

**Greene County
Called Meeting of the Planning & Zoning Commission
August 26th, 2025 4:00pm
Meeting Minutes**

Call to Order: At 4:03pm 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, Al Brinkman, Tommy Swann
- **Members Absent:** None
- **Quorum Present:** Yes
- **P & Z Staff Present:** Chuck Wooley (Building Official), DeAnn Hester (Zoning Administrator)

Old Business:

1. Approval of the August 4th, 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) **APPLICATION TO AMEND THE LAND USE REGULATION (REZONING): Rick McAllister (applicant) acting on behalf of Jesse Copelan Jr and Kaye M Copelan: Application to Amend the Land Use Regulation (Re-Zoning) for property described as 95.31 acres on Wrightsville Church Road from A1 to RM:** The property is located on **TMP #054-0-00-024-0** on Wrightsville Church Road for a total of 95.31 acres currently zoned **A1** (Agricultural District – Intensive Farming). Proposed plan is to re-zone 95.31 acres to **RM** (Multi-Family Residential District).

Building Official Chuck Wooley summarized the proposed rezoning application. He stated that the reason for the rezoning is to develop a residential development. The property is located in the West Greene character area in the Greene County Comprehensive Plan along the SR 44 Commercial Corridor and the Richland Commercial Corridor which includes parcels located within a 1,500 foot radius of the centerline of the roadway. He stated that the Comprehensive Plan reflects the intent of the West Greene character area and commercial corridors to locate higher density housing products, such as townhomes and apartments behind or adjacent to commercial development. This parcel is adjacent to parcels currently zoned B2 on the North and East and parcels zoned B1 on the South and Southeast. The Plan also reflects the intent to transition development intensities between commercial nodes along the Richland Connector resulting in gradual tiers, from commercial uses to higher density residential. Existing infrastructure includes a water main installed within close proximity to the site and sewer expansion has been planned by the local private utility provider. The requested re-zoning meets the intent of the Comprehensive Plan and the Greene County Zoning Ordinance. Staff recommends that the Planning and Zoning Board recommend the approval of the request to the Board of Commissioners with contingencies.

Applicant: Rick McAllister, 1341 Beverly Drive, Athens, acting on behalf of Jesse Copelan, Jr and Kaye M Copelan stated that this is a big and significant project for Greene County. He stated that this project was initiated in the 80's with the Copelan's providing access on Club Drive, access to install utilities, property for Richland Connector and most recently donating the property for the extension of Wrightsville Church Rd. He stated that the Copelans were a founding family of Greene County and that he has been involved in the development of Greene County since 2004. He stated during discussions with the Copelan's for the Wrightsville Church Rd extension they evaluated the overall vision for this parcel as well as the others owned by the Copelans in the area. He stated that the concept plan provided is that vision. It is conceptual plan and would adjust based on the market. He has completed extensive studies to determine the highest and best use for the property including environmental, endangered species, watershed, grading and traffic studies. He stated that the Comprehensive Plan supports this project for this area. He stated that water and sewer utilities are already planned for this sight and it will improve the utilities along the corridor. He stated that is would increase the tax basis for the County. He reiterated that the concept plan is in alignment with the Comprehensive Plan. He stated the Northeast Georgia Regional Commission has future land use plans for Greene County that are independent of the Greene County Comprehensive Plan. He stated that the planned goals in the Northeast GA Regional Commissions plan includes enhancing economic development, housing at a variety of price points, protects mobility, provide walking trails. He stated that this project meets those goals.

He stated that this will not be a gated community and that proposed walking trails and other type facilities would be open to public use. He stated an additional goal in their plan was to protect natural and historical features. He stated that this overall project (including all 3 proposed rezonings) has approximately 85 acres in the floodplain. He stated that the design of the development would enhance that area and allow for natural buffers between uses. He stated that the Copelans are a local family and he is an experienced developer who has worked extensively in the area. He stated that Greene County has spent millions on developing and building roads in the area, GDOT has planned for a \$181 million expansion of Hwy 44 and the local private utility provider has spent millions on expanding water and sewer in the area. He stated that this project meets the vision of the county. He stated this project is a convergence of robust infrastructure, diverse commercial and residential to meet current and future needs.

