

GREENE COUNTY BOARD OF COMMISSIONERS**REGULAR MEETING- WORK SESSION
9:00 A.M. * COMMISSIONERS MEETING ROOM
TUESDAY * JULY 19, 2005**

Chairman Duvall gave the invocation and led the Pledge of Allegiance.

Call to Order- Chairman Duvall called the Regular-Work Session Meeting to order at 9:02 a.m.

Roll Call- County Clerk Hutchinson called the roll with Commissioners Torbert, Schneider, Sanders, Andrews and Duvall being present. Also present was County Manager Lombard.

Petitions & Communications

Chamber of Commerce Report- Mr. Sid Lane presented the Board with the monthly Chamber of Commerce report.

Minutes-The Minutes from the June 21, 2005-Regular Meeting and the June 28, 2005- Called Meeting were provided separately.

Planning & Zoning

The Planning & Zoning Commission considered the following requests during their June 27, 2005-Meeting:

Rezone-Homes, Decks, and Docks, LLC from A-1 and LR1 to LR1 (121 Lots-Single- Family Homes)-The Commissioners received a request from Homes, Decks, and Docks, LLC to rezone from A-1 and LR1 to LR1 property known as County Tax Map 35A, Parcels 29, 30, 31, 32, 33, and 34, containing 121- lots for single-family homes and located on 65.26 acres of land in which (121) lots for single-family homes will be developed, including a recreational-amenity area. Mr. Robert Jordan, Jordan Engineering Firm addressed the Board concerning this item. The Board discussed this item. No official action was taken.

Conditional Use Permit-Southeast Towers, LLC request to erect a telecommunications antenna and tower on Brickhouse Road- The Commissioners received a request from Southeast Towers, LLC to approve a Conditional Use Permit as per Section 7.1.2.5 of the County Zoning Ordinance to erect a telecommunications antenna and tower (300 ft. in height), located on the south side of Brickhouse Road, a short distance from Cato Road, and designated as a part of County Tax Map 123, Parcel 13, and zoned A-1, Agricultural. Ms. Joy Gilliam, Southeast Towers Representative addressed the Board concerning this item. The Board discussed this item. No official action was taken.

Conditional Use Permit- Southeast Towers, LLC request to erect a telecommunications antenna and tower on Red Road- The Commissioners received a request from Southeast Towers, LLC to approve a Conditional Use Permit as per Section 7.1.2.5 of the County Zoning Ordinance to erect a telecommunications antenna and tower (300 ft. in height), located on Red Road, approximately ½ mile west of the Liberty Road intersection, and designated as a part of County Tax Map 95, Parcel 4, and zoned A-1, Agricultural. Ms. Joy Gilliam, Southeast Towers Representative addressed the Board concerning this item. The Board discussed this item. No official action was taken.

Conditional Use Permit-Oconee River Sauce Company (Zack Brown and J. Cline) request for a

home industry- The Commissioners received a request from the Oconee River Sauce Co. to approve a Conditional Use Permit as per Section 7.1.2.8 or 7.2.2.5 of the County Zoning Ordinance for a home industry, located on the east side of State Route 77 adjacent to the intersection with Adams Road, and designated as a part of

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County Tax Map 103, Parcel 45. The Board discussed this item. No official action was taken.

Preliminary Plat Approval-Reynolds Plantation, Curtright Place, Section II (17 lots) The Commissioners received a request to approve a Preliminary Plat for Reynolds Plantation, Curtright Place, Section II, 17-lots, located off of Linger Longer Drive and adjacent to the Golf Course, on 18.46 acres of land, and designated as a part of County Tax Map 78, Parcel 1. No official action was taken.

Preliminary Plat Approval- The Village at Lake Club Pointe, A Condominium, Section IV (36-Units) - The Commissioners received a request to approve a Preliminary Plat for the Village at Lake Club Pointe, Section IV, 36-units, located off of Brown's Ford Road near the Georgia Power Armor Bridge Boat Ramp, on 5.43 acres of land zoned LR1 w/PUD, and designated as a part of County Tax Map 76, Parcel 5. No official action was taken.

