

**GREENE COUNTY BOARD OF COMMISSIONERS**

**REGULAR MONTHLY MEETING  
JANUARY 2025**

**JANUARY 14, 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, Blanton and Chairman Usry were present. Commissioner Lindsey joined the meeting during the business items section. 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 December 2024 Regular Monthly Meeting. Commissioner Deering seconded. Motion carried unanimously.

**Zoning & Subdivision Items:**

**Consideration of a Rezoning Request – 531 Greene, LLC, 519.69 acres on Madison Hwy:** The Commissioners reviewed a request to rezone 519.69 acres located on Madison Highway from A1 and LR1 to PUD. The Planning and Zoning Board reviewed the request, conducted a Public Hearing on the request, and voted to recommend approval with contingencies. Commissioner Smith motioned to approve the rezoning request submitted by 531 Greene, LLC amending the Zoning from A1 and LR1 to PUD for the 519.69 acres located on Madison Highway identified as tax map and parcel numbers 010-0-00-006-0, 010-0-00-006-A, 010-0-00-006-B, and 010-0-00-006-C, contingent upon the development receiving final approval from the State of Georgia for a community water system and a community wastewater system, and with the condition that a 100-foot building setback line that includes a minimum 50-foot densely vegetated buffer be maintained along Madison Highway. Commissioner Deering seconded. Motion carried unanimously.

**Consideration of a Conditional Use Request – The Garages at Lake Oconee, LLC, 1040 Park Ct.:** The Commissioners reviewed a request seeking Conditional Use approval for the entire parcel to operate as a Self-Storage Facility. Previous approvals for existing self-storage facilities on portions of the parcel were approved under different versions of the Zoning Code. Commissioner Blanton motioned to approve the Conditional Use request submitted by The Garages at Lake Oconee, LLC, approving the entire 31.29-acre parcel identified as tax map and parcel number 056-0-00-003-B to operate as a Self-Storage Facility. Commissioner Deering seconded. Commissioner Smith inquired as to the amount of acreage already developed versus the additional acreage, and the applicant's Dick Schmidt came forward to give an explanation and go over the plans. Motion carried unanimously.

**Consideration of a Final Plat Request – Oakdale Forest Subdivision, Phase 1, Carey Station Rd:** The Commissioners reviewed a request seeking Final Plat Approval for 97 lots to be created from 79.21 acres zoned PUD. Commissioner Blanton motioned to approve the Final Plat Request submitted for Oakdale Forest, Phase 1, creating 97 lots from 79.21 acres on tax map and parcel number 054-0-00-011-0 located on Carey Station Road. Commissioner Deering seconded. There was general discussion regarding the development's phases. Motion carried unanimously.

**Business Items:**

**Consideration of an Alcoholic Beverage License – Greensboro First, LLC (Veazey Grocery):** The Commissioners received background information that the new owner of

the Veazey store sought an alcohol license to continue sales of beer and wine at the location. Commissioner Deering motioned to approve an alcoholic beverage license for retail package sales of beer and wine for the Greensboro First, LLC located at 4160 Veazey Road, Greensboro, Georgia, in the name of Ismailbhai Ghanchi as the holder of the License. Commissioner Smith seconded. Motion carried unanimously.

**Consideration of a Resolution Authorizing the Indigent Care Agreement:** The Commissioners received background information that the Board has entered into a contract annually with Good Samaritan Hospital in recent years to provide \$400,000 in indigent care funding. The proposed contract for FY2025 includes provisions that Good Samaritan Hospital provide certain documentation to substantiate the level of indigent care services, including said documentation for Calendar Year 2022. Commissioner Deering motioned to adopt Resolution Number 2025.1.14(a) Authorizing the Execution of a Contract with St. Mary's Health Care System, Inc. Relating to the Provision of Covered Medical Services to Eligible Indigent County Residents for Calendar Year 2025, and for Other Purposes, provided that execution shall not occur until the Calendar Year 2022 Indigent Care Report is received, and to waive the reading of the Resolution. Commissioner Smith seconded. Motion carried unanimously.

**Consideration of an Appointment to the Northeast Georgia Regional Solid Waste Management Authority:** The Commissioners received background information that the two appointees to the Northeast Georgia Regional Solid Waste Authority were due for consideration and re-appointment. It was noted that one of the two appointees should be a Commissioner. Chairman Usry motioned to appoint Ray Brindley to the Northeast Georgia Regional Solid Waste Authority. Commissioner Deering seconded. There was general discussion regarding the Commissioner appointee to the Authority but no nomination was made. Motion carried unanimously.

