

**GREENE COUNTY DEVELOPMENT AUTHORITY**

**MEETING MINUTES**

**Tuesday, February 8, 2022 8:00 a.m.**

**Greene County Administration Building**

**Commission Conference Room**

**1034 Silver Drive, Greensboro, Ga.**

Members present were Rabun Neal, Scott Tolleson, Sam Young, Mark Lipscomb, Dee Lindsey, Vincent Lewis. Others present were David DuBois and Mark Engle (Lake Oconee News).

**I. Call to Order**

Rabun Neal called the meeting to order at 8:02 a.m.

**II. Approval of January 11, 2022 Minutes**

Motion to approve the minutes of the January 11, 2022 meeting was made by Vincent Lewis and seconded by Mark Lipscomb. Motion was unanimously approved.

**III. Review of Financial Reports as of January 31, 2022**

Financial reports as of December 31, 2021 were distributed for review. Motion to approve financial report for information was made by Dee Lindsey and seconded by Scott Tolliver. Motion was unanimously approved.

**IV. Old Business**

David DuBois discussed the following updates with the group.

**A. Other Project Updates**

- a. **Novelis Project**-continues work on their \$36 million expansion/modernization project. Building permit issued for 64,500 sf building expansion with value of \$8 million. Grading is underway.
- b. **Cottages at Oconee Village**-Multi-family housing for Seniors project continues to be cleared and excavated for development on Oconee Avenue in Greensboro.
- c. **Park South Townhomes**-Park South (Apple Orchard Lane) for 52 Park Place, LLC. Permit value of \$2,800,000 for all 28 units permitted. Building #1 Completed, Building #2 Completed, Buildings #3 & 4 Interior finish work in progress.
- d. **The Garages**-Site located behind the old Pickle Barrel shopping center. Includes sixty (60) 22'x54' Garage units with climate control, restrooms

(toilet and lavatory), electricity and other amenities for motor home parking within exclusive gated property. 4 of 9 separate buildings constructed for a total of 23,980 sf and \$1,150,000 building permit valuation to date. Buildings 5, 6, & 7 (26,378 sf) permitted 7/16/21 for \$1,100,000. Total permitted is \$2.25 million. Framing is underway for buildings 5, 6, & 7.

- e. **Georgia Power Substation**-construction is complete for a new 116 Kilovolt (kV) substation located on U.S. 278 between Cotton's Corner and the Greene County Airport. This substation will replace the older 46 kV units and will serve both Georgia Power and Rayle EMC.
- f. **Golden Pantry**-submitted a development plan to the Greensboro Architectural Approval Board for review on November 9 for the vacant lot between Zaxby's and Wendy's on SR 44/S. Main Street.
- g. **Dollar General**-is open for business as of 1/28/2022 at their new site on U. S. Hwy 278/212 S. Main Street with a new **10,640 square foot store. Permit was issued 8/25/21 by Greensboro for \$505,369.**
- h. **Michael L. Miller, Cosmetic and Family Dentistry**-located at 1050 Founders Row. Construction continuing with progress seen on exterior walls and roofing. Building permit issued on 8/12/21 for \$800,000. **Curb and gutter, drainage, in-ground plumbing installed**
- i. **Lake Oconee Academy**-New Fine Arts Building-located at 1021 Titan Circle is under construction. Building permit issued on 12/1/21 for 15,707 sf building for \$3,880,165.
- j. **Reynolds Lake Oconee**-Old Pike's Nursery Building at 1341 Linger Longer Road. Remodeling 8,107 sf for offices is complete. Permit value was \$1,100,000. Reynolds Lake Oconee Properties offices, real estate sales and marketing services are now located in this building.

#### **B. Update on Progress – FY 2021 Audit**

- a. Financial Statements Audit by Clifton, Lipford, Hardison, & Parker, LLC is complete.

#### **C. Industrial Park Maintenance Status**

- a. Pavement on driveway at Nutriens cut from water line repair has been repaired by the City of Greensboro.

### **V. New Business**

**A. Land Planning Project – Smith Planning Group Industrial Park Frontage Lots/Athens Tech**

Rabun Neal, Sam Young, David DuBois, and Casey Marbutt, project manager for Smith Planning Group, walked property to observe features of land and discuss ideas for concept plans for potential uses.

**B. Other Business**

No other business was brought before the Authority.

**VI. Public Comment**

No public comments were made at this time.

**VII. Executive Session**

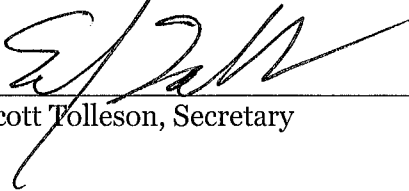
There is no need for an executive session at this time.

**VIII. Adjourn**

There being no further business, a motion was made by Dee Lindsey and seconded by Scott Tolleson to adjourn the meeting. Motion passed unanimously.

I, Scott Tolleson, Secretary of the Greene County Development Authority, do hereby certify that the foregoing pages constitute a true and correct copy of the session minutes of the Greene County Development Authority meeting held on Tuesday, February 8, 2022.

This the 8th day of March, 2022.

  
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Scott Tolleson, Secretary