

Greene County Board of Commissioners

Regular Monthly Meeting Tuesday, May 12, 2026

A. Pledge of Allegiance

B. Invocation

C. Call to Order

The meeting was called to order at 5:00 p.m.

D. Roll Call

District 3 Commissioner Lindsey was available by teleconference. Chairman Usry also recognized retiring Enhance 911 Center employee Jacqueline "Elaine" Armour for her many years of service.

E. Approval of Minutes

1. Minutes from the April 14, 2026 Regular Monthly Meeting

District 4 Commissioner Blanton motioned to approve the April 14, 2026 Regular Meeting minutes. District 2 Commissioner Smith seconded. Motion passed 5 - 0.

F. Zoning & Subdivision Item

1. Consideration of a Conditional Use Request for a Guest House - James & Christa Hyatt

District 2 Commissioner Smith motioned to approve the Conditional Use request submitted by James and Christa Hyatt for a guest house at 1080 Sunset Bluff located on TMP# 036-B-B0-002. District 1 Commissioner Deering seconded. Motion passed 5 - 0.

2. Consideration of a Conditional Use request for a Borrow Pit - Oconee Rock Yard

Various speakers spoke against and in favor of the Conditional Use request. District 1 Commissioner Deering motioned to approve the Conditional Use request for a Borrow Pit as requested by Oconee Rock Yark, Inc. to be located at TMP#034-0-00-007-0. District 3 Commissioner Lindsey seconded. Motion passed 5-0.

3. Consideration of a Preliminary Plat for Hardin Woods, Sect I, 52.35 ac, 48 Lots - Oconee Land Development Co LLC (Applicant)

District 4 Commissioner Blanton motioned to approve the Preliminary Plat submitted by Oconee Land Development Co LLC for 48 lots in Hardin Woods, Section I on Parcel #055-0-00-004-0. District 1 Commissioner Deering seconded. Motion passed 5 - 0.

4. Consideration of a Preliminary Plat for Hardin Woods, Sect II, 29.34 ac, 23 Lots - Oconee Land Development Co LLC (Applicant)

District 1 Commissioner Deering motioned to approve the Preliminary Plat submitted by Oconee Land Development Co LLC for 23 lots in Hardin Woods Phase II on Parcel #055-0-00-004-0.. District 4 Commissioner Blanton seconded. Motion passed 5 - 0.

G. Business Items

1. Consideration of a Memorandum of Understanding with the University of Georgia for the Greene County Archway Partnership

District 4 Commissioner Blanton motioned to approve the Memorandum of Understanding for the Greene County Archway Partnership with funding provided through General Administration - Professional Services. District 1 Commissioner Deering seconded. Motion passed 5 - 0.

2. Consideration of an Appointment to the Greene County Development Authority

District 3 Commissioner Lindsey motioned to appoint Mark Lipscomb to the Greene County Development Authority to serve a four-year term ending June 30, 2030. District 4 Commissioner Blanton seconded. Motion passed 5 - 0.

3. Consideration of an Appointment to the Board of Assessors

District 2 Commissioner Smith motioned to appoint Nick Antone to the Greene County Board of Assessors to serve a three-year term ending May 30, 2029. District 1 Commissioner 1 Deering seconded. Motion passed 5 - 0.

4. Consideration of an Appointment to the Divison of Family and Children Services
- Greene County Advisory Board

District 1 Commissioner Deering motioned to reappoint Tommi Ward to the Division of Family and Children Services — Greene County Advisory Board for a five-year term starting July 1, 2026 and ending June 30, 2031. District 4 Commissioner Blanton seconded. Motion passed 5 - 0.

5. Consideration of an Appointment to the Region 10 EMS Council

District 1 Commissioner Deering motioned to appoint Chris McDaniel to the Region 10 EMS Council to serve a three-year term beginning July 1, 2026 and ending June 30, 2029. District 4 Commissioner Blanton seconded. Motion passed 5 - 0.

6. Consideration of a Resolution Regarding Emergency Management

District 2 Commissioner Smith motioned to adopt Resolution 2026.5.12 Regarding Emergency Management, and to waive the reading of the Resolution. District 1 Commissioner Deering seconded. Motion passed 5 - 0.

H. Commissioner's Reports

District 1 Commissioner Deering reported that the historical marker honoring Abram Colby was just installed on the Courthouse lawn. She noted that Abram Colby was part of the original 33 African American State legislators elected to office following the Civil War. She thanked Mamie Hillsman, Easley's Yard Care, the Garden Club's Linda Kimbell and staff for helping with the marker.

I. Adjournment

The meeting was adjourned at 5:45 p.m.

Sylvia Hill, County Clerk

Gary Usry, Chairman of the Board

Angela Walker-Deering, District 1

Jeffery Smith, District 2

Dee Lindsey, District 3

Mark Blanton, District 4

Permit Request – Feb 20 – Simple Pool House Room Modification

Owner – James Hyatt (Purchase Property Dec 2025 / Prior Owner - Lindsey)

Address – 1080 Sunset Bluff / Greensboro Ga / 30642

Project Start – As soon as permitted / 4 Bedroom Home w/Pool House (Existing)

 **Pool House Statement of Use:** (Prior use as exercise room / Need is for pool service room)

The former exercise room is directly adjacent to the pool deck as shown in Attachment A 1-4, and we plan to repurpose this room space to better support pool-related activities. Specifically, we propose installing a small serving area and cabinet storage areas for meals and social time. Cabinets will also provide space for pool toys, supplies, and accessories.

Because the space is located next to the outdoor grills, it would be significantly more convenient and efficient to store plates, glasses, and utensils in this pool house location rather than transporting all these items across the pool deck, up and down two flights of stairs, through the sunroom and dining room to access the main kitchen. These steps or trips, and the distance from the pool house to the main kitchen, repeats itself for every occurrence, which is simply unnecessary, inconvenient, and not the safest way to do it.

Establishing a modest service and seating (social) (rain events) area within the pool house area will also improve accessibility and enjoyment for the younger and elderly family members, who would otherwise need to navigate multiple stairways to enter and exit the main residence. This modification allows them to remain comfortably and safely near the pool area and participate more fully, in family events.

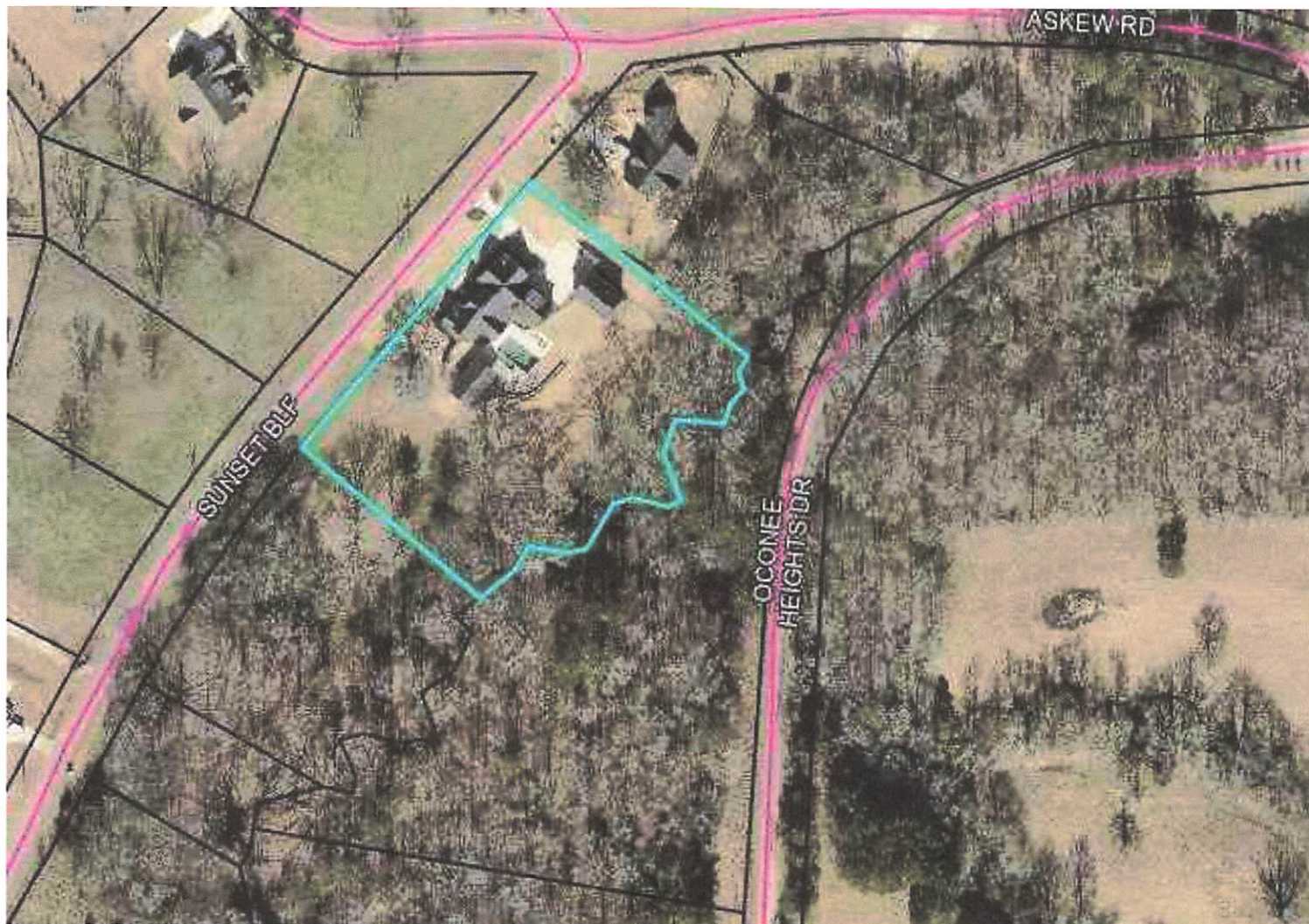
From a safety standpoint, reducing repeated trips between the main house and pool deck minimizes the risk of slips, falls, and dropped items. Keeping food service and cleanup contained within the pool area enhances overall safety and convenience for both young and older family members.

The proposed space improvements include base cabinets, a serving island for buffet-style meals, a refrigerator for beverages, a sink with garbage disposal, and a dishwasher. (Attachment B 1-5) These additions will allow dishes and utensils to be cleaned and stored on-site for future use during pool days with family eliminating endless trips to the main kitchen. Oconee Cabinets will make and install the cabinets.

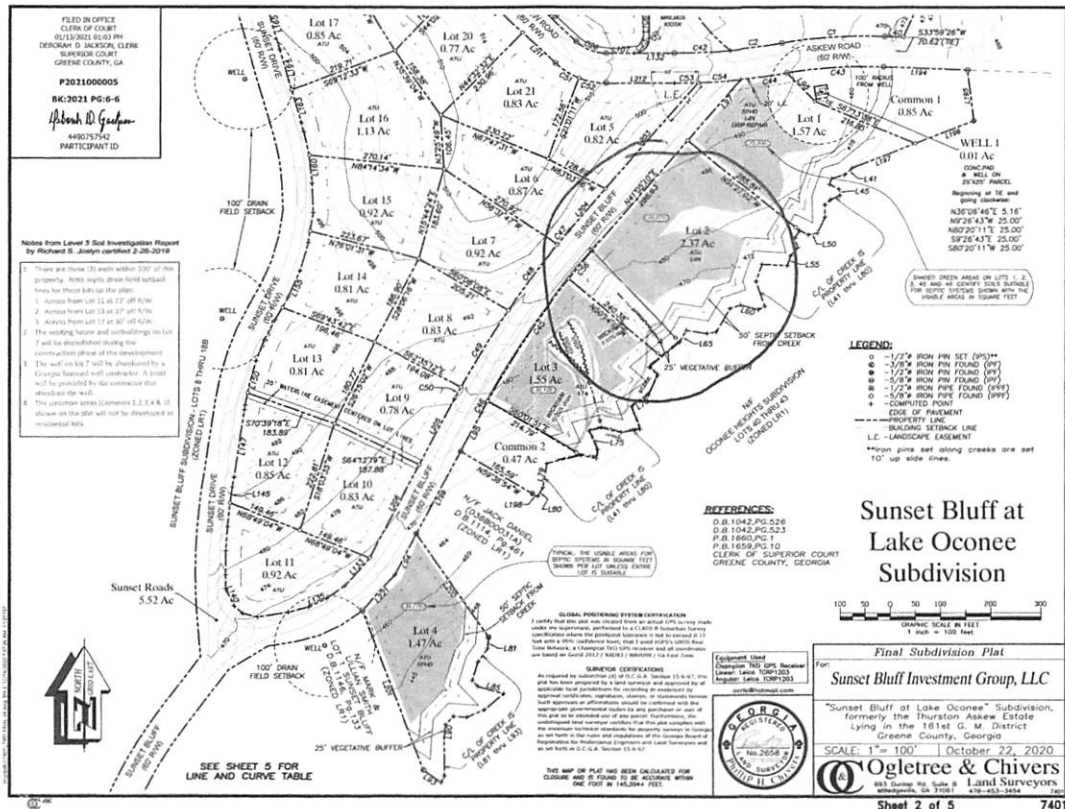
Importantly, this modification does not change the frequency of pool use, number of guests, or intensity of activity. The purpose is solely to improve convenience, safety, and accessibility for family members of all ages. We prefer a pool centric area vs. a Gym.

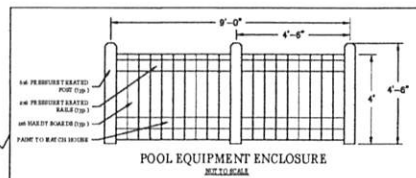
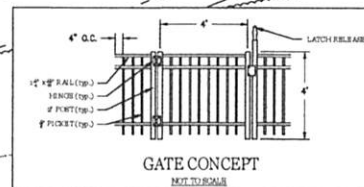
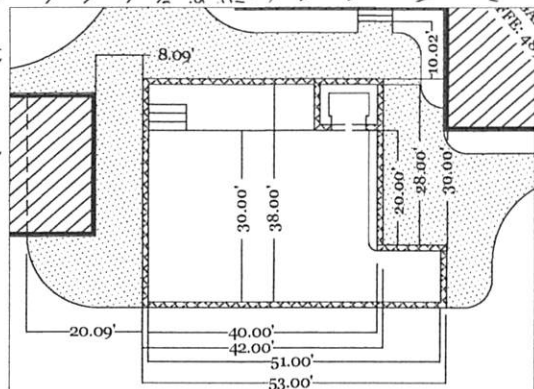
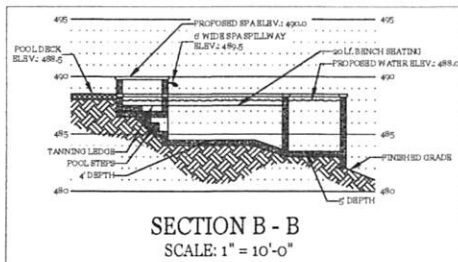
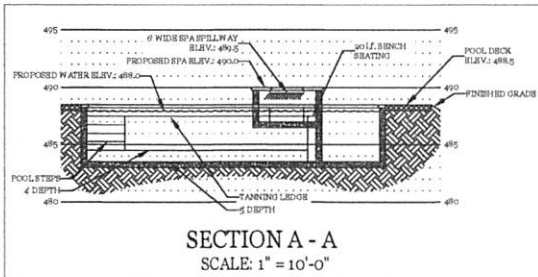
Thank you for approving so we can complete the work in May before pool season.

Tax Map



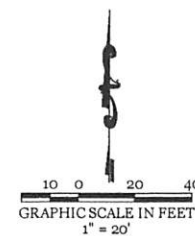
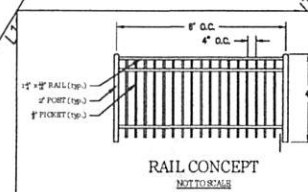
Plat





POOL WALL & GENERAL NOTES:
A SECONDARY ENTRY/EXIT IS REQUIRED FOR ALL POOLS THAT EXCEED FIVE FEET IN DEPTH.
INSTALL SAFETY ROPE FLOAT PER 2012 IUPSC, SECTION B11.
ALL WINDOWS & DOORS CONTAINED WITHIN THE STRUCTURE WALLS USED AS A BARRIER SHALL BE EQUIPPED WITH WATER HAZARD ENTRANCE ALARMS.
POOL & RETAINING WALLS USED AS A BARRIER SHALL BE A MINIMUM OF FOUR FEET IN HEIGHT.
POOL GATES SHALL BE SELF-CLOSING & LATCHING.
POOL & RETAINING WALLS TO BE SMOOTH SURFACE STONE WITH FLAGSTONE COPING TO MATCH HOUSE.
STEPS TO BE FLAGSTONE.
POOL COPING TO BE FLAGSTONE.

POOL DIMENSIONS:
DECK: 1,877 S.F.
POOL DEPTH: 4' - 6'
POOL AREA: 1,531 S.F.
POOL PERIMETER: 178 L.F.
POOL COPING: 186 L.F.



LEVEL II CERTIFICATION:
MATT POYNER
JAMES WESLEY DESIGNS, LLC
CERTIFICATION #: 88942
EXPIRATION DATE: 08/29/2022
CELL: 478.747.2219
mail@jameswesleydesigns.com

24 HOUR EMERGENCY CONTACT:
JILL LINDSEY
LAKES OCONNOR CUSTOM POOLS
1061 LORND DRIVE
GREENSBORO, GA 30642
CELL: 478.983.3294
EMAIL: jill@lakesocustompools.com

OWNER/TERTIARY PERMITTEE:
JILL LINDSEY
1061 LORND DRIVE
GREENSBORO, GA 30642
CELL: 478.983.3294
EMAIL: jill@lakesocustompools.com



MATTHEW F. POYNER
LANDSCAPE ARCHITECT
CERTIFICATION #: 88942
EXPIRATION DATE: 08/29/2022
CELL: 478.747.2219
mail@jameswesleydesigns.com

**JAMES WESLEY
DESIGNS**
LANDSCAPE ARCHITECTURE
1080 SUNSET BLUFF, GREENSBORO, GA 30642
WWW.JAMESWESLEYDESIGNS.COM

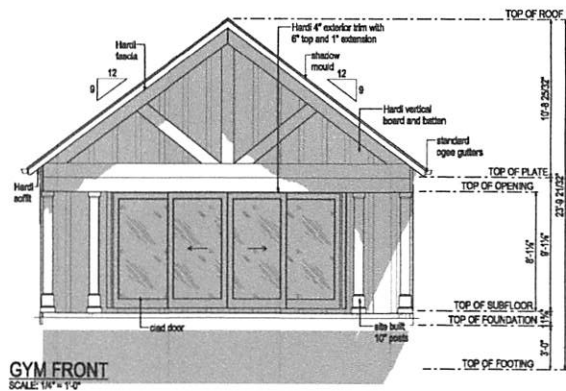
SITE PLAN
COUNTY: GREENE
SUBMIT DATE: 08/29/2022
DATE: 08/29/2022
SCALE: 1" = 20'-0"
JOB NO.: 24-009

LINDSEY RESIDENCE
1080 SUNSET BLUFF, GREENSBORO, GA 30642
SUNSET BLUFF @ LAKE OCONNOR

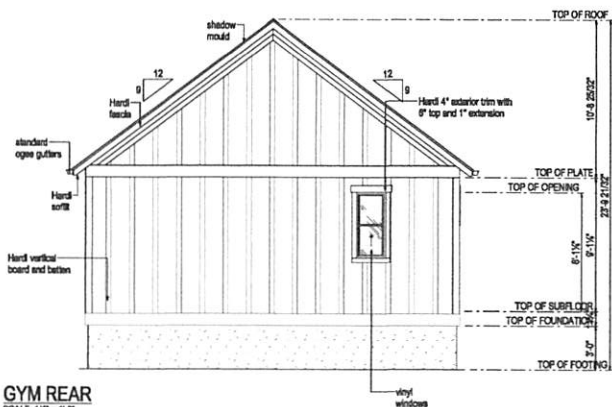
3 of 7

REVISIONS
NO. DATE COMMENTS REQUESTED BY

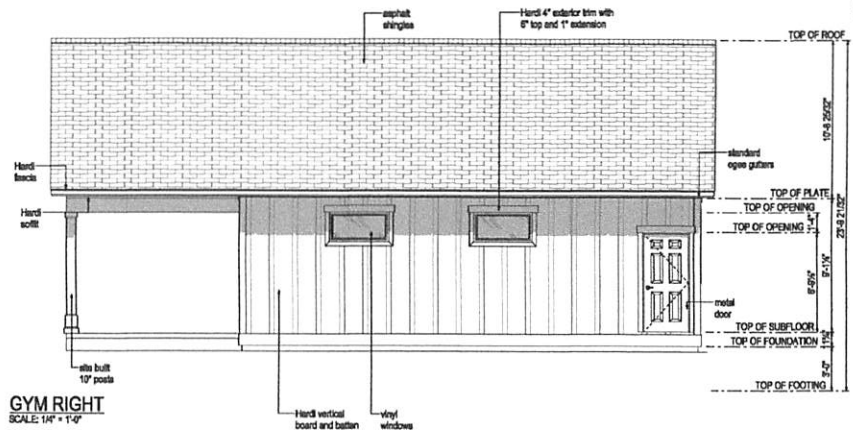
ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME FOR ALL CONVENTIONAL CODES AND BUILDING PRACTICES. THESE DRAWINGS CONFORM TO GENERALLY ACCEPTED BUILDING PRACTICES, HOWEVER STATE AND LOCAL CODES VARY WIDELY. THE DRAWING, JOHN K. HONKA, SHALL NOT BE HELD LIABLE FOR ANY ERRORS. ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING ALL MECHANICAL AND ELECTRICAL REQUIREMENTS AND CLEARANCES. THE CONTRACTOR SHALL VERIFY ALL FOUNDATION AND FOOTING LOCATIONS. CONTRACTOR SHALL VERIFY ALL BEAM AND HEADER SIZES FOR CODE COMPLIANCE. DESIGNER'S FINANCIAL LIABILITY SHALL BE LIMITED TO HALF OF THE ACTUAL CONTRACT PRICE OF SAID HOME DESIGN.



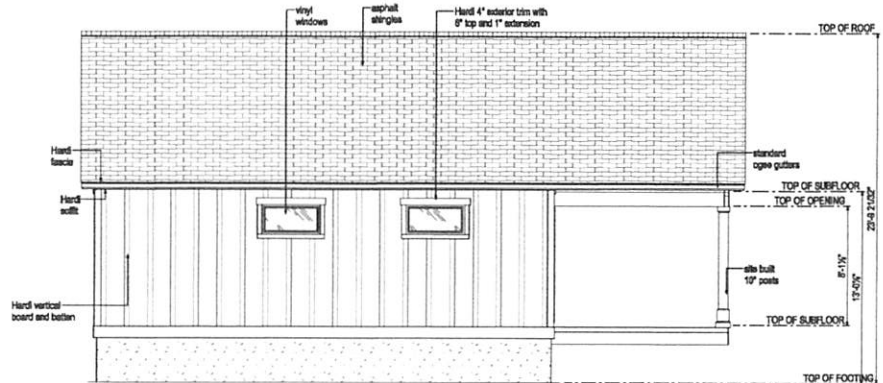
GYM FRONT
SCALE: 1/4" = 1'-0"



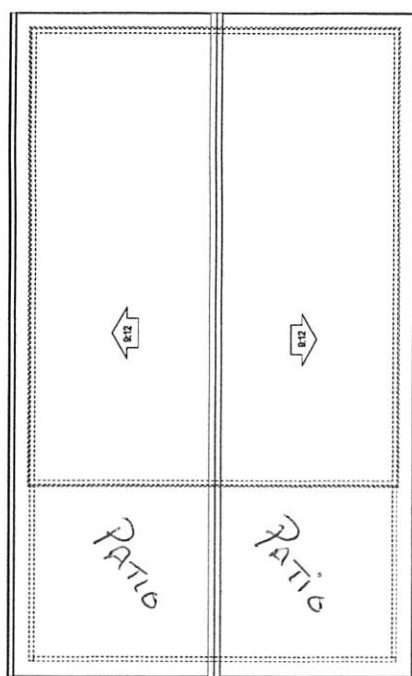
GYM REAR
SCALE: 1/4" = 1'-0"



GYM RIGHT
SCALE: 1/4" = 1'-0"



GYM LEFT
SCALE: 1/4" = 1'-0"



GYM ROOF PLAN
SCALE: 1/4" = 1'-0"

AREA SCHEDULE	
NAME	AREA
Covered Porch	300.0 sq. ft.
Gym	778.9 sq. ft.

