



**Agenda**  
**Regular Meeting of the Greene County Planning & Zoning Commission**  
**Greene County Board Of Commissioners Meeting Room**  
**1034 Silver Drive, Greensboro, Ga 30642**  
**Wednesday, January 6, 2021 @ 4 PM**

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**THIS IS A PUBLIC MEETING**

*If there is an item on the agenda on which you wish to comment, you can address that item during the Public Comments Portion of the agenda. The Chairman reserves the right to place a time limit on each persons' comment presented.*

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- I. Call meeting to order
- II. Invocation & Pledge of Allegiance
- III. Roll Call
- IV. Old Business:
  - 1) Approval of November 24, 2020 P&Z Meeting Minutes.
- V. New Business:
  1. **CONSTRUCTION DRAWINGS: Del Webb @ Lake Oconee % Pulte Home Co., LLC requests approval of construction drawings for Phase II Unit VI Parcels 16 & 17:** The proposed site is a continuing phase of the Del Webb @ Lake Oconee development situated on **TMP# 036-0-00-017-0** **disturbing 27.5 acres** and containing **90 Single-Family residential lots** for parcels 16 & 17. Currently zoned **PUD** (Planned Unit Development).
  2. **FINAL PLAT: Pulte Home Company, LLC (applicant): Final Plat request for development of Del Webb at Lake Oconee Parcel 6:** The proposed site is Parcel 6 of the Del Webb @ Lake Oconee development and is located on **TMP #036-0-00-017-0** off of **Carey Station Road** and is currently zoned **PUD** (Planned Unit Development). Proposed plan is to create fifteen (15) additional **Single Family Residential lots**.
  3. **RE-ZONING APPLICATION: Oconee Land Development Company, LLC (applicant): Application to Amend the Land Use Regulation (Re-zoning) for property referred to as The Homesteads from A1/LR1 to PUD:** The property is located on **TMP #077-0-00-001-0, TMP #077-0-00-001-A, TMP #077-0-00-001-B, TMP #077-0-00-001-C, TMP #077-0-00-001-D, TMP #077-0-00-001-E, TMP #077-0-00-001-F, TMP #077-0-00-001-H, TPM #077-0-00-001-M, TMP #077-0-00-001-N, TMP #094-0-00-002-0, TMP #094-0-00-002-A** along Hatcher's Run for a total of 1,279.04 acres. 553.77 acres is currently zoned **A1** (Agricultural District) and 725.27 acres is currently zoned **LR1** (Lakeshore Single-Family Residential/Recreation District). Proposed plan is to re-zone 1279.04 acres to **PUD** (Planned Unit Development) and would be annexed into the existing Reynolds Lake Oconee PUD.
  4. **PRELIMINARY PLAT: Oconee Land Development Company, LLC (applicant): Preliminary Plat request for development of The Homesteads, Section II within Reynolds Lake Oconee:** The proposed site is Section II of The Homesteads and is located on **TMP #077-0-00-001-B** at the

end of **Rock Fall Loop** and is creating four (4) **Single Family Residential lots** for Section II. Currently zoned **LR1** (Lakeshore Single-Family Residential/Recreation District). Property is included in #3 Re-Zoning Application.

5. **CONSTRUCTION DRAWINGS: Oconee Land Development Company, LLC (applicant): Construction Drawings for development of The Homesteads, Section II within Reynolds Lake Oconee:** The proposed site is Section II of The Homesteads and is located on **TMP #077-0-00-001-B** at the end of **Rock Fall Loop** containing 20.15 acres and creating four (4) **Single Family Residential lots** for Section II. Currently zoned **LR1** (Lakeshore Single-Family Residential/Recreation District). Property is included in #3 Re-Zoning Application.
6. **FINAL PLAT: Oconee Land Development Company, LLC (applicant): Final Plat request for development of The Homesteads, Section II within Reynolds Lake Oconee:** The proposed site is Section II of The Homesteads and is located on **TMP #077-0-00-001-B** at the end of **Rock Fall Loop** and is currently zoned **LR1** (Lakeshore Single-Family Residential/Recreation District) Property is included in #6 Re-zoning request. Proposed plan is to create four (4) **Single Family Residential lots**. Property is included in #3 Re-Zoning Application.
7. **FINAL PLAT: Sunset Bluff Investment Group, LLC/ Richard Dean Smith Jr. and Soctt Carl Swann (Applicant); Final Plat request for development at Sunset Bluff at Lake Oconee:** The proposed site is Sunset Bluff at Lake Oconee and is located on **TMP #036-B-00-031-0, TMP #036-B-00-031-B & TMP #036-B-00-031-C** off of **Parks Mill Dr** and is currently zoned **LR1** (Lakeshore Single-Family Residential/Recreation District). Proposed plan is to create fifty-eight (58) **Single Family Residential lots**.