

**Greene County
Regular Meeting of the Planning & Zoning Commission
November 22nd, 2022 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 October 25th, 2022 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: Steve Gibson as authorized agent for Camp Swamp Services, Inc and Atlanta Church of Christ, Inc. (Applicant): Proposed plan is to operate a recreational development – an overnight Christian camp. The proposed site contains 178.24 acres known as 1380 Maxeys Rd located on TMP#064-0-00-031-0 and is currently zoned **A1** (Agricultural District – Intensive Farming).

Building Official/Zoning Administrator Chuck Wooley summarized the proposed conditional use permit for a recreational development. He stated that the camp was established about 1997 and with this proposed action, it would bring the facility into conformity with our regulations. He stated that it was discovered that the original proposed conditional use permit filing in 1997 was never presented to or approved by the Board of Commissioners due to an oversight. The proposed action is to correct that oversight and bring them into compliance. He recommended that the board recommend approval to the Board of Commissioners.

Applicant: Steve Gibson as authorized agent for Camp Swamp Services, Inc. stated that they believed that they were in compliance and were surprised to find out otherwise. They are requesting the conditional use permit to bring them into compliance.

Public Comment: None

Randy Purdy made a motion to recommend approval of the Conditional Use Permit for a recreational development to the Board of Commissioners, Tommy Swann seconded the motion. The vote was unanimous in favor of the motion.

2) APPLICATION TO AMEND THE LAND USE REGULATION (REZONING): Del Webb – Pulte (applicant): Application to Amend the Land Use Regulation (Rezoning) for property described as 50.5 acres on Askew Road from A1 to PUD: The property is located on TMP #036-0-00-020-0 on Askew Road for a total of 50.5 acres currently zoned **A1** (Agricultural District – Intensive Farming). Proposed plan is to re-zone 50.5 acres to **PUD** (Planned Unit Development).

Building Official/Zoning Administrator Chuck Wooley summarized the proposed rezoning application. He stated that upon rezoning, this tract would be consolidated into the Del Webb Community as a single unified development. 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: Jason Garrett as representative of Pulte stated that they requested a rezoning of 50.5 acres to PUD and that this tract would be consolidated into the existing development. It would be an extension/expansion of Del Webb and would include the same type of homes.

Public Comment: George Lewers a 10-year resident of Del Webb stated that he was concerned about the future of the development. He stated that the residents do not have a voice within the community because Pulte controls the Home Owners Association until the last lot/house is sold. He stated by rezoning this property it would extend the amount of time that they were subject to Pulte's control of the HOA.

Jim Lynch made a motion to recommend approval of the Rezoning request for 50.5 acres to the Board of Commissioners, Al Brinkman seconded the motion. The vote was unanimous in favor of the motion.

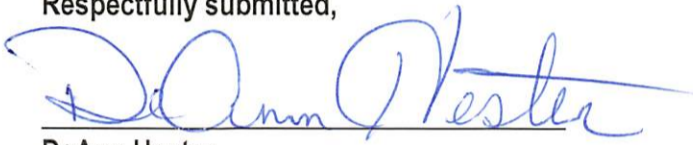
Discussion: Chairman Peters stated that the next Board of Commissioners meeting is December 13th, 2022 at 5:00pm in the Board Room.

Citizens Present:

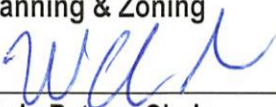
Steve Gibson
Jason Garrett
George Lewers

Adjournment: Randy Purdy 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