Olde South
RESIDENTIAL DESIGN
www.olde-south.com 1115 Williams Circle, Columbus, GA 31904
Phone: (706) 321-1111 Fax: (706) 321-1111

Gym Elevations

DESIGN BY: JOHN K. HONKA
GREEN JOB NUMBER: 26-0429
Lindsey Residence
Greensboro, GA

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REVISION	DATE
1. FIRST SHEET	04/08/2008
2. SECOND SHEET	04/08/2008
3. THIRD SHEET	04/08/2008
4. FOURTH SHEET	04/08/2008
5. FIFTH SHEET	04/08/2008
6. SIXTH SHEET	04/08/2008

DRAWING DATE: 04/08/2008
SHEET NO. **E4**

SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE

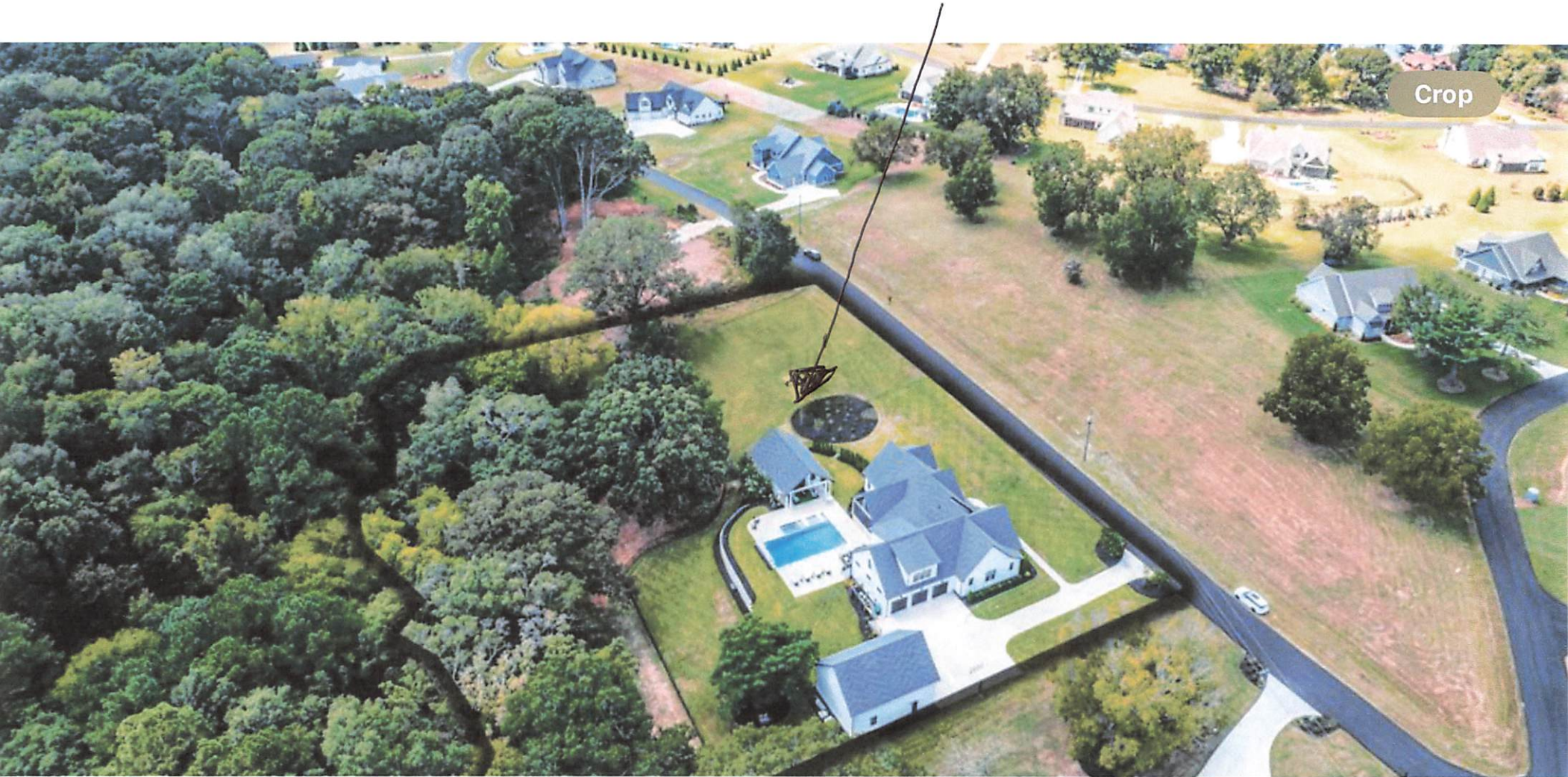
CURRENT STRUCTURE

Floor plan of a building with dimensions and room labels. The plan shows a central rectangular area with a dashed border, labeled "STAIR" in the center. To the left of the central area is a "BATH" room containing a toilet and a sink. To the right of the central area is a "KITCHEN" room containing a sink and a stove. The plan is surrounded by a thick border with dimensions. The top border dimensions are 12'-0" (left), 12'-0" (top-left), 12'-0" (top), 12'-0" (top-right), and 12'-0" (right). The bottom border dimensions are 12'-0" (left), 12'-0" (bottom-left), 12'-0" (bottom), 12'-0" (bottom-right), and 12'-0" (right). The left border dimensions are 12'-0" (top-left), 12'-0" (top), 12'-0" (bottom), and 12'-0" (bottom-left). The right border dimensions are 12'-0" (top-right), 12'-0" (top), 12'-0" (bottom), and 12'-0" (bottom-right). The central area has a dashed border with dimensions 12'-0" (left), 12'-0" (top), 12'-0" (right), and 12'-0" (bottom). The plan also includes a "STAIR" label in the center, a "BATH" label in the top-left, and a "KITCHEN" label in the top-right. There are also labels for "SINK" and "TOILET" in the bathroom, and "SINK" and "STOVE" in the kitchen. The plan is drawn with solid lines for walls and dashed lines for the central area and room boundaries.

ELECTRONIC LABS		
ELECTRONIC	GRADE	SYMBOL
Resistor - Ohms	1	
Inductor (see symbol 45)	2	
cap. (pictorial)	3	
Transformer (T 1-4)	4	
Diode	5	
vacuum	6	
transistor	7	
rectifier	8	
vacuum	11	
to power source	0	
resistor (see 45)	1	
capacitor (see 45)	2	

PROPOSED SERVICE AREA

Pool
House



ATTACHMENT A-1

FULL PROPERTY

Top View Property



ATTACHMENT A-2

GRILL
STATION

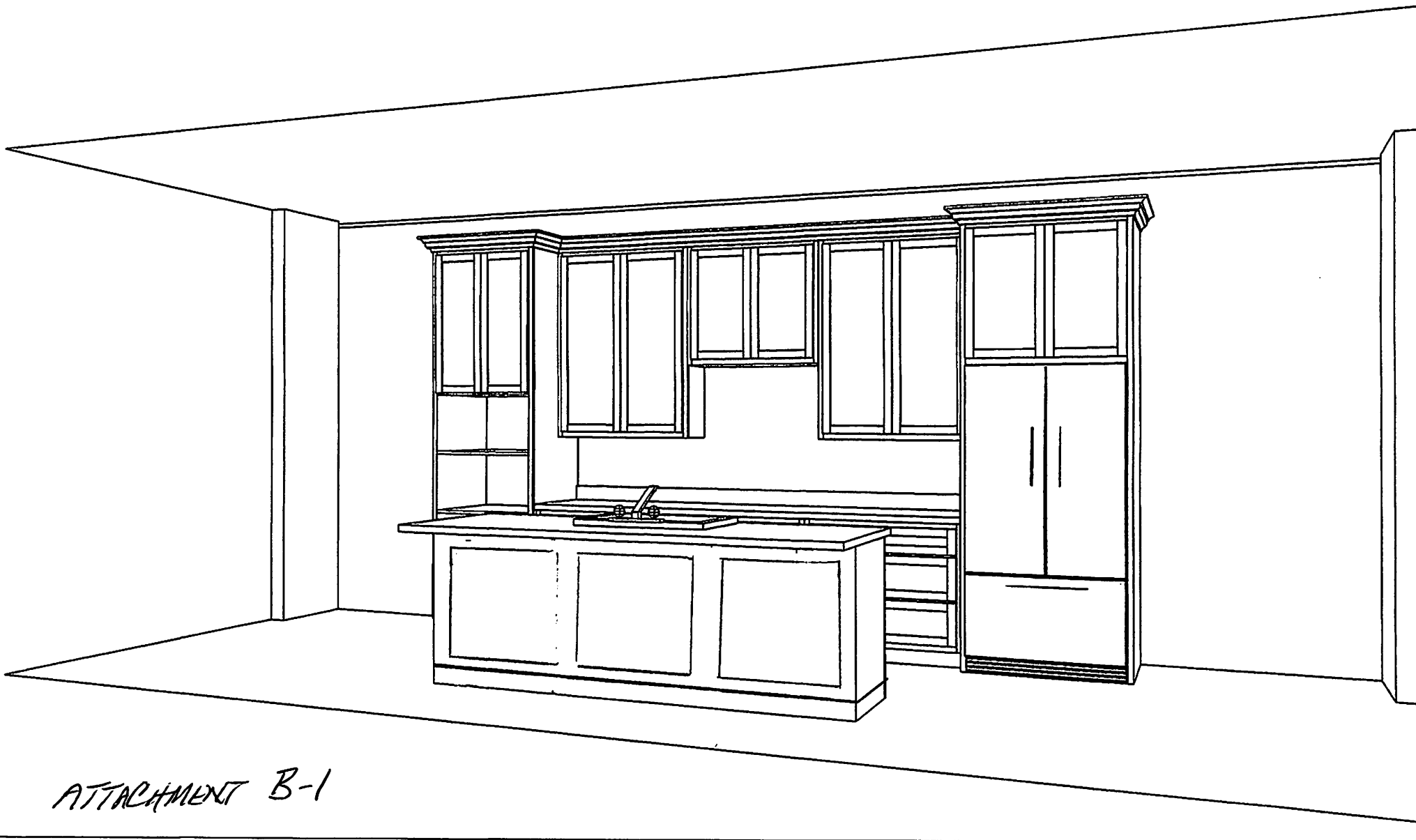
TABLE
LOCATION

Crop



GRILL
PAD

ATTACHMENT A-3

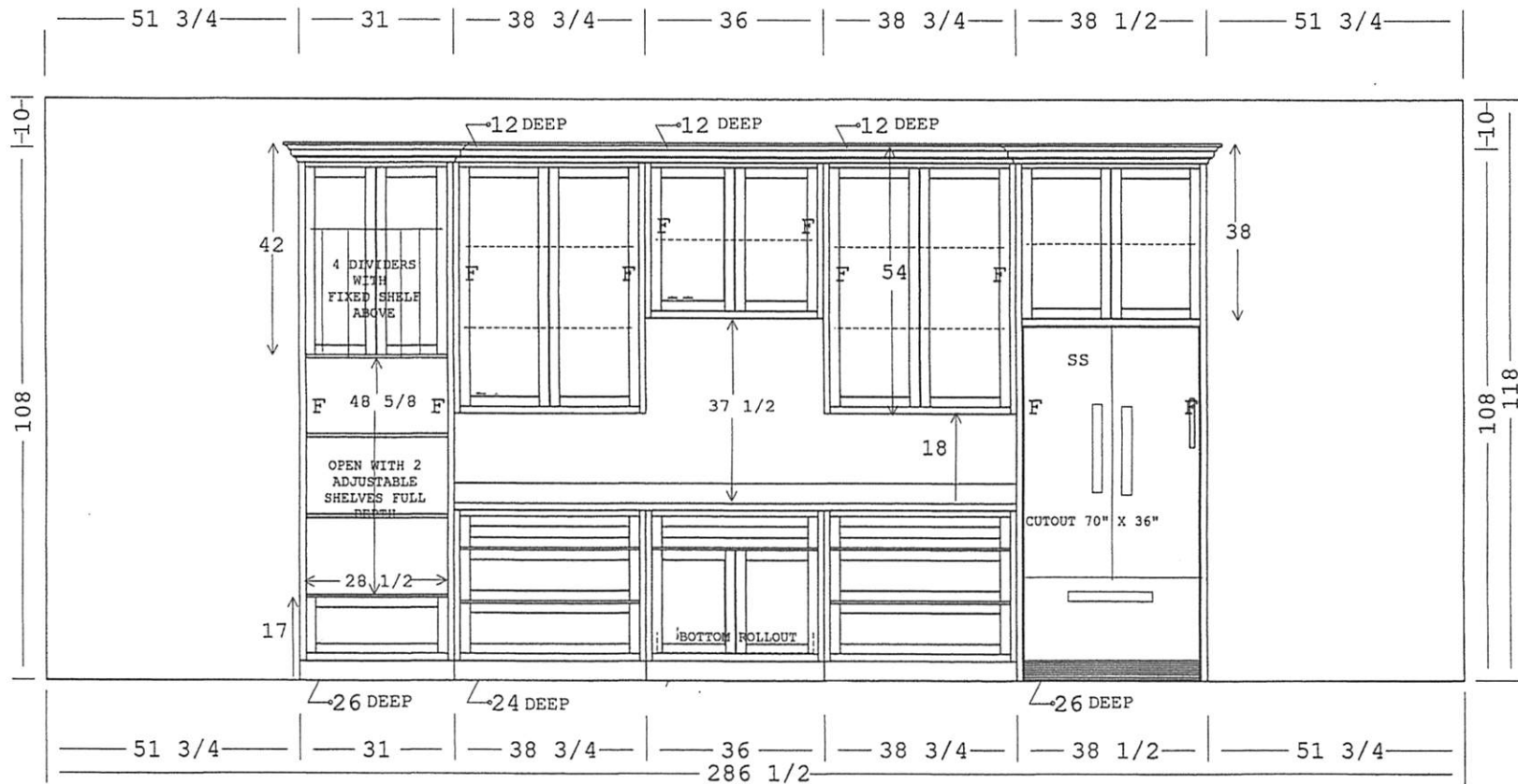


ATTACHMENT B-1

Oconee Cabinet Shop	HYATT POOL HOUSE 2025	Perspective	
	SERVING ROOM Room 4	Current Date: Feb 17, 2026	Scale: NTS

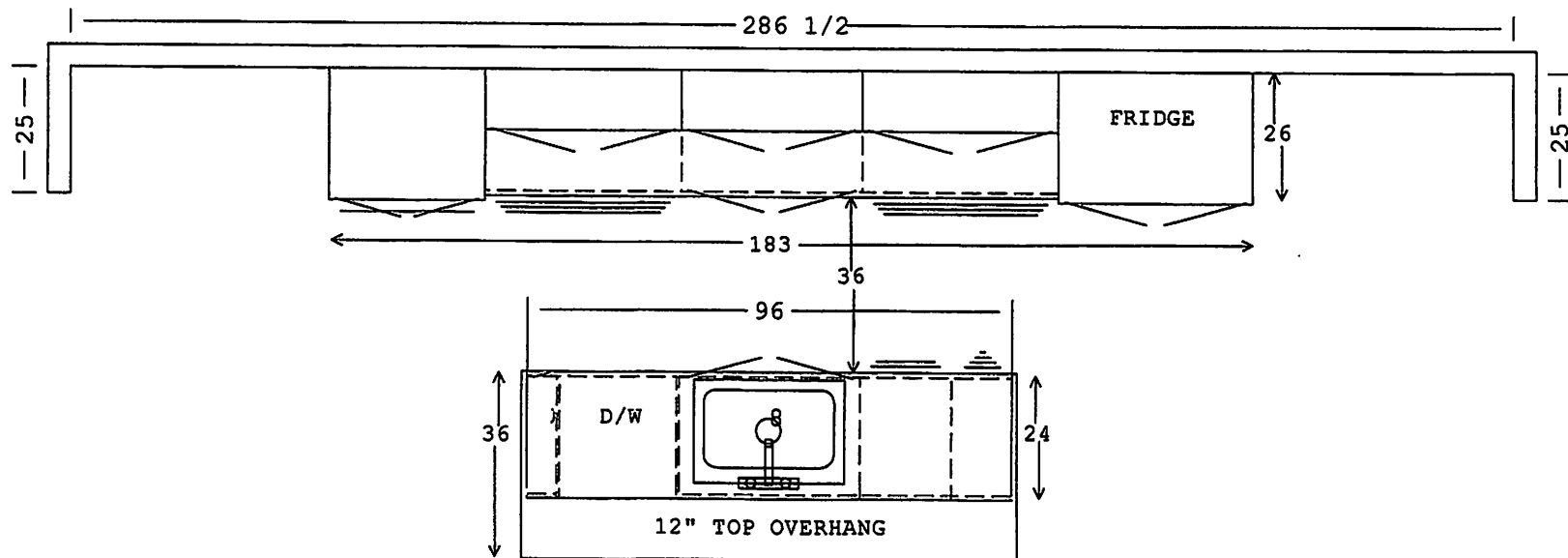


Ocone Cabinet Shop	HYATT POOL HOUSE 2025	Perspective	
	SERVING ROOM Room 4	Current Date: Feb 17, 2026	Scale: NTS



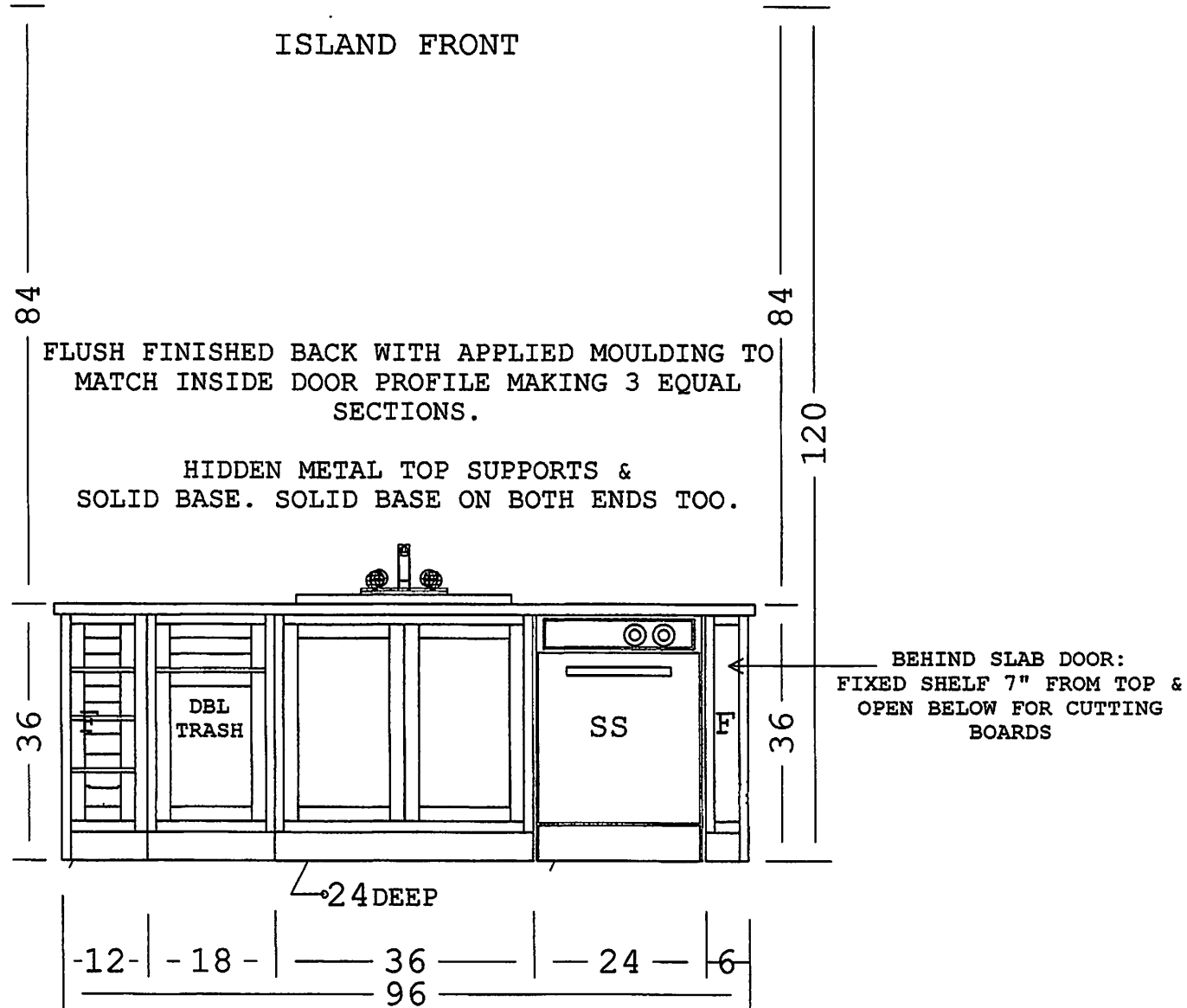
ATTACHMENT B-3

Ocone Cabinet Shop	HYATT POOL HOUSE 2025	Elevation - Wall 2	
	SERVING ROOM Room 4	Current Date: Feb 17, 2026	Scale: NTS



ATTACHMENT B-4

Ocone Cabinet Shop	HYATT POOL HOUSE 2025	Floorplan	
	SERVING ROOM Room 4	Current Date: Feb 17, 2026	Scale: NTS



Ocone Cabinet Shop	HYATT POOL HOUSE 2025		Elevation - Wall 5	
	SERVING ROOM Room 4		Current Date: Feb 17, 2026	Scale: NTS

ATTACHMENT B-5

Greene County, GA

Summary

Parcel Number 036BB0002
Account/Realkey 20099
Location Address 1080 SUNSET BLF
Legal Description PB2021/PG5-9 2.37 AC
(Note: Not to be used on legal documents)
Tax District Fire Old Salem (District 91)
Millage Rate 14.016
Acres 2.37
Neighborhood Sunset Bluff @ Lake Oconee (038BA)
Homestead Exemption Yes (L1F), Freeze Value: \$966,800 on 01/01/2026
Landlot/District
Subdivision/Lot/Blk/Sec/Phase Sunset Bluff @ Lake Oconee / 2 / - / - / -



[View Map](#)

Owner

[HYATT JAMES & CHRISTA](#)
1080 SUNSET BLUFF
GREENSBORO, GA 30642

Most Current Owner

[HYATT JAMES & CHRISTA](#)
1080 SUNSET BLUFF
GREENSBORO, GA 30642

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	036BB - Sunset Bluff @ Lake Oc	Lot	0	0	0	2.37	1

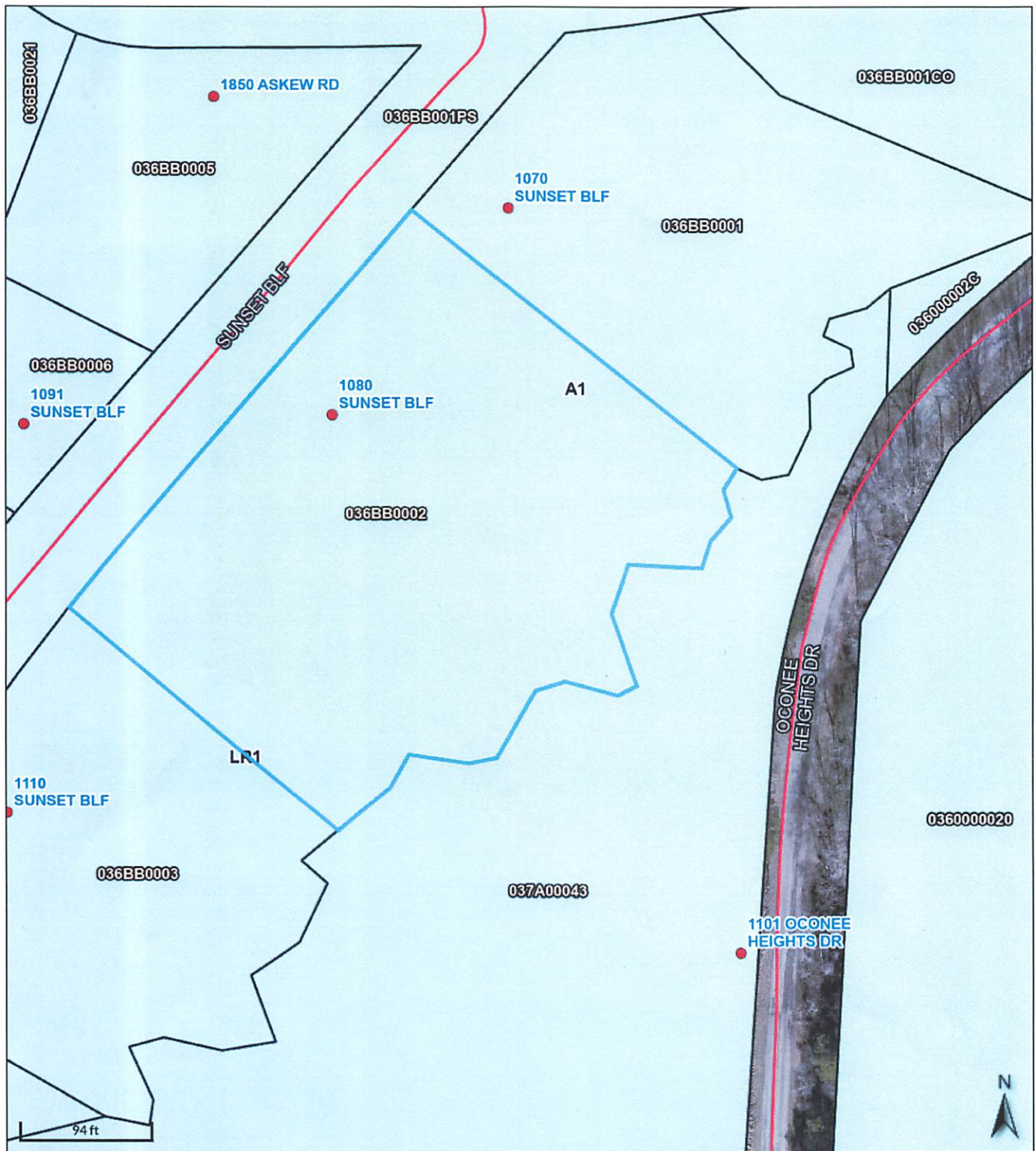
Residential Improvement Information

Style One Family
Heated Square Feet 3233
Interior Walls Sheet Rock
Exterior Walls Hardie Board (Concrete Siding)
Foundation Masonry
Attic Square Feet 0
Basement Square Feet 0
Year Built 2022
Roof Type Architectural Shingles
Flooring Type Good - Hardwood/Tile/Carpet
Heating Type Central Heat/AC
Number Of Rooms 0
Number Of Bedrooms 0
Number Of Full Bathrooms 5
Number Of Half Bathrooms 0
Number Of Plumbing Extras 12
Value \$786,000
Condition Good
Fireplaces\Appliances Masonry Fireplace 2
House Address 1080 SUNSET BLF

