



**AGENDA**  
**CARROLL COUNTY, GEORGIA**  
**BOARD OF COMMISSIONERS MEETING**  
**Historic Court House, 323 Newnan Street**  
**June 2, 2026 - 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. Approval of Minutes for Budget Work Session I 4-15-2026
  - 6.II. Approval of Budget Work Session II 4-29-2026
  - 6.III. Approval of Minutes from BOC Work Session 4-30-2026
  - 6.IV. Approval of Minutes from BOC Regular Meeting 5-5-2026
  - 6.V. Executive Session 5-5-2026
7. SPECIAL PRESENTATIONS
8. PUBLIC COMMENTS

*Public comments are an opportunity for the public to address the Commission with any issues or concerns they may have. All remarks should be directed to the Chairman and not to individual commissioners, staff, or citizens in attendance. Members of the public shall not make inappropriate or offensive comments. Any individual who violates the rules of decorum may be removed from the meeting. At this time the Board will not comment nor will the Board take any action on the comments..... speakers are limited to 3 minutes.*

## 9. ZONING SESSION

*- Ben Skipper, Director of Community Development The applicant or anyone speaking in favor of the application/request shall be allowed a TOTAL of ten minutes to present their request. Anyone opposed to the request shall also have a TOTAL of ten minutes to present their opposition. (If there are multiple speakers for or against an application, ask them to please be mindful to allow for others to speak, should they wish to do so.) Anyone speaking for or against the application shall be allowed a TOTAL of five minutes to speak in rebuttal.*

- 9.I. 5.11. **C-26-05-02:** Conditional Use request to construct a 225 ft tall telecommunication tower facility at 4212 W HWY 166. Parcel #060-0096, Land Lot 75 of the 10th District. Owner/Applicant: Jess Farmer/Verizon Wireless. Commission District 6.  
*-Ben Skipper, Community Development Director*

- 9.II. **Resolution Extending a Moratorium for an Additional One Hundred Days of the Establishment of Acceptance of Applications, the Issuance of Land Disturbance Permits, and the Issuance of Other Permits for Development of Any Data Center, Battery Energy Storage System, and Solar Power Farms; and for Other Lawful Purposes**

*-Ben Skipper, Director of Community Development*

## 10. BUSINESS SESSION

- 10.I. **Development Agreement with Tamarack Land - Creekside, LLC**

Consideration of Development Agreement with Tamarack Land – Creekside, LLC for improvements on Stripling Chapel Road and the intersection of Stripling Chapel Road and Hwy 27, and authorize the Chairman to negotiate and execute the Agreement and take all necessary action in connection therewith.

*-Ben Skipper, Community Development Director*

- 10.II. **Fire Rescue – Equipment Donation Resolution**

Consideration of Resolution to declare Sutphen Pumper no longer serviceable, and authorize the Chairman to take all necessary actions to donate the Sutphen Pumper to the Haralson County Board of Commissioners for use by its fire department.

*-Dave Wade, Fire Chief*

- 10.III. **Financial Audit – Engagement Letter for Audit Services**

Consideration of Engagement Letter with Rushton and Company, LLC to perform Carroll County's Financial Audit for Fiscal Year End June 30, 2026

*-Alecia Searcy, Finance Director*

- 10.IV. **Budget Amendment FY 2026**

**Consideration to Approve an Advertised Budget Amendment**

*-Alecia Searcy, Finance Director*

- 10.V. **FY 2027 Budget Resolution**

Consideration of a Resolution and Ordinance Providing for the Appropriations and Expenditures of Funds for the Government of Carroll County, Georgia, for the County Fiscal Year 2027, Beginning July 1, 2026 and Ending June 30, 2027; Providing for the

Operations of County Departments, Boards, Agencies, Elected Offices, and Other Governmental Activities; To Provide for the Level of Personnel Authorized for the Various Departments and Agencies; to Provide for Capital Improvements as Budgeted for the County; To Provide an Effective Date; And for Other Purposes.

*-Alecia Searcy, Finance Director*

**10.VI. Appointment - Department of Family and Children Services Advisory Board**

Consideration for the appointment of **Steve Schneider** to fill the position that was vacated with the term expiring on June 30, 2026.

*-Michelle Morgan, Chairman*

**10.VII. Appointment - Region 4 EMS Council**

Consideration of the appointment of Amy Jerome (Position 1) and Gary Thomas (Position 4) for the term expiring June 30, 2026 of the Region 4 EMS Council.

*-Michelle Morgan, Chairman*

**10.VIII. Appointment Development Authority of Carroll County**

The Development Authority District 1 position is vacant. Members are appointed for a term of four (4) years.

**10.IX. Transit Contract Renewal FY 26-27**

Consideration of Section 5311/5307 Public Transportation Service Agreement for the operation of the Three Rivers Regional Transit System between the Board of Commissioners of Carroll County and Three Rivers Commission for the period beginning July 1, 2026 and ending June 30, 2027 for the annual local match of \$70,000, and authorize the Chairman to execute the Agreement

*-Stacey Blackmon, County Attorney*

**11. EXECUTIVE SESSION (If Needed)**

**12. 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.*



**MINUTES**  
**CARROLL COUNTY, GEORGIA**  
**BOARD OF COMMISSIONERS FY 2026-2027 BUDGET WORK SESSION**  
**April 15, 2026 - 9:00 AM**

The Board of Commissioners held a meeting on Wednesday, April 15, 2026, in the **323 Newnan Street, 3rd Floor Superior Court Room**, Carrollton, Georgia.

*Notice: A complete video recording of this meeting can be viewed at*  
[www.carrollcountyga.gov](http://www.carrollcountyga.gov)

**Commissioners Present:**

District 1 Commissioner Montrell  
McClendon  
District 2 Commissioner Clint Chance  
District 3 Commissioner Tommy Lee  
Chairman Michelle Morgan  
District 4 Commissioner Steve Fuller  
District 5 Commissioner Ben Hicks  
District 6 Commissioner Danny Bailey

**Commissioners Absent:**

**Staff Present:**

Avery Jackson, County Attorney  
Sandra Huey, County Clerk

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**FY 2026-2027 BUDGET WORK SESSION**

**1.I. Discussion of the FY 2026-2027 Proposed Budget, including capital projects and contracts**

FY 2026-2027 Budget Review Finance Director Searcy presented a detailed review of the proposed FY 2026-2027 budget. Key highlights and adjustments from the presentation included:

- An 11.6% increase in health insurance costs.
- A 5% increase in property and casualty insurance.

**MINUTES**  
**CARROLL COUNTY, GEORGIA**  
**Board of Commissioners MEETING**  
**Wednesday, April 15, 2026 – 9:00 AM**

- A 3% salary increase for personnel.
- The transition of Solid Waste expenditures into an Enterprise Fund.
- The potential need to subsidize the 911 Fund.
- The addition of one (1) full-time Veterinarian position; addition of one (1) FT position to split between Admin & IT; addition of two (2) Deputies and one (1) Investigator.

Following the presentation, the Board of Commissioners (BOC) identified several items requiring further research. To allow time for this review, the Board voted to recess and reconvene on Wednesday, April 29, at 9:00 a.m.

Respectfully Submitted:

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Sandra Huey, County Clerk

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Michelle Morgan, Chairman



**MINUTES**  
**CARROLL COUNTY, GEORGIA**  
**BOARD OF COMMISSIONERS FY 2026-2027 BUDGET WORK SESSION**  
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Commissioners Present:

District 1 Commissioner Montrell McClendon  
District 2 Commissioner Clint Chance  
District 3 Commissioner Tommy Lee  
Chairman Michelle Morgan  
District 4 Commissioner Steve Fuller  
District 5 Commissioner Ben Hicks  
District 6 Commissioner Danny Bailey

Commissioners Absent:

Staff Present:

Avery Jackson, County Attorney  
Sandra Huey, County Clerk

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**FY 2026-2027 BUDGET WORK SESSION**

**1.I. 1.1 Discussion of the FY 2026-2027 Proposed Budget, including Capital Projects and Contracts**  
**-Alecia Searcy, Finance Director**

Chairman Morgan called the meeting to order at 9:00 a.m.

The Board of Commissioners completed the review of the proposed budget with discussion around the improved Loss Ratios under Property & Casualty Insurance. Finance Director, Searcy recommended that the County move to Liberty Insurance Company for the Public Official Liability and Employment

**MINUTES**  
**CARROLL COUNTY, GEORGIA**  
**Board of Commissioners MEETING**  
**Wednesday, April 29, 2026 – 9:00 AM**

Practices Liability Insurance and remain with Greenwich for the Law Enforcement Liability Insurance.

The meeting adjourned at 9:35 a.m.

Respectfully Submitted:

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Sandra Huey, County Clerk

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Michelle Morgan, Chairman



# MINUTES

## CARROLL COUNTY, GEORGIA

### BOARD OF COMMISSIONERS

April 30, 2026 - 1:00 PM

The Board of Commissioners held a meeting on Thursday, April 30, 2026, in the **323 Newnan Street, 3rd Floor Superior Court Room**, Carrollton, Georgia.

*Notice: A complete video recording of this meeting can be viewed at [www.carrollcountyga.gov](http://www.carrollcountyga.gov)*

Commissioners Present:

Commissioners Absent:

Staff Present:

Stacey Blackmon, County Attorney  
Sandra Huey, County Clerk

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#### **Interview the Construction Manager at Risk (CM at Risk) Finalists for Sheriff's Office Replacement and Jail Modernization Project, including the Mental Health Addition**

Michelle Morgan, Chair, opened the meeting at 1:00 p.m. Three proposers were chosen by the evaluation committee as the finalists to present to the Board of Commissioners: McCarthy & Barnsley, Ra-Lin & Associates, Inc. in association with SG Contracting, Inc., and R.K. Redding Construction, Inc. and Carroll Daniel Construction, Inc. The selection of the Construction Manager at Risk for the Sheriff's Office Replacement and Jail Modernization Project, including the Mental Health Addition Project and Renovations of existing Jail will be voted on at the May 5, 2026 BOC Regular Meeting.

The Board of Commissioners took a short recess and started at 4:00 p.m.

The May 5, 2026 Board of Commissioners Meeting Agenda will be amended to add the following to the Business Section:

#### **Request for Annexation into the City of Mount Zion (Added)**

Consideration of Notice of Proposed Annexation of Parcel #037 0108 located at 1620 Five Points Road, filed by Jessica Nash, into the City of Mount Zion with proposed rezoning from R-4

**MINUTES**  
**CARROLL COUNTY, GEORGIA**  
**Board of Commissioners MEETING**  
**Thursday, April 30, 2026 – 1:00 PM**

Residential to Rural Development (Located in District 6)  
– Commissioner *Danny Bailey*

**Financial Recap – March, 2026**

**2.I. Financial Review - March, 2026**  
**-Alecia Searcy, Finance Director**

County Finance Director, Alecia Searcy, presented the financial recap as of March 31, 2026 reporting revenues to date totaling \$72,526.326 and expenses totaling \$65,033,347. The general fund balance is \$54,657,865. For the 2021 SPLOST, the expenditures were for the Administration Building, the amera system at the Jail, road material for Public Works and Solid Waste expenditures. There were no expenditures for the 2015 SPLOST.

**Review and Discussion of items for the May 5, 2026 Board of Commissioners Meeting**

There was a consensus from the Board to place the following items on a Consent Agenda for Tuesday, May 5, 2026, Board of Commissioners Meeting:

- 10.1 Grant Application for the Carroll County Sheriff's Office for Peer Support and Second Chance Initiative Expansion**
- 10.II Resolution Recommended by Carroll County Board of Education**
- 10.III Victory Church Road Bridge**
- 10.IV Armored Vehicle Purchase with DHS/FEMA Grant**

There being no further business to come before the Board of Commissioners, the same was adjourned at 4:20 p.m.

Respectfully Submitted:

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Sandra Huey, County Clerk

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Michelle Morgan, Chairman



**MINUTES**  
**CARROLL COUNTY, GEORGIA**  
**BOARD OF COMMISSIONERS MEETING (CONSENT AGENDA)**  
**May 5, 2026 - 6:00 PM**

The Board of Commissioners held a meeting on Tuesday, May 5, 2026, in the Historic Court House, 323 Newnan Street, Carrollton, Georgia.

*Notice: A complete video recording of this meeting can be viewed at*  
[www.carrollcountyga.gov](http://www.carrollcountyga.gov)

Commissioners Present:

District 1 Commissioner Montrell McClendon  
District 2 Commissioner Clint Chance  
District 3 Commissioner Tommy Lee  
Chairman Michelle Morgan  
District 4 Commissioner Steve Fuller  
District 5 Commissioner Ben Hicks  
District 6 Commissioner Danny Bailey

Commissioners Absent:

Staff Present:

Avery Jackson, County Attorney  
Sandra Huey, County Clerk

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**CALL TO ORDER**

Chairman Morgan called the May 5, 2026 Board of Commissioners meeting to order at 6:00 p.m.

**ROLL CALL**

Present: Montrell McClendon, Clint Chance, Tommy Lee, Michelle Morgan, Steve Fuller, Ben Hicks, Danny Bailey

Absent:

Also Present: Avery Jackson, County Attorney; Sandra Huey, County Clerk

**INVOCATION**

Invocation given by Commissioner Steve Fuller

**PLEDGE OF ALLEGIANCE TO THE UNITED STATES OF AMERICA**

The Pledge of Allegiance to the United States of America led by Commissioner Steve Fuller.

**APPROVAL OF AGENDA**

Chairman Morgan amended the agenda to add Executive Session for Real Estate purposes. On a motion by District 3 Commissioner Tommy Lee and seconded by District 5 Commissioner Ben Hicks, the Board of Commissioners voted unanimously to Approve.

**APPROVAL OF MINUTES**

On a motion by District 2 Commissioner Clint Chance and seconded by District 1 Commissioner Montrell McClendon, the Board of Commissioners voted unanimously to Approve minutes from April 2, 2026 and April 14, 2026.

- 6.I. Board of Commissioners Work Session April 2, 2026**  
**Board of Commissioners Meeting April 14, 2026**

**SPECIAL PRESENTATIONS**

- 7.I. National Register of Historic Places - Banning Mills**  
**-Donna Holder, Owner/Founder Historic Banning Mills**
- 7.II. Commissioner Ben Hicks, Certified County Commissioner Plaque**  
**-Michelle Morgan, Chairman**

**PUBLIC COMMENTS**

Citizens addressed the Board of Commissioners in opposition to data centers: Ellen Feather, Gabriel Eisen, Paul Feather, and Chris Allen. Leslie McPherson, Mayor of Villa Rica, addressed the Board to express her appreciation for the county's most recent donation to the City of Villa Rica's Veteran's Memorial site. She went on to address the ongoing challenges regarding data center placement, emphasizing the need for strategic planning at all levels.

**ZONING SESSION:**

- 9.I. Z-26-04-01 and C-26-04-01: Rezoning request with a Conditional Use to rezone 1 acre from Agriculture to Industrial for bulk storage of propane at 2904 S Hwy 27. Parcel #092-0126, Land Lot 1 of the 11th District. Owner/Applicant: Cottage Lane Properties LLC. Commission District 4.**

**-Ben Skipper, Community Development Director**

The applicant, Sam Duke, was present and addressed the commissioners. Dee Perry spoke in favor of the application and Sybil Rogers, neighbor to the

**MINUTES**  
**CARROLL COUNTY, GEORGIA**  
**Board of Commissioners MEETING**  
**Tuesday, May 5, 2026 – 6:00 PM**

property, spoke in opposition to the application for rezoning. Johnny Sims, Area Safety Manager for Thompson Gas, addressed the health concerns that were raised by Ms. Rogers. Victoria Jenkins, who lives with Ms. Rogers, spoke in rebuttal to the application stating property values and noise would be an issue if approved.

On a motion by District 4 Commissioner Steve Fuller and seconded by District 1 Commissioner Montrell McClendon, the Board of Commissioners voted unanimously to **Approve** with **TWO STIPULATIONS**: 1) The applicant must adhere to the current proposed use; any other use in the future will have to go back before the Board of Commissioners for approval, and 2) a recorded easement to access the 1 acre is required.

**CONSENT AGENDA: Items under this action were discussed at the Work Session on Thursday, April 30, 2026, now available for view on [www.carrollcountyga.gov](http://www.carrollcountyga.gov) and will be presented for consideration as a single item. Only one vote will be taken.**

On a motion by District 5 Commissioner Ben Hicks and seconded by District 6 Commissioner Danny Bailey, the Board of Commissioners voted unanimously to **Approve** all listed under the Consent Agenda as follows:

- 10.I. Grant Application for the Carroll County Sheriff's Office for Peer Support and Second Chance Initiative Expansion**  
**Resolution in Support of a \$1.3 Million Grant Proposal to Extend Mental Health and Substance Abuse Services and to Establish Monitored Pre-Trial and Post - Trial Diversion Strategies**

**-Andrew Peterson, Emergency Management Specialist, Carroll County Sheriff's Office**

- 10.II. Resolution Recommended by Carroll County Board of Education**  
Resolution of the Board of Commissioners of Carroll County to Assure Compliance with the Constitution of the State of Georgia by Assessing and Providing for the Collection of a Direct Annual Tax Sufficient to Pay the Principal of and Interest on General Obligation Sales Tax Bonds to be Issued by the Carroll County School District In the Aggregate Principal Amount of \$51,000,000, as Authorized at an Election Held for that Purpose on March 18, 2025, pursuant to and In Conformity With the Constitution and Statutes of the State of Georgia, and for Other Purposes.  
**-Stacey Blackmon, County Attorney**

- 10.III. Victory Church Road Bridge**  
Consideration of use of \$2.1 Million Local Road Assistance funds to replace the Victory Church Road Bridge, and approve the selection of Sastry & Associates, Inc. as the Structural Engineer and authorize the Chairman to negotiate and approve the Engineer's contract and take all necessary action in connection therewith.  
**-Danny Yates, Public Works Director**

**MINUTES**  
**CARROLL COUNTY, GEORGIA**  
**Board of Commissioners MEETING**  
**Tuesday, May 5, 2026 – 6:00 PM**

**10.IV. Armored Vehicle Purchase with DHS/FEMA Grant**

Consideration of purchase of Rook armored utility vehicle to serve as an emergency management response vehicle for an amount not to exceed \$500,800, to be funded by a Department of Homeland Security / FEMA Grant, and authorize the Chairman to execute all documents and take all necessary action in connection therewith.

-Sgt. *Brandon Wiggins*, Deputy Director, Carroll County Sheriff's Office of  
Emergency Management

**BUSINESS SESSION**

**11.I. Request for Annexation into the City of Mount Zion (Added)**

Consideration of Notice of Proposed Annexation of Parcel #037 0108 located at 1620 Five Points Road, filed by Jessica Nash, into the City of Mount Zion with proposed rezoning from R-4 Residential to Rural Development (Located in District 6)

– Commissioner *Danny Bailey*

On a motion by District 6 Commissioner Danny Bailey and seconded by District 3 Commissioner Tommy Lee, the Board of Commissioners voted unanimously to Approve to send an Opposition Letter from Chairman Morgan to the Mayor of Mount Zion for the annexation application.

**11.II. FY 2026 - 2027 Carroll County Budget**

Notice to the Commission of the advertisement for the proposed FY2025-2026 Carroll County Budgets and the Public Hearing and Adoption Dates. **(NOTE: No action has been taken on this item.)**

-Chairman *Michelle Morgan*

**11.III. Selection of Construction Manager at Risk - Sheriff's Office**

**Replacement & Jail Modernization Project, including the Mental Health Addition Project.**

Selection of Ra-Lin & Associates, Inc. as the Construction Manager at Risk for the Sheriff's Office Replacement & Jail Modernization Project, including the Mental Health Addition, and to authorize the Chairman to negotiate and execute the contract and take all other actions in connection with the project.

On a motion by District 3 Commissioner Tommy Lee and seconded by District 1 Commissioner Montrell McClendon, the Board of Commissioners voted to **Approve** 5-2 with Commissioners Steve Fuller and Danny Bailey opposed.

**MINUTES**  
**CARROLL COUNTY, GEORGIA**  
**Board of Commissioners MEETING**  
**Tuesday, May 5, 2026 – 6:00 PM**

**EXECUTIVE SESSION (If Needed)**

On a motion by District 2 Commissioner Clint Chance and seconded by District 5 Commissioner Ben Hicks, the Board of Commissioners voted unanimously to Approve to move into Executive Session for the purpose of Real Estate.

On a motion by District 2 Commissioner Clint Chance and seconded by District 1 Commissioner Montrell McClendon, the Board of Commissioners voted unanimously to Approve to reconvene from Executive Session.

**ADJOURNMENT**

On a motion by District 1 Commissioner Montrell McClendon and seconded by District 5 Commissioner Ben Hicks, the Board of Commissioners voted unanimously to Approve to adjourn at 6:54 p.m.

Respectfully Submitted:

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Sandra Huey, County Clerk

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Michelle Morgan, Chairman

**MINUTES**  
**CARROLL COUNTY BOARD OF COMMISSIONERS**  
**EXECUTIVE SESSION**  
**May 5, 2026**

In compliance with *O.C.G.A. §50-14-1(e)(2)(C)*, the minutes of the May 5, 2026 Executive Session of the Carroll County Board of Commissioners will be available for review by each District Commissioner at the May 28, 2026 Board of Commissioners Work Session. The Executive Session minutes will be considered for approval, as previously circulated, at the June 2, 2026 Commission Meeting.

*O.C.G.A. §50-14-1(e)(2)(C) states: Minutes of executive sessions shall also be recorded but shall not be open to the public ...*



## Carroll County Planning Commission Agenda

May 19, 2026 6:00 PM

1. Call To Order

2. Roll Call

3. Approval of Minutes

4. Hearing Procedures

- **The applicant and anyone speaking in favor of the request shall be allowed a TOTAL of *ten* minutes to present their request.**
- **Anyone opposed to the request shall also have a TOTAL of *ten* minutes to present their opposition. (If there are multiple speakers for or against an application, please be mindful to allow others to speak, should they wish to do so.)**
- **The applicant shall then be allowed a TOTAL of *two* minutes to speak in rebuttal.**

5. Requests

5.I. ~~C-26-05-01: Conditional Use request to construct a 259 ft tall telecommunication tower facility at 23 Powell Chapel Rd. Parcel #170-0060, Land Lot 33 of the 6<sup>th</sup> District. Owner/Applicant: Roblero Laydix Arlette /Diamond Communications, LLC. Commission District~~

2. **APPLICATION WITHDRAWN**

5.II. **C-26-05-02:** Conditional Use request to construct a 225 ft tall telecommunication tower facility at 4212 W HWY 166. Parcel #060-0096, Land Lot 75 of the 10<sup>th</sup> District. Owner/Applicant: Jess Farmer/Verizon Wireless. Commission District 6.

