

GREENE COUNTY BOARD OF COMMISSIONERS

**REGULAR MONTHLY MEETING
JULY 2025**

JULY 8, 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. Commissioner Deering was absent. Also present was County Manager David Crawley

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 June 2025 Regular Monthly Meeting, the June 3, 2025 Called Meeting, the June 4, 2025 Called Meeting, and the June 27, 2025 Called Meeting. Commissioner Deering seconded. Motion carried unanimously.

Zoning & Subdivision Items:

Consideration of a Rezoning Request – Oconee Land Development Co LLC, 7.72 acres, north and west of Cherokee Drive, B1 to PUD: The Board reviewed a request to rezone 7.72 acres located north and west of Cherokee Drive from B1 to PUD. The Planning and Zoning Board reviewed the request, conducted a Public Hearing on the request, and voted to recommend approval contingent upon an approved plat of the subject property recorded within 60 days combining it with the adjacent parcel. Commissioner Lindsey motioned to approve the rezoning request submitted by Oconee Land Development Company, LLC, amending the zoning from B1 to PUD for 7.72 acres identified as tax map and parcel number 055-0-00-010-K located north and west of Cherokee Drive, contingent upon an approved plat of the subject property being recorded within 60 days combining it with the adjacent parcel identified tax map and parcel number 055-0-00-005-0. Commissioner Blanton seconded. Motion carried unanimously.

Consideration of a Rezoning Request – Oconee Land Development Co LLC, 24.04 acres, north and west of Cherokee Drive, B1 to PUD: The Board reviewed a request to rezone 24.04 acres located north and west of Cherokee Drive from B1 to PUD. The Planning and Zoning Board reviewed the request, conducted a Public Hearing on the request, and voted to recommend approval contingent upon an approved plat of the subject property recorded within 60 days combining it with the adjacent parcel. Commissioner Blanton motioned to approve the rezoning request submitted by Oconee Land Development Company, LLC, amending the zoning from B1 to PUD for 24.04 acres identified as tax map and parcel number 055-0-00-010-J located north and west of Cherokee Drive, contingent upon an approved plat of the subject property being recorded within 60 days combining it with the adjacent parcel identified tax map and parcel number 055-0-00-005-0. Commissioner Lindsey seconded. Motion carried unanimously.

Consideration of Rezoning Request – Oconee Land Development Co LLC, 0.55 acres, Lake Oconee Parkway, PUD to B1: The Board reviewed a request to rezone 0.55 acres located on Lake Oconee Parkway from PUD to B1. The Planning and Zoning Board reviewed the request and conducted a Public Hearing on the request. The Planning and Zoning Board vote ended in a tie, 2 to 2, so no recommendation was made. Commissioner Deering motioned to approve the rezoning request submitted by Oconee Land Development Company, LLC, amending the zoning from PUD to B1 for 0.55 acres identified as tax map and parcel number 055-0-00-005-0 located on Lake Oconee Parkway, contingent upon the following conditions:

1. An approved plat of the subject property is recorded within 60 days combining it with the adjacent parcel identified tax map and parcel number 055-0-00-005-0.
2. Overall outdoor/parking lot lighting shall be limited concealed light sources and project a maximum of 3 foot candles over the parking areas and 4 footcandles for pedestrian hazard areas (steps, significant level changes);
3. All sides of a building may have an impact on adjoining developments and should be considered for treatment with an architectural finish of primary materials (i.e. brick, wood and stone), unless other materials demonstrating equal or greater quality are used. Front facades should be at least 80 percent brick and/or stone. Side facades should be at least 50 percent brick and/or stone. Rear facades do not have a minimum requirement for primary materials and consist entirely of secondary materials (e.g., stucco). Tertiary materials (i.e. wood and metal) should be used for decorative elements and trim only, avoiding any bright exterior colors;
4. Parapet walls or mansard roofs shall be tall enough to hide all mechanical equipment from a public view.

Contingencies 2-4 apply only to the 0.55 acres being rezoned and not to the overall combined parcel as required in Contingency 1. Commissioner Blanton seconded. Commissioner Smith asked for the parcel's relative location, and the applicant's Rabun Neal advised it was the existing Cherokee Drive entrance. Motion carried unanimously.

Consideration of a Rezoning Request – Oconee Land Development Co LLC, 6.30 acres, PUD to PUD with a STRO district: The Board reviewed a request to rezone 6.30 acres on Landing Parkway from PUD to PUD with Short-Term Rental Overlay District. The Planning and Zoning Board reviewed the request, conducted a Public Hearing on the request, and voted to recommend approval. Commissioner Blanton motioned to approve the rezoning request submitted by Oconee Land Development Company, LLC, amending the zoning from PUD to PUD with a Short-Term Rental Overlay District for 6.30 acres identified as tax map and parcel number 056-0-00-007-0 located on Landing Parkway. Commissioner Deering seconded. Motion carried unanimously.

