

GREENE COUNTY BOARD OF COMMISSIONERS

REGULAR MEETING- WORK SESSION

TUESDAY * FEBRUARY 21, 2006

9:00 A.M. * COMMISSIONERS MEETING ROOM

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

Call to Order- Chairman Duvall called the Regular Meeting- Work Session to order at 9:01 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 monthly Chamber of Commerce report.

Minutes- The Minutes from the December 20, 2005-Regular Session, the January 24, 2006-Regular Session, the January 24, 2006-Called Meeting, and the February 2, 2006-Called Meeting were provided separately. The Board discussed this item. No official action was taken.

Planning & Zoning

Request for Zoning Amendment from A-1 to C-3 for Home Depot- The Commissioners received a request to rezone from A-1 to C-3, 11.79 acres of property owned by Home Depot and located off of State Route 44 and Interstate -20, and designated as a part of Tax Map 71, Parcel 31. The Board discussed this item. No official action was taken.

Emerald Shores, Phase IV, Preliminary Plat Request- The Commissioners received a request to approve a Preliminary Plat for Emerald Shores, Phase IV, consisting of 25 lots on 104.75 acres of property, with a portion of the property being zoned LR-1 and the remaining property being zoned A-1. The Board discussed this item. No official action was taken.

Northwoods, Section III, Preliminary Plat Request- The Commissioners received a request to approve a Preliminary Plat for Northwoods, Section III, consisting of 40 off-water lots on 70.05 acres of property, and designated as a part of Tax Map 32, Parcel 1A. The Board discussed this item. No official action was taken.

Business Items

Abandonment for King's Way and Castle Bridge Landing Subdivision Roads- The Commissioners received a request from Linger Longer Development Company to abandon Kings Way and the roads within Castle Bridge Landing Subdivision. An agreement has been made between Linger Longer Development Company and the property owners in Castle Bridge Landing Subdivision and North Shore Subdivision to annex those properties into Reynolds Plantation. Through these agreements, the Agreement between the County and Linger Longer Development Company during last year allowing for the construction of a bridge will not be necessary as these properties can now be routed through the common gated entrances along with other Reynolds property owners. The process required by the Statute has been followed with the only remaining step being to formally abandon the roads through Board action. The roads serve no others properties and, with consideration to the agreements with all of the property owners, no longer serve a substantial public purpose. If abandoned, the County will no longer have any maintenance responsibility of the following roads: Lance Way, Kingsford Way, Gauntlet Point, Kings Way and Kings Bridge Road. Mr. Rabun Neal addressed the Board concerning this item. The Board discussed this item. No official action was taken.

Beer & Wine Pouring License for Luigi's Pizza Restaurant, LLC- The Commissioners received a request to approve a Beer & Wine Pouring License for Luigi's Pizza Restaurant in the name of Richard Pesce as the holder of the License. The fees have been paid, application completed, and the background investigation is pending. The Board discussed this item. No official action was taken.

Policy for Combining Parcels- The Commissioners received information that the Tax Assessor's Office seeks a clear Policy from the Board of Commissioners regarding the combining of parcels when requested by property owners. The practice had always been to require a survey to combine parcels such that the Clerk of Court's records would always be consistent with the Tax & GIS records. Essentially, the Clerk of Court manages the land records and parcel splits or combining of parcels by recordation of surveyed plats. Once plats are recorded, they are provided to the Assessor's Office to update their records. The Board discussed this item. No official action was taken.

GIS Position- The Commissioners received information that the County's addressing system has moved from Public Works (1997-2000), to Planning & Zoning (2000-2002) to E-911 (2002-2003), to EMS (2003-2006), and now back to the County Manager's office. Addressing is a critical element of emergency services, tax databases, and GIS. With a position being established in the GIS Office, addressing can finally reside where most appropriate. An employee currently on staff in the Assessor's Office handles all the parcel split updates in the GIS Systems and is capable of assuming the addressing responsibility. However, this would remove an employee from the Tax Assessor's staff. Additional responsibility for the new position created would be internal management of the website such that expansion of the website is more aggressively pursued. The proposed salary range is \$31,000.00-\$41,000.00. The Board discussed this item. No official action was taken.