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Curbside	2023	0x0 / 1	0	\$0
Detached Garage	2023	30x40 / 0	0	\$62,800
Swimming Pool (Gunite)	2023	20x40 / 0	0	\$97,700
Hot Tub	2023	0x0 / 1	0	\$19,400
Bath House	2023	26x30 / 0	0	\$74,400
Open Porch	2023	26x12 / 0	0	\$7,500
Indigent Care Fee	2022	0x0 / 0	1	\$0

Parcel ID	036BB0002	Owner	HYATT JAMES & CHRISTA	Last 2 Sales			
Class Code	Residential		1080 SUNSET BLUFF	Date	Price	Reason	Qual
Taxing District	Fire Old Salem		GREENSBORO, GA 30642	12/12/2025	\$1950000	PP	U
Acres	2.37	Physical Address	1080 SUNSET BLF	1/29/2021	\$67500	ND	U
DIGCLASS	R	Assessed Value	Value \$1142800				
TOTALACRES	2.369999885559082						



Parcel ID 036BB0002
 Class Code Residential
 Taxing District Fire Old Salem
 Acres 2.37
 DIGCLASS R
 TOTALACRES 2.369999885559082

(Note: Not to be used on legal documents)

Owner HYATT JAMES & CHRISTA
 1080 SUNSET BLUFF
 GREENSBORO, GA 30642
 Physical Address 1080 SUNSET BLF
 Assessed Value Value \$1142800

Last 2 Sales			
Date	Price	Reason	Qual
12/12/2025	\$1950000	PP	U
1/29/2021	\$67500	ND	U

Permit #: 20260376

Permit Type:

Address: 1080 Sunset Bluff

City: Greensboro

State: GA

Zip: 30642

Owner: James & Christa Hyatt

Owner Address: 1080 Sunset Bluff

Owner City: Greensboro

Owner State: GA

Owner Zip: 30642

Owner Phone: [REDACTED]

Owner Email: [REDACTED]

Receipt #: 1229928

Date: 02/27/2026

Paid By: James F Hyatt

Description: #20260376

Payment Type:

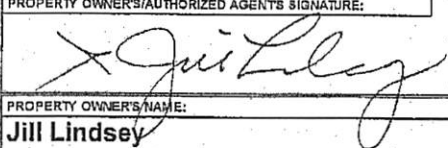
Payment Type Description: Check #624

Accepted By: DeAnn Hester

Fees Paid

Fee Name	Fee Type	Description	Factor	Total Fee Amount	Amount Paid
Conditional Use Permit	Fee		0.00	600.00	600.00
				Total:	\$600.00

**GEORGIA DEPARTMENT OF PUBLIC HEALTH
CONSTRUCTION PERMIT AND SITE APPROVAL
For On-Site Sewage Management System**

COUNTY:	SUBDIVISION:	LOT NUMBER:	BLOCK:
Greene	Sunset Bluff @ Lake Oconee	2	a
PROPERTY LOCATION (ADDRESS/DIRECTIONS):			
1080 SUNSET BLUFF GREENSBORO, GA 30642			
I hereby apply for a construction permit to install an On-Site Sewage Management System and agree that the system will be installed to conform to the requirements of the rules of the Georgia Department of Public Health, Chapter 511-3-1. By my signature, I understand that final inspection is required and will notify the County Health Department upon completion of construction and before applying final cover material to the system.			
PROPERTY OWNER'S/AUTHORIZED AGENTS SIGNATURE:		DATE:	
		01/25/2022	
PROPERTY OWNER'S NAME:	PHONE NUMBER:	ALTERNATE PHONE NUMBER:	
Jill Lindsey	[REDACTED]		
PROPERTY OWNER'S ADDRESS:			
1080 SUNSET BLUFF GREENSBORO, GA 30642			
AUTHORIZED AGENTS NAME (IF OTHER THAN OWNER):	PHONE NUMBER:	RELATIONSHIP TO OWNER:	

Section A — General Information

1. REQUIRED SETBACK FROM RECEIVING BODIES (wells, lakes, sinkholes, streams, etc.) EVALUATED:	5. TYPE OF STRUCTURE (single/multi-family residence, commercial, restaurant, etc.):	9. SOIL SERIES (e.g. Pacolet, Orangeburg, etc.):
☒ (1) Yes (2) No	Single-Family Residence	
2. WATER SUPPLY:	6. WATER USAGE BY:	10. PERCOLATION RATE / HYDRAULIC LOADING RATE:
☒ (1) Public (2) Private (3) Community	Bedroom Numbers	
3. SEWAGE SYSTEM TO BE PERMITTED:	7. NO. OF BEDROOMS / GPD:	11. RESTRICTIVE SOIL HORIZON DEPTH (INCHES):
☒ (1) New (2) Repair (3) Addition	5	
4. LOT SIZE (SQUARE FEET / ACRES):	8. LEVEL OF PLUMBING OUTLET:	12. SOIL TEST PERFORMED BY:
2 . 3	(1) Ground Level (2) Basement ☒ (3) Above ground level	Joslyn, Richard S

Section B — Primary / Pretreatment

1. DISPOSAL METHOD:	2. GARBAGE DISPOSAL:	3. SEPTIC TANK CAPACITY (GALLONS):	4. ATU Capacity:	5. DOSING TANK CAPACITY (GALLONS):	6. GREASE TRAP CAPACITY (GALLONS):
Septic Tank	☒ (1) Yes (2) No	2000	0	1000	

Section C — Secondary Treatment

1. ABSORPTION FIELD DESIGN:	4. TOTAL ABSORPTION FIELD SQUARE FEET REQUIRED:	7. NUMBER OF ABSORPTION TRENCHES:
(1) Level Field ☒ (2) Serial (3) Drip (4) Bed (5) Distribution Box (6) Mound/Area Fill (7) Other	1 5 0 0	
2. ABSORPTION FIELD PRODUCT:	5. TOTAL ABSORPTION FIELD LINEAR FEET REQUIRED:	8. SPECIFIED LENGTH OF ABSORPTION TRENCHES:
Conventional 12x36 gravel & pipe	5 0 0	
3. AGGREGATE DEPTH (inches):	6. DEPTH OF ABSORPTION TRENCHES (range in inches):	9. Distance Between Absorption Trenches:
12	2 4 — 3 0	8

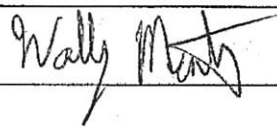
Permit

A PERMIT IS HEREBY GRANTED TO INSTALL THE ON-SITE SEWAGE MANAGEMENT SYSTEM DESCRIBED ABOVE. THIS PERMIT IS NOT VALID UNLESS PROPERLY SIGNED BELOW. THIS PERMIT EXPIRES TWELVE (12) MONTHS FROM DATE OF ISSUANCE.

ANY GRADING, FILLING, OR OTHER LANDSCAPING SUBSEQUENT TO ISSUANCE OF A PERMIT MAY RENDER PERMIT

VOID, FAILURE TO FOLLOW SITE PLAN MAY RENDER PERMIT VOID. ANY GRADING, FILLING, OR OTHER LANDSCAPING SUBSEQUENT TO FINAL INSPECTION BY COUNTY HEALTH DEPARTMENT, WHICH ADVERSELY AFFECTS THE FUNCTION OF THE ON-SITE SEWAGE MANAGEMENT SYSTEM, MAY RENDER APPROVAL VOID. INSTALLATION CONTRACTOR IS RESPONSIBLE FOR LOCATING PROPER DISTANCES FROM BUILDINGS, WELLS, PROPERTY LINES, ETC.

ISSUANCE OF A CONSTRUCTION PERMIT FOR AN ON-SITE SEWAGE MANAGEMENT SYSTEM, AND SUBSEQUENT APPROVAL OF SAME BY REPRESENTATIVE OF THE GEORGIA DEPARTMENT OF PUBLIC HEALTH OR COUNTY BOARD OF HEALTH SHALL NOT BE CONSTRUED AS A GUARANTEE THAT SUCH SYSTEMS WILL FUNCTION SATISFACTORILY FOR A GIVEN PERIOD OF TIME; FURTHERMORE, SAID REPRESENTATIVE(S) DO NOT, BY ANY ACTION TAKEN IN EFFECTING COMPLIANCE WITH THESE RULES, ASSUME ANY LIABILITY FOR DAMAGES WHICH ARE CAUSED, OR WHICH MAY BE CAUSED, BY THE MALFUNCTION OF SUCH SYSTEM.

APPROVING ENVIRONMENTALIST:	TITLE:	DATE:	CONSTRUCTION PERMIT NUMBER:
	Environmental Health Specialist	01/25/2022	OSC06600306

See back page

**Georgia Department of Public Health
ON-SITE SEWAGE MANAGEMENT SYSTEM INSPECTION REPORT**

D4DS

CONSTRUCTION PERMIT NUMBER

306

COUNTY	COUNTY CODE	HEALTH DISTRICT	MONTH	DAY	YEAR
Greene	066	10	03	31	23
SUBDIVISION: Sunset Bluff @ Lake Dade		LOT 2	PROPERTY OWNER: Jill Lindsey		
PROPERTY LOCATION / ADDRESS: 1080 Sunset Bluff		SEWAGE CONTRACTOR: Danny Gordon			
		CONTRACTOR LICENSE:			

ALL ITEMS: (BLANK) = Not Applicable (0) = Unknown *ITEMS (1) = Yes (2) = No

Section A - General	Section B - Primary / Pretreatment	Section C - Secondary Treatment
1. WATER SUPPLY: (1) Public (2) Private (3) Community	1. DISPOSAL METHOD: (1) Septic Tank (2) Privy (3) Aerobic Unit (4) Other:	1. ABSORPTION FIELD DESIGN (1) Level (2) Serial (3) Drip (4) Bed (5) Distribution box (6) Mound (7) Other:
2. ** TYPE OF STRUCTURE: (see below)	2. SEPTIC TANK: a. Capacity (gals):	2. ABSORPTION FIELD: a. Total square feet:
3. STRUCTURE AGE: (1) New (2) <1 year (3) >1 year	b. Material: (1) Concrete (2) Polyethylene (3) Fiberglass (4) Poured (5) Other:	b. Total linear feet:
4. SEWAGE SYSTEM: (1) New (2) Repair (3) Addition	c. Distance from (feet): (1) Well: (2) Building: (3) Lake/Stream: (4) Nearest property line:	c. Number of trenches: d. Length trenches (feet): e. Distance between trenches (feet): f. Depth of trenches (range in inches): g. * Aggregate proper size: h. * Aggregate proper depth: i. Distance from (feet): (1) Well: (2) Building: (3) Lake/Stream: (4) Nearest property line: j. Nearest property line: (1) Right (2) Left (3) Front (4) Rear k. Product used:
5. AGE OF SYSTEM (repairs): (1) <1 (2) 1-5 (3) 6-10 (4) 11-20 (5) 21-30 (6) 31-40 (7) >40	d. Manufacturer: B+B	
6. * IN SUBDIVISION?:	3. FILTER MANUFACTURER/ MODEL: Tuf-tite	
7. WATER USAGE BY: (1) Bedroom Numbers (2) Gallons per Day	4. AEROBIC UNIT: a. Treatment capacity:	
8. NO. OF BEDROOMS/ GALLONS PER DAY:	b. Manufacturer:	
9. LOT SIZE:	5. DOSING TANK CAP.(gals):	
10. PERCOLATION RATE/ LOADING RATE:	6. GREASE TRAP CAP.(gals):	
11. SOIL CLASSIFIER: Rick Joslyn		
12. SOIL SERIES: Wickham		

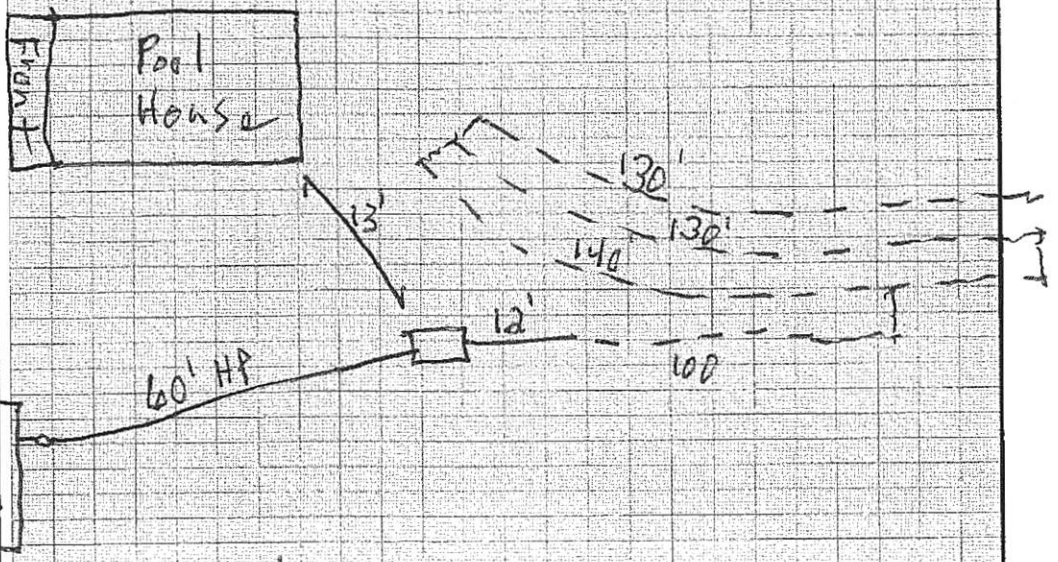
**** TYPE OF FACILITY**

- (1) Single-Family Residence
- (2) Multi-Family Residence
- (3) Commercial ≤2000
- (4) Commercial ≥2000
- (5) Restaurant
- (6) Mobile Home Park
- (7) Other (specify)

REMARKS:

Drawing not to scale.

Issuance of a construction permit for an on-site sewage management system, and subsequent approval of same by representatives of the County Board of Health shall not be construed as a guarantee that such systems will function satisfactorily for a given period of time; furthermore, said representatives do not, by any action taken in affecting compliance with these rules, assume any liability for damages which are caused, or which may be caused, by the malfunction of such system.



ENVIRONMENTALIST:

Wally Mark

TITLE:

EHS IV

*SYSTEM

APPROVED:

(see Sect. A 7 & 8)

[Signature]



March 27, 2026

Ms. DeAnn Hester, Zoning Administrator
Greene County Planning and Zoning
1034 Silver DR, Suite 103
Greensboro, GA 30642

RE: Parcel 034-0000-070 Conditional Use Permit Application – Letter of Intent

On behalf of Oconee Rock Yard, Inc., we respectfully submit this letter and supporting information. Please distribute these materials to the Members of the Greene County Planning and Zoning Commission and the Board of Commissioners for their consideration of a Conditional Use Permit for parcels 034-0000-070.

The Conditional Use Permit being requested pertains to the establishment of a "borrow area." A borrow area is a specific site designated for the excavation of soil or other materials, which are then transported to different locations for use in construction projects.

The requested borrow area will function alongside the adjacent parcel, which is currently utilized as an inert landfill. Operations are maintained by a team of five employees. The facility operates Monday through Friday, with working hours from 7:30 AM to 4:30 PM.

Along with the request for the Conditional Use Permit, we are also seeking approval to expand the borrow area according to the guidelines established by the Greene County code. This expansion is intended to better meet local demand for fill material and support ongoing and future construction projects within the county.

The borrow area will work in conjunction with Oconee Rock Yard, Inc.'s inert landfill. This landfill has provided direct support to the local building industry for many years. Greene County's tax base relies heavily on property improvements and the building sector. Contractors and builders have used the current landfill to source fill material for their projects and to dispose of unsuitable soil from construction sites.

Expanding the borrow pit area will help meet increased demand for fill material in local construction projects. For over 20 years, many major developments in Greene County required fill material sourced from local borrow areas. By expanding this site, we can reduce transportation costs for builders and developers, which helps lower overall project expenses. This change will also support ongoing development in Greene County by ensuring a reliable, nearby supply of fill material.

To address concerns about the borrow pit's size, the owner will increase setback and buffer requirements. These changes are documented in the conceptual plan dated March 27, 2026. Enhanced setbacks and buffers will help minimize impacts on surrounding properties and preserve the character of the area.

Sincerely,



Rick McAllister, Applicant

Attachments:

Conditional Use Permit Application

(8) Copies of Survey

(8) Conceptual Plan

Standards for Conditional Use Approval Analysis

11.4.4.1 Adequate provision is made by the applicant to reduce any adverse environmental impacts of the proposed use to an acceptable level;

According to county regulations, borrow pits that exceed two acres in size must be located at least 100 feet from the county right of way. In order to further reduce potential impacts, the owner proposes increasing this setback to 300 feet. This expanded setback is also requested for the adjacent parcel 033-0000-021AA, which is zoned as A1 and currently used for residential purposes. By implementing these increased setbacks, the project aims to provide additional buffering and protection for nearby properties, particularly those with residential uses.

11.4.4.2 Vehicular traffic and pedestrian movement on adjacent streets will not be substantially hindered or endangered;

The Conditional Use Permit is intended to repurpose the area that is currently occupied by the inert landfill, which is nearly full, for soil use. This transition will utilize the existing infrastructure while maintaining consistent traffic patterns. As a result, the movement of vehicles and access to the site will remain similar to the current conditions, ensuring minimal disruption to surrounding areas and maintaining operational continuity.

11.4.4.3 Off-street parking and loading, and the entrance to and exit from such parking and loading, will be adequate in terms of location, amount and design to service the use;

The project will utilize the existing access point currently serving the inert landfill. Because this access is already in place and functional, there will be no need to create a new entrance or request additional county right-of-way access for this conditional use permit. This approach ensures that site entry and exit remain consistent with present operations, helping to maintain established traffic patterns and minimize any potential disruption to the surrounding area.

11.4.4.4 Public facilities and utilities are capable of adequately serving the proposed use;

The proposed use will not require the addition of any new utilities or public facilities. Existing infrastructure is sufficient to support the operational needs of the project, ensuring that no further demands will be placed on county resources or services. This approach maintains current levels of public service and utility provision, aligning with established standards for conditional use approval.

11.4.4.5 Granting the request would not be an illogical extension of a use which would intrude a damaging volume of agricultural, commercial, industrial, or high density apartment use into a stable neighborhood of well-maintained single-family homes, and likely lead to decreasing surrounding property values, neighborhood deterioration, spreading of blight, and additional requests of a similar nature which would expand the problem;

The proposed request represents a logical extension of land use, considering the current operations and zoning of the surrounding area. The adjacent parcel is utilized for inert landfill purposes, and the zoning regulations permit borrow pits within nearby properties. By aligning the new use with pre-existing and allowable activities, the request maintains consistency with established land-use patterns and ensures compatibility with both current and future development in the vicinity.

11.4.4.6 Granting the request would not lead to congestion, noise and traffic hazards or overload public facilities current or planned;

The request will maintain the current traffic pattern and access to the adjacent parcel. This approach ensures that vehicles will continue to use established routes for entering and exiting the site, which helps minimize disruption to the surrounding area. By preserving existing access points and traffic flows, the project supports operational continuity and avoids the need for additional modifications to county right-of-way or infrastructure. Maintaining these patterns is consistent with the objective of reducing potential impacts and providing protection for nearby properties, particularly those with residential uses.

11.4.4.7 Granting this request would conform to the general expectations for the area population growth and distribution according to the Comprehensive Land Use Plan;

The request is located within the North Greene Character area, which is primarily designated for agricultural use. In this region, borrow areas that exceed 2 acres in size are classified as "Conditional Use." This classification ensures that larger borrow areas are subject to additional review and approval processes to maintain compatibility with the area's predominant agricultural nature and land use policies.

11.4.4.8 Granting this request would not lead to a major negative change in existing levels of public service, government employees or fiscal stability; and

The request is consistent with the existing level of public service provided in the area. No major changes or enhancements to public services are required as a result of the proposed use. Additionally, the project will not necessitate a significant increase in the number of government employees, as current staffing levels are sufficient to support ongoing operations. This approach ensures that the county's fiscal stability and service provision remain steady without introducing additional burdens or demands.

11.4.4.9 Granting this request would not have a "domino effect," in that it becomes the opening wedge for further rapid growth, urbanization or other land-use change beyond what is indicated in the Comprehensive Land Use Plan.

The current request is intricately connected to both ongoing and previous development activities within Greene County. The ability to provide an appropriate source of soil for fill purposes, as well as a designated area for the placement of unsuitable soil, is fundamental to the process of real estate development in the region. By expanding the capacity for such services to operate, this request enhances the infrastructure necessary for continued growth and development. The provision of these soil management resources supports construction projects and ensures efficient land use, thereby contributing to the overall progress of Greene County.

Greene County, GA

Summary

Parcel Number 0340000070
Account/Realkey 6546
Location Address CAREY STATION RD
Legal Description CAREY STATION RD 64.50 AC
(Note: Not to be used on legal documents)
Tax District Fire Old Salem (District 91)
Millage Rate 14.016
Acres 64.5
Neighborhood
Homestead Exemption No
Landlot/District
Subdivision/Lot/Blk/Sec/Phase



[View Map](#)

Owner

[OCONEE ROCK YARD INC](#)
797 HARMONY RD
EATONTON, GA 31024

Most Current Owner

[OCONEE ROCK YARD INC](#)
797 HARMONY RD
EATONTON, GA 31024

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Open Land	Rural	5	0.99
RUR	Woodlands	Rural	5	63.51

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Indigent Care Fee	2016	0x0 / 0	1	\$0

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
2/2/2019	1260 157	3 94	\$260,000	Land Market - Vacant	CALLAWAY CECILY S	OCONEE ROCK YARD INC
11/17/2009	979 160		\$0	HH	MTS GREENSBORO LLLP	CALLAWAY CECILY S
4/24/2003	703 220		\$0	G	M T SMITH CORP & MTS GREENSBOR	MTS GREENSBORO LLLP
4/23/2003	703 214		\$0	G	MTS GREENSBORO LLLP & ETAL--	M T SMITH CORP & MTS GREENSBOR
4/22/2003	703 208		\$0	G	SMITH, MARJORIE T	MTS GREENSBORO LLLP & ETAL--
4/21/2003	703 199		\$0	L	SMITH, C.W.	SMITH, MARJORIE T
1/1/1959	45 43		\$0	Not Market Value		SMITH, C.W.

