



Greene County Planning and Zoning Commission

Regular Monthly Meeting

April 28, 2026

4:00 PM

Commissioner's Meeting Room

Agenda

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.

A. Call to Order

B. Invocation & Pledge of Allegiance

C. Roll Call

D. Old Business

1. Minutes from the March 31st, 2026 Regular Monthly Meeting
2. **CONDITIONAL USE: James & Christa Hyatt (Applicant):** The proposed site contains 2.37 acres known as 1080 Sunset Bluff located on **TMP#036-B-B0-002** and is currently zoned **LR1** (Lakeshore Single Family Residential/Recreational District and **A1** (Agricultural District – Intensive Farming). Proposed plan is to add a guest house.

E. New Business

1. **APPLICATION TO AMEND THE LAND USE REGULATION (REZONING): James Peugh Jr. & Denise Peugh (applicant): Application to Amend the Land Use Regulation (Re-Zoning) for property described as approximately 10 acres on Jernigans Lane from A1 to B2:** The property is portion of TMP #108-0-00-003-0 on 1031 Jernigans Lane for a total of approximately 10 acres currently zoned A1 (Agricultural District – Intensive Farming). Proposed plan is to re-zone approximately 10 acres to B2 (General Commercial Highway Oriented District).
2. **CONDITIONAL USE: Rick McAllister acting on behalf of Oconee Rock Yard Inc (Applicant):** The proposed site contains 64.50 acres on Carey Station Road located on TMP#034-0-00-007-0 and is currently zoned A1 (Agricultural District – Intensive Farming). Proposed plan is to operate a Borrow Pit.

F. Adjournment

Posted April 9, 2026