Eric Smith asked the applicant if he believes their vision of this project meets the Comprehensive Plan and the Ordinance. Rick stated that it does meet the both the Comprehensive Plan and the Ordinance. He also stated that the project exceeds requirements by reducing density for multi family housing and having extended setbacks and buffers. Eric asked if this project will have a negative impact on the area in light of the Hwy 44 expansion project, Rick stated that his plan would be to dove tail with GDOT's work in the area so as to minimize traffic inconveniences as much as possible but this ultimately depends on GDOT's timeline which is out of his control. Eric as about potential stormwater issues and Rick stated that he done extensive hydrology studies to address stormwater and those would all be handled at the construction drawing phase under the ESPC plan. Al Brinkman stated that because there are 85 acres of flood plain and existing ponds, what will they be doing with those in reference to storm water, Rick stated that some of the wetlands are isolated and some of the existing ponds are stormwater ponds. He stated they would be utilizing the existing ponds and making any necessary improvements required as well as preserving the flood plain to naturally treat stormwater. Al asked about the required access points on Hwy 44 and if they had been approved by GDOT. Rick stated that GDOT requires the rezoning and then warrant studies prior to approving the access points. He stated that Club Dr only has a median break in the current GDOT widening plan but this project would prove that this isn't adequate, and a light would be required. Tommy Swann asked if this were all approved by the Board of Commissioners would this be done in 10 years or longer. Rick stated that he hopes for 10 years but the market will dictate that. He stated that initially based on water and sewer, it will take approximately 2 years before building would begin. He stated that it would be built in phases. Chris Peters asked how adding the required infrastructure for this project would benefit the county. Rick stated that it will be less expensive due to the location, less will be located in the right of way of Hwy 44, reduced hydrology and it will be in areas that are more accessible overall.

Public Comment:

Mike Kordecki, 1520 Hutchinson Grove Rd, stated that he believes this is being done backwards and all infrastructure including road improvements should be done first and development after. He is concerned with increased traffic.

James Craig, 1120 Shadow Creek Way, stated that at the Board of Commissioners' work session the consensus was to retain the rural feel and beauty and changing farmland to allow 600 plus homes is counterproductive. He states that water and sewer concerns need to be eliminated, and the land should be left agricultural.

Steve Broadbent, 1031 Parkers Ft, stated that there is overall lack of a comprehensive plan to support the growth of schools, infrastructure, and county resources. There are no projections for school needs Lake Oconee Academy is at capacity and the fire stations are understaffed. He stated these issues must be addressed before any additional resources are added.

Kathryn Carey, 1091 Bouldercrest Way, stated that she is a resident of Cherokee Point and they utilize 44 for access and is concerned with additional traffic. She also stated concerns that the local provider for water and sewer can't keep up with the services for the existing customers and adding this many houses and businesses would make that much worse.

Joanne King, 1030 Troon Ct, stated that the county should not allow the rezoning of agricultural property. She stated that between annexation of property into the city and rezoning, Farmland and Forestry area is being degraded. That area should maintain a rural feel.

Jay Miller, 1511 Club Dr, stated that the extension of Wrightsville Church Road has helped with traffic and the community should be utilizing it more.

Bill Oehme, 2100 Swords Rd, said no to rezoning. He stated that he doesn't want large development. He wants a moratorium on all rezonings until the road can support it.

Spencer Sumner, 3590 Hwy 15S, stated she is the 3rd generation of a Greene County family and that her family is against the rezoning due to how it would affect the rural look and feel of the county. She stated that she is against dense commercial and residential development. She wants the area kept green and undeveloped.

Ron Neyhart, 1381 Parrot Trace, stated that the area cannot support this type/cost of housing. He stated that it is not financially feasible to build this and it be affordable to rent. He prefers it to stay undeveloped.

Allie Puglisi, 3120 Walker Church Rd, stated that the county is at a crossroads and this is the wrong project at the wrong time. She stated that the growth has outpaced projections and there is not infrastructure to support it. She said this type of project shouldn't be in this location and there is no balanced growth. She stated that the county should expand utilities by partnering with the cities. She stated that reckless development strains the local economy. She stated that the comprehensive plan is under review and this goes against what they are trying to accomplish with that review. She stated that there should be responsible growth.

