

**GREENE COUNTY BOARD OF COMMISSIONERS**

**REGULAR MEETING- WORK SESSION**

**TUESDAY \* JANUARY 24, 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 9:04 a.m.

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

**Petitions & Communications**

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

**Minutes-** The Minutes from the December 13, 2005- Called Meeting and the December 20, 2005- Regular Meeting was provided separately. The Board discussed this item. No official action was taken.

**Planning & Zoning**

**Harbor Club, Section B, Phase II, Preliminary Plat Request-** The Commissioners received a request to approve a Preliminary Plat for Harbor Club, Section B, Phase II, consisting of reconfiguring a previously approved plat to 19 lots from 13.53 acres. The property is designated as a part of County Tax Map 75F, Parcels 1B, 1D, 63 thru 77, and County Tax Map 11, Parcel 1. This item was withdrawn at the November's Regular Meeting- Work Session. Attorney Jay Dell, representative for Harbor Club, addressed the Board concerning this item. Mr. Larry Miller addressed the Board on behalf of the property owners living in Harbor Club opposing this item. Ms. Cheryl Olsen, Realtor, addressed the Board opposing this item.

Chairman Duvall recessed the Meeting at 10:06 a.m.

Chairman Duvall reconvened the Meeting at 10:13 a.m.

Chairman Duvall announced that if any presenter's concerns in the Harbor Club, Section B, Phase II, Preliminary Plat request become repetitious, then the matter would be closed for further discussion.

Mr. Mark McCullers addressed the Board opposing this item. Ms. Kathy Zickert addressed the Board supporting this item. The Board discussed this item. No official action was taken.

**Conditional Use Permit Request for Mary Brooks for a Telecommunications Antenna on Wrightsville Church Road-** The Commissioners received a request for a Conditional Use Permit from Nextel to erect a telecommunications antenna tower on property owned by Mary Brooks known as County Tax Map 54, Parcel 23, located on Wrightsville Church Road. Ms. Kiersten Lurer, Nextel representative addressed the Board concerning this item. The Board discussed this item. No official action was taken.

**Reynolds Plantation, Executive Estates, Preliminary & Final Plat Request-** The Commissioners received a request to approve the Preliminary & Final Plat for Reynolds Plantation, Executive Estates, consisting of 4 lots on 6.79 acres of land, and designated as a part of County Tax Map 59A, Parcel 53. No official action was taken.

**Reynolds Plantation, Sandy Ford- Section I, Final Plat Request-** The Commissioners received a request to approve the Final Plat for Reynolds Plantation, Sandy Ford- Section 1, consisting of 80 lots on 82.94 acres of land, and designated as a part of County Tax

Map 57, Parcels 7 & 7A, County Tax Map 55, Parcel 5 and County Tax Map 56, parcel 1. No official action was taken.

**Reynolds Plantation, Armor's Ford- Section 1, Final Plat Request-** The Commissioners received a request to approve the Final Plat for Reynolds Plantation, Armor's Ford- Section 1, consisting of 48 lots on 35.39 acres of land, and designated as a part of County Tax Map 57, Parcels 7. No official action was taken.

**Georgetown Homes, Inc., Beau Rivage, Phase II, Final Plat Request-** The Commissioners received a request to approve the Final Plat for Georgetown Homes, Inc., Beau Rivage, Phase II, consisting of creating 11 lots on 26.35 acres of land, and designated as a part of County Tax Map 10, Parcel 4A. Mr. Bill Shrine addressed the Board concerning this item. The Board discussed this item. No official action was taken.

### **Business Items**

**Qualifying Fees-**The Commissioners received information that the Georgia Law requires the Board to approve and publish qualifying fees for each county office to be filled in the upcoming general and primary election to be held on July 18, 2006. The fees must be published no later than February 1, 2006. The Board discussed this item. No official action was taken.

**Planning & Zoning Meeting Schedule-** The Commissioners received information that the Board must adopt the meeting schedule for the Planning & Zoning Board's scheduled meetings for 2006. The Board discussed this item. No official action was taken.