Preliminary Plat Approval-Lake Oconee Village, Phase IV- The Commissioners received a request to approve a Preliminary Plat for Lake Oconee Village, Phase IV, consisting of 26.6 acres of land zoned CPUD, located off of (old) Linger Longer Road and the new Linger Longer Road, and designated as a part of County Tax Map 57, Parcel 1A. No official action was taken.

Preliminary/Final Plat Approval-Reynolds Plantation, Sugar Run 1A (2 lots) - The Commissioners received a request from Reynolds Plantation to approve both the Preliminary/Final Plat for Sugar Run 1A (2-lots), located off of Brown's Cove and adjacent to Lake Oconee Trail, consisting of 1.97 acres of land zoned LR1 w/PUD Overlay, and designated as a part of County Tax Map 76, Parcel 6. No official action was taken.

Rezone- North American Bristol Corporation from A-1, Agricultural to I, Industrial- The Commissioners received a request from North American Bristol Corporation to rezone from A-1, Agricultural to I, Industrial, property located on Airport Road, approximately 3/10 mile southeast of the intersection of Old Union Point Road and Airport Road, consisting of 3.814 acres of land, and designated as a part of County Tax Map 86, Parcel 75 (part of). Attorney Dick Schmidt addressed the Board concerning this item. The Board discussed this item. No official action was taken.

New Business

Right-of-Way Certification- Meadow Crest Road- The Commissioners received information that the right-of-way project for Meadow Crest Road has been completed. The Department of Transportation requires certification that the right-of-way has been acquired on a "County Right of Way Agreement". This Agreement requires Board approval for the Chairman's execution. The Board discussed this item. No official action was taken.

Zoning Ordinance Update- The Commissioners received information that the Zoning Ordinance has been reviewed over the last several months by a committee that sought to make some necessary revisions to clarify confusing areas, correct some procedural issues, and make some other general improvements to the Ordinance. A Public Hearing was held on June 30, 2005 to receive public

comment with no negative comments being received. The Board discussed this item. No official action was taken.

Utility Ordinance Revisions-The Commissioners received information that the Utility Ordinance as originally adopted included some language that did not clearly distinguish between public and private systems. The language complicated the Ordinance to the degree that it created issues for the County and the utility providers. The language has been corrected along with some other general improvements.

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A Public Hearing was held on July 14, 2005 to receive public comments. The Board discussed this item. No official action was taken.

Animal Control Ordinance Revisions- The Commissioners received information that the Animal Control Ordinance has been in place for several years and includes language that does not procedurally coincide with our animal control operation. Some aspects of the current ordinance are unenforceable, and other areas have bearing on the ability of our soon –to- be completed facility to function. These areas have been identified and revised by our Animal Control Officer with input received by the Commissioners and incorporated as appropriate. Other general improvements were also added. A Public hearing was held on July 14, 2005 to receive public comments. The Board discussed this item. No official action was taken.

Driveway Ordinance Revisions- The Commissioners received information that the Driveway Ordinance has been in place for several years and has greatly benefited the county road system by establishing certain guidelines necessary for driveways located on our road system. As the County continues to grow, revisions have been made to improve the procedure and further protect the road system. A Public Hearing was held on July 14, 2005 to receive public comments. The Board discussed this item. No official action was taken.

Easement/Annex Request- The Commissioners received a request from a Developer to approve a Sewer Easement across county property to allow for the development of a residential subdivision on Oconee Avenue. The Easement would be close to the property line on the county complex located on Madison Highway (where the Senior Center, Public Works, etc. are located) and would provide access to the lift station located on the county-owned property. The Developer has also requested that the County allow this property to be annexed into the city limits such that his property may also be annexed since it would then be contiguous. The Board discussed this item. No official action was taken.

