

GREENE COUNTY BOARD OF COMMISSIONERS

**REGULAR MONTHLY MEETING
APRIL 2025**

APRIL 8, 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.

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 March 2025 Regular Monthly Meeting, the March 25, 2025 Called Meeting, and the March 25, 2025 Executive Session. Commissioner Lindsey seconded. Motion carried unanimously.

Zoning & Subdivision Items:

Consideration of a Conditional Use Request – Joseph T. Ward, 1751 Hutchinson Grove Road.: The Commissioners received background information regarding a Conditional Use request to allow a recreational development component on 54.93 acres zoned A1 and located on Hutchinson Grove Road. The applicant's Tommy McDonald spoke to the Board concerning the scope and proposed use of the baseball training facility. Commissioner Blanton motioned to approve the Conditional Use Request submitted on behalf of Joseph T. Ward for a personal baseball training facility to be located on parcel number 074-0-00-002-A. Commissioner Deering seconded. Motion carried unanimously.

Consideration of a Rezoning Request – Lake Oconee Estates & Beach Club, LLC, Leslie Mill Road/Veazey Connector Parcels from A1 to PUD: The Commissioners received background information regarding a rezoning request related to the Lake Oconee Estates and Beach Club development. The applicants' Jay Dell spoke in favor of the rezoning request, asserting that the Board should approve his client's request and grant the rezoning. Various members of the public spoke against the request, including Heather Stokes, Alli Puglisi, Chuck Roberts, Rebecca Endress, Annette Westcott, Bill Oehme, Bonnie Ferri, Mike Potts, Craig and Velisa Kirkus, Stephen Davis, and Shane Lee. Jay Dell then offered additional rebuttal comments.

Chairman Usry motioned to approve the Rezoning Request submitted for the Lake Oconee Estates and Beach Club, LLC, for the 191.28 acres identified as map & parcel numbers 091-0-00-012-0, 073-0-00-021-0, and 073-0-00-021-B with the conditions that (1)the parent parcel that is currently conditionally rezoned must have its water and sewer capacity secured in accordance with the county code and submitted to the Building and Zoning office, (2)the Building and Zoning office must receive proof of ownership of the parent parcel that is presently conditionally rezoned, (3)all the existing conditionally rezoned plats must be merged into a single overall plat, (4)the Building and Zoning office must receive the proposed additional lots' water and sewer capacity, which must be secured in accordance with the county code, (5)the Building and Zoning office must receive proof of ownership for the additional lots that are being proposed, and (6) the entire parent parcel must be merged with all the proposed extra lots' plats to create a single PUD development, which must then be presented to the building and zoning office. Motion failed due to lack of a second.

Commissioner Smith motioned to deny the request. Commissioner Deering seconded. Commissioner Lindsey expressed thanks for new residents to Greene County while also advocating for responsible growth over the years to come. Chairman Usry noted that the

rezoning request wouldn't constitute spot zoning, that the petitioned rezoning is supported by the Comprehensive Plan, and that the applicant has complied with all the County's requirements. Motion to deny carried 4-1, with Commissioners Deering, Smith, Lindsey and Blanton voting in favor and Chairman Usry voting against. The Board then took a five-minute recess.

Business Items:

Consideration of the Cancellation of a Lease Agreement: The Commissioners received background information that the upcoming Courthouse renovation project involves relocating the Veterans Service office to the Annex. Given the pending changes, the Rental Agreement with the State of Georgia for the Veterans Service space at the Courthouse has to be cancelled with sufficient notice. Commissioner Deering motioned to send official notice of cancellation of the Rental Agreement between the Greene County Board of Commissioners and State Properties Commission for the Department of Veterans Services regarding the office space used on the first floor the Courthouse. Commissioner Blanton seconded. Motion carried unanimously.

