GREENE COUNTY BOARD OF COMMISSIONERS

REGULAR MONTHLY MEETING
AUGUST 2024

AUGUST 13, 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 July 2024 Regular Monthly Meeting, the July 26, 2024 Called Meeting, and the July 29, 2024 Called Meeting. Commissioner Deering seconded. Motion carried unanimously.

Zoning & Subdivision Items:

Consideration of a Preliminary Plat Request – Oconee Land Development Company, LLC; Village at Reynolds Landing, Section 3: The Commissioners reviewed a request seeking Preliminary Plat approval for 12 lots to be created from 6.30 acres zoned PUD. Commissioner Filice motioned to approve the Preliminary Plat Request submitted by Oconee Land Development Company, LLC, for the Village at the Landing, Section 3, creating 12 lots from 6.30 acres. Commissioner Deering seconded. Motion carried unanimously.

Consideration of a Preliminary and Final Plat Request – Timbervest Partners III Georgia, LLC: East Lake Estates off of Flat Rock Church Road: The Commissioners reviewed a request seeking Preliminary and Final Plat approval for 10 lots to be created from 435.879 acres zoned A1. County Manager Lombard advised that the Planning and Zoning Board sought to add a condition to the request and the two following plat requests. However, the County's legal counsel advised that the condition couldn't be added and that the Board of Commissioners could consider addressing the concerns through a Code of Ordinances amendment at a later date. Commissioner Deering motioned to approve the Preliminary and Final Plat Request submitted by Timbervest Partners III Georgia, LLC, for East Lake Estates, creating 10 residential lots from 435.879 acres. Commissioner Lindsey seconded. Motion carried unanimously.

Consideration of a Preliminary and Final Plat Request – Southern Oak Land, LLC; Hill Farms Subdivision off of Bramlett Road: The Commissioners reviewed a request seeking Preliminary and Final Plat approval for 5 lots to be created from 134.562 acres zoned A1. Commissioner Lindsey motioned to approve the Preliminary and Final Plat Request submitted by Southern Oak Land, LLC, for the Hill Farms Subdivision off of Bramlett Road, creating 5 residential lots from 134.562 acres. Commissioner Filice seconded. There was additional discussion regarding the desire by the Planning and Zoning Board to put additional land use restrictions on these current plat requests and that the County couldn't do that. Motion carried unanimously.

Consideration of a Preliminary and Final Plat Request – MLSD Properties, Inc; Shiloh Estates at the corner of Shiloh Road and Penfield Road: The Commissioners reviewed a request seeking Preliminary and Final Plat approval for 8 lots to be created from 83.45 acres zoned A1. Commissioner Smith motioned to approve the Preliminary and Final Plat Request submitted by MLSD Properties, Inc. for Shiloh Estates, creating 8 residential lots from 83.45 acres. Commissioner Lindsey seconded. Commissioner Smith asked the applicant about the timing of the plat request and existing signs marketing the lot numbers. Motion carried unanimously.

Consideration of a Preliminary Plat Request – ECO Property Lake Oconee, LLC; Park Place, Phase 2: The Commissioners reviewed a request seeking Preliminary Plat approval for 130 townhomes to be created from 17.40 acres zoned LR2. Commissioner Filice motioned to approve the Preliminary Plat Request submitted by ECO Property Lake Oconee, LLC, for Park Place, Phase 2, creating 130 townhomes from 17.40 acres. Commissioner Deering seconded. Commissioner Filice asked about the open space calculations. Motion carried unanimously.

Business Items:

Consideration of Reconsideration of the TSPLOST Bridge Project: The Board received background information that the bridge improvement project approved in June was put out to bid and that additional funding was necessary to move forward with the project. Commissioner Deering motioned to approve additional funding totaling $333,985.00 for the bridge improvement work as a TSPLOST expenditure increasing the total funding for the project to $908,610.00. Commissioner Lindsey seconded. Motion carried unanimously.

Consideration of a Request to Support a Georgia Bikes Pilot Project: The Board received background information that the Georgia Bikes Pilot Project requested the Board adopt a resolution expressing support for a Pilot Project that promotes the use of graveled roads for cycling. Commissioner Smith motioned to express support for the Georgia Bikes Pilot Project to utilize various unpaved roads in Greene County provided that the County will not alter maintenance or otherwise adjust operations in connection with the Pilot Project. Commissioner Lindsey seconded. Motion carried unanimously.