Valuation

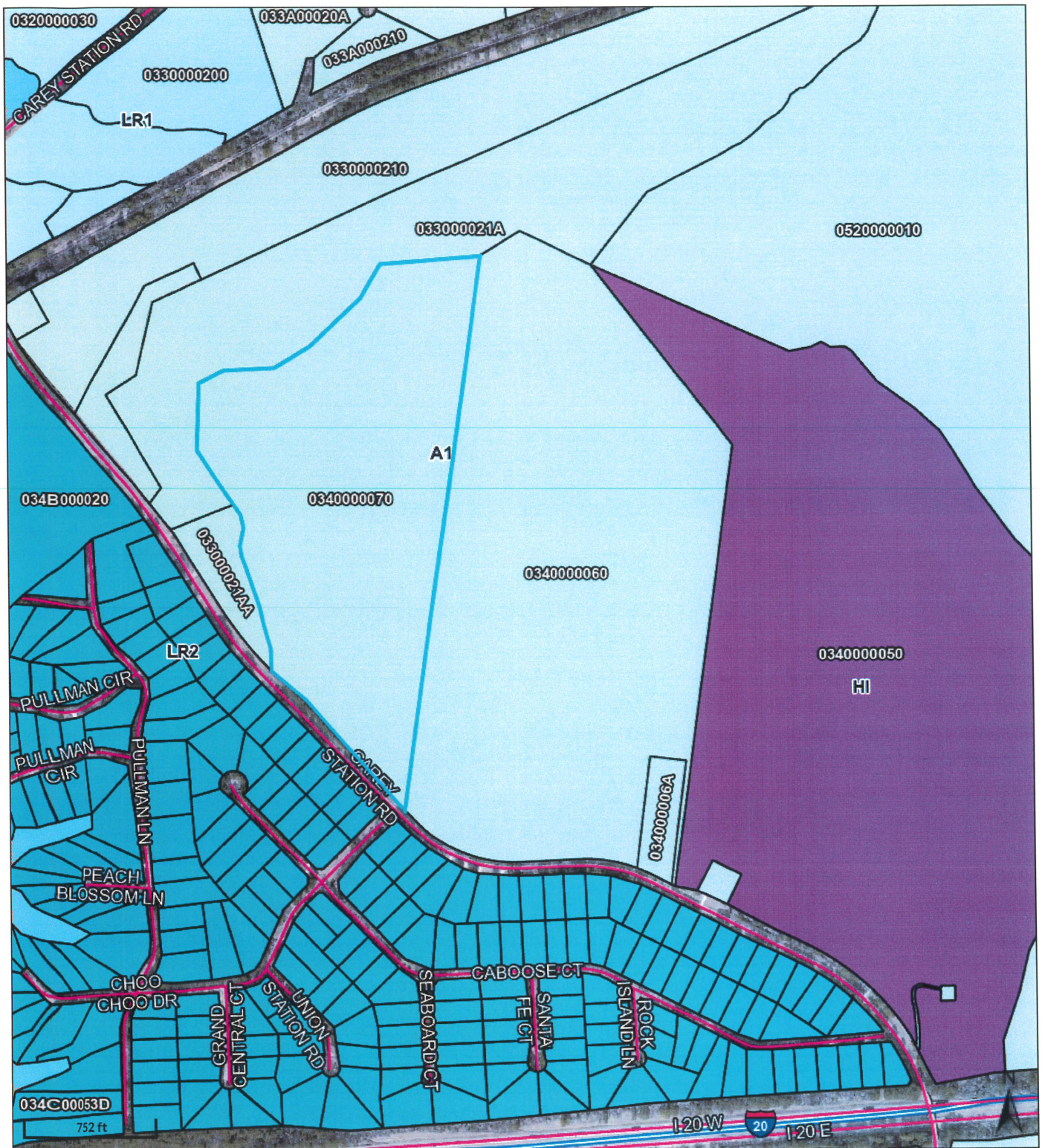
2025 Values are preliminary and subject to change until certified.

	2025	2024	2023
Previous Value	\$433,600	\$267,300	\$267,300
Land Value	\$429,500	\$433,600	\$267,300
+ Improvement Value	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0
= Current Value	\$429,500	\$433,600	\$267,300



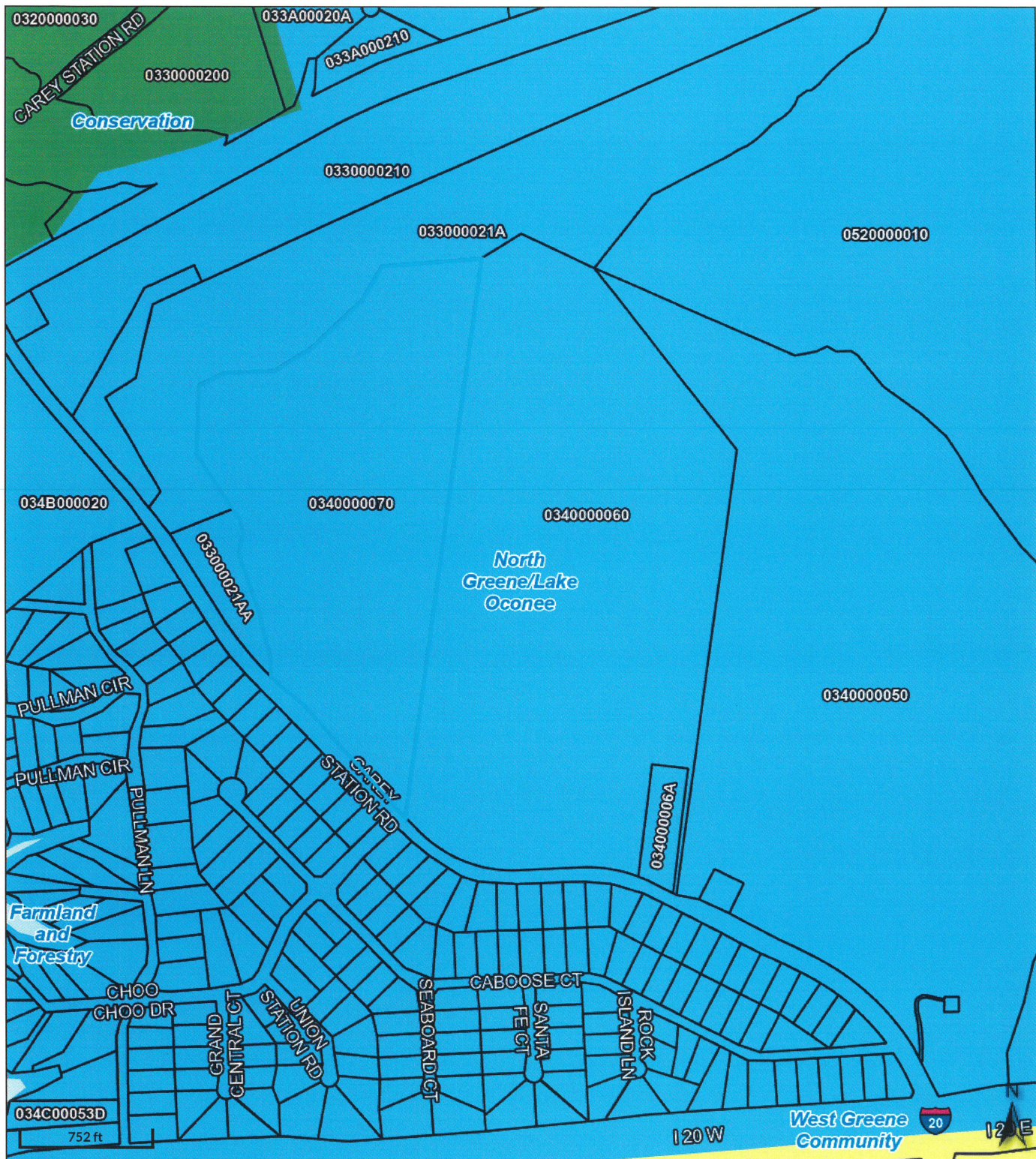
Parcel ID	0340000070	Owner	OCONEE ROCK YARD INC	Last 2 Sales			
Class Code	Agricultural		797 HARMONY RD	Date	Price	Reason	Qual
Taxing District	Fire Old Salem		EATONTON, GA 31024	2/2/2019	\$260000	LM	Q
Acres	64.5	Physical Address	CAREY STATION RD	11/17/2009	0	HH	U
DIGCLASS	A	Assessed Value	Value \$429500				
TOTALACRES	64.5						

(Note: Not to be used on legal documents)



Parcel ID	0340000070	Owner	OCONEE ROCK YARD INC		Last 2 Sales		
Class Code	Agricultural		797 HARMONY RD		Date	Price	Reason
Taxing District	Fire Old Salem		EATONTON, GA 31024		2/2/2019	\$260000	LM
Acres	64.5	Physical Address	CAREY STATION RD		11/17/2009	0	HH
DIGCLASS	A	Assessed Value	Value \$429500				U
TOTALACRES	64.5						

(Note: Not to be used on legal documents)



Parcel ID	0340000070	Owner	OCONEE ROCK YARD INC	Last 2 Sales			
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Taxing District	Fire Old Salem		EATONTON, GA 31024	2/2/2019	\$260000	LM	Q
Acres	64.5	Physical Address	CAREY STATION RD	11/17/2009	0	HH	U
DIGCLASS	A	Assessed Value	Value \$429500				
TOTALACRES	64.5						

(Note: Not to be used on legal documents)

Permit #: 20260573

Permit Type:

Address: 0 CAREY STATION RD

City: Greensboro

State: GA

Zip: 30642

Owner: OCONEE ROCK YARD INC

Owner Address: 797 HARMONY RD

Owner City: EATONTON

Owner State: GA

Owner Zip: 31024

Owner Phone:

Owner Email:

Receipt #: [REDACTED]

Date: 03/30/2026

Paid By: McAllister Site Consulting, Inc.

Description: #20260573

Payment Type:

Payment Type Description: [REDACTED]

Accepted By: DeAnn Hester

Fees Paid

Fee Name	Fee Type	Description	Factor	Total Fee Amount	Amount Paid
Conditional Use Permit	Fee		0.00	600.00	600.00
				Total:	\$600.00

Project: Oconee Rock Yard
Owner: Oconee Rock Yard, INC
Area of Parcel = 64.78 Acres
Maximum Borrow area allowed
per section 9.17.4.4(a) = 16.20
acres (25% of Parcel)

Conditional Use Permit
Request:
Maximum Borrow area
requested 32.39 acres
(50% of Parcel)

Parcel 033-0000-21A
Mallory Davis Estates LLC
A-1 Zoned Parcel

FINAL PLAN REQUIREMENTS

9.17.4.2 General requirements for borrow pits. Excavations of any type or creation of borrow pits, may be permitted in certain zoning districts only after approval of a site plan by Building Official. Such excavations shall meet the following requirements:

Side slopes requirements. The angle of repose for borrow pit/mining slopes shall be no greater than 2:1 (i.e., two feet horizontal for each one foot vertical) unless a professional engineer (P.E.) or professional geologist (P.G.) certifies that an angle of repose exceeding this ratio will prohibit any potential erosion or slumping, factoring into account the type of soil (i.e., clay, sand, etc.) and pertinent environmental conditions of the area.

Side slopes steeper than 2:1 defined above shall have perimeter security fence as specified in § 9.17.4.5.

If excavation extend deeper than the water table, the excavation shall be to a minimum depth of 2 feet below the water table.

Borrow pits shall be located so that no one point of the bank shall be closer than seventy-five (75) feet to any part of the underground and/or above ground, septic tank system.

Excavation and borrow pit operations shall be controlled to provide reasonable and continued protection of the surrounding properties with regard to the use and cleanliness of the streets for access to the subject premises. Hours of operation may be imposed to protect the peace, well-being, compatibility and character of surrounding properties.

In no case shall the aquifer be penetrated.

No excavation shall be permitted which in any way interferes with natural or planned drainage.

Borrow pits shall not encroach into or be located in a jurisdictional wetland area as defined by the Army Corps of Engineers.

As a part of the site plan review, a reclamation or restoration plan shall be required prior to approval and issue of a development order as defined in § 9.17.4.

Area of Parcel = 64.78 Acres
Maximum Borrow area allowed
per section 9.17.4.4(a) = 16.20
acres (25% of Parcel)

Conditional Use Permit
Request:
Maximum Borrow area
requested 32.39 acres
(50% of Parcel)

Parcel 033-0000-21A
Mallory Davis Estates LLC
A-1 Zoned Parcel

Parcel 033-0000-21AA
Jonathon Todd Armour
A-1 Zoned Parcel in
Residential Use

LR-2 Zoned
Parcels in
Residential Use

A-1 Zoned Parcel
64.78 Acres

Parcel 034-0000-060
Oconee Rock Yard INC
A-1 Zoned Parcel in
Inert Landfill Use

PROPOSED
ACCESS

PROPOSED ACCESS
VIA EXISTING GATED
ENTRANCE ON CAREY
STATION ROAD VIA
PARCEL 034-0000-060

PRELIMINARY SITE PLAN
Oconee Rock Yard Inc.
Greene County Parcel
034-0000-070 March 27, 2026

Land Use Intent:
Create borrow area for soil export
and soil import



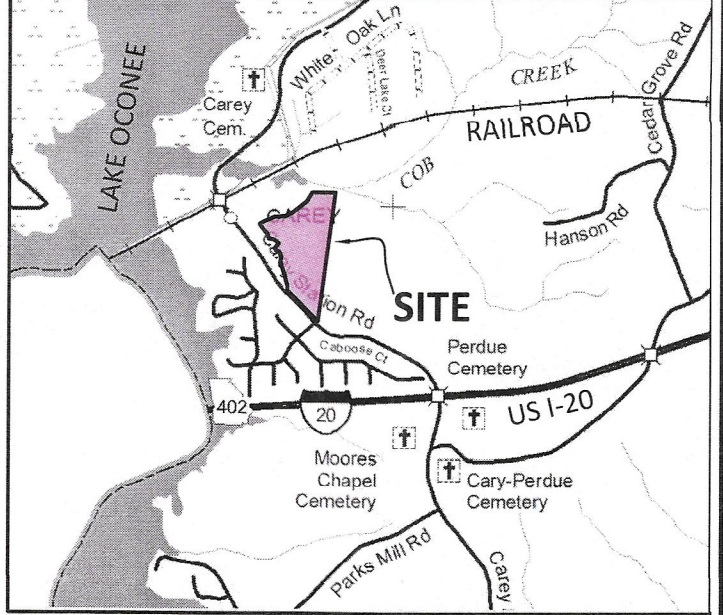
SURVEYOR'S CERTIFICATION
This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Robert O. Jordan
Robert O. Jordan, GA RLS 2902

- LEGEND**
- OPEN-TOP PIPE FOUND
 - SOLID ROD (REBAR) FOUND
 - ⊗ CONCRETE MONUMENT FOUND
 - ⊙ 1/2" SOLID ROD (REBAR) SET
 - ⊗ BEARING CHANGE (NO PIN SET)
 - SURVEYOR'S PK NAIL SET
 - POWER POLE
 - SUBJECT PROPERTY BOUNDARY
 - ADJOINING PROPERTY BOUNDARY
 - EASEMENT
 - OVERHEAD POWER
 - CREEK OR SHORELINE
 - WIRE FENCE
 - APPROX. TREELINE
 - EDGE OF GRAVEL/DIRT
 - STRUCTURE
 - CONCRETE
 - SURFACE WATER
 - ASPHALT
- POINT OF BEGINNING
POINT OF REFERENCE
NOW OR FORMERLY
DEED BOOK
PLAT BOOK
LAND LOT
OPEN-TOP PIPE
CONCRETE MON FOUND
- P.O.B.
P.O.R.
NOF
D.B.
P.B.
LL
OTF
CMF
- TP: STEEL TEE POST
B: BLUE PAINT
Y: YELLOW PAINT
R: RED PAINT
O: ORANGE PAINT
W: WHITE PAINT
BW: BARBED WIRE
HW: HOG WIRE

DENOTES PAINTED TREES, FENCE, OR OTHER EVIDENCE NEAR THE PROPERTY LINE. SEE CODE BELOW. THE NUMBER IS FEET FROM THE LINE AND ARROW IS DIRECTION FROM LINE EVIDENCE FOUND.

TP: STEEL TEE POST
B: BLUE PAINT
Y: YELLOW PAINT
R: RED PAINT
O: ORANGE PAINT
W: WHITE PAINT
BW: BARBED WIRE
HW: HOG WIRE



VICINITY MAP

FOR CLERK'S OFFICE USE

SUBJECT PROPERTY INFORMATION:
CURRENT OWNER: OCONEE ROCK YARD, INC.
DEED RECORD: D.B. 1260, p. 157
PLAT RECORD: P.B. 3, p. 94
TAX RECORD: PARCEL 0340000070

THIS PLAT CLOSURE ACCURACY IS 1 FOOT IN 387,860 FEET.

FIELD DATA WAS COLLECTED USING CHCNAV i89 ROVER AND iBASE RTK GNSS RECEIVERS INITIALLY REFERENCING THE TRIMBLE VRS-NOW REAL-TIME NETWORK AND HAVING A RELATIVE POSITIONAL ACCURACY OF 0.05 FEET.

THE FIELD SURVEY WAS COMPLETED ON FEBRUARY 16, 2026. AS PER OCGA 9-3-30.2(b) THE APPLICABLE DATE OF REPOSE OR STATUTE OF LIABILITY IS THE LAST DATE OF FIELD WORK.

GRAPHICAL INTERPRETATION OF FEMA MAPS INDICATES THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE X, AN AREA OF MINIMAL FLOOD HAZARD, AS DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP PANEL 13133 0175B FOR GREENE COUNTY, GEORGIA DATED 12-17-10.

EASEMENTS OR RIGHTS-OF-WAY MAY EXIST WHICH ARE NOT SHOWN HEREON AND MAY BE RECORDED OR UNRECORDED.

HORIZONTAL COORDINATES SHOWN HEREON REFERENCE GEORGIA STATE PLANE, EAST ZONE, NAD83(2011) IN US SURVEY FEET.

NOF 0330000210
HILL RIDGE ESTATES LLC & ETAL
D.B. 1502, p. 505
P.B. 2022, p. 182

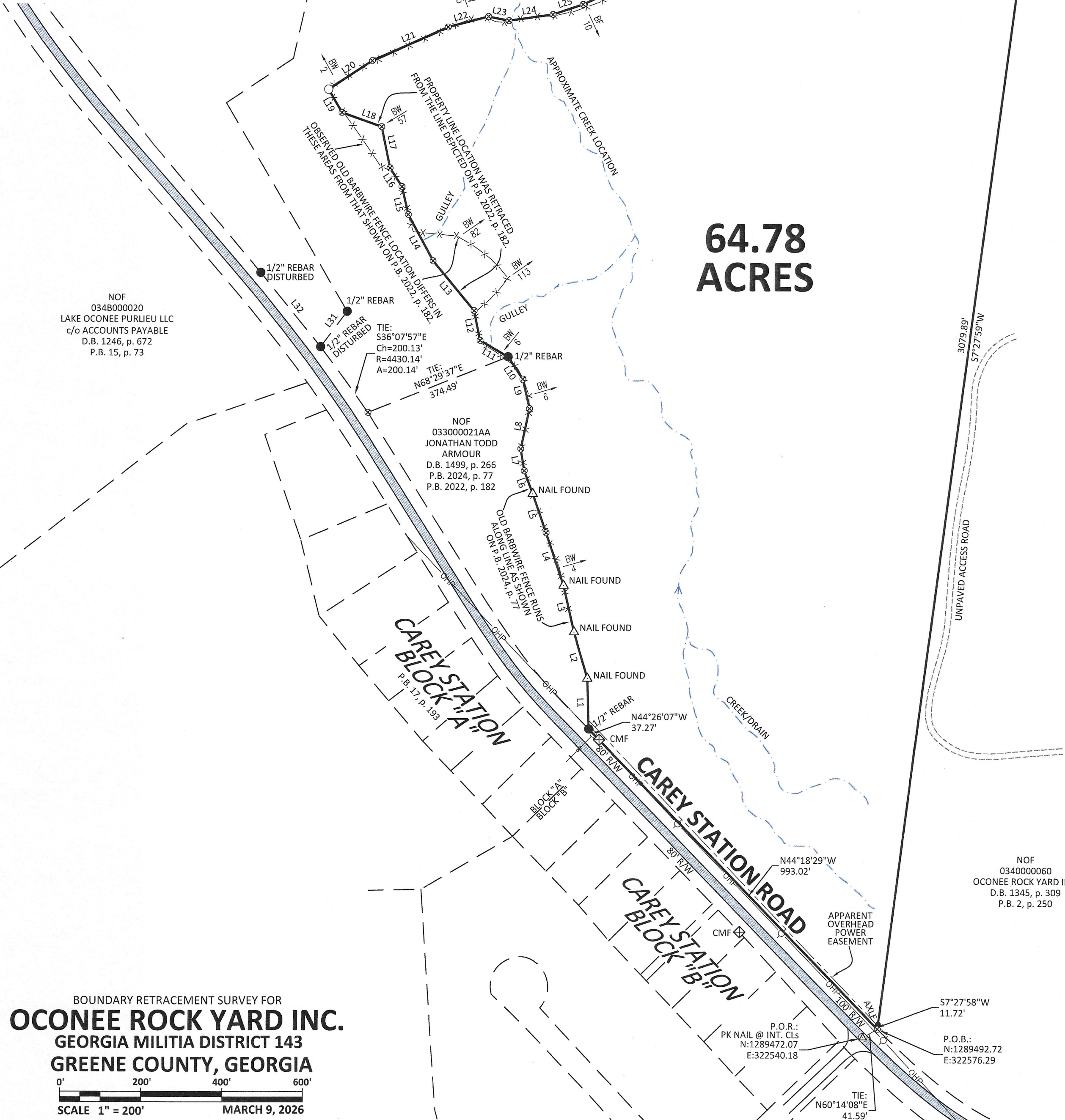
NOF 0330000021A
MALLORY DAVIS ESTATES LLC
D.B. 1479, p. 292
P.B. 2022, p. 182

NOF 0340000060
OCONEE ROCK YARD INC.
D.B. 1345, p. 309
P.B. 2, p. 250

NOF 034B000020
LAKE OCONEE PURLIEU LLC
c/o ACCOUNTS PAYABLE
D.B. 1246, p. 672
P.B. 15, p. 73

NOF 033000021AA
JONATHAN TODD ARMOUR
D.B. 1499, p. 266
P.B. 2024, p. 77
P.B. 2022, p. 182

NOF 0340000060
OCONEE ROCK YARD INC.
D.B. 1345, p. 309
P.B. 2, p. 250



LINE TABLE		
Line	Direction	Length
L1	N1°35'44"W	124.36'
L2	N16°19'10"W	119.23'
L3	N12°52'17"W	117.72'
L4	N18°42'58"W	137.09'
L5	N19°05'18"W	101.28'
L6	N20°32'37"W	60.54'
L7	N9°14'48"W	54.60'
L8	N12°05'17"E	101.61'
L9	N12°57'38"W	74.38'
L10	N33°36'05"W	65.92'
L11	N60°06'44"W	80.75'
L12	N11°32'39"W	74.86'
L13	N39°54'11"W	159.78'
L14	N28°24'02"W	129.77'
L15	N13°05'37"W	70.47'
L16	N32°56'26"W	54.43'
L17	N11°31'41"W	103.92'
L18	N70°38'38"W	104.97'
L19	N30°04'57"W	66.47'
L20	N57°04'46"E	129.49'
L21	N66°12'27"E	205.56'
L22	N75°26'24"E	103.44'
L23	S78°52'00"E	51.95'
L24	N81°54'31"E	109.90'
L25	N71°31'31"E	78.99'
L26	N65°58'44"E	90.94'
L27	N56°50'13"E	77.21'
L28	N51°26'52"E	29.77'
L29	N32°37'08"E	85.02'
L30	N28°53'33"E	146.50'
L31	N37°02'29"E	109.56'
L32	N39°16'05"W	236.21'

BOUNDARY RETRACEMENT SURVEY FOR
OCONEE ROCK YARD INC.
GEORGIA MILITIA DISTRICT 143
GREENE COUNTY, GEORGIA

0' 200' 400' 600'
SCALE 1" = 200'

MARCH 9, 2026

Georgia Registered Land Surveyor
No. 2902
ROBERT O. JORDAN

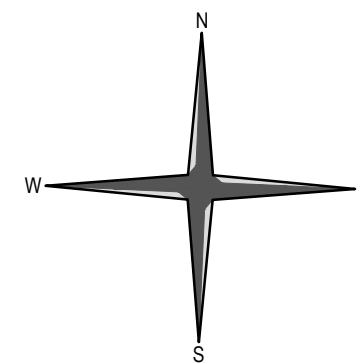
Corporate License No. LSF 000768

JORDAN
ENGINEERING

144 N. WARREN ST. MONTICELLO, GA 31064
(706) 468-8999 www.jordan-eng.com

Engineering • Surveying • Soils • UAV Mapping

**THIS IS A TEMPORARY PLAT
AND SHALL NOT BE USED
FOR FINAL RECORDING.**



REYNOLDS

LAKE OCONEE

"Hardin Woods"

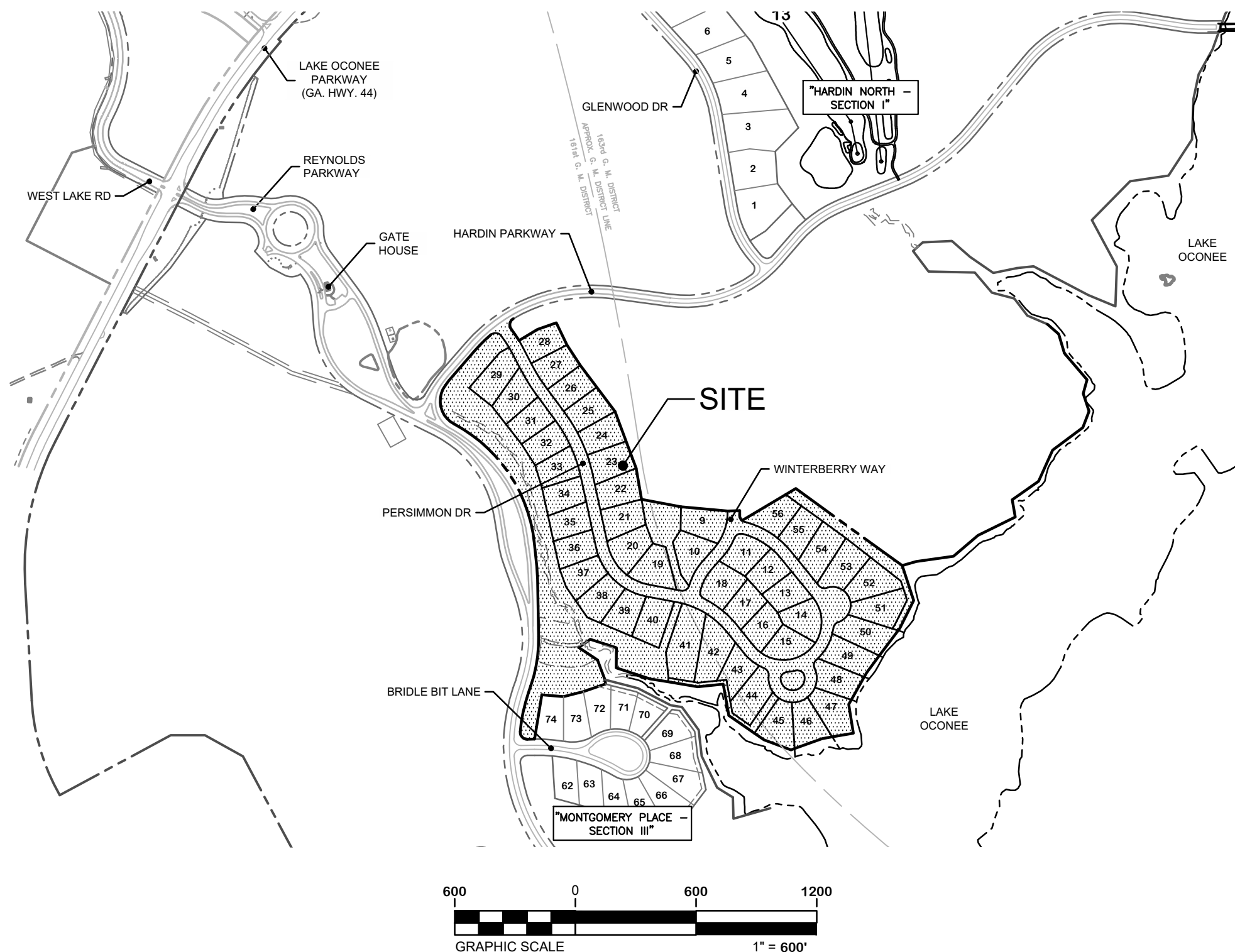
Subdivision
-- Section I --
Lots 9-56



- Unrecorded Preliminary Plat, dated 5/9/25 by Oconee Land Development Company, titled "HARDIN NORTH - SECTION I".
- Plat Cabinet 1, Book 710, Pages 8-10 and Book 711, Pages 1-4, Recorded 8/2/2012 by Ogletree & Chivers for Metropolitan Life Insurance Company, et al., titled "TRACTS C2 THRU C4". Job No. 5313.
- Plat Cabinet 1, Book 661, Pages 1-2, Recorded 12/16/2008 by John A. McGill, P.C. for Linger Longer Development Company, titled "MONTGOMERY PLACE - SECTION III", Job No. 2008-0358-3.

