

GREENE COUNTY BOARD OF COMMISSIONERS

**REGULAR MONTHLY MEETING
MAY 2025**

MAY 13, 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 Smith, Lindsey, Blanton, and Chairman Usry were present. Commissioner Deering was absent. Also present was Interim County Manager Amanda Smith.

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 April 2025 Regular Monthly Meeting and the April 22, 2025 Called Meeting. Commissioner Blanton seconded. Motion carried unanimously.

Zoning & Subdivision Items:

Consideration of a Conditional Use Request – Sidney Alexander as representative for The Glen at Lake Oconee Village owned by VTR The Glen, LLC: The Commissioners received background information that the Glen at Lake Oconee Village is under new ownership and that said owner desires Conditional Use approval to continue operating a Convalescent Home/Senior Living Community at 1070 Old Salem Road on 12.5 acres zoned CPUD. Commissioner Smith motioned to approve the Conditional Use request submitted by Sidney Alexander as representative for the Glen at Lake Oconee Village owned by VTR the Glen, LLC for the 12.5 acre parcel identified as tax map and parcel number 057-0-00-013-A to operate as a Convalescent Home/Senior Living Community. Commissioner Blanton seconded. Motion carried unanimously.

Business Items:

Consideration of a Road Name Change – Meadow Crest Road to Towne Center Parkway: The Commissioners received background information that the City of Greensboro renamed portions of Meadowcrest Road within the city limits to Towne Center Parkway. To maintain continuity of addressing, it's recommended to rename the entire road to Towne Center Parkway. Commissioner Blanton motioned to change the name of Meadowcrest Road to Town Center Parkway, to encompass the area from the city limits of Greensboro to Walker Church Road. Commissioner Lindsey seconded. Motion carried unanimously.

Consideration of a Resolution Authorizing a Project to Develop a Fire Training Facility: The Commissioners received background that Greene County Rescue is seeking approval for a Fire Rescue Training Complex. Fire Chief Rodney Wiggins spoke concerning the need and planned uses for the Complex, proposals received to build it, and his recommendation to use Forged Fire and Company to build a training complex with 15 containers and multiple training props. Commissioner Smith asked about the relative location of the Complex, and Chief Wiggins advised it would be on the left just before arriving at the large Annex building and situated on two acres. Steve Broadbent spoke concerning staffing levels at the fire departments, encouraging the Board to increase staffing. General discussion ensued regarding staffing levels and volunteer fire departments. Commissioner Lindsey motioned to approve Resolution Number 2025-05-13 approving the Fire Rescue Training Complex, known as The REDDY Drill Yard, along with any necessary budget adjustments and to waive the reading of the Resolution. Commissioner Smith seconded. Commissioner Lindsey read aloud a portion of the Resolution, which ends with the following: "That the Fire Services Training Complex be

named ‘The REDDY Drill Yard’ as a way to honor the sacrifice of Battalion Chief Chris Eddy, while instilling the values he championed to all firefighters that use this facility, including to pursue excellence, to embrace challenges, to ‘Do It Right’ and to always be ready.” Motion carried unanimously.

Consideration of an Appointment to the Planning & Zoning Commission: The Commissioners received background information that Al Brinkman’s term on the Planning and Zoning Commission expires on June 1, 2025. Commissioner Smith motioned to appoint Al Brinkman as the District 1 representative on the Greene County Planning & Zoning Commission for a three-year term beginning June 2, 2025 and ending June 1, 2028. Commissioner Lindsey seconded. Motion carried unanimously.

Consideration of an Appointment to the Board of Tax Assessors: The Commissioners received background information that the terms of Rod Wilson and Jim Couch on the Board of Tax Assessors are expiring soon. Commissioner Lindsey motioned to appoint Rod Wilson to the Greene County Board of Tax Assessors for a three-year term beginning June 1, 2025 through May 31, 2028 and to appoint Jim Couch to the Greene County Board of Tax Assessors for a three-year term beginning August 1, 2025 through July 31, 2028. Commissioner Blanton seconded. Motion carried unanimously.

Consideration of an Appointment to the Department of Family and Children Services Advisory Board: The Commissioners received background information that Joan Antone’s term on the Department of Family and Children Services Advisory Board expires on June 30, 2025. Commissioner Lindsey motioned to appoint Joan Antone to the Greene County Department of Family and Children Services Advisory Board for a five-year term beginning July 1, 2025 through June 30, 2030. Commissioner Blanton seconded. Commissioner Smith noted that Joan Antone has been an active member of the community for a long time. Motion carried unanimously.

