

GREENE COUNTY BOARD OF COMMISSIONERS

**REGULAR MONTHLY MEETING
DECEMBER 2025**

DECEMBER 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 November 18, 2025 Called Monthly Meeting. Commissioner Blanton seconded. Motion carried unanimously.

Zoning & Subdivision Items:

Consideration of a Preliminary Plat Request - Harbor Club (applicant), Harbor Pointe: The Commissioners reviewed a request seeking Preliminary Plat approval for 79 townhome units to be created from 15.17 acres zoned PUD in the Harbor Club development. The proposed project subdivision site is situated on 15.17 acres of Tax Parcels #075-E-00-001-0 and 075-E-00-002-0. After public comments and extensive discussion, Chairman Usry motion to approve the Preliminary Plat submitted by Macallan Capital, LLC on behalf of The Harbor Company for Harbor Pointe for 79 townhome units to be created from 15.17 acres. Motion died for lack of a second. Commissioner Deering motion to table the request. Commissioner Lindsey seconded. Motion carried 3-2, with Commissioners Deering, Lindsey and Blanton voting in favor and Commissioner Smith and Chairman Usry voting against.

Consideration of a request for a Conditional Use Permit for SFG Development Services, LLC as authorized agent for Bandit Holdings LLC for a Distribution Center – located on approximately 20.42 acres which are a portion of TMP#125-0-00-027-0 & 126-0-00-036-0: The Commissioners reviewed a request seeking Conditional Use approval for a distribution center of approximately 77,500 square feet on property zoned Light Industrial on State Route 77 near Interstate 20. While conditional use was granted with contingencies in April, not all contingencies have been met, and the project scope has grown. While comments were supportive, there were concerns that approval could create a landlocked parcel behind the project site. All parties were open to delaying Board action to a called meeting on December 18th to resolve the issue. No action was taken.

Consideration of a request for a Conditional Use Permit for Brandon Burgess as authorized agent for Singleton Assets and Operations, LLC for a Boat Dealership with outdoor storage – located on approximately 3.94 acres which are a portion of TMP#056-0-00-003-AA: The Commissioners reviewed a request seeking Conditional Use approval for a Boat Dealership with outdoor storage on property zoned B2 on State Route 44 near Park Avenue. Commissioner Smith motioned to approve the conditional use permit request submitted by Brandon Burgess as authorized agent for Singleton Assets and Operations, LLC located on approximately 3.94 acres which are a portion of TMP#056-0-00-003-AA, contingent upon the following being included in the Conditional Use Permit:

1. The building must have a front façade facing Hwy 44;
2. Overall, outdoor/parking lot lighting shall be limited to concealed light sources and project a maximum of 3 foot candles over the parking areas and 4 foot-candles for pedestrian hazard areas (steps, significant level changes);
3. All sides of a building may have an impact on adjoining developments and should be considered for treatment with an architectural finish of primary materials (i.e. brick, wood and stone not to include metal), unless other materials

demonstrating equal or greater quality are used. Front facades should be at least 80 percent brick and/or stone. Side facades should be at least 50 percent brick and/or stone. Tertiary materials (i.e. wood and metal) should be used for decorative elements and trim only, avoiding any bright exterior colors;

4. Parapet walls or mansard roofs shall be tall enough to hide all mechanical equipment from public view.

5. The northeast border of the proposed outdoor storage yard along Hwy 44 and the northern border of the proposed outdoor storage, visible from Hwy 44, must include a landscaped vegetated berm built to the 542ft contour line (or the same as the centerline of Hwy 44) with an eight (8) foot solid fence located on the top of the berm. The northeast border of the proposed outdoor storage adjacent to Park Avenue must include an 8ft solid fence. The landscape plan for the berm/fence must be approved by the Building Official/Zoning Administrator.

Commissioner Blanton seconded. Motion carried unanimously.

Business Items:

Consideration of a Resolution Approving the Purchase of Equipment Utilizing SPLOST Funding - Road Department: The Commissioners received background information that the Road Department is requesting to replace several pieces of equipment using SPLOST funds. Commissioner Deering motioned to approve Resolution Number 2025.12.9(a) authorizing project expenditures for equipment purchases from SPLOST VII, and to waive the reading of the Resolution. Commissioner Blanton seconded. Motion carried unanimously.