6. Business Session

7. Adjournment



# Carroll County Department of Community Development

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## Carroll County Planning Commission May 19, 2026 MINUTES

- I. Call to Order. Chairman Doyal called the meeting to order at 6:00 PM.
- II. Roll Call. The Zoning Administrator called the roll. Present: Jerry Doyal, Jeffrey Vance, Deaidra Wilson, Mike Land, Paul Dement, Kim Hagen. Absent: Jamie Beam.
- III. Minutes. The April minutes were unanimously approved on a motion by Commissioner Hagen, seconded by Commissioner Dement, 6-0.
- III. Hearing Procedures. Chairman Doyal reviewed the hearing procedures, copies of which are available and made part of the agenda for reference.
- IV: Requests:

~~C-26-05-01: Conditional Use request to construct a 259 ft tall telecommunication tower facility at 23 Powell Chapel Rd. Parcel #170-0060, Land Lot 33 of the 6<sup>th</sup> District. Owner/Applicant: Roblero Laydix Arlette /Diamond Communications, LLC. Commission District 2. APPLICATION WITHDRAWN~~

**C-26-05-02: Conditional Use request to construct a 225 ft tall telecommunication tower facility at 4212 W HWY 166. Parcel #060-0096, Land Lot 75 of the 10<sup>th</sup> District. Owner/Applicant: Jess Farmer/Verizon Wireless. Commission District 6.**

Wayne Bruce presented the request on behalf of the applicant.

Commissioner Dement made a motion to recommend approval and Commissioner Wilson seconded. The recommendation for approval unanimous, 6-0. **RECOMMEND APPROVAL**

VI: Business Session. Staff informed the Board that they will vote on Chairman and Vice Chairman at the June meeting.

The meeting was adjourned at 6:07 PM.



# Carroll County Department of Community Development

997 Newnan Rd  
P.O. Box 338

Carrollton, GA 30117  
(770) 830-5861

## CONDITIONAL USE APPLICATION

Date Received: 4/21/26  
Received by: [Signature]

Please complete the blanks with the requested information. If any of the information or required materials is missing or incomplete, the application will not be processed.

APPLICANT

**Applicant Name:** Verizon Wireless  
**Address:** 10300 Old Alabama Rd Connector **City:** Alpharetta **State:** Georgia **Zip:** 30022  
**Phone:** (904) 463-4185 **Fax:** ( ) **Email:**  
Donna Atkinson (datkinson@verizonwireless.com)  
**Agent Name:** Wayne Bruce  
**Address:** 1901 Munford Place **City:** McDonough **State:** GA **Zip:** 30252 **Phone:** (770-500-7072)  
**Fax:** ( ) **Email:** wbruce@pyramidns.com  
**Owner Name (If different from applicant):** Jess Farmer  
**Address:** 4212 Highway 166, Carrollton, GA 30117  
**Phone:** (770) 328-2550 **Fax:** ( )

(Note: A notarized statement signed by the property owner(s) authorizing the applicant to make this request

PROJECT

**Project Name:** Highway 166 Conditional Use  
**Location (attach location map):** See Attached Survey and Construction Drawings  
**Proposed Use:** Cell Tower  
**Square Footage of Proposed Residence:** N/A  
*(must be at least 1,230 square feet)*  
**Total acreage:** 41.09 Acres  
**Describe Proposed Conditional Use:**  
Verizon Wireless proposes construction of a 225 foot, Self-Supported communications tower. There will be a 10 foot lightning rod on top of the tower making the overall height 235 feet.

Staff Use Only

Land Lot \_\_\_\_\_ of the \_\_\_\_\_ District, Carroll County Tax Map \_\_\_\_\_ Parcel \_\_\_\_\_



# Carroll County Department of Community Development

997 Newnan Rd  
P.O. Box 338

Carrollton, GA 30117  
(770) 830-5861

## SPECIFIC INFORMATION

**Describe how the proposed Conditional Use will affect:**

*Traffic: Negligible: (Once construction is complete, a Verizon Technician visits the site about one time monthly).*

*Parking: Negligible: (Usually no more than one vehicle per monthly visit)*

*Availability of Public Facilities/Utilities: N/A*

*Other relevant Impacts of the Proposal:*

**Describe how the proposed Conditional Use will be a benefit to the public.** See RF Statement attached. The cell tower with Verizon facilities will improve cellular capability in the general area.

### Required Materials to Accompany the Application:

1. Completed application and the fee.
2. Copy of deed, lease, option agreement or other evidence of ownership or applicant's interest in the property. If the applicant is not the owner, attach a notarized statement signed by the owner authorizing the applicant to request the amendment.
3. All required items listed in the **Submittal Requirements checklist**.

### Return Form to:

Department of Community Development  
997 Newnan Rd  
Carrollton, Georgia 30117

### For Department Use Only

Application No: \_\_\_\_\_  
Filing Fee: \_\_\_\_\_  
Pre-Application Conf: \_\_\_\_\_  
Date Advertised: \_\_\_\_\_  
Date Notices Sent: \_\_\_\_\_  
PC Public Hearing Date: \_\_\_\_\_  
BoCC Public Hearing Date: \_\_\_\_\_  
Disposition: \_\_\_\_\_  
Approved by Resolution #: \_\_\_\_\_



# Carroll County Department of Community Development

997 Newnan Rd  
P.O. Box 338

Carrollton, GA 30117  
(770) 830-5861

## SKETCH OF PROPERTY

Please check:

☐

COMMERCIAL

☒

OTHER: \_\_\_\_\_

- Provide a sketch of the proposed building location, driveway, septic tank location, and all other structures.
- Show the **dimensions** of the lot and all setbacks from the house and other structures to all property lines.
- The front setback shall always be measured from the centerline of the frontage road(s).
- Show location of any wells, trash pits, and all easements (drainage or utility) located on the property.
- Show distance to nearest stream or lake on property. If not within 200 feet of a stream or lake, please note.

Provide a complete listing of all existing structures that are now on the property: House

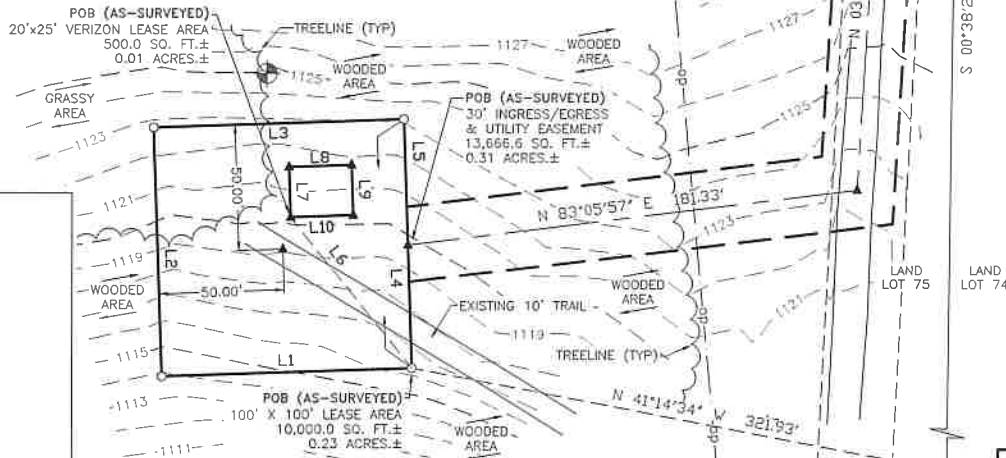
Describe the type of structure that you plan to build: *(If a residence, must be at least 1,230 sf unless expressly approved by the Board of Commissioners)* Cell tower

Is this a multiple road frontage lot? NO

# SURVEYOR'S NOTES

1. This is a Rawland Tower Survey, made on the ground under the supervision of a Georgia Registered Land Surveyor. Date of field survey is October 20, 2025.
2. The following surveying instruments were used at time of field visit: Topcon GM-55 and Topcon Hiper SR G.P.S. receiver, (R.T.K. network capable).
3. Bearings are based on Georgia West State Plane Coordinates NAD 83 by GPS observation.
4. No underground utilities, underground encroachments or building foundations were measured or located as a part of this survey, unless otherwise shown. Trees and shrubs not located, unless otherwise shown.
5. Benchmark used is a GPS Continuously Operating Reference Station, PID DH3584. Onsite benchmark is as shown hereon. Elevations shown are in feet and refer to NAVD 88.
6. This survey was conducted for the purpose of a Rawland Tower Survey only, and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other similar entity.
7. Attention is directed to the fact that this survey may have been reduced or enlarged in size due to reproduction. This should be taken into consideration when obtaining scaled data.
8. This Survey was conducted with the benefit of an Abstract Title search.
9. Surveyor hereby states the Geodetic Coordinates and the elevation shown for the proposed centerline of the tower are accurate to within +/- 20 feet horizontally and to within +/- 3 feet vertically (FAA Accuracy Code 1A).
10. Survey shown hereon conforms to the Minimum Requirements as set forth by the State Board for a Class "A" Survey.
11. Field data upon which this map or plot is based has a closure precision of not less than one-foot in 15,000 feet (1:15,000) and an angular error that does not exceed 10 seconds times the square root of the number of angles turned. Field traverse was not adjusted.
12. This survey is not valid without the original signature and the original seal of a state licensed surveyor and mapper.
13. This survey does not constitute a boundary survey of the Parent Tract. Any parent tract property lines shown hereon are from supplied information and may not be field verified.
14. At the time of the survey, there were not any encroachments affecting the Vertical Bridge Lease area or easements.
15. The Vertical Bridge Access and Utility Easement runs to a public right-of-way.
16. The Vertical Bridge Lease area and easements all lie entirely within the Parent Parcel.

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 88°04'14" W | 100.00'  |
| L2   | N 01°55'46" E | 100.00'  |
| L3   | N 88°04'14" E | 100.00'  |
| L4   | S 01°55'46" E | 100.00'  |
| L5   | S 01°55'46" E | 50.00'   |
| L6   | N 38°34'44" W | 77.90'   |
| L7   | N 01°55'46" W | 20.00'   |
| L8   | N 88°04'14" E | 25.00'   |
| L9   | S 01°55'46" E | 20.00'   |
| L10  | S 88°04'14" W | 25.00'   |



SEE SHEET 2 OF 2  
PARENT TRACT OVERVIEW

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |                                                                                                                             |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-----------------------------------------------------------------------------------------------------------------------------|
| <b>TOWER INFO</b><br>CENTER OF TOWER:<br>LATITUDE: 33°33'27.085" NORTH<br>LONGITUDE: 85°10'23.556" WEST<br>(NAD 83)<br>GROUND ELEVATION: 1119'<br>ABOVE MEAN SEA LEVEL (NAVD88)<br>SITE ADDRESS:<br>4212 W HIGHWAY 166<br>CARROLLTON, GA 30117                                                                                                                                                                                                                            |  | BY<br>DATE<br>REVISION                                                                                                      |
| <b>VICINITY MAP</b><br>NOT TO SCALE<br>GRID NORTH<br>GRID TO TRUE NORTH<br>CONVERGENCE<br>-0°33'23.15786"<br>TRUE NORTH TO MAGNETIC<br>DECLINATION<br>5°2' W<br>COMBINED SCALE FACTOR<br>1.000007856                                                                                                                                                                                                                                                                      |  | PROJECT NO.<br>25-1268<br>SHEET 1 OF 2                                                                                      |
| <b>LEGEND</b><br>○ = 5/8" REBAR SET<br>● = FOUND PROPERTY MARKER<br>POB = POINT OF BEGINNING<br>POC = POINT OF COMMENCEMENT<br>POE = POINT OF ENDING<br>▲ = CALCULATED POINT<br>(R) = REFERENCED INFORMATION<br>(M) = MEASURED<br>⊕ = POWER POLE<br>+ = GUY ANCHOR<br>□ = POWER BOX<br>□ = TELEPHONE PEDESTAL<br>⊙ = GROUNDING ROD<br>⊙ = SPOT ELEVATION<br>⊕ = TEMPORARY BENCHMARK<br>5/8" REBAR SET<br>ELEVATION: 1124.61'<br>ROW = RIGHT-OF-WAY<br>OP = OVERHEAD POWER |  | SWW Engineering Group, Inc.<br>130 Business Center Drive<br>Carrollton, Georgia 30117<br>PH: 202-552-6985<br>www.swengr.com |
| <b>FLOOD NOTE</b><br>By graphic plotting only, the subject property appears to lie in Zone "X" of the Flood Insurance Rate Map Community Panel No. 13045C0245D, which bears an effective date of September 19, 2007 and IS NOT in a special flood hazard area. Zone "X": Areas determined to be outside the 0.2% annual chance floodplain.                                                                                                                                |  | HIGHWAY 166A<br>US-GA-5812<br>LAND LOT 75, 10TH DISTRICT<br>CARROLL COUNTY, GEORGIA                                         |

RESERVED FOR CLERK OF COURT RECORDING INFORMATION

M2C Geomatics and Design, PLLC  
 4800 THE WOODS ROAD  
 KATY, TEXAS, TX 77459  
 282-761-1555  
 www.m2cgd.com  
 SURVEYING & ENGINEERING FROM THE MOUNTAINS TO THE COAST



# Carroll County Department of Community Development

997 Newnan Rd  
P.O. Box 338

Carrollton, GA 30116  
(770) 830-5861

C-26-05-02

## CONDITIONAL USE

**COMMISSION DISTRICT:** 6

**PLANNING COMMISSION MEMBER:** Jamie Beam

**COUNTY COMMISSIONER:** Danny Bailey

### **PUBLIC HEARING DATES**

**PLANNING COMMISSION:** May 19, 2026

**BOARD OF COMMISSIONERS:** June 2, 2026

**REQUEST:** Conditional Use request to construct a 225 ft tall telecommunication tower facility.

**APPLICANT:** Jess Farmer/Verizon Wireless

**ACREAGE:** 41.09

**PARCEL NUMBER(S):** 060-0096

**LOCATION:** 4212 W HWY 166

**Current Zoning:** Agriculture

**Future Land Use:** Agriculture

**PROJECT DESCRIPTION:** The applicant is requesting a Conditional Use to construct a 225 ft tall telecommunication tower facility on 41.09 acres.

### **SURROUNDING PROPERTIES:**

|       | Current Zoning | Land Use    |
|-------|----------------|-------------|
| North | Agriculture    | Residential |
| East  | Agriculture    | Residential |
| South | Agriculture    | Residential |
| West  | Agriculture    | Residential |

### **REVIEW CRITERIA AND STANDARDS FOR CONSIDERING CONDITIONAL USE PERMITS:**

**A. Whether or not there will be a significant adverse effect on the neighborhood or area in which the proposed use will be located.**

The proposed use would not an adverse effect on the neighborhood. There is an existing cell tower across the road.



## Carroll County Department of Community Development

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**B. Whether or not the use is otherwise compatible with the neighborhood.**

The proposed use would be compatible with the neighborhood.

**C. Whether or not the use proposed will result in a nuisance as defined under state law.**

The proposed use could result in a nuisance as defined under state law.

**D. Whether or not quiet enjoyment of surrounding property will be adversely affected.**

The quiet enjoyment of surrounding property could be affected.

**E. Whether or not property values of surrounding property will be adversely affected.**

The surrounding property values could be affected.

**F. Whether or not adequate provisions are made for parking and traffic considerations.**

Not applicable.

**G. Whether or not the site or intensity of the use is appropriate.**

Yes, it would be appropriate if approved.

**H. Whether or not special or unique conditions overcome the board of commissioners' general presumption that residential neighborhoods should not allow non-compatible business uses.**

There are no special or unique conditions to this request.

**I. Whether or not adequate provisions are made regarding hours of operation.**

Not applicable.

**J. Whether or not adequate controls and limits are placed on commercial and business deliveries.**

Not applicable.

**K. Whether or not adequate landscape plans are incorporated to ensure appropriate transition.**

Yes, plans have been incorporated.

**L. Whether or not the public health, safety, welfare, or moral concerns of the surrounding neighborhood will be adversely affected.**

The public health, safety, welfare, and moral concerns of the surrounding neighborhood could be adversely affected.

**M. Whether the applicant can vary from any minimum required lot size requirement.**

The applicant does not wish to split the existing property.



# Carroll County Department of Community Development

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(770) 830-5861

## DEPARTMENTAL COMMENTS:

**Carroll County Public Works:** No comments at the time of this report.

**Carroll County Board of Education:** No comments at the time of this report.

**Carroll County Water Authority:** No comments at the time of this report.

**Carroll County Fire:** No comments.

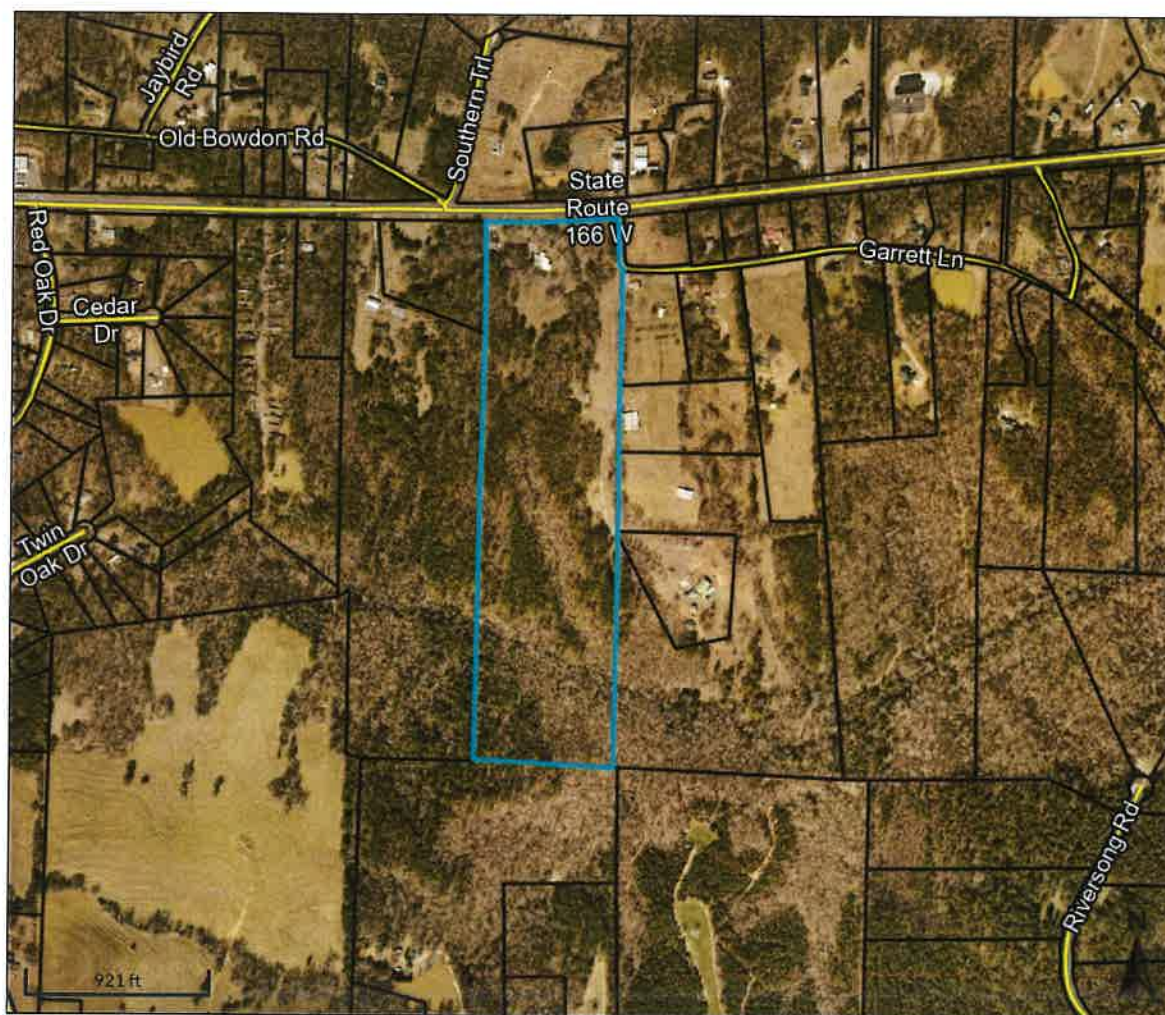
**Carroll County Engineer:** No comments at the time of this report.

All received departmental comments/documents are available upon request.

**STAFF COMMENTS:** The applicant is requesting a Conditional Use to construct a 225 ft tall telecommunication tower facility at 4212 W HWY 166. There is an existing cell tower across the street from this proposed site.

## STAFF RECOMMENDATION: APPROVAL

**PUBLIC NOTIFICATIONS:** As required by Sections 14.3 and 14.4 of the Carroll County Zoning Ordinance, the public has been notified in the *Times-Georgian* by May 5, 2026; a sign was posted on the subject property, and all adjacent property owners received notification of the Conditional Use Request via U.S. mail.