Consideration of the Recreation Parking Lot Project: The Board received background information that the bids were received to move forward with constructing the new parking at the Recreation Complex, and the lowest bid received came from East Coast Grading and totaled $1,042,957. Commissioner Deering motioned to approve funding through SPLOST VII for the construction of the new parking lot at the Recreation Complex, and to make the adjustments within the SPLOST VII allocation budget to account for this expenditure. Commissioner Lindsey seconded. There was general discussion about the parking lot's approximate location and improving the entrance and ditch coming into the Complex. Motion carried unanimously.

Consideration the Recreation Gym Addition Project: The Board received background information that the bids were received to move forward with constructing the gym addition at the Recreation Complex, and the lowest bid received came from Kevin Price Construction and totaled $1,452,500. Ray Brindley addressed the Board and encouraged the Board to wait on moving forward with the project and take an alternate approach. Commissioner Smith motioned to approve funding through SPLOST VII for the construction of the gymnasium addition at the Recreation Complex, and to make the adjustments within the SPLOST VII allocation budget to account for this expenditure. Commissioner Lindsey seconded. Motion carried unanimously.

Consideration of the Wrighstville Church Road Extension: The Board received background information that the bids were received to move forward with constructing the Wrightsville Church Road Extension, and the lowest bid received came from Pittman Construction and totaled $1,705,595. Chairman Usry motioned to approve funding through TSPLOST for the construction, right-of-way acquisition, and engineering oversight for the Wrightsville Church Road Extension Project. Commissioner Lindsey seconded. Motion carried unanimously.

Consideration of the Public Defender Contract: The Board received background information regarding the contract between the County and the Circuit Public Defender's office of the Ocmulgee Judicial Circuit. Commissioner Smith motioned to approve the Georgia Indigent Defense Services Agreement between the Circuit Public Defender's Office of the Ocmulgee Judicial Circuit and the governing authority of Greene County. Commissioner Deering seconded. Motion carried unanimously.

Consideration of Amendments to the Greene County Code of Ordinances – Alcohol Licensing:. The Board received background information that the Greene County Code of Ordinances pertaining to alcohol licensing needed to be updated to match State law and regulatory changes, add sections pertaining to breweries and distilleries, and incorporate other minor revisions. Commissioner Deering motioned to approve the proposed changes to Chapter 6 Alcoholic Beverages of the Code of Ordinances for Greene County, Georgia. Commissioner Lindsey seconded. There was general discussion regarding the proposed required notice to be provided to the County Manager for tasting events. Motion carried unanimously.

Consideration of the Section 5311 Resolution: The Board received background information regarding the annual application for federal assistance for the County's transit program. Commissioner Deering motioned to adopt the Resolution 2024.8.13 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, and to waive the reading of the Resolution. Commissioner Lindsey seconded. Motion carried unanimously.

Consideration of the Structure, Composition, and Parameters for the Committee to Review Space Allocation within the Courthouse: The Board received background information regarding the efforts to create a committee to review space allocation within the Courthouse. Annette Obanion and Ray Deaton addressed the Board concerning the proposed committee and the scope and goals of the committee. Commissioner Deering motioned to adopt the parameters for the establishment and scope of the Courthouse Vacant Space Allocation Committee and to name the Committee members during the September regular meeting. Commissioner Lindsey seconded. Motion carried unanimously.

Commissioner's Reports:

District One Commissioner Deering reported she was encouraged to see the formation of the Committee and looks forward to getting meetings and discussions underway.

District Two Commissioner Smith commended the Elections Department for being recognized by the State of Georgia as an Eagle Award winner.

Executive Session:

Adjournment: Chairman Usry adjourned the meeting at 5:40 p.m.

Respectfully Submitted,

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Sylvia V. Hill, County Clerk

The above minutes were adopted and approved this day 10th day of September, 2024.

Gary Usry, Chairman	Jeffery L. Smith, Vice-Chairman
Angela Walker Deering, Commissioner	Dee Lindsey, Commissioner
Ernie Filice, Commissioner	