Byron Lombard, 1861 Armour Bridge Rd, stated that there has been extensive discussion about over development within the county. He stated that the overall county is not overdeveloped. He stated extensive areas have zero growth currently. He stated that it would be ideal to spread the growth throughout the county but the lake is the draw. He stated that it would not be fair to deny a property owner rights to develop their property while ignoring growth in other areas. He stated that this project is in its infancy stage and will be years before it is built out and Phase 2 of GDOT's 44 widening project will begin next year. Hwy 44 may be complete before any substantial part of this project is built. He stated that the county has planned for growth as evidenced by rebuilding the Old Eatonton Rd bridge, building Richland Connector and Veazey Connector, and adding 5 fire stations. The trajectory for that area has been planned for but you don't pay for services in an area that doesn't need it yet such as additional fire and EMS. He stated the county should be supporting quality development rather than stopping all development. He stated that can be achieved with additional buffers that utilize dense vegetation and berms to that limits the visual intrusion. He stated that without quality growth taxes will increase.

Heather Stokes, 1821 Leslie Mill Rd, stated that she is ok with reasonable growth but is concerned that this concept plan could change and this proposed zoning may not meet the needs of the citizens in 10 years.

Stephen Davis, 1040 Lone Oak Rd, stated he is concerned with the rate of growth and that it needs to be managed.

Rick McAllister stated that this type of plan is a vision and is reflective of what the Comprehensive Plan illustrates is coming to the area. He stated that this concept plan follows the Comprehensive Plan and the development is appropriate for the area.

Public Comment: Closed

Eric Smith made a motion to recommend approval to the Board of Commissioners of the rezoning request for approximately 95.331 acres being a portion of TMP #054-0-00-024-0 from A1 to RM(Multi Family Residential District) with the following contingencies:

- 1) Maintain a minimum 100-foot Type B vegetated buffer along Club Drive.
- 2) No ingress/egress to development along Club Drive.
- 3) The project is held to the development standards in the Greene County Zoning Ordinance with revisions enacted August 12th, 2025;
- 4) A minimum 50-foot Type B vegetative buffer or a combination of berms and vegetation must be established and maintained along Wrightsville Church Rd adjacent to any hardscape;
- 5) Minimum of a 50-foot setback is required for all hardscape improvements such as parking lots and 100-foot setbacks for vertical structures along Wrightsville Church Rd;
- 6) Density for multi-family dwellings is limited to a maximum of 630 units for the overall parcel;
- 7) Overall outdoor/parking lot lighting shall be limited concealed light sources and project a maximum of 3 foot candles over the parking areas and 4 footcandles for pedestrian hazard areas (steps, significant level changes);
- 8) 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 a 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 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;
- 9) Parapet walls or mansard roofs shall be tall enough to hide all mechanical equipment from a public view.

Tommy Swann seconded the motion. The vote was unanimous in favor of the motion.

- 2) **APPLICATION TO AMEND THE LAND USE REGULATION (REZONING): Rick McAllister (applicant) acting on behalf of Jesse Copelan Jr and Kaye M Copelan: Application to Amend the Land Use Regulation (Re-Zoning) for property described as 96.20 acres on Lake Oconee Parkway from A1 to B2:** The property is located on TMP #054-0-00-020-0 on Lake

Oconee Parkway for a total of 96.20 acres currently zoned **A1** (Agricultural District – Intensive Farming). Proposed plan is to re-zone 96.20 acres to **B2** (General Commercial Highway Oriented District).

