

**GREENE COUNTY BOARD OF COMMISSIONERS**

**REGULAR MONTHLY MEETING  
FEBRUARY 2025**

**FEBRUARY 11, 2025 MEETING:**

Chairman Usry led the Pledge of Allegiance and the invocation.

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

**Roll Call:** Commissioners Deering, Smith, Lindsey, Blanton 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 January 2025 Regular Monthly Meeting. Commissioner Smith seconded. Motion carried unanimously.

**Zoning & Subdivision Items:**

**Consideration of an Amendment to the Land Use Regulations including Appendix B – the Zoning Code, and Appendix A – the Subdivision Regulations:** The Commissioners received background information that various proposed changes to the Zoning Code and Subdivision Regulations were drafted for the Board’s consideration. Commissioner Smith motioned to adopt the amendment to the Zoning Code allowing fast-food restaurants in the B1 Zoning District as a Conditional Use, the amendment to the Zoning Code to establish a ‘Cottage Housing’ provision in the PUD, CPUD, and RM Zoning Districts, and the amendment to the Subdivision Regulations to clarify requirements for lots to abut public streets, or have perpetual access to public streets. Commissioner Lindsey seconded. Motion carried unanimously.

**Consideration of a Conditional Use Request – Associated Restaurant Ventures, Inc.:** The Commissioners received background information that Associated Restaurant Ventures seeks Conditional Use approval to allow a fast-food restaurant in B1 zoning at a parcel located adjacent to the intersection of Salem Walk Drive and Lake Oconee Parkway. The applicant’s representative spoke concerning the proposed conditions and requested that some of the conditions be modified slightly. There was ensuing discussion and consensus to change some of the conditions accordingly. Commissioner Deering motioned to approve the Conditional Use Request for Associated Restaurant Ventures, Inc. for a fast-food restaurant to be located on parcel number 056-C-00-002-QA with the following conditions:

- Plans must indicate the limits of the new HWY 44 Easement as required by GDOT;
- Signage may only be externally lit, and the luminance levels shall not exceed 5 footcandles;
- The retaining wall located along Salem Walk Drive must be screened with various evergreen shrubs and under-story trees (such as red buds, crepe myrtles and/or dogwoods) in a natural fashion if allowed by Georgia Power within their utility easement;
- Overall parking lighting shall be limited to concealed light sources and project a maximum of 3 footcandles over the parking areas and 4 footcandles for pedestrian hazard areas (steps, significant level changes);
- The architectural style of the building shall consist of stone and/or brick veneer; with stucco accents, if necessary, only, avoiding any bright exterior colors;
- Parapet walls or mansard roofs shall be tall enough to hide all mechanical equipment from a public view;
- Building signage must be limited to the business name ‘Wendy’s’ only and limited to two (2) building facades; and

- If a monument sign compliant with the Greene County Code of Ordinances is desired, it must match the ‘Wendy’s’ template in the plan and would limit the building façade signage to a maximum of 24 inches tall.”

Commissioner Smith seconded. Motion carried unanimously.

**Consideration of a Conditional Use Request – Discount Storage of GA Partners, LLC:** The Commissioners received background information that Discount Storage of GA Partners seeks a Conditional Use approval to operate a Self-Storage Facility on a site zoned B1 and located at 1051 Farmington Road. Commissioner Blanton motioned to approve the Conditional Use request submitted by Discount Storage of GA Partners, LLC, for the operation of a Self-Storage Facility to be located on a 3.07-acre parcel at 1051 Farmington Road with the following conditions:

- A type C buffer compliant with the Greene County Code of Ordinances must be established along the North and Northeast boundaries of the property adjacent to A1 zoning;
- The exterior fence must be changed out to a material compliant with the Greene County Code of Ordinances;
- No proposed expansion can protrude further into the established setbacks than the existing buildings located on the parcel as of 01/27/2025; and
- Additional screening will be required for any traditional outdoor storage not kept under a roof as required by the Greene County Code of Ordinances.

Commissioner Lindsey seconded. Motion carried unanimously.