Overview



Legend

- Parcels
- Roads

Parcel ID 060 0096  
 Class Code Agricultural  
 Taxing District COUNTY  
 Acres 41.09

Owner FARMER JESS E & VIRGINIA  
 4212 W HWY 166  
 CARROLLTON, GA 30117  
 Physical Address 4212 W 166 HWY  
 Assessed Value Value \$395615

| Last 2 Sales |       |        |      |
|--------------|-------|--------|------|
| Date         | Price | Reason | Qual |
| 2/15/2016    | 0     | PB     | U    |
| 7/23/1996    | 0     | FS     | U    |

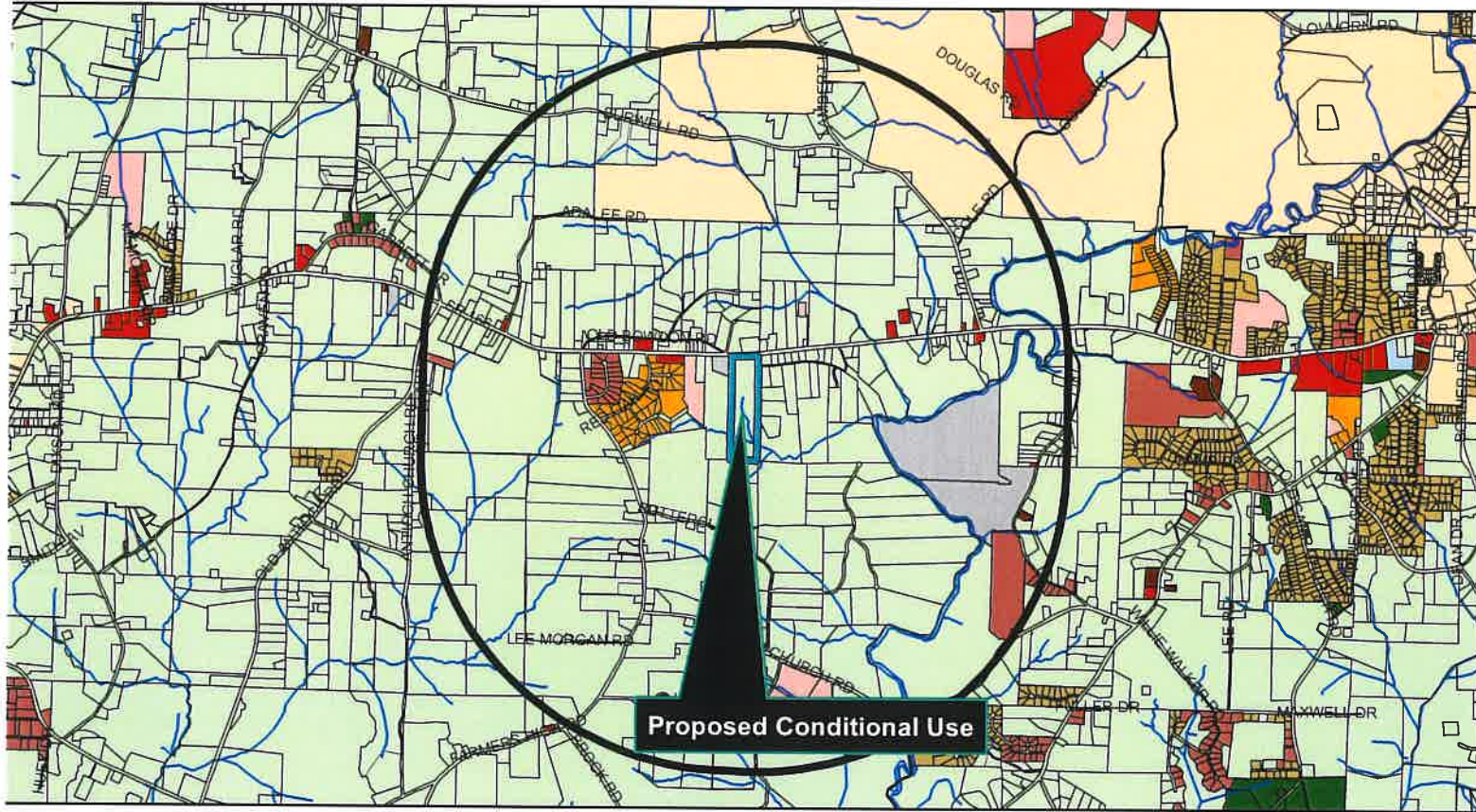
(Note: Not to be used on legal documents)

Date created: 4/29/2026  
 Last Data Uploaded: 4/28/2026 5:53:26 PM

Developed by  **SCHNEIDER**  
 GEOSPATIAL

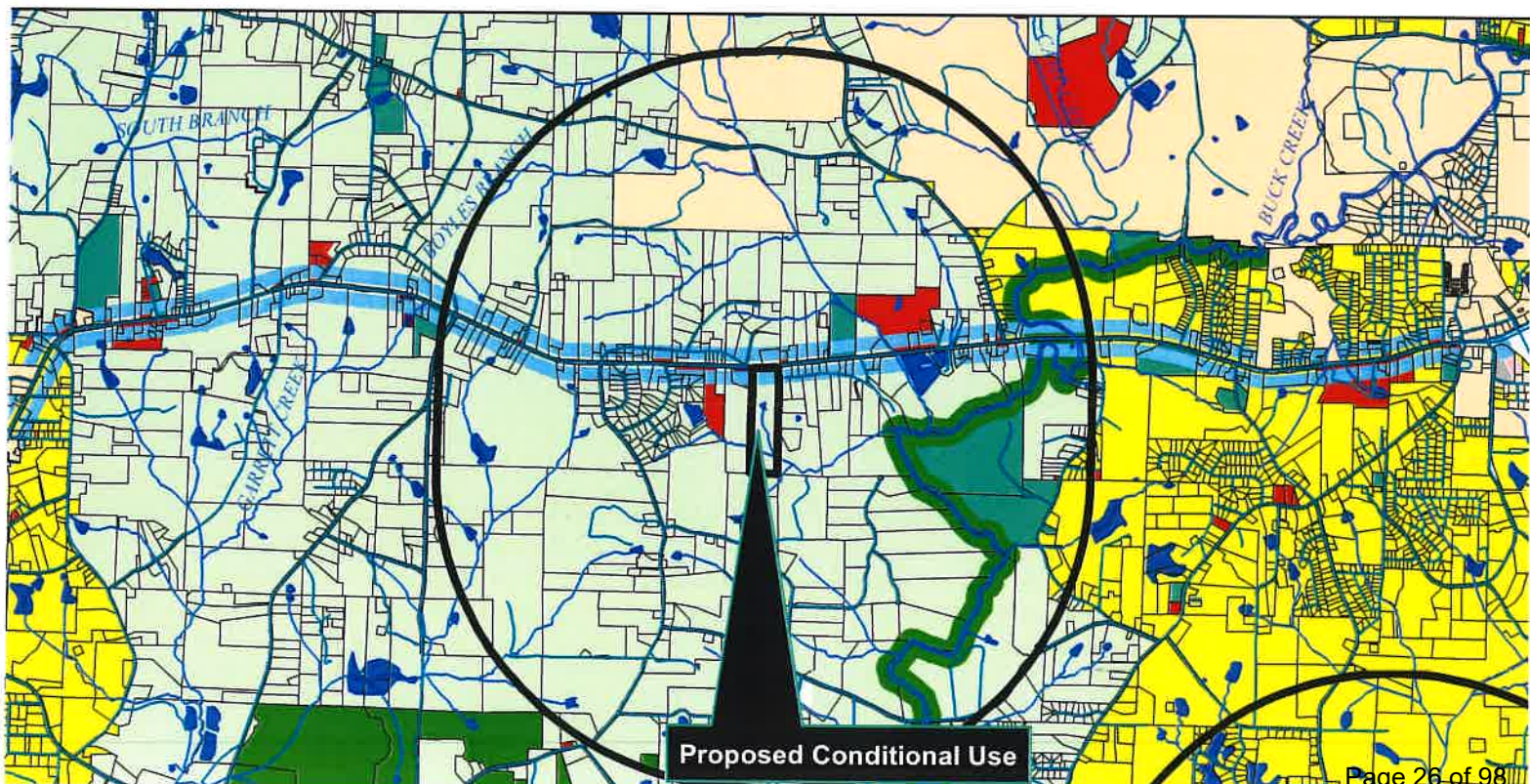
Conditional Use request  
for a 225 ft tall telecommunication tower  
Owner/Applicant:  
Bess Farmer/Verizon Wireless  
Parcel 060-0096

- |                             |                                           |                                           |
|-----------------------------|-------------------------------------------|-------------------------------------------|
| 1.5 Mile Radius             | TP – Technology Park                      | PUD - Planned Unit Development*           |
| Municipal                   | OI - Office and Institutional             | R1 - Single Family Home ( 3 ac min.)*     |
| A - Agriculture (4 ac min.) | HDDR - High Density Detached Residential* | R2 - Single Family Home ( 1 ac min.)      |
| C - Commercial              | MFR - Multi-Family Residential            | R3 - Single Family Home ( 0.5 ac min.)*   |
| I - Industrial              | MHS- Manufactured Home Subdivision        | R30 - Single Family Home ( 0.75 ac min.)* |



### Future Land Use

- |                 |             |                  |                 |
|-----------------|-------------|------------------|-----------------|
| 1.5 Mile Radius | Agriculture | Industrial       | Residential     |
| Primary         | Commercial  | Park/Rec/Con     | Trans/Comm/Util |
| Secondary       | Fairfield   | Public/instituti |                 |





**10300 Old Alabama Connector Road  
Alpharetta, GA 30022-1117**

March 26<sup>th</sup>, 2026

Ms. Kim Dutton  
Carroll County Department of Community Development  
Carroll County  
997 Newnan Rd,  
Carrollton, GA 30117

**Re: Proposed 225-foot Telecommunications Facility to be located near 1480 Tobe Wells Rd  
Elberton, GA 30635, Parcel ID: 0009 0017**

Dear Ms. Dutton,

The proposed 225-foot telecommunications facility to be located near 4212 W Highway 166, Carrollton, Georgia is strategically located to enable Verizon to provide reliable voice and broadband data coverage to Carroll County. As indicated on the accompanying exhibits, the proposed facility will greatly improve wireless service to the nearby residential and commercial areas.

The primary objective of this site is to provide significant high-speed voice and broadband coverage improvements along Georgia State Route 166 (Hwy), Farmers High Road, Burwell Rd, Simonton Mill Rd, Lovvorn Rd, as well as other locations within the desired service area. Current coverage in this area is mostly limited to vehicular or outdoor usage. Indoor-coverage is marginal. The proposed site will allow Verizon to improve the reliability of service to businesses and customers residing in these areas. This site will also provide capacity relief by offloading one existing Verizon site. Without capacity relief, user throughputs will significantly slow down and delays in accessing the network will increase.

The proposed tower height is the minimum height needed to properly provide improved broadband coverage and accommodate anticipated future growth for wireless demand in this area. The proposed facility will allow Verizon to mount cellular antennas at a height of 220 feet above ground level (1119 feet above mean sea level), which is critical to achieve quality coverage and indoor-level service quality in this portion of Carroll County. Standard sector frames for antennas will be used for each wireless tenant which also maximizes collocation opportunities, and more easily allows the addition of new FCC spectrum and wireless products and services as technology improves. The location of this site will also enable Verizon to provide additional calling and data resources that might be needed in the event of an emergency.

Verizon made every attempt to utilize any existing structures to meet the network design goals. There are no known, registered antenna structures or collocation opportunities within the targeted search area that would enable Verizon to achieve the primary engineering objectives.

Verizon provides Commercial Mobile Radio Services ("CMRS") under licenses granted by the Federal Communications Commission ("FCC"). Pursuant to these licenses, Verizon is authorized to provide CMRS and operate a CMRS network in many geographic areas throughout the nation, including Carroll County, GA. The FCC exclusively regulates all technical aspects of Verizon's operations and network and preempts all state and local regulation of radio frequency transmissions. The FCC rules protect co-channel and adjacent licensees against harmful interference. The proposed facility will be designed and built in compliance with all applicable FCC requirements. The following points cover Verizon's practices pertinent to complying with the FCC requirements:

1. Verizon locates its transmitting antenna(s) in order to maximize vertical and horizontal separation from other operator's systems to minimize interference potential.
2. All operating hardware at the site is type-accepted by the FCC as far as emission levels within our licensed frequency band in addition to spurious emissions outside of our frequency band.
3. The power levels generated by the base station hardware and corresponding effective radiated power (ERP) from the transmit antenna(s) are within the limitations specified by Part 22 (for cellular), Part 24 (for PCS), or Part 101 (for microwave) of the Commission's Rules.
4. Intermodulation studies are prepared and analyzed considering all other wireless carriers on our tower to ensure no mixing of frequencies will create harmful interference to or from our wireless system.

The FCC has established safety rules relating to potential RF exposure from cell sites. The rules are codified at 47 C.F.R § 1.1310. The FCC provides guidance on how to ensure compliance with its rules in the FCC Office of Engineering and Technology Bulletin 65, available at:

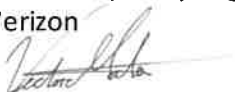
[https://transition.fcc.gov/Bureaus/Engineering\\_Technology/Documents/bulletins/oet65/oet65.pdf](https://transition.fcc.gov/Bureaus/Engineering_Technology/Documents/bulletins/oet65/oet65.pdf)

The FCC developed the RF standards, known as Maximum Permissible Exposure (MPE) limits, in consultation with numerous other federal agencies, including the Environmental Protection Agency, the Food and Drug Administration, and the Occupational Safety and Health Administration. The FCC provides information about the safety of radio frequency (RF) emissions from cell towers on its website at: <https://www.fcc.gov/engineering-technology/electromagnetic-compatibility-division/radio-frequency-safety/faq/rf-safety>. Please refer to the FCC Office of Engineering and Technology Bulletin 65 and the attached Verizon RF Brochure for information on RF exposure guidelines, RF safety, and landlord responsibilities.

For the above-mentioned reasons, the Verizon Network Team respectfully requests approval of the Special Use permit application to allow the proposed 225-foot telecommunications facility, which will allow Verizon to continue to provide the most reliable wireless network to the residents and businesses of Carroll County, GA. Thank you for your thoughtful consideration of this request.

Sincerely,

Victor Mata  
Radio Frequency Engineer  
Verizon



# HWY 166 GA

**RF Justification  
RF Network Team  
March 30<sup>th</sup> 2026**



**verizon**

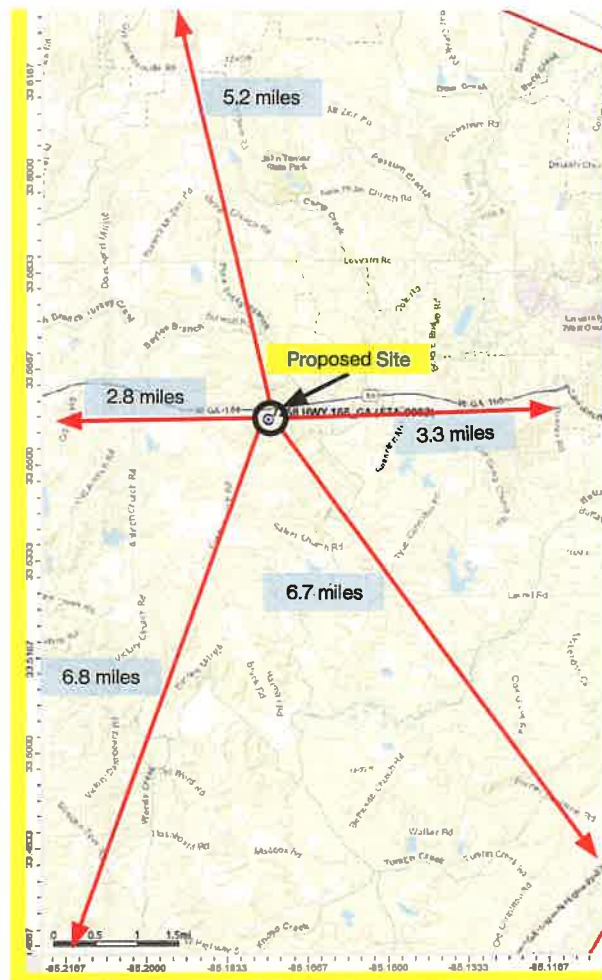
**\*Not for public distribution**

## Distance of proposed site to existing VZ neighboring sites

### Proposed Location

near 4212 W Highway 166, Carrollton,  
GA 30117

33.557524, -85.173213

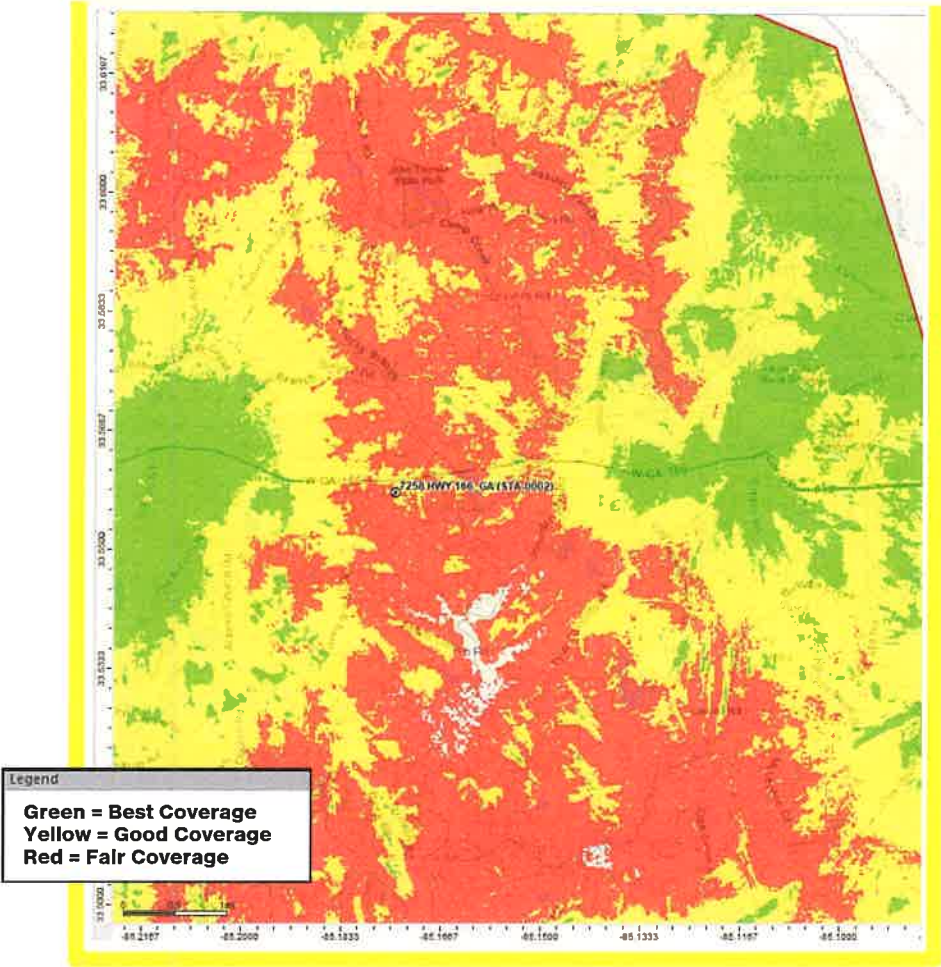


verizon

Verizon confidential and proprietary. Unauthorized disclosure, reproduction or other use prohibited.

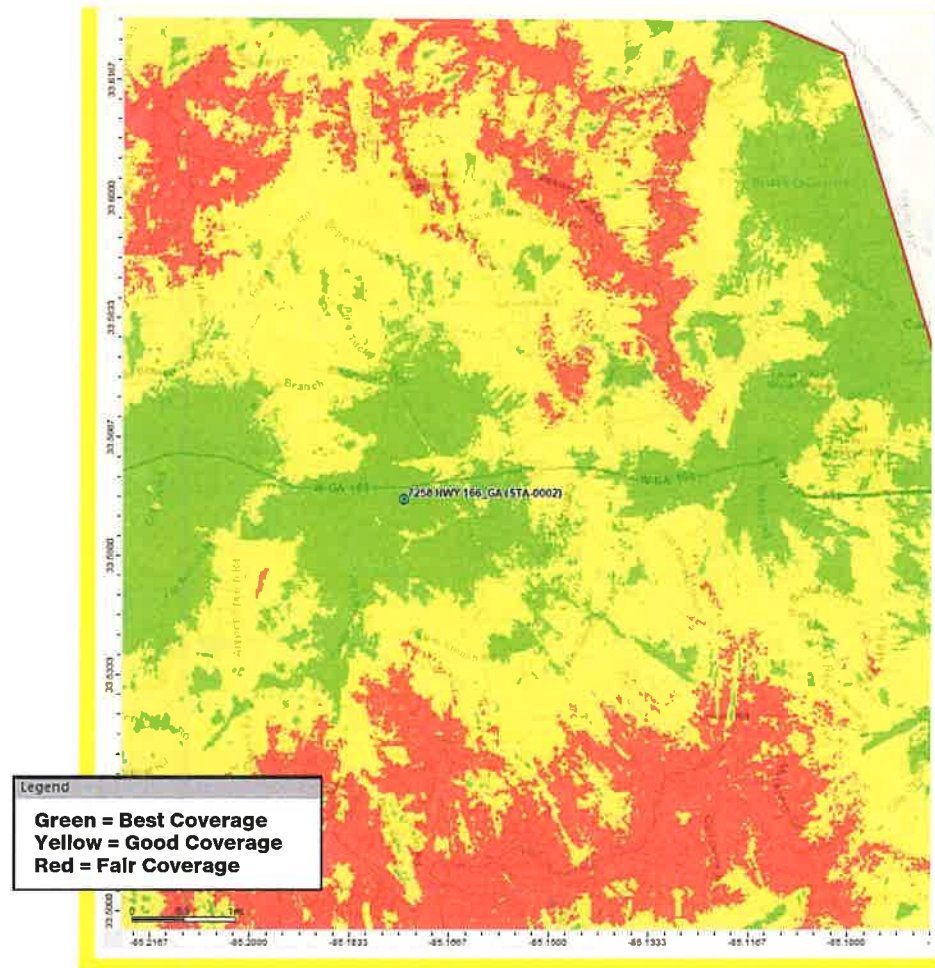
2

# Current Coverage Prediction



Verizon confidential and proprietary. Unauthorized disclosure, reproduction or other use prohibited.

## Coverage Prediction with site at proposed location (CL 220')



verizon

Verizon confidential and proprietary. Unauthorized disclosure, reproduction or other use prohibited.

4

**CARROLL COUNTY BOARD OF COMMISSIONERS RESOLUTION**  
**JUNE 2, 2026**

**A RESOLUTION EXTENDING A MORATORIUM FOR AN ADDITIONAL ONE  
HUNDRED (100) DAYS ON THE ESTABLISHMENT OF ACCEPTANCE OF  
APPLICATIONS, THE ISSUANCE OF LAND DISTURBANCE PERMITS, AND THE  
ISSUANCE OF OTHER PERMITS FOR DEVELOPMENT OF ANY DATA CENTER,  
BATTERY ENERGY STORAGE SYSTEM, AND SOLAR POWER FARMS;  
AND FOR OTHER LAWFUL PURPOSES**

WHEREAS, the Carroll County Board of Commissioners (the “Board”) is charged with the responsibility of protecting the health, safety, and welfare of the residents of Carroll County; and

WHEREAS, in accordance with Section 8(a)(10) of its enabling legislation, 1989 Ga. Laws, p. 3546, et. seq., as amended, the Board has the power and authority to “regulate land use by implementing the Carroll County future land use plan and by the adoption of other planning and zoning ordinances which relate reasonably to the public health, safety, morality, and general welfare of the County and its citizens;” and

WHEREAS, the Board adopted “A Resolution Enacting A Moratorium For One Hundred (100) Days On The Establishment Of, Acceptance Of Applications, The Issuance Of Land Disturbance Permits, And The Issuance Of Other Permits For Development Of Any Data Center, Battery Energy Storage System, And Solar Power Farms; And For Other Lawful Purposes” (the “March Resolution”) on March 3, 2026, which is set to expire on June 11, 2026;

WHEREAS, the Resolution included a moratorium (the “Moratorium”) on the planning, development, and construction of server centers, which are also commonly known as data centers and including crypto mining facilities, battery energy storage systems or BESS facilities, solar panel farms, and other similar facilities, operations, and land uses (the “New Technology Facilities and Uses”); and

WHEREAS, the Carroll County Community Development staff is in the process of a review and revision of the Carroll County Zoning Ordinance;

WHEREAS, the Carroll County Community Development staff requires further time to complete revisions and to research and consider changes to the ordinances prior to advertising and submitting revised proposed ordinances related to the Carroll County Zoning Ordinance including the permitted uses, conditional use permit requirements, and related development regulations to the Board for consideration;

WHEREAS, out of an abundance of caution, the Board wishes to limit zoning and permit applications for uses and activities associated with the New Technology Facilities and Uses for an additional one hundred (100) day period during such time the Carroll County staff will draft revisions to and complete required advertising for the zoning and approval, consideration and implementation.

NOW, THEREFORE, BE IT RESOLVED, by the Carroll County Board of Commissioners as follows:

Extension of Moratorium.

- (a) Effective immediately upon the approval of this Resolution, the Board hereby extends the Moratorium in the March Resolution, including a moratorium on accepting all applications and issuing land disturbance and other permits for activities associated with the New Technology Facilities and Uses for all properties located within the unincorporated area of Carroll County.
- (b) The Board hereby extends the Moratorium, including a moratorium on the establishment of any additional new construction of New Technology Facilities and Uses, and the acceptance by the staff of Carroll County of applications of any kind for or related to any New Technology Facilities and Uses.
- (c) The duration of the extension of the Moratorium shall be until the County adopts a revision of the Carroll County Zoning Ordinance related to the above referenced uses or an addition one hundred (100) days until September 19, 2026, whichever first occurs.
- (d) This extension of the Moratorium shall be effective as of the date of adoption of this Resolution.
- (e) The Carroll County staff, including the members of the Community Development Department, along with the assistance of the County Attorney, are directed to continue their efforts to review and provide suggestions for revisions to the Board of Commissioners of the Carroll County Zoning Ordinance for activities associated with any New Technology Facilities and Uses.