Building Official Chuck Wooley summarized the proposed rezoning application. He stated the proposed action would change the current A1 to B2 (General Highway Commercial Oriented District) zoned district. The reason for the rezoning request is to develop a Commercial development to include Grocery, Retail, Specialized Retail, Dining & Office. This area is partially located within the "West Greene" character area in the Greene County Comprehensive Plan along the SR 44 Commercial Corridor and the Richland Commercial Corridor which includes parcels located within a 1,500 foot radius of the centerline of the roadway. The remaining portion of the parcel is located within the "Farmland & Forestry" character area. The Comprehensive Plan states that character areas are not parcel specific and provide general guidance for future land development while allowing flexibility in transition areas as well as allowing for discretion to identify the most appropriate fit based on the surrounding context. It is our recommendation that this parcel be considered in its entirety to be located within the "West Greene" character area and as part of both the SR44 Commercial Corridor and Richland Commercial Corridors due to its proximity to the intersection of the Commercial Corridors. The Comprehensive Plan reflects the intent of the West Greene character area to locate commercial growth along major corridors. The Plan also reflects the intent of Commercial Corridors to promote commercial nodes at major intersections to maintain roadway mobility, improve accessibility to retail and service needs, and preserve the character along developing corridors. This parcel is adjacent to a parcel currently zoned CPUD on the East and a parcel zoned B2 on the South thus the requested zoning class is compatible with adjacent parcels. Existing infrastructure includes a water main installed within close proximity to the site and sewer expansion has been planned by the local private utility provider. Ingress/egress to the proposed parcel must be approved by GDOT and would be addressed in detail during the review of site construction drawings/erosion control plans. The requested re-zoning meets the intent of the Comprehensive Plan and the Greene County Zoning Ordinance. Staff recommends that the Planning & Zoning Board recommend approval of the rezoning request to the Board of Commissioner with contingencies.

Applicant: Rick McAllister, 1341 Beverly Drive, Athens, acting on behalf of Jesse Copelan, Jr and Kaye M Copelan stated this is a portion of the overall development that he discussed as part of Agenda Item 1.

Eric Smith asked if there would be any residential in this area or just commercial, Rick stated that B2 only allowed for residential with an additional conditional use permit but none was planned at this time.

Public Comment: Alan Puglisi, 3120 Walker Church Rd, stated that the Comprehensive Plan is under review for the West Greene character area and the vision has changed. He stated that it isn't prudent to rezone at this time.

David Mumford, 1170 Buena Vista, asked if this was extending the West Greene character area, Building Official Wooley stated that the extension would only apply to this parcel because it was split between 2 character areas. He stated nothing should be done while the Comprehensive Plan is under review.

Annette Westcott, 1230 Long Cove Dr, stated that the public doesn't agree with the vision as stated in the Comprehensive Plan. She stated there needs to be smart planning to address future growth. John Kelly, 1030 Creekside, stated concerns over what has been approved along the 44 corridor and that there are no roads, infrastructure, schools to support. He is concerned with what can be built after entitlement of the property.

Ray Brinley, 1051 Mashie Dr, asked for clarification of acreage in flood plain for this parcel. It was stated that the 85 acres in the flood plain referred to the entire parcel not just this portion.

Gregory Auston, 1060 Osprey Circle, asked if development approved in Harbor Club, Cherokee Point, Airabella and property in the City of Greensboro affected the decision overall for the rezoning & stated that is should be considered.

Byron Lombard, 1861 Armour Bridge Rd, stated that extending the character area for this parcel is not an issue. Split zoning and classifications for parcels have existed in the county for years. Precedent is whatever classification is in the highest and best interest of the applicant is what is considered based on state zoning laws. He stated that this practice is supported by the County and state law. He stated that the county has listened to concerns of citizens and reduced allowed density as a result.

Rick McAllister stated that the Comprehensive Plan is about 2 years old and thus believes the public was part of the vision and this would be consistent with that vision. He stated that the infrastructure has already started and this project will enhance that.

Public Comment: Closed

Eric Smith made a motion to recommend approval of the rezoning request for approximately 96.20 acres being a portion of TMP #054-0-00-020-0 from A1 to B2 (General Highway Commercial Oriented District) also extending the West Greene Character area to the boundaries of this parcel and the Hwy 44 corridor from Richland Connector to the boundaries of this parcel with the following contingencies:

- 1) An approved plat for the proposed parcel be recorded within 1 year;
- 2) Signage for this parcel is subject to the Lake Corridor Sign Overlay (LCISO) District;
- 3) The project is held to the development standards in the Greene County Zoning Ordinance with revisions enacted August 12th, 2025;
- 4) A minimum 50-foot Type E vegetative buffer must be established and maintained along Hwy 44 adjacent to any hardscape;
- 5) Minimum of a 50-foot setback is required for all hardscape improvements such as parking lots and 100-foot setbacks for vertical structures from the new Hwy 44 Easement as required by GDOT;
- 6) All buildings adjacent to Hwy 44 must have a front entrance façade facing Hwy 44;
- 7) Overall outdoor/parking lot lighting shall be limited concealed light sources and project a maximum of 3 foot candles over the parking areas and 4 footcandles for pedestrian hazard areas (steps, significant level changes);
- 8) 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 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;
- 9) Parapet walls or mansard roofs shall be tall enough to hide all mechanical equipment from a public view.

