



# MINUTES

## CARROLL COUNTY, GEORGIA

### BOARD OF COMMISSIONERS MEETING

September 7, 2021  
6:00 P.M.

The Board of Commissioners held a meeting on Tuesday, September 7, 2021, in the Carroll County Historic Court House, 323 Newnan Street, Carrollton, Georgia.

Commissioners Present:	Michelle Morgan, Chairman Montrell McClendon, District 1 Clint Chance, District 2 Tommy Lee, Vice-Chairman, District 3 Steve Fuller, District 4 Ernie Reynolds, District 5 George Chambers, District 6
Commissioners Absent:	None
Staff Present:	Stacey Blackmon, County Attorney Avery Jackson, County Attorney Donna Lackey, Executive Director

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#### CALL TO ORDER, INVOCATION, AND PLEDGE OF ALLEGIANCE

Chairman Morgan called the September 7, 2021 Board of Commissioners meeting to order at 6:00 p.m. Commissioner Chance offered the Invocation, and Jacqueline Dost, Carroll County Solid Waste Manager led the Pledge of Allegiance.

#### APPROVAL OF AGENDA

Commissioner Chambers motioned for an amendment to the September 7, 2021 Agenda deleting Item 12.1 Subdivision Regulations. The amended Agenda was unanimously ***approved*** on a second by Commissioner Reynolds and by Commissioner McClendon.

#### APPROVAL OF MINUTES

The minutes of the July 29, 2021 Work Session, the August 3, 2021 Commission Meeting, the August 24-25, 2021 Planning Retreat, and the August 31, 2021 Special Called Commission Meeting were unanimously ***approved*** as previously circulated, on a motion by Commissioner Reynolds and a second by Commissioner Lee.

#### PUBLIC COMMENTS

Dan Williams, Curtis North, Brad Cole, Wayne Seabolt, Charles Young, John Sammon, Bryan Hager, Rett Harmon, Bill Hodge, Henry McBrayer and Sandy Hollingsworth spoke in regards to the proposed changes to the Subdivision Regulations. Keith Knowles spoke in opposition to current Fire Rescue/EMA policies.

## 8. SPECIAL PRESENTATIONS

### 8. I. Little Free Pantry Resolution

Chairman Morgan read a Resolution announcing the new Little Free Pantry program. She recognized Administrative Specialist Dianne Roberts, and Public Works Davy Spratlin and staff, for taking the lead on this project. To date, two Pantries have been adopted by local organizations in unincorporated Carroll County.

## 9. ZONING SESSION

- Janet Hyde, County Planner

*Before beginning the Zoning Session, Chairman Morgan stated the policies and procedures governing the conduct of zoning hearings. The applicant(s) or proponent(s) of the zoning application shall be allowed ten (10) minutes to present data, evidence, and opinion. Those opposed to the zoning application shall be allowed ten (10) minutes to present data, evidence, and opinion. Both sides shall be allowed five (5) minutes for rebuttal.*

### 9. I. Rezoning – Oak Mountain Road / Hwy 16

On a motion by Commissioner Fuller and a second by Commissioner Reynolds, the Commission voted 7-0 to **deny** Owner/Applicant: Stripling Chapel Corner, LLC.'s Request (Application Z-21-08-03) for a Rezoning from R-3 Residential to Commercial for the purpose of a convenience store, Lying in Land Lot 188 of the 5<sup>th</sup> District, Parcel # 134-0336, Located at the intersection of Oak Mountain Road and Highway 16, Carrollton (Property is located in Commission District 4). Jeff Bush and David Miceli spoke in opposition of the Stripling Chapel Corner, LLC request.

### 9. II. Conditional Use – Harper Road

On a motion by Commissioner Chambers and a second by Commissioner Lee, the Commission voted 7-0 to **deny** Owner: Effie Petrie/Power of Attorney for Martha Petrie/Applicant: Krystal Lane's Request (Application C-21-08-01) for a Tasting Room/Event Center, Lying in Land Lot 167 of the 10<sup>th</sup> District, Parcel # 074-0036, Located on Harper Road, Carrollton (Property is located in Commission District 6). David Todd and Greg Stacey spoke in opposition of the Krystal Lane request.

