

GREENE COUNTY BOARD OF COMMISSIONERS

**REGULAR MONTHLY MEETING
JUNE 2025**

JUNE 10, 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 Interim County Manager Amanda Smith.

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 May 2025 Regular Monthly Meeting. Commissioner Lindsey seconded. Motion carried unanimously.

Presentation from District Attorney, T. Wright Barksdale: The Ocmulgee District Attorney T. Wright Barksdale gave an overview of the District Attorney's operations, staff, and Greene County caseload over the past year.

Zoning & Subdivision Items:

Consideration of a Preliminary Plat Request – Oconee Land Development Co LLC, 20.04 acres for Hardin North, Section I: The Commissioners reviewed a request seeking Preliminary Plat approval for 11 lots to be created from 20.04 acres zoned PUD in the Reynolds Lake Oconee development. Commissioner Blanton motioned to approve the Preliminary Plat request submitted by Oconee Land Development Company, LLC, for Hardin North – Section I, creating 11 single-family residential lots. Commissioner Lindsey seconded. Motion carried unanimously.

Consideration of a Preliminary Plat Request -Oconee Land Development Co LLC, 77.66 areas for Forest Ridge, Section I-V: The Commissioners reviewed a request seeking Preliminary Plat approval for 64 lots to be created from 77.66 acres zoned PUD in the Reynolds Lake Oconee development. Commissioner Blanton motioned to approve the Preliminary Plat request submitted by Oconee Land Development Company, LLC, for Forest Ridge, Sections I-V, creating 64 single-family residential lots. Commissioner Deering seconded. Motion carried unanimously.

Consideration of a Final Plat Request – Oconee Land Development Co LLC, 6.24 acres for Village at Reynolds Landing, Section 3: The Commissioners reviewed a request seeking Preliminary Plat approval for 12 lots to be created from 6.24 acres zoned PUD in The Landing at Reynolds Lake Oconee development. Commissioner Deering motioned to approve the Final Plat request submitted by Oconee Land Development Company, LLC, for the Village at Reynolds Landing, Section 3, creating 12 single-family residential lots. Commissioner Blanton seconded. Motion carried unanimously.

Consideration of a Preliminary & Final Plat Request – Dell Law Firm, PC for The Harbor Company, 14.14 acres for Harbor Club on Lake Oconee Phase 2, Section D: The Commissioners reviewed a request seeking Preliminary and Final Plat approval for 14 lots to be created from 14.14 acres zoned PUD in the Harbor Club development. Bill Oehme addressed the Board with general concerns about the process and getting further information about the Planning and Zoning items. Commissioner Smith motioned to approve the Preliminary and Final Plat requests submitted by Dell Law Firm, PC for The Harbor Company, for Harbor Club on Lake Oconee, Phase 2, Section D, creating 14 single-family residential lots. Commissioner Lindsey seconded. Commissioner Smith addressed the concerns expressed and gave further background regarding the plats and existing developers' plans. Motion carried unanimously.

Consideration of a Rezoning Request – Rick McAllister for Jesse & Kaye Copelan 22.5 acres on Club Drive: The Commissioners received background information regarding a rezoning request from Jesse and Kaye Copelan. The applicants' Rick McAllister spoke regarding the petition and offered additional comments, and Joanne King spoke regarding traffic and safety concerns from nearby development. There was general discussion that amendments to the Comprehensive Plan will be forthcoming and that public hearings will be held during the process to address concerns about proposed amendments. Commissioner Deering motioned to approve the rezoning request submitted by Rick McAllister on behalf of Jesse & Kaye Copelan amending the Zoning from A1 to B1 for 22.50 acres identified as a portion of tax map and parcel number 054-0-00-024-0 located at Club Drive, contingent upon the following items:

1. An approved plat of the 22.50 acre subject property is recorded within 60 days;
2. Overall outdoor/parking lot lighting shall be limited concealed light sources and project a maximum of 3 footcandles over the parking areas and 4 footcandles 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), 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. Rear facades do not have a minimum requirement for primary materials and consist entirely of secondary materials (e.g., stucco). 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. Include a minimum 50-foot vegetative buffer along both Club Drive and Wrightsville Church Road utilizing the requirements of a type D buffer, excluding the installation of a wall or fence.
6. Including a minimum 100-foot setback for all vertical structures along both Club Drive and Wrightsville Church Road.
7. Entrance and exit points to the site would be installed on Wrightsville Church Road and Club Drive. However, the Club Drive entrance would be kept closed for a period not to exceed 18 months.