Consideration of a TSPLOST Expenditure: The Commissioners received background information that the Public Works department has identified a failing cross drain on Swords Road that must be addressed. Commissioner Lindsey motioned to approve the proposal for the boring and pipe installation on Swords Road as a TSPLOST expenditure totaling \$69,685.00. Commissioner Smith seconded. 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 Commissioners received background information that the Tax Commissioner has requested that the Board re-adopt a Resolution that affirms the Board's willingness to allow the continuation of the practice of accepting checks, credit cards, and debit cards, in addition to cash, as payment for ad valorem taxes and other fees collected by the Office of the Tax Commissioner. Commissioner Lindsey motioned to adopt Resolution Number 2025.4.8(a) authorizing the Greene County Tax Commissioner to accept various forms of payment, and to waive the reading of the Resolution. Commissioner Deering seconded. Motion carried unanimously.

Consideration of a Resolution to Authorize the Tax Commissioner to Waive Penalties or Interest Under Special Circumstances: The Commissioners received background information that the Tax Commissioner requested that the Board re-adopt a Resolution that delegates the Board's authority to the Tax Commissioner such that the Tax Commissioner could waive penalties and interest. Commissioner Smith motioned to adopt Resolution Number 2025.4.8(b) authorizing the Greene County Tax Commissioner to Waive Penalties and Interest When Such Penalties or Interest Were Incurred Due to Reasonable Cause and Not Willful Neglect or Disregard of the Law Pursuant to O.C.G.A. § 48-5-242, and to waive the reading of the Resolution. Commissioner Blanton seconded. Motion carried unanimously.

Consideration of a Resolution Designating Code Enforcement Officers: The Commissioners received background information that due to a new hire in the Building and Zoning Office, the resolution designating Code Enforcement Officers needed to be updated. Commissioner Lindsey motioned to approve Resolution Number 2025.4.8(c) designating certain individuals as Code Enforcement Officers for Greene County, and to waive the reading of the Resolution. Commissioner Deering seconded. Motion carried unanimously.

Consideration of a Resolution Declaring Surplus Property: The Commissioners reviewed a list of vehicles and items that 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 2025.4.8(d) declaring certain property as surplus property, and to waive the reading of the Resolution. Commissioner Smith seconded. Motion carried unanimously.

Consideration of a Resolution Appointing an Interim County Manager and Related Logistics: The Commissioners received background information that, with County Manager Lombard retiring, there was a need to name an Interim County Manager while the Board goes through a hiring process and ultimately chooses a new County Manager. Chairman Usry also expressed thanks to County Manager Lombard for his 27 years of public service. Commissioner Lindsey motioned to adopt Resolution Number 2025.4.8(e) Appointing an Interim County Manager and Related Logistics, and to waive the reading of the Resolution. Commissioner Deering seconded. Chairman Usry thanked County Manager noted that Interim County Manager Amanda Smith has been with the County for 20 years. Motion carried unanimously.

Commissioner's Reports:

In response to some of the criticism expressed during the rezoning item, District Two Commissioner Smith noted that the County welcomed input during the Comprehensive Plan review process, advertising the process in multiple outlets. Ultimately, less than 100 people came to the meetings to voice concerns. He noted that many of this meeting's speakers expressed a desire that the Board be more open and transparent, but the same speakers promptly left the meeting early as soon as the rezoning item was denied even though business had not been concluded.

Echoing Commissioner Smith's comments, District Three Commissioner Lindsey noted that there was very poor voter turnout for the SPLOST renewal. He encouraged the citizens to pay attention and get involved.

District Four Commissioner Blanton said he understands many of the concerns expressed and is also concerned about ensuring the County's infrastructure can support the growth.

Executive Session:

Adjournment: Chairman Usry adjourned the meeting at 6:34 p.m.

Respectfully Submitted,

Sylvia V. Hill, County Clerk

The above minutes were adopted and approved this day 13th day of May, 2025.

Gary Usry, Chairman

Jeffery L. Smith, Vice-Chairman

Angela Walker Deering, Commissioner

Dee Lindsey, Commissioner

Mark Blanton, Commissioner