SO RESOLVED this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

CARROLL COUNTY BOARD OF COMMISSIONERS

By: \_\_\_\_\_  
Michelle Morgan, Chairman

Attest:

\_\_\_\_\_  
Sandra Huey, Clerk

## DEVELOPMENT AGREEMENT

(Stripling Chapel and Highway 27 Improvements for Windmill Creekside Project)

**THIS DEVELOPMENT AGREEMENT** is entered into by and among **TAMARACK LAND - CREEKSIDE, LLC**, a Delaware limited liability company ("**Tamarack**") (the "**Developer**") and **CARROLL COUNTY, GEORGIA**, a political subdivision of the State of Georgia (the "**County**"), as of this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

### ARTICLE I RECITALS

WHEREAS, the Developer has requested the approval of the County to allow Developer to use the easement area over certain tracts located in the unincorporated area of the County known as 400 and 416 Stripling Chapel Road, Carrollton, Carroll County, Georgia, and being identified as "Ingress / Egress Easement Tract A: 0.43 Acres" and "Ingress / Egress Easement Tract B: 0.31" on the drawing attached hereto as Exhibit "A" (the "**Easement Area**"), in order to provide access to and from Stripling Chapel Road to Developer's proposed development known as Windmill Creekside located on the property shown on the drawings attached hereto as Exhibit "B" which is located in the City of Carrollton (the "**Project**"), in accordance with that certain Easement Agreement, dated effective November 1, 2023, recorded in Deed Book 6201, Page 328, Carroll County, Georgia Public Real Estate Records, by and among Sunrise, L.L.C., Charles Edward Martin, Ruth M. Buchanan, Terraverde Holdings, LLC, and Themis Asset Recovery, LLC;

WHEREAS, Developer purchased the property for the Project from Terraverde Holdings, LLC, and Themis Asset Recovery, LLC;

WHEREAS, the Project was previously approved by the City of Carrollton under its current zoning classification of R-M with stipulations and proposed development of 246 dwelling units as shown on the drawing attached hereto as Exhibit "B";

WHEREAS, in order to strengthen the public land use process, to encourage private participation in the process, to reduce the economic risk of development for Developer and County, and to reduce the waste of resources, the General Assembly authorized local governments under OCGA § 36-71-13(b) to enter into binding development agreements with property owners or developers for the development of property and the construction or installation of improvements;

WHEREAS, a development agreement permits cities, counties, and other government entities to contract with private interests for the mutual benefit to the public and private developers to assure property developers that may proceed with projects assured that approvals granted by public agencies will not change during the period of development of their projects, and cities and counties are equally assured that costly infrastructure such as roads, sewers, schools, fire protections facilities will be available at the time development projects come on line;

WHEREAS, the Developer and the County have, in good faith, negotiated the terms hereinafter set forth which carry out the legislative purpose set forth above and will assure the parties to this Agreement of mutually desirable development of the subject property;

WHEREAS, this Development Agreement provides the means of attaining the aforementioned objectives and the public benefit to be received as a result of development of the Property through this Agreement;

WHEREAS, improvements are needed at the intersection of Stripling Chapel Road and US Highway 27 South, and the Developer has agreed to pay costs of the improvements required by the Georgia Department of Transportation (“**GDOT**”); and

WHEREAS, the staff of the County Department of Community Development issued its analysis and recommendations concerning the proposed easement for the Project and recommends that all improvements required by GDOT, including the requirements set forth on the plans attached hereto as Exhibit “C” (the “**GDOT Plans**”) as amended from time to time by GOT (the “**GDOT Improvements**”), and improvements to Stripling Chapel Road described on Exhibit “D” (“**County Road Improvements**”) due to the increased traffic to be generated by the Project;

WHEREAS, the County wishes to enter into this Development Agreement for the purposes of assuring that the Developer will construct or fund all GDOT Improvements and County Road Improvements for the proposed Project;

NOW, THEREFORE, in consideration of the premises, and intending to bind the County and the present and future commissions and commissioners governing the County for the term of this Development Agreement, and the Developer and its successors and assigns and successor property developers of all or a portion of the Property, the parties do hereby agree as follows:

## **ARTICLE II INTERPRETATION AND CONSTRUCTION**

1.1 Interpretation. In this Agreement, unless the context otherwise requires, the singular shall include the plural and any pronoun shall include the corresponding masculine, feminine and neuter forms. The words “hereof,” “herein,” “hereto” and “hereunder” and words of similar import when used in this Agreement shall, unless otherwise expressly specified, refer to this Agreement and the exhibits thereto as a whole and not to any particular provision of or exhibit to this Agreement. Whenever the term “including” is used herein in connection with a listing of items included within a prior reference, such listing shall be interpreted to be illustrative only, and shall not be interpreted as a limitation on or exclusive listing of the items included within the prior reference. Any reference in this Agreement to “Section,” “Article,” “Appendix,” “Exhibit” or “Schedule” shall be references to this Agreement unless otherwise stated, and all such Appendices, Exhibits and Schedules shall be incorporated in this Agreement by reference. Unless specified otherwise, a reference to a given law, regulation, or ordinance, shall be a reference to that law, regulation, or ordinance in effect on the date of rezoning of the Property. Unless otherwise stated, any reference in this Agreement to any entity shall include its

permitted successors and assigns, and in the case of any governmental body, authority, official or any instrumentality of same, any governmental body, authority, official or any instrumentality of same succeeding to its functions and authority.

1.2 Construction. The Parties acknowledge that each was actively involved in the negotiation and drafting of this Agreement and that no law or rule of construction shall be raised or used in which the provisions of this Agreement shall be construed in favor of or against either Party because one is deemed to be the author thereof.

1.3 Recitals. The Recitals in Article I are true and correct and are part of this Agreement.

1.4 Exhibits. The following Exhibits are attached hereto and incorporated by reference herein:

|             |                          |
|-------------|--------------------------|
| Exhibit "A" | Drawing of Easement Area |
| Exhibit "B" | Drawing of Project       |
| Exhibit "C" | GDOT Improvement Plans   |
| Exhibit "D" | County Road Improvements |

### **ARTICLE III TERM**

3.1 Term. The term of this Agreement shall be for five (5) years.

### **ARTICLE IV EASEMENT AREA; DEVELOPMENT**

4.1 Easement Area. The Easement Area to provide access for the Project to and from Stripling Chapel Road shall be as shown the Plans.

4.2 Project. Any changes to the Plans, GOT Improvement Plans, County Road Improvement Plans affecting the Project shall require County's written consent, not to be unreasonably withheld, conditioned or delayed.

### **ARTICLE V ROAD IMPROVEMENTS; FUNDING**

5.1 GDOT Improvements. The public facilities which will serve the Project are as follows:

- a. GDOT Improvements.
- b. County Road Improvements

5.2 Funding of Improvements. The design, permitting and construction of the above described public facilities will be funded by the Developer at its sole cost.

5.3 Timing of GDOT Improvements and County Road Improvements. No use of the Easement Area shall be permitted for the Project shall be allowed unless the GDOT Improvements and the County Road Improvements necessary for such Project have been provided or adequate security has been given to the County for the GDOT Improvements and the County Road Improvements (collectively the “**Work**”), no later than one year after the date of this Agreement. “**Adequate security**” shall include, but not be limited to, letters of credit, bonds and/or funds escrowed by the Developer in the amount of 125% of the estimated cost of the GDOT Improvements and the County Road Improvements, as may be required by the County in its sole discretion. The form of any letter of credit, bond, escrow agreement and/or escrow agent shall be subject to the approval of the County in its sole discretion. The Developer acknowledges and agrees that it shall be responsible for any costs that exceed the amount of any letter of credit, bond or escrowed funds. If the Work is not completed within **one year** after the date of this Agreement, then the County may, but is not obligated to, exercise all right, including the right to demand payment under the letter of credit or bond or escrowed funds and perform the Work. Any cost of the County in excess of the funds received related to the security provided by the Developer shall be promptly paid to the County upon demand.

5.4 Performance of Work. All Work performed by or on behalf of Developer shall be in a good and workmanlike manner, and shall be performed in accordance with all laws, regulations and ordinances, including without limitation Chapter 74 (Roads and Bridges) of the Carroll County Ordinances. All Work shall also be coordinated with the County’s Public Works Department. Developer shall also coordinate scheduling of the Work with the work to be made on the O’Reilly Automotive Stores, Inc. tract (known as Tax Parcel 090 0118 / 1837 S. Hwy 27), to include the widening Stripling Chapel Road in order to create a third land on Stripling Chapel Road to be dedicated as a right turn lane heading south on Hwy 27.

## ARTICLE VI PERMITS

6.1 Permits. The following permits and approvals shall be required for use of the Easement Area to provide access for the Project:

- a. GDOT permits, including GDOT approval of the Traffic Signal Modification Plan, and the Special Encroachment Permit.
- b. County Permit for the County Road Improvements and any other administrative inspections, approvals, and certificates identified in the County ordinances.

6.2 Annual Review. County shall, at least every twelve (12) months during the term of this Agreement, review the extent of good faith substantial compliance by Developer with the terms of this Agreement. The County may charge fees as necessary to cover the costs of conducting the annual review. Such periodic review shall be limited in scope to compliance with the terms of this Agreement. Said review shall be diligently completed. Notice of such annual

review shall include the statement that any review may result in amendment or termination of this Agreement should it be finally determined that a material breach has occurred. A finding by the County of good faith compliance by the Developer with the terms of the Agreement shall conclusively determine said issue up to and including the date of said review.

## **ARTICLE VII DEFAULT AND REMEDIES**

7.1 Default and Remedies. The following will constitute a default by a party to this Agreement: Any material breach by it of any representation made in this Agreement or any material failure by it to observe and perform any covenant, condition or agreement on its part to be observed or performed hereunder. In the event of default or breach of this Agreement or any of its terms or conditions, the party alleging such default or breach shall give the breaching party notice of default in writing, specifying the nature of the alleged default and the manner by which the alleged default may be satisfactorily cured. If the breaching party cures the default within thirty (30) days, or if such default cannot be cured within (30) days, has commenced and diligently pursued cure of the alleged default, the party charged shall not be considered in default for the purposes of termination or institution of legal proceedings. If the default is cured within thirty (30) days, or within such longer period as is reasonably necessary to cure the alleged default, then no default shall exist, and the noticing party shall take no further action. If the default is not cured within thirty (30) days, or within such longer period as is reasonably necessary to cure the alleged default, then the noticing party may seek specific performance of this Agreement or pursue any other remedies available at law or in equity, and the County's remedies shall include the right to stop the use of the Easement Area. In the event of default of the Developer, the Developer shall be responsible for all expenses, including reasonable attorney's fees, of the County incurred to enforce the terms of this Agreement. Notwithstanding the foregoing, the County shall not be required to provide the notice and cure period prior to exercising its rights under any letter of credit, bond or escrowed funds if the Work has not been completed within one year after the date of this Agreement.

7.2 No Waiver. Failure or delay in giving Notice of Default pursuant to this section shall not constitute a waiver of any default. Except as otherwise expressly provided in this Agreement, any failure or delay by the other party in asserting any of its rights or remedies as to any default shall not operate as a waiver of any default or of any such rights or remedies or deprive such party of its right to institute and maintain any actions or proceedings which it may deem necessary to protect, assert or enforce any such rights or remedies.

7.3 Termination upon Completion of Project. This agreement shall terminate upon all of the Developer's obligations in connection therewith are satisfied as determined by the County. Upon termination of this Agreement the County shall record a notice of such termination in a form satisfactory to the County Attorney that the Agreement has been terminated.

## ARTICLE VIII GENERAL

8.1 Assignment. The Developer shall have the right to transfer or assign the Property, in whole or in part, to any person, partnership, joint venture, firm or corporation at any time during the term of this Agreement; provided, however, the rights and obligations of the Developer under this Agreement may not be transferred or assigned unless any transfer or assignment of the rights under this Agreement shall include, in writing, the assumption of the duties, obligations and liabilities arising from this Agreement. Such transfer or assignment shall relieve the Developer of any duty, obligation or liability to the County with respect to the portion of the Property so conveyed. During the term of this Agreement, any assignee or transferee of the rights under this Agreement shall observe and perform all of the duties and obligations of the Developer contained in this Agreement as such duties and obligations pertain to the portion of the Property transferred or assigned. Any and all successors and assignees of the Developer shall have all of the same rights, benefits, duties, obligations and liabilities of the Developer under this Agreement. If the Property is subdivided, any subdivided parcel may be sold, mortgaged, hypothecated, assigned or transferred to persons for development by them in accordance with the provisions of this Agreement.

8.2 Assignment and Assumption. The County shall have the right to assign or transfer any or all its rights and responsibilities under this Agreement to the Carroll County Water Authority. Such assignment or transfer shall relieve the County of its rights and responsibilities under this Agreement to the extent of the assignment or transfer.

8.3 Notices. All notices, consents, approvals and other communications which may be or are required to be given by Developer or the County under this Agreement shall be properly given only if made in writing and sent by: (a) hand delivery; or (b) certified mail, return receipt requested; or (c) a nationally recognized overnight delivery service (such as Federal Express or UPS Next Day Air); or (d) by email to the address listed below (provided that a copy of such notice is also delivered within 24 hours to the party by one of the other methods listed herein), with all postage and delivery charges paid by the sender and addressed to the other parties as applicable as set forth below. Said notice addresses are as follows:

If to Developer:

Tamarack Land – Creekside, LLC  
1536 Beachcomber Boulevard  
Waconia, MN 55387

Attention: \_\_\_\_\_

Telephone: (\_\_\_\_) \_\_\_\_\_

Email: \_\_\_\_\_

If to the County:

Carroll County, Georgia  
P.O. Box 338  
Carrollton, Georgia 30112  
Attention: Chairman  
Telephone: (770) 830-5800  
Email: mmorgan@carrollcountyga.gov  
and bskipper@carrollcountyga.gov

8.4 Entire Agreement; No Precedent; Recording. This Agreement constitutes the entire understanding and agreement of the parties with respect to the matters set forth in this Agreement. This Agreement supersedes all negotiations or previous agreements between the parties respecting this Agreement. The parties agree that this Agreement shall not serve as a binding precedent for rezoning of any other property. Within ten (10) days following the effective date of this Agreement, or any amendment thereto, a copy of this Agreement shall be recorded in the Office of the Clerk of Superior Court of Carroll County, Georgia. Upon the completion of performance of this Agreement or its revocation or termination signed by the appropriate agents of the Developer and the County, an appropriate document to that effect shall be recorded in the Office of the Clerk of Superior Court of Carroll County, Georgia.

8.5 Waivers and Amendment of Agreement. This Agreement may be amended from time to time by mutual consent of the County and the Developer (and/or any successor Developer of any portion of the Property, to the extent subject to or affected by the proposed amendment). All waivers of the provisions of this Agreement must be in writing and must be signed by the County and the Developer. If the proposed amendment affects less than the entire Property, then such amendment need only be approved by the Developer(s) holding title in fee of the portion(s) of the Property that is subject to or affected by such amendment. The parties acknowledge that under the Carroll County Code and applicable rules, regulations and policies of the County, the Director of Community Development has the discretion to approve minor modifications to the Entitlements without the requirement for a public hearing or approval by the Commission. Accordingly, the approval by the Director of Community Development of any minor modifications to the Entitlements which are consistent with this Agreement shall not constitute nor require an amendment to this Agreement to be effective.

8.6 Consent. Where the consent or approval of a party is required by or necessary under this Agreement, the consent or approval shall not be unreasonably withheld.

8.7 Covenant of Cooperation. The parties shall cooperate and deal with each other in good faith, and assist each other in the performance of the provisions of this Agreement.

8.8 Covenants Running with the Land. Each and every purchaser, assignee or transferee of an interest in the Property, or any portion thereof, shall be obliged and bound by the terms and conditions of this Agreement, and shall be the beneficiary thereof and a party thereto, but only with respect to the Property, or any portion thereto, sold, assigned or transferred to it.

Any such purchaser, assignee or transferee shall observe and fully perform all of the duties and obligations of the Developer contained in the Agreement, as such duties and obligations of the Developer contained in the Agreement, as such duties and obligations pertain to the portion of the Property sold, assigned or transferred to it.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, this Agreement has been executed by the County, acting by and through its Chairman of the Board of Commissioners, as of the year and date first above written.

CARROLL COUNTY, GEORGIA

By: \_\_\_\_\_ (SEAL)  
Michelle Morgan, Chairman  
Board of Commissioners

Attest: \_\_\_\_\_ (SEAL)  
Sandra Huey, County Clerk

(COUNTY SEAL)

[Signatures continue on immediately following page.]

[Signatures continued from previous page.]

DEVELOPER:

TAMARACK LAND – CREEKSIDE, LLC  
a Delaware limited liability company

By: \_\_\_\_\_(SEAL)

Name: \_\_\_\_\_

Title: \_\_\_\_\_

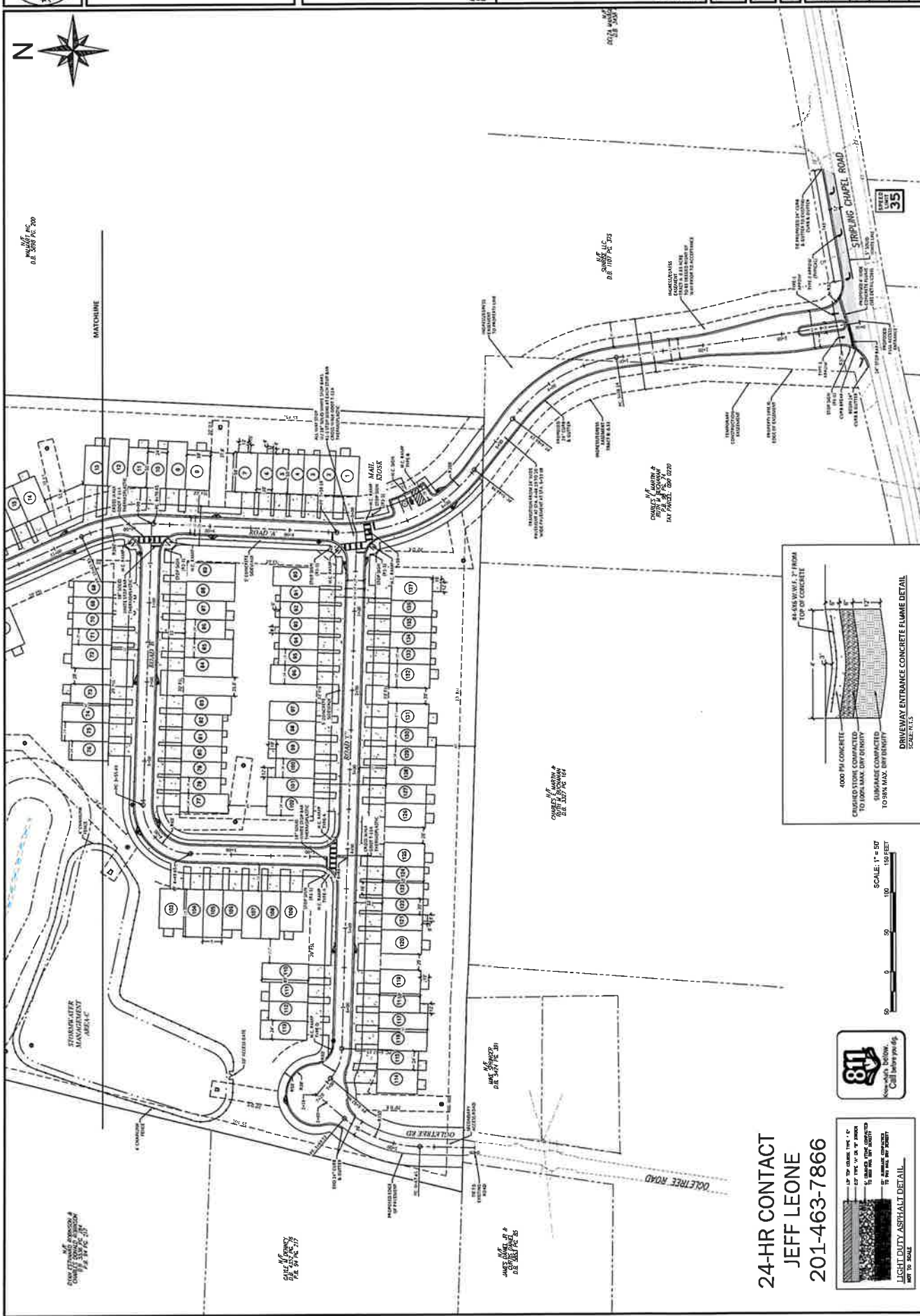
**EXHIBIT “A”**

**Easement Area Drawing**



**EXHIBIT “B”**

Project Drawing





Group  
**BAILEY CIVIL**

FOR  
TERRA VERDE LAND - PROPERTIES II, LLC  
12350A BLDG #202  
WILMINGTON, NC 28403  
PROJECT  
CHECKSIDE RESIDENTIAL  
CARRINGTON, GA

**SITE PLAN**  
**SHEET-1**  
**BROWN TRACT**

**C201**

**24135**

**DATE**  
JANUARY 26TH, 2023

**REVISION**  
REVISION 1: 01/26/2023  
UPDATED ORIGINATOR'S  
TO A 20150 HOUSE PAD

**MAY 12TH, 2025**  
UPDATING BUILDINGS

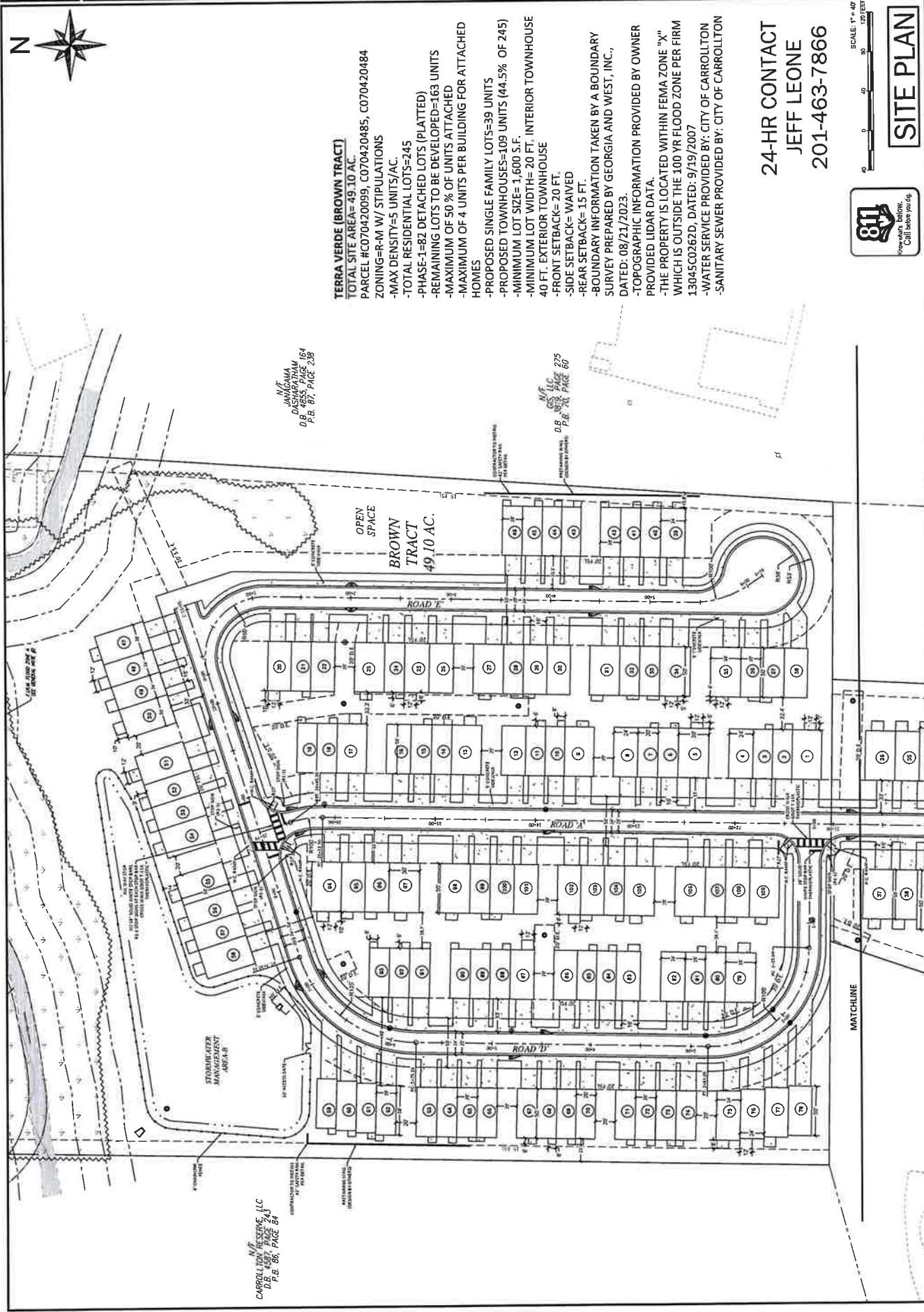
SCALE: 1" = 40'  
0 20 40 60 80 100 120 FEET