Consideration of a Request to Amend Land Use Regulation, Appendix B, The Zoning Code: The Board received background information regarding amendments to the Zoning Ordinance. Zoning Administrator Chuck Wooley gave an overview of the amendments, specifically the density-related changes, and he advised that additional changes will be undertaken as part of the Comprehensive Plan update review process that begins July 29th. Various speakers came forward to address the Board, including Ray Brindley, Mark Shulz, Rick McAllister and Ashley Goodroe. Discussion ensued, and there was general consensus to consider the alternatives mentioned and re-visit some of the proposed Zoning Ordinance changes. Zoning Administrator Wooley advised that another public hearing would be advisable given the original scope of the changes to the Zoning Ordinance would be different than initially advertised. Commissioner Deering motioned to postpone the Zoning Ordinance changes another month. Commissioner Lindsey seconded. Motion carried unanimously.

Consideration of a Request to Amend Land Use Regulation, Appendix A, The Subdivision Regulations: The Board received background information regarding proposed amendments to the Subdivision Regulations. Zoning Administrator Chuck Wooley gave an overview regarding the changes. Ray Brindley spoke in favor of the changes. Commissioner Deering motioned to approve the amendment to the Subdivision Regulations including the establishment of parent parcels and minor subdivision approvals. Commissioner Lindsey seconded. Motion carried unanimously.

Business Items:

Consideration of Public Defender Contract: The Board received background information regarding the contract between the County and the Circuit Public Defender's office of the Ocmulgee Judicial Circuit. 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 Deering seconded. Motion carried unanimously.

Consideration of Senior Center Meals Contract Agreement: The Board received background information regarding the contract for Senior Center meals. The vendor provided the County with a proposed contract extension that was negotiated on a region-wide basis. Commissioner Smith motioned to approve the contract between the Greene County Senior Center and G.A. Food Services of Pinellas County, Inc. for the provision of meals for the Senior Center. Commissioner Lindsey seconded. Motion carried unanimously.

Consideration of an Opioid Settlement Agreement - Sandoz: The Board received background information that another settlement related to opioid litigation has been reached between Georgia and distributors and that the Board must approve joining the litigation to receive any monies. Commissioner Lindsey motioned to approve the proposed settlement agreement from Sandoz and to submit the necessary participation form. Commissioner Blanton seconded. Motion carried unanimously.

Consideration of Avigation Easement Purchase Documents: The Board received background information that it had previously approved a resolution for condemnation for four parcels near the Airport for the Avigation Easements. Two parcels came in at a higher amount than originally anticipated. Commissioner Lindsey motioned to ratify the purchase agreements for Parcel M for \$59,000 and Parcel P for \$6,000 for the Avigation easements required for the Airport. Commissioner Blanton seconded. Motion carried unanimously.

Consideration of Changes to Animal Control Ordinance: The Board received background information that the Animal Control Office has requested some minor revisions to the County Code. Joe Chandler spoke regarding concerns over changes to the barking/noise section. There was consensus amongst the Board to leave that provision at 15 minutes. Commissioner Deering motioned to adopt the revisions to Chapter 8 of the County Code to update the regulatory provisions applicable to Animal Control. Commissioner Lindsey seconded. Motion carried unanimously.

Consideration of Adjustments to the Animal Control Fee Schedule: The Board received background information that the Animal Control Officer reviewed fees charged in surrounding counties and has requested to adjust the fees in Greene County to remain consistent with other counties, as well as adjusting due to increased operational costs. Commissioner Smith motioned to adopt the updated Fee Schedule for Animal Control. Commissioner Blanton seconded. Commissioner Smith noted that the fee changes pertain to dangerous dogs. Motion carried unanimously.

Consideration of Intergovernmental Agreement for Consolidation of Fire Services – City of Union Point: The Board received background information that the Union Point City Council has approved the County’s proposed IGA for the consolidation of fire services. Commissioner Lindsey motioned to approve the Intergovernmental Agreement for the Consolidation of Fire Services with the City of Union Point. Commissioner Smith seconded. Motion carried unanimously.

Commissioner’s Reports:

District One Commissioner Deering welcomed the new County Manager David Crawley.

District Two Commissioner Smith congratulated the Greene County All-Stars 10U Girls Softball team on winning the State Championship.

District Three Commissioner Lindsey also welcomed the new County Manager David Crawley.

Executive Session:

Commissioner Lindsey motioned to enter Executive Session to discuss pending litigation with the County Attorney. Commissioner Smith seconded. Motion carried unanimously.

Commissioner Smith motioned to re-enter regular session. Commissioner Lindsey seconded. Motion carried unanimously.

Consideration an Objection to a Proposed Annexation by the City of Greensboro:

The Board received background information that the City of Greensboro provided notice to the County in June of its intention to annex map and parcel 0520000220 on Georgia Highway 44 and that various concerns have been expressed. Commissioner Smith motioned to approve Resolution 2025.7.8 filing an objection to the proposed annexation of map and parcel 0520000220, and to waive the reading of the resolution. Commissioner Deering seconded. Motion carried unanimously.

Adjournment: Chairman Usry adjourned the meeting at 7:23 p.m.

Respectfully Submitted,

Sylvia V. Hill, County Clerk

The above minutes were adopted and approved this day 12th day of August 2025.

Gary Usry, Chairman

Jeffery L. Smith, Vice-Chairman

Angela Walker Deering, Commissioner

Dee Lindsey, Commissioner

Mark Blanton, Commissioner