

GREENE COUNTY BOARD OF COMMISSIONERS

REGULAR MEETING- WORK SESSION

TUESDAY * AUGUST 15, 2006

9:00 A.M. * COMMISSIONERS MEETING ROOM

Commissioner Andrews gave the invocation and the Chairman led the Pledge of Allegiance.

Call to Order- Chairman Duvall called the Regular Meeting- Work Session to order at 9:03 a.m.

Roll Call- Commissioners Torbert, Schneider, Sanders, Andrews and Duvall were present. Also present was County Manager Lombard.

Petitions & Communications

Chamber of Commerce Report- Mr. Mark Lipscomb provided the Chamber of Commerce monthly report.

Minutes- The Minutes from the July 18, 2006- Regular Meeting were provided separately. No official action was taken.

Planning & Zoning

Emerald Shores, Phase IV, Final Plat Request- The Commissioners received a request to approve Emerald Shores, Phase IV, Final Plat, containing 25 lots on 104.75 acres of property that begins at the intersection of Flat Rock Church Road and Emerald Shores Drive. The Final Plat was reviewed by the Commissioners during the May 2006 Board Meeting, but no action was taken. The Board discussed this item. No official action was taken.

Linger Longer Development Company-Zoning Amendment Request- The Commissioners received a request from Linger Longer Development Company to rezone 1,733 acres of property from A-1 and LR-1 with a PUD overlay to CPUD. The property is located at the intersection of Carey Station Road and State Highway 44 and identified as Tax Map 36, Parcels 14 & 17, Tax Map 37, Parcels 2 & 3, Tax Map 38A, Parcel 266, Tax Map 54, Parcels 3, 4, 5, & 10, and Tax Map 55, Parcels 1 & 3. Mr. Jim Warnes, Attorney representing 177 property owners, addressed the Board opposing this request. Mr. Marty Jones, Mr. Fred Black, Mr. Steve White, Mr. Jim Yamshak, Ms. Jean Patterson, Mr. Jim Paddock and Ms. Sheila Lackey addressed the Board opposing this request. Mr. Dick Schmidt, Attorney representing the Linger Longer Development Company addressed the Board concerning this request. The Board discussed this item. No official action was taken.

Reynolds Landing, Anchor Bay Pointe, Section 1A, Final Plat Request- The Commissioners received a request to approve the Final Plat for Reynolds Landing, Anchor Bay Pointe, Section 1A, consisting of 10 lots on 7.79 acres of property located off of Anchor Bay Drive. No official action was taken.

Reynolds Landing, Anchor Bay Pointe, Section 1B, Final Plat Request- The Commissioners received a request to approve the Final Plat for Reynolds Landing, Anchor Bay Pointe, Section 1B, consisting of 17 lots on 11.61 acres of property located off of Anchor Bay Drive and Golf View Lane. No official action was taken.

The Village at Reynolds Landing, Final Plat Request- The Commissioners received a request to approve the Final Plat for the Village at Reynolds Landing, consisting of 31 single-family lots on 11.12 acres of property located off of Landing Parkway. No official action was taken.

Reynolds Plantation, Creek Club Cottages, Section I, Preliminary Plat Request- The Commissioners received a request to approve the Preliminary Plat for Reynolds

Plantation, Creek Club Cottages, Section I, consisting of 11 residential lots and 11 garage lots on 5.24 acres of property, and designated as a part of Tax Map 57, Parcel 7. No official action was taken.

Harbor Club, Hidden Harbor, Final Plat Request- The Commissioners received a request to approve the Final Plat for Harbor Club, Hidden Harbor, consisting of 60 acres of property located in Harbor Club. The Planning & Zoning Commission recommended denial of this request based primarily on insufficient green space within Harbor Club to meet the 33% requirement of the PUD. Ms. Cathy Zickert and Mr. Jerry Hill, residents of Harbor Club, addressed the Board opposing this request. Mr. Jay Dell, Attorney representing Harbor Club, addressed the Board concerning this request. Mr. Doug Dillard, representative of the Wallace Group, addressed the Board concerning this request. The Board discussed this item. No official action was taken.

Business Items

Tourism Board Appointment- The Commissioners received information that Mr. Geoff Taylor had resigned from the Tourism Committee. Ms. Lu Frier Byrd and Ms. Gloria Slaughter names were provided as two potential candidates. The Board discussed this item. No action was taken.

Alcoholic Beverage License- Classic Wines- The Commissioners received information that the owner of Classic Wines has requested the issuance of an Alcoholic Beverage Retail & Pouring License. The fees have been paid, application completed, and the background investigation is in process. The Board discussed this item. No official action was taken.

Aging Services Contract- The Commissioners received information that the Northeast Georgia Regional Development Center-Aging Services Contract that provides Federal Funding to the Senior Center has been provided by the RDC for the Board's consideration. No official action was taken.