**Consideration of a Final Plat Request – Pulte Home Company, LLC, Del Webb at Lake Oconee, Parcel 18B:** The Commissioners received background information that Pulte Home Company seeks Final Plat Approval for 62 lots on 27.69 acres zoned PUD. Commissioner Blanton motioned to approve the Final Plat Request submitted by Pulte Home Company, LLC for Del Webb at Lake Oconee for Parcel 18B creating 62 lots from 27.69 acres. Commissioner Deering seconded. Motion carried unanimously.

**Business Items:**

**Consideration of Appointments to the Greene County Board of Health:** The Commissioners received background information that two appointments needed to be made to the Board of Health, including one appointment that would serve the remainder of Regina Howard’s term. Commissioner Deering motioned to appoint Judy Hodnett to the Greene County Board of Health to serve as the advocate for the needy, underprivileged, or elderly for the remainder of an existing six-year term ending July 10, 2029, and to appoint Lanier Rhodes to the Greene County Board of Health to serve as the advocate for consumers of health services for a six-year term ending February 10, 2031. Commissioner Lindsey seconded. Motion carried unanimously.

**Consideration of a Resolution Establishing a Public Facilities Authority:** The Commissioners received background information regarding the creation of a Public Facilities Authority and its possible use. Annette Obanion and Mark Shulz expressed various concerns and discouraged the creation of a Public Facilities Authority. County Manager Lombard clarified some of the concerns expressed and emphasized that the proposed Authority cannot finance a project without one of the local governments agreeing to pay for the project. Commissioner Lindsey motioned to adopt Resolution Number 2025.2.11(a) Requesting the Introduction of Local Legislation and the Creation of a Public Facilities Authority, and to waive the reading of the Resolution. Chairman Usry seconded. Motion carried 4-1, with Commissioner Smith abstaining.

**Consideration of Initiating Road Abandonment Proceedings – US Forestry Segment of Trimble Bridge Road:** The Commissioners received background information that a 1.171 mile segment of Trimble Bridge Road is surrounded by United States Forestry Service property and is an ideal candidate for abandonment given the road segment no

longer serves a substantial public purpose. Commissioner Smith motioned to move forward with the legal steps necessary to solicit input on the possibility of abandoning a 1.171 mile segment of Trimble Bridge Road. Commissioner Blanton seconded. Motion carried unanimously.

**Consideration of a Resolution Authorizing Submission of a CDBG Application:** The Commissioners received background information that the Community Development Block Grant application for funding to expand the Senior Center was prepared for Board consideration. Commissioner Smith motioned to approve Resolution Number 2025.2.11(b) authorizing the submission of a Community Development Block Grant Application seeking funding for an expansion to the Senior Center, and to waive the reading of the Resolution. Commissioner Deering seconded. Motion carried unanimously.

**Consideration of a GDOT Signal Application:** The Commissioners received background information that the Georgia Department of Transportation sent an application for a traffic signal to the County for a traffic light on State Route 44 at Airabella Boulevard. Annette Obanion and Mark Shulz expressed concern about putting a traffic light so close to the existing traffic light at Linger Longer Road. Commissioner Lindsey motioned to defer action on the GDOT Signal Application so that the Chairman can schedule a meeting with the Georgia Department of Transportation to further discuss the wording in the application that causes hesitation amongst the Board. Commissioner Blanton seconded. Commissioner Smith also expressed concern about how close the proposed traffic light would be to the one at Linger Longer Road. Motion carried unanimously.

**Consideration of a GDOT Maintenance Agreement:** The Commissioners received background information that the Georgia Department of Transportation is seeking an Indication of Roundabout Support from the County in conjunction with the State Route 44 Widening Project. Commissioner Blanton motioned to defer action on the Indication of Support Letter so that the Chairman can schedule a meeting with the Georgia Department of Transportation to further discuss the proposed roundabout locations. Commissioner Lindsey seconded. Motion carried unanimously.