**Senior Center Van-** The Commissioners received information that the Senior Center Van was recently involved in an accident. Due to the age and condition of the vehicle, the insurance company has totaled the vehicle. This was listed as a budget priority in the 2007 budget process; however, the accident has caused the replacement of the vehicle to have a higher priority. Quotes for a new van were received from the following: Youngblood Motor Company- \$20,933.60; Lake Oconee Chevrolet- \$30,474.20; and Johnson Ford Sales, Inc- \$22,945.60. The Board discussed this item. No official action was taken.

**Georgia Department of Transportation- Section 5311 Documents-** The Commissioners received information that the Section 5311 Program serving Greene County is accomplished through a "third-party" agreement with Advantage Behavioral Health Systems. The Section 5311 application has to be approved and submitted by the County each year. The required Resolution authorizes the Chairman to execute all of the necessary documentation for the continuation of the program through Advantage Behavioral Health Systems. The Board discussed this item. No official action was taken.

**Condemnation for Clear Title- Airport Property-**The Commissioners received information that the Airport safety enhancement property acquisition project has continued to progress. Three parcels have title concerns that necessitate condemnation in order to obtain clear title to the property. The owners of these three parcels have agreed to the compensation for the properties and there are no known objections from the property owners. The Board discussed this item. No official action was taken.

**Old Union Point Road- Paving Request from Recreation Board-** The Commissioners received a request to pave a portion of the Old Union Point Road that serves the Recreation Complex and is currently a dirt road. The Recreation Board has requested that consideration be given for paving a portion of this road due to the heavy traffic volume during recreation programs. Previously, the property owners along the road were contacted regarding donation of the necessary right-of-way. Eight different property owners were contacted and five (5) signed the blanket right-of-way deeds. The remaining three (3) are requesting compensation for their land. A survey would be necessary in the event condemnation is required to complete the project. Upon completion of all the right-a-way deeds, the project could proceed as all other paving projects. Mr. Carlos Sumner addressed the Board concerning this item. 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 10:58 a.m.

## GREENE COUNTY BOARD OF COMMISSIONERS

### REGULAR MEETING- BUSINESS SESSION TUESDAY \* JANUARY 24, 2006 11:12 A.M. \* COMMISSIONERS MEETING ROOM

Chairman Duvall reconvened the Regular Meeting- Business Session at 11:12 a.m.

**Minutes-** Commissioner Andrews motioned to approve the Minutes from the December 13, 2005-Called Meeting. Commissioner Sanders seconded; the motion carried unanimously.

### Planning & Zoning

**Harbor Club, Section B, Phase II, Preliminary Plat Request-** Commissioner Andrews motioned to approve the Preliminary Plat for Section B, Phase II for Harbor Club and to include the next stage corrections stated by Commissioner Torbert. Commissioner Torbert seconded. The Board discussed this item. Commissioners Torbert, Schneider, Sanders and Duvall opposed. Commissioner Andrews voted in favor. The motion failed 4 to 1.

Commissioner Andrews motioned to approve the Preliminary Plat for Section B, Phase II for Harbor Club with the corrections that were stated by Commissioner Torbert. The motion failed for lack of second.

Commissioner Torbert motioned to deny the Preliminary Plat for Section B, Phase II for Harbor Club due to its failure to conform to section 3.3.1.B and 3.3.6 of the Greene County Subdivision Regulations dated July 10, 2003. Commissioner Schneider seconded. The Board discussed this item. Commissioners Torbert, Schneider, Sanders and Duvall voted in favor of the motion to deny the Preliminary Plat. Commissioner Andrews opposed. The motion carried 4 to 1 to deny the Preliminary Plat for Section B, Phase II for Harbor Club.

**Conditional Use Permit Request for Mary Brooks for a Telecommunications Antenna on Wrightsville Church Road-** Commissioner Sanders motioned to approve the Conditional Use Permit requested by Nextel for the placement of a telecommunications antenna tower on property designated as County Tax Map 54, Parcel 23. Commissioner Torbert seconded; the motion carried unanimously.

**Reynolds Plantation, Executive Estates, Preliminary & Final Plat Request-** Commissioner Schneider motioned to approve the Preliminary & Final Plat for Executive Estates in Reynolds Plantation, consisting of 4 lots from 6.79 acres of land, and designated as County Tax Map 59A, Parcel 53. Commissioner Sanders seconded; the motion carried unanimously.

