

GREENE COUNTY BOARD OF COMMISSIONERS

**REGULAR MONTHLY MEETING
SEPTEMBER 2025**

SEPTEMBER 9, 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. 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 August 12, 2025 Regular Monthly Meeting the Executive Session Minutes for August 12, 2025, and the Called Meeting Minutes for August 15, 2025 and August 29, 2025. Commissioner Blanton seconded. Motion carried unanimously.

Zoning & Subdivision Items:

Public Hearing for Proposed Revisions to the Greene County Comprehensive Plan in the West Greene Character Area: The Commissioners received public comment concerning the proposed revisions to the Comprehensive Plan from Annette Obanion, Heather Stoakes, Alli Puglisi, Ray Deaton, Brent Hurst, Stephen Davis, Ted Baker, Tom Manley, and Tom McClendon. Staff persons Chuck Wooley and DeAnn Hester also addressed the Board, and there was general discussion from various Board members addressing the public comments.

Consideration of a Rezoning Request – Application to Amend the Land Use Regulation for 95.31 Acres on Wrightsville Church Road from A1 to RM: The Commissioners received background information that there was a request to rezone 95.31 acres on Wrightsville Church Road from A1 to RM. The Commissioners received public comments from Annette Obanion, Allen Puglisi, Scott Swan, Bill Oehme, Ashley Goodroe, Kay Copelan, and the applicant’s Rick McAllister. The Commissioners had discussion, and there was general consensus to approve the rezoning request. Commissioner Smith motioned to approve Resolution 2025.9.9(c) and waive the reading thereof to rezoning request submitted by Rick McAllister acting on behalf of Jesse Copelan Jr and Kaye M Copelan, amending the zoning from A1 to RM for 95.31 acres identified as tax map and parcel number 054-0-00-024-0 located on Wrightsville Church Road. Commissioner Lindsey seconded. Motion carried unanimously.

Consideration of a Rezoning Request – Application to Amend the Land Use Regulation for 96.20 Acres on Lake Oconee Parkway from A1 to B2: The Commissioners received background information that there was a request to rezone 96.20 acres on Lake Oconee Parkway from A1 to B2. Commissioner Smith motioned to approve Resolution 2025.9.9(d) and waive the reading thereof to rezoning request submitted by Rick McAllister acting on behalf of Jesse Copelan Jr and Kaye M Copelan, amending the zoning from A1 to B2 for 96.20 acres identified as tax map and parcel number 054-0-00-020-0 located on Georgia State Route 44. Commissioner Lindsey seconded. Motion carried unanimously.

Consideration of a Rezoning Request – Application to Amend the Land Use Regulation for 162.10 Acres on Lake Oconee Parkway from A1 to RM: The Commissioners received background information that there was a request to rezone 162.10 acres on Lake Oconee Parkway from A1 to RM. Commissioner Lindsey motioned to approve Resolution 2025.9.9(e) and waive the reading thereof to rezoning request submitted by Rick McAllister acting on behalf of Jesse Copelan Jr and Kaye M Copelan,

amending the zoning from A1 to RM for 162.10 acres identified as tax map and parcel number 054-0-00-020-0 located on Georgia State Route 44. Commissioner Deering seconded. Motion carried unanimously.

Chairman Usry recessed the meeting at 6:53 p.m. for 10 minutes.

Business Items:

Consideration to Transmit an Amendment to the Comprehensive Plan: The Commissioners received background information that the County has completed the necessary legal steps to amend the Greene County Comprehensive Plan and transmit the plan to the Northeast Georgia Regional Commission and DCA for plan approval prior to adoption by the Board of Commissioners. Commissioner Deering motioned to approve transmittal of the amended Greene County Comprehensive Plan. Commissioner Lindsey seconded. Motion carried unanimously.

Consideration to Amend the Animal Control Ordinance: The Commissioners received background information that the County Attorney advises that two minor changes be made to the Animal Control chapter of County Code, namely the section regarding what Court has jurisdiction to hear dangerous dog cases. Commissioner Blanton motioned to adopt the revisions to Chapter 8 of the County Code to update the regulatory provisions applicable to Animal Control. Commissioner Deering seconded. Motion carried unanimously.

Consideration of a Resolution for 5311 Transit Program: The Commissioners received background information that the County submits applications annually to the Department of Transportation for the Section 5311 Program operated by a third-party operator (Rural Georgia Transit). Commissioner Deering motioned to approve Resolution 2025.9.9(a) authorizing the filing of an application with the Georgia Department of Transportation and the United States Department of Transportation for a grant for public assistance under Section 5311 of the Federal Transit Laws under Chapter 53 of Title 49 of the United States Code for the annual operating and capital assistance for the Section 5311 Transportation Program, to waive the reading of the Resolution. Commissioner Lindsey seconded. Motion carried unanimously.

Consideration of a Resolution for the 2026 Fiscal Year Budget: The Commissioners received background information that the Fiscal Year 2026 Budgets have been finalized and are ready for approval. Commissioner Lindsey motioned to approve Resolution Number 2025.9.9(b) adopting the Fiscal Year 2026 Budgets for all Funds of the County, and to waive the reading of the Resolution. Commissioner Smith seconded. Motion carried unanimously.

Consideration of a Settlement Offer Concerning Opiate Litigation: The Commissioners received background information that an additional opiate litigation settlement has been reached with Publix that the Board must approve joining into in order to receive any portion of the settlement. Commissioner Deering motioned to approve the proposed settlement agreement with Publix and to submit the necessary participation forms. Commissioner Smith seconded. Motion carried unanimously.

Consideration of an Intergovernmental Agreement for Fire Protection – City of Greensboro: The Commissioners received background information that Greensboro desires to keep its Fire Department separate from the County and compensate the County for automatic aid and per-call costs incurred by Greene County Fire Rescue to respond inside the City limits. Commissioner Blanton motioned to approve the Intergovernmental Agreement for Fire Protection Services with the City of Greensboro. Commissioner Lindsey seconded. Motion carried unanimously.

Consideration of Appointment to the Planning and Zoning Board – District 4: The Commissioners received background information that Planning and Zoning Board member Jim Lynch resigned and moved out of Greene County and that multiple applicants applied to serve out the remainder of his term. Commissioner Blanton

motioned to appoint Jim Elliott to the Greene County Planning and Zoning Board as the District 4 representative to serve the remainder of a three-year term ending April 22, 2026. Commissioner Deering seconded. Motion carried unanimously.

Commissioner's Reports:

Chairman Usry thanked everyone for coming out to honor fallen Battalion Chief Chris Eddy and the Reddy Drill Yard groundbreaking.

Adjournment: Chairman Usry adjourned the meeting at 7:15 p.m.

Respectfully Submitted,

Sylvia V. Hill, County Clerk

The above minutes were adopted and approved this day 14th day of October 2025.

Gary Usry, Chairman

Jeffery L. Smith, Vice-Chairman

Angela Walker Deering, Commissioner

Dee Lindsey, Commissioner

Mark Blanton, Commissioner