Tommy Swann seconded the motion. The vote was unanimous in favor of the motion.

- 3) **APPLICATION TO AMEND THE LAND USE REGULATION (REZONING): Rick McAllister (applicant) acting on behalf of Jesse Copelan Jr and Kaye M Copelan: Application to Amend the Land Use Regulation (Re-Zoning) for property described as 162.10 acres on Lake Oconee Parkway from A1 to RM:** The property is located on TMP #054-0-00-020-0 on Lake Oconee Parkway for a total of 162.10 acres currently zoned A1 (Agricultural District – Intensive Farming). Proposed plan is to re-zone 162.10 acres to RM (Multi-Family Residential District).

Building Official Chuck Wooley summarized the proposed rezoning application. The reason for the rezoning request is to develop a residential development to include Apartments/Condominiums and Cottages. This area is partially located within the “West Greene” character area in the Greene County Comprehensive Plan along the SR 44 Commercial Corridor and the Richland Commercial Corridor which includes parcels located within a 1,500 foot radius of the centerline of the roadway. The remaining portion of the parcel is located within the “Farmland & Forestry” character area. The Comprehensive Plan states that character areas are not parcel specific and provide general guidance for future land development while allowing flexibility in transition areas as well as allowing for discretion to identify the most appropriate fit based on the surrounding context. It is our recommendation that this parcel be considered in its entirety to be located within the “West Greene” character area and as part of both the SR44 Commercial Corridor and Richland Commercial Corridors due to its proximity to the intersection of the Commercial Corridors. The Comprehensive Plan reflects the intent of the West Greene character area to locate commercial growth along major corridors and to locate higher-density housing products, such as townhomes and apartments, behind or adjacent to commercial development. The Plan also reflects the intent to transition development intensities between commercial nodes along the Richland Commercial Corridor resulting in gradual tiers, from commercial uses to higher density residential. This parcel is adjacent to a parcel currently zoned CPUD on the East and a parcel zoned B2 on the South. Existing infrastructure includes a water main installed within close proximity to the site and sewer expansion has been planned by the local private utility provider. Ingress/egress to the proposed parcel must be approved by GDOT and would be addressed in detail during the review of site construction drawings/erosion control plans. The requested re-zoning meets the intent of the Comprehensive Plan. Staff recommends that the Planning & Zoning Board recommend approval of the rezoning request to the Board of Commissioner.

Applicant: Rick McAllister, 1341 Beverly Drive, Athens, acting on behalf of Jesse Copelan, Jr and Kaye M Copelan stated that the concept plan splits the overall tract between proposed uses based

on the flood plain and wetlands. The intent is to split that area between the parcels. The Comprehensive Plan states in the Roadway Corridor Policy for the Commercial Corridors that higher density housing products, such as townhomes and apartments, should be located behind or adjacent to commercial development.

Public Comment: None

Al Brinkman made a motion to recommend approval of the rezoning request for approximately 162.10 acres being a portion of TMP #054-0-00-020-0 from A1 to RM (Multi Family Residential District) also extending the West Greene Character area to the boundaries of this parcel and the Hwy 44 corridor from Richland Connector to the boundaries of this parcel with the following contingencies:

- 1) An approved plat for the proposed parcel be recorded within 1 year;
- 2) Remaining portion of TMP #054-0-00-020-0 be rezoned from A1 to B2;
- 3) Signage for this parcel is subject to the Lake Corridor Sign Overlay (LCISO) District;
- 4) A minimum 50-foot Type E vegetative buffer must be established and maintained along Hwy 44 adjacent to any hardscape;
- 5) Minimum of a 50-foot setback is required for all hardscape improvements such as parking lots and 100-foot setbacks for vertical structures from the new Hwy 44 Easement as required by GDOT;
- 6) All buildings adjacent to Hwy 44 must have a front entrance façade facing Hwy 44;
- 7) The project is held to the development standards in the Greene County Zoning Ordinance with revisions enacted August 12th, 2025;
- 8) Overall outdoor/parking lot lighting shall be limited concealed light sources and project a maximum of 3 foot candles over the parking areas and 4 footcandles for pedestrian hazard areas (steps, significant level changes);
- 9) 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 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;
- 10) Parapet walls or mansard roofs shall be tall enough to hide all mechanical equipment from a public view.

