

**Greene County  
Meeting of the Planning & Zoning Commission  
January 6, 2021 4:00pm  
Meeting Minutes**

**Call to Order:** At 4:00 pm Chairman Doran Samples called to order the meeting of the Greene County Planning & Zoning Commission. After the invocation given by Chairman Samples, those in attendance stood for the Pledge of Allegiance led by Chairman Samples

**Roll Call:**

- **Members Present:** Doran Samples (Chair), Al Brinkman, Kevin Jackson, Jonathan Vining, Tommy Swann
- **Members Absent:** None
- **Quorum Present:** Yes
- **P & Z Staff Present:** Chuck Wooley (Zoning Administrator), DeAnn Hester Walker (Administrative Assistant)

**Old Business:**

1. Approval of the **November 24, 2020** planning and zoning meeting minutes.
  - a. Kevin Jackson motioned to approve, Jonathan Vining 2nds, the vote was unanimous in favor of the motion.

**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)**.
  - a. Applicant – Andy Murrows & Sterling Krick (representatives for Del Webb @ Lake Oconee % Pulte Home Co. LLC) stated that they wanted to add 90 Single – Family residential lots for parcel 16 & 17 to Del Webb. This would be the final phase of Del Webb at Lake Oconee and will contain all of 3 of their product lines. Building Official C. Wooley summarized the request and recommended that the Board approve the construction drawings. Chairman Samples pointed out that this was consistent with previously approved preliminary plat. He also stated that there will be a total of 874 lots if approved. Chairman Samples questioned the number of mailboxes to serve the development. Mr. Krick stated that the building of the necessary additional mailboxes had already been permitted and construction was underway.
  - b. Public Comments. None. Closed.
  - c. Jonathan Vining made a motion to approve the Construction drawings for Phase II Unit VI Parcels 16 & 17 of Del Webb @ Lake Oconee, Kevin Jackson 2<sup>nds</sup>, the vote was unanimous in favor of the motion.
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**.
  - a. Applicant – Andy Murrows and Sterling Krick (representatives for Del Webb @ Lake Oconee % Pulte Home Co. LLC) stated that the proposed plan is to create 15 additional single family residential lots. Building Official C. Wooley summarized the proposed plan and he recommends that the board recommends approval to the Board of Commissioners. Chairman Samples asked if it is consistent with the existing lots. Sterling Krick advised that it was consistent and he stated that the Roads and Utilities are in place. Building Official Wooley advised that a bond for maintenance was on file.
  - b. Public Comments. None. Closed.

c. Jonathan Vining made a motion to recommend approval to the Board of Commissioners for the Final Plat for Del Webb at Lake Oconee Parcel 6, Tommy Swann 2<sup>nds</sup>, the vote was unanimous in favor of the motion.

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.

a. Applicant – Rabun Neal (representative for Oconee Land Development Company, LLC) stated that they proposed to re-zone 1279.04 acres to PUD and to annex this into the existing Reynolds Lake Oconee PUD. Chair Samples stated that the required ad was published in the Herald Journal twice due to re-scheduling of the meeting and that the required sign was posted at the property. Chairman Samples drew attention to supporting documentation included within the application that shows how the acreage lays in relation to the existing Reynolds Lake Oconee PUD. Chairman Samples stated that is was consistent with the existing portion of Reynolds Lake Oconee and Mr. Neal concurred. Chairman Samples stated the PUD requires water, sewer and fire hydrants. Mr. Neal advised that they had filed an intent with the state and have bonded with the county for the building of the sewer plant to service this acreage. Chairman Samples advised that the density meets the requirements as addressed on the table with the application. Building Official Wooley summarized the proposed re-zoning plan and advised that he recommends that the board recommend approval to the Board of Commissioners.

b. Public Comment. None. Closed.

c. Jonathan Vining made a motion to recommend approval of the Re-Zoning application for property referred to as The Homesteads from A1/LR1 to PUD, Kevin Jackson 2<sup>nds</sup>, the vote was unanimous in favor of the motion.

