

**Greene County  
Regular Meeting of the Planning & Zoning Commission  
July 29<sup>th</sup>, 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, Director of Building & Zoning), DeAnn Hester (Zoning Administrator)

**Old Business:**

1. Approval of the June 24<sup>th</sup>, 2025 planning and zoning meeting minutes.
  - a. Eric Smith motioned to approve, Al Brinkman 2nds, the vote was unanimous in favor of the motion.

**New Business:**

- 1) **Public Hearing** to begin the kick-off process for revising the Greene County Comprehensive Plan in the West Greene Character Area.

Building Official/Director of Building and Zoning Chuck Wooley presented the proposed amendment to the Greene County Comprehensive Plan. This amendment is classified as a major amendment by the Georgia Department of Community Affairs. The Greene County Board of Commissioners directed this initiative in response to public feedback and rapid development outpacing infrastructure improvements within the West Greene Character Area.

The proposed amendment aims to reduce the overall footprint of the West Greene Character Area and remove the Lakeshore Single – Family Residential/Recreation District from the plan's zoning classification chart. Additionally, the Veazey Corridor will be removed from the Comprehensive Plan.

The area designated for reclassification extends from Parcel #091-0-00-011-E on the Veazey Connector, north to Leslie Mill Road, south to Parcel #115-0-00-005-0 on Liberty Church Road, and east to Parcel #095-0-00-005-0 on Flat Rock Church Road. This section, currently identified as part of the West Greene Character Area, will be reverted to the Farmland and Forestry Character Area designation.

**Public Comment:** Annette Westcott of 1230 Long Cove questioned about a previous project in the Greater Greensboro Area. Chuck Wooley advised that the property in question had been annexed into the City of Greensboro.

Heather Stokes at 1821 Leslie Mill wants to discourage development on Veazey Connector. She questioned if the Lake Oconee Estates and Beach Club development would have to change? Chuck Wooley advised that due to ongoing litigation the parcels she was referring to cannot be included in the proposed change.

Mike Kordeki at 1520 Hutchinson Grove asked if a grocery store specifically a Kroger was coming to Richland Connector/Hwy 44 area? Chuck Wooley advised that no plans for a grocery store at that location have been submitted to the Building and Zoning office.

Mark Lipscomb of 2981 Walker Church Rd questioned if Richland Connector is included in the change? Chuck Wooley showed him specifically on the provided map the exact location of the proposed change. Mr. Lipscomb stated he was involved with the committee for the development of the current comprehensive plan and he assumed that this area wouldn't be high density. He wants the committees to be reinstated to readdress the entire plan.

Mark Shulz of 2040 Pine Valley stated that he was engaged in the meetings for the current comprehensive plan and that the whole area needs to be addressed from a 10 to 20yr plan rather than 5. He desires development/growth in other areas rather than West Greene and changes need to be made. Chuck Wooley asked what changes he would suggest, Mr. Shulz stated that he only focused on his area in the initial meetings and would have to look at the plan for the whole county.

Louie Seabolt of 1431 Jackson Ridge Rd asked why is there no development North of I-20 in the county? Chris Peters responded due to no water and sewer in the area. He questioned where the water and sewer would come from and Chuck Wooley advised that it would be provided privately because the county doesn't have water and sewer. He stated that water and sewer lines should be connected between Greensboro and Union Point. Chuck Wooley advised that Greene County has no oversight of the incorporated cities in Greene County. He stated that Piedmont Water provides most of the water sewer in the county. Mr. Seabolt stated that development is focused south of I-20 and it is concerning overall for the future of the county. He stated that growth should be encouraged North of I-20 for more affordable housing.

Mark Lipscomb stated that the Well Being Project had been done and addressed the county's strengths and weaknesses and would provide additional information to benefit the county in this update process. He stated that a weakness was that all areas of the county and cities operated individually with no communication. He stated that Union Point was the perfect area for affordable housing.

Ann Kiagiadakis of 1607 Howard Lewis Rd stated that she had driven from Forsyth County with very intense traffic issues. She stated that it was similar to Greene County 20 years ago and they did not have the infrastructure in place to support the development. Thus, causing the traffic nightmare they have currently. She stated that Greene County will have the same issues if they don't make changes. She is concerned over what has been done in the last 5 years, infrastructure and wants the area to remain rural.

Deanne Weisler of 1090 Delcove Way asked where the water is coming from. Who is regulating it?

Chuck Wooley stated that water and sewer is regulated by the EPD and the county can't stop that.

Ann Brown of 1141 Curtright Place asked if the Army Corp of Engineers and the state coordinate with the County? Chuck Wooley stated that data is provided by the developer as related to water and sewer. This is approved by the EPD (Environmental Protection Division) and the county has no say in this. He stated the City of Greensboro has its own water and sewer system. Ms. Brown questioned why it wasn't extended. Mr. Wooley advised her to discuss that with her commissioner. Ms. Brown questioned the delays with the widening of Hwy 44 and Mr. Wooley stated that more progress has been made in the last 2 years than the previous 20 on the project. A person in the crowd stated that Representative Trey Rhodes stated the project will begin in the next 2 months.