**Consideration of a Resolution Adopting an Amendment to the Comprehensive Plan:** The Commissioners received background information that the Community Work Program of the Comprehensive Plan needed to be amended to include the proposed expansion and renovation of the Senior Center. Commissioner Lindsey motioned to adopt Resolution Number 2025.1.14(b) approving an amendment to the County's Comprehensive Plan to add the Senior Center Expansion and Renovation Project to the Community Work Program, and to waive the reading of the Resolution. Commissioner Smith seconded. Motion carried unanimously.

**Consideration of a Budget Adjustment – Plow Purchase for Arena:** The Commissioners received background information that the plow that is used to break up the arena sand mix needs replacement. Ray Brindley spoke and advocated the Arena be moved to the Recreation complex. Commissioner Lindsey motioned to approve the necessary budget adjustments to utilize Prior Year's Fund Balance set aside as income from Arena rentals for the purchase of a Reveal Black Widow plow totaling \$9,100.00. Commissioner Blanton seconded. Motion carried unanimously.

**Consideration of a Budget Adjustment – Airport Tug Batteries:** The Commissioners received background information that the batteries in the tug that is in use at the Airport need replacing. Commissioner Deering motioned to approve the necessary budget adjustments to utilize contingency funding to allocate \$4,000.00 to the Airport Fund to purchase replacement batteries for the Tug. Commissioner Smith seconded. There was general discussion regarding how long the batteries last. Motion carried unanimously.

**Consideration of a Resolution Regarding Intergovernmental Agreements:** The Commissioners received background information that Intergovernmental Agreements are in place that allow the County to provide fire protection services inside the incorporated areas, and that there are corresponding agreements wherein the cities' fire departments agree to respond in the unincorporated areas. Due to changing circumstances, it is recommended that the Intergovernmental Agreements be revisited and updated. Commissioner Smith asked when the agreements were adopted recently, and County Manager Lombard advised that they were adopted during service delivery renegotiation, as well when the County started Greene County Fire Rescue. He added that this would

trigger re-negotiation efforts regarding fire protection services with the cities. Commissioner Usry motioned to adopt Resolution Number 2025.1.14(c) canceling certain Intergovernmental Agreements regarding fire protection services, and to waive the reading of the Resolution. Commissioner Blanton seconded. Commissioner Smith asked when renegotiation would start, and County Manager Lombard advised that some discussions would take place in the coming weeks and have things settled by July. Motion carried unanimously.

**Consideration of an Intergovernmental Agreement with Union Point – Enhanced Law Enforcement Services:** The Commissioners received background information that the agreement for enhanced law enforcement services inside the city limits of Union Point expired but that the City and Sheriff desire to continue the higher level of service and request that the Board approve the Agreement. Commissioner Lindsey motioned to approve the Intergovernmental Agreement By and Between Greene County, Georgia, The Sheriff of Greene County, and the City of Union Point for Law Enforcement Services, and authorizing the necessary budget adjustments to the FY2025 Budget to account for the revenue and expenses associated with the Agreement. Commissioner Smith seconded. Motion carried unanimously

**Consideration of a Resolution Supporting a Constitutional Amendment on Gaming:** The Commissioners received background information that the County received a request from Senator Summers seeking the Board’s consideration in adopting a Resolution in support of a statewide referendum to lift the gaming prohibition. Commissioner Smith motioned to adopt Resolution Number 2025.1.14(d) Expressing Support of a Statewide Referendum for a Constitutional Amendment Removing the Prohibition on Gaming in Georgia, and to waive the reading of the Resolution. Commissioner Blanton seconded. Motion carried unanimously.

**Consideration of a Resolution Approving an Intergovernmental Agreement with the City of Greensboro Regarding SPLOST VIII:** The Commissioners received background information that an Intergovernmental Agreement with the City of Greensboro regarding the next SPLOST has been prepared. The current SPLOST Law provides for a SPLOST to run for six years provided that an Intergovernmental Agreement is in place with the city or cities having 50% or more of the aggregate municipal population. Greensboro alone has over 50% of the municipal population. Commissioner Deering motioned to adopt Resolution Number 2025.1.14(e) authorizing the execution of an Intergovernmental Agreement between Greene County and the City of Greensboro regarding the proposed SPLOST VIII, and to waive the reading of the Resolution. Commissioner Lindsey seconded. Motion carried unanimously.

