

**AGENDA**  
**CARROLL COUNTY, GEORGIA**  
**BOARD OF COMMISSIONERS MEETING**  
**May 4, 2021 - 6:00 PM**

1. CALL TO ORDER

2. ROLL CALL

3. INVOCATION

4. PLEDGE OF ALLEGIANCE

5. APPROVAL OF AGENDA

6. APPROVAL OF MINUTES

6.I. Special Called Commission Meeting Minutes - April 1, 2021

Documents:

[040121 MIN.PDF](#)

6.II. Budget Work Session Minutes - April 19, 2021

Documents:

[041921 BUDGET WORK SESSION MINUTES.PDF](#)

7. SPECIAL PRESENTATION

7.I. GFCA State Championship Proclamation

**Proclamation honoring the Carrollton High School Debate Team for winning the 2021 GFCA State Championship**

*-Chairman Michelle Morgan*

Documents:

[GFCA STATE CHAMPIONSHIP - CARROLLTON HIGH SCHOOL DEBATE TEAM - PROCLAMATION.PDF](#)

7.II. Mental Health Awareness Month 2021 Proclamation

**Proclamation proclaiming May as Mental Health Awareness Month**

*-Chairman Michelle Morgan*

Documents:

[MENTAL HEALTH AWARENESS MONTH 2021.PDF](#)

7.III. Proclamation For Denise Blanford

**Proclamation honoring Denise Blanford for 40 years of service with the Villa Rica, West Georgia Regional Library System [supporting documents will be added at a later date]**

*-Commissioner Clint Chance, District 2*

7.IV. FY 2021-2022 Budget Advertisement

**Notice to Commission of the advertisement of the proposed FY 2021-2022**

**Carroll County Budgets and the Public Hearing and Adoption Dates (NOTE: No action will be taken on this item.)**

*-Chairman Michelle Morgan*

Documents:

[CARROLL COUNTY PROPOSED BUDGET FY22.PDF](#)

8. PUBLIC COMMENTS

*Speakers limited to three (3) minutes each.*

9. ZONING SESSION

*- Janet Hyde, County Planner*

9.I. Conditional Use - 2288 Banning Road

**Consideration of Owner:/Applicant: Michael T. Bailey's Request (Application C-21-04-01) for a Conditional Use Permit for a Secondary Dwelling, lying in Land Lot 28 of the 5th District, Parcel # 177-0028, located at 2288 Banning Road, Whitesburg (Property is located in Commission District 5)**

Documents:

[BAILEY APPLICATION - 2288 BANNING ROAD CONDITIONAL USE.PDF](#)  
[2288 BANNING ROAD - PROPOSED CONDITIONAL USE.PDF](#)  
[2288 BANNING ROAD - PROPOSED CUP.PDF](#)  
[2288 BANNING ROAD - STAFF ANALYSIS.PDF](#)  
[PLANNING COMMISSION SYNOPSIS APRIL 2021.PDF](#)

9.II. Conditional Use - 555 Tumlin Lake Road

**Consideration of Owner:/Applicant: Sabrina Estes's Request (Application C-21-04-02) for a Conditional Use Permit for a Special Events Facility, lying in Land Lot 250 of the 6th District, Parcel # 145-0116, located at 555 Tumlin Lake Road, Temple (Property is located in Commission District 3)**

Documents:

[ESTES APPLICATION - 555 TUMLIN LAKE ROAD CONDITIONAL USE.PDF](#)  
[555 TUMLIN LAKE PROPOSED CONDITIONAL USE.PDF](#)  
[555 TUMLIN LAKE ROAD - STAFF ANALYSIS.PDF](#)  
[555 TUMLIN LAKE ROAD FLOOD MAPS.PDF](#)  
[555 TUMLIN LAKE ROAD PROPOSED CUP.PDF](#)  
[PLANNING COMMISSION SYNOPSIS APRIL 2021.PDF](#)

9.III. Conditional Use - 3277 E. Highway 5

**Consideration of Owner: John C. and Nan N. Stephens / Applicant: Verizon Wireless's Request (Application C-21-04-03) for a Conditional Use Permit for a Telecommunications (Cell) Tower, lying in Land Lot 101 of the 4th District, Parcel # 140-0152, located at 3277 E. Highway 5, Carrollton (Property is located in Commission District 5)**

Documents:

[VERIZON WIRELESS APPLICATION - 3277 E HIGHWAY 5 CONDITIONAL USE.PDF](#)  
[3277 E HWY 5 - STAFF ANALYSIS.PDF](#)  
[3277 E HWY 5 - PROPOSED CONDITIONAL USE AND VARIANCE.PDF](#)  
[3277 E HWY 5 - PROPOSED CUP AND VARIANCE.PDF](#)

