

**GREENE COUNTY BOARD OF COMMISSIONERS**

**REGULAR MONTHLY MEETING  
SEPTEMBER 2022**

**SEPTEMBER 13, 2022 MEETING:**

Chairman Usry led the Pledge of Allegiance, and New Springfield Baptist Church's Associate Pastor Ricky Cosby led 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.

**Petitions & Communications** – Blue Cypress Consulting, Comprehensive Plan Update

Blue Cypress' Amanda Hatton gave an update regarding the County's Comprehensive Plan Update, upcoming meetings, and opportunities for stakeholders and the community to provide input as the Comprehensive Plan Update process unfolds.

**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 2022 Regular Monthly Meeting, and the August 19, 2022 Called Meeting. Commissioner Lindsey seconded. Motion carried unanimously.

Chairman Usry then reviewed the rules of order and the specific provisions relative to public comment.

**Zoning & Subdivision Items:**

**Consideration of a Preliminary Plat Request – Oconee Land Development Company, LLC, Richland Pointe Village, Phase 3:** The Board reviewed a request seeking Preliminary Plat Approval to create 25 lots from 13.78 acres zoned PUD in the Reynolds Lake Oconee Development. Commissioner Filice motioned to approve the Preliminary Plat Request submitted by Oconee Land Development Company, LLC, for Richland Pointe Village, Phase 3, creating 25 lots from 13.78 acres. Commissioner Smith seconded. Motion carried unanimously.

**Consideration of a Preliminary Plat Request – Oconee Land Development Company, LLC, Jumping Rock, Section I:** The Board reviewed a request seeking Preliminary Plat Approval to create 23 lots from 27.28 acres zoned PUD in the Reynolds Lake Oconee Development. Commissioner Deering motioned to approve the Preliminary Plat Request submitted by Oconee Land Development Company, LLC, for Jumping Rock, Section I, creating 23 lots from 27.28 acres. Commissioner Filice seconded. Motion carried unanimously.

**Consideration of a Preliminary Plat Request – Carey Station Road Investors, LLC, The Bluffs at Carey Station:** The Board reviewed a request seeking Preliminary Plat Approval to create 344 lots from 137.13 acres zoned PUD located on Carey Station Road. The applicant's Rick McAllister spoke concerning the water and sewer requirements and fulfillment of those requirements, as well as other provisions such as open space and density. Commissioner Smith motioned to approve the Preliminary Plat Request submitted by Carey Station Road Investors, LLC, for The Bluffs at Carey Station, creating 344 lots from 137.13 acres. Commissioner Lindsey seconded. Motion carried unanimously.

**Consideration of a Preliminary Plat Request – Red Clay Development Group, LLC, Airabella at Lake Oconee, Phase I:** The Board reviewed a request seeking Preliminary

Plat Approval to create 72 townhome tracts and one commercial outlot from 19.08 acres zoned PUD located in the area of the Linger Longer Road intersection with State Route 44. The applicant's Rick McAllister spoke concerning the overall development plan, certifying open space and density, and future plans for subsequent phases. Commissioner Filice motioned to approve the Preliminary Plat Request submitted by Red Clay Development Group, LLC, for Airabella at Lake Oconee, Phase I, creating 72 townhome tracts and one commercial outlot from 19.08 acres. Commissioner Lindsey seconded. Commissioner Filice spoke concerning the County's efforts to work with the developer and interested citizens to ensure the development met County regulations and otherwise satisfied various groups' concerns. He also encouraged the developers to work with neighboring developments' representatives on buffers and other items. After some additional discussion, motion carried unanimously.

**Business Items:**

**Consideration of a Hangar Lease Assignment:** The Board received background information that Eagle Air Services of North Carolina, LLC is selling their Ground Lease and hangar to Shelly and Stephen Shane. Transfer of these Ground Lease Agreements requires approval by the "Landlord", which is the County. Commissioner Lindsey motioned to approve the assignment of the Hangar Ground Lease held by Eagle Air Services of North Carolina, LLC to Shelly and Stephen Shane. Commissioner Deering seconded. Motion carried unanimously.