**SITE PLAN**



**24-HR CONTACT**  
**JEFF LEONE**  
**201-463-7866**

- TERRA VERDE (BROWN TRACT)**  
**TOTAL SITE AREA= 49.10 AC**  
**PARCEL #C070420099, C070420485, C070420484**  
**ZONING=R-M W/ STIPULATIONS**  
**-MAX DENSITY=5 UNITS/AC**  
**-TOTAL RESIDENTIAL LOTS=245**  
**-PHASE-1=82 DETACHED LOTS (PLATTED)**  
**-REMAINING LOTS TO BE DEVELOPED=163 UNITS**  
**-MAXIMUM OF 50 % OF UNITS ATTACHED**  
**-MAXIMUM OF 4 UNITS PER BUILDING FOR ATTACHED HOMES**  
**-PROPOSED SINGLE FAMILY LOTS=39 UNITS**  
**-PROPOSED TOWNHOUSES=109 UNITS (44.5% OF 245)**  
**-MINIMUM LOT SIZE= 1,600 S.F.**  
**-MINIMUM LOT WIDTH= 20 FT. INTERIOR TOWNHOUSE**  
**-40 FT. EXTERIOR TOWNHOUSE**  
**-FRONT SETBACK= 20 FT.**  
**-SIDE SETBACK= WAIVED**  
**-REAR SETBACK= 15 FT.**  
**-BOUNDARY INFORMATION TAKEN BY A BOUNDARY SURVEY PREPARED BY GEORGIA AND WEST, INC., DATED: 08/21/2023.**  
**-TOPOGRAPHIC INFORMATION PROVIDED BY OWNER PROVIDED LIDAR DATA.**  
**-THE PROPERTY IS LOCATED WITHIN FEMA ZONE "X" WHICH IS OUTSIDE THE 100 YR FLOOD ZONE PER FIRM 13045C0262D, DATED: 9/19/2007**  
**-WATER SERVICE PROVIDED BY: CITY OF CARROLLTON**  
**-SANITARY SEWER PROVIDED BY: CITY OF CARROLLTON**



**CARRINGTON RESERVE, LLC**  
**D.B. 4897, PAGE 243**  
**P.B. 86, PAGE 84**

**W.F. UNITS**  
**D.B. 4855, PAGE 164**  
**P.B. 87, PAGE 238**

**W.F. UNITS**  
**D.B. 4855, PAGE 275**  
**P.B. 87, PAGE 60**

**MATCHLINE**



Group

**BAILEY CIVIL**

FOR  
TAMMACK LAND - PROPERTIES II, LLC  
712 VIA BLVD 2000  
MASSACHUSETTS 01901  
PROJECT  
CRENSIDE RESIDENTIAL  
CARROLLTON, GA

**SHEET TITLE**  
**SITE PLAN**  
**SHEET-2**  
**SUNRISE TRACT**

**C202**

**24135**

**DATE**  
JANUARY 16TH, 2025

**PROJECT**  
JANUARY 31ST, 2025  
UPDATED NORTHERN PINS  
TO A 2025 PACE PD

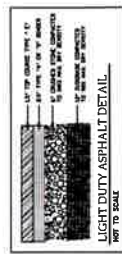
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MAY 14TH, 2025  
UPON INVOICE

**SCALE**  
1" = 50'

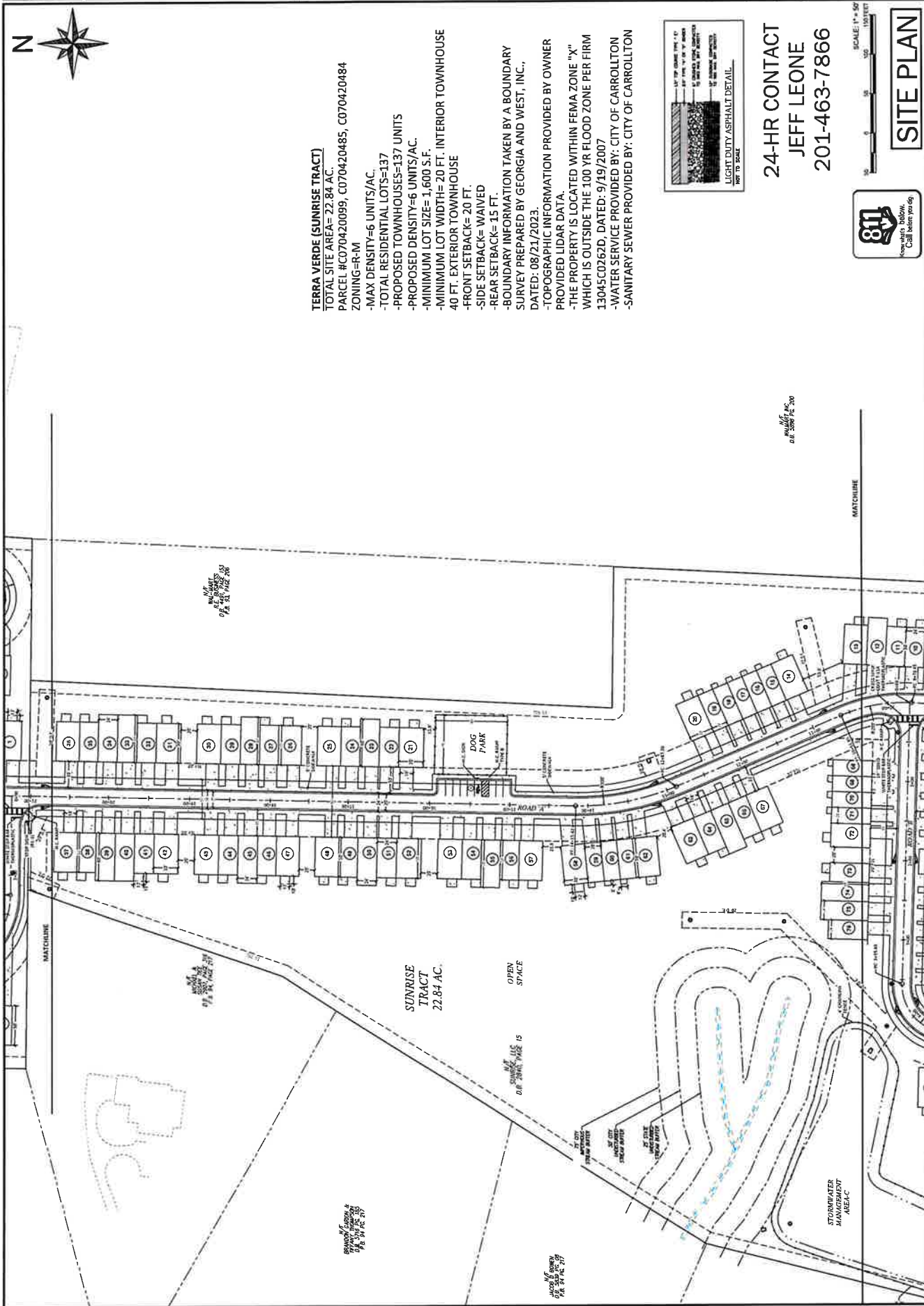
**SCALE**  
1" = 100'

**24-HR CONTACT**  
**JEFF LEONE**  
**201-463-7866**

**SITE PLAN**



- TERRA VERDE (SUNRISE TRACT)**  
TOTAL SITE AREA= 22.84 AC.  
PARCEL #C070420099, C070420485, C070420484  
ZONING=R-M
- MAX DENSITY=6 UNITS/AC.
  - TOTAL RESIDENTIAL LOTS=137
  - PROPOSED TOWNHOUSES=137 UNITS
  - PROPOSED DENSITY=6 UNITS/AC.
  - MINIMUM LOT SIZE= 1,600 S.F.
  - MINIMUM LOT WIDTH= 20 FT. INTERIOR TOWNHOUSE
  - FRONT SETBACK= 20 FT.
  - SIDE SETBACK= WAIVED
  - REAR SETBACK= 15 FT.
  - BOUNDARY INFORMATION TAKEN BY A BOUNDARY SURVEY PREPARED BY GEORGIA AND WEST, INC., DATED: 08/21/2023.
  - TOPOGRAPHIC INFORMATION PROVIDED BY OWNER PROVIDED LIDAR DATA.
  - THE PROPERTY IS LOCATED WITHIN FEMA ZONE "X" WHICH IS OUTSIDE THE 100 YR FLOOD ZONE PER FIRM 13045CD262D, DATED: 9/19/2007
  - WATER SERVICE PROVIDED BY: CITY OF CARROLLTON
  - SANITARY SEWER PROVIDED BY: CITY OF CARROLLTON

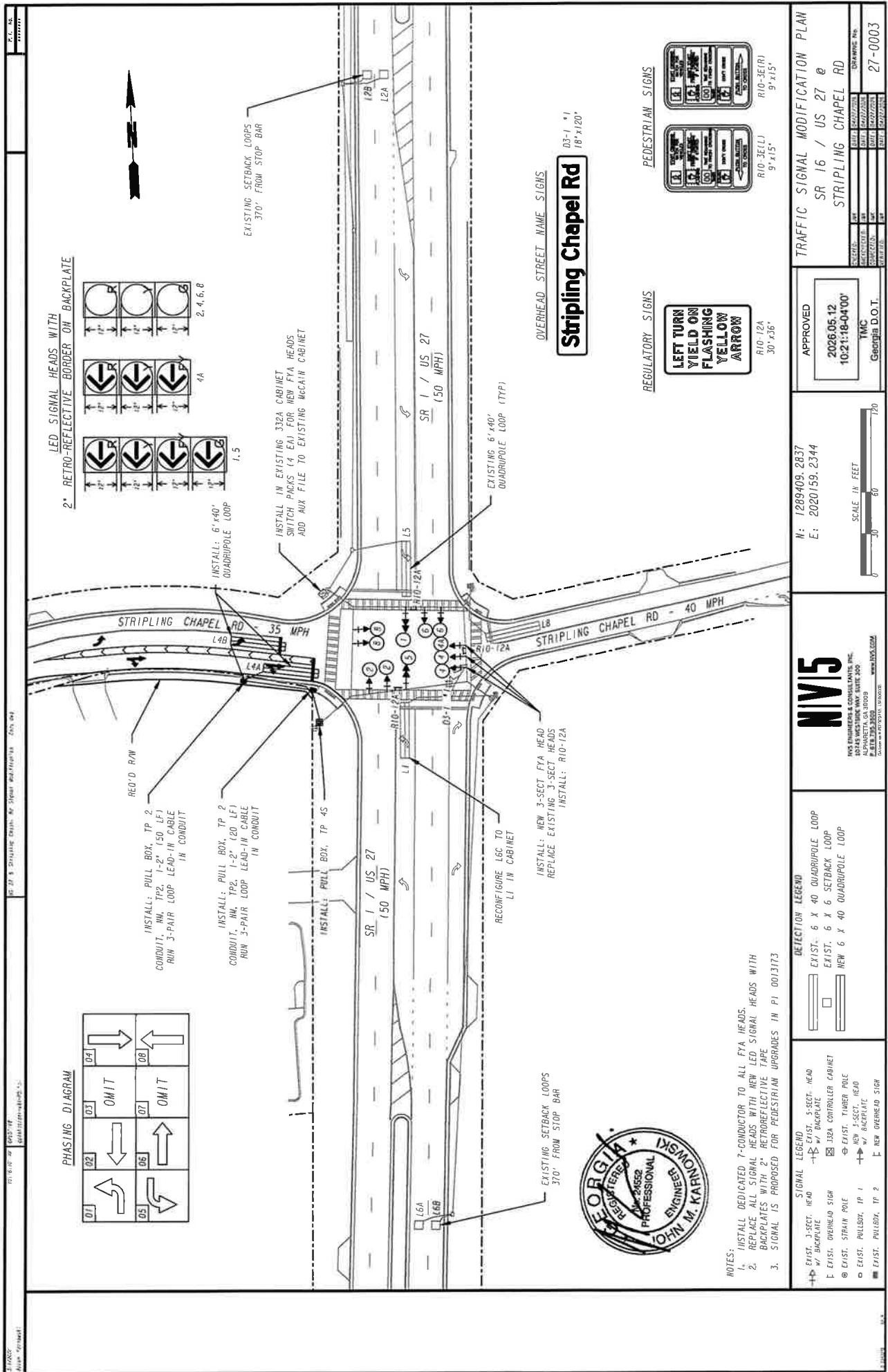


**EXHIBIT “C”**

**GDOT Improvements**







[illegible]

| DESCRIPTION                                                                                | UNIT | QUANTITY |
|--------------------------------------------------------------------------------------------|------|----------|
| SIGNAL CABINET ASSEMBLIES                                                                  |      |          |
| C. SWITCH PACK                                                                             |      |          |
| SIGNAL CABLE (14 AWG), 7 CONDUCTOR, PER 1000 FT.                                           | EA   | 4        |
| 3-SECTION, 12" SIGNAL FACE LED = YELLOW HOUSING & BLACK FRONT, POLYCARBONATE               | REEL | 1        |
| 3-SECTION, 12" SIGNAL FACE LED = YELLOW HOUSING & BLACK FRONT, POLYCARBONATE               | EA   | 8        |
| 3-SECTION, 12" SIGNAL FACE LED = PPA - YELLOW HOUSING & BLACK FRONT, POLYCARBONATE         | EA   | 1        |
| 4-SECTION, 12" SIGNAL FACE LED = PPA - YELLOW HOUSING & BLACK FRONT, POLYCARBONATE         | EA   | 2        |
| MONOPHASE 12-SECTION, 12" SIGNAL FACE = ABS POLYCARBONATE, BLACK W/ MINOR DEFECTIVE SHIP   | EA   | 5        |
| BACKLITE FOR 3-SECTION, 12" SIGNAL FACE = ABS POLYCARBONATE, BLACK W/ MINOR DEFECTIVE SHIP | EA   | 2        |
| HARDWARE FOR SPIN WIRE, MOUNTING, 3-SECTION AND 4-SECTION SIGNAL FACES, BLACK              | EA   | 11       |
| 4" FEEDERAL POLE W/ SQUARE BASE FOR POWER METER                                            | EA   | 1        |
| W/CELLULOSIC MATERIALS NEEDED TO COMPLETE INSTALLATION                                     | EA   | 1        |
| LS                                                                                         |      |          |

| UPPER INPUT FILE |            |         |         |         |         |         |         |         |         |         |     |     |         |         |        |
|------------------|------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|-----|-----|---------|---------|--------|
|                  | TYPE       | DET     | DET     | DET     | DET     | DET     | DET     | DET     | DET     | DET     | TBA | TBA | DC      | DC      | DC     |
| CHANNEL 1        | CARD       | 2-CH    | 2-CH    | 2-CH    | 2-CH    | 2-CH    | 2-CH    | 2-CH    | 2-CH    | 2-CH    |     |     | DC-ISO  | DC-ISO  | DC-ISO |
|                  | CI FWH     | 56      | 39      | 63      | 47      | 59      | 41      | 65      | 49      | 60      |     | 70  | 87      | 68      | 81     |
|                  | FUNCTION   | L1      | L2A     |         |         |         |         | L4A     |         |         |     |     |         |         |        |
|                  | FIELD TDRM | TBR 1.2 | BZ2 5.6 | TBR 1.2 | TBR 1.2 | TBR 1.2 | TBR 1.2 | TBR 1.2 | TBR 5.6 | TBR 3.0 |     |     | TBR 4.6 | TBR 7.9 | N/C    |
|                  |            |         |         |         |         |         |         |         |         |         |     |     |         |         |        |

[illegible][illegible]

| CHANNEL 2 |            | 41 PM  | 45     | 44      | 77     | 48     | 57      | 46     | 79     | 50      | 61 | 75     | 73     | 74      | 82 |
|-----------|------------|--------|--------|---------|--------|--------|---------|--------|--------|---------|----|--------|--------|---------|----|
|           | FUNCTION   |        |        | LOG     |        |        |         |        |        |         |    |        |        |         |    |
|           | FIELD TERM | 183.34 | 183.78 | 183.112 | 185.34 | 185.76 | 185.112 | 187.34 | 187.78 | 187.112 |    | 189.56 | 189.89 | 189.112 |    |

| NUMBER   | DESCRIPTION                                      | UNIT | QUANTITY |
|----------|--------------------------------------------------|------|----------|
| 636-1041 | HIGHWAY SIGNS, TP. 2 WAB. REEL SHEETING, TP. 9   | SF   | 29.55    |
| 644-1000 | TRAFFIC SIGNAL INSTALLATION NO. 1                | LS   | 1        |
| 682-4322 | CONDUIT, #36WELL, TP. 2, 3 IN                    | LF   | 70       |
| 937-4000 | HINDRANCE LOOP DETECTION SYSTEM NO. 1            | LS   | 1        |
|          | B. 3-PAIR PAIR LEAD-IN CABLE, 16 IN. PER 1000 FT | REEL | 1        |
|          | F. 1002. NETWORKS & 11 IN. 40 FT. CABLE          | EA   | 2        |

[illegible]

**EXHIBIT "D"**

County Road Improvements

Improvements within the County right-of-way shown on Exhibits "B" and "C".

Developer shall also pay to the County \$17,500.00, which is the County's expense of repaving the areas of improvements on Stripling Chapel Road shown on the GDOT plans attached hereto as Exhibit "C".

May 5, 2026

To the Honorable Chairman and  
Members of the Board of Commissioners  
Carroll County, Georgia

We are pleased to confirm our understanding of the services we are to provide for Carroll County, Georgia for the year ended June 30, 2026.

### **Audit Scope and Objectives**

We will audit the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information, including the disclosures, which collectively comprise the basic financial statements, of Carroll County, Georgia as of and for the year ended June 30, 2026. Accounting standards generally accepted in the United States of America (GAAP) provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement Carroll County, Georgia's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to Carroll County, Georgia's RSI in accordance with auditing standards generally accepted in the United States of America (GAAS). These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient appropriate evidence to express an opinion or provide any assurance. The following RSI is required by GAAP and will be subjected to certain limited procedures, but will not be audited:

1. Management's Discussion and Analysis
2. Schedule of Changes in the Net Pension Liability and Related Ratios
3. Schedule of Contributions
4. Budgetary Comparison Schedules
5. Notes to the Required Supplementary Information

We have also been engaged to report on supplementary information other than RSI that accompanies Carroll County, Georgia's financial statements. We will subject the following supplementary information to the auditing procedures applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial

statements or to the financial statements themselves, and other additional procedures in accordance with GAAS, and we will provide an opinion on it in relation to the financial statements as a whole, in a report combined with our auditor's report on the financial statements:

1. Combining and individual fund statements and schedules.
2. Schedule of projects financed with special purpose local option sales tax.
3. Schedule of expenditures of federal awards, if applicable.

The objectives of our audit are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and issue an auditor's report that includes our opinions about whether your financial statements are fairly presented, in all material respects, in conformity with GAAP, and report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgement of a reasonable user made based on the financial statements. The objectives also include reporting on:

- Internal control over financial reporting and compliance with provisions of laws, regulations, contracts, and award agreements, noncompliance with which could have a material effect on the financial statements in accordance with *Government Auditing Standards*.
- Internal control over compliance related to major programs and an opinion (or disclaimer of opinion) on compliance with federal statutes, regulations, and the terms and conditions of federal awards that could have a direct and material effect on each major program in accordance with the Single Audit Act Amendments of 1996 and Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance).

### **Auditor's Responsibilities for the Audit of the Financial Statements and Single Audit**

We will conduct our audit in accordance with GAAS; the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; the Single Audit Act Amendments of 1996; and the provisions of the Uniform Guidance, and will include tests of accounting records, a determination of major program(s) in accordance with Uniform Guidance, and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS and *Government Auditing Standards*, we exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of waste and abuse is subjective, *Government Auditing Standards* do not expect auditors to perform specific procedures to detect waste or abuse in financial audits nor do they expect auditors to provide reasonable assurance of detecting waste or abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements or noncompliance may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements or on major programs. However, we will inform the appropriate level of management of any material errors, any fraudulent financial reporting, or misappropriation of assets that come to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. We will include such matters in the reports required for a Single Audit. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for a reasonable period of time.

Our procedures will not include tests of documentary evidence supporting the transactions recorded in the accounts, tests of the physical existence of inventories, and direct confirmation of receivables and certain assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will also require written representations from your attorneys as part of the engagement.

We have identified the following significant risks of material misstatement as part of our audit planning:

- According to GAAS, significant risks include management override of controls, and GAAS presume that revenue recognition is a significant risk. Accordingly, we have considered these as significant risks.

- Pension plan actuarial assumptions are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected.
- Pension plan disclosures are particularly sensitive because of their significance to financial statement users.
- Certain County departments and constitutional offices do not have adequate segregation of financial duties. Proper segregation of duties is an integral part of internal control, failure to properly segregate financial duties subject the County's assets to greater risk of loss due to misappropriation and increases the County's risk of material misstatement.

We have not concluded our planning procedures for the current year audit, as such, modifications may be made to the list of significant risks of material misstatement listed above. If new significant risks are identified during our procedures, we will communicate them to you in a timely manner.

We may, from time to time and depending on the circumstances, use third-party service providers in serving your account. We may share confidential information about you with these service providers but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality agreements with all service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In the event that we are unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the third-party service provider. Furthermore, we will remain responsible for the work provided by any such third-party service providers.

Our audit of the financial statements does not relieve you of your responsibilities.

#### **Audit Procedures – Internal Control**

We will obtain an understanding of the government and its environment, including the system of internal control, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than

would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

As required by the Uniform Guidance, we will perform tests of controls over compliance to evaluate the effectiveness of the design and operation of controls that we consider relevant to preventing or detecting material noncompliance with compliance requirements applicable to each major federal award program. However, our tests will be less in scope than would be necessary to render an opinion on those controls and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to the Uniform Guidance.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards, *Government Auditing Standards*, and the Uniform Guidance.