9.IV. Conditional Use - 2229 S. Van Wert Road

**Consideration of Owner:/Applicant: Richard and Stephanie Lowen's Request (Application C-21-04-04) for a Conditional Use Permit for a Secondary Dwelling, lying in Land Lot 124 of the 6th District, Parcel # 149-0020, located at 2229 S. Van Wert Road, Villa Rica (Property is located in Commission District 3)**

Documents:

[LOWEN APPLICATION - 2229 S VAN WERT ROAD CONDITIONAL USE.PDF](#)  
[2229 S VAN WERT ROAD - STAFF ANALYSIS.PDF](#)  
[PLANNING COMMISSION SYNOPSIS APRIL 2021.PDF](#)

9.V. Rezoning - 161 Old Camp Church Road

**Consideration of Owner:/Applicant: Scott Singleton's Request (Application Z-21-04-02) for Rezoning from Agricultural to Residential for the purpose of single family residential, lying in Land Lot 71 of the 10th District, Parcel # 077-0385, located at 161 Old Camp Church Road, Carrollton (Property is located in Commission District 4)**

Documents:

[161 OLD CAMP CHURCH ROAD - APPLICATION.PDF](#)  
[161 OLD CAMP CHURCH ROAD - STAFF ANALYSIS.PDF](#)  
[161 OLD CAMP CHURCH ROAD - PROPOSED REZONING MAP.PDF](#)  
[161 OLD CAMP CHURCH ROAD - PROPOSED REZONING MAP 2.PDF](#)  
[PLANNING COMMISSION SYNOPSIS APRIL 2021.PDF](#)

9.VI. Rezoning - 21 Lovell Road

**Consideration of Owner: Michael J. Jones /Applicant: Sebern Construction, Inc.'s Request (Application Z-21-04-03) for Rezoning from Agricultural to Residential for the purpose of single family residential, lying in Land Lot 107 of the 6th District, Parcel # 125-0604, located at 21 Lovell Road, Temple (Property is located in Commission District 3)**

Documents:

[21 LOVELL ROAD - APPLICATION.PDF](#)  
[21 LOVELL ROAD - STAFF ANALYSIS.PDF](#)  
[21 LOVELL ROAD - PROPOSED REZONING MAP.PDF](#)  
[21 LOVELL ROAD - PROPOSED REZONING MAP 2.PDF](#)  
[PLANNING COMMISSION SYNOPSIS APRIL 2021.PDF](#)

9.VII. Rezoning - 2439 S. Highway 27

**Consideration of Owner: Art Garcia /Applicant: The Purpose Center of West Georgia's Request (Application Z-21-04-04) for Rezoning from Commercial to Residential for the purpose of single family residential, lying in Land Lot 1 of the 10th District, Parcels # 091-0103 and 091-0395, located at 2439 S. Highway 27, Carrollton (Property is located in Commission District 4)**

Documents:

[2439 S HIGHWAY 27 - APPLICATION.PDF](#)  
[2439 S HIGHWAY 27 - STAFF ANALYSIS.PDF](#)

10. CONSENT AGENDA

*Items under this action were discussed at the public Work Session on Thursday, April 29, 2021 (now available for view on [www.carrollcountyga.com](http://www.carrollcountyga.com)) and will be presented for consideration as a single item. Only one vote will be taken.*

10.I. Carroll County Bonds - GF1 Resolution For The 2021 Construction Fund  
**Consideration of a Georgia Fund 1 Resolution to Authorize Investment of the Bond Funds with the Local Government Investment Pool**

Documents:

[GF1 RESOLUTION TO AUTHORIZE INVESTMENT\\_\\_SPLOST CARROLL COUNTY GA 2021 \(2\).PDF](#)

10.II. Magistrate Court Building - Roof And HVAC Renovations  
**Consideration to accept West Georgia Resources, Inc.'s bid of \$245,200.00 for roof and HVAC renovations to the Magistrate Court Building, located at 166 Independence Drive, Carrollton, to be paid from sales tax that exceeds budget, and Authorize the Chairman to execute the Construction Contract and take all other action necessary for such project**

Documents:

[MAGISTRATE COURT RENOVATIONS.PDF](#)

10.III. Public Works - Asphalt Spreader  
**Consideration to purchase the Caterpillar from the State Bid (Sourcewell) for \$398,780.00 for a new asphalt spreader for the Public Works Department, to be paid from sales tax that exceeds budget**

Documents:

[ASPHALT SPREADER QUOTES - PUBLIC WORKS DEPARTMENT.PDF](#)

