

GREENE COUNTY BOARD OF COMMISSIONERS

**REGULAR MONTHLY MEETING
JULY 2024**

JULY 9, 2024 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, Filice 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 2024 Regular Monthly Meeting. Commissioner Filice seconded. Motion carried unanimously.

Zoning & Subdivision Items:

Consideration of a Preliminary Plat Request – Atwell, LLC, The Lake Society: The Commissioners reviewed a request seeking Preliminary Plat approval for 502 lots to be created from 317.873 acres zoned PUD in the 4000 block of Madison Highway. Commissioner Smith motioned to approve the Preliminary Plat Request submitted by Atwell, LLC, for The Lake Society, creating 502 lots from 317.873 acres. Commissioner Deering seconded. Motion carried unanimously.

Consideration of a Final Plat Request – Pulte Home Company, LLC, Del Webb at Lake Oconee Phase III, Unit VII, parcel 18A: The Commissioners reviewed a request seeking Final Plat approval for 54 lots to be created from 25.36 acres zoned PUD in the Del Webb development. Commissioner Smith motioned to approve the Final Plat Request submitted by Pulte Home Company, LLC, for Del Webb at Lake Oconee, for Phase III, Unit VII, Parcel 18A, creating 54 lots from 25.36 acres. Commissioner Filice seconded. Commissioner Smith commended the development and noted there are 775 homes there now. Motion carried unanimously.

Consideration of a Conditional Use Request – The Garages at Lake Oconee, LLC, Additional Storage Units: The Commissioners reviewed a request for a Conditional Use by The Garages at Lake Oconee to add 13 additional storage units to bring the total units to 61. Commissioner Filice motioned to approve the Conditional Use Request submitted by The Garages at Lake Oconee, LLC for the addition of 13 additional storage units on the parcel located at 1040 Park Court. Commissioner Deering seconded. Motion carried unanimously.

Business Items:

Consideration of a Repeal of the International Property Maintenance Code: The Board received background information that it was needful to formally repeal the International Property Maintenance Code and that the recently-adopted Greene County Property Maintenance Code would stay in place. Commissioner Lindsey motioned to repeal the International Property Maintenance Code. Commissioner Smith seconded. There was general discussion as to what regulations are in the International code provisions. Motion carried unanimously.

Consideration of a Resolution Declaring Surplus Property: The Board received background information that an old fire truck was no longer serviceable for Greene County and was identified as surplus property based on the age and condition of the truck. Commissioner Deering motioned to adopt Resolution Number 2024.7.9(a) declaring certain property as surplus property, and to waive the reading of the Resolution.

Commissioner Lindsey seconded. There was general discussion about the condition of the truck and whether any volunteer departments had interest in using it. Motion carried unanimously.

Consideration of an Agreement Granting a Stormwater Easement: The Board received background information that a neighboring industrial facility close to the Jail needed a stormwater easement from the County due to an expansion of said facility. Commissioner Lindsey motioned to approve the Agreement Regarding the Purchase and Sale of a Utility Easement between Greene County and HB Greensboro Realty Corp. Commissioner Deering seconded. Commissioner Lindsey inquired as to whether granting the easement could have any negative effect on the County, and County Manager Lombard advised that there shouldn't be any effect on the County's anticipated future plans of the County property. Motion carried unanimously.

Consideration of a Resolution Authorizing the Design & Build of the Building & Zoning/Tax Assessor/Tax Commissioner Facility: The Board received background information that the growth of the County warrants the construction of another facility to house expanded offices for the Building and Zoning, Tax Assessor, and Tax Commissioner's offices. Ray Brindley spoke and encouraged the Board to look at various capital projects in conjunction with one another before moving forward. Commissioner Deering said she would like to discuss moving offices into the third floor of the Courthouse. Chairman Usry said he's not opposed to having a meeting about the Courthouse but expressed that the item under consideration is separate from the Courthouse. Commissioner Filice remarked that the County is growing and the proposed project would solve needs for space for some offices. Commissioner Filice motioned to adopt Resolution Number 2024.7.9(b) in support of the Project to develop the new facility to house the Building & Zoning Office, the Tax Assessors' Office, and the Tax Commissioner's Office. Chairman Usry seconded. Motion failed 2-3 with Chairman Usry and Commissioner Filice voting in favor and Commissioners Deering, Smith and Lindsey voting against. Commissioner Smith said he would vote for the project but agreed with Commissioner Deering that some work needs to be done in the Courthouse first. There was additional discussion about whether the projects should be tied to one another and what the project scope would be at the Courthouse. There was ultimately consensus to take up the Courthouse at a called meeting and revisit the vote on the motion as presented. Original motion to approve carried unanimously.

Consideration of an Appointment to the Region 10 EMS Council: The Board received background information that the County needs to update one of the appointees serving on the Northeast Georgia Region 10 Emergency Medical Services Council. Commissioner Lindsey motioned to appoint EMS Director John Clemmons to the Northeast Georgia Region 10 Emergency Medical Services Council to represent Greene County. Commissioner Filice seconded. Motion carried unanimously.

Consideration of a Private Sector Representative on the Northeast Georgia Regional Commission: The Board received background information that the NEGRC requests "Private Sector" appointees from each of the 12 counties in the region to serve as members on the NEGRC Council. Terry Lawler has been serving in this role to represent Greene County, and he has agreed to continue serving if the Board desires to reappoint him. Commissioner Lindsey motioned to appoint Terry Lawler to the Northeast Georgia Regional Commission as the private sector representative for Greene County. Commissioner Filice seconded. Motion carried unanimously.

Consideration of a Revised Building & Zoning Fee Schedule: The Board received background information that recent State Law changes require the Building and Zoning Fee Schedule be revised for commercial projects and other permits formerly based on valuation. Commissioner Deering motioned to adopt the revised permit fee schedule for the Building and Zoning Department making the revision effective upon adoption. Commissioner Filice seconded. There was general discussion as to how the new schedule would calculate various permits. Motion carried unanimously.

Consideration of the Conversion of a Position in the Elections Office: The Board received background information that one of the full-time employees in the Elections Office is resigning, and the Elections Director requested that the position be converted to two part-time positions. Commissioner Lindsey motioned to approve the conversion of a full-time position in the Elections Office, along with the necessary budget adjustments, to create two part-time positions working schedules of 22 ½ hours per week with a not to exceed limit of 30 hours per week during busy election periods. Commissioner Filice seconded. Motion carried unanimously

Commissioner’s Reports:

District Three Commissioner Lindsey commended the Recreation Department staff for taking exceptionally good care of the Firefly Trail.

Executive Session:

Adjournment: Chairman Usry adjourned the meeting at 5:33 p.m.

Respectfully Submitted,

Sylvia V. Hill, County Clerk

The above minutes were adopted and approved this day 13th day of August, 2024.

Gary Usry, Chairman

Jeffery L. Smith, Vice-Chairman

Angela Walker Deering, Commissioner

Dee Lindsey, Commissioner

Ernie Filice, Commissioner