Consideration of a GDOT Roundabout Support Letter: The Commissioners received background information that GDOT is requesting a Roundabout Support Letter noting that the County will be responsible for lighting/energizing the roundabouts that are being included as part of the Highway 44 widening project. Annette Westcott expressed concerns about the support letter and maintenance agreement. Commissioner Smith clarified that the support letter under consideration only deals with the lighting and that the County has met with GDOT and expressed other concerns. Discussion ensued regarding the possibility of a roundabout for Airabella and the difference between the two roundabout-related items under consideration. Chairman Usry advised that GDOT isn’t concerned about the close proximity of the proposed roundabouts. Commissioner Lindsey motioned to approve the GDOT Indication of Roundabout Support regarding the lighting for roundabouts associated with the Highway 44 widening project. Commissioner Smith seconded. Commissioner Blanton expressed concern that GDOT was including a roundabout at all at the entrance to Airabella. Commissioner Lindsey expressed support for the letter and the need for lighting due to safety considerations. Motion carried unanimously.

Consideration of a GDOT Maintenance Agreement: The Commissioners received background information that GDOT is requesting that the County execute an Agreement wherein the County agrees to be responsible for maintaining all landscaping for the roundabouts that are being included as part of the Highway 44 widening project. Commissioner Lindsey motioned to approve the GDOT Maintenance Agreement regarding the landscaping for roundabouts associated with the Highway 44 widening project. Chairman Usry seconded. Discussion ensued regarding the scope and plan of the landscaping and uncertainty surrounding the proposed Maintenance Agreement. Commissioner Blanton reiterated his concern about the proposed roundabout for Airabella. Commissioner Smith, Blanton opposed. Motion failed 2-2.

Consideration of a Probation Services Agreement (Superior Court): The Commissioners received background information that the contract for the Superior Court’s third-party provider of probation services needs approval. Commissioner Smith motioned to approve the Probation Services Agreement with Judicial Alternatives of

Georgia for probation services provided for the Greene County Superior Court.
Commissioner Lindsey seconded. Motion carried unanimously

Consideration of an Estimated Rollback Rate for Property Tax Assessment Notices pursuant to HB92: The Commissioners received background information that House Bill 92 requires that the local government certify a rollback rate to include on the annual property tax assessment notices. Due to uncertainty relating to the digest calculations and WinGAP exemption amounts, it was recommended to set the estimated rollback rate at the same level as the 2024 millage rate. Commissioner Blanton motioned to certify the estimated rollback rate of 4.12 for the Unincorporated parcels and 4.12 for the Incorporated parcels on the 2025 property tax assessment notices. Commissioner Lindsey seconded. Motion carried unanimously.

Consideration of a TSPLOST Project – Airport Hangar Space: The Commissioners received background information that the contractor performing the Airport Apron Expansion Project is willing to extend the same bid pricing for a slight addition to the Apron and clearing to accommodate two private box hangars. Commissioner Lindsey motioned to allocate TSPLOST funding at an estimated amount of \$140,064.75 for the addition to the Apron and clearing for the two private box hangars utilizing item pricing from the Apron Project. Commissioner Blanton seconded. Motion carried unanimously.

Consideration of Alcoholic Beverage License Application – Granite Shoals Markets & Provisions LLC: The Commissioners received background information that the restaurant and retail store at 3991 Walker Church Road is under new management. Commissioner Smith motioned to approve an alcoholic beverage license for consumption on the premises for liquor, beer, and wine and an alcoholic beverage license for retail sales of beer and wine for Granite Shoals Market & Provisions LLC located at 3991 Walker Church Road in the name of Jon Altizer-Bieger as the holder of the License. Commissioner Blanton seconded. Motion carried unanimously.

Commissioner’s Reports:

None.

Executive Session:

Adjournment: Chairman Usry adjourned the meeting at 5:44 p.m.

Respectfully Submitted,

Sylvia V. Hill, County Clerk

The above minutes were adopted and approved this day 10th day of June 2025.

Gary Usry, Chairman

Jeffery L. Smith, Vice-Chairman

Angela Walker Deering, Commissioner

Dee Lindsey, Commissioner

Mark Blanton, Commissioner