1. Edge of stream bank area to remain in natural condition. Existing wetlands and streams shown on this map are under the jurisdiction of the Army Corps of Engineers. These areas are not to be disturbed without proper authorization from the Army Corps of Engineers.
2. All improvements may not be shown.
3. All utilities may not be shown.
4. All utilities will be installed underground.
5. All proposed utility main and lines will be extended from existing facilities underground. This includes water, sewer, storm, electric, telephone, and cable. Dry utilities may not have been run along Hardin Parkway but will be connected at Reynolds Parkway and extended to the project. Approximate points of connection are noted on the plat. A 6-inch proposed water main will connect to the existing 10-inch water main located within the Hardin Parkway right-of-way. A 2-inch proposed low pressure force main will connect to the existing 3-inch low pressure force main located in the Hardin Parkway right-of-way. Lots will be served by individual E-1 pump stations. Drainage of the project will not be connecting to any drainage system external of the project. Stormwater from the proposed project will discharge predominantly by sheet flow and discharge will be through natural drainage ways owned by Oconee Land Development Company LLC leading to the Lake Oconee floodplain.
6. Proposed use for lots described on this plat is single-family residential.
7. This plat is subject to all easements, rights-of-way, and protective covenants of record.
8. Bearing datum is Georgia Grid-East Zone (NAD83) as taken from plats of reference.
9. All stated distances are "horizontal" distances.
10. All stated distances are "ground" distances.
11. Lake Oconee shoreline was from aerial survey. Shoreline is to be field verified prior to construction.
12. There shall be a minimum 31' separation between all buildings.
13. Vertical datum based on NAVD88.
14. Contour interval = 2 feet.
15. The subdivision roads are private and Greene County shall not consider the roads for adoption into the County Road System.
16. This map or plat is not based on a title abstract. Subject and adjacent property Owners' deed and plat references were taken from public records and are not guaranteed as to accuracy or completeness.
17. This is a preliminary subdivision plat that has been prepared for the purpose of review and approval, is not to be recorded, and is not to be used to convey property.

1. The land shown on this plat is subject to all easements, rights-of-way, and protective covenants of record, including but not limited to that certain Amended and Restated Declaration of Covenants, Easements and Restrictions for Reynolds Lake Oconee, Great Waters, and The Landing at Reynolds Lake Oconee, effective as of January 1, 2010, and recorded in the Greene County records in Deed Book 993, Page 57 and Putnam County records in Deed Book 698, Page 569, as amended and supplemented.
2. Unified Utility Services Agreement between Reynolds-American Properties, LLC, Linger Longer Development Company, Oconee Richland Company, LLC and Piedmont Water Resources, LLC, dated March 7, 2012, recorded in Deed Book 1052, Pages 256-268, First Amendment and Ratification of Unified Utility Services Agreement, dated August 1, 2012, recorded in Deed Book 1059, Pages 383-390, Amended and Restated Unified Utility Services Agreement by and between Oconee Land Development Company, LLC, Oconee Marina Company, LLC, Oconee Golf Company, LLC, Oconee Hotel Company, LLC and Piedmont Water Services, LLC, dated August 1, 2012, recorded in Deed Book 1060, Pages 521-534, in the Office of the Clerk of Superior Court of Greene County, Georgia.
3. Oconee Land Development Company LLC reserves for itself and its assigns a 10.00' perpetual general utility/drainage easement parallel and contiguous to all property lines.



<u>HARDIN WOODS - SECTION I</u>	
LOTS 9-56	34.05 AC.
ROAD RIGHT-OF-WAYS	6.25 AC.
COMMON PROPERTIES - 'A', 'B', & 'C'	10.51 AC.
LIMITED COMMON PROPERTY 'D' & 'E'	1.54 AC.
TOTAL PLATTED ACRES:	52.35 AC.
<u>GENERAL LOT INFORMATION:</u>	
NUMBER OF LOTS	= 48
MINIMUM LOT SIZE	= N/A
SMALLEST LOT	= 0.61 AC. (26,367 SF)
LARGEST LOT	= 1.21 AC.
AVERAGE LOT SIZE	= 0.71 AC.

Water:	Piedmont Water Resources, LLC
Sewer:	Piedmont Water Resources, LLC
Power:	Georgia Power
CATV:	Hargray Communications
Phone:	Windstream

The property described on this survey does not lie within the 100-year Federally designated Special Flood Hazard Area (SFHA) according to the following:

- Greene County Flood Insurance Rate Map No. 13133C0300B, Panel 300 of 375, Community Name - Greene, Community No. 130573, Panel No. 0300, Suffix "B", Effective Date December 17th, 2010.

Note: A field run survey was not performed to determine the flood zone designation listed above. The determination was made from scaled map information and graphic plotting only.

Zoning Designation: PUD (Planned Unit Development)

**PRELIMINARY SUBDIVISION
PLAT FOR:**

Oconee Land Development Company LLC

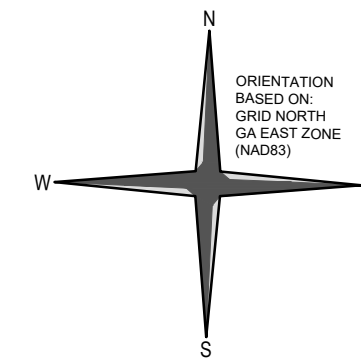
1000 Vista Drive
Greensboro, Georgia 30642
(706) 467-3151

Hardin Woods

-- Section I --
161st & 163rd Georgia Militia District
Greene County, Georgia

Timeline/Revisions			 REYNOLDS LAKE OCONEE Oconee Land Development Company LLC 1000 Vista Drive Greensboro, Georgia 30642 (706) 467-3151
No.	DATE	DESCRIPTION	
	4/06/2026	a. PREPARE PRELIMINARY PLAT.	
PROJECT No.: 03–26W1–1			DRAWN BY: C.S.A. SHEET No. 1 OF 8

**THIS IS A TEMPORARY PLAT
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FOR FINAL RECORDING.**



GLENWOOD DR.

**"HARDIN NORTH
SECTION I"**

163rd G. M. DISTRICT
APPROX. G. M. DISTRICT
161st G. M. DISTRICT

Tract "C2"
Tax Parcel 055000004D
Oconee Land
Development Company LLC
D.B. 1059, pp. 599-633
P.C. 1, Sl. 717, pp. 4-10 &
Sl. 718, pp. 1-3
Zoning status: PUD
FUTURE DEVELOPMENT

HARDIN PARKWAY

GATE
HOUSE

PERSIMMON DR

SHEET 3

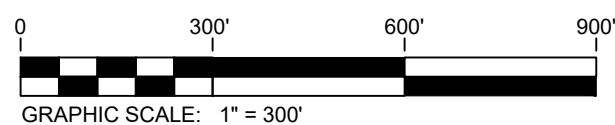
REYNOLDS
PARKWAY

– WINTERBERRY WAY

SHEET 7

BRIDLE BIT
LANE

NTGOMERY PLACE
SECTION III"



D.B. - DEED BOOK	T.P.N. - TAX PARCEL NUMBER
P.B. - PLAT BOOK	⊙ - CALCULATED POINT
P.C. - PLAT CABINET	■ - $\frac{3}{8}$ " REBAR FOUND WITH GPC CAP
Sl. - SLIDE	● - $\frac{1}{2}$ " REBAR FOUND
GPC - GEORGIA POWER COMPANY	▲ - $\frac{1}{2}$ " REBAR TO BE SET
R/W - RIGHT OF WAY	

<i>PRELIMINARY SUBDIVISION PLAT FOR:</i>		
Oconee Land Development Company LLC 1000 Vista Drive Greensboro, Georgia 30642 (706) 467-3151		
Hardin Woods -- Section I -- 161st & 163rd Georgia Militia District Greene County, Georgia		
Timeline/Revisions		
No.	DATE	DESCRIPTION
△	4/06/2026	a. PREPARE PRELIMINARY PLAT.
PROJECT No.:		DRAWN BY: C.S.J.
03-26W1-1		SHEET No. 2 OF 6

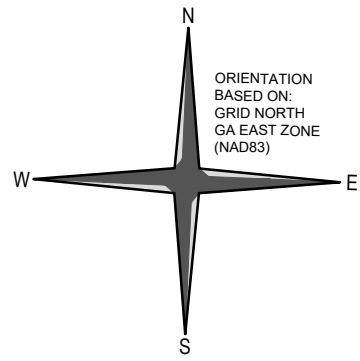


REYNOLDS

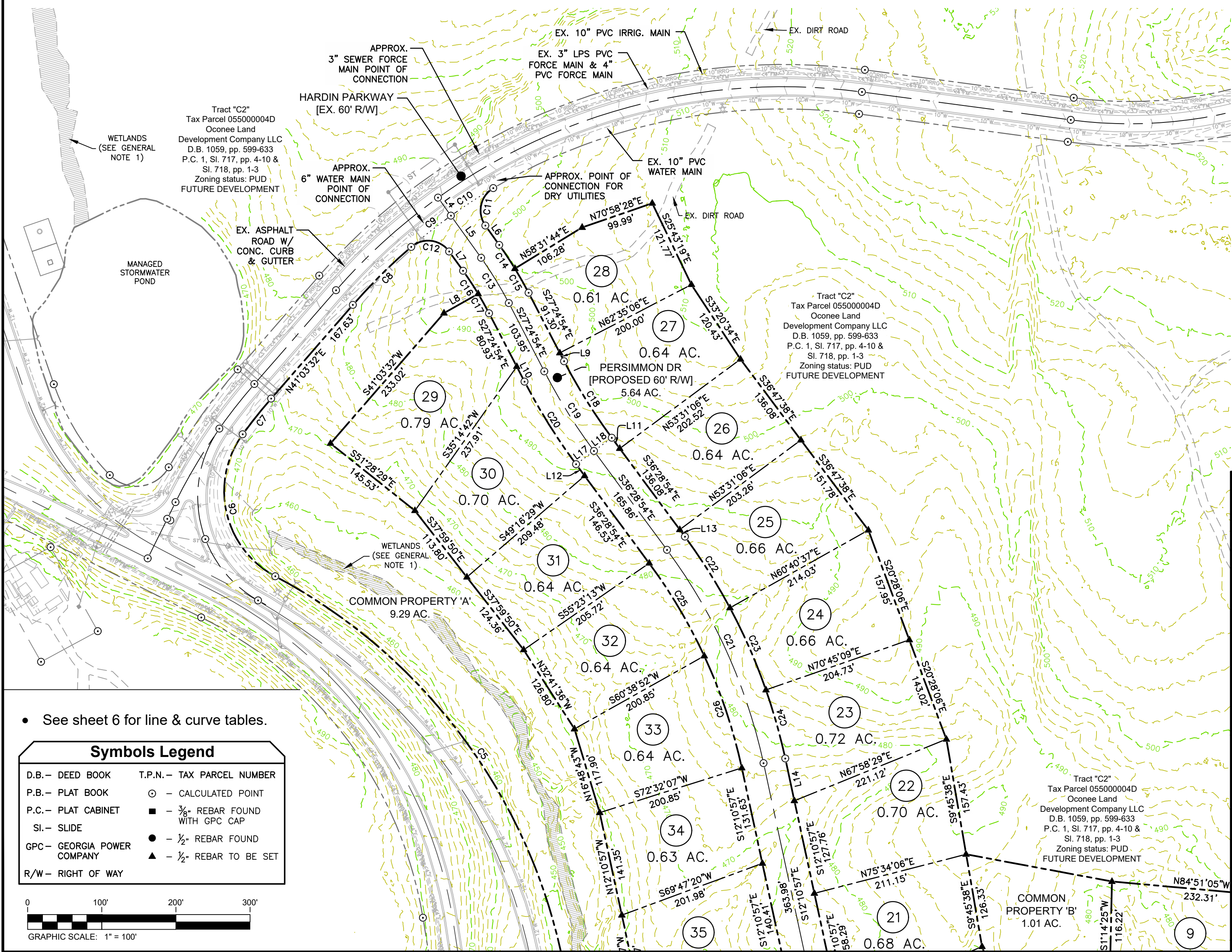
LAKE OCONEE

Oconee Land Development
Company LLC
1000 Vista Drive
Greensboro, Georgia 30642
(706) 467-3151

NOTE:
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"Hardin Woods"
Subdivision
-- Section I --
Lots 9-56



• See sheet 6 for line & curve tables.

Symbols Legend	
D.B.— DEED BOOK	T.P.N.— TAX PARCEL NUMBER
P.B.— PLAT BOOK	○ — CALCULATED POINT
P.C.— PLAT CABINET	■ — 3/8" REBAR FOUND WITH GPC CAP
SL.— SLIDE	● — 1/2" REBAR FOUND
GPC— GEORGIA POWER COMPANY	▲ — 1/2" REBAR TO BE SET
R/W— RIGHT OF WAY	

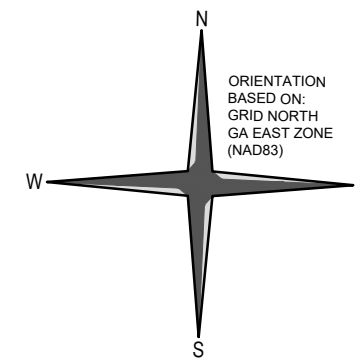
0 100' 200' 300'

GRAPHIC SCALE: 1" = 100'

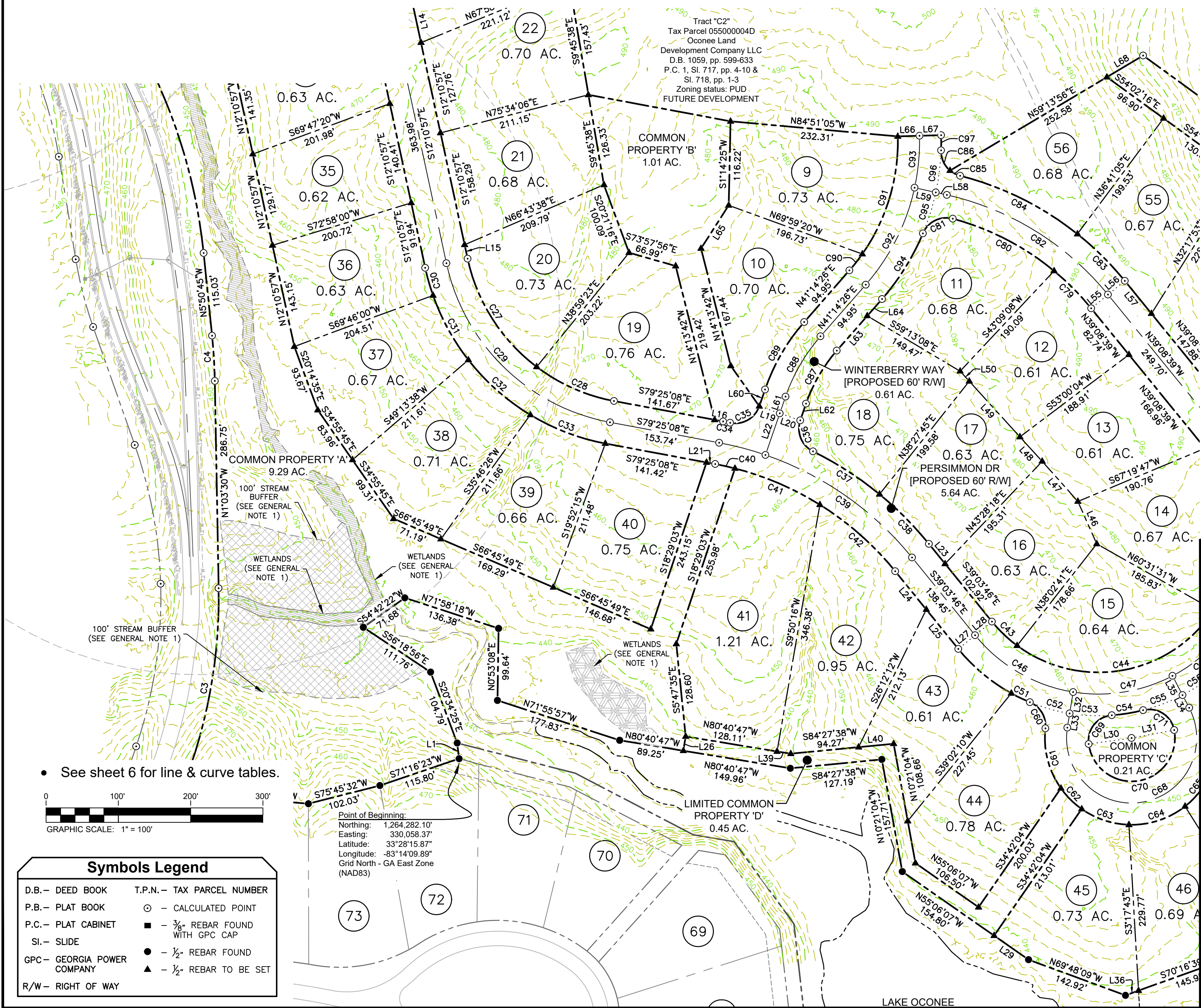
PRELIMINARY SUBDIVISION PLAT FOR:		
Oconee Land Development Company LLC 1000 Vista Drive Greensboro, Georgia 30642 (706) 467-3151		
Hardin Woods -- Section I -- 161st & 163rd Georgia Militia District Greene County, Georgia		
Timeline/Revisions		
No.	DATE	DESCRIPTION
1	4/06/2026	a. PREPARE PRELIMINARY PLAT.
PROJECT No.: 03-26W1-1		
DRAWN BY:		C.S.J.
SHEET No.		3 OF 6

Oconee Land Development
Company LLC
1000 Vista Drive
Greensboro, Georgia 30642
(706) 467-3151

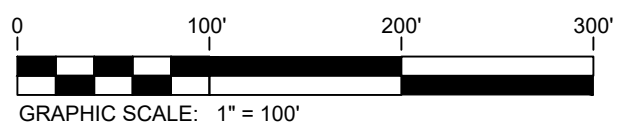
NOTE:
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"Hardin Woods"
Subdivision
-- Section I --
Lots 9-56



• See sheet 6 for line & curve tables.



Symbols Legend	
D.B. - DEED BOOK	T.P.N. - TAX PARCEL NUMBER
P.B. - PLAT BOOK	○ - CALCULATED POINT
P.C. - PLAT CABINET	■ - 3/8" REBAR FOUND WITH GPC CAP
SI. - SLIDE	● - 1/2" REBAR FOUND
GPC - GEORGIA POWER COMPANY	▲ - 1/2" REBAR TO BE SET
R/W - RIGHT OF WAY	

**PRELIMINARY SUBDIVISION
PLAT FOR:**

**Oconee Land Development
Company LLC**

1000 Vista Drive
Greensboro, Georgia 30642
(706) 467-3151

Hardin Woods
-- Section I --
161st & 163rd Georgia Militia District
Greene County, Georgia

Timeline/Revisions		
No.	DATE	DESCRIPTION
1	4/06/2026	a. PREPARE PRELIMINARY PLAT.

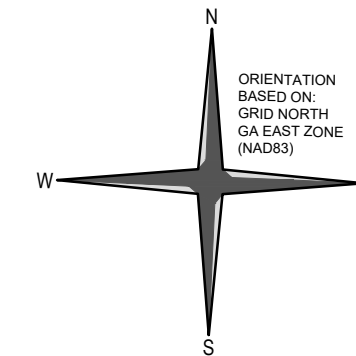
**REYNOLDS
LAKE OCONEE**

Oconee Land Development
Company LLC

1000 Vista Drive
Greensboro, Georgia 30642
(706) 467-3151

PROJECT No.:	03-26W1-1	DRAWN BY:	C.S.J.
		SHEET No.	4 OF 6

**THIS IS A TEMPORARY PLAT
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FOR FINAL RECORDING.**



"Hardin Woods"
Subdivision
-- Section I --
Lots 9-56



DRAWN BY:	C.S.J.
SHEET No.	5 OF 6

**THIS IS A TEMPORARY PLAT
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Subdivision

Lots 9-56

LINE TABLE		
LINE	BEARING	DISTANCE
L41	S29°22'04"W	24.33'
L42	N84°27'11"E	31.32'
L43	S05°32'49"E	60.00'
L44	N32°25'59"W	60.00'
L45	S57°35'53"W	31.28'
L46	S23°57'30"E	64.23'
L47	N41°38'19"W	74.27'
L48	N42°25'28"W	45.81'
L49	N42°17'54"W	104.01'
L50	N42°17'54"W	18.86'
L51	S35°57'09"W	13.56'
L52	N35°57'09"E	20.99'
L53	N18°07'50"W	63.13'
L54	N18°07'50"W	37.22'
L55	N50°51'21"E	30.00'
L56	N50°51'21"E	30.00'
L57	N39°08'39"W	58.33'
L58	N77°23'08"W	15.75'
L59	N77°23'08"W	30.00'
L60	N19°00'40"E	24.49'
L61	N19°00'40"E	24.49'
L62	N19°00'40"E	24.49'
L63	N41°14'26"E	63.91'
L64	N41°14'26"E	31.04'
L65	S32°42'22"W	70.95'
L66	N88°26'12"E	30.00'
L67	N88°26'12"E	30.00'
L68	N59°13'56"E	58.35'



Oconee Land Development
Company LLC

Hardin Woods

Timeline/Revisions

[illegible]



Greene County Building and Zoning Department

Chuck Wooley
Building Official

1034 Silver Drive, Suite 103
Greensboro, Georgia 30642

Telephone (706) 453-3333
Fax (706) 453-2579

www.greenecountyga.gov/building

Preliminary Plat Review

Approved: Chuck Wooley Reviewed By: Chuck Wooley
(Building Official)

Subdivision Name: Hardin Woods, Sect 1

Date Received: 4-10-2006 Date Reviewed: _____

Tax Map(s) & Parcel(s) Reference Number: 055-0-00-004-D Acres: 52.35

Type Development: Single Family Zoning: PUD

Design Professional: Craig Johnson Attention: _____

The Preliminary Plat shall represent the entire area that the developer is contemplating developing including possible unit divisions not scheduled for immediate development. Copies of the Preliminary Plat shall be transmitted by the appropriate County agency.

