

**Greene County
Regular Meeting of the Planning & Zoning Commission
September 27th, 2022 4:00pm
Meeting Minutes**

Call to Order: At 4:00 pm 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, Jim Lynch, Tommy Swann
- **Members Absent:** None
- **Quorum Present:** Yes
- **P & Z Staff Present:** Chuck Wooley (Zoning Administrator), DeAnn Hester (Administrative Assistant)

Old Business:

1. Approval of the September 6th, 2022 called planning and zoning meeting minutes.
 - a. Al Brinkman motioned to approve, Randy Purdy 2nds, the vote was unanimous in favor of the motion.

New Business:

1. **REVISION OF GREENE COUNTY FUTURE LAND USE MAP:** The Greene County Planning and Zoning Commission shall consider at the request of the County Manager the revision of the Greene County Future Land Use Plan. The proposed revisions are intended to update the Map to better reflect the intended future use of land in unincorporated Greene County, Georgia.

Building Official/Zoning Administrator Chuck Wooley summarized the proposed revision to the Future Land Use Map. He stated that 1000 feet from the waters edge of Lake Oconee is zoned LR1 and that zoning class is residential. The current Future Land Use Map does not reflect. It was intended to be classified as residential all along and an oversight occurred when the map was created previously. This proposed revision is an attempt to correct that oversight. Durhamtown area would now be classified as parks and recreation on the proposed revision.

Public Comment: Mary Whitaker asked if the "Dyer Tract" is included in this change. The building official clarified which tract Mrs. Whitaker was referring to and explained that the tract in question is included in the residential classification on the proposed revision.

2. **APPLICATION TO AMEND THE LAND USE REGULATION (REZONING): Rick McAllister (applicant) acting on behalf of Carey Station Subdivision, LLC: Application to Amend the Land Use Regulation (Re-Zoning) for property described as 79.21 acres on Carey Station Road from A1 to PUD:** The property is located on **TMP #054-0-00-011-0** on Carey Station Road for a total of 79.21 acres currently zoned **A1** (Agricultural District – Intensive Farming). Proposed plan is to re-zone 79.21 acres to PUD (Planned Unit Development).

Building Official/Zoning Administrator Chuck Wooley summarized the proposed rezoning application. He stated that 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.

Applicant: Rick McAllister acting on behalf of Carey Station Subdivision, LLC gave a brief summary as the zoning of the property surround this 79.21 acre tract. He stated that the proposed use is consistent with the Future Land Use Plan. He referred to the conceptual site plan and that is includes only single-family residential lots but he stated that the proposed development when completed may include additional types of homes as permitted under the PUD zoning class. Rick stated that the required DRI has been completed and a traffic study has been done as well. He stated that water and sewer would be provided by Piedmont Water. Al Brinkman questioned if there would be sidewalks and what type of homes (1 level or 2 level) would be included in the development. Rick stated that those items would all be address at the preliminary plat phase. Al stated that there were 6 items listed on the traffic study and questioned how each of those items were being addressed. Rick stated that items 1, 2, 3 & 6 would be addressed at the preliminary plat and construction drawing phase of the development. In reference to Item 4 "the Hwy 44 widening project not being evaluated as part of this impact study", that was not evaluated because

this proposed development is outside the scope of that widening project. As to item 5, "the projected future growth of Lake Oconee Academy and the impacts of the new Del Webb intersection were not considered as a part of this impact study", Rick stated that at the time of that growth those entities would have to do a traffic study to address those issues. Al Brinkman stated that the DRI recommended a mix of housing/unit types and questions would they be following that recommendation? Rick stated that PUD allows for a mixture of housing types and they were evaluating all of the DRI recommendations as they move forward with the design of the proposed development.

Public Comment: None

Jim Lynch made a motion to recommend approval of the Rezoning request for 79.21 acres to the Board of Commissioners, Randy Purdy seconded the motion. The vote was unanimous in favor of the motion.

Discussion: Chairman Peters stated that the next Board of Commissioners meeting is October 11, 2022 at 5:00pm in the Board Room.

Citizens Present:

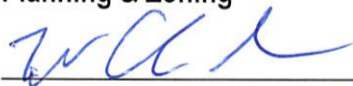
Rick McAllister
Ken Atkins
Susan Atkins
Mary Whitaker
Susan Whitaker
Claire Klein
Scott Swann
Todd Ciavola

Adjournment: Tommy Swann made the motion to adjourn the meeting and Al Brinkman seconded the motion. The vote was unanimous in favor of the motion.

Respectfully submitted,



DeAnn Hester
Planning & Zoning



Chris Peters, Chair
P&Z Commission