

**Greene County
Called Meeting of the Planning & Zoning Commission
August 4th, 2025 4:00pm
Meeting Minutes**

Call to Order: At 4:01pm 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), Eric Smith, Tommy Swann
- **Members Absent:** Al Brinkman
- **Quorum Present:** Yes
- **P & Z Staff Present:** Chuck Wooley (Building Official), DeAnn Hester (Zoning Administrator)

Old Business:

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

New Business:

- 1) **Public hearing on the Greene County Zoning Ordinance, Appendix B, amendments that are being proposed.** The proposed changes aim to address changes to Appendix B "Zoning Ordinance," including changes in the Zoning Ordinance to Area and Yard size requirements specifically minimum lot sizes and Density in the RM Multi-Family Residential District, R1 Low-Density Residential District, LR1 Lakeshore Single-Family Residential/Recreation District, R2 Medium-Density Residential District and LR2 Lakeshore Multi-Family Residential/Recreation District, and changes to Townhouses, Condominiums, Apartments and Multi-Family Dwellings.

Building Official Chuck Wooley read the agenda item and then read the proposed changes to Appendix B, "Zoning Ordinance". He stated that the changes to Section 7.13, the chart in Section 8 and Section 9.5 as previously proposed, have been removed at the request of the Board of Commissioners and will be addressed later in another meeting. He stated that the proposed changes are limited to Section 9.18 and the definition of density in Section 3.

Public Comment: Ray Brindley of 1051 Mashie Drive asked what the problem with calculating density is based on net vs. gross acreage other than it being confusing. Chuck Wooley explained the difficulty in meeting the required standards when calculating based on net acreage. Mr. Brindley stated that net acreage should be used, which would allow density based on buildable land not including open space.

Alex Nash of 1421 Carriage Ridge stated that calculating density based on gross acreage would provide more open space. He stated that basing it on net acreage penalizes a developer if they provide additional open space over the required amount. He stated that working with net acreage is difficult and an ever-changing target.

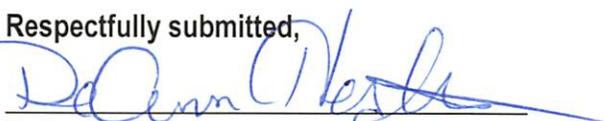
Discussion: Chairman Peters stated that the next Board of Commissioners meeting is August 12th, 2025 at 5:00pm in the Board Room.

Citizens Present:

Ray Brindley
Alex Nash

Adjournment: Eric Smith 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