

GREENE COUNTY BOARD OF COMMISSIONERS

**REGULAR MONTHLY MEETING
MARCH 2021**

MARCH 9, 2021 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, Filice, Lindsey, Smith 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 Smith motioned to approve the Minutes from the February 2021 Regular Monthly Meeting. Commissioner Deering seconded. Motion carried unanimously.

Unfinished Business Items:

Consideration of Amendments to the Subdivision Regulations: The Board received background information regarding amendments to the Subdivision Regulations and that the item had been tabled for further discussion and would need to be removed from the table for further action. Commissioner Smith motioned to remove the item from the table. Commissioner Lindsey seconded. Motion carried unanimously. Commissioner Smith motioned to approve the Ordinance to Amend the Subdivision Regulations for Greene County, Georgia, to Repeal or Amend Conflicting Ordinance Provisions to Provide Severability, and to Provide for an Effective Date and for Other Purposes. Commissioner Filice seconded. Motion carried unanimously.

Consideration of a Policy to Address Campaign Activity at the County Annex: The Board received background information regarding potential policy changes to address campaign activity at the County Annex and that the item had been tabled for further discussion and would need to be removed from the table for further action. Commissioner Lindsey motioned to remove the Policy to Address Campaign Activity at the County Annex from the table. Commissioner Filice seconded. Motion carried unanimously. Commissioner Lindsey motioned to approve the Policy regarding election signage, materials, and activity on or along C. Weldon Smith Drive and the County Annex Campus making the Policy effective upon adoption, thus rescinding any prior Board action including specifically the action taken on September 5, 2008. Chairman Usry seconded. After further discussion, motion failed 2-3, with Commissioners Deering, Smith, and Filice voting against and Commissioner Lindsey and Chairman Usry voting in favor.

Zoning & Subdivision Items:

Consideration of a Conditional Use Request – Guest House, 1000 Plum Orchard Road, Richland Subdivision: The Board received a request seeking Conditional Use Approval to add a guest house adjacent to the existing dwelling located on the single-family lot. The Planning and Zoning Commission conducted a public hearing on the request, reviewed the request, and voted to recommend approval. Commissioner Smith motioned to approve the Conditional Use request submitted for 1000 Plum Orchard Road in the Richland Subdivision for the addition of a guest house on the single-family parcel. Commissioner Deering seconded. Motion carried unanimously.

Consideration of a Preliminary Plat Request – Oconee Heights, Phase II: The Commissioners reviewed a proposed preliminary plat for 14.13 acres zoned LR-1 that would create 10 single-family residential lots. The property is in the Oconee Heights Subdivision. The Planning and Zoning Commission reviewed the request and voted to

recommend approval. Commissioner Filice motioned to approval the Preliminary Plat Request for Oconee Heights, Phase II creating 10 single-family residential lots from 14.13 acres. Commissioner Lindsey seconded. Motion carried unanimously.

Consideration of a Rezoning – Greene Hills, Subdivision, from R2 to A2: The Board received background information that the zoning for the Greene Hills Subdivision has never been updated to properly reflect the current use and density. Amending the zoning for these parcels from R2 to A2 will allow for the placement of manufactured homes on the vacant lots. Commissioner Deering motioned to approve the rezoning of the 41 parcels identified as part of the Greene Hills Subdivision located along Sage Brush Lane, Broome Field Drive, and a section of Siloam Veazey Road from R2 to A2 as a County-initiated rezoning to reflect the current and historic use of these parcels. Commissioner Filice seconded. Motion carried unanimously.

Consideration of a Final Plat Request – HH3, LLC, Revision of the Final Plat of Hidden Harbor, Phase 11 in Harbor Club: The Commissioners reviewed a proposed final plat to revise a final plat that created 74 parcels for multi-family units and instead create 63 single-family residential lots. The property is zoned PUD and the Final Plat Revision complies with the County’s Code. Commissioner Smith motioned to approve the Final Plat Request submitted by HH3, LLC for Hidden Harbor, Phase II in Harbor Club creating 63 single-family residential lots. Commissioner Deering seconded. Motion carried unanimously.

Consideration of a Preliminary Plat Request – Oconee Land Development Company, LLC, The Homesteads, Section III: The Commissioners reviewed a proposed preliminary plat that would create nine single-family residential lots zoned PUD in The Homesteads development located adjacent to Hatcher’s Run and north of Rock Fall Loop. Commissioner Filice motioned to approve the Preliminary Plat Request submitted by Oconee Land Development Company, LLC, for The Homesteads, Section III, creating nine single-family residential lots. Commissioner Deering seconded. Motion carried unanimously.

Business Items:

Consideration of the Probation Services Agreement for the Probate Court and Magistrate Court: The Board received background information concerning the need to enter into a Probation Services Agreement. Commissioner Lindsey motioned to approve the Probation Services Agreement with Judicial Alternatives of Georgia, Inc. for probation services provided for the Greene County Probate Court, and the Agreement for the Greene County Magistrate Court. Commissioner Filice seconded. Motion carried unanimously.

Consideration of the 5311 Transit Program – FY22 Capital Match: The Board received background information concerning the State’s request for the County to pay its 10% capital funds match to replace three transit vans in the Fiscal Year 2022 cycle. Commissioner Lindsey motioned to approve the necessary budget adjustments to fund the capital match required under the Section 5311 Rural Transportation Program pulling the funds from contingency. Commissioner Filice seconded. Motion carried unanimously.

Executive Session: None

Commissioner’s Report:

Commissioner Smith reported that he would reach out to Waste Management regarding citizens’ complaints about trash pickup. He also expressed concerns about litter on County roads.

Adjournment: Chairman Usry adjourned the meeting at 5: 20 p.m.

Respectfully Submitted,

Sylvia V. Hill, County Clerk

The above minutes were adopted and approved this day 13th day of April, 2021.

Gary Usry, Chairman

Jeffery L. Smith, Vice-Chairman

Angela Walker Deering, Commissioner

Dee Lindsey, Commissioner

Ernie Filice, Commissioner