### **Audit Procedures – Compliance**

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of Carroll County, Georgia's compliance with provisions of applicable laws, regulations, contracts, and agreements, including grant agreements. However, the objective of those procedures will not be to provide an opinion on overall compliance, and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

The Uniform Guidance requires that we also plan and perform the audit to obtain reasonable assurance about whether the auditee has complied with federal statutes, regulations, and the terms and conditions of federal awards applicable to major programs. Our procedures will consist of tests of transactions and other applicable procedures described in the OMB Compliance Supplement for the types of compliance requirements that could have a direct and material effect on each of Carroll County, Georgia's major programs. For federal programs that are included in the Compliance Supplement, our compliance and internal control procedures will relate to the compliance requirements that the Compliance Supplement identifies as being subject to audit. The purpose of these procedures will be to express an opinion on Carroll County, Georgia's compliance with requirements applicable to each of its major programs in our report on compliance issued pursuant to the Uniform Guidance.

### **Responsibilities of Management for the Financial Statements and Single Audit**

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for (1) designing, implementing, establishing, and maintaining effective internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including internal controls over federal awards, and for evaluating and monitoring ongoing activities to help ensure that appropriate

goals and objectives are met; (2) following laws and regulations; (3) ensuring that there is reasonable assurance that government programs are administered in compliance with compliance requirements; and (4) ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles; for the preparation and fair presentation of the financial statements, schedule of expenditures of federal awards, and all accompanying information in conformity with accounting principles generally accepted in the United States of America; and for compliance with applicable laws and regulations (including federal statutes), rules, and the provisions of contracts and grant agreements (including award agreements). Your responsibilities also include identifying significant contractor relationships in which the contractor has responsibility for program compliance and for the accuracy and completeness of that information.

You are also responsible for making drafts of financial statements, schedule of expenditures of federal awards, all financial records, and related information available to us; for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers); and for the evaluation of whether there are any conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for the 12 months after the financial statements date or shortly thereafter (for example, within an additional three months if currently known). You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) access to personnel, accounts, books, records, supporting documentation, and other information as needed to perform an audit under the Uniform Guidance; (3) additional information that we may request for the purpose of the audit; and (4) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will require certain written representations from you about the financial statements; schedule of expenditures of federal awards; federal award programs; compliance with laws, regulations, contracts, and grant agreements; and related matters.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements of each opinion unit taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected

fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants. You are also responsible for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts, and grant agreements that we report. Additionally, as required by the Uniform Guidance, it is management's responsibility to evaluate and monitor noncompliance with federal statutes, regulations, and the terms and conditions of federal awards; take prompt action when instances of noncompliance are identified including noncompliance identified in audit findings; promptly follow up and take corrective action on reported audit findings; and prepare a summary schedule of prior audit findings and a separate corrective action plan. The summary schedule of prior audit findings should be available for our review at the beginning of our fieldwork.

You are responsible for identifying all federal awards received and understanding and complying with the compliance requirements and for the preparation of the schedule of expenditures of federal awards (including notes and noncash assistance received, and COVID-19-related concepts, such as lost revenues, if applicable) in conformity with the Uniform Guidance. You agree to include our report on the schedule of expenditures of federal awards in any document that contains, and indicates that we have reported on, the schedule of expenditures of federal awards. You also agree to include the audited financial statements with any presentation of the schedule of expenditures of federal awards that includes our report thereon. Your responsibilities include acknowledging to us in the written representation letter that (1) you are responsible for presentation of the schedule of expenditures of federal awards in accordance with the Uniform Guidance; (2) you believe the schedule of expenditures of federal awards, including its form and content, is stated fairly in accordance with the Uniform Guidance; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the schedule of expenditures of federal awards.

You are also responsible for the preparation of the other supplementary information, which we have been engaged to report on, in conformity with U.S. generally accepted accounting principles (GAAP). You agree to include our report on the supplementary information in any document that contains, and indicates that we have reported on, the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon or make the audited financial statements readily available to users of the supplementary information no later than the date the supplementary information is issued with our report thereon. Your responsibilities include acknowledging to us in the written representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed

to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits, or other studies related to the objectives discussed in the Audit Scope and Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions for the report, and for the timing and format for providing that information.

### **Other Services**

We will also assist in preparing the financial statements, schedule of expenditures of federal awards, and related notes of Carroll County, Georgia in conformity with accounting principles generally accepted in the United States of America and the Uniform Guidance based on information provided by you. In addition, we will assist with preparation of journal entries other than proposed audit entries. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. We will perform these services in accordance with applicable professional standards. The other services are limited to the financial statements, schedule of expenditures of federal awards, and related notes services and journal entry assistance services previously defined. We, in our sole professional judgement, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

You agree to assume all management responsibilities for the financial statements, schedule of expenditures of federal awards, and related notes, and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements, the schedule of expenditures of federal awards, and related notes and that you have reviewed and approved the financial statements, the schedule of expenditures of federal awards, and related notes prior to their issuance and have accepted responsibility for them. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

### **Engagement Administration, Fees, and Other**

We understand that your employees will prepare all cash, accounts receivable, or other confirmations and schedules we request and will locate any documents selected by us for testing.

At the conclusion of the engagement, we will complete the appropriate sections of the Data Collection Form that summarizes our audit findings. It is management's responsibility to electronically submit the reporting package (including financial statements, schedule of expenditures of federal awards, summary schedule of prior audit findings, auditors' reports, and corrective action plan) along with the Data Collection Form to the Federal Audit Clearinghouse. We will coordinate with you the electronic submission and certification. The Data Collection Form and the reporting package must be submitted within the earlier of 30 calendar days after receipt of the auditors' reports or nine months after the end of the audit period.

We will provide copies of our reports to the Georgia Department of Audits and Accounts; however, management is responsible for distribution of the reports and the financial statements. Unless restricted by law or regulation, or containing privileged and confidential information, copies of our reports are to be made available for public inspection.

The audit documentation for this engagement is the property of Rushton, LLC and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Rushton's personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency, pass-through entity, or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Clay Pilgrim is the engagement partner and is responsible for supervising the engagement and signing the reports or authorizing another individual to sign them. We expect to begin our audit on approximately July 13, 2026 and to issue our reports no later than December 7, 2026.

Our fee for these services will be at our standard hourly rates plus out-of-pocket costs (such as report reproduction, word processing, postage, travel, copies, telephone, confirmation service provider fees, etc.) except that we agree that our gross fee, including expenses, will not exceed \$97,800 for the financial statement audit, and \$8,000 for a Single Audit (if required) for the first major program, and \$5,000 for each additional major program. Our standard hourly rates vary according to the degree of responsibility involved and the experience level of the personnel assigned to your audit. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. In accordance with our firm policies, work may be suspended if your account becomes 90 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement

will be deemed to have been completed upon written notification of termination, even if we have not completed our report(s). You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the engagement. If significant additional time is necessary, we will keep you informed of any problems we encounter and our fees will be adjusted accordingly.

We will schedule the engagement based in part on deadlines, working conditions, and the availability of Carroll County, Georgia's personnel. We will plan the engagement based on the assumption Carroll County Georgia's personnel will cooperate and provide assistance by performing tasks such as preparing requested schedules, retrieving supporting documents, and preparing confirmations. If, for whatever reason, Carroll County, Georgia's personnel are unavailable to provide the necessary assistance in a timely manner, it may substantially increase the work we have to do to complete the engagement within the established deadlines, resulting in an increase in fees over our original fee estimate.

## **Reporting**

We will issue written reports upon completion of our Single Audit. Our reports will be addressed to the Honorable Chairman and Members of the Board of Commissioners of Carroll County, Georgia. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add a separate section, or add an emphasis-of-matter or other-matter paragraph to our auditor's report, or if necessary, withdraw from this engagement. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or issue reports, or we may withdraw from this engagement.

The *Government Auditing Standards* report on internal control over financial reporting and on compliance and other matters will state that (1) the purpose of the report is solely to describe the scope of testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance, and (2) the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. The Uniform Guidance report on internal control over compliance will state that the purpose of the report on internal control over compliance is solely to describe the scope of testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Both reports will state that the report is not suitable for any other purpose.

We appreciate the opportunity to be of service to Carroll County, Georgia and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions,

please let us know. If you agree with the terms of our engagement as described in this letter, please sign the attached copy and return it to us.

Very truly yours,

*Rushton, LLC*

Rushton, LLC  
Certified Public Accountants  
RESPONSE:

This letter correctly sets forth the understanding of Carroll County, Georgia.

Management Signature: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Governance Signature: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

CARROLL COUNTY, GEORGIA  
NOTICE OF BUDGET AMENDMEN  
FOR THE FISCAL YEAR ENDING June

The Carroll County Board of Commissioners do hereby announce the General Fund, Grant Fund, 0 Fund, Juvenile Court-Supervision Fee Fund, Capital Projects Fund, Street Lighting Fund and S amendment will increase the General Fund revenue in the amount of \$4,885,906 and increase th amendment will increase Hotel/Motel Tax Fund revenue in the amount of \$25,000 and increase t will increase the Grant Fund revenue in the amount of \$27,100 and increase the Grant fund Ap Juvenile Court-Supervision Fee Fund revenue in the amount of \$700 and increase the Juvenile amendment will increase Capital Projects Fund revenue in the amount of \$1,430,915 and increa \$1,430,915. This amendment will increase Solid Waste Fund revenue in the amount of \$625,000 \$625,000. This amendment will increase Street Lighting Fund revenue in the amount of \$15,00 of \$15,000. This amendment will increase Opioid Settlement Fund revenue in the amount of \$2 amount of \$200,000. This amendment will increase American Rescue Plan Fund revenue in the a Appropriations in the amount of \$1,775,000. The Board of Commissioners will consider this at 6:00 pm at the **Historic Courthouse, 311 Newnan Street**, Carrollton, Georgia.

**GENERAL FUND**

Estimated Revenues

| Account # | Description                      |
|-----------|----------------------------------|
| 313100    | 1% Sales Tax                     |
| 316200    | Local Insurance Premium Tax      |
| 338300    | Intergovernmental Revenue-Paving |
| 389002    | Pension Forfeiture Revenue       |
| 399900    | Use of Fund Balance              |

Appropriations

| Department             | Account # | Description                   |
|------------------------|-----------|-------------------------------|
| General Administration | 511100    | Salaries                      |
| General Administration | 531200    | Utilities                     |
| General Administration | 541300    | Facilities & Renovations      |
| Tax Commissioner       | 511100    | Salaries                      |
| Tax Commissioner       | 512200    | Social Security               |
| Superior Court         | 511100    | Salaries                      |
| Clerk of Court         | 512200    | Social Security               |
| Probate Court          | 511100    | Social Security               |
| Probate Court          | 512200    | Social Security               |
| Fire                   | 522201    | Building Repair & Maintenance |
| Public Works           | 512700    | Worker's Compensation         |
| Public Works           | 531710    | Asphalt                       |

|                        |        |                                  |
|------------------------|--------|----------------------------------|
| Transit Program        | 522204 | Vehicle Repair & Maintenance     |
| Transit Program        | 531270 | Gas & Oil                        |
| Recreation             | 512200 | Social Security                  |
| Recreation             | 512700 | Worker's Compensation            |
| Parks                  | 542110 | Equipment Purchases              |
| Ag Center              | 511100 | Salaries                         |
| Ag Center              | 511200 | Temporary Labor                  |
| Ag Center              | 522201 | Building Repair & Maintenance    |
| Codes Enforcement      | 523850 | Contractual Services             |
| Operating Transfer Out | 611000 | Transfer out to Capital Projects |
| Operating Transfer Out | 611006 | Transfer out to Grant Fund       |

## GRANT

### Estimated Revenues

| Account # | Description                    |
|-----------|--------------------------------|
| 391200    | Operating Transfer In-Gen Fund |
| 336000    | Other Grants                   |

### Appropriations

| Department             | Account # | Description              |
|------------------------|-----------|--------------------------|
| Drug Court             | 511100    | Salaries                 |
| Drug Court             | 512100    | Insurance                |
| Drug Court             | 512200    | Social Security          |
| Mental Health Court    | 511100    | Salaries                 |
| Mental Health Court    | 512200    | Social Security          |
| Family Treatment Court | 511100    | Salaries                 |
| Family Treatment Court | 512200    | Social Security          |
| Parks                  | 542112    | Grant-Equipment Purchase |

## OPIOID SETTLEMENT FUND

### Estimated Revenues

| Description                 |
|-----------------------------|
| Fines, fees and forfeitures |

### Appropriations

| Department    | Description                         |
|---------------|-------------------------------------|
| Public Safety | General Government<br>Public Safety |

#### **HOTEL/MOTEL TAX FUND**

Estimated Revenues

| Description              |
|--------------------------|
| Hotel/Motel Tax Receipts |

Appropriations

| Department  | Description                                                                            |
|-------------|----------------------------------------------------------------------------------------|
| Hotel/Motel | Tourism Convention & Visitors<br>Tourism Chamber of Commerce<br>Operating Transfer Out |

#### **AMERICAN RESCUE PLAN FUND**

Estimated Revenues

| Description                                    |
|------------------------------------------------|
| Federal Grants-Indirect<br>Use of Fund Balance |

Appropriations

| Department      | Description                                     |
|-----------------|-------------------------------------------------|
| American Rescue | General Government<br>Judicial<br>Public Safety |

#### **JUVENILE COURT – SUPERVISION FEE I**

Estimated Revenues

| Description       |
|-------------------|
| Intergovernmental |

Appropriations

| Department | Description                              |
|------------|------------------------------------------|
| Judicial   | Judicial-Expenditures/Other Financing Us |

### STREET LIGHTING FUND

#### Estimated Revenues

| Description                |
|----------------------------|
| 343200 Street Lighting     |
| 399900 Use of Fund Balance |

#### Appropriations

| Department      | Description            |
|-----------------|------------------------|
| Street Lighting | 521450 Program Expense |

### CAPITAL PROJECTS FUND

#### Estimated Revenues

| Description                               |
|-------------------------------------------|
| 391200 Operating Transfer In General Fund |
| 399900 Use of Fund Balance                |

#### Appropriations

| Department             | Description                      |
|------------------------|----------------------------------|
| Public Safety          | 541300 Facilities & Renovations  |
| General Administration | 541300 Facilities & Renovations  |
| Recreation             | 541300 Facilities & Renovations  |
| Other Financing Uses   | 611025 Transfer Out to 21 SPLOST |

### Solid Waste

#### Estimated Revenues

| Account # | Description         |
|-----------|---------------------|
| 399900    | Use of Fund Balance |

#### Appropriations

| Department | Account # | Description |
|------------|-----------|-------------|
|------------|-----------|-------------|

|             |        |                          |
|-------------|--------|--------------------------|
| Solid Waste | 541300 | Facilities & Renovations |
| Solid Waste | 542110 | Equipment Purchases      |

ITS  
30, 2026

Opioid Settlement Fund, Hotel/Motel Tax Fund, American Rescue Plan Solid Waste Fund budget will be amended at their next meeting. This is the General Fund appropriations in the amount of \$4,885,906. This is the Hotel/Motel Appropriation in the amount \$25,000. This amendment is for the Court-Supervision Fee Appropriation in the amount \$700. This is for the Capital Projects Fund Appropriation in the amount of \$27,100 and increase the Solid Waste Fund Appropriation in the amount of \$100,000 and increase the Street Lighting Fund Appropriations in the amount of \$1,775,000 and increase the American Rescue Plan Fund budget amendment at the regular scheduled meeting on June 2nd, 2026

| Current Budget |           | Amended   |
|----------------|-----------|-----------|
| Amount         | Change    | Amount    |
| 18,500,000     | 157,800   | #####     |
| 6,450,000      | 684,000   | 7,134,000 |
| 55,000         | 75,000    | 130,000   |
| -              | 280,000   | 280,000   |
| 1,247,539      | 3,689,106 | 4,936,645 |
| 26,252,539     | 4,885,906 | #####     |

| Current Budget |           | Amended   |
|----------------|-----------|-----------|
| Amount         | Change    | Amount    |
| 303,000        | 9,000     | 312,000   |
| 550,000        | 30,000    | 580,000   |
| -              | 3,689,106 | 3,689,106 |
| 870,000        | 17,000    | 887,000   |
| 62,000         | 2,500     | 64,500    |
| 44,000         | 68,000    | 112,000   |
| 83,000         | 2,000     | 85,000    |
| 368,000        | 8,000     | 376,000   |
| 33,000         | 2,000     | 35,000    |
| 60,000         | 40,000    | 100,000   |
| 100,000        | 100,000   | 200,000   |
| 55,000         | 75,000    | 130,000   |

|           |           |           |
|-----------|-----------|-----------|
| 7,200     | 6,000     | 13,200    |
| 54,000    | 16,000    | 70,000    |
| 57,000    | 2,000     | 59,000    |
| 12,000    | 90,000    | 102,000   |
| –         | 38,000    | 38,000    |
| 80,000    | 1,500     | 81,500    |
| 90,000    | 1,500     | 91,500    |
| 5,000     | 9,500     | 14,500    |
| 9,300     | 71,700    | 81,000    |
| –         | 590,000   | 590,000   |
| –         | 17,100    | 17,100    |
| 2,842,500 | 4,885,906 | 7,728,406 |

| Current Budget<br>Amount | Change | Amended<br>Amount |
|--------------------------|--------|-------------------|
| –                        | 17,100 | 17,100            |
| –                        | 10,000 | 10,000            |
| –                        | 27,100 | 27,100            |

| Current Budget<br>Amount | Change | Amended<br>Amount |
|--------------------------|--------|-------------------|
| 145,000                  | 2,500  | 147,500           |
| 31,644                   | 10,000 | 41,644            |
| 10,634                   | 400    | 11,034            |
| 132,212                  | 1,800  | 134,012           |
| 8,010                    | 300    | 8,310             |
| 128,120                  | 1,600  | 129,720           |
| 20,500                   | 500    | 21,000            |
| –                        | 10,000 | 10,000            |
| 476,120                  | 27,100 | 503,220           |

| Current Budget<br>Amount | Change  | Amended<br>Amount |
|--------------------------|---------|-------------------|
| –                        | 200,000 | 200,000           |

| Current Budget |         | Amended |
|----------------|---------|---------|
| Amount         | Change  | Amount  |
| –              | 2,600   | 2,600   |
| –              | 197,400 | 197,400 |
| –              | 200,000 | 200,000 |

| Current Budget |        | Amended |
|----------------|--------|---------|
| Amount         | Change | Amount  |
| 95,000         | 25,000 | 120,000 |

| Current Budget |        | Amended |
|----------------|--------|---------|
| Amount         | Change | Amount  |
| 38,000         | 10,000 | 48,000  |
| 19,000         | 5,000  | 24,000  |
| 38,000         | 10,000 | 48,000  |
| 95,000         | 25,000 | 120,000 |

| Current Budget |           | Amended   |
|----------------|-----------|-----------|
| Amount         | Change    | Amount    |
| –              | 1,775,000 | 1,775,000 |
| –              |           | –         |
| –              | 1,775,000 | 1,775,000 |

| Current Budget |           | Amended   |
|----------------|-----------|-----------|
| Amount         | Change    | Amount    |
| –              | 75,000    | 75,000    |
| –              | 950,000   | 950,000   |
| –              | 750,000   | 750,000   |
| –              | 1,775,000 | 1,775,000 |

## FUND

| Current Budget |        | Amended |
|----------------|--------|---------|
| Amount         | Change | Amount  |
| 1,800          | 700    | 2,500   |

| Current Budget |        | Amended |
|----------------|--------|---------|
| Amount         | Change | Amount  |
| 1,800          | 700    | 2,500   |

| Current Budget |        | Amended |
|----------------|--------|---------|
| Amount         | Change | Amount  |
| 44,200         | 5,000  | 49,200  |
| –              | 10,000 | 10,000  |
| 44,200         | 15,000 | 59,200  |

| Current Budget |        | Amended |
|----------------|--------|---------|
| Amount         | Change | Amount  |
| 44,300         | 15,000 | 59,300  |

| Current Budget |           | Amended   |
|----------------|-----------|-----------|
| Amount         | Change    | Amount    |
| 6,645,281      | 590,000   | 7,235,281 |
| –              | 840,915   | 840,915   |
| 6,645,281      | 1,430,915 | 8,076,196 |

| Current Budget |             | Amended   |
|----------------|-------------|-----------|
| Amount         | Change      | Amount    |
| 131,580        | 590,000     | 721,580   |
| 3,292,000      | (1,166,800) | 2,125,200 |
| 1,171,200      | (1,171,200) | –         |
|                | 3,178,915   | 3,178,915 |
| 4,594,780      | 1,430,915   | 6,025,695 |

| Current Budget |         | Amended |
|----------------|---------|---------|
| Amount         | Change  | Amount  |
| –              | 625,000 | 625,000 |
| –              | 625,000 | 625,000 |

| Current Budget |        | Amended |
|----------------|--------|---------|
| Amount         | Change | Amount  |

|   |         |         |
|---|---------|---------|
| - | 250,000 | 250,000 |
| - | 375,000 | 375,000 |
| - | 625,000 | 625,000 |

A RESOLUTION AND ORDINANCE PROVIDING FOR THE APPROPRIATIONS AND EXPENDITURES OF FUNDS FOR THE GOVERNMENT OF CARROLL COUNTY, GEORGIA, FOR THE COUNTY FISCAL YEAR 2027, BEGINNING JULY 1, 2026 AND ENDING JUNE 30, 2027; PROVIDING FOR THE OPERATIONS OF COUNTY DEPARTMENTS, BOARDS, AGENCIES, ELECTED OFFICES, AND OTHER GOVERNMENTAL ACTIVITIES; TO PROVIDE FOR THE LEVEL OF PERSONNEL AUTHORIZED FOR THE VARIOUS DEPARTMENTS AND AGENCIES; TO PROVIDE FOR CAPITAL IMPROVEMENTS AS BUDGETED FOR THE COUNTY; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

WHEREAS, in compliance with O.C.G.A. 36-8-1 and the County's enabling legislation, a revenue estimate for the following year and proposed budget that will govern expenditures of all funds expected to be available to the County for the following year, including expenditures relating to capital outlays and public works projects, has been submitted to the Board of Commissioners; and

WHEREAS, a copy of the proposed budget along with all required public notices has been published; and

WHEREAS, the Governing Authority held a public hearing on May 22, 2026, at 9:00 A.M.; and

WHEREAS, the proposed budget and recommendations have been presented to the Board of Commissioners including recommendations for changes in positions as follows:

- Addition of one full-time position to be shared with General Administration and Information Technology;
- Addition of two full-time Deputy positions and one full-time Investigator position for the Sheriff's Office;
- Addition of one full-time Veterinarian for Animal Services;

NOW THEREFORE, BE IT RESOLVED AND ORDAINED by the Board of Commissioners of Carroll County, Georgia, as follows:

Section 1. Pursuant to O.C.G.A. § 36-81-1, *et seq*, as amended, the sums of money summarized in Exhibit A attached hereto and made a part of this Resolution and Ordinance, shall be and are hereby adopted by the Board of Commissioners as the Operating Budget and Capital Budget for the government of Carroll County, Georgia for Fiscal Year 2027 beginning on July 1, 2026 and ending on June 30, 2027. Furthermore, the Board of Commissioners hereby adopts the Chairman's proposed changes in certain positions, departments, and offices as follows:

- Addition of one full-time position to be shared with General Administration and Information Technology;
- Addition of two full-time Deputy positions and one full-time Investigator position for the Sheriff's Office;
- Addition of one full-time Veterinarian for Animal Services;

Section 2. The appropriations of all funds for all departments and agencies shall be as set forth in Exhibit A.

