

**GREENE COUNTY BOARD OF COMMISSIONERS**

**REGULAR MONTHLY MEETING  
JULY 2023**

**JULY 11, 2023 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, 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 June 2023 Regular Monthly Meeting. Commissioner Filice seconded. Motion carried unanimously.

**Zoning & Subdivision Items:**

**Consideration of a Preliminary Plat Request – Red Clay Development, LLC, Airabella at Lake Oconee- Phase 2B:** The Board reviewed a request seeking Preliminary Plat Approval for 49 lots to be created from 18.50 acres. The property is located off Linger Longer Road and is zoned CPUD. Commissioner Filice motioned to approve the Preliminary Plat Request submitted by Red Clay Development Group, LLC, for Airabella at Lake Oconee – Phase 2B, creating 49 lots from 18.50 acres. Commissioner Deering seconded. Commissioner Smith inquired as to whether the initial phase had gotten underway, and the applicant’s agent Rick McAllister replied that the development is expected to start in September. Motion carried unanimously.

**Consideration of a Resolution Amending the Zoning Code:** The Board received background information regarding Zoning Code changes drafted by staff to address some of the concerns brought up during the Comprehensive Plan Update process. Much of the public input cited concerns over continued rapid development and overly-dense development. The Planning & Zoning Board conducted a public hearing on the proposed revisions. Two citizens signed up to speak at the regular Board of Commissioners meeting, as well. Anne Koppelman suggested the Board address building materials and possibly prohibit the use of vinyl siding. Steve Broadbent then spoke concerning residential density in PUD zoning classes and suggested lowering density even further. Commissioner Smith motioned to adopt Resolution Number 2023.7.11(a) Amending the Zoning Code for Greene County, Georgia, and to waive the reading of the Resolution. Commissioner Deering seconded. General discussion ensued, and County Manager Lombard explained how the residential density was lowered across the net total acreage for a PUD from four to two units per acre, adding that the maximum density for a particular portion of a PUD was also lowered from 10 units per acre to 8 units per acre. Motion carried unanimously.

**Business Items:**

**Consideration of Tax Levy Resolution Requested by the Greene County Board of Education:** The Board received background information that the Board of Education is issuing general obligation bonds and that, since the Board of Commissioners is the levying authority for Greene County, the Commissioners have to acknowledge the bond issuance and attest that the Commission will levy the annual school tax as required by law. Commissioner Deering motioned to approve Resolution Number 2023.7.11(b) acknowledging the legal obligation of the Board of Commissioners to levy the annual school district tax certified to it by the Board of Education in connection with the Greene County School District General Obligation Bonds, Series 2023, and to waive the reading of the Resolution. Commissioner Filice seconded. Motion carried unanimously.

**Consideration of Appointments to the Board of Health:** The Board received background information that a qualified citizen submitted her name for consideration to be named to the other vacancy on the Board of Health. Commissioner Deering motioned to appoint Regina Howard to the Greene County Board of Health to serve as the advocate for the needy, underprivileged, or elderly for a six-year term. Commissioner Smith seconded. Motion carried unanimously.

**Consideration of a Private Sector Representative on the Northeast Georgia Regional Commission:** The Board received background information that the next term of the private sector representative on the NEGRC was coming up, and the current representative Terry Lawler agreed to continue serving if the Board re-appointed him. Commissioner Smith motioned to appoint Terry Lawler to the Northeast Georgia Regional Commission as the private sector representative for Greene County. Commissioner Lindsey seconded. Motion carried unanimously.

**Consideration of a Request from the Development Authority:** The Board received background information that ownership and responsibility for the former Athens Tech facility reverted to the Development Authority as of July 1<sup>st</sup> but that the Development Authority has requested that the Board continue to fund the utilities and maintenance expenses for the facility through the end of the County's fiscal year. Commissioner Filice motioned to deny the request from the Development Authority for continued funding of utilities and maintenance expenses for the Athens Tech facility. Chairman Usry seconded. There was general discussion as to the nature of the request and its possible budgetary impact if the Board approved it instead. Motion to deny the request carried unanimously.

**Executive Session:** Commissioner Lindsey motioned to enter into Executive Session at 5:21 p.m. for the purpose of discussing land acquisition. Commissioner Deering seconded. Motion carried unanimously. At 5:33 p.m. Commissioner Lindsey motioned to exit Executive Session and re-enter the Regular Meeting. Commissioner Smith seconded. No action was taken.

**Adjournment:** Chairman Usry adjourned the meeting at 5:34 p.m.

Respectfully Submitted,

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Sylvia V. Hill, County Clerk

The above minutes were adopted and approved this day 8<sup>th</sup> day of August, 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