

**PLANNING COMMISSION**  
**November 15, 2006**

THE REGULAR MEETING OF THE GREENE COUNTY PLANNING COMMISSION WAS HELD ON WEDNESDAY, NOVEMBER 15, 2006, AT 7:30 PM IN THE COUNTY MEETING ROOM.

Those present were:            Gary Lowe, Chairman  
  Davis Lamb, Member  
  Graydon Lamb, Member  
  Phyllis Woodfolk, Member  
  Mickey Cox, Ex-officio Member  
  Bart Svoboda, Zoning Administrator  
  Marsha Alley, Secretary

Mr. Lowe called the meeting to order. The Commission agreed to move the Approval of the Minutes to the first item on the agenda.

**APPROVAL OF MINUTES**

The minutes for the August 16, 2006 and the September 20, 2006 meetings were unanimously approved as submitted.

**PRELIMINARY PLAT REVIEW**  
**Parrott's View—SDV#06-091**

Mr. Svoboda gave a staff report and presentation for the request. He stated that the property, Tax Map 39-(A)-16, consisting of 228.09 acres is zoned A-1. He added that the proposed use is for the development of a 51 lot subdivision for detached single family homes located on Dundee Road. He added that agencies had been notified and their comments were included in the information packets. He stated that staff recommended approval of the preliminary plat subject to all agency comments being addressed.

The Commission discussed water availability (well vs. public water), lot sizes, common areas, and soils work.

Ken Lawson, representative for the applicant, discussed the protection of the river, the housing market, open space, and the stringent covenants and restrictions. He added that the development would be made up of \$1/2 million homes, noting that the lots would be sold and the developer would not be the contractor. He stated that the roads would become state roads. He added that there would be open-ditch lots and he was unsure about the use of LID techniques.

Phyllis Woodfolk made a motion to approve preliminary subdivision plat SDV#06-

091 subject to the following requirements:

1. All agency comments need to be addressed.

Graydon Lamb seconded the motion.

The vote was taken.

**AYE**

Ms. Woodfolk  
Mr. G. Lamb  
Mr. D. Lamb  
Mr. Lowe

**NAY**

The motion carried by a 4-0 vote.

**PUBLIC HEARINGS**

**Mickey & Mildred Cox request to have 246.57 acres, identified on County Tax Maps as 48-(6)-1 & 3, which are zoned A-1 and located on Celt Road, removed from the Parker Mountain Agricultural and Forestal District (AFD). (AFD#06-006)**

Mr. Lowe opened the public hearing, read the above request statement, and reviewed the public hearing process.

Mr. Svoboda presented information regarding the request and read the staff report. He stated that the AFD Committee and staff recommend approval of the withdrawal request.

Helen Phillips addressed the Commission representing the applicant. She stated that the withdrawal request is being made based on medical reasons as the reasonable cause.

Public comment was given by Priscilla Schmitt, Carl Schmitt, Bill Steo, and John Ensor. They voiced their concern for development, commitment to the AFD, water issues, and other issues that accompany growth such as crime, water, and congestion. They also voiced their concern and respect for their neighbors and the situation that they are in at this time.

There being no further public comment, the Chairman closed the public hearing.

The Commission discussed the request stating that they sympathized with both the applicant and the neighbors. They noted that they would like to see the AFD term completed but that there is a medical basis for the withdrawal. They applauded the neighbors for their support of the applicants during this time of need.

Ms. Woodfolk made a motion to recommend approval of AFD#06-006 to withdraw from the AFD.

Mr. Davis Lamb seconded the motion.

A vote was taken.

AYE

Davis Lamb  
Graydon Lamb  
Phyllis Woodfolk  
Gary Lowe

NAY

The motion to recommend approval of AFD#06-006 carried by a 4-0 vote.

**Earl Wayne Powell/Marguerite Birckhead request a re-zoning from A-1, Agriculture, R-1, Residential, and B-3, Business to B-3, Business, on a 3.23 acre tract, located on Seminole Trail and identified on County Tax Maps as 60-(A)-24. (RZ#06-009)**

Mr. Lowe read the above request statement.

Bart Svoboda presented information regarding the request and read the staff report. He stated that the applicant is willing to offer easements for a road and some utilities. He added that staff supports the request.

Wayne Powell, applicant, explained that he would like for the entire parcel to be a consistent zoning of B-3 instead of the current mixed zoning of A-1, R-1, and B-3. He added that he is willing to grant a 25' right-of-way on the north side of the property for a road and an easement for public sewer across the front of the parcel. He stated that the rezoning would allow him to possibly expand his auto sales lot and increase the number of employees.

The chairman opened the public hearing.

Carl Schmitt addressed the Commission asking that the applicant explore the possibility of using LID techniques, address lighting issues and signage.

There being no further public comment, the chairman closed the public hearing.

The Commission discussed the number of parking spaces and the paving of the lot as well as the number of bays and the exterior of the building. They also reviewed the possibility of using LID techniques and the easements for the road and sewer. They agreed that proffers should be clarified before going to the Board of Supervisors.

Graydon Lamb made a motion to approve RZ#06-009 subject to the approval of a site development plan addressing issues related to the agency comments.

Davis Lamb seconded the motion.

A vote was taken.

AYE

Phyllis Woodfolk  
Graydon Lamb  
Davis Lamb  
Gary Lowe

NAY

The motion to defer SUP#06-006 carried by a 4-0 vote.

**OLD/NEW BUSINESS**

Mr. Svoboda informed the Commission that a memo has been sent to the BOS for direction regarding growth and future growth in the county. He noted that the TJPDC has offered to assist in the search for grant funding.

Mr. Svoboda explained that the proposed "Accessory Apartment" revision will be coming back to the Commission in January 2007 with changes. He added that he will try to include information in the December meeting packet to determine whether or not a work session will be necessary.

**OTHER PLANNING MATTERS**

Mr. Lowe gave reports from the EDA and the STAR group.

Mr. Lowe asked Mr. Cox if he had any comments.

Mr. Cox stated that the "Apartment" thing was crazy and that there was a lot of work to be done.

**ADJOURNMENT**

There being no further business, the meeting was adjourned.

Respectfully submitted,

*Marsha Alley*  
Secretary