Section 3. The fee schedules attached hereto as Exhibit B shall be the fees for each respective department and shall be published on the County's website.

Section 4. The funds provided and contracts made therefore for the procurement of supplies, materials, personal property, capital outlay and public works projects, and services for all departments and agencies shall be expended in accordance with the budget, its attachments, and purchasing policies and procedures established by the County.

Section 5. The financial transactions of all County departments and agencies authorized to expend County funds shall be recorded and maintained in accordance with generally accepted accounting principles and standards.

Section 6. In accordance with Georgia Code § 33-8-8, the proceeds from the tax on insurance premiums, estimated to be \$7,500,000, shall be used for the provision of fire protection services for residents of the unincorporated area of the County.

Section 7. The budget documents and attachments entitled Fiscal Year 2026 Adopted Budget for Carroll County, Georgia shall be maintained on file in the Office of the Board of Commissioners and available for public inspection.

Section 8. A copy of the final budget adopted shall be transmitted to the Grand Jury of the Superior Court of Carroll County.

Section 9. The Budget and other matters set forth in this Resolution and Ordinance shall be effective as of July 1, 2026.

Section 10. All Ordinances, Resolutions or other acts, or parts thereof, in conflict with this Ordinance are hereby repealed.

Approved this \_\_\_\_ day of \_\_\_\_\_, 2026.

CARROLL COUNTY, GEORGIA

By: \_\_\_\_\_  
Michelle Morgan, Chairman  
Board of Commissioners

ATTEST:

\_\_\_\_\_  
Sandra Huey, County Clerk

## EXHIBIT B

### Carroll County Ag Center

| Rental Fees                                              | Deposits                           |
|----------------------------------------------------------|------------------------------------|
| \$500 for 4 hours or less in a day                       | \$150.00 Facility security deposit |
| \$1,000 for 4 hours or more in a day                     | \$25.00 Key deposit                |
| \$200 will be added to the rental fee for use of kitchen |                                    |

### Carroll County Board of Tax Assessors

| Standard Price List                                                     | GIS Maps Price List                                         |
|-------------------------------------------------------------------------|-------------------------------------------------------------|
| .25/sheet Copies                                                        | \$20.00 Standard road map (without aerial perspective)      |
| .50/sheet WinGap printouts (per property record that is now the owner)  | \$20.00 30x42 Full sheet (with or w/out aerial perspective) |
| .50 property Record Card (hard copy)                                    | \$10.00 20x28 Half sheet (with or w/out aerial perspective) |
| \$75.00 WinGap Reports (non standard will be priced depending on depth) | \$10.00 ANSI C-17X22                                        |
|                                                                         | \$15.00 ANSI D-22x34                                        |
|                                                                         | \$20.00 ANSI E-33x44                                        |

### Carroll County Department of Solid Waste Management (Transfer Station Rates)

| FY25                             |
|----------------------------------|
| \$70.00 per ton of debris        |
| \$25.00 Minimum Rate             |
| \$70.00 per ton of brush         |
| \$25.00 Minimum Rate             |
| \$8.00 Tires (17" & smaller)     |
| \$20.00 Tires (18" & larger)     |
| 3% charge for credit/debit cards |

### Carroll County Department of Animal Services

| Fee list                | Fee List                        |
|-------------------------|---------------------------------|
| \$50.00 Adoptions       | \$25.00 Euthanasia              |
| \$25.00 Reclaim         | \$25.00 per day Bite Quarantine |
| \$20.00 Microchip       | \$40.00 Establishment permits   |
| \$25.00 Owner Surrender |                                 |

### Carroll County Parks Rates and Fees Structure

waiting on Kent to reply

| Item                              | JTP | LTP             | MRP | MB | MF |
|-----------------------------------|-----|-----------------|-----|----|----|
| Daily Pass                        | 5   | 5               | 5   | 5  | 5  |
| Annual                            | 50  | 50              | 50  | 50 | 50 |
| Annual-Senior                     | 30  | 30              | 30  | 30 | 30 |
| Horse-Daily Single                | x   | 5+\$3 Trail Fee | 5   | 5  | x  |
| Horse-Single Annual               | x   | 50              | 50  | 50 | x  |
| Horse-Family Annual               | x   | 70              | 70  | 70 | x  |
| Vans                              | 30  | 30              | 30  | 30 | 30 |
| Buses                             | 70  | 70              | 70  | 70 | 70 |
| Special Event parking per vehicle | 5   | 5               | 5   | 5  | 5  |
| Active Military                   | NC  | NC              | NC  | NC | NC |
| RV Camping FH                     | 50  | 50              | x   | x  | x  |
| RV Camping Senior FH              | 40  | 40              | x   | x  | x  |
| RV Camping Water Electric         | 40  | 40              | x   | x  | x  |
| RV Senior Water Electric          | 25  | 25              | x   | x  | x  |
| Tent                              | 40  | 25              | 20  | x  | x  |

|                                |     |     |     |   |   |
|--------------------------------|-----|-----|-----|---|---|
| Pioneer Camping                | 40  | x   | x   | x | x |
| Group Camping-including scouts | 3   | 3   | 3   | x | x |
| Pedal Boats                    | 5   | x   | x   | x | x |
| Jon Boats                      | 5   | x   | x   | x | x |
| Spray and Splash               | x   | 5   | 5   | x | x |
| Group Lodge                    | 600 | x   | x   | x | x |
| Group Shelter 1                | 130 | x   | x   | x | x |
| Group Shelter 2                | 80  | x   | x   | x | x |
| Pavilion capacity 30           | x   | x   | 40  | x | x |
| Pavilion capacity 50           | 80  | x   | x   | x | x |
| Pavilion capacity 60           | x   | 80  | x   | x | x |
| Pavilion capacity 100          | x   | x   | 100 | x | x |
| Pavilion capacity 200          | 160 | x   | x   | x | x |
| Wedding                        | 100 | 100 | 100 | x | x |

Clem Community Center- \$200 rental with \$100 Deposit

### Carroll County Recreation Department Fee Structure

| Sports       | Ages             | Fees                                                      |
|--------------|------------------|-----------------------------------------------------------|
| Baseball     | 3 year - 14 year | \$60-\$65                                                 |
| Basketball   | 5 year - 14 year | \$65                                                      |
| Cheerleading | 5 year - 12 year | \$80                                                      |
| Football     | 5 year - 12 year | \$65 (Refundable Football Equipment Deposit - \$100)      |
| Soccer       | 3 year - 14 year | \$60-\$65                                                 |
| Softball     | 5 year - 12 year | \$60-\$65                                                 |
| Volleyball   | 9 year - 14 year | \$65                                                      |
| All Sports   | All Ages         | \$95 - Out of County Resident<br>*fee is based per season |

| Rentals                   |                         |
|---------------------------|-------------------------|
| Fields                    | \$25/hr                 |
| Gymnastics / Gymnasium    | \$35/hr                 |
| Multi-Purpose Rooms       | \$25/hr                 |
| Pavillions on Rec Complex | \$10/hr                 |
| Pavillion at Oak Mountain | \$300/per day           |
| Tournament Rentals        | \$200 per field/per day |

| Camps        | Fees               |
|--------------|--------------------|
| Cheerleading | \$65 / per session |
| Gymnastics   | \$65 / per session |
| Ninja        | \$65 / per session |

| Gymnastics Classes                |       |                   |
|-----------------------------------|-------|-------------------|
| 30 minutes                        | \$60  | \$10.00 per class |
| 45 minutes                        | \$65  | \$10.83 per class |
| 1 hour                            | \$85  | \$14.17 per class |
| 2 hours                           | \$127 | \$10.58 per class |
| 3 hours                           | \$150 | \$8.33 per class  |
| 4 hours                           | \$150 | \$8.33 per class  |
| *fee is based per block (6 weeks) |       |                   |

### Carroll County Recreation Department Fee Structure

|                         |                            |                                    |
|-------------------------|----------------------------|------------------------------------|
| Multiple Child Discount | Gymnastic Birthday Parties | Nerf/Bounce House Birthday Parties |
|-------------------------|----------------------------|------------------------------------|

|                                   |                                           |                                        |
|-----------------------------------|-------------------------------------------|----------------------------------------|
| First Child - Full Price          | 1.5 Hours - \$225.00                      | Single Jump House - \$250.00           |
| Second Child or More - \$5.00 off | 2 hours - \$250.00                        | Nerf Gun - \$250.00                    |
|                                   | 2.5 hours - \$275.00                      | Combo - \$275.00                       |
|                                   | 3 hours - \$300.00                        | <i>*fee is based on 1.5 hour party</i> |
|                                   | <i>*additional time 30 minutes = \$25</i> |                                        |

| Competitive Gymnastics Team | Fee                            |
|-----------------------------|--------------------------------|
| Optionals                   | \$175                          |
| Gold                        | \$155                          |
| Silver                      | \$135                          |
| AAU Level 3                 | \$135                          |
| Bronze                      | \$115                          |
| AAU Level 2                 | \$105                          |
| Mini                        | \$75                           |
|                             | <i>*fee is based per month</i> |

### Carroll County Fire Marshal's Office

#### Plan Review/Inspection/Permit Fee Schedule

| PLAN REVIEW                                                 | FEE                       | FEE   |
|-------------------------------------------------------------|---------------------------|-------|
| Site Plan Review (site development plan)                    |                           | \$100 |
| New Building/ Addition/Remodel                              | Up to 12,000 sq ft        | \$200 |
|                                                             | Greater than 12,000 sq ft | \$300 |
| Sprinkler Only Plan Review                                  |                           | \$100 |
| Fire Alarm System Only Plan Review                          |                           | \$100 |
| Commercial Hood Only Plan Review                            |                           | \$100 |
| Plan Revisions & Re-views                                   |                           | \$50  |
| Plan Review - Other                                         |                           | \$100 |
| FIRE INSPECTIONS                                            | FEE                       |       |
| Certificate of Occupancy                                    |                           | \$100 |
| 80% Construction                                            |                           | \$100 |
| Final (100%) Construction                                   |                           | \$100 |
| Modification or New Sprinkler/Standpipe System              |                           | \$100 |
| Modification or New Fire Alarm                              |                           | \$100 |
| NFPA 96 Commercial Hood                                     |                           | \$100 |
| NFPA 33 Spray Booth                                         |                           | \$100 |
| Special Extinguishing Systems (Clean Agent, Dry Chem, etc.) |                           | \$100 |
| Short Term Rental                                           |                           | \$100 |
| Re-Inspection                                               |                           | \$100 |
| PERMITS                                                     |                           |       |
| Tent - Per Tent                                             |                           | \$50  |
| Fireworks Stand (Sales)                                     |                           | \$200 |
| Mass Gathering/Special/Exposition Event                     |                           | \$100 |
| Mass Gathering Event w/ Portable Grand Stands               |                           | \$200 |
| Blasting (Expires in 30 days)                               |                           | \$200 |
| Blasting Renewal (additional 30 days)                       |                           | \$100 |
| Fireworks Display                                           |                           | \$150 |

### Carroll County Department of Community Development Fee Schedule 2025-2026

|                         |                                                                                                                         |
|-------------------------|-------------------------------------------------------------------------------------------------------------------------|
| <b>Type of Service:</b> |                                                                                                                         |
| <b>Re-Zoning</b>        | 0-1 acres = \$500.00 plus \$50.00 for each additional acre<br>6+ acres = \$700.00 plus \$25.00 for each additional acre |

|                                                         |                                                                                                                                                                                                                                                                                                                                                                   |
|---------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                         | b+ acres = 3/00.00 plus 25.00 for each additional acre                                                                                                                                                                                                                                                                                                            |
| <b>Temporary Land Use Permit</b>                        | \$150.00 (\$25.00 annual renewal fee)                                                                                                                                                                                                                                                                                                                             |
| <b>Conditional Use Permit</b>                           | \$350.00                                                                                                                                                                                                                                                                                                                                                          |
| <b>Variance Request Permit</b>                          | \$350.00                                                                                                                                                                                                                                                                                                                                                          |
| <b>Administrative Variance Request</b>                  | \$50                                                                                                                                                                                                                                                                                                                                                              |
| <b>Land Disturbance Permit</b>                          | Clearing & grubbing \$50.00 per acre<br>Residential/Subdivision \$50.00 per lot<br>Commercial/Industrial \$200.00 per disturbed acre<br>NPDES \$40.00 per disturbed acre<br>\$50.00 for 1 <sup>st</sup> re-inspection; \$100 for each additional inspection                                                                                                       |
| <b>Innovative Development Plan</b>                      | \$550.00                                                                                                                                                                                                                                                                                                                                                          |
| <b>Compatibility Review Application</b>                 | \$150.00                                                                                                                                                                                                                                                                                                                                                          |
| <b>Parcel Split</b>                                     | \$100.00                                                                                                                                                                                                                                                                                                                                                          |
| <b>Zoning Compliance Fee/Zoning Verification Letter</b> | \$50.00                                                                                                                                                                                                                                                                                                                                                           |
| <b>Zoning Maps</b>                                      | \$7.00 aerial \$8.00 – 8.5” x 11”                                                                                                                                                                                                                                                                                                                                 |
| <b>GIS Special Project Map</b>                          | \$75.00 per hour                                                                                                                                                                                                                                                                                                                                                  |
| <b>Plan Review</b>                                      | Residential: 200 sq. ft. up to 3500 sq. ft. \$50.00<br>3501 sq. ft. up to 4500 sq. ft. \$100.00<br>Over 4501 sq. ft. \$250.00<br>Commercial: Up to 5000 sq. ft. \$350.00<br>Over 5000 sq. ft. \$450.00<br>Industrial: Up to 10,000 sq. ft. \$500.00<br>Over 10,000 sq. ft. \$750.00<br>Corridor Development Plan: \$600<br>Final Plat Fee-\$100 plus \$15 per Lot |
| <b>Subdivision Application</b>                          | \$300.00 plus \$30 per lot – Plan Review Fee<br>\$200.00 Final Plat Review and Filing Fee                                                                                                                                                                                                                                                                         |
| <b>Electrical Permit</b>                                | \$75.00 for every 200 amps                                                                                                                                                                                                                                                                                                                                        |
| <b>Plumbing Permit</b>                                  | \$75.00 for every 12 fixtures                                                                                                                                                                                                                                                                                                                                     |
| <b>HVAC Permit</b>                                      | \$75.00 for every 100,000 BTUs                                                                                                                                                                                                                                                                                                                                    |
| <b>Re-Inspection</b>                                    | \$50.00 for 1 <sup>st</sup> re-inspection; \$100 for each additional inspection                                                                                                                                                                                                                                                                                   |
| <b>Sign Permit</b>                                      | Sign review \$50.00<br>Plan review \$50.00<br>Zoning Compliance \$20.00<br>Cost of building permit based on cost of construction<br>Sign renewal fee \$25.00 yearly                                                                                                                                                                                               |
| <b>Demolition Fee B102 CABO</b>                         | Up to 100,000 ft. \$50.00<br>100,000 cu. Ft. & over \$50.00 plus \$01.00 per 1000 cu ft.                                                                                                                                                                                                                                                                          |
| <b>Permit Replacement Cards</b>                         | \$20.00                                                                                                                                                                                                                                                                                                                                                           |
| <b>Home Occupation</b>                                  | \$125.00 every year plus cost of Occupational Tax fee                                                                                                                                                                                                                                                                                                             |
| <b>Occupational Tax</b>                                 | \$100.00 application fee plus (tax class 1=0.00050; tax class 2=0.000625; tax class3=0.00075) cents per thousand of                                                                                                                                                                                                                                               |
| <b>Peddlers Permit</b>                                  | \$50.00 per event                                                                                                                                                                                                                                                                                                                                                 |
| <b>Special Event Permit</b>                             | \$150 per day                                                                                                                                                                                                                                                                                                                                                     |
| <b>Beer &amp; Wine</b>                                  | See Alcohol Fee Schedule                                                                                                                                                                                                                                                                                                                                          |
| <b>Copies</b>                                           | Zoning Ordinance \$15.00<br>Subdivision Regulations \$30.00<br>CDP \$15.00<br>Single sheet copies \$0.25                                                                                                                                                                                                                                                          |
| <b>Building Permit</b>                                  | Based on sq. footage for Valuation Total then fees (see tables below)                                                                                                                                                                                                                                                                                             |
| <b>Commercial Building Permit</b>                       | Based on Construction Cost then fee from Total Valuation Table below                                                                                                                                                                                                                                                                                              |
| <b>Industrial Building Permit</b>                       | Based on Construction Cost then fee from Total Valuation table below                                                                                                                                                                                                                                                                                              |
| <b>Schools and Non-Profit</b>                           | No Fee                                                                                                                                                                                                                                                                                                                                                            |

Total Valuation Table

Fee

\$1,000 & less  
\$1,000 - \$50,000  
\$50,000 - \$100,000  
\$100,000 - \$500,000  
\$500,000 and up

**Valuation Table Based on**

Heated Area  
Unfinished Basement  
Finished Basement  
Carport & Garage  
Porches & Decks  
Accessory Bldgs.  
Pole Barns  
Moved-In House  
Manufactured Homes  
Commercial & Industrial  
Swimming Pools  
Cell Tower  
City Inspections

No fee, unless inspection required in which case fee for each inspection shall be charged  
\$15 for the first \$1,000 plus \$5 for each additional thousand or fraction thereof, to and including \$50,000  
\$260 for the first \$50,000 plus \$4 for each additional thousand or fraction thereof, to and including \$100,000  
\$460 for the first \$100,000 plus \$3 for each additional thousand or fraction thereof, to and including \$500,000  
\$1,660.00 for the first \$500,000 plus \$2 for each additional thousand or fraction thereof

**Construction Cost**

Based on \$130.00 per sq. foot  
Based on \$49.00 per sq. foot  
Based on \$120.00 per sq. foot  
Based on \$28.00 per sq. foot  
Based on \$23.00 per sq. foot  
Based on \$23.00 per sq. foot  
Based on \$17.00(minimum) sq. foot  
Based on \$130.00 per sq. foot  
Based on \$56.00 per sq. foot  
Based on construction price  
Based on construction price plus electrical and plumbing  
Based on construction price  
Per intergovernmental agreement

The Carroll County Board of Commissioners present the following proposed budgets for public review. A public hearing is scheduled for May 22nd, 2026 at 9:00 a.m. in the Commission Chambers located at 323 Newnan Street in Carrollton. All County citizens are invited to attend and submit comments. Copies of the proposed draft budgets are available for viewing by the public in the Director of Finance's office, Room 302 of the Historic County Courthouse, 323 Newnan Street, Carrollton, GA during regular business hours (Monday-Friday between the hours of 8:00 a.m. & 5:00 p.m.).

CARROLL COUNTY, GEORGIA  
GENERAL FUND  
FOR THE FISCAL YEAR ENDING JUNE 30, 2027

| ESTIMATED REVENUES             |  |            |  | PROPOSED APPROPRIATIONS              |  |            |  |
|--------------------------------|--|------------|--|--------------------------------------|--|------------|--|
| TAXES                          |  |            |  | GENERAL GOVERNMENT                   |  |            |  |
| General property taxes         |  |            |  | Commissioners' Office                |  | 1,934,800  |  |
| Real and personal property tax |  | 31,863,000 |  | Elections Department                 |  | 694,800    |  |
| Motor vehicle tax              |  | 8,375,000  |  | General Administration               |  | 2,124,800  |  |
| Mobile home tax                |  | 91,000     |  | Legal Services                       |  | 320,000    |  |
| Cost, penalties, and interest  |  | 598,000    |  | Information Technology               |  | 850,600    |  |
| Total general property tax     |  | 40,927,000 |  | Tax Commissioner Office              |  | 1,603,900  |  |
|                                |  |            |  | Tax Assessor's Office                |  | 1,766,500  |  |
|                                |  |            |  | Risk Management                      |  | 2,691,500  |  |
|                                |  |            |  |                                      |  | 11,986,900 |  |
| Local option sales tax         |  | 19,300,000 |  | JUDICIAL                             |  |            |  |
| Insurance premium tax          |  | 7,500,000  |  | Superior Court                       |  | 814,425    |  |
| Intangibles tax                |  | 590,000    |  | Clerk of Court                       |  | 1,835,550  |  |
| Real estate transfer tax       |  | 410,000    |  | District Attorney                    |  | 1,356,829  |  |
| Beer and wine tax              |  | 380,000    |  | State Court                          |  | 1,180,100  |  |
| Franchise tax                  |  | 400,000    |  | Solicitor                            |  | 1,267,200  |  |
| Local energy excise tax        |  | 810,000    |  | Magistrate Court                     |  | 837,775    |  |
| Occupational tax               |  | 1,175,000  |  | Probate Court                        |  | 742,700    |  |
| Total taxes                    |  | 71,492,000 |  | Juvenile Court                       |  | 1,143,200  |  |
|                                |  |            |  | Public Defender                      |  | 1,270,627  |  |
| LICENSES AND PERMITS           |  | 832,000    |  |                                      |  | 10,448,406 |  |
| FINES, FEES, AND FORFEITURES   |  | 4,151,000  |  | PUBLIC SAFETY                        |  |            |  |
| CHARGES FOR SERVICES           |  | 8,607,500  |  | Sheriff's Department                 |  | 24,574,400 |  |
| INTERGOVERNMENTAL              |  | 170,000    |  | Correctional Institute               |  | 4,612,100  |  |
| INTEREST                       |  | 1,597,500  |  | Fire Department                      |  | 15,290,408 |  |
| CONTRIBUTIONS                  |  | 50,000     |  | EMS Contract                         |  | 2,190,166  |  |
| OTHER                          |  | 902,600    |  | Coroner Office                       |  | 151,800    |  |
|                                |  |            |  | E-911 Telecommunications System      |  | 188,300    |  |
| OTHER FINANCING SOURCES -      |  | 873,290    |  | 800 MHz Telecommunications System    |  | 237,000    |  |
| Use of Fund Balance            |  |            |  | Animal Services                      |  | 1,633,500  |  |
|                                |  |            |  | Emergency Management Agency          |  | 326,150    |  |
|                                |  |            |  |                                      |  | 49,203,824 |  |
|                                |  |            |  | PUBLIC WORKS                         |  |            |  |
|                                |  |            |  | Public Works                         |  | 6,722,000  |  |
|                                |  |            |  | Solid Waste                          |  | 3,301,000  |  |
|                                |  |            |  |                                      |  | 10,023,000 |  |
| Total Revenues                 |  | 88,675,890 |  | HEALTH AND WELFARE                   |  | 344,480    |  |
|                                |  |            |  |                                      |  |            |  |
|                                |  |            |  | PARKS AND RECREATION                 |  |            |  |
|                                |  |            |  | Recreation Department                |  | 2,491,580  |  |
|                                |  |            |  | Parks Department                     |  | 1,530,200  |  |
|                                |  |            |  | Forestry Program                     |  | 17,000     |  |
|                                |  |            |  | West Georgia Regional Library System |  | 250,000    |  |
|                                |  |            |  |                                      |  | 4,288,780  |  |
|                                |  |            |  | HOUSING AND DEVELOPMENT              |  |            |  |
|                                |  |            |  | Ag-Ed Center                         |  | 343,100    |  |
|                                |  |            |  | Planning and Zoning                  |  | 1,592,400  |  |
|                                |  |            |  | Economic Development                 |  | 165,000    |  |
|                                |  |            |  |                                      |  | 2,100,500  |  |
|                                |  |            |  | DEBT SERVICE                         |  |            |  |
|                                |  |            |  | Capital Lease                        |  | 280,000    |  |
|                                |  |            |  |                                      |  |            |  |
|                                |  |            |  | Total Appropriations                 |  | 88,675,890 |  |

