130-0-00-005-D to the Board of Commissioners, Jim Lynch 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 13<sup>th</sup>, 2023 at 5:00pm in the Board Room.

**Citizens Present:**

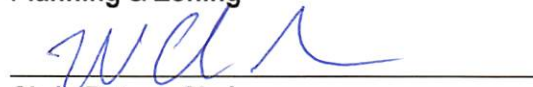
Velicia Cobb  
Whitney Jones

**Adjournment:** Tommy Swan 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