Tax Fee Resolution- The Commissioners received information that the Hospital Tax Fee Resolution adopted during April's meeting contains language that requires being revised. The Board discussed this item. No official action was taken.

Appointments to Boards & Committees:

Recommendation for Public Sector Representative- ACTION, Inc- The Commissioners received information that the position on this Board has been vacant for quite some time and that the Board would need to make a recommendation for an appointment to the ACTION, Inc. Board. No official action was taken.

Commissioner's Reports- None

Executive Session- None

Adjournment- Chairman Duvall recessed the Regular- Work Session Meeting at 9:45 a.m.

**GREENE COUNTY BOARD OF COMMISSIONERS
REGULAR MEETING- BUSINESS SESSION
9:50 A.M.* COMMISSIONERS MEETING ROOM**

Chairman Duvall reconvened the Regular Meeting- Business Session at 9:50 a.m.

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Minutes- Commissioner Sanders motioned to approve the Minutes from the June 21, 2005-Meeting, and the June 28, 2005-Called Meeting. Commissioner Schneider seconded; the motion carried unanimously.

Planning & Zoning

Rezoning- Homes, Decks, and Docks, LLC from A-1 and LR1 to LR1 (121 Lots-Single-Family Homes)- Commissioner Sanders motioned to approve the rezoning of 65.26 acres of property identified as County Tax Map 35A, Parcels 29, 30, 31, 32, 33, and 34 from A-1 and LR1 to LR1 for Homes, Decks, & Docks LLC. Commissioner Torbert seconded; the motion carried unanimously.

Conditional Use Permit- Southeast Towers, LLC request to erect a telecommunications antenna and tower on Brickhouse Road- Commissioner Schneider motioned to approve the Conditional Use Permit for Southeast Towers, LLC to erect a telecommunications antenna and tower (300 ft. in height) for the site located on Brickhouse Road identified as County Tax Map 123, Parcel 13. Commissioner Sanders seconded; the motion carried unanimously.

Conditional Use Permit- Southeast Towers, LLC request to erect a telecommunications antenna and tower on Red Road- Commissioner Schneider motioned to approve the Conditional Use Permit for Southeast Towers, LL to erect a telecommunications antenna and tower (300 ft. in height) for the site located on Red Road identified as County Tax Map 95, Parcel 4. Commissioner Torbert seconded; the motion carried unanimously.

Conditional Use Permit- Oconee River Sauce Company (Zack Brown and J. Cline) request for a home industry- Commissioner Sanders motioned to approve the Conditional Use Permit for Oconee River Sauce Company for a home industry on property identified as County Tax Map 103, Parcel 45. Commissioner Schneider seconded; the motion carried unanimously.

Preliminary Plat Approval- Reynolds Plantation, Curtright Place, Section II (17 lots)- Commissioner Schneider motioned to approve the Preliminary Plat for Curtright Place, Section II in Reynolds Plantation containing 18.46 acres of property identified as County Tax Map 78, Parcel 1. Commissioner Torbert seconded; the motion carried unanimously.

Preliminary Plat Approval- The Village at Lake Club Pointe, A Condominium, Section IV (36-Units)- Commissioner Sanders motioned to approve the Preliminary Plat for The Village at Lake Club

Pointe, A Condominium, Section IV in Reynolds Plantation containing 5.43 acres of property identified as County Tax Map 76, Parcel 5. Commissioner Schneider seconded; the motion carried unanimously.

Preliminary Plat Approval – Lake Oconee Village, Phase IV- Commissioner Schneider motioned to approve the Preliminary Plat for Lake Oconee Village, Phase IV, containing 26.6 acres of property identified as County Tax Map 57, Parcel 1A. Commissioner Torbert seconded; the motion carried unanimously.

Preliminary/Final Plat Approval- Reynolds Plantation, Sugar Run 1A (2 lots)- Commissioner Sanders motioned to approve the Preliminary and Final Plat for Sugar Run, Section 1A in Reynolds Plantation containing 1.97 acres of property identified as County Tax Map 76, Parcel 6. Commissioner Schneider seconded; the motion carried unanimously.