Chris McKnight of 1171 Talon Drive questioned can anything be done about what has been approved for Lake Oconee Estates & Beach Club to make them change the approved plan? Mr. Wooley advised that would be a question for the County's attorney.

Allen Puglisi of 3120 Walker Church Rd asked why there was a small spot not included in the change of the character area? Mr. Wooley stated that those areas reflected projects already in the process of development. Mr. Puglisi questioned what would happen if someone submitted a request for development within the area of the proposed changes prior to adoption of the changes. Mr. Wooley advised that it would be up to the Board of Commissioners, but the developer would be advised of the proposed changes.

Will McPhaul of 1731 Withrow Rd asked if the county has a plan to add a county owned water and sewer system? Mr. Wooley advised that the county did not have a plan for a water and sewer system owned and operated by the county. Mr. McPhaul stated that growth is coming, and poor planning has caused problems.

David Montford of 1170 Buena Vista questioned how the county is going to slow growth. Mr. Wooley asked where the growth is located that he is concerned with. Mr. Wooley stated that the whole county is not growing but that growth is in isolated areas. Mr. Montford said growth should be limited along Hwy 44. Mr. Wooley advised that even if development is cancelled in that area, traffic will continue due to pushing development to other areas along Hwy 44 in Putnam County and City of Greensboro.

Annette Westcott stated that there needs to be preplanning before more rezonings. She stated that conditions should be added to the ordinance to maintain a rural feel. Mr. Wooley stated the Commissioners are considering adding overlay districts to address this or adding conditions at the time of rezoning. Ms. Westcott stated that developers shouldn't be allowed to get things with a Conditional Use Permit. Mr. Wooley advised that a Conditional Use Permit allows for regulations to be applied to a specific parcel. Ms. Westcott asked if the proposed overlay districts would be included in the comprehensive plan update and Mr. Wooley advised that it would be addressed in a revision to the zoning ordinance. Ms. Westcott requested a clear timeline for the zoning ordinance revisions to be done.

Heather Stokes asked why her property would not be affected by the proposed change and if the property that is adjacent to hers and is currently under litigation with the county would be included in this change after the litigation is settled. Mr. Wooley advised that the lines of the character area are not drawn based on specific parcels.

Terry Lawler of 1040 Mid Mashie stated that he is a representative of the county with the Northeast Regional Commission and thank the community for their input in this process.

Ann Kiagiadakis questioned if a moratorium on all development is an option? Mr. Wooley stated that the proposed changes being made are in lieu of a moratorium.

Stephen Davis of 1040 Lone Oak Rd stated that he recently totaled a car in the attempt to make a left turn onto Hwy 44. He stated that traffic is already a huge issue, and growth needs to be managed. Mark Engel of 1031 Kingfisher Point stated that 10 years ago the ordinance was changed due to a proposed chicken house and several years ago the ordinance was changed due to a proposed solar farm. He stated that the county needs to pre-plan for worst case scenarios rather than being reactive. He questioned if the county contributed to the installation of water and sewer along Veazy Road. He stated this proposed change will cut off development in the area. He stated that the 1<sup>st</sup> phase of the Hwy 44 widening project has been bid out which covers moving utilities primarily. He stated that the Hwy 44 project will be very slow and could take 10 years or more and allow continued development will cause a bigger mess.

Mark Lipscomb asked if the whole plan was open for changes? Mr. Wooley advised that everyone is listening to comments about the whole plan, but it is up to the Board of Commissioners to address changes outside of the West Greene Character Area.

Craig Beeler of 3591 Walker Church asked how this would affect where his property is located, and Mr. Wooley stated that any rezoning requests would be reviewed based on the Table in the Comprehensive Plan.

Melanie Miller of 1840 Chester Rd stated that the communities need to come together and collaborate to alleviate these issues. Mr. Wooley stated that he agreed.

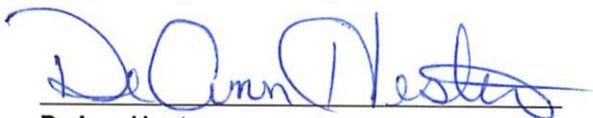
Will Krudell of 1800 Fuller Rd asked if the county could keep up with the inspections on projects currently being developed and Mr. Wooley stated that we have 4 inspectors, and they work hard to do so.

**Citizens Present:**

Mike Kordeki  
Mark Lipscomb  
Mark Shulz  
Louie Seabolt  
Ann Brown  
Dianne Weisler  
Chris McKnight  
Allen Puglisi  
Will McPhaul  
David Montford  
Annette Westcott  
Heather Stokes  
Terry Lawler  
Ann Kiagiadakis  
Stephen Davis  
Mark Engel  
Mark Lipscomb  
Craig Beeler  
Wil Krudell

**Adjournment:** Al Brinkman 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