

**PLANNING COMMISSION  
WORK SESSION  
AUGUST 20, 2008**

THE WORK SESSION MEETING OF THE GREENE COUNTY PLANNING COMMISSION WAS HELD ON WEDNESDAY, AUGUST 20, 2008, AT THE CLOSE OF THE REGULARLY SCHEDULED MEETING IN THE COUNTY MEETING ROOM.

Those present were:

- Davis Lamb, Chairman
- Norman Slezak, Vice-Chairman
- Jim Frydl, Member
- Anthony Herring, Member
- Phyllis Woodfolk, Member
- Bart Svoboda, Planning Director
- Stephanie Golon, County Planner
- Shawn Leak, Zoning Officer
- Marsha Alley, Secretary

Mr. Lamb called the meeting to order.

**WORK SESSION TOPIC:**

**Ordinance Revision: Business Districts, Uses By-right and by Special Use Permit**

Mr. Lamb asked Mr. Svoboda to review the proposed revisions.

Mr. Svoboda presented the current and proposed revisions to the business uses in a PowerPoint presentation.

There was discussion among the Commission, staff, Jeri Allen, and Carl Schmitt regarding the uses, the intent of the ordinance, special use permits, transition zones, and definitions.

Andrea Wilkinson reminded the Commission about the recent concerns from the Enderly Acres area regarding the McLean property request in regard to the transition zones and how the business use impacts affect the neighboring area.

There was discussion regarding that reminder and the effects that some business uses could have on adjoining areas, keeping in mind that decisions must be made based on the benefit to the county and its citizens, not on emotion.

There was discussion on the list of uses, business possibilities, hours of operation and other business details and how they could be addressed by the ordinance.

After discussion and review, Mr. Svoboda summarized that staff would review the uses and group like uses, in addition to reviewing the definitions as well.

It was determined that a work session should be scheduled, possibly in September. Mr. Svoboda stated that he would check the upcoming agendas and meeting schedules. He added that he would then notify the Commission as to possible dates for the work session.

Ms. Golon stated that she had presented the uses as a table which may be overwhelming. She suggested that she would revise the document to be viewed as a list which would allow each Commissioner to review the uses and assign it a zoning district with an explanation. She stated that she could then extrapolate the data and create one document comprising all ideas.

There was discussion regarding work session date possibilities. It was determined to hold a work session at 6:30 pm prior to the regularly scheduled meeting in September.

### **ADJOURNMENT**

There being no further business, the meeting was adjourned.

Respectfully submitted,

*Marsha Alley*  
Secretary