The Preliminary Plat shall be prepared by a licensed land surveyor, registered professional engineer or licensed landscape architect and includes as a minimum the following:

1. Content:

The Preliminary Plat submitted to the Planning and Zoning Board shall be in ink on a reproducible medium prepared in accordance with acceptable professional standards. The submittal copies shall consist of black-line prints or blue-line prints on a white background. The submittal shall include such other documents, as necessary, to meet the requirements of these regulations. If the preliminary plat is prepared by a registered professional engineer, reference must be made to the legal survey of the parcel. A copy of the survey must be included with the Preliminary Plat if not stamped by a licensed land surveyor. The Preliminary Plat shall be prepared at a scale of one (1) inch equals one hundred (100) feet or larger. Sheet size shall be no longer than twenty-four by thirty-six inches (24" x 36"); however, additional sheets may be used. The Preliminary Plat shall contain the following information:



Greene County Building and Zoning Department

Chuck Wooley
Building Official

1034 Silver Drive, Suite 103
Greensboro, Georgia 30642

Telephone (706) 453-3333
Fax (706) 453-2579

www.greencountyga.gov/building

Preliminary Plat Review

Page 2

- ☒ A. Name of Subdivision.
- ☒ B. Names and right-of-way width of all proposed streets.
- ☒ C. Name, address and telephone number of the owner, or owners, of the land to be subdivided and the name, address and telephone number of the developer.
- ☒ D. The seal, name and address of the licensed land surveyor or registered professional engineer.
- ☒ E. Date, graphic scale, numeric scale, north arrow and space for revisions.
- ☒ F. Vicinity map indicating streets and highways, railroads and other significant features within or adjacent to the proposed subdivision.
- ☒ G. Proposed use of property to be subdivided.
- ☒ H. Total acreage, outlet acreage, if applicable, and the acreage of the smallest lot.
- ☒ I. Present zoning of subject property and adjacent properties.
- ☒ J. The location of the property with respect to surrounding streets and the names of adjoining developments.
- ☒ K. The location and dimensions of all boundary lines of the property to be expressed in feet.
- ☒ L. Unit divisions, if known, or staged development if proposed by the developer.
- ☒ M. Contour lines at intervals not to exceed two (2) feet based on mean sea level datum. The basis for development of contour lines shall be indicated on the plat.
- ☒ N. The approximate location and sizes of existing sewers, water mains, drainage or other underground structures within and immediately adjacent to the subject property.



Greene County Building and Zoning Department

Chuck Wooley
Building Official

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Preliminary Plat Review

Page 3

- ☒ O. The location of existing and proposed streets, easements, water bodies, flood hazard areas and flooding, streams and other pertinent features such as swamps, railroads, buildings, parks, cemeteries, drainage ditches, bridges and rock outcrops.
- ☒ P. Reference points from proposed intersection to permanent features.
- ☒ Q. The location and scaled dimensions of all proposed or existing lots. The minimum front yard setback and all lots and side lot setback for corner lots.
- ☒ R. The location and scaled dimensions and acreage of all property proposed to be set aside for park or playground use, or other public or private reservation, with designation of the purpose thereof, and conditions, if any, of the dedication or reservation.
- ☒ S. All maps or plats shall show the direction and distance from a point of reference to a point on the boundary of the individual survey, and such additional data as may be required to relocate the boundary point from the point of reference with the same degree of accuracy required of the parcel surveyed. The point of reference shall be an established, monumental position that can be identified or relocated from maps, plats, or other documents on public record.
- ☒ T. Blocks shall be lettered in alphabetical order. Blocks in numbered additions to the subdivisions bearing the same name shall be lettered consecutively throughout the several additions.
- ☒ U. All lots in each block shall be consecutively numbered in a logical sequence.
- ☒ V. List of proposed utilities to be located underground.
- ☒ W. A statement of the proposed methods of water supply, major drainage provisions, detention areas, and proposed sewage disposal plans. If the development is to utilize a private sewer system, all information by the Health Department shall be provided.
- ☒ X. The total number of units if not a single-family subdivision.
- ☒ Y. All required setback lines for all parcels.



1000 Vista Drive
Greensboro, Georgia 30642
(706) 467-3151
www.reynoldslakeoconee.com

April 10, 2026

Mr. Chuck Wooley, Building Official
Greene County Planning and Zoning
1034 Silver Drive, Suite 103
Greensboro, Georgia 30642

**Re: Hardin Woods – Section I
Preliminary Plat Submittal**

Dear Chuck,

This letter and the additional information contained herein is respectfully submitted to you for distribution to the members of the Greene County Board of Commissioners for consideration for Preliminary Plat approval of **Hardin Woods – Section I** at Reynolds Lake Oconee. The project is proposed to be single-family lots and is located along the south side of Hardin Parkway – Phase 1 east of Reynolds Parkway.

The proposed project subdivision site is situated on **52.35 acres of Parcel #055000004D** and contains **48 lots**. Of the 52.35 acres platted, 34.05 acres are in lots, 10.51 acres in common property, 1.54 acres in limited common property, and 6.25 acres in road right-of-way. The project is zoned PUD. All the lots will be served by the Piedmont Water Resources LLC as part of the Reynolds Lake Oconee community sewage disposal and water systems.

The lots have an average size of 0.71 acres and the development density is 0.92 units per acre. In accordance with Greene County Zoning Ordinances for PUD zoning, subdivisions with less than 1.01 units per acre are not required to have dedicated open space.

As noted in the enclosed Reynolds Lake Oconee PUD Open Space summary chart, the density for the RLO PUD is 0.45 units per acre and 0.61 units per acre if excluding undeveloped acreage. The open space provided is 49.44% and is 31.04% if excluding undeveloped acreage.

All proposed utility main and lines will be extended from existing facilities underground. This includes water, sewer, storm, electric, telephone, and cable. The approximate points of connection are noted on the plat. A 8-inch proposed water main will be connect to the existing 10-inch water main located within Hardin Parkway – Phase 1 right-of-way. A 2-inch proposed low pressure force main will connect to the existing 3-inch low pressure

Chuck Wooley
April 10, 2026
Page 2 of 2

force main. Lots will be served by individual E-1 pump stations. Drainage of the project will not be connected to any drainage system external of the project. Stormwater from the proposed project will discharge through the natural drainage ways and discharge in the nearby Lake Oconee floodplain.

The road and utilities construction plans will be completed soon. As soon as they are completed, they will be submitted to the county of approval.

Since the Preliminary Plat was not prepared by a licensed surveyor, a copy of the legal survey of the parent parcel is attached.

In accordance with the PUD ordinance and the Subdivision Regulations for Greene County, the following information has been provided:

1. Preliminary Plat Application.
2. Preliminary Plats for the above-mentioned properties (2 copies). After plat review, if all is correct, we will bring by the additional 6 copies.
3. Parent property - "Tracts C2 Thru C4" prepared by Ogletree & Chivers.
4. Email from County Zoning Administrator that proposed street name (Glenview Ct and Highland Overlook) for Hardin North – Section II are acceptable.
5. Preliminary Plat Application Fee Check for \$850.00. (Eight Hundred Fifty and 00/100 Dollars) to cover Preliminary Plat Application Fee (\$600) and Review Fee (\$250).
6. Updated Open Space certification for Reynolds Lake Oconee PUD.

Thank you for your time and consideration in this matter.

Sincerely,



Craig S. Johnson, Director of Planning
Planning Department
Email: cjohnson@reynoldslakeoconee.com
Direct: 706-467-1151

Enclosures



**Greene County
Building and Zoning Department**

Chuck Wooley
Building Official

1034 Silver Drive, Suite 103
Greensboro, Georgia 30642

Telephone (706) 453-3333
Fax (706) 453-2579

www.greenecountyga.gov/building

Application for Preliminary Plat Submittal

#20260631

Name of Applicant: Oconee Land Development Company LLC Telephone No. [REDACTED]
Mailing Address: 1000 Vista Drive, Greensboro, GA 30642
Name of Property Owner: Oconee Land Development Company LLC Telephone No. [REDACTED]
Property Address: South side of Hardin Parkway - Phase 1
Tax Map(s) & Parcel(s) Number #055000004D Acres: 52.35
Design Professional: Oconee Land Development Company LLC
Design Professional's Email: [REDACTED] Phone Number: [REDACTED]

The Preliminary plat shall represent the entire area, which the developer contemplates developing, including possible unit divisions not scheduled for immediate development. Copies of the Preliminary Plat shall be transmitted by the appropriate County agency.

Attach the following documents:

1. Written legal description of the property (e.g., copy of deed)
2. Eight (8) hard copies & one (1) emailed pdf and/or CD/USB of plat prepared by a licensed surveyor - see following pages for the content required.
3. If the property owner is not the same as the applicant, Authorization by Property owner form.
4. Filing fee of \$550.00 payable to the Greene County Board of Commissioners

I hereby authorize the staff of the Greene County Board of Commissioners to inspect the premises of the above described property. I hereby depose and state that all statements herein and attached statements submitted are true and correct to the best of my knowledge and belief.

Applicant's signature: W Rabun Neal **Date:** 4/10/26
W. Rabun Neal, President, Oconee Land Development Company LLC, Reynolds Lake Oconee

SUBSCRIBED AND SWORN BEFORE ME ON THIS THE 10 DAY OF April, 2026.

Mary E. Cronic
NOTARY PUBLIC

My Commission Expires: 4/2/2030

Notary Public, Greene County, Georgia
My Commission Expires April 2, 2030

MISSION STATEMENT: We strive to provide services of the highest quality in the area of water pollution control, fire protection, zoning administration, building inspections, and code enforcement in order to contribute to the physical, social, and economic growth of Greene County while also inherently improving the safety of the as built environment falling under our regulatory purview.



Greene County
Building and Zoning Department

Chuck Wooley
Building Official

1034 Silver Drive, Suite 103 Telephone (706) 453-3333
Greensboro, Georgia 30642 Fax (706) 453-2579
www.greencountyga.gov/building

Disclosure of Campaign Contributions and Gifts

Reference: Application filed on April 10, 2026 to rezone real property described as follows:
.52.35 acres of Parcel #055000004D as described on un-recorded plat for Hardin Woods - Section I

All individuals and business entities having a property interest in above said property are as follows:

Oconee Land Development Company LLC

Within the two years preceding the above filing date, the applicant has made campaign contributions aggregating \$250.00 or more or made gifts having the aggregate value of \$250.00 or more to each member of the Planning Commission or the Greene County Board of Commissioners listed below.

List below (1) the name of the Commission or Commission Member, (2) dollar amount and date of each such campaign contribution, and (3) an enumeration and description of each such gift having a value of \$ 250.00 or more.

I hereby depose and say that all statements herein are true, correct and complete to the best of my knowledge and belief.

W. Rabun Neal

W. Rabun Neal, President, Oconee Land Development Company LLC, Reynolds Lake Oconee
Signature of Owner

4/10/26

Signature of Owner

Sworn to and subscribed before me Mary E. Cronin this 10 day of April, 2026

Notary Public, Greene County.

Mary E. Cronin
Notary Signature

Notary Public, Greene County, Georgia
My Commission Expires April 2, 2030

MISSION STATEMENT: We strive to provide services of the highest quality in the area of water pollution control, fire protection, zoning administration, building inspections, and code enforcement in order to contribute to the physical, social, and economic growth of Greene County while also inherently improving the safety of the as built environment falling under our regulatory purview.

Johnson, Craig

From: DeAnn Hester <dhester@greencountyga.gov>
Sent: Thursday, January 29, 2026 9:38 AM
To: Johnson, Craig
Subject: RE: Hardin Woods - Section I road names

Caution! This message was sent from outside your organization.

[Report](#)

Good Morning,

The proposed road names for Hardin Woods – Sect 1 are approved.

Have a great morning!

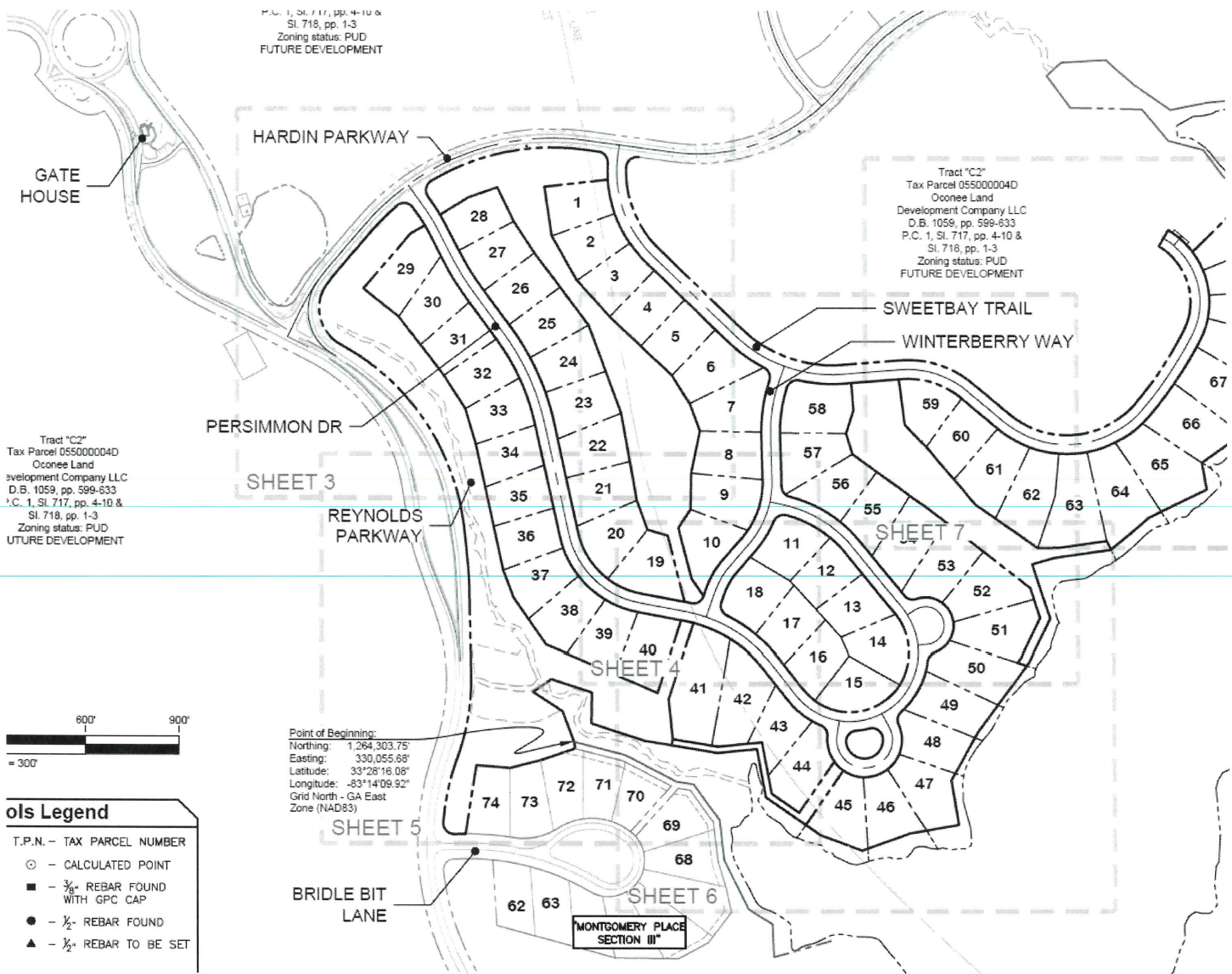
Thanks,

DeAnn E. Hester
Zoning Administrator
Greene County Building & Zoning
(706)453-3333 Ext. 122
dhester@greencountyga.gov
www.greencountyga.gov/building

From: Johnson, Craig <cjohnson@reynoldslakeoconee.com>
Sent: Wednesday, January 28, 2026 2:08 PM
To: DeAnn Hester <dhester@greencountyga.gov>
Subject: Hardin Woods - Section I road names

DeAnn,

We are also working on finalizing the preliminary plat for Hardin Woods - Section I (see map below), which is adjacent to Hardin Parkway. We have three proposed road names, **Persimmon Dr**, **Winterberry Way** , and **Sweetbay Trail**.



Please let me know if these are acceptable names with the County. Thank you

Craig Johnson
Director of Planning
Reynolds Lake Oconee

[WEBSITE](#) // [FACEBOOK](#) // [TWITTER](#) // [INSTAGRAM](#)

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REYNOLDS LAKE OCONEE PUD OPEN SPACE

	Prev. Final Platted	Previous Prelim. Plats (1)	Prelim. Plats this Sub. (2)	Final Plats this Sub. (3)	Master Plan Total
<u>Total Acreages</u>	<u>Acres</u>				
Total Developed Acreage previously submitted	6,548.72	108.48	81.69	0.00	6,738.89
Total Undeveloped Acreage	2,642.93	-108.48	-81.69	0.00	2,452.76
Total Acreage of Reynolds Lake Oconee PUD Including Undeveloped Acreage	9,191.65	0.00	0.00	0.00	9,191.65

<u>Residential Density</u>					
Developed residential units	3965	79	71		4,115
Density Excluding Undeveloped Acreage (units per acre)	0.61				0.61
Density Including Undeveloped Acreage (units per acre)	0.43				0.45

<u>Non-Open Space Acreage</u>	<u>Acres</u>				
Residential Lots / Mutli-Family Areas and Off-Street	3522.39	64.07	52.54		3,639.00
Lodge, Club Facilities, Maintenance, & Utilities	174.06	1.15			175.21
Road Right-of-Ways	805.69	16.60	10.61		832.90
Total Non-Open Space Acreage	4,502.14	81.82	63.15	0.00	4,647.11 50.56%

<u>Open Space Acreage*</u>	<u>Acres</u>				
Golf Courses	1169.58				1,169.58
Richland Pointe Golf Course (Unplatted)	111.00				111.00
Misc Open Space (Common Areas, Ponds, Rec. & Amenity Areas, etc.) previously submitted	766.00	26.66	18.54		811.20
Total Open Space Excluding Undeveloped	2,046.58	26.66	18.54	0.00	2,091.78 31.04%
Undeveloped**	2,642.93	-108.48	-81.69	0.00	2,452.76
Total Open Space Including Undeveloped	4,689.51				4,544.54 49.44%
Open Space required (0.45 units per acre) per Section 9.18.1.2					0.00%

* Status as of 4-10-65. The information contained herein was compiled from tax maps, plats, aerial photography, and master plans by Craig S. Johnson - Director of Planning, Reynolds Lake Oconee. The accuracy of the open space calculation is estimated to be within +/- 1%.

(1) Preliminary Plats previously submitted Forest Ridge - Section I-III & V, Hardin North - Sections I & II, & remaining portion of Richland Pointe III.

(2) Hardin Woods - Section I & II.

(3) None in this submission.



Greene County, GA

Summary

Parcel Number 055000004D
Account/Realkey 17827
Location Address LAKE OCONEE PKWY
Legal Description LAKE OCONEE PKWY- TRCT C2 378.40 AC
SL710/8
(Note: Not to be used on legal documents)
Tax District Fire Old Salem (District 91)
Millage Rate 14.016
Acres 378.4
Neighborhood Reynolds Plantation-North End (N of Lk Oconee Trl)
(RPN)
Homestead Exemption No
Landlot/District
Subdivision/Lot/Blk/Sec/Phase

[View Map](#)

Owner

[OCONEE LAND DEVELOPMENT CO LLC](#)
1000 VISTA DRIVE
SUITE 125
GREENSBORO, GA 30642

Most Current Owner

[OCONEE LAND DEVELOPMENT CO LLC](#)
1000 VISTA DRIVE
SUITE 125
GREENSBORO, GA 30642

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Woodlands	Rural	5	378.4

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Indigent Care Fee	2016	0x0 / 0	1	\$0

Permits

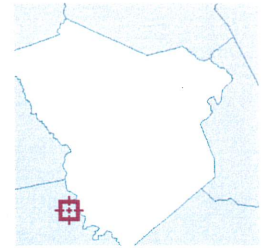
Permit Date	Permit Number	Type	Description
11/24/2025	2170	COMMERCIAL	North Golf Cart Bridge - Fenmoor Golf Course
11/13/2025	2097	SEA WALL	New Seawall - 550' Rip Rap Only - South Shoreline of Hole #16 - Fenmoor Golf Course
09/25/2025	1751	SEA WALL	New Seawall - 475' Rip Rap Only - South Shoreline of Hole #16 - Fenmoor Golf Course
	20251748	SEA WALL	

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
8/2/2012	1060 241	SL710 8	\$10,545,041	More than 1 sale in last 12 months	MP ASSET HOLDINGS LLC	OCONEE LAND DEVELOPMENT CO LLC
8/18/2011	1030 145	SL560 1	\$0	Foreclosure	LINGER LONGER DEV	MP ASSET HOLDINGS LLC
7/5/2011	1026 573	SL560 1	\$0	Foreclosure	LINGER LONGER DEVELOPMENT CO	MP ASSET HOLDINGS LLC
6/5/2006	840 281		\$0	10	PORT ARMOR HOLDING	LINGER LONGER DEV CO
6/5/2006	840 281		\$0	LM/Split	PORT ARMOR HOLDING LLC	LINGER LONGER DEVELOPMENT CO
6/5/2006	840 275		\$0	LM/Split	PORT ARMOR HOLDING LLC	LINGER LONGER DEVELOPMENT CO
6/5/2006	840 275		\$0	10	PORT ARMOR HOLDING	LINGER LONGER DEVELOPMENT CO
6/5/2006	840 260		\$0	10	PORT ARMOR CAPITAL	PORT ARMOR HOLDINGS LLC
6/5/2006	840 254		\$15,400,000	Related Entities/Corp Affil	PORT ARMOR CAPITAL LLC	PORT ARMOR HOLDINGS LLC
9/17/2001	616 124		\$0	L	R/W JASPER BRIDGE PROJECT-344	EASEMENT



Overview



Legend

City Limits

- GREENSBORO
- SILOAM
- UNION POINT
- WHITE PLAINS
- WOODVILLE

Parcels

Roads

USA Major Highways

- Limited Access
- Highway
- Major Road
- Local Road
- Lakes

Parcel ID	055000004D	Owner	OCONEE LAND DEVELOPMENT CO LLC	Last 2 Sales			
Class Code	Residential		1000 VISTA DRIVE	Date	Price	Reason	Qual
Taxing District	Fire Old Salem		SUITE 125	8/2/2012	\$10545041	RS	U
Acres	378.4		GREENSBORO, GA 30642	8/18/2011	0	OO	U
DIGCLASS	R	Physical Address	LAKE OCONEE PKWY				
TOTALACRES	378.39999389648438	Assessed Value	Value \$6653400				

(Note: Not to be used on legal documents)

Reviews are being conducted for properties with permits, properties that have sold recently or have exemption applications. The field appraiser will be conducting a walk around and measuring the structure as well taking a photo.

If you have any questions please feel free to email Dmoreno@greencountyga.gov

This website is not to be used for Legal Purposes. THIS MAP IS NOT A SURVEY.

Maps have been compiled from the most authentic information available and are to be used for assessment purposes only. Greene County Property Appraiser's Office assumes no responsibility for errors and/or omissions contained within.