4) **Public Hearing** for proposed revisions to the Greene County Comprehensive Plan in the West Greene Character Area.

Building Official Chuck Wooley gave a status update for the revisions to the Greene County Comprehensive Plan which include reducing the West Greene character area and extending the SR44 Commercial Corridor to the boundary of the Greater Greensboro character area. The next public hearing will be at the Board of Commissioners' meeting on September 9, 2025.

Public Comment: Annette Westcott wants to remove RM (Multi-Family Residential District) from the West Greene character area. She stated that there is too much RM already.

Allie Puglisi stated that she wanted Richland Commercial Corridor removed from the plan and not allow high density development. She stated that 2.0 units per acre is too high for the area. She stated that the DRI reports are based on the developer's numbers and the County should be doing their own research and not relying on the provided information. She stated that everything should stop until this has all been reviewed. She stated that a professional with no county affiliation should review what has already been approved and obtain information on actual growth. She stated that the Board of Commissioners should not consider possible litigation when voting. She is concerned that growth in the area will make Walker Church Rd a congested thoroughfare.

John Kelly stated that a moratorium on all rezonings for the West Greene character area be put in place until a study is done to meet the demands for the area.

Heather Stokes stated an independent county planner needs to do a full review and look at the bigger picture and make recommendations to cities and the county should extend resources to the cities and partner with them. She asked when will the comprehensive plan be reviewed again in its entirety and Building Official Wooley stated it would be in 2 ½ years approximately.

Alan Puglisi stated that the Comprehensive Plan is a 5 year plan and should be planned for 20 years out. He stated this review should only be considered in light of the time left on the current plan and not beyond that.

Brent Herst of Piedmont Water 607 Old Phoenix, Eatonton, stated that he has listened to all the comments at recent meetings about water and sewer in the area and Piedmont is committed to

serving the growth in the area with expansion projects in process as well as future planned expansions. He stated that Greene County is where they are focusing the bulk of their expansion with a capital investment of \$48.4 million. He stated that after the Comprehensive Plan was approved in 2023, Piedmont based their long term growth and future expansion on the vision as stated in that plan. These are projects that require extensive long term planning. The current growth and future planned expansions follow the comprehensive plan. The public may not be aware but extensive planning for growth has been and will continue to happen. He stated that Piedmont continues to invest in the county to accommodate future growth.

Alex Nash, 1321 Carriage Ridge, stated that traffic concerns have been mentioned in all of the recent meetings. He stated that he is a engineer and has worked with planning for traffic. He stated that all engineers using an industry standard table to determine traffic counts and they are based on AM peak values and PM peak values. He stated that counts/rates on the chart are based on uses. There will be variables that are not reflected but the chart is what is used. He stated that substantial increases in traffic come from commercial uses such as drive thru restaurants with the example of 56 trips per hour per 1000sqf of a Chic Fil a restaurant. He recommends reviewing the chart.

Public Comment: Closed

Discussion: Chairman Peters stated that the next Board of Commissioners meeting is September 9th, 2025 at 5:00pm in the Board Room.

Citizens Present:

Rick McAllister
Jesse Copelan Jr
Kaye M Copelan
Spencer Sumner
Annette Westcott
Diane Kordecki
Michael Kordecki
John Kelly
Jere Brady
Gowan Smith
James Craig
Gregory Auston
Alli Puglisi
Allen Puglisi
Bill Oehme
Brent Hurst

Steve Broadbent
Katherine M Carey
Joanne King
Brian Casey
Tim Carey
David Shoemaker
Ron Neyhard
Keith Thomas
David Mumford
Byron Lombard
Stephen Davis
Alex Nash
Jay Miller
Heather Stokes
Ray Brindley

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