

GREENE COUNTY BOARD OF COMMISSIONERS

**REGULAR MONTHLY MEETING
JANUARY 2023**

JANUARY 10, 2023 MEETING:

Chairman Usry led the Pledge of Allegiance and led the invocation.

Call to Order: Chairman Usry called the meeting to order at 5:00 p.m.

Roll Call: Commissioners Deering, Smith, Lindsey, Filice and Chairman Usry were present. Also present was County Manager Byron Lombard.

Minutes: The Chairman inquired with the Commissioners to determine if any corrections were necessary for the minutes under consideration for approval. Commissioner Lindsey motioned to approve the Minutes from the December 2022 Regular Monthly Meeting. Commissioner Smith seconded. Motion carried unanimously.

Zoning & Subdivision Items:

Consideration of a Final Plat Request – Oconee Land Development, LLC, The Homesteads, Section IVB: The Board reviewed a request seeking Final Plat Approval for 6 lots to be created from 31.6 acres. The property is part of the Reynolds Lake Oconee Development and is zoned PUD. Commissioner Deering motioned to approve the Final Plat Request submitted by Oconee Land Development Company, LLC, for The Homesteads, Section IVB, creating 6 lots from 31.6 acres. Commissioner Filice seconded. Motion carried unanimously.

Consideration of a Preliminary Plat Request – Oconee Land Development, LLC, Horseshoe Bend, Section IX: The Board reviewed a request seeking Preliminary Plat Approval for 6 lots to be created from 5.3 acres. The property is located in the Reynolds Lake Oconee Development and is zoned PUD. Commissioner Filice motioned to approve the Preliminary Plat Request submitted by Oconee Land Development Company, LLC, for Horseshoe Bend, Section IX, creating 6 lots from 5.3 acres. Commissioner Smith seconded. Motion carried unanimously.

Consideration of a Preliminary Plat Request – Red Clay Development Group, LLC, Airabella at Lake Oconee, Phase III: The Board reviewed a request seeking Preliminary Plat Approval for 209 units on 32.45 acres. The parcel is zoned CPUD and is located in the area of the Linger Longer Road intersection with State Route 44. There was general discussion with the applicant's Rick McAllister regarding the sequencing, density calculations of the development, and the status of ongoing negotiations with surrounding property owners regarding buffers. Commissioner Filice motioned to approve the Preliminary Plat Request submitted by Red Clay Development Group, LLC, for Airabella at Lake Oconee, Phase III, creating 209 units on 32.45 acres. Commissioner Lindsey seconded. Motion carried unanimously.

Consideration of a Conditional Use Request – Sister H&H, LLC, Recreational Development located at 1552 Randolph Church Road (RV Park): The Board reviewed a request seeking Conditional Use approval for a recreational development consisting of a recreational vehicle park on 91.94 acres located on Randolph Church Road. The applicant also sought relaxation of Section 9.1.14 of the County Code that requires paving of the campground streets given that the remaining 246.63 acres of the subject parcel will remain timberland and periodically include timbering-related traffic that would damage the roads. The Planning and Zoning Board conducted a public hearing on the request, reviewed the request, and voted to recommend approval of the Conditional Use request submitted by Sister H&H, LLC for a recreational development consisting of a recreational vehicle park on parcel number 151-0-00-018-0 located on Randolph Church Road, and to waive the paving requirements as part of the Conditional

Use approval. There was discussion with the applicant's Tim McCommons as to whether the paving requirements needed relaxation and how logging enterprises could access the back acreage through a separate entrance. Chairman Usry also brought up some public safety concerns related to granting the waiver request, and discussion ensued amongst the Board and County Manager regarding the waiver request, the precedent it may set to grant the waiver, and other related concerns. Commissioner Lindsey motioned to approve the Conditional Use request applying to 91.94 acres of parcel number 151-0-00-018-0 located on Randolph Church Road submitted by Sister H&H, LLC for a recreational development consisting of a recreational vehicle park, and to waive the paving requirements as part of the Conditional Use approval. Commissioner Smith seconded. Commissioner Lindsey acknowledged he didn't like granting a waiver as part of a Conditional Use approval but was comfortable doing so knowing that the County may revisit the Zoning Ordinance requirements for RV parks during the Comprehensive Plan update process and develop separate requirements for rural RV parks versus RV parks in certain zoning classes around Lake Oconee. Motion carried 3-2 with Commissioners Deering, Smith and Lindsey in favor. Chairman Usry and Commissioner Filice opposed.

Business Items:

Consideration of a Resolution Authorizing the Indigent Care Agreement: The Board received background information that the Board has entered into a contract annually with Good Samaritan Hospital in recent years to provide \$400,000 in indigent care funding. The proposed contract for FY2023 includes provisions that Good Samaritan Hospital provide certain documentation to substantiate the level of indigent care services. Commissioner Filice motioned to adopt Resolution Number 2023.1.10(a) Authorizing the Execution of a Contract with St. Mary's Health Care System, Inc. Relating to the Provision of Covered Medical Services to Eligible Indigent County Residents for Calendar Year 2023, and for Other Purposes, and to waive the reading of the Resolution. Commissioner Deering seconded. Motion carried unanimously.

Consideration of a Resolution Updating the Indigent Care Special Tax District: The Board received background information that the Indigent Care Special Tax District has helped fund hospital-based indigent care services. However, the tax district's funding could also be used to cover indigent care services provided by the County through its ambulance service, and an update to the Tax District's resolution to realize that flexibility was prepared for the Board's consideration. Commissioner Deering motioned to adopt Resolution Number 2023.1.10(b) Amending the Special District for the Provision of generating funding for indigent care, and to waive the reading of the Resolution. Commissioner Smith seconded. Motion carried unanimously.

Consideration of a Contract with the Chamber of Commerce: The Board received background information that the County enters into a contract annually with the Chamber of Commerce for provision of specified services. The financial encumbrance for the contract was included in the Fiscal Year 2023 Budget. Commissioner Smith motioned to approve the contract with the Chamber of Commerce for Fiscal Year 2023. Commissioner Smith seconded. Motion carried unanimously.

Executive Session: None

Commissioner's Report:

District Two Commissioner Smith reported "Go Dawgs!"

District Three Commissioner Lindsey wished everyone a Happy New Year.

Chairman Usry wished everyone a Happy New Year and thanked everyone for their attendance.

Adjournment: Chairman Usry adjourned the meeting at 5:35 p.m.

Respectfully Submitted,

Sylvia V. Hill, County Clerk

The above minutes were adopted and approved this day 14th day of February, 2023.

Gary Usry, Chairman

Jeffery L. Smith, Vice-Chairman

Angela Walker Deering, Commissioner

Dee Lindsey, Commissioner

Ernie Filice, Commissioner