### 9. III. Rezoning – Moss Ferry Road

On a motion by Commissioner Lee and a second by Commissioner Chance, the Commission voted 7-0 to **approve** Owner/Applicant: Madeline and Neville Brewer's Request (Application Z-21-08-01) for a Rezoning from Agricultural to Residential for the purpose of subdividing into three tracts for single-family housing, Lying in Land Lot 4 and 5 of the 6<sup>th</sup> District, Parcel # 171-0015, Located on Moss Ferry Road, Carrollton (Property is located in Commission District 3).

### 9. IV. Rezoning – E Hwy 166

On a motion by Commissioner Reynolds and a second by Commissioner Lee, the Commission voted 7-0 to **approve** Owner: Mark Edwards/Applicant: MSI Enterprise LLC's Request (Application Z-21-08-02) for a Rezoning from Commercial to Industrial for the purpose of manufacturing, Lying in Land Lot 140 of the 5<sup>th</sup> District, Parcel # 131-0369, Located at 2566 E Highway 166, Carrollton (Property is located in Commission District 5).

## 10. CONSENT AGENDA

*Items under this action were discussed at the public Work Session on Thursday, September 2, 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.*

On a motion by Commissioner Lee and seconded by Commissioner Reynolds, the Commission voted 7-0 to **approve** the eight (8) items on the Consent Agenda.

### 10. I. Property and Casualty Insurance RFP

Approve an RFP for Consultant Broker for Property and Casualty Insurance

### 10. II. American Rescue Plan Act (ARPA) Funds

Approve a Resolution to accept \$11,653,519.50 available under the American Rescue Plan Act (ARPA) and approve the initial plan for expenditures authorized under the Act

### 10. III. Court House Renovations

Approve Engagement of National Center for State Courts for Court House Renovation Planning and Programming in order to finish the 5<sup>th</sup> floor of the Court House

### 10. IV. Agricultural Conservation Easement Program

Approve placing a hold on remaining/new applications to allow staff to update the Agricultural Conservation Easement Program Application Process

### 10. V. Mini - Excavator Purchase

Approve the Purchase of two (2) Kato 85 V-U Mini-Excavators for Agrimerica, one for the Public Works Department and the other for the Parks Department for a total of \$163,450.00 with service warranties

### 10. VI. Tractors with Mowers Purchase

Approve the Purchase of two (2) New Holland Power 100 Tractors with Mowers from Agrimerica for the Public Works Department for a total of \$163,170.00 with service warranties

### 10. VII. County Clerk - Appointment

Approve the Chairman's Appointment of Donna Lackey as County Clerk

### 10. VIII. Deputy County Clerk - Appointment

Approve the Chairman's Appointment of Dianne Roberts as a Deputy County Clerk

## 11. FINANCIAL SESSION

### 11. I. Agricultural Conservation Easements – Stober Application

On a motion by Commissioner Reynolds and seconded by Commissioner Chambers, the Commission voted 7-0 to **approve** Angie Stober's Application for the Federal Agricultural Conservation Easement Program – Agricultural Land Easement (ACEP-ALE).

### 11. II. Agricultural Conservation Easements – Stana Application


Commissioner Lee made a motion to approve Steve Stana's Application for the Federal Agricultural Conservation Easement Program – Agricultural Land Easement (ACEP-ALE) and a second was made by Commissioner Chance. The motion **failed** with a Commission vote of 2-5 (Chambers, Reynolds, Fuller, Morgan and McClendon dissenting).

12. ADJOURNMENT

There being no further business to come before the Commission, the same was adjourned at 8:05 p.m. on a motion by Commissioner McClendon and a second by Commissioner Reynolds.



Respectfully Submitted:

  
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Donna A. Lackey, County Clerk  
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Michelle Morgan, Chairman