CARROLL COUNTY, GEORGIA  
SPECIAL REVENUE FUNDS  
FOR THE FISCAL YEAR ENDING JUNE 30, 2027

|                               | Sheriff's<br>Narcotics | Court<br>Technology<br>Fund | Public<br>Safety<br>Fund | Emergency<br>Telephone<br>System | Hotel<br>Motel<br>Tax | Special<br>Tax<br>Districts | DATE<br>Account | GRANT<br>Fund | ADR<br>Account | Law<br>Library | Clerk's<br>Coop | Juvenile<br>Court<br>Sup Fee | Jail<br>House<br>Store | Correctional<br>Institute<br>Commissary | Correctional<br>Institute<br>Inmate<br>Education |
|-------------------------------|------------------------|-----------------------------|--------------------------|----------------------------------|-----------------------|-----------------------------|-----------------|---------------|----------------|----------------|-----------------|------------------------------|------------------------|-----------------------------------------|--------------------------------------------------|
| ESTIMATED REVENUES            |                        |                             |                          |                                  |                       |                             |                 |               |                |                |                 |                              |                        |                                         |                                                  |
| Taxes                         |                        |                             |                          |                                  | 105,000               | 51,000                      |                 |               |                |                |                 |                              |                        |                                         |                                                  |
| Fines, fees and forfeitures   | 252,000                | 66,000                      | 250,000                  |                                  |                       |                             | 121,936         | 2,160,000     | 101,000        | 60,000         |                 | 2,000                        | 25,750                 | 30,900                                  | 41,200                                           |
| Charges for services          |                        |                             |                          | 2,888,450                        |                       | 2,000                       |                 |               |                |                |                 |                              |                        |                                         |                                                  |
| Intergovernmental             |                        |                             |                          |                                  |                       |                             |                 |               |                |                | 80,000          |                              |                        |                                         |                                                  |
| Interest                      | 500                    | 500                         |                          | 10,000                           |                       | 150                         | 2,000           |               |                |                | 5,000           |                              |                        |                                         |                                                  |
| Transfer In from General Fund |                        |                             |                          | 188,300                          |                       |                             |                 |               |                |                |                 |                              |                        |                                         |                                                  |
| Other                         |                        |                             |                          | -                                |                       |                             |                 |               |                |                |                 |                              |                        |                                         |                                                  |
| Total Estimated Revenues      | 252,500                | 66,500                      | 250,000                  | 3,086,750                        | 105,000               | 53,150                      | 123,936         | 2,160,000     | 101,000        | 60,000         | 85,000          | 2,000                        | 25,750                 | 30,900                                  | 41,200                                           |
| PROPOSED APPROPRIATIONS       |                        |                             |                          |                                  |                       |                             |                 |               |                |                |                 |                              |                        |                                         |                                                  |
| Judicial                      |                        | 66,500                      |                          |                                  |                       |                             |                 | 2,160,000     | 101,000        | 60,000         | 85,000          | 2,000                        |                        |                                         |                                                  |
| Public safety                 | 252,500                |                             | 250,000                  | 3,086,750                        |                       |                             | 123,936         |               |                |                |                 |                              | 25,750                 | 30,900                                  | 41,200                                           |
| Public works                  |                        |                             |                          |                                  |                       | 53,150                      |                 |               |                |                |                 |                              |                        |                                         |                                                  |
| Housing and development       |                        |                             |                          |                                  | 105,000               |                             |                 |               |                |                |                 |                              |                        |                                         |                                                  |
| Total Proposed Appropriations | 252,500                | 66,500                      | 250,000                  | 3,086,750                        | 105,000               | 53,150                      | 123,936         | 2,160,000     | 101,000        | 60,000         | 85,000          | 2,000                        | 25,750                 | 30,900                                  | 41,200                                           |

CARROLL COUNTY, GEORGIA  
2021 SPLOST DEBT SERVICE FUND  
FOR THE FISCAL YEAR ENDING JUNE 30, 2027

|                                   |           |
|-----------------------------------|-----------|
| PROPOSED EXPENDITURES             |           |
| Debt Service                      |           |
| Principal                         | 7,460,000 |
| Interest                          | 373,000   |
| Fiscal Agent Fee                  | 7,580     |
| Total proposed expenditures       | 7,840,580 |
| PROPOSED OTHER FINANCING SOURCES  |           |
| Transfer in from 2021 SPLOST Fund | 7,840,580 |

CARROLL COUNTY, GEORGIA  
PROPRIETARY FUND-SOLID WASTE FUND  
FOR THE FISCAL YEAR ENDING JUNE 30, 2027

|                                |           |
|--------------------------------|-----------|
| ESTIMATED REVENUES             |           |
| Charges for sales and services | 5,340,000 |
| Other                          | 20,000    |
| Transfer In from General Fund  | 1,301,000 |
| Total Estimated Revenues       | 6,661,000 |
| PROPOSED EXPENDITURES          |           |
| Cost of sales and services     | 5,902,800 |
| Personal services              | 593,200   |
| Depreciation                   | 165,000   |
|                                | 6,661,000 |

CARROLL COUNTY, GEORGIA  
CAPITAL PROJECTS FUND  
FOR THE FISCAL YEAR ENDING JUNE 30, 2027

|                         |           |
|-------------------------|-----------|
| PROPOSED EXPENDITURES   |           |
| GENERAL GOVERNMENT      |           |
| Commissioners' Office   | 8,900     |
| Elections               | 16,000    |
| Tax Assessor            | 10,000    |
| Tax Commissioner        | 10,000    |
| General Administration  | 1,385,000 |
| Information Technology  | 71,500    |
| Risk Management         | 300,000   |
|                         | 1,801,400 |
| JUDICIAL                |           |
| Juvenile Court          | 2,900     |
|                         | 2,900     |
| PUBLIC SAFETY           |           |
| Sheriff's Department    | 188,580   |
| Correctional Institute  | 434,000   |
| Fire Department         | 87,000    |
| Animal Services         | 65,700    |
|                         | 775,280   |
| PUBLIC WORKS            |           |
| Public Works            | 8,000     |
|                         | 8,000     |
| CULTURE AND RECREATION  |           |
| Recreation Department   | 54,900    |
| Parks Department        | 554,300   |
|                         | 609,200   |
| HOUSING AND DEVELOPMENT |           |
| Planning and Zoning     | 13,000    |
|                         | 13,000    |
| TOTAL APPROPRIATIONS    |           |
|                         | 3,209,780 |
| CHANGE IN FUND BALANCE  |           |
|                         | 3,209,780 |

# APPOINTMENT

## Carroll County Board of Family and Children Services

The term of **Latasha Vaughn** expires **June 30, 2026**. An appointment must be made to fill this expiring term.

The Board of Family and Children Services is composed of five (5) members appointed by the Commissioner of the Georgia Department of Human Resources on the recommendation and nomination of the County governing authority. Members are appointed for a term of five (5) years. Current members are Blake Mobley, Jill Adams, Kim Jones and Vincent Dortch.

# APPOINTMENT

## Region 4 EMS Council

The term of Position 1 and Position 4 expires on June 30, 2026. An appointment must be made to fill this expiring term.

The Region 4 EMS Council is composed of four (4) Carroll County members. All members are appointed by the District Health Director on the recommendation and nomination of the County governing authority and are appointed for a term of three (3) years. Current members are: Amy Jerome (Position 1), Allen English (Position 2), Dave Wade (Position 3), Gary Thomas (Position 4).

# APPOINTMENT

## Development Authority of Carroll County

The Development Authority District 1 position is vacant. An appointment must be made to fill this vacant position.

The Development Authority is composed of seven (7) members, one member represents the County At-Large with the other members representing each of the six (6) districts of the County. Members are appointed for a term of four (4) years. Current members are Jay Gill (At-Large), **Vacant (District 1)**, Charles Alan Martinez (District 2), John Baxter (District 3), Cassie Marshall (District 4), Hugh Bass (District 5), and Keith West (District 6).

**FY'27 SECTION 5311/5307**  
**PUBLIC TRANSPORTATION SERVICE AGREEMENT**  
**FOR THE OPERATION OF THE**  
**THREE RIVERS REGIONAL TRANSIT SYSTEM**  
**BETWEEN CARROLL COUNTY AND THE**  
**THREE RIVERS REGIONAL COMMISSION**

**PREAMBLE**

This Agreement is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2026 by and between the Board of Commissioners of CARROLL COUNTY hereinafter referred to collectively as the "COUNTY"; and THREE RIVERS REGIONAL COMMISSION, hereinafter referred to as "TRRC"; and shall terminate on the 30th day of June, 2027, unless terminated earlier under other provisions of this Agreement.

**WHEREAS**, the Georgia Department of Transportation (GDOT) in cooperation with the Three Rivers Regional Commission has agreed to participate in the operation of a Regional 5311 Public Transportation System; and

**WHEREAS**, the Federal Transit Administration (FTA) has allocated transit funds for the operation of a 5307 Public Transportation System within the portions of the COUNTY that have denser populations.; and

**WHEREAS**, the Georgia Department of Human Services (DHS) will purchase transportation services from Three Rivers Regional Commission through its assigned broker; and

**WHEREAS**, the COUNTY has agreed to participate in this regional transportation system administered by the Three Rivers Regional Commission;

**NOW, THEREFORE**, the parties agree as follows:

## **ARTICLE I**

### **TERM OF AGREEMENT, TERMINATION PROVISIONS, AND ATTACHED DOCUMENTS**

1. Engagement: The TRRC is retained and engaged by the counties for the purpose of operating a 49 U.S.C. 5307 and 5311 public transportation program aka the Three Rivers Regional Transit System (the “Program”).
2. Term of Agreement: The term of Agreement shall be from July 1, 2026 through June 30, 2027.
3. Termination of Agreement: The COUNTY and TRRC reserve the right to terminate this Agreement for just cause upon 60 (sixty) days written notice to the other party.

4. Attachments:

Attachment A: Terms of Usage

Attachment B: Service Areas and Fares

Attachment C: Georgia Security and Immigration Compliance Act of 2006

## **ARTICLE II**

### **SCOPE OF WORK**

#### **COUNTY RESPONSIBILITIES**

1. The COUNTY will appropriate funds to operate the combined Section 5311/5307 Public Transportation Program for the stated contract year.
2. The COUNTY will transfer funds allocated to it through the 5307 Grant Program to operate the Section 5307 Public Transportation Program for the stated contract year.
3. The COUNTY will provide one or more vehicles for use by the TRRC in the regional public transit program.
4. The COUNTY understands that the typical useful life of a transit bus is approximately five years. The COUNTY will support TRRC’s 5311 application to GDOT for vehicle replacements, Mobility Manager, transit planning and rural service operations including provision of required local match, and the COUNTY will support TRRC’s 5307 application to Federal Transit Administration (FTA) either as a subrecipient or as a direct recipient for vehicle replacements, Mobility Manager, transit planning and 5307 area service operations including provision of required local match.

## **TRRC RESPONSIBILITIES**

1. The TRRC will manage the day-to-day operation of the Regional 5311/5307 Public Transportation program. At its discretion, TRRC may utilize agency employees or contractors in providing the Regional Public Transportation program. The TRRC will ensure compliance with local, state, and federal laws and regulations.
2. The TRRC will manage the financial reporting and statistical analysis for the Program and request the appropriated funds from the COUNTY no more than monthly and no less than once a year.
3. TRRC will develop the annual FTA 5307 grant application either as a subrecipient or as a direct recipient from the FTA.
4. The TRRC shall procure insurance policies for all DOT assigned vehicles including automotive liability, commercial general liability, and excess liability with endorsement to insure contractual liability, broad form property damage, personal injury, personal and advertising liability. The insurance certificates must include the COUNTY listed as additional insured parties. Said insurance must meet the below qualifications or their equivalency:
  - a. \$1,000,000 per occurrence (Each Occurrence Limit – indicates the amount of coverage under a liability policy for any one occurrence other than Personal & Advertising injury occurrences.)
  - b. \$3,000,000 aggregate (Aggregate Limit – indicates the amount of coverage (for other than Products/Completed Operations Liability occurrences) under a liability policy for the policy period; no matter how many separate losses that may occur.)

## **ADDITIONAL RESPONSIBILITIES**

1. The TRRC shall defend all lawsuits, not related to insurance claims, brought in connection with the Program, or any claim related to the Program. The TRRC agrees to pay in full all costs and expenses incidental thereto; however, the COUNTY may have the right, at its own expense, to participate in the defense of any suit, without relieving TRRC of any obligation.
2. All expenses for the operation of the Program, including without limitation, all wages, salaries, fringe benefits, other employee costs, services, and all maintenance and operation of the vehicles, including without limitation, fuels, lubricants, parts, materials, taxes and the expenses required for the performance of this contract shall be supplied and paid for by TRRC. Payment from the COUNTY to the TRRC for all expenses incurred in fulfilling the intent of this Agreement shall be limited to the fund amount listed in Article IV.

3. TRRC shall operate the Program services in accordance with all laws and regulations, including the guidelines and policies set by GDOT and DHS. TRRC further agrees to maintain appropriate books, records, documents, papers, and other evidence pertaining to public transportation operations for the period of this Agreement and for three years beyond the period of this Agreement and to make such materials available for inspection, upon request by the Authorized Representative or his designee, the COUNTY, GDOT, DHS or their representatives.
4. Service expansions or improvements may be recommended by TRRC to the participating COUNTY. It is agreed that the TRRC must have approval and additional funds (if applicable) from the COUNTY before implementation of expansions or improvements.
5. TRRC agrees to take all reasonable actions necessary to ensure that the COUNTY is the exclusive owner of the phone number used by the Program, which phone number is **1-844-RSVP-VAN a/k/a 1-844-778-7826**.

### **ARTICLE III**

#### **SCOPE OF SERVICES TO BE OFFERED**

Services to be offered under this Agreement will be based on response to specific requests (hereinafter “demand response transportation”), within the following parameters:

1. This service (demand response transportation) will be offered only under the terms of this Agreement.
2. Demand response service constitutes service with at least 24-hour advance notice. Any advance notice less than 24-hours should be worked into the regular schedule when feasible. Demand response service is either subscription service (prearranged to meet the repetitive travel needs of riders) or random service (scheduled sporadically by riders).
3. Service is available to public passengers a minimum of 8 (eight) hours a day, Monday through Friday. DHS related services may be available up to 7 (seven) days per week.
4. Passenger constitutes any resident of the COUNTY. A normal passenger trip constitutes transporting one passenger one-way between two locations within the service area described in Attachment B.

## **REVENUE AND EXPENSE REPORTING AND INVOICING**

Fare Box Revenue: There is a fare box structure established for the transit system. The fare amount is described in Attachment B. The fare structure shall remain in force until the TRRC has sufficient data to justify a change.

## **ACCIDENT REPORTING**

An initial written accident report will be prepared by TRRC within 24 hours (but no sooner than the next business day) after an accident. This initial accident report shall be emailed to the COUNTY with available information including the nature of the accident, the findings as to cause, personal injury sustained, property damage and information, and if a drug and alcohol test was administered. A final written accident report will be provided to the COUNTY within two weeks following each accident.

## **FEDERAL COMPLIANCE**

The COUNTY and TRRC hereby agree as a condition of participating in the Section 5311 Program and Section 5307 Program, that:

1. No persons shall on the grounds of race, color, religion, creed, national origin, sex, age, or handicap be excluded from participation in, or denied the benefits of, or be subject to discrimination under any project, program, or activity for which this recipient receives federal financial assistance from the Federal Transit Act;
2. TRRC shall not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin, and shall take affirmative action to ensure that applicants are employed and that employees are treated during employment without regard to their race, color, religion, sex, or national origin;
3. TRRC will conduct any program or operate any facility that receives or benefits from federal financial assistance administered by the Department of Transportation in compliance with all requirements imposed by or pursuant to 49 CFR, Part 27, Non-discrimination on the Basis of Handicap in Federally Assisted Programs and Activities received or benefiting from Federal Financial Assistance.

**ARTICLE IV**  
**COMPENSATION**

|                                     |                 |
|-------------------------------------|-----------------|
| Operating & Program Administration: | \$70,000        |
| Vehicle Matching Funds              | <u>\$ -0-</u>   |
| Total Funding Request:              | <b>\$70,000</b> |

The COUNTY's maximum obligation to TRRC for the term of this contract shall not exceed Seventy Thousand Dollars (\$70,000.00). Compensation will be requested no more than monthly and no less than once a year.

**CARROLL COUNTY**

**THREE RIVERS  
REGIONAL COMMISSION**

\_\_\_\_\_  
Michelle Morgan, Chairman  
Board of Commissioners

\_\_\_\_\_  
Mark Butler, Executive Director

ATTEST:

\_\_\_\_\_  
Joe Walter, Council Chairman

\_\_\_\_\_  
Clerk, Carroll County

\_\_\_\_\_  
Witness

SUBSCRIBED AND SWORN BEFORE ME ON

THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

## ATTACHMENT A

### TERMS OF USAGE

*An Attachment to the Service Agreement Between the  
Board of Commissioners of the aforementioned  
County and the Three Rivers Regional Commission*

WHEREAS, the Board of Commissioners for the aforementioned COUNTY has indicated a desire to contract with THREE RIVERS REGIONAL COMMISSION to provide public transportation services within their COUNTY area, located in the Three Rivers region; and

WHEREAS, the aforementioned COUNTY has supplied at least one vehicle for operation of a public transportation system in the Three Rivers region.

THEREFORE, the parties agree to the following, as an Attachment to their Service Agreement as referenced above:

1. THREE RIVERS REGIONAL COMMISSION will have the right to operate and manage vehicles placed by the above named COUNTY into the Three Rivers Regional Transit System, an FTA Section 5311/5307 program.
2. THREE RIVERS REGIONAL COMMISSION will follow all state and federal laws regarding the safe operation of any vehicle placed in the Three Rivers Regional Transit System.
3. THREE RIVERS REGIONAL COMMISSION recognizes that program vehicles are the property of COUNTY, and will treat said property with proper care and attention. Nothing in the "Terms of Usage" shall constrain the COUNTY from its rights of ownership and supervision over respective program vehicles.
4. THREE RIVERS REGIONAL COMMISSION acknowledges the following: Should the COUNTY withdraw from the main Service Agreement, program vehicle(s) must be returned to the COUNTY.

This "Terms of Usage" agreement is effective only upon execution of the main agreement between the COUNTY and THREE RIVERS REGIONAL COMMISSION. Termination of the main agreement automatically eliminates any claim the TRRC may have pertaining to rights of operation for said program vehicles.

**ATTACHMENT B**  
**SERVICE AREAS AND FARES**

**NORMAL SERVICE AREAS**

The normal service area for Carroll County includes:

Carroll County and the City Limits of Bremen, Georgia.

**FARES**

The fare structure is as follows:

Carroll County Fare: \$3.00 per one-way passenger trip (\$1.00 for veterans)

## ATTACHMENT C

### **GEORGIA SECURITY AND IMMIGRATION COMPLIANCE ACT OF 2006**

Effective July 1, 2007, the following language is required to be included in all contracts entered into by **COUNTY** for the physical performance of services:

- A. Pursuant to the Georgia Security and Immigration Compliance Act of 2006, the Contractor understands and agrees that compliance with the requirements of O.C.G.A. § 13-10-91 and Georgia Department of Labor Rule 300-10-1-.02 are conditions of this Agreement. The Contractor further agrees that such compliance shall be attested by the Contractor through execution of the contractor affidavit required by Georgia Department of Labor Rule 300-10-1-.07, or a substantially similar contractor affidavit. The Contractor's fully executed affidavit is attached hereto as Exhibit 1 and is incorporated into this Agreement by reference herein.
- B. By initialing in the appropriate line below, the Contractor certifies that the following employee-number category as identified in O.C.G.A. § 13-10-91 is applicable to the Contractor:
1. \_\_\_\_\_ 500 or more employees;
  2. \_\_\_\_\_ 100 or more employees;
  3.   X   Fewer than 100 employees.
- C. The Contractor understands and agrees that, in the event the Contractor employs or contracts with any subcontractor or subcontractors in connection with this Agreement, the Contractor shall:
1. Secure from each such subcontractor an indication of the employee-number category as identified in O.C.G.A. § 13-10-91 that is applicable to the subcontractor;
  2. Secure from each such subcontractor an attestation of the subcontractor's compliance with O.C.G.A. § 13-10-91 and Georgia Department of Labor Rule 300-10-1-.02 by causing each such subcontractor to execute the subcontractor affidavit required by Georgia Department of Labor Rule 300-10-1-.08, or a substantially similar subcontractor affidavit. The Contractor further understands and agrees that the Contractor shall require the executed subcontractor affidavit to become a part of the agreement between the Contractor and each such subcontractor. The Contractor agrees to maintain records of each subcontractor attestation required hereunder for inspection by the Department at any time."

## Contractor Affidavit under O.C.G.A. § 13-10-91(b)(l)

The undersigned contractor ("Contractor") executes this Affidavit to comply with O.C.G.A. §13-10-91 related to any contract to which Contractor is a party that is subject to O.C.G.A. §13-10-91 and hereby verifies its compliance with O.C.G.A. § 13-10-91, attesting as follows:

- a) The Contractor has registered with, is authorized to use and uses the federal work authorization program commonly known as E-Verify, or any subsequent replacement program;
- b) The Contractor will continue to use the federal work authorization program throughout the contract period, including any renewal or extension thereof;
- c) The Contractor will notify the public employer in the event the Contractor ceases to utilize the federal work authorization program during the contract period, including renewals or extensions thereof;
- d) The Contractor understands that ceasing to utilize the federal work authorization program constitutes a material breach of Contract;
- e) The Contractor will contract for the performance of services in satisfaction of such contract only with subcontractors who present an affidavit to the Contractor with the information required by O.C.G.A. § 13-10-91(a), (b), and (c);
- f) The Contractor acknowledges and agrees that this Affidavit shall be incorporated into any contract(s) subject to the provisions of O.C.G.A. § 13-10-91 for the project listed below to which Contractor is a party after the date hereof without further action or consent by Contractor; and
- g) Contractor acknowledges its responsibility to submit copies of any affidavits, drivers' licenses, and identification cards required pursuant to O.C.G.A. § 13-10-91 to the public employer within five business days of receipt.

\_\_\_\_\_  
Federal Work Authorization User Identification Number

Carroll County

\_\_\_\_\_  
Name of Contractor

Three Rivers Regional Commission

\_\_\_\_\_  
Name of Public Employer

\_\_\_\_\_  
Date of Authorization

Rural Transit Program

\_\_\_\_\_  
Name of Project

**I hereby declare under penalty of perjury that the foregoing is true and correct.**

Executed on \_\_\_\_\_, \_\_\_\_\_, 20\_\_\_\_ in \_\_\_\_\_ (city), \_\_\_\_\_ (state)

\_\_\_\_\_  
Signature of Authorized Officer or Agent

\_\_\_\_\_  
Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME

ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_