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.

a. Applicant Rabun Neal (representative for Oconee Land Development Company, LLC) stated that the proposed plan is to create 4 single family residential lots for The Homesteads, Section II at the end of Rock Fall Loop. Chairman Samples stated that due to meeting density requirements there are no open space requirements. Building Official C. Wooley summarized the proposed plan and recommends that the board recommend approval to the Board of Commissioners.

b. Public Comment. None. Closed.

c. Jonathan Vining made a motion to recommend approval of the Preliminary Plat for The Homesteads, Section II within Reynolds Lake Oconee pending approval by the Board of Commissioners for the Re-Zoning application, Tommy Swan 2<sup>nds</sup>, the vote was unanimous in favor of the motion.

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.

a. Applicant – Rabun Neal (representative for Oconee Land Development Company, LLC) stated that these drawing refer to the lots on the preliminary plat presented for approval today. Chairman Samples asked Building Official Wooley about fire hydrant requirements. Building Official Wooley read Ordinance 3.10.3 as it applies to fire hydrants. Mr. Neal advised that the fire hydrants were correctly placed on the plans as per the ordinance and Building Official Wooley concurred. Building Official Wooley summarized the plan and recommends that the Board approve the construction drawings.

b. Public Comment. None. Closed.

c. Jonathan Vining made a motion to approve the Construction Drawings for The Homesteads, Section II contingent on the Board of Commissioners approving the Re-Zoning application and the Preliminary Plat, Kevin Jackson 2<sup>nds</sup>, the vote was unanimous in favor of the motion.

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.

a. Applicant – Rabun Neal (Representative of Oconee Land Development Company, LLC) had no remarks. Building Official Wooley stated that there was a bond on file for the utilities and road. Chairman Samples stated the final plat was consistent with the preliminary plat.

b. Public Comment. None. Closed.

c. Jonathan Vining made a motion to recommend approval to the Board of Commissioners for the Final Plat of The Homesteads, Section II within Reynolds Lake Oconee contingent on the approval of the re-zoning applications and the preliminary plat, Kevin Jackson 2<sup>nds</sup>, the vote was unanimous in favor of the motion.

7. **FINAL PLAT: Sunset Bluff Investment Group, LLC/ Richard Dean Smith Jr. and Scott 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**.

a. Applicant – Rick McAllister (Consultant for Sunset Bluff Investment Group, LLC / Richard Dean Smith, Jr and Scott Carl Swann) stated that the proposed plan is to create 58 single family residential lots at Sunset Bluff at Lake Oconee. He stated that the final plat is consistent with the preliminary plat previously approved by the Board. He stated that a landscape easement was added to the final plat for Lot 1 and the corner of Lot 5. There will be 2 wells to provide water to all lots and each lot will have an individual septic system which has been approved by the Environmental Protection Division. He stated that the EPD had provided a source letter for the wells and they would be serviced by Georgia Water and Well. The existing water system is large enough to accommodate fire hydrants should they be installed in the future. He stated there are flush hydrants in place currently and dry hydrant near the dock. Mr. McAllister stated that some roads were added and some were existing. He stated that binder was in place on all of the new roads until the lots were sold. Building Official Wooley recommends that the Board recommend approval to the Board of Commissioners. He also stated that there is a bond on file for topping of the roads.

b. Public Comments. None. Closed.

c. Kevin Jackson made a motion to recommend approval to the Board of Commissioners for the Final Plat for Sunset Bluff at Lake Oconee, Jonathan Vining 2<sup>nds</sup>, the vote was unanimous in favor of the motion.

**Discussion:**

Next Board of Commissions Meeting is Tuesday, January 12, 2021 at 5:00PM in the Board Room.

**Citizens Present:**

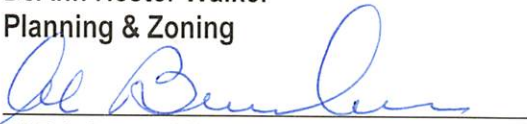
Rick McAllister, Representative for Sunset Bluff Investment Group  
Richard Dean Smith, Sunset Bluff Investment Group  
Scott Carl Swann, Sunset Bluff Investment Group  
Andrew Murrows, Pulte Homes  
Sterling Krick, Pulte Homes  
Rabun Neal, Oconee Land Development  
Craig Johnson, Oconee Land Development

**Adjournment:** Kevin Jackson 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 Walker  
Planning & Zoning



Al Brinkman, Vice Chair  
P&Z Commission