**Consideration of a Resolution Adopting Fire Department Agreements:** The Board received background information that previously the Board set in place the framework whereby the contracts for the private, non-profit fire departments would be addressed annually with the County's fiscal year. These contracts are required to establish the legal mechanism through which the County can provide these entities funding through the tax districts. The Agreements with the volunteer departments including Greshamville, Walker Church, and Liberty remain the same as in previous years. Commissioner Smith motioned to approve Resolution Number 2022.9.13(a) Adopting Agreements with Private, Non-Profit Fire Departments, and to waive the reading of the Resolution. Commissioner Deering seconded. Motion carried unanimously.

**Consideration of a Resolution Amending the Greene County Zoning Code:** The Board received background information regarding a minor revision to the Zoning Code needed to reflect the public policy desired for our community. The change adjusts the eligible permitted uses allowed under B2 Zoning. A Mr. Kennedy spoke to the Board encouraging them to reconsider the change or consider grandfathering in of his recently-purchased parcel. Commissioner Deering asked the applicant about the conceptual plan they initially provided, and the applicant asserted that it was only a concept. County Manager Lombard added that the concept plan showed two fast food restaurants and a gas station, not self-storage, and that the Board has the prerogative to amend the Zoning Code. Commissioner Smith motioned to adopt Resolution Number 2022.9.13(b) Amending the Zoning Code for Greene County, Georgia, and to waive the reading of the Resolution. Commissioner Filice seconded. Motion carried unanimously.

**Consideration of a Resolution Authorizing SPLOST Projects:** The Board received background information concerning various proposed SPLOST projects. Commissioner Deering motioned to approve Resolution Number 2022.9.13(c) authorizing projects using SPLOST VII funding, and to waive the reading of the Resolution. Commissioner Lindsey seconded. Motion carried unanimously.

**Consideration of an Outsourced Project to Cut Brush and Limbs Along County Right of Ways:** The Board received background information that a project to outsource cutting brush and limbs along roughly 90 miles of County roads was proposed to help overcome staffing shortages in the Road Department. Commissioner Lindsey motioned to approve a budget adjustment using prior years' fund balance of the General Fund to allocate \$150,000.00 in funding to Other Professional Services in the Road Department budget to accomplish a project to cut back brush and limbs along the heaviest traveled county roads that are in the greatest need. Commissioner Smith seconded. County

Manager Lombard advised that the project hadn't been put out for bid yet. Motion carried unanimously.

**Consideration of a Budget Adjustment – Sheriff's Office Network:** The Board received background information that the Sheriff's Office operates its own network and the firewall protection failed and has to be replaced. Commissioner Deering motioned to approve the necessary budget adjustments to allocate funding using prior years' fund balance of the General Fund to fund professional services and hardware components necessary to replace the network firewall at the Sheriff's Office. Commissioner Filice seconded. There was discussion about funding the project through SPLOST, but County Manager Lombard advised that the SPLOST allocation was being reserved for other projects for the Sheriff's Office. Motion carried unanimously.

**Consideration of a Budget Adjustments – Audit Purposes:** The Board received background information that various budget adjustments needed were identified in preparation for the annual audit. Commissioner Lindsey motioned to approve the necessary budget adjustments for the 2022 Fiscal Year as detailed on the submitted budget amendment forms. Commissioner Filice seconded. Motion carried unanimously.

**Executive Session:** None

**Commissioner's Report:**

District One Commissioner Deering was happy to see the shoulder work recently completed along County roads in her district.

**Adjournment:** Chairman Usry adjourned the meeting at 5: 51 p.m.

Respectfully Submitted,

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Sylvia V. Hill, County Clerk

The above minutes were adopted and approved this day 11<sup>th</sup> day of October, 2022.

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Gary Usry, Chairman

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Jeffery L. Smith, Vice-Chairman

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Angela Walker Deering, Commissioner

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Dee Lindsey, Commissioner

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Ernie Filice, Commissioner