**Reynolds Plantation, Sandy Ford- Section I, Final Plat Request-** Commissioner Sanders motioned to approve the Final Plat for Sandy Ford, Section 1, in Reynolds Plantation, consisting of 80 lots on 82.94 acres of land, and designated as a part of County Tax Map 57, Parcels 7 & 7A, and County Tax Map 55, Parcel 5, and County Tax Map 56, Parcel 1. Commissioner Schneider seconded; the motion carried unanimously.

**Reynolds Plantation, Armor's Ford- Section 1, Final Plat Request-** Commissioner Sanders motioned to approve the Final Plat for Armor's Ford, Section 1 in Reynolds Plantation, consisting of 48 lots on 35.39 acres of land, and designated as County Tax Map 57, Parcel 7. Commissioner Andrews seconded; the motion carried unanimously.

**Georgetown Homes, Inc., Beau Rivage, Phase II, Final Plat Request-** Mr. Bill Shrine, property owner requested that this item be removed from the Agenda.

### **Business Items**

**Qualifying Fees-** Commissioner Sanders motioned to establish the qualifying fees for the county offices to be filled in the next general primary election, in accordance with the provisions of Georgia Law, setting the fee for the District 1 & 3 Commissioner seat at \$144.00, the fee for the District 1 School Board seat at \$156.00, and the District 3 School Board seat at \$148.50. Commissioner Torbert seconded; the motion carried unanimously.

**Planning & Zoning Meeting Schedule-** Commissioner Schneider motioned to adopt the meeting schedule provided by the Planning & Zoning Board to establish the scheduled meeting dates for the 2006 calendar year. Commissioner Torbert seconded; the motion carried unanimously.

**Senior Center Van-** Commissioner Andrews motioned to purchase a van for the Senior Center to replace the totaled van from Youngblood Motor Company in the amount of \$20,933.60, and to make the necessary budget adjustment to allocate the funds from contingency. Commissioner Schneider seconded; the motion carried unanimously.

**Georgia Department of Transportation- Section 5311 Documents-** Commissioner Sanders motioned to approve the Authorizing Resolution for the Section 5311 Program and to waive the reading of the Resolution. Commissioner Torbert seconded; the motion carried unanimously.

**Condemnation for Clear Title- Airport Property-** Commissioner Sanders motioned to approve Resolution Numbers 2006.1.24a, 2006.1.24b, and 2006.1.24c regarding the condemnation to obtain clear title for the Airport property acquisition project, waiving the reading of the Resolutions. Commissioner Schneider seconded. Commissioners Torbert, Schneider, Sanders and Duvall voted in favor. Commissioner Andrews opposed. The motion carried 4 to 1.

**Old Union Point Road- Paving Request from Recreation Board-** Commissioner Torbert motioned to designate the section of Old Union Point Road serving the Recreation Complex from the Cunningham Road easterly to the crossing of the second small creek as a priority paving project, and to authorize the County Manager and Chairman to pursue acquisition of the necessary right-of-way along Old Union Point Road through appropriate means including preparation of condemnation documents. Commissioner Andrews seconded; the motion carried unanimously.

### **Commissioner's Reports**

District One Commissioner reported that he has scheduled Town Hall Meetings in the City of Siloam for February 13, 2006 at 6:00 p.m., and at the White Plains City Hall on March 13, 2006 at 6:00 p.m.

District Two Commissioner had no report.

District Three Commissioner had no report.

District Four Commissioner had no report.

Chairman Duvall had no report at this time.

### **Executive Session-** None

**Adjournment-** Commissioner Schneider motioned to adjourn the Regular Meeting-Business Session at 11:26 a.m. Commissioner Andrews seconded; the motion carried unanimously.

Respectfully Submitted,

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Elna Hutchinson, County Clerk

The above Minutes were adopted and approved this \_\_\_\_\_ day of February 2006.

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Vincent M. Duvall, Chairman

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W. L. Sanders, Vice- Chairman

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Richard G. Schneider, Commissioner

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Titus Andrews, Sr., Commissioner

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Gerald W. Torbert, Commissioner