Date created: 4/10/2026

Last Data Uploaded: 4/10/2026 2:13:14 PM

Permit #: 20260631

Permit Type:

Address: Hardin Pkwy

City: Greensboro

State: GA

Zip: 30642

Owner: Oconee Land Development Co. LLC

Owner Address: 1000 Vista Drive Ste 125

Owner City: Greensboro

Owner State: GA

Owner Zip: 30642

Owner Phone:

Owner Email:

Receipt #: 1230209

Date: 04/13/2026

Paid By: Oconee Land Dev Co

Description: #20260631

Payment Type:

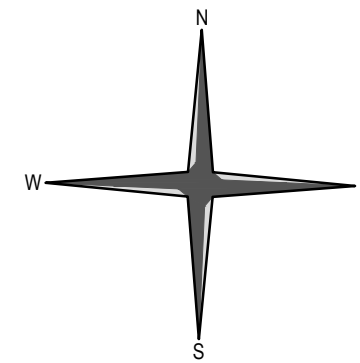
Payment Type Description:

Accepted By: DeAnn Hester

Fees Paid

Fee Name	Fee Type	Description	Factor	Total Fee Amount	Amount Paid
Plat Review Fee	Fee	Major Subdivision Plat Review Fee	0.00	250.00	250.00
Preliminary Plat/Construction Drawings	Fee	\$600 for Preliminary with Construction drawings submitted together OR \$600 if construction or Prelim Plat submitted seperately.	0.00	600.00	600.00
				Total:	\$850.00

**THIS IS A TEMPORARY PLAT
AND SHALL NOT BE USED
FOR FINAL RECORDING.**



REYNOLDS

LAKE OCONEE

"Hardin Woods"

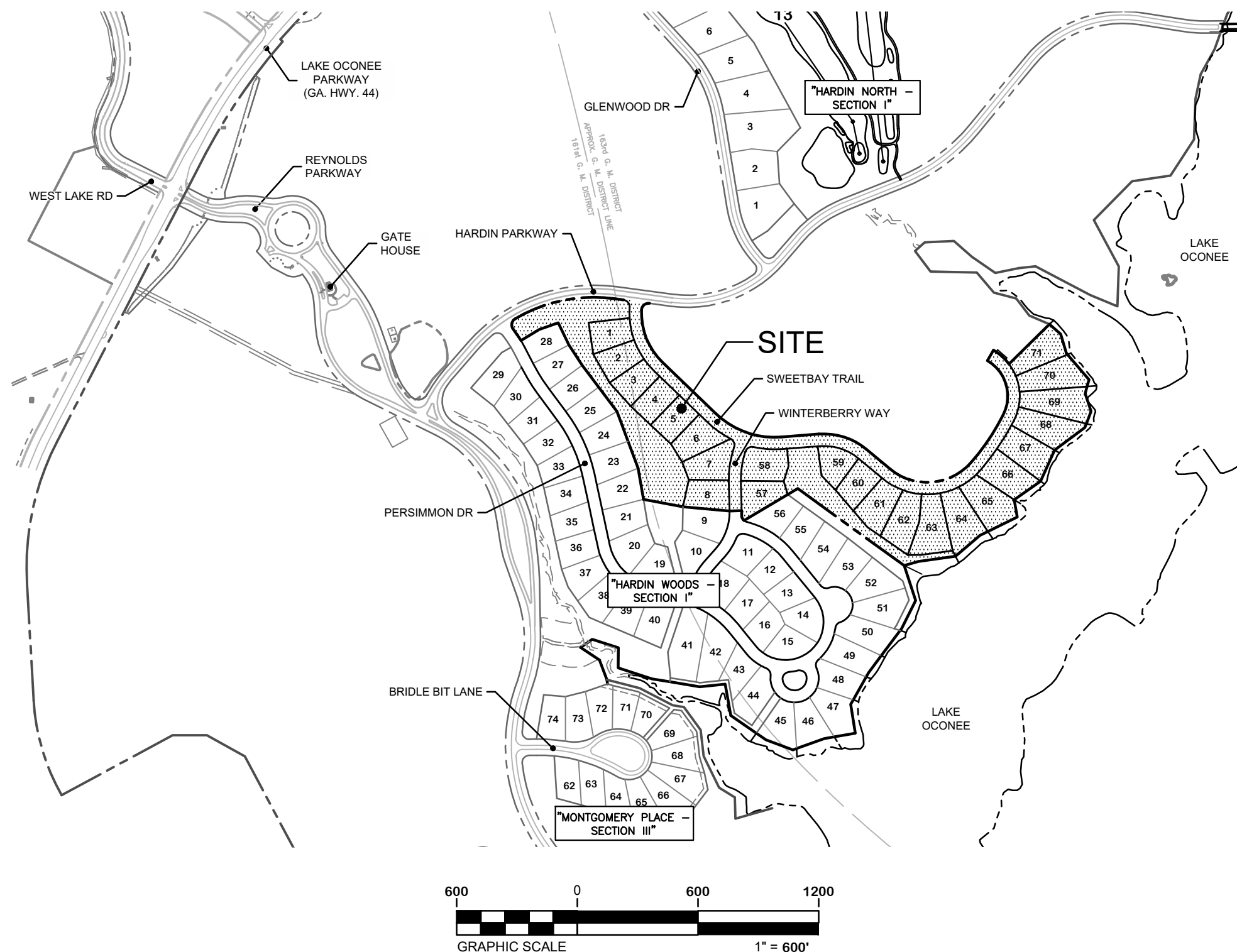
Subdivision
-- Section II --
Lots 1-8 & 57-71



- Unrecorded Preliminary Plat, dated 4/6/26 by Oconee Land Development Company, titled "HARDIN WOODS - SECTION I".
- Unrecorded Preliminary Plat, dated 5/9/25 by Oconee Land Development Company, titled "HARDIN NORTH - SECTION I".
- Plat Cabinet 1, Book 710, Pages 8-10 and Book 711, Pages 1-4, Recorded 8/2/2012 by Ogletree & Chivers for Metropolitan Life Insurance Company, et al., titled "TRACTS C2 THRU C4". Job No. 5313.
- Plat Cabinet 1, Book 661, Pages 1-2, Recorded 12/16/2008 by John A. McGill, P.C. for Linger Longer Development Company, titled "MONTGOMERY PLACE - SECTION III", Job No. 2008-0358-3.

1. Edge of stream bank area to remain in natural condition. Existing wetlands and streams shown on this map are under the jurisdiction of the Army Corps of Engineers. These areas are not to be disturbed without proper authorization from the Army Corps of Engineers.
2. All improvements may not be shown.
3. All utilities may not be shown.
4. All utilities will be installed underground.
5. All proposed utility main and lines will be extended from existing facilities underground. This includes water, sewer, storm, electric, telephone, and cable. Dry utilities may not have been run along Hardin Parkway but will be connected at Reynolds Parkway and extended to the project. Approximate points of connection are noted on the plat. An 6-inch proposed water main will connect to the existing 10-inch water main located within the Hardin Parkway right-of-way. A 2-inch proposed low pressure force main will connect to the existing 3-inch low pressure force main located in the Hardin Parkway right-of-way. Lots will be served by individual E-1 pump stations. Drainage of the project will not be connecting to any drainage system external of the project. Stormwater from the proposed project will discharge predominantly by sheet flow and discharge will be through natural drainage ways owned by Oconee Land Development Company LLC leading to the Lake Oconee floodplain.
6. Proposed use for lots described on this plat is single-family residential.
7. This plat is subject to all easements, rights-of-way, and protective covenants of record.
8. Bearing datum is Georgia Grid-East Zone (NAD83) as taken from plats of reference.
9. All stated distances are "horizontal" distances.
10. All stated distances are "ground" distances.
11. Lake Oconee shoreline was from aerial survey. Shoreline is to be field verified prior to construction.
12. There shall be a minimum 31' separation between all buildings.
13. Vertical datum based on NAVD88.
14. Contour interval = 2 feet.
15. The subdivision roads are private and Greene County shall not consider the roads for adoption into the County Road System.
16. This map or plat is not based on a title abstract. Subject and adjacent property Owners' deed and plat references were taken from public records and are not guaranteed as to accuracy or completeness.
17. This is a preliminary subdivision plat that has been prepared for the purpose of review and approval, is not to be recorded, and is not to be used to convey property.

1. The land shown on this plat is subject to all easements, rights-of-way, and protective covenants of record, including but not limited to that certain Amended and Restated Declaration of Covenants, Easements and Restrictions for Reynolds Lake Oconee, Great Waters, and The Landing at Reynolds Lake Oconee, effective as of January 1, 2010, and recorded in the Greene County records in Deed Book 993, Page 57 and Putnam County records in Deed Book 698, Page 569, as amended and supplemented.
2. Unified Utility Services Agreement between Reynolds-American Properties, LLC, Linger Longer Development Company, Oconee Richland Company, LLC and Piedmont Water Resources, LLC, dated March 7, 2012, recorded in Deed Book 1052, Pages 256-268, First Amendment and Ratification of Unified Utility Services Agreement, dated August 1, 2012, recorded in Deed Book 1059, Pages 383-390, Amended and Restated Unified Utility Services Agreement by and between Oconee Land Development Company, LLC, Oconee Marina Company, LLC, Oconee Golf Company, LLC, Oconee Hotel Company, LLC and Piedmont Water Services, LLC, dated August 1, 2012, recorded in Deed Book 1060, Pages 521-534, in the Office of the Clerk of Superior Court of Greene County, Georgia.
3. Oconee Land Development Company LLC reserves for itself and its assigns a 10.00' perpetual general utility/drainage easement parallel and contiguous to all property lines.



<u>HARDIN WOODS - SECTION II</u>	
LOTS 1-8 & 57-71	18.49 AC.
ROAD RIGHT-OF-WAYS	4.36 AC.
COMMON PROPERTIES - 'A'	4.55 AC.
LIMITED COMMON PROPERTY 'B'	1.94 AC.
TOTAL PLATTED ACRES:	29.34 AC.
<u>GENERAL LOT INFORMATION:</u>	
NUMBER OF LOTS	= 23
MINIMUM LOT SIZE	= N/A
SMALLEST LOT	= 0.61 AC. (26,686 SF)
LARGEST LOT	= 1.03 AC.
AVERAGE LOT SIZE	= 0.80 AC.

Water:	Piedmont Water Resources, LLC
Sewer:	Piedmont Water Resources, LLC
Power:	Georgia Power
CATV:	Hargray Communications
Phone:	Windstream

The property described on this survey does not lie within the 100-year Federally designated Special Flood Hazard Area (SFHA) according to the following:

- Greene County Flood Insurance Rate Map No. 13133C0300B, Panel 300 of 375, Community Name - Greene, Community No. 130573, Panel No. 0300, Suffix "B", Effective Date December 17th, 2010.

Note: A field run survey was not performed to determine the flood zone designation listed above. The determination was made from scaled map information and graphic plotting only.

Zoning Designation: PUD (Planned Unit Development)

<i>PRELIMINARY SUBDIVISION PLAT FOR:</i>		
Oconee Land Development Company LLC 1000 Vista Drive Greensboro, Georgia 30642 (706) 467-3151		
Hardin Woods -- Section II -- 161st & 163rd Georgia Militia District Greene County, Georgia		
Timeline/Revisions		
No.	DATE	DESCRIPTION
	4/06/2026	a. PREPARE PRELIMINARY PLAT.
PROJECT No.:		DRAWN BY: C.S.J.
03-26W1-2		SHEET No. 1 OF 5

REYNOLDS
LAKE OCONEE
 Oconee Land Development
 Company LLC
 1000 Vista Drive
 Greensboro, Georgia 30642
 (706) 467-3151

**THIS IS A TEMPORARY PLAT
AND SHALL NOT BE USED
FOR FINAL RECORDING.**



Subdivision
-- Section II --
Lots 1-8 & 57-71



Oconee Land Development
Company LLC
1000 Vista Drive
Greensboro, Georgia 30642
(706) 467-3151

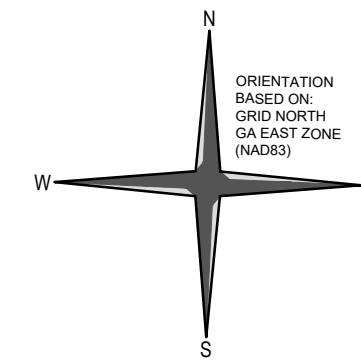
<i>PRELIMINARY SUBDIVISION PLAT FOR:</i>		
Oconee Land Development Company LLC 1000 Vista Drive Greensboro, Georgia 30642 (706) 467-3151		
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Timeline/Revisions		
No.	DATE	DESCRIPTION
1	4/06/2026	a. PREPARE PRELIMINARY PLAT.
PROJECT No.:		DRAWN BY: C.S.J.
03--26W1--2		SHEET No. 2 OF 5



REYNOLDS

LAKE OCONEE

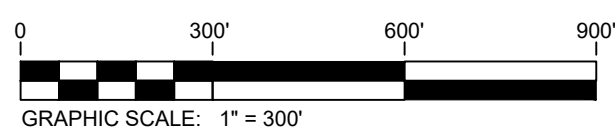
Oconee Land Development
Company LLC
1000 Vista Drive
Greensboro, Georgia 30642
(706) 467-3151



Tract "C2"
Tax Parcel 055000004D
Oconee Land
Development Company LLC
D.B. 1059, pp. 599-633
P.C. 1, Sl. 717, pp. 4-10 &
Sl. 718, pp. 1-3
Zoning status: PUD
FUTURE DEVELOPMENT

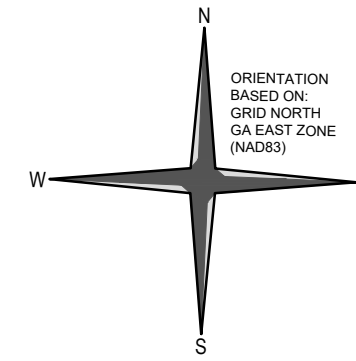
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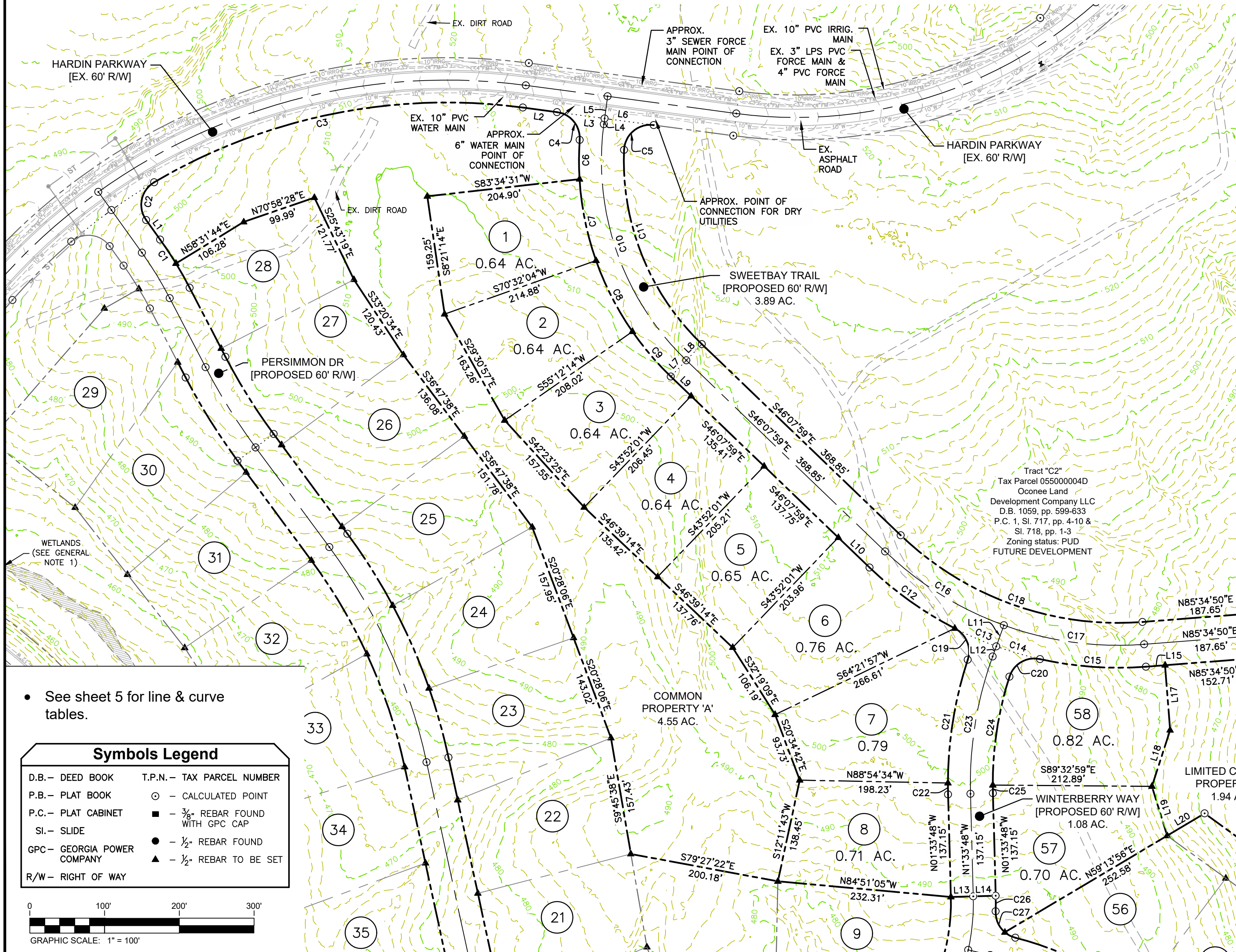


D.B. – DEED BOOK	T.P.N. – TAX PARCEL NUMBER
P.B. – PLAT BOOK	⊙ – CALCULATED POINT
P.C. – PLAT CABINET	■ – $\frac{3}{8}$ " REBAR FOUND WITH GPC CAP
SL. – SLIDE	● – $\frac{1}{2}$ " REBAR FOUND
GPC – GEORGIA POWER COMPANY	▲ – $\frac{1}{2}$ " REBAR TO BE SET
R/W – RIGHT OF WAY	

NOTE:
THIS IS A TEMPORARY PLAT
AND SHALL NOT BE USED
FOR FINAL RECORDING.



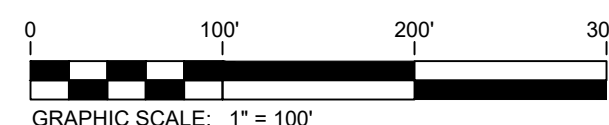
"Hardin Woods"
Subdivision
-- Section II --
Lots 1-8 & 57-71



- See sheet 5 for line & curve tables.

Symbols Legend

D.B. - DEED BOOK	T.P.N. - TAX PARCEL NUMBER
P.B. - PLAT BOOK	○ - CALCULATED POINT
P.C. - PLAT CABINET	■ - 3/8" REBAR FOUND WITH GPC CAP
SL - SLIDE	● - 1/2" REBAR FOUND
GPC - GEORGIA POWER COMPANY	▲ - 1/2" REBAR TO BE SET
R/W - RIGHT OF WAY	



**PRELIMINARY SUBDIVISION
PLAT FOR:**

**Oconee Land Development
Company LLC**

1000 Vista Drive
Greensboro, Georgia 30642
(706) 467-3151

Hardin Woods
-- Section II --
161st & 163rd Georgia Militia District
Greene County, Georgia

Timeline/Revisions

No.	DATE	DESCRIPTION
1	4/06/2026	a. PREPARE PRELIMINARY PLAT.

PROJECT No.:

03-26W1-2



**REYNOLDS
LAKE OCONEE**

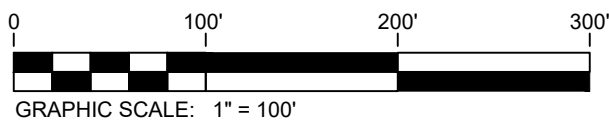
Oconee Land Development
Company LLC
1000 Vista Drive
Greensboro, Georgia 30642
(706) 467-3151

DRAWN BY: C.S.J.

SHEET No. 3 OF 5

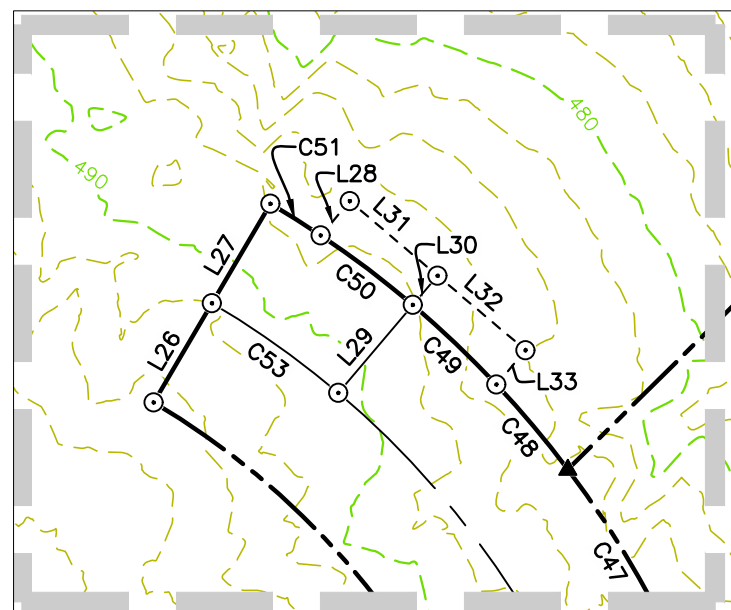
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P.B. - PLAT BOOK	○ - CALCULATED POINT
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"Hardin Woods"
Subdivision
-- Section II --
Lots 1-8 & 57-71



CURVE TABLE				
CURVE	ARC	RADIUS	CHORD	CHORD BEARING
C1	38.24'	530.00'	38.23'	N33°32'17"W
C2	58.08'	35.00'	51.64'	S11°55'55"W
C3	512.69'	770.00'	503.27'	S78°32'36"W
C4	52.78'	35.00'	47.92'	N39°10'41"W
C5	58.11'	35.00'	51.66'	S50°03'17"W
C6	52.54'	400.00'	52.50'	S00°15'49"W
C7	111.47'	400.00'	111.11'	S11°28'56"E
C8	107.03'	400.00'	106.71'	S27°07'51"E
C9	79.15'	400.00'	79.02'	S40°27'53"E
C10	347.11'	370.00'	334.52'	S19°15'27"E
C11	288.55'	340.00'	279.96'	S21°49'15"E
C12	140.49'	480.00'	139.99'	S54°31'04"E
C13	60.52'	480.00'	60.48'	S66°30'52"E
C14	61.03'	480.00'	60.99'	S73°46'09"E
C15	142.48'	480.00'	141.96'	S85°54'57"E
C16	188.44'	450.00'	187.07'	S58°07'47"E
C17	190.80'	450.00'	189.37'	S82°16'23"E
C18	353.96'	420.00'	343.58'	S70°16'35"E
C19	49.55'	35.00'	45.51'	N22°20'50"W
C20	51.84'	35.00'	47.23'	S60°09'14"W
C21	167.59'	530.00'	166.89'	S09°08'58"W
C22	15.30'	530.00'	15.30'	S00°44'11"E
C23	187.07'	500.00'	185.98'	S09°09'18"W
C24	147.32'	470.00'	146.72'	N08°44'23"E
C25	10.86'	470.00'	10.85'	S00°54'06"E
C26	20.96'	330.00'	20.96'	N00°15'24"E
C27	31.63'	35.00'	30.56'	S23°48'47"E
C28	208.44'	270.00'	203.30'	N72°18'14"W
C29	231.77'	300.00'	226.05'	N72°17'14"W
C30	255.10'	330.00'	248.80'	N72°16'25"W
C31	120.00'	350.00'	119.41'	S60°00'36"E
C32	96.33'	350.00'	96.03'	S77°43'00"E
C33	92.14'	350.00'	91.88'	N86°51'24"E
C34	97.42'	350.00'	97.10'	N71°20'28"E
C35	102.39'	350.00'	102.03'	N54°59'12"E
C36	34.56'	350.00'	34.55'	N43°46'36"E
C37	496.31'	320.00'	448.04'	N85°22'47"E
C38	449.78'	290.00'	406.04'	N85°22'47"E
C39	134.84'	1230.00'	134.77'	N37°48'25"E
C40	137.60'	1230.00'	137.53'	N31°27'42"E

CURVE TABLE				
CURVE	ARC	RADIUS	CHORD	CHORD BEARING
C41	27.46'	1230.00'	27.46'	N27°37'02"E
C42	292.59'	1200.00'	291.86'	N33°57'45"E
C43	285.27'	1170.00'	284.56'	N33°57'45"E
C44	71.07'	265.00'	70.85'	N19°17'43"E
C45	74.85'	265.00'	74.60'	N03°31'16"E
C46	82.30'	265.00'	81.97'	N13°28'03"W
C47	67.50'	265.00'	67.32'	N29°39'41"W
C48	28.88'	265.00'	28.87'	N40°04'51"W
C49	30.06'	265.00'	30.05'	N46°27'11"W
C50	30.06'	265.00'	30.05'	N52°57'12"W
C51	15.47'	265.00'	15.46'	N57°52'31"W
C52	314.51'	235.00'	291.56'	N11°21'46"W
C53	40.38'	235.00'	40.33'	N54°37'31"W
C54	309.58'	205.00'	280.99'	N16°17'05"W

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S35°36'17"E	32.12'
L2	S82°22'56"E	46.11'
L3	S82°22'56"E	64.15'
L4	S07°37'04"W	7.75'
L5	S07°37'04"W	30.00'
L6	S82°22'56"E	66.22'
L7	N43°52'01"E	30.00'
L8	N43°52'01"E	30.00'
L9	S46°07'59"E	37.69'
L10	S46°07'59"E	56.68'
L11	N19°52'24"E	30.00'
L12	N19°52'24"E	14.49'
L13	N88°26'12"E	30.00'
L14	N88°26'12"E	30.00'
L15	N85°34'50"E	25.65'
L16	N85°34'50"E	9.29'
L17	S04°25'10"E	87.11'
L18	N17°53'04"E	79.03'
L19	S17°06'14"E	69.04'
L20	N59°13'56"E	58.35'
L21	N40°08'41"E	30.00'
L22	N40°08'41"E	30.00'
L23	S89°16'05"W	67.76'
L24	S26°50'29"E	31.70'
L25	S73°51'32"W	73.41'
L26	S30°27'10"W	30.00'
L27	S30°27'10"W	30.00'
L28	N40°17'48"E	11.70'
L29	N40°17'48"E	30.00'
L30	N40°17'48"E	10.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L31	S49°42'12"E	30.00'
L32	S49°42'12"E	30.00'
L33	N40°17'48"E	11.70'
L34	S15°34'35"W	36.62'
L35	S15°34'35"W	35.22'
L36	S40°25'00"E	10.28'
L37	S48°35'21"E	74.42'

[illegible]



Greene County Building and Zoning Department

Chuck Wooley
Building Official

1034 Silver Drive, Suite 103
Greensboro, Georgia 30642

Telephone (706) 453-3333
Fax (706) 453-2579

www.greenecountyga.gov/building

Preliminary Plat Review

Approved: _____ Reviewed By: _____
(Building Official)

Subdivision Name: Hardin Woods, Sect II

Date Received: 4-10-2026 Date Reviewed: _____

Tax Map(s) & Parcel(s) Reference Number: 055-0-00-004-D Acres: 29.34

Type Development: Single Family Zoning: PUD

Design Professional: Craig Johnson Attention: _____

The Preliminary Plat shall represent the entire area that the developer is contemplating developing including possible unit divisions not scheduled for immediate development. Copies of the Preliminary Plat shall be transmitted by the appropriate County agency.

