

**GREENE COUNTY BOARD OF COMMISSIONERS**

**REGULAR MONTHLY MEETING  
FEBRUARY 2023**

**FEBRUARY 14, 2023 MEETING:**

Chairman Usry led the Pledge of Allegiance and led 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 January 2023 Regular Monthly Meeting. Commissioner Deering seconded. Motion carried unanimously.

**Zoning & Subdivision Items:**

**Consideration of a Rezoning Request – Rodney E. Walker, A2 to A1, 3001 Union Point Hwy:** The Board reviewed a request seeking rezoning of 4.92 acres located on Union Point Hwy (approximately 3001 Union Point Hwy) to amend the Zoning from A2 to A1. Commissioner Lindsey motioned to amend the Zoning for a portion of tax map and parcel numbers 105-A-00-030-A, 105-A-00-030-B, and 105-A-00-030-C from A2 to A1 for that section of the subject tracts that extends beyond approximately 215-feet from the front parcel boundary of the subject parcels aligned with Union Point Highway, as depicted on the attached map that will be inserted into the minutes, with rezoning conditioned upon the owner combining all three parcels into one parcel. Commissioner Smith seconded. Motion carried unanimously.



**Consideration of a Rezoning Request – Kolter Group Acquisitions, LLC, A1 to PUD, Richland Connector:** The Board reviewed a request seeking rezoning of 515 acres along Richland Connector from A1 to PUD. Commissioner Deering motioned to approve the rezoning request submitted by Kolter Group Acquisitions, LLC, amending the Zoning from A1 to PUD for the 515 acres identified as tax map and parcel number 074-0-00-001-1, tax map and parcel number 074-0-00-006-0, and a portion of tax map and parcel number 074-0-00-001-A as shown in the application, conditioned upon the provision that no Preliminary Plat will be approved for the PUD development until the developer has received approved roadway designs from Greene County for the development's

intersections with Club Drive and Richland Connector, and an approved development timeline for new homes that is acceptable to Greene County that aligns with improvements to State Route 44 at the Club Drive and Richland Connector Intersections. Commissioner Lindsey seconded. Various members of the public and the applicant's representative spoke in support of the conditions proposed in the motion and cited positive discussions and ongoing meetings between Harbor Club residents and the prospective new community's developers. One audience member spoke in opposition to the request, citing concerns over erosion and sedimentation negatively affecting Richland Creek. Motion carried unanimously.

**Business Items:**

**Consideration of an Alcoholic Beverage License – SIGMA2021, Inc., 4160 Veazey Rd:** The Board received background information that the Board previously granted licensure for retail package sales of beer & wine for prior operators of the retail outlet at 4160 Veazey Road. Commissioner Deering motioned to approve an alcoholic beverage license for retail package sales of beer and wine for the Sigma2021, Inc. located at 4160 Veazey Road, Greensboro, Georgia, in the name of Waly Faye as the holder of the License. Commissioner Smith seconded. Motion carried unanimously.

**Consideration of an Addition to the Wrecker Rotation List:** The Board received background information that HPC Auto Services has requested to be added to the wrecker rotation list for small and heavy wrecker services. All of the required documentation has been submitted to the County. Commissioner Smith motioned to authorize the addition of HPC Auto Services, Inc. to the wrecker service rotation list for both small and heavy emergency wrecker services in Greene County. Commissioner Lindsey seconded. Motion carried unanimously.

**Consideration of a Deletion to the Wrecker Rotation List:** The Board received background information that the Sheriff's Office no longer uses Maurice's Towing due to various complaints and concerns. Commissioner Lindsey motioned to remove Maurice's Towing from the wrecker service rotation list for both small and heavy emergency wrecker services in Greene County. Commissioner Filice seconded. Motion carried unanimously.

**Consideration of a HIPAA Business Associate Agreement with ACCG:** The Board received background information that ACCG is making changes to its health insurance coverage and will become more directly involved in the administration of the health insurance coverage. Commissioner Smith motioned to authorize the execution of the Health Insurance Portability and Accountability Act Business Associate Agreement between the Greene County Board of Commissioners and the Association of County Commissioners of Georgia. Commissioner Deering seconded. Commissioner Smith added that he serves on the ACCG Insurance Board and that things are moving toward self-insuring due to cost pressures. Motion carried unanimously.

**Consideration of a Mutual Aid Assistance Agreement for the Fire Department Services – Putnam County:** The Board received background information that Putnam County has requested that the Board enter into an Agreement between the two counties for reciprocal fire department related services. Commissioner Lindsey motioned to approve the Fire Service Mutual Aid Agreement between Greene County and Putnam County. Commissioner Deering seconded. Motion carried unanimously.

**Executive Session:** None

**Commissioner's Report:**

District One Commissioner Deering reported that she was glad to see the pipe and culvert replacements underway on Siloam-Veazey Road.

District Three Commissioner Lindsey reported that the Firefly Trail project is coming along nicely.

District Four Commissioner Filice reported that he's had various positive conversations with the public concerning the County's role in and review of the Kolter rezoning, Airabella development progression, and Highway 44 widening.

Chairman Usry reported that the Government Finance Officers Association had recognized the County and its staff once again by awarding Greene County the Certificate of Achievement for Excellence in Financial Reporting.

**Adjournment:** Chairman Usry adjourned the meeting at 5:35 p.m.

Respectfully Submitted,

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Sylvia V. Hill, County Clerk

The above minutes were adopted and approved this day 2<sup>nd</sup> day of March, 2023.

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Gary Usry, Chairman

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Jeffery L. Smith, Vice-Chairman

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Angela Walker Deering, Commissioner

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Dee Lindsey, Commissioner

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Ernie Filice, Commissioner