Commissioner Lindsey seconded. Motion carried unanimously.

Business Items:

Consideration of a Abandonment of a Road Segment – US Forestry Segment of Trimble Bridge Road: The Commissioners received background information that a 1.171 mile segment of Trimble Bridge Road is surrounded by United States Forestry Service property and is an ideal candidate for abandonment given the road segment no longer serves a substantial public purpose. No one spoke at the public hearing regarding abandonment. Commissioner Smith motioned to adopt Resolution Number 2025.06.10, A Resolution of Road Abandonment by the Board of Commissioners, to formally abandon a portion of Trimble Bridge Road surrounded by United States Forestry land, and to waive the reading of the Resolution. Commissioner Lindsey seconded. Motion carried unanimously.

Consideration of an Appointment to the Northeast Georgia Region 10 Emergency Medical Services Advisory Council: The Commissioners received background information that John Clemmons' term on the Northeast Georgia Region 10 Emergency Medical Services Council expires June 30, 2025. Commissioner Deering motioned to appoint John Clemmons to the Northeast Georgia Region 10 Emergency Medical Services Advisory Council for a three-year term beginning July 1, 2025 through June 30, 2028. Commissioner Lindsey seconded. Motion carried unanimously.

Consideration of an Amendment to Increase Amount for Easement Acquisition

Services: The Commissioners received background information that negotiations with property owners for Avigation Easements are taking longer than originally budgeted, so an amendment to the contract with Holt Consulting has been prepared for the Board's consideration. Commissioner Lindsey motioned to approve the amended contract with Holt Consulting regarding the Easement Acquisition Services, with any additional local match to be funded with TSPLOST. Commissioner Smith seconded. There was general discussion regarding FAA reimbursement and relative location of the easements. Motion carried unanimously.

Consideration of a GDOT Maintenance Agreement: The Commissioners received background information that GDOT is requesting that the County execute an Agreement wherein the County agrees to be responsible for maintaining all landscaping for the roundabouts that are being included as part of the Highway 44 widening project. The following citizens spoke in support of some type of landscaping in the roundabouts: Patrick Kozma, Annette Westcott, Ernie Filice, Steve Broadbent, and Charlotte Engel. There was general discussion as to what the Board was approving, and it was noted that the Agreement obligates the Board to take care of the landscaping for the entire stretch of Highway 44 from the Richland Connector roundabout to the Market Street roundabout. There was also discussion regarding the roundabout for Airabella and continuing to engage GDOT with concerns about said roundabout. Commissioner Smith mentioned that he had spoken with Greensboro Mayor Corey Williams and local developers about maintenance of the roundabouts and landscaping, noting that there was general willingness among all parties to ensure the landscaping along Highway 44 was maintained well. Commissioner Deering motioned to approve the GDOT Maintenance Agreement regarding the landscaping for roundabouts associated with the Highway 44 widening project. Commissioner Smith seconded. Commissioner Lindsey commented that he solicited feedback on the issue and did some personal investigation of other roundabouts. He said he was torn on the issue, weighing out the advantages between concrete roundabouts versus landscaped roundabouts. Motion carried unanimously.

Commissioner's Reports: Chairman Usry advised that the electronic, two-sided sign on Highway 44 falls within the City of Greensboro, not unincorporated Greene County.

Executive Session: Commissioner Lindsey motioned to leave regular work session to enter into executive session to discuss personnel. Commissioner Smith seconded. Commissioner Lindsey motion to re-enter regular session. Commissioner Deering seconded. Motion carried unanimously, with Chairman Usry noting that no action was taken.

Adjournment: Chairman Usry adjourned the meeting at 7:03 p.m.

Respectfully Submitted,

Sylvia V. Hill, County Clerk

The above minutes were adopted and approved this day 8th day of July 2025.

Gary Usry, Chairman

Jeffery L. Smith, Vice-Chairman

Angela Walker Deering, Commissioner

Dee Lindsey, Commissioner

Mark Blanton, Commissioner