10.IV. AG Center - Electrical Work  
**Consideration to accept Buck's Electric, Inc.'s quote of \$36,800.00 for electrical improvements to the AG Center, located at 900 Newnan Road, Carrollton, to be paid out of the CARES Act Fund, (that was previously approved at the December 1, 2020 BOC meeting) and Authorize the Chairman to execute the Construction Contract and take all other action necessary for such project**

Documents:

[AG CENTER QUOTES.PDF](#)

10.V. Appointment - Western Area Regional Radio System Authority (WARRS)  
**Consideration of Matt Clotfelter's appointment to the Western Area Radio System Authority**

Documents:

[WARRS AUTHORITY APPOINTMENT.PDF](#)

10.VI. Short-Term Rentals - Resolution And Ordinance

**Consideration of a Resolution and Ordinance of the Board of Commissioners of Carroll County to regulate and govern Short-Term Rentals in Carroll County**

Documents:

[PROPOSED RESOLUTION RE SHORT TERM RENTALS.PDF](#)

10.VII. Broadband Ready Community Ordinance

**Consideration of an Ordinance for a Broadband Ready Community**

Documents:

[BROADBAND READY COMMUNITY ORDINANCE.PDF](#)

11. FINANCIAL SESSION

11.I. Carroll SPLOST 2021 - Bond Resolution

**Consideration of a Resolution authorizing approximately \$40,000,000 of General Obligation Sales Tax Bonds, Series 2021: a Bond Purchase Agreement; Naming of a Bond Register and Paying Agent; Establishing of a Construction Fund and naming of a Construction Fund Custodian; Adoption of the form of Bond; Preparation of a Tax Digest and Levy of a tax sufficient to pay the principal and interest on said Bonds; a Continuing Disclosure Certificate and an Official Statement; and for other related purposes. (NOTE: The final version of this resolution and attachments will be available after pricing the Bonds on May 4, 2021.)**

*-Stacey Blackmon, County Attorney*  
*-Gabe Agan, Director of Raymond James*

Documents:

[BOND RESOLUTION SPLOST CONTINUATION 2021 \(2\).PDF](#)

11.II. Carroll County Jail - Interior Barrier System Renovations

**Consideration to accept bids for a new Kane Wall Panel System on three levels of the existing Carroll County Jail, located at 1000 Newnan Road, Carrollton, renovations to be funded from taking \$1,000,000 from Fund 220 and \$449,596 from sales tax that exceeds budget, and Authorize the Chairman to execute the Construction Contract and take all other action necessary for such project**

*-Captain Shane Taylor, Sheriff's Office*  
*-David Goodhead*

Documents:

[JAIL UPGRADE SAFETY FENCING.PDF](#)  
[TABULATION SHEET PW21-A005 \(003\).PDF](#)  
[MEDICAL EXPENSES.PDF](#)

12. BUSINESS SESSION

12.I. Appointments - Community Development Appeals Board

**Consideration of Appointments to the Community Development Appeals Board**

*-Chairman Michelle Morgan*

Documents:

[APPEALS BOARD - APPOINTMENT MEMO.PDF](#)

12.II. Appointments - Planning And Zoning Commission

**Consideration of Appointments to the Planning and Zoning Commission**

*-Chairman Michelle Morgan*

Documents:

[PLANNING AND ZONING COMMISSION APPOINTMENTS.PDF](#)

12.III. PUBLIC HEARING - Resolution: Carl Jordan Place Abandonment

**A Public Hearing and consideration of a Resolution by the Board of Commissioners of Carroll County, Georgia to abandon a portion of Carl Jordan Place**

*-Charles Pope, Public Works Director*

Documents:

[PUBLIC HEARING AND RESOLUTION FOR ABANDONMENT OF CARL JORDAN PLACE.PDF](#)

12.IV. PUBLIC HEARING: Resolution: Comprehensive Plan Amendment

**A Public Hearing and consideration of an Amendment to the Carroll County Comprehensive Plan that was adopted in 2018 to add provisions regarding, Broadband Services**

*-Janet Hyde, County Planner*

Documents:

[RESOLUTION ADOPTING A COMP PLAN AMENDMENT RE BROADBAND - CARROLL COUNTY.PDF](#)  
[COMPREHENSIVE PLAN DOCUMENT \(WITH BROADBAND ELEMENT\).PDF](#)  
[PLANNING COMMISSION SYNOPSIS APRIL 2021.PDF](#)

13. ADJOURNMENT

*Persons with special needs relating to handicapped accessibility, disability, or foreign language shall contact the County Clerk at (770) 830-5800 at least five days prior to the meeting. This person can be located at the Commission Office, Historic Court House at 323 Newnan Street, Room 200, Carrollton, Georgia between the hours of 8:00 AM and 5:00 PM, Monday through Friday.*