Rezoning- North American Bristol Corporation from A-1, Agricultural to I, Industrial- Commissioner Torbert motioned to approve the rezoning of 3.814 acres of property identified as County Tax Map 86, Parcel 75 from A-1, Agricultural to I,

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Industrial for North American Bristol Corporation. Commissioner Schneider seconded; the motion carried unanimously.

New Business

Right-of-Way Certification- Meadow Crest Road- Commissioner Torbert motioned to authorize the Chairman to execute the Right-of-Way Agreement with the Georgia Department of Transportation for the Meadows Crest Road Project. Commissioner Schneider seconded. Commissioners Torbert, Schneider, Sanders and Duvall voted in favor. Commissioner Andrews opposed. The motion carried 4 to 1.

Zoning Ordinance Update- Commissioner Sanders motioned to adopt the revisions to the Zoning Ordinance to be effective August 1, 2005. Commissioner Schneider seconded; the motion carried unanimously.

Utility Ordinance Revisions- Commissioner Torbert motioned to adopt the revisions to the Utility Ordinance to be effective August 1, 2005. Commissioner Sanders seconded; the motion carried unanimously.

Animal Control Ordinance Revisions- No official action was taken.

Driveway Ordinance Revisions- Commissioner Sanders motioned to adopt the revisions to the Driveway Ordinance. Commissioner Schneider seconded; the motion carried unanimously.

Easement/Annexation Request- Commissioners Sanders motioned to authorize the Chairman to execute the Letter of Intents between the County and Carl Wilson regarding the sewer line easement and annexation of county property into the city limits provided that the sewer easement is no greater than twenty feet in width, runs contiguous to the property line, and the crossing over the pond is concealed by a walking-bridge that is satisfactory in design to the County. Commissioner Andrews seconded. The second and motion was amended to include upon receipt of a plat prepared by a registered land surveyor for the Chairman to execute the Letter of Intents. The motion carried unanimously.

Tax Fee Resolution- Commissioner Schneider motioned to adopt Resolution Number 2005.7.19 regarding the Special Tax District for Hospital-Based Care. Commissioner Sanders seconded. Commissioners Torbert, Schneider, Sanders and Duvall voted in favor. Commissioner Andrews opposed. The motion carried 4 to 1.

Appointments to Boards & Committees

Recommendation for Public Sector Representative- ACTION, Inc. - No official action was taken.

Commissioner's Reports

District One Commissioner had no report.

District Two Commissioner had no report.

District Three Commissioner had no report.

District Four Commissioner Sanders reported that the Reception held at the Ritz for the Marine and the students from Anita White Carson Middle School was well attended by the community.

Chairman Duvall had no report.

Executive Session- Commissioner Sanders motioned to leave the Regular-Business Session Meeting and enter into Executive Session at 10:25 a.m. Commissioner Schneider seconded. Commissioners Torbert, Schneider, Sanders, Andrews and Duvall voted in favor. The motion carried unanimously.

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Commissioner Sanders motioned to leave the Executive Session and re-enter into the Regular- Business Session Meeting at 11:27 a.m. Commissioner Schneider seconded; the motion carried unanimously.

Chairman Duvall announced that while in the Executive Session, the Board discussed personnel matters. No official action was taken.

Adjournment- Commissioner Sanders motioned to adjourn the Regular- Business Session Meeting at 11:30 a.m. Commissioner Schneider seconded. Commissioners Torbert, Schneider, Sanders and Duvall voted in favor. Commissioner Andrews opposed. The motion carried 4 to 1.

Respectfully Submitted,

Elna Hutchinson, County Clerk

The above Minutes were adopted and approved this _____ day of August 2005.

Vincent M. Duvall, Chairman

W. L. Sanders, Vice- Chairman

Richard G. Schneider, Commissioner

Titus Andrews, Sr., Commissioner

Gerald W. Torbert, Commissioner