Intergovernmental Agreement Regarding Animal Control- Union Point- The Commissioners received information that the City of Union Point has requested that the County provide Animal Control services to its residents. The service will be provided within the City at the normal and customary level, frequency, and quality as provided to unincorporated areas. A similar Agreement was recently approved for Animal Control within the City of Greensboro. The Board discussed this item. No official action was taken.

Surplus GIS Plotter- The Commissioners received information that the GIS Office old plotter needs to be declared as surplus property and advertised for sale. A new plotter has already been purchased. The Board discussed this item. No official action was taken.

Annex I Project- Elections & Registrar Office- The Commissioners received information that the Courthouse Security Bill that passed this past Legislative Session created unique demands on the County. One of these demands necessitates the provision of office space within the Courthouse to accommodate the Sheriff's Court Services Division that will be responsible for enforcing the Courthouse Security Plan. Since additional office space is needed to store and maintain the elections equipment, the most feasible office to be relocated out of the Courthouse is the Registrar's Office. The Elections Superintendent and the Registrar have both reviewed the project and believe it significantly beneficial to the elections and registrar functions. The project has been advertised and bids were received on August 11, 2006. A budget adjustment is necessary to fund this project. The Board discussed this item. No official action was taken.

2007 LARP Request- The Commissioners received information that the State has requested a list of roads for possible Local Assistance Road Project (LARP) funding. The County submits and updated list each year as approved by the Board. The Board discussed this item. No official action was taken.

Referendum for Alcoholic Beverage Sales- The Commissioners received information that several requests to allow restaurants locating here and having the ability to sale alcoholic beverages for the consumption on the premises on Sundays requires a Referendum. If the Board approved the necessary Resolution, then the voters would decide whether or not such a practice is appropriate for Greene County. The Board discussed this item. No official action was taken.

Resolution for Emergency Services Reimbursement- The Commissioners received information that the County-wide Firefighters Association has requested that the Board consider adopting a Resolution that would authorize each respective fire department to contract, if they choose to, with Emergency Reimbursement Services for collection of fees from insurance companies for response activity associated with motor vehicle accidents and/or structure fires. The company bills the insurance company of the at fault party to recover costs of services for the fire departments. The service is at no cost to Greene County or the fire departments except as a percentage of fees collected. The Board discussed this item. No official action was taken.

Commissioner's Reports

Executive Session

Adjournment- Chairman Duvall recessed the Regular Meeting- Work Session at 10:20 a.m.

GREENE COUNTY BOARD OF COMMISSIONERS

REGULAR MEETING- BUSINESS SESSION TUESDAY * AUGUST 15, 2006 10:40 A.M. * COMMISSIONERS MEETING ROOM

Chairman Duvall reconvened the Regular Meeting- Business Session at 10:40 a.m.

Minutes- Commissioner Schneider motioned to approve the Minutes from the July 18, 2006- Regular Meeting. Commissioner Andrews seconded; the motion carried unanimously.

Planning & Zoning

Emerald Shores, Phase IV, Final Plat Request- Commissioner Schneider motioned to approve the Final Plat for Emerald Shores, Phase IV, containing 25 lots on 104.75 acres of property, and to ratify the July 21, 2006 signed, recorded plat. Commissioner Torbert seconded; the motion carried unanimously.

Linger Longer Development Company- Zoning Amendment Request- Commissioner Andrews motioned to approve the rezoning of 1,733 acres from A-1 and LR-1 with a PUD overlay to CPUD for parcels identified as Tax Map 36, Parcels 14 & 17, Tax Map 37, Parcels 2 & 3, Tax Map 38A, Parcel 266, Tax Map 54, Parcels 3, 4, 5 & 10, and Tax Map 55, Parcels 1 & 3. Commissioner Sanders seconded. The Board discussed this item. Commissioners Schneider, Sanders, Andrews and Duvall voted in favor. Commissioner Torbert opposed. The motion carried 4 to 1.

Reynolds Landing, Anchor Bay Pointe, Section 1A, Final Plat Request- Commissioner Schneider motioned to approve the Final Plat for Anchor Bay Pointe, Section 1A in Reynolds Landing, consisting of 10 lots on 7.79 acres of property. Commissioner Torbert seconded; the motion carried unanimously.

Reynolds Landing, Anchor Bay Pointe, Section 1B, Final Plat Request- Commissioner Sanders motioned to approve the Final Plat for Anchor Bay Pointe, Section 1B in Reynolds Landing, consisting of 17 lots on 11.61 acres of property. Commissioner Andrews seconded; the motion carried unanimously.

The Village at Reynolds Landing, Final Plat Request- Commissioner Andrews motioned to approve the Final Plat for the Village at Reynolds Landing, consisting of 31 single-family lots on 11.12 acres of property. Commissioner Schneider seconded; the motion carried unanimously.

Reynolds Plantation, Creek Club Cottages, Section I, Preliminary Plat Request- Commissioner Schneider motioned to approve the Preliminary Plat for the Creek Club Cottages, Section I in Reynolds Plantation, consisting of 11 residential lots and 11 garage lots located on 5.24 acres of property, and designated as a part of Tax Map 57, Parcel 7. Commissioner Andrews seconded; the motion carried unanimously.

