



**Agenda**  
**Regular Meeting of the Greene County Planning & Zoning Commission**  
**Greene County Board Of Commissioners Meeting Room**  
**1034 Silver Drive, Greensboro, Ga 30642**  
**Tuesday, June 24<sup>th</sup>, 2025 @ 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 May 27<sup>th</sup>, 2025 P&Z Meeting Minutes.
- V. New Business:
  - 1) **APPLICATION TO AMEND THE LAND USE REGULATION (REZONING):**  
**Oconee Land Development Co LLC (applicant): Application to Amend the Land Use Regulation (Re-Zoning) for property described as 0.55 acres on Lake Oconee Parkway from PUD to B1:** The property is located on **TMP #055-0-00-005-0** on Lake Oconee Parkway for a total of 0.55 acres currently zoned **PUD** (Planned Unit Development). Proposed plan is to re-zone 0.55 acres to **B1** (Neighborhood Convenience Commercial District).
  - 2) **APPLICATION TO AMEND THE LAND USE REGULATION (REZONING):**  
**Oconee Land Development Co LLC (applicant): Application to Amend the Land Use Regulation (Re-Zoning) for property described as 7.72 acres North and West of Cherokee Dr from B1 to PUD:** The property is located on **TMP #055-0-00-010-K** North and West of Cherokee Dr for a total of 7.72 acres currently zoned **B1** (Neighborhood Convenience Commercial District). Proposed plan is to re-zone 7.72 acres to **PUD** (Planned Unit Development).
  - 3) **APPLICATION TO AMEND THE LAND USE REGULATION (REZONING):**  
**Oconee Land Development Co LLC (applicant): Application to Amend the Land Use Regulation (Re-Zoning) for property described as 24.04 acres North and West of Cherokee Dr from B1 to PUD:** The property is located on **TMP #055-0-00-010-J** North and West of Cherokee Dr for a total of 24.04 acres currently zoned **B1** (Neighborhood Convenience Commercial District). Proposed plan is to re-zone 24.04 acres to **PUD** (Planned Unit Development).
  - 4) **APPLICATION TO AMEND THE LAND USE REGULATION (REZONING):**  
**Oconee Land Development Co LLC (applicant): Application to Amend the Land Use Regulation (Re-Zoning) for property described as 6.30 acres on Landing Parkway from PUD to PUD with STRO:** The property is located on **TMP #056-0-00-007-0** on Landing Parkway for a total of 6.30 acres currently

zoned **PUD** (Planned Unit Development). Proposed plan is to re-zone 6.30 acres to **PUD** (Planned Unit Development) with **STRO** (Short Term Rental Overlay).

- 5) **Public hearing on the Greene County Zoning Ordinance , Appendix B, amendments that are being proposed.** The proposed changes aim to address changes to Appendix B "Zoning Ordinance," including changes in the Zoning Ordinance to Area and Yard size requirements specifically minimum lot sizes and Density in the RM Multi-Family Residential District, R1 Low-Density Residential District, LR1 Lakeshore Single-Family Residential/Recreation District, R2 Medium-Density Residential District and LR2 Lakeshore Multi-Family Residential/Recreation District, and changes to Townhouses, Condominiums, Apartments and Multi-Family Dwellings.
- 6) **Public hearing on the Greene County Subdivision Regulation Ordinance amendments that are being proposed.** The proposed changes aim to address changes to Appendix A "Subdivision Regulations" including addressing changes in the Subdivision Regulations as to the establishment of parent parcels and minor subdivision approvals.