

**GREENE COUNTY BOARD OF COMMISSIONERS**

**REGULAR MONTHLY MEETING  
AUGUST 2021**

**AUGUST 10, 2021 MEETING:**

Chairman Usry led the Pledge of Allegiance and 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 July 2021 Regular Monthly Meeting and the July 23, 2021 Called Meeting. Commissioner Lindsey seconded. Motion carried unanimously.

**Zoning & Subdivision Items:**

**Consideration of a Rezoning Request – Carter Engineering Consultants, Inc. on behalf of Jesse & Kaye Copelan, Richland Connector at SR44 – from A1 to B2** The Commissioners reviewed a request seeking rezoning of 10 acres located on the Northeast corner of Richland Connector and SR44 intersection to amend the zoning from A1 to B2. The Planning & Zoning Commission reviewed the request, conducted a Public Hearing on the request, and voted to recommend approval. Chairman Usry then gave a brief overview concerning the rules regarding public comment. During public comment, Mark Dannon, Mike Malone, Greg Beeler, John Golden, John Deal and Chuck Roberts spoke against the request, with the speakers citing various concerns over the planned use of the property. They especially expressed concerns over the expected increase in traffic and contended it could pose a safety concern. Commissioner Smith motioned to approve the rezoning request submitted by Carter Engineering Consultants, Inc. on behalf of Jesse & Kaye Copelan amending the Zoning from A1 to B2 for 10 acres identified as a portion of tax map and parcel number 054-0-00-024-A located at the northeast corner of the Richland Connector and State Route 44 intersection. Commissioner Lindsey seconded. During further discussion, Commissioner Filice expressed support for a traffic light at Richland Connector and Highway 44 to help with the future traffic. Commissioner Deering agreed that something should be done at the intersection as well, whether it be a light or caution light. The applicant's representative Lloyd Mobley gave further background on the request, adding that building supplier BMC on Highway 44 is moving locations given that the future widening of Highway 44 will cause the loss of their parking lot. He gave additional details regarding the timeline of construction and other details. Motion carried 4-1. Commissioner Deering voted against.

**Consideration of a Final Plat Request – Oconee Land Development Company, LLC, The Homesteads – Section III:** The Commissioners reviewed a proposed final plat for nine single-family residential lots to be created from property zoned PUD and located adjacent to Hatcher's Run and north of Rock Fall Loop. Commissioner Filice motioned to approve the Final 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.

**Consideration of a Final Plat Request – Pulte Home Company, LLC, Del Webb at Lake Oconee, Phase II, Unit V, Parcel 7B:** The Commissioners reviewed a proposed final plat for 20 single-family residential lots to be created from 8.78 acres zoned PUD in the Del Webb development. Commissioner Filice motioned to approve the Final Plat request submitted by Pulte Company, LLC, for Del Webb at Lake Oconee, Phase II, Unit

V, parcel 7B creating 20 single-family residential lots from 8.78 acres. Commissioner Lindsey seconded. Motion carried unanimously.

**Business Items:**

**Consideration of Final Step to Transfer Real Property to the Greene County BOE:**

The Board was advised that a Public Hearing was held regarding the sale of county-owned property to the Board of Education via Intergovernmental Agreement. The only remaining step for the Commissioners was to formally authorize the sale after considering input from said Public Hearing. Commissioner Lindsey motioned to authorize the sale of 20.05 acres, more or less, of real property identified as Tax Parcel Number 0710000370 and being located on Meadow Crest Road to the Greene County Board of Education as stipulated in the adopted Intergovernmental Agreement. Commissioner Filice seconded. Motion carried unanimously.

**Consideration of the Fiscal Year 2022 Contracts for the Senior Center:** The Board was informed that the County enters into contracts annually with the Northeast Georgia Regional Commission for the funding of the Senior Center programs. The contract remains the same as in prior years and requires Board approval. Commissioner Deering motioned approve the Fiscal Year 2022 Aging Services Contract between the Northeast Georgia Regional Commission and the Greene County Board of Commissioners. Commissioner Lindsey seconded. Motion carried unanimously.

**Consideration of a Request to Declare Property as Surplus:** The Board reviewed the list of items identified as surplus property based on the age, condition, lack of use, or other factors that render the property no longer serviceable the County. Commissioner Lindsey motioned to adopt Resolution Number 2021.8.10(a) declaring certain property as surplus property, and to waive the reading of the Resolution. Commissioner Deering seconded. Motion carried unanimously.

**Consideration of SPLOST Expenditures – Recreation Tennis Court Resurfacing, Replacement of Camera System:** The Board was advised that projects to resurface the tennis courts and replace the camera system at the Recreation Complex were discussed as possible SPLOST expenditures. The tennis courts resurfacing project is projected to cost \$47,100.00, and the camera system replacement is projected to cost \$16,918.00. During public comment, Ray Brindley expressed appreciation to the Board for taking over the Recreation Department and improving the programs there. He also spoke in favor of the projects under consideration and expressed further support for the staff working at the Recreation Department. Commissioner Lindsey motioned to approve SPLOST VII expenditures for Recreation to include the project to resurface the tennis courts, and the project to replace the camera system. Commissioner Deering seconded. Chairman Usry expressed his appreciation for the staff and programs at the Recreation Department, as well. Motion carried unanimously.

**Consideration of a Resolution in Support of the United States Constitution:** The Board was informed of a resolution prepared for the Board's consideration to express formal support and appreciation of the United States Constitution. Commissioner Smith motioned to adopt Resolution Number 2021.8.10(b) in support of the United States Constitution, and to waive the reading of the Resolution

**Commissioner's Report:**

District Two Commissioner Smith reported that he went to Durhamtown and toured the facility, learning of recent events taking place there and the economic contribution generated from said events.

**Executive Session:** None

**Adjournment:** Chairman Usry adjourned the meeting at 5:32 p.m.

Respectfully Submitted,

---

Sylvia V. Hill, County Clerk

The above minutes were adopted and approved this day 14<sup>th</sup> day of September, 2021.

---

Gary Usry, Chairman

---

Jeffery L. Smith, Vice-Chairman

---

Angela Walker Deering, Commissioner

---

Dee Lindsey, Commissioner

---

Ernie Filice, Commissioner