Pine Building Acquisition Expense- Reallocation- The Commissioners received information that the open-air arena portion of this project remains to be started. The Board previously considered an allocation of the cost of the Pine Building to distribute the cost to each of the intended users of the property and building. The allocation included \$100,000.00 against the Farm Services Center project under SPLOST. The lowest bid received for the open-air arena totaled \$270,000.00. In order to accomplish the open-air arena portion of the project, the allocation of the \$100,000.00 needs to be adjusted such that the expense gets allocated against other projects or the general fund. The expense can remain in SPLOST through reallocation of \$80,000.00 from Animal Control and the remaining \$20,000.00 from E-911. The Board discussed this item. No official action was taken.

Disposition of Annex I- The Commissioners received information that the Annex Building located at 201 North Main Street will be vacated within the next 30-45 days. The Board has considered various options for disposing of the building during previous discussions and meetings. At one point, the Sheriff was interested in the building for a law enforcement museum, the City of Greensboro expressed interest in the building through a written letter, and the Downtown Development Authority has submitted a written request for consideration. Several stipulations could be considered to ensure that the use of the building is stated by the receiving entity and such use is maintained as a condition of the sale/transfer; a reversionary clause could be included such that failure to maintain the stated use without Board consent would resort in any transfer of the asset back to the County; and consideration to ensure that the County has no responsibility for any cost associated with the building once it is transferred. Mr. Mike Malone addressed the Board concerning this item. Mr. Carlos Sumner addressed the Board concerning this item. The Board discussed this item. No official action was taken.

Road Priorities- The Commissioners received information that the previously adopted list of road projects to be performed with 2005-2009 SPLOST proceeds has almost been completed, and the list should be reviewed to ensure that the remaining projects are still priorities, and to add any additional priorities that may need to be considered. Also, the State Department of Transportation has received an additional allocation for Local Assistance Road Projects (LARP) & State Aid funding such that the county could obtain

some of this funding by providing the Department of Transportation with some targeted priorities. 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 9:52 a.m.

**GREENE COUNTY BOARD OF COMMISSIONERS
REGULAR MEETING- BUSINESS SESSION
TUESDAY * FEBRUARY 21, 2006
10: 05 A.M. * COMMISSIONERS MEETING ROOM**

Chairman Duvall reconvened the Regular Meeting- Business Session at 10:15 a.m.

Minutes- Commissioner Sanders motioned to approve the Minutes from the December 20, 2005-Regular Meeting and the February 2, 2006- Called Meeting. Commissioner Schneider seconded; the motion carried unanimously.

Planning & Zoning

Request for Zoning Amendment from A-1 to C-3 for Home Depot- Commissioner Schneider motioned to approve a change in zoning from A-1 to C-3 for the 11.79 acre Home Depot site that is a part of Tax Map 71, Parcel 31. Commissioner Andrews seconded; the motion carried unanimously.

Emerald Shores, Phase IV, Preliminary Plat Request- Commissioner Schneider motioned to approve the Preliminary Plat for Emerald Shores, Phase IV, consisting of 25 lots on 104.75 acres of property. Commissioner Torbert seconded; the motion carried unanimously.

Northwoods, Section III, Preliminary Plat Request- Commissioner Torbert motioned to approve the Preliminary Plat for Northwoods Subdivision, Phase III, consisting of 70.05 acres of property, and designated as a part of Tax Map 32, Parcel 1A. Commissioner Andrews seconded; the motion carried unanimously.