Consideration of a Resolution Approving the Purchase of Equipment Utilizing SPLOST Funding – Fire Rescue: The Commissioners received background information that the Fire Rescue Department is requesting to purchase various equipment for the Union Point, Woodville and Siloam Fire Stations. Commissioner Lindsey motioned to approve Resolution Number 2025.12.9(b) authorizing project expenditures for equipment purchases from SPLOST VII, and to waive the reading of the Resolution. Commissioner Deering seconded. Motion carried unanimously.

Consideration of Intergovernmental Agreement with UGA - Arena Rental Procedures: The Commissioners received background information that the University of Georgia wants the Extension Office to follow a set of procedures for collecting hourly arena rental fees on behalf of the County. Commissioner Deering motioned to approve an Intergovernmental Agreement between Greene County and the University of Georgia for Greene County Livestock Arena Services. Commissioner Lindsey seconded. Motion carried unanimously.

Consideration of a Lease and MOU with the Georgia Forestry Commission: The Commissioners received background information that the Georgia Forestry Commission has requested that the County enter a formal lease regarding Forestry equipment provided to Greene County for fighting forest/wildland fires and to otherwise specify operational procedures between the two entities in a Memorandum of Understanding. Commissioner Lindsey motioned to approve the Rural Fire Defense Cooperative Lease Agreement and Memorandum of Understanding between the Georgia Forestry Commission and Greene County, and to authorize the Public Safety Director and Fire Chief to execute the necessary documents and subsequent updates regarding the same. Commissioner Deering seconded. Motion carried unanimously.

Consideration of Adoption of the Greene County Hazard Mitigation Plan: The Commissioners received background information that the Greene County Hazard Mitigation Plan has been reviewed by the Federal Emergency Management Agency and the Georgia Emergency Management Agency and deemed compliant with Federal standards. All five Cities within Greene County have adopted resolutions approving the Plan, and upon the County's approval, FEMA will issue formal approval of the Plan. Commissioner Blanton motioned to approve the Greene County Hazard Mitigation Plan. Commissioner Lindsey seconded. Motion carried unanimously.

Consideration of an Alcohol Beverage License Application - Santoro's Italian Kitchen: The Commissioners received background information that the Board previously issued a consumption on the premises license for liquor, beer, and wine for the Da Corrado restaurant. The new restaurant at this location is called Santoro's Italian Kitchen, and the owner is seeking the same alcoholic beverage licensure. Commissioner Deering motioned to approve an alcoholic beverage license effective January 1, 2026, for consumption on the premises for liquor, beer, and wine for Santoro's Italian Kitchen, Inc., located at 1061 Village Park Drive, Suites 101 through 104, Greensboro, Georgia, in the name of Jennifer Santoro as the holder of the license, with said approval being contingent upon staff's determination that the application is complete, payment is remitted, and the background check permits issuance of the license. Commissioner Blanton seconded. Motion carried unanimously.

Consideration of the Appointment of Two Members to the Greene County Library Board of Trustees: The Commissioners received background information that the Board appoints members to the Greene County Library Board of Trustees. The Library Board submitted a letter seeking to have Nicole Alexander and Beth Lyons appointed to the Board of Trustees. The appointments are for six-year terms. Commissioner Blanton motioned to appoint Nicole Alexander and Beth Lyons to serve on the Greene County Library Board of Trustees for a six-year term beginning July 1, 2025 and ending June 30, 2031. Commissioner Deering seconded. Motion carried unanimously.

Commissioner's Reports:

District Three Commissioner Lindsey reminded everyone about the Union Point Christmas parade and wished everyone a Merry Christmas and Happy New Year.

Executive Session: Commissioner Smith motioned to enter Executive Session at 7:22 p.m. to discuss authorizing negotiations to purchase property. Commissioner Lindsey seconded. Commissioner Lindsey motioned to leave Executive Session at 8:11 p.m. Commissioner Blanton seconded. Motion carried unanimously. No official action was taken while in Executive Session.

Adjournment: Chairman Usry adjourned the meeting at 8:12 p.m.

Respectfully Submitted,

Sylvia V. Hill, County Clerk

The above minutes were adopted and approved this day 13th day of January, 2026.

Gary Usry, Chairman

Jeffery L. Smith, Vice-Chairman

Angela Walker Deering, Commissioner

Dee Lindsey, Commissioner

Mark Blanton, Commissioner