The Preliminary Plat shall be prepared by a licensed land surveyor, registered professional engineer or licensed landscape architect and includes as a minimum the following:

1. Content:

The Preliminary Plat submitted to the Planning and Zoning Board shall be in ink on a reproducible medium prepared in accordance with acceptable professional standards. The submittal copies shall consist of black-line prints or blue-line prints on a white background. The submittal shall include such other documents, as necessary, to meet the requirements of these regulations. If the preliminary plat is prepared by a registered professional engineer, reference must be made to the legal survey of the parcel. A copy of the survey must be included with the Preliminary Plat if not stamped by a licensed land surveyor. The Preliminary Plat shall be prepared at a scale of one (1) inch equals one hundred (100) feet or larger. Sheet size shall be no longer than twenty-four by thirty-six inches (24" x 36"); however, additional sheets may be used. The Preliminary Plat shall contain the following information:



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Preliminary Plat Review

Page 2

- ___A. Name of Subdivision.
- ___B. Names and right-of-way width of all proposed streets.
- ___C. Name, address and telephone number of the owner, or owners, of the land to be subdivided and the name, address and telephone number of the developer.
- ___D. The seal, name and address of the licensed land surveyor or registered professional engineer.
- ___E. Date, graphic scale, numeric scale, north arrow and space for revisions.
- ___F. Vicinity map indicating streets and highways, railroads and other significant features within or adjacent to the proposed subdivision.
- ___G. Proposed use of property to be subdivided.
- ___H. Total acreage, outlet acreage, if applicable, and the acreage of the smallest lot.
- ___I. Present zoning of subject property and adjacent properties.
- ___J. The location of the property with respect to surrounding streets and the names of adjoining developments.
- ___K. The location and dimensions of all boundary lines of the property to be expressed in feet.
- ___L. Unit divisions, if known, or staged development if proposed by the developer.
- ___M. Contour lines at intervals not to exceed two (2) feet based on mean sea level datum. The basis for development of contour lines shall be indicated on the plat.
- ___N. The approximate location and sizes of existing sewers, water mains, drainage or other underground structures within and immediately adjacent to the subject property.



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Preliminary Plat Review

Page 3

- ___ O. The location of existing and proposed streets, easements, water bodies, flood hazard areas and flooding, streams and other pertinent features such as swamps, railroads, buildings, parks, cemeteries, drainage ditches, bridges and rock outcrops.
- ___ P. Reference points from proposed intersection to permanent features.
- ___ Q. The location and scaled dimensions of all proposed or existing lots. The minimum front yard setback and all lots and side lot setback for corner lots.
- ___ R. The location and scaled dimensions and acreage of all property proposed to be set aside for park or playground use, or other public or private reservation, with designation of the purpose thereof, and conditions, if any, of the dedication or reservation.
- ___ S. All maps or plats shall show the direction and distance from a point of reference to a point on the boundary of the individual survey, and such additional data as may be required to relocate the boundary point from the point of reference with the same degree of accuracy required of the parcel surveyed. The point of reference shall be an established, monumental position that can be identified or relocated from maps, plats, or other documents on public record.
- ___ T. Blocks shall be lettered in alphabetical order. Blocks in numbered additions to the subdivisions bearing the same name shall be lettered consecutively throughout the several additions.
- ___ U. All lots in each block shall be consecutively numbered in a logical sequence.
- ___ V. List of proposed utilities to be located underground.
- ___ W. A statement of the proposed methods of water supply, major drainage provisions, detention areas, and proposed sewage disposal plans. If the development is to utilize a private sewer system, all information by the Health Department shall be provided.
- ___ X. The total number of units if not a single-family subdivision.
- ___ Y. All required setback lines for all parcels.

THIS PRELIMINARY PLAT REVIEW IS A SERVICE PROVIDED BY THE BUILDING AND ZONING DEPARTMENT. IT IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED. THE BUILDING AND ZONING DEPARTMENT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED. THE BUILDING AND ZONING DEPARTMENT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED. THE BUILDING AND ZONING DEPARTMENT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED.



**Greene County
Building and Zoning Department**

Chuck Wooley
Building Official

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Application for Preliminary Plat Submittal

#2026063D

Name of Applicant: Oconee Land Development Company LLC Telephone No. [REDACTED]
Mailing Address: 1000 Vista Drive, Greensboro, GA 30642
Name of Property Owner: Oconee Land Development Company LLC Telephone No. [REDACTED]
Property Address: South side of Hardin Parkway - Phase 1
Tax Map(s) & Parcel(s) Number #055000004D Acres: 29.34
Design Professional: Oconee Land Development Company LLC
Design Professional's Email: [REDACTED] Phone Number: [REDACTED]

The Preliminary plat shall represent the entire area, which the developer contemplates developing, including possible unit divisions not scheduled for immediate development. Copies of the Preliminary Plat shall be transmitted by the appropriate County agency.

Attach the following documents:

1. Written legal description of the property (e.g., copy of deed)
2. Eight (8) hard copies & one (1) emailed pdf and/or CD/USB of plat prepared by a licensed surveyor - see following pages for the content required.
3. If the property owner is not the same as the applicant, Authorization by Property owner form.
4. Filing fee of \$550.00 payable to the Greene County Board of Commissioners

I hereby authorize the staff of the Greene County Board of Commissioners to inspect the premises of the above described property. I hereby depose and state that all statements herein and attached statements submitted are true and correct to the best of my knowledge and belief.

Applicant's signature: W. Rabun Neal Date: 4/10/26
W. Rabun Neal, President, Oconee Land Development Company LLC, Reynolds Lake Oconee

SUBSCRIBED AND SWORN BEFORE ME ON THIS THE 10 DAY OF April, 2026.

Mary E. Cline
NOTARY PUBLIC

My Commission Expires: Notary Public, Greene County, Georgia
My Commission Expires April 2, 2030

MISSION STATEMENT: We strive to provide services of the highest quality in the area of water pollution control, fire protection, zoning administration, building inspections, and code enforcement in order to contribute to the physical, social, and economic growth of Greene County while also inherently improving the safety of the as built environment falling under our regulatory purview.



Greene County
Building and Zoning Department

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Disclosure of Campaign Contributions and Gifts

Reference: Application filed on April 10, 2026 to rezone real property described as follows:
29.34 acres of Parcel #055000004D as described on un-recorded plat for Hardin Woods - Section II

All individuals and business entities having a property interest in above said property are as follows:

Oconee Land Development Company LLC

Within the two years preceding the above filing date, the applicant has made campaign contributions aggregating \$250.00 or more or made gifts having the aggregate value of \$250.00 or more to each member of the Planning Commission or the Greene County Board of Commissioners listed below.

List below (1) the name of the Commission or Commission Member, (2) dollar amount and date of each such campaign contribution, and (3) an enumeration and description of each such gift having a value of \$ 250.00 or more.

I hereby depose and say that all statements herein are true, correct and complete to the best of my knowledge and belief.

W. Rabun Neal

W. Rabun Neal, President, Oconee Land Development Company LLC, Reynolds Lake Oconee
Signature of Owner

4/10/26

~~Signature of Owner~~

Sworn to and subscribed before me Mary E Cronie this 10 day of April, 2026

Notary Public, Greene County.

Mary E Cronie

Notary Signature

Notary Public, Greene County, Georgia

My Commission Expires April 2, 2030

MISSION STATEMENT: We strive to provide services of the highest quality in the area of water pollution control, fire protection, zoning administration, building inspections, and code enforcement in order to contribute to the physical, social, and economic growth of Greene County while also inherently improving the safety of the as built environment falling under our regulatory purview.

Johnson, Craig

From: DeAnn Hester <dhester@greencountyga.gov>
Sent: Thursday, January 29, 2026 9:38 AM
To: Johnson, Craig
Subject: RE: Hardin Woods - Section I road names

Caution! This message was sent from outside your organization.

[Report](#)

Good Morning,

The proposed road names for Hardin Woods – Sect 1 are approved.

Have a great morning!

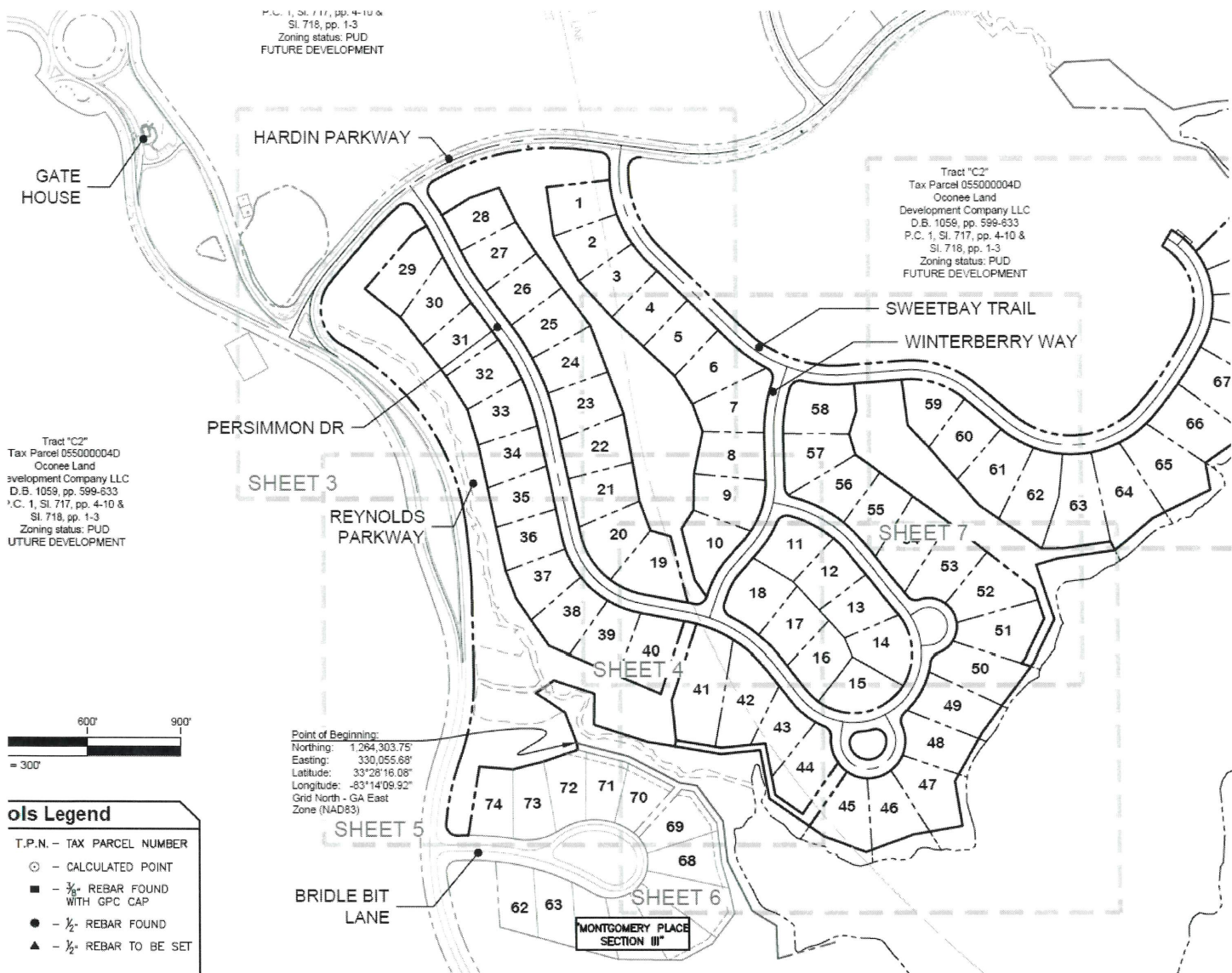
Thanks,

DeAnn E. Hester
Zoning Administrator
Greene County Building & Zoning
(706)453-3333 Ext. 122
dhester@greencountyga.gov
www.greencountyga.gov/building

From: Johnson, Craig <cjohnson@reynoldslakeoconee.com>
Sent: Wednesday, January 28, 2026 2:08 PM
To: DeAnn Hester <dhester@greencountyga.gov>
Subject: Hardin Woods - Section I road names

DeAnn,

We are also working on finalizing the preliminary plat for Hardin Woods - Section I (see map below), which is adjacent to Hardin Parkway. We have three proposed road names, **Persimmon Dr**, **Winterberry Way**, and **Sweetbay Trail**.



Please let me know if these are acceptable names with the County. Thank you

Craig Johnson
Director of Planning
Reynolds Lake Oconee

[WEBSITE](#) // [FACEBOOK](#) // [TWITTER](#) // [INSTAGRAM](#)

CONFIDENTIALITY NOTICE: This e-mail transmission (and/or the attachments accompanying it) may contain confidential information, belonging to the sender. The information is only for the use of the intended recipient. If you are not the intended recipient, you are hereby notified that any disclosure, copying or distribution of any information in this transmission, or the taking of any action in reliance on the contents of this transmission, is strictly prohibited. Any unauthorized interception use or retransmission of this transmission is illegal. If you have received this transmission in error, please promptly notify the sender by reply e-mail, and then destroy all copies of this transmission. Thank you.

REYNOLDS LAKE OCONEE PUD OPEN SPACE

	Prev. Final Platted	Previous Prelim. Plats (1)	Prelim. Plats this Sub. (2)	Final Plats this Sub. (3)	Master Plan Total
<u>Total Acreages</u>	<u>Acres</u>				
Total Developed Acreage previously submitted	6,548.72	108.48	81.69	0.00	6,738.89
Total Undeveloped Acreage	2,642.93	-108.48	-81.69	0.00	2,452.76
Total Acreage of Reynolds Lake Oconee PUD Including Undeveloped Acreage	9,191.65	0.00	0.00	0.00	9,191.65

<u>Residential Density</u>					
Developed residential units	3965	79	71		4,115
Density Excluding Undeveloped Acreage (units per acre)	0.61				0.61
Density Including Undeveloped Acreage (units per acre)	0.43				0.45

<u>Non-Open Space Acreage</u>	<u>Acres</u>				
Residential Lots / Mutli-Family Areas and Off-Street	3522.39	64.07	52.54		3,639.00
Lodge, Club Facilities, Maintenance, & Utilities	174.06	1.15			175.21
Road Right-of-Ways	805.69	16.60	10.61		832.90
Total Non-Open Space Acreage	4,502.14	81.82	63.15	0.00	4,647.11 50.56%

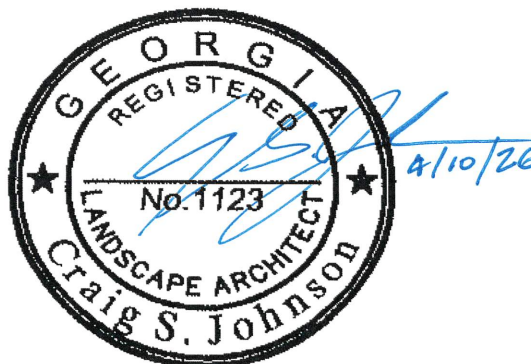
<u>Open Space Acreage*</u>	<u>Acres</u>				
Golf Courses	1169.58				1,169.58
Richland Pointe Golf Course (Unplatted)	111.00				111.00
Misc Open Space (Common Areas, Ponds, Rec. & Amenities Areas, etc.) previously submitted	766.00	26.66	18.54		811.20
Total Open Space Excluding Undeveloped	2,046.58	26.66	18.54	0.00	2,091.78 31.04%
Undeveloped**	2,642.93	-108.48	-81.69	0.00	2,452.76
Total Open Space Including Undeveloped	4,689.51				4,544.54 49.44%
Open Space required (0.45 units per acre) per Section 9.18.1.2					0.00%

* Status as of 4-10-65. The information contained herein was compiled from tax maps, plats, aerial photography, and master plans by Craig S. Johnson - Director of Planning, Reynolds Lake Oconee. The accuracy of the open space calculation is estimated to be within +/- 1%.

(1) Preliminary Plats previously submitted Forest Ridge - Section I-III & V, Hardin North - Sections I & II, & remaining portion of Richland Pointe III.

(2) Hardin Woods - Section I & II.

(3) None in this submission.





1000 Vista Drive
Greensboro, Georgia 30642
(706) 467-3151
www.reynoldslakeoconee.com

April 10, 2026

Mr. Chuck Wooley, Building Official
Greene County Planning and Zoning
1034 Silver Drive, Suite 103
Greensboro, Georgia 30642

**Re: Hardin Woods – Section II
Preliminary Plat Submittal**

Dear Chuck,

This letter and the additional information contained herein is respectfully submitted to you for distribution to the members of the Greene County Board of Commissioners for consideration for Preliminary Plat approval of **Hardin Woods – Section II** at Reynolds Lake Oconee. The project is proposed to be single-family lots and is located along the south side of Hardin Parkway – Phase 1 east of Reynolds Parkway.

The proposed project subdivision site is situated on **29.34 acres of Parcel #055000004D** and contains **23 lots**. Of the 29.34 acres platted, 18.49 acres are in lots, 4.55 acres in common property, 1.94 acres in limited common property, and 4.36 acres in road right-of-way. The project is zoned PUD. All the lots will be served by the Piedmont Water Resources LLC as part of the Reynolds Lake Oconee community sewage disposal and water systems.

The lots have an average size of 0.80 acres and the development density is 0.78 units per acre. In accordance with Greene County Zoning Ordinances for PUD zoning, subdivisions with less than 1.01 units per acre are not required to have dedicated open space.

As noted in the enclosed Reynolds Lake Oconee PUD Open Space summary chart, the density for the RLO PUD is 0.45 units per acre and 0.61 units per acre if excluding undeveloped acreage. The open space provided is 49.44% and is 31.04% if excluding undeveloped acreage.

All proposed utility main and lines will be extended from existing facilities underground. This includes water, sewer, storm, electric, telephone, and cable. The approximate points of connection are noted on the plat. A 8-inch proposed water main will be connect to the existing 10-inch water main located within Hardin Parkway – Phase 1 right-of-way. A 2-inch proposed low pressure force main will connect to the existing 3-inch low pressure

Chuck Wooley
April 10, 2026
Page 2 of 2

force main. Lots will be served by individual E-1 pump stations. Drainage of the project will not be connected to any drainage system external of the project. Stormwater from the proposed project will discharge through the natural drainage ways and discharge in the nearby Lake Oconee floodplain.

The road and utilities construction plans will be completed soon. As soon as they are completed, they will be submitted to the county of approval.

Since the Preliminary Plat was not prepared by a licensed surveyor, a copy of the legal survey of the parent parcel is attached.

In accordance with the PUD ordinance and the Subdivision Regulations for Greene County, the following information has been provided:

1. Preliminary Plat Application.
2. Preliminary Plats for the above-mentioned properties (2 copies). After plat review, if all is correct, we will bring by the additional 6 copies.
3. Parent property - "Tracts C2 Thru C4" prepared by Ogletree & Chivers.
4. Email from County Zoning Administrator that proposed street name (Glenview Ct and Highland Overlook) for Hardin North – Section II are acceptable.
5. Preliminary Plat Application Fee Check for \$850.00. (Eight Hundred Fifty and 00/100 Dollars) to cover Preliminary Plat Application Fee (\$600) and Review Fee (\$250).
6. Updated Open Space certification for Reynolds Lake Oconee PUD.

Thank you for your time and consideration in this matter.

Sincerely,



Craig S. Johnson, Director of Planning
Planning Department



Enclosures

Permit #: 20260630

Permit Type:

Address: Hardin Pkwy

City: Greensboro

State: GA

Zip: 30642

Owner: Oconee Land Development Co. LLC

Owner Address: 1000 Vista Drive Ste 125

Owner City: Greensboro

Owner State: GA

Owner Zip: 30642

Owner Phone:

Owner Email:

Receipt #: 1230208

Date: 04/13/2026

Paid By: Oconee Land Dev Co LLC

Description: #20260630

Payment Type:

Payment Type Description:

Accepted By: DeAnn Hester

Fees Paid

Fee Name	Fee Type	Description	Factor	Total Fee Amount	Amount Paid
Plat Review Fee	Fee	Major Subdivision Plat Review Fee	0.00	250.00	250.00
Preliminary Plat/Construction Drawings	Fee	\$600 for Preliminary with Construction drawings submitted together OR \$600 if construction or Prelim Plat submitted seperately.	0.00	600.00	600.00
				Total:	\$850.00

Greene County, GA

Summary

Parcel Number 055000004D
Account/Realkey 17827
Location Address LAKE OCONEE PKWY
Legal Description LAKE OCONEE PKWY- TRCT C2 378.40 AC
SL710/8
(Note: Not to be used on legal documents)
Tax District Fire Old Salem (District 91)
Millage Rate 14.016
Acres 378.4
Neighborhood Reynolds Plantation-North End (N of Lk Oconee Trl)
(RPN)
Homestead Exemption No
Landlot/District
Subdivision/Lot/Blk/Sec/Phase

[View Map](#)

Owner

[OCONEE LAND DEVELOPMENT CO LLC](#)
1000 VISTA DRIVE
SUITE 125
GREENSBORO, GA 30642

Most Current Owner

[OCONEE LAND DEVELOPMENT CO LLC](#)
1000 VISTA DRIVE
SUITE 125
GREENSBORO, GA 30642

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Woodlands	Rural	5	378.4

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Indigent Care Fee	2016	0x0 / 0	1	\$0

Permits

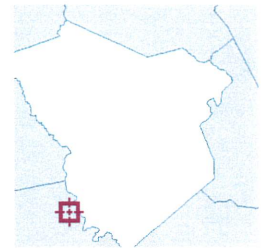
Permit Date	Permit Number	Type	Description
11/24/2025	2170	COMMERCIAL	North Golf Cart Bridge - Fenmoor Golf Course
11/13/2025	2097	SEA WALL	New Seawall - 550' Rip Rap Only - South Shoreline of Hole #16 - Fenmoor Golf Course
09/25/2025	1751	SEA WALL	New Seawall - 475' Rip Rap Only - South Shoreline of Hole #16 - Fenmoor Golf Course
	20251748	SEA WALL	

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
8/2/2012	1060 241	SL710 8	\$10,545,041	More than 1 sale in last 12 months	MP ASSET HOLDINGS LLC	OCONEE LAND DEVELOPMENT CO LLC
8/18/2011	1030 145	SL560 1	\$0	Foreclosure	LINGER LONGER DEV	MP ASSET HOLDINGS LLC
7/5/2011	1026 573	SL560 1	\$0	Foreclosure	LINGER LONGER DEVELOPMENT CO	MP ASSET HOLDINGS LLC
6/5/2006	840 281		\$0	10	PORT ARMOR HOLDING	LINGER LONGER DEV CO
6/5/2006	840 281		\$0	LM/Split	PORT ARMOR HOLDING LLC	LINGER LONGER DEVELOPMENT CO
6/5/2006	840 275		\$0	LM/Split	PORT ARMOR HOLDING LLC	LINGER LONGER DEVELOPMENT CO
6/5/2006	840 275		\$0	10	PORT ARMOR HOLDING	LINGER LONGER DEVELOPMENT CO
6/5/2006	840 260		\$0	10	PORT ARMOR CAPITAL	PORT ARMOR HOLDINGS LLC
6/5/2006	840 254		\$15,400,000	Related Entities/Corp Affil	PORT ARMOR CAPITAL LLC	PORT ARMOR HOLDINGS LLC
9/17/2001	616 124		\$0	L	R/W JASPER BRIDGE PROJECT-344	EASEMENT



Overview



Legend

City Limits

- GREENSBORO
- SILOAM
- UNION POINT
- WHITE PLAINS
- WOODVILLE

Parcels

Roads

USA Major Highways

- Limited Access
- Highway
- Major Road
- Local Road
- Lakes

Parcel ID	055000004D	Owner	OCONEE LAND DEVELOPMENT CO	Last 2 Sales			
Class Code	Residential		LLC	Date	Price	Reason	Qual
Taxing District	Fire Old Salem		1000 VISTA DRIVE	8/2/2012	\$10545041	RS	U
Acres	378.4		SUITE 125	8/18/2011	0	OO	U
DIGCLASS	R		GREENSBORO, GA 30642				
TOTALACRES	378.39999389648438	Physical Address	LAKE OCONEE PKWY				
		Assessed Value	Value \$6653400				

(Note: Not to be used on legal documents)

Reviews are being conducted for properties with permits, properties that have sold recently or have exemption applications. The field appraiser will be conducting a walk around and measuring the structure as well taking a photo.

If you have any questions please feel free to email Dmoreno@greenecountyga.gov

This website is not to be used for Legal Purposes. THIS MAP IS NOT A SURVEY.

Maps have been compiled from the most authentic information available and are to be used for assessment purposes only. Greene County Property Appraiser's Office assumes no responsibility for errors and/or omissions contained within.

Date created: 4/10/2026

Last Data Uploaded: 4/10/2026 2:13:14 PM