**Consideration of a Budget Adjustment – Replacement Fire Engine:** The Commissioners received background information that multiple quotes to replace the totaled fire engine were obtained, and the fire department is good with the lowest cost option, a Spartan Engine that costs \$813,500. After accounting for insurance proceeds of \$445,000, additional funding is still needed to buy the Spartan Engine. Commissioner Lindsey motioned to approve the necessary budget adjustments to reallocate funding in the EMA departmental budget to supplement insurance proceeds for the replacement of a totaled fire engine. Commissioner Deering seconded. Commissioner Smith pointed out the cost increase of the fire engines compared to when the totaled truck was purchased. There was also general discussion about when the new truck will be available and put in service. Motion carried unanimously.

**Consideration of Budget Adjustment – Coroner’s Office:** The Commissioners received background information that the County Coroner is seeking a budget adjustment to reallocate funding within his adopted budget so that the Coroner’s Office will have a dedicated cell phone. Commissioner Deering motioned to approve the necessary budget adjustments to reallocate funding in the Coroner Budget to afford the Coroner’s Office with a dedicated cell phone. Commissioner Smith seconded. Motion carried unanimously.

**Consideration of a Lease Agreement – Trinity EMS Transport, LLC:** The Commissioners received background information that the lease expired that allows Trinity EMS to operate out of Station 9 for hospital-to-hospital transports. Commissioner Blanton motioned to approve the Commercial Net Lease for Part of Building between Greene County and Trinity EMS Transport, LLC for space within the County fire station located on Carey Station Road. Commissioner Deering seconded. Motion carried unanimously.

**Consideration of a Resolution Adopting a Policy Statement on Petition's for Year's**

**Support:** The Commissioners received background information that there is a growing use of the Petition for Year's Support mechanism to effectively wipe out one year's property taxes due to taxing authorities for a surviving spouse. A policy statement regarding the Petition for Year's Support that discourages petitions seeking waivers of tax amounts was drafted for the Board's consideration. Commissioner Lindsey motioned to adopt Resolution Number 2025.2.11(d) adopting a Policy Statement on Petitions for Year's Support, and to waive the reading of the Resolution. Commissioner Deering seconded. Commissioner Smith clarified that the Board's action was simply a statement to be given to the Tax Commissioner and others, and County Manager confirmed that is the case, adding that ACCG may revisit the matter as a policy issue next year. There was general discussion about the intent of the State law provision and that the Petition for Year's Support shouldn't be automatically granted without proving need. Motion carried unanimously.

**Consideration of a Resolution Authorizing Resolutions for Condemnations –**

**Airport Properties:** The Commissioners received background information that there is a need to obtain avigation easements from property close to the Airport to comply with FAA requirements. Commissioner Lindsey motioned to adopt Resolution Number 2025.2.11(e) approving four separate Condemnation Packages that include a Resolution, a Declaration of Taking, and Order to Condemn for each parcel Authorizing the Greene County Attorney to Exercise the Greene County Powers of Eminent Domain in the Acquisition of Certain Interests in each of the four parcels of Property Situated in Greene County, Georgia, for Public Transportation Purposes, waiving the reading of the Resolution, and to authorize the necessary budget adjustments to fund the acquisitions from TSPLOST. Commissioner Blanton seconded. Motion carried unanimously.

**Commissioner's Reports:**

District Two Commissioner Smith reported that he was glad the Board of Elections and Registration did not vote to close precincts.

District Three Commissioner Lindsey concurred with Commissioner Smith.

District Four Commissioner Blanton reported he was glad to see action deferred on the request for a traffic signal.

**Executive Session:**

**Adjournment:** Chairman Usry adjourned the meeting at 5:49 p.m.

Respectfully Submitted,

---

Sylvia V. Hill, County Clerk

The above minutes were adopted and approved this day 11<sup>th</sup> day of March, 2025.

---

Gary Usry, Chairman

---

Jeffery L. Smith, Vice-Chairman

---

Angela Walker Deering, Commissioner

---

Dee Lindsey, Commissioner

---

Mark Blanton, Commissioner