

GREENE COUNTY BOARD OF COMMISSIONERS

**REGULAR MONTHLY MEETING
JULY 2022**

JULY 12, 2022 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 Filice, Lindsey, Deering, 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 June 2022 Regular Monthly Meeting. Commissioner Lindsey seconded. Motion carried unanimously.

Zoning & Subdivision Items:

Consideration of a Final Plat Request – Pulte Home Company, LLC, Del Webb at Lake Oconee, Parcel 16: The Board reviewed a request seeking Final Plat Approval to create 23 lots from 6.14 acres zoned PUD in the Del Webb development. Johnny Swain asked for the approximate location of the land, and Building Official Chuck Wooley clarified the location and other information about the plat. Commissioner Filice motioned to approve the Final Plat Request submitted by Pulte Home Company, LLC, for Del Webb at Lake Oconee, Parcel 16, creating 23 lots from 6.14 acres. Commissioner Deering seconded. Motion carried unanimously.

Consideration of a Rezoning Request – Elderly Infant, LLC, 6.25 acres on Lake Oconee Parkway from A1 to B2: The Board reviewed a request seeking rezoning from A1 to B2 for 6.25 acres located on the northeast corner of the Richland Connector and SR-44 intersection. The Planning and Zoning Commission reviewed the request, conducted a Public Hearing on the request, and voted to recommend approval. Commissioner Smith motioned to approve the rezoning request submitted by Elderly Infant, LLC amending the Zoning from A1 to B2 for the 6.25 acres identified as tax map and parcel number 054-0-00-024-AA located at the northeast corner of the Richland Connector and State Route 44 intersection. Commissioner Deering seconded. Motion carried unanimously.

Consideration of a Rezoning Plat Request – Kramer Property Holdings, LLC, 137.13 acres on Carey Station Road from A1 to PUD: The Board reviewed a request seeking rezoning from A1 to PUD for 137.13 acres located on Carey Station Road. The Planning and Zoning Commission reviewed the request, conducted a Public Hearing on the request, and voted to recommend approval conditioned upon receipt of assurance for water and sewer service. Commissioner Lindsey motioned to approve the rezoning request submitted by Kramer Property Holdings, LLC amending the Zoning from A1 to PUD for the 137.13 acres identified as tax map and parcel number 036-0-00-007-0 located on Carey Station Road with such amended zoning automatically reverting to A1 if an executed and guaranteed assurance of water and sewer service and capacity for the site is not received by Greene County on or before December 30, 2022. Commissioner Filice seconded. Discussion ensued as to the location of the parcel. Motion carried unanimously.

Business Items:

Consideration of an Appointment to the Greene County Tax Assessors Board: The Board received background information that the term of Jim Couch on the Board of Tax Assessors will expire on July 31, 2022. Mr. Couch has been an active member of the

Board of Tax Assessors, maintains the required training, and has agreed to serve another term. Commissioner Deering motioned to appoint Jim Couch to the Greene County Board of Tax Assessors for a three-year term beginning August 1, 2022 and ending July 31, 2025. Commissioner Filice seconded. Motion carried unanimously.

Consideration of Consultant Services to Update the County Comprehensive Plan:

The Board received background information that an update to the Comprehensive Plan is due in 2023 and that a proposal to undertake said update was obtained from Blue Cypress Consulting. Steven Broadbent spoke in support of the County's undertaking an update to the Comprehensive Plan and encouraged the Board to get feedback through a series of neighborhood meetings out in the County. Commissioner Lindsey motioned to utilize prior years fund balance of the General Fund to contract with Blue Cypress Consulting to facilitate and prepare the update to the County's Comprehensive Plan. Commissioner Deering seconded. Commissioners Smith and Lindsey agreed with Mr. Broadbent regarding the need to get citizen feedback. Motion carried unanimously.

Consideration of Building & Zoning Vehicle Purchases: The Board received background information that Building and Zoning vehicle purchases planned for Fiscal Year 2023 need to be moved up due to manufacturers requiring orders be placed in July. The expenses for the vehicles are covered by the permit fees, not property taxes. Commissioner Deering motioned to make the necessary budget adjustments to purchase two replacement trucks for the Building and Zoning Office using revenues generated through permit fees. Commissioner Lindsey seconded. General discussion ensued that the vehicles will be considered Fiscal Year 2022 expenses regardless of when the vehicles are delivered. Motion carried unanimously.

Consideration of Assignment of the Annual Audit Process: The Board received background information that the County has used the same auditing firm for many years but that the principal auditors historically performing the County's audit have moved to another firm. Commissioner Lindsey motioned to utilize McNair, McLemore, Middlebrooks, & Company for the preparation of the County's annual audit. Commissioner Filice seconded. Motion carried unanimously.

Executive Session: None

Commissioner's Report:

District One Commissioner Deering reported that Woody Hanson recently passed away.

Adjournment: Chairman Usry adjourned the meeting at 5: 17 p.m.

Respectfully Submitted,

Sylvia V. Hill, County Clerk

The above minutes were adopted and approved this day 9th day of August, 2022.

Gary Usry, Chairman

Jeffery L. Smith, Vice-Chairman

Angela Walker Deering, Commissioner

Dee Lindsey, Commissioner

Ernie Filice, Commissioner