

GREENE COUNTY BOARD OF COMMISSIONERS

**REGULAR MONTHLY MEETING
JUNE 2023**

JUNE 13, 2023 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, Filice and Chairman Usry were present. Also present was County Manager Byron Lombard.

Presentation of the Robert L. & Betty Williford Distinguished Northeast Georgian Service Award: On behalf of the Northeast Georgia Regional Commission, Commissioner Lindsey presented Mike and Martha Jones with the Robert L. & Betty Williford Distinguished Georgian Award for their roles in supporting regional cooperation and contributions to the advancement and quality-of-life of the region.

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 May 2023 Regular Monthly Meeting and the May 19, 2023 Called Meeting. Commissioner Smith seconded. Motion carried unanimously.

Zoning & Subdivision Items:

Consideration of a Preliminary Plat Request – Oconee Land Development Company, LLC, The Homesteads – Section V: The Board reviewed a request seeking Preliminary Plat Approval for 4 lots to be created from 16.97 acres. The property is located off Hatcher’s Run and is zoned PUD. Commissioner Deering motioned to approve the Preliminary Plat Request submitted by Oconee Land Development Company, LLC, for The Homesteads – Section V, creating 4 lots from 16.97 acres. Commissioner Filice seconded. Motion carried unanimously.

Consideration of a Conditional Use Request – The Ivy on the Plains, Event Venue: The Board reviewed a request seeking Conditional Use Approval for a Special Event Venue to be located on three parcels addressed as 1811, 1831, and 1841 Jernigan’s Bridge Road. The property is zoned A1. The subject parcels have been used historically as an event venue without ever going through any Zoning approvals, but the current operator seeks approval to better comply with the County’s land use regulations. The Planning and Zoning Board conducted a public hearing on the request, reviewed the request, and voted to recommend approval. Commissioner Deering motioned to approve the Conditional Use request submitted by Velicia Cobb for The Ivy on the Plains, a Special Event Venue, encompassing parcels numbered 130-0-00-005-A, 130-0-00-005-D, and 130-0-00-005-0, with the conditions that overnight accommodations are only allowed when in conjunction with a special event, and that such Conditional Use approval shall only be valid for the current applicant. Commissioner Smith seconded. Motion carried unanimously.

Business Items:

Consideration of Resolution Adopting the Comprehensive Plan: The Board received background information that the final approval of the Comprehensive Plan was the necessary and last step in adopting the Plan developed over the past year. Commissioner Lindsey motioned to approve Resolution Number 2023.6.13(a) adopting the Comprehensive Plan Update for the Greene County Board of Commissioners dated June 2023, and to waive the reading of the Resolution. Commissioner Filice seconded. Commissioners Smith and Lindsey expressed satisfaction with the Plan and thanked Blue

Cypress Consulting and all the stakeholders involved for their hard work. Motion carried unanimously.

Consideration of Consultant Services for Revisions to Land Development

Regulations: The Board received background information that the Zoning Ordinance was in need of overhaul in light of the substantial changes undertaken and approved as part of the Comprehensive Plan and Future Development Map adoption. Commissioner Filice motioned to approve the Zoning Code Amendments Proposal submitted by Hatley Plans, LLC, including any budget adjustments using contingency funding that are necessary to fund the professional services. Commissioner Deering seconded.

Commissioner Smith asked if there would be a redlined version of the proposed changes, and County Manager Lombard advised there would be, along with incorporation of many of the Corridor overlays as shown in the Future Development Map. There was general discussion regarding Ordinance changes and the current moratorium on acceptance of preliminary plats in PUD and CPUDs. Motion carried unanimously.

Consideration of the Selection of a Transit Third-Party Operator: The Board received background information that a request-for-proposal for a Transit Third-Party Operator was issued, and the current operator was the only vendor to submit a proposal. Commissioner Lindsey motioned to select Rural Georgia Transit as the County's subcontractor providing transit services and to authorize County staff to prepare and execute a contract with Rural Georgia Transit to serve as Greene County's Third Party Operator of the Section 5311 Rural Transportation Program. Commissioner Deering seconded. Motion carried unanimously.

Consideration of the Public Defender's Contract: The Board received background information regarding the contract between the County and the Circuit Public Defender's office of the Ocmulgee Judicial Circuit, with County Manager Lombard noting the proposed cost increase. The funding will be included in the FY2024 Budget. Commissioner Smith motioned to approve the Georgia Indigent Defense Services Agreement between the Circuit Public Defender's Office of the Ocmulgee Judicial Circuit and the governing authority of Greene County. Commissioner Filice seconded. Commissioner Smith and County Manager Lombard noted that the County could not perform the service any cheaper, adding that the Circuit's office is a better option than having our own arrangement. Motion carried unanimously.

Consideration of a MOU with the Greene County Development Authority: The Board received background information that Pure Beauty Farms was interested in acquiring the small piece of property on Highway 15 South owned by the County. Commissioner Lindsey motioned to approve the Memorandum of Understanding Regarding Disposition of Hwy 15 Property between the Greene County Development Authority and Greene County. Commissioner Deering seconded. There was general discussion as to the circumstances surrounding the property, the County's lack of need for the property, the litigation that preceded the County acquiring it, and the cost of the proposed sale relative to the value of the property. There was also consensus that Pure Beauty Farms acquiring the property ultimately served the best interest of the County. Motion carried unanimously.

Consideration of a Resolution Declaring Surplus Property: The Board received background information that the fire rescue boat obtained from Old Salem Fire Rescue, Inc. was no longer useful and should be declared as surplus property. Given the boat was acquired through tax district funding, the proceeds of the sale would be returned to the Fire Tax District 91 Fund. Commissioner Filice motioned to adopt Resolution Number 2023.6.13(b) declaring certain property as surplus property, and to waive the reading of the Resolution. Commissioner Lindsey seconded. There was general discussion as to the newer boat, when it was funded, from what Fund, and when it should arrive. Motion carried unanimously.

Consideration of an Amendment to the Probation Services Agreement for Superior Court, Probate Court, and Magistrate Court: The Board received background information concerning the need to enter into a Probation Services Agreement

amendment regarding increased fees levied on probationers. Commissioner Deering motioned to approve the Probation Services Agreements with Judicial Alternatives of Georgia, Inc. for probation services provided for the Superior Court in Greene County, the Greene County Probate Court, and the Greene County Magistrate Court. Commissioner Lindsey seconded. Motion carried unanimously.

Executive Session: None

Commissioner's Report:

District Two Commissioner Smith reported that there was bike motorcycle and classic car shows that passed through Greene County.

District Three Commissioner Lindsey reported that even more progress is now visible on the Firefly Trail project.

Chairman Usry thanked the citizens in attendance for their interest in County government.

Adjournment: Chairman Usry adjourned the meeting at 5:30 p.m.

Respectfully Submitted,

Sylvia V. Hill, County Clerk

The above minutes were adopted and approved this day 11th day of July, 2023.

Gary Usry, Chairman

Jeffery L. Smith, Vice-Chairman

Angela Walker Deering, Commissioner

Dee Lindsey, Commissioner

Ernie Filice, Commissioner