Business Items

Abandonment for King's Way and Castle Bridge Landing Subdivision Roads- Commissioner Sanders motioned to abandon the roads within and leading to Castle Bridge Landing and North Shore Subdivisions which are currently a part of the Greene County Road system, such roads being known as Lance Way, Kingsford Way, Gauntlet Point, Kings Way, and Kings Bridge Road, which the adjacent property owners pursuant to an agreement with Linger Longer Development Company ("LLDC") have requested the County to abandon said roads to LLDC who will cause said roads to be maintained in the future as private roads, and as a result of such agreement, the Commissioners of Greene County find that the above subdivisions and their traffic are the sole users of said Roads, which are a short system of dead end roads which access only said subdivisions, and the Commissioners further find that due to the maintenance of said Roads by LLDC and the requests and consents to abandon, that the Roads shall no longer serve a substantial public purpose and that the same should be and are hereby abandoned to Linger Longer Development Company. Commissioner Torbert seconded; the motion carried unanimously.

Beer & Wine Pouring License for Luigi's Pizza Restaurant, LLC- Commissioner Andrews motioned to approve a Beer & Wine Pouring License for the Luigi's Pizza

Restaurant in the name of Richard Pesce as the holder of the License. Commissioner Schneider seconded; the motion carried unanimously.

Policy for Combining Parcels- Commissioner Sanders motioned to establish a Policy that requires recording of an official survey performed by a Registered Land Surveyor in the Clerk of Superior Court's Office in order to combine parcels and that the Assessor's Office may only combine parcels as a result of such recorded survey. Commissioner Schneider seconded. The Board discusses the motion. The motion and second was rescinded. Commissioner Sanders motioned to establish a Policy that requires recording of an official plat prepared by a Registered Land Surveyor in the Clerk of Superior Court's Office in order to combine parcels and that the Assessor's Office may only combine parcels as a result of such recorded plat. Commissioner Schneider seconded; the motion carried unanimously.

GIS Position- Commissioner Schneider motioned to establish a position in the GIS Office to assume responsibility for parcel splits, addressing, and coordination of web site expansion with the necessary budget adjustment for cost of benefits and salary for the remaining of the fiscal year from contingency. Commissioner Torbert seconded; the motion carried unanimously.

Pine Building Acquisition Expense- Reallocation- Commissioner Andrews motioned to reallocate the Pine Building acquisition expense previously expensed against the Farm Services Center project to shift the expense within the SPLOST budget to the Animal Control & 911 projects such that the open-air arena can be completed. Commissioner Sanders seconded; the motion carried unanimously.

Disposition of Annex I- Commissioner Andrews motioned to table the Annex Building Disposition until the March Meeting. Commissioner Sanders seconded. The Board discussed this item. The motion and second was rescinded. Commissioner Andrews motioned to postpone the Annex Building Disposition until the March Meeting. Commissioner Sanders seconded. Commissioners Sanders, Andrews and Duvall voted in favor. Commissioner Torbert and Schneider opposed. The motion carried 3 to 2.

Road Priorities- No official action was taken.

Commissioner's Reports

District One Commissioner reported on his first Town Hall Meeting held on February 13th at the Siloam Community Center and that his second Town Hall Meeting would be scheduled for the City of White Plains on March 13th. It was also reported that an upcoming Community Meeting would be held on Thursday, February 23rd at 7:30 p.m. at the Family Life Enrichment Center.

District Two Commissioner had no report.

District Three Commissioner had no report.

District Four Commissioner had no report.

Chairman Duvall had no report.

Executive Session- None

Adjournment- Commissioner Andrews motioned to adjourn the Regular Meeting at 10:21 a.m. Commissioner Schneider seconded; the motion carried unanimously.

Respectfully Submitted,

Elna Hutchinson, County Clerk

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

Vincent M. Duvall, Commissioner

W. L. Sanders, Vice- Chairman

Richard G. Schneider, Commissioner

Titus Andrews, Sr., Commissioner

Gerald W. Torbert, Commissioner