**Consideration of a Resolution Calling for the SPLOST VIII Referendum:** The Commissioners received background information that in order to place the SPLOST VIII Referendum before the voters, the Board must adopt a Resolution calling for the imposition of the Referendum. Commissioner Lindsey motioned to approve Resolution Number 2025.1.14(f) regarding the imposition of a Referendum for SPLOST VIII, and to waive the reading of the Resolution. Commissioner Deering seconded. Commissioner Smith asked when SPLOST VIII would begin, and County Manager Lombard advised it would start in January 2027. Peter Lawler spoke as a member of the Chamber of Commerce supporting the SPLOST but also encouraged the Board to communicate clearly on SPLOST and educate the public, adding that House Bill 581 has confused things even more. Motion carried unanimously.

**Consideration of a Resolution Authorizing the Tax Commissioner to Accept Forms of Payment Other Than Cash for the Payment of Ad Valorem Taxes, Fees, or Other Assessments:** The Chairman removed this item from the agenda. As a result, proposed Resolution Number 2025.1.14(g) was not acted upon by the Board.

**Consideration of a Resolution to Authorize the Tax Commissioner to Waive Penalties or Interest Under Specified Circumstances:** The Chairman removed this item from the agenda. As a result, proposed Resolution Number 2025.1.14(h) was not acted upon by the Board.

**Consideration of a Resolution Authorizing the Tax Commissioner to Correct Obvious Clerical Errors Pursuant to O.C.G.A. § 48-5-380:** The Chairman removed this item from the agenda. As a result, proposed Resolution Number 2025.1.14(i) was not acted upon by the Board.

**Consideration of a Resolution Authorizing Signatures on Accounts:** The Commissioners received background information that the list of individuals who are authorized to sign accounts payable checks and payroll instruments needs to be updated. Commissioner Deering motioned to adopt Resolution Number 2025.1.14(j) designating the individuals authorized to execute financial instruments on behalf of the Greene County Board of Commissioners, and to waive the reading of the Resolution. Commissioner Lindsey seconded. Motion carried unanimously.

**Consideration of a Resolution Declaring Surplus Property:** The Commissioners received background information that various items have been identified as surplus property based on the age, condition, lack of use, or other factors that render the property no longer serviceable to the County. Commissioner Blanton motioned to adopt Resolution Number 2025.1.14(k) declaring certain property as surplus property, and to waive the reading of the Resolution. Commissioner Lindsey seconded. County Manager Lombard advised the property would be listed on the govdeals website. Motion carried unanimously.

**Consideration of a SPLOST Expenditure - Recreation:** The Commissioners received background information that awarded grant funds won't quite cover the cost of the projects to construct bathrooms at the football field and a concession stand with bathrooms at the tennis courts. Commissioner Lindsey motioned to allocate additional funding in SPLOST VII for Recreational Purposes to supplement the grant funding received for the tennis court bathrooms and concession project, and the football field bathrooms project in an estimated amount of \$45,000.00 with the understanding that change orders could cause the exact amount to adjust to some extent. Commissioner Smith seconded. Ray Brindley spoke positively about the Recreation Department facilities and its programs. Chairman Usry lauded the Recreation Department, and Commissioner Smith noted that the project under consideration is still largely made possible by grant funding. Motion carried unanimously.

**Commissioner's Reports:**

District One Commissioner Deering reported that progress has been made on the Courthouse Vacant Space Allocation Committee.

District Two Commissioner Smith commended the Road Department and its efforts to keep the roads passable through the winter weather.

District Three Commissioner Lindsey thanked the Board and community for its support of him when his father passed.

**Executive Session:**

**Adjournment:** Chairman Usry adjourned the meeting at 5:49 p.m.

Respectfully Submitted,

---

Sylvia V. Hill, County Clerk

The above minutes were adopted and approved this day 11<sup>th</sup> day of February, 2025.

---

Gary Usry, Chairman

Jeffery L. Smith, Vice-Chairman

---

Angela Walker Deering, Commissioner

---

Dee Lindsey, Commissioner

---

Mark Blanton, Commissioner