Harbor Club, Hidden Harbor, Final Plat Request- Commissioner Schneider motioned to approve the Final Plat for Hidden Harbor in Harbor Club, subject to the ratification of the plat as presented today by the Wallace Group, in which the Planning & Zoning Commission would review the plat before execution. Commissioner Torbert seconded. The Board discussed this item. Commissioners Schneider and Torbert rescinded the motion and the second. Commissioner Sanders motioned to approve the concept as presented this morning of the Final Plat for Hidden Harbor in Harbor Club, and that the Final Plat be presented to the Planning & Zoning Department for approval; and upon the approval of the Planning & Zoning Department, the Final Plat would be submitted to the Chairman for execution. Commissioner Schneider seconded. The Board discussed this item. Commissioners Sanders and Schneider rescinded the motion and second. Commissioner Sanders motioned to table the Final Plat for Hidden Harbor in Harbor Club until the Final Plat has been satisfactorily approved by the Planning & Zoning Department, the Final Plat would then be presented back to the Board of Commissioner. Commissioner Schneider seconded; the motion carried unanimously.

Business Items

Tourism Board Appointment- Commissioner Andrews motioned to appoint Ms. Gloria Slaughter to the Greene County Tourism Committee. Commissioner Schneider seconded. Commissioners Torbert, Schneider, Andrews and Duvall voted in favor. Commissioner Sanders opposed. The motion carried 4 to 1.

Alcoholic Beverage License- Classic Wines- Commissioner Sanders motioned to approve an Alcoholic Beverage Retail for Classic Wines, LLC in the name of Richard Matthews as the holder of the License; and an Alcoholic Beverage Pouring License for RRMAC, LLC in the name of Richard Matthews as the holder of the License. Commissioner Torbert seconded; the motion carried unanimously.

Aging Services Contract- Commissioner Andrews motioned to approve the Fiscal Year 2007 Aging Services Contract with the Northeast Georgia Regional Development Center. Commissioner Schneider seconded; the motion carried unanimously. *(Attachment- 2007 Aging Services Contract)*

Intergovernmental Agreement Regarding Animal Control- Union Point- Commissioner Andrews motioned to approve the Intergovernmental Agreement for the Provision of Animal Control Services between the City of Union Point and Greene County. Commissioner Torbert seconded; the motion carried unanimously. *(Attachment- Intergovernmental Agreement Regarding Animal Control- Union Point)*

Surplus GIS Plotter- Commissioner Schneider motioned to declare the GIS Encad 880 Plotter as surplus property. Commissioner Andrews seconded; the motion carried unanimously.

Annex I Project- Elections & Registrar Office- Commissioner Torbert motioned to authorize the construction of the Elections & Registrar space within the Annex and to authorize the necessary budget adjustments to complete the project using funds from the disposal of surplus property with the remaining funds necessary to be taken from contingency. Commissioner Schneider seconded; the motion carried unanimously.

2007 Local Assistance Road Project (LARP) Request- Commissioner Schneider motioned to approve the 2007 Local Assistance Road Project (LARP) list for submission to the Georgia Department of Transportation. Commissioner Andrews seconded; the motion carried unanimously. *(Attachment- 2007 Local Assistance Road Project)*

Referendum for Alcoholic Beverage Sales- Commissioner Andrews motioned to adopt Resolution Number 2006.8.15(A) calling for a Referendum regarding the sale of alcoholic beverages for consumption on the premises on Sundays, and to waive the reading of the Resolution. Commissioner Schneider seconded. The Board discussed this item. Commissioners Schneider, Sanders and Andrews voted in favor. Commissioners Torbert and Duvall opposed. The motion carried 3 to 2. *(Attachment- Referendum for Alcoholic Beverage Sales)*

Resolution for Emergency Services Reimbursement- Commissioner Sanders motioned to adopt Resolution Number 2006.8.15(B) establishing a program to charge a user fee for the delivery of emergency fire department services provided by the Greene County Volunteer Fire Departments, and to waive the reading of the Resolution. Commissioner Andrews seconded; the motion carried unanimously. *(Attachment- Resolution for Emergency Services Reimbursement)*

Commissioner's Reports

District One Commissioner had no report.

District Two Commissioner had no report.

District Three Commissioner had no report.

District Four Commissioner had no report.

Chairman Duvall reported on how well the meeting was attended & represented, and thanked the Board for their input.

County Manager had no report.

Executive Session- None

Adjournment- Commissioner Andrews motioned to adjourn the Regular Meeting-Business Session at 11:13 a.m. Commissioner Sanders seconded; the motion carried unanimously.

Respectfully Submitted,

Elna Hutchinson, County Clerk

The above Minutes were adopted and approved this _____ day of September 2006.

Vincent M. Duvall, Chairman

W. L. Sanders, Vice- Chairman

Richard G. Schneider, Commissioner

Titus Andrews, Sr., Commissioner

Gerald W. Torbert, Commissioner