



# MINUTES

## CARROLL COUNTY, GEORGIA

### BOARD OF COMMISSIONERS MEETING

May 4, 2021  
6:00 P.M.

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

The Board of Commissioners held a meeting on Tuesday, May 4, 2021, in the Carroll County Historic Court House, 323 Newnan Street, Carrollton, Georgia.

Commissioners Present:

Michelle Morgan, Chairman  
Montrell McClendon, District 1  
Clint M. Chance, District 2  
Tommy Lee, Vice-Chairman, District 3  
Steve Fuller, District 4  
Ernie Reynolds, District 5  
George Chambers, District 6

Commissioners Absent:

None

Staff Present:

Stacey Blackmon, County Attorney  
Kristy McAdams, Deputy County Clerk

---

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

Chairman Morgan called the May 4, 2021 Board of Commissioners meeting to order at 6:00 p.m. Alec Siek of the Carrollton High School Debate Team offered the Invocation, and Rob Lyle, Pack 138 and his father Drew Lyle led the Pledge of Allegiance.

#### APPROVAL OF AGENDA

The May 4, 2021 Agenda was unanimously **approved** as presented on a motion by Commissioner Reynolds and seconded by Commissioner McClendon and Commissioner Lee.

#### APPROVAL OF MINUTES

The minutes of the April 1, 2021, Special Called Meeting, and the April 19, 2021, Budget Work Session minutes were unanimously **approved** as previously circulated, on a motion by Commissioner McClendon and seconded by Commissioner Lee.

#### 7. SPECIAL PRESENTATIONS

##### 7. I. **GFCA State Championship Proclamation**

Chairman Morgan presented the Carrollton High School Debate Team with a proclamation honoring their hard work and winning the 2021 GFCA State Championship.

**7. II. Mental Health Awareness Month 2021 Proclamation**

Chairman Morgan presented the Carroll County Mental Health Advocate Board with a proclamation proclaiming May as Mental Health Awareness Month.

**7. III. Denise Blanford Proclamation**

Commissioner Chance presented Denise Blanford with a proclamation honoring her for 40 years of service with the Villa Rica, West Georgia Regional Library System.

**7.IV. FY 2021-2022 Budget Advertisement**

Chairman Morgan submitted to the Board the proposed FY 2021-2022 Budget that was discussed at the April 19, 2021 Budget Work Session that shall be advertised in the official legal organ of Carroll County (Times-Georgian) as required by O.C.G.A. § 36-81-5 (e). Chairman Morgan stated that a \$1 hour raise for every full-time employee was included in the Chairman's proposed budget. For clarification, Chairman Morgan stated the Executive Director position is currently held by Susan Mabry and is not a new position. Morgan stated she was in the process of hiring an Executive Director to work alongside Ms. Mabry to learn the job responsibilities and duties until Ms. Mabry retires sometime in the next fiscal year.

Chairman Morgan expressed words of appreciation to the Carroll County Fire Rescue Department for their selfless acts of bravery performed in their daily tasks as firefighters and medical rescue personnel. Morgan also thanked Fire Chief/EMA Director Tim Padgett for his service and dedication to Carroll County, especially through this past year with the COVID-19 pandemic. Morgan stated that Chief Padgett notified her several months ago he was ready for the County to transition back to a separate Fire Chief and EMA Director model during the next fiscal year. Chairman Morgan asked for everyone to be patient with the Board as the Fire Chief position takes shape to meet the needs of the staff and citizens. Supporting the ongoing needs of Fire Rescue Command Staff and our men and women in stations who are the boots on the ground remains a priority for the Board of Commissioners.

No action was taken on this item.

**8. PUBLIC COMMENTS**

There were no public comments.

**9. ZONING SESSION**

- Janet Hyde, County Planner

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

**9. I. Conditional Use – 2288 Banning Road**

On a motion by Commissioner Reynolds and seconded by Commissioner McClendon, the Commission voted 7-0 to approve Owner/Applicant: Michael T. Bailey's Request (Application C-21-04-01) for a Conditional Use Permit for a Secondary Dwelling, Lying in Land Lot 28 of the 5<sup>th</sup> District, Parcel # 177-0028, Located at 2288 Banning Road, Whitesburg (Property is located in Commission District 5).

**9. II. Conditional Use – 555 Tumlin Lake Road**

On a motion by Commissioner Lee and seconded by Commissioner McClendon, the Commission voted 7-0 to approve Owner/Applicant: Sabrina Estes's Request (Application C-21-04-02) for a Conditional Use Permit for a Special Events Facility, Lying in Land Lot 250 of the 6<sup>th</sup> District, Parcel # 145-0116, Located at 555 Tumlin Lake Road, Temple (Property is located in Commission District 3).

**9. III. Conditional Use – 3277 E. Highway 5**

On a motion by Commissioner Reynolds and seconded by Commissioner Lee, the Commission voted 7-0 to approve Owner: John C. and Nan N. Stephens / Applicant: Verizon Wireless's Request (Application C-21-04-03) for a Conditional Use Permit for a Telecommunications (Cell) Tower, Lying in Land Lot 101 of the 4<sup>th</sup> District, Parcel # 140-0152, Located at 3277 E. Highway 5, Carrollton (Property is located in Commission District 5).

**9. IV. Conditional Use – 2229 S. Van Wert Road**

On a motion by Commissioner Lee and seconded by Commissioner McClendon, the Commission voted 7-0 to approve Owner/Applicant: Richard and Stephanie Lowen's Request (Application C-21-04-04) for a Conditional Use Permit for a Secondary Dwelling, Lying in Land Lot 124 of the 6<sup>th</sup> District, Parcel # 149-0020, Located at 2229 S. Van Wert Road, Villa Rica (Property is located in Commission District 3).

**9. V. Rezoning – 161 Old Camp Church Road**

On a motion by Commissioner Fuller and seconded by Commissioner McClendon, the Commission voted 7-0 to approve Owner/Applicant: Scott Singleton's Request (Application Z-21-04-02) for Rezoning from Agricultural to Residential for the purpose of single family residential, Lying in Land Lot 71 of the 10<sup>th</sup> District, Parcel # 077-0385, Located at 161 Old Camp Church Road, Carrollton (Property is located in Commission District 4).

**9. VI. Rezoning – 21 Lovell Road**

On a motion by Commissioner Lee and seconded by Commissioner Chance, the Commission voted 7-0 to approve with conditions Owner: Michael J. Jones / Applicant: Sebern Construction, Inc.'s Request (Application Z-21-04-03) for Rezoning from Agricultural to Residential for the purpose of single family residential, Lying in Land Lot 107 of the 6<sup>th</sup> District, Parcel # 125-0604, Located at 21 Lovell Road, Temple (Property is located in Commission District 3). William Morris and Rhett Harmon both spoke in favor of this rezoning and Ryan Morris, Sandra Morris, Stephanie Gusta and Gary West spoke in opposition. **The Board approved this item with the stipulations that lot size could be no less than three acres each and the driveways must come off Lovell Road.**

**9. VII. Rezoning – 2439 S. Highway 27**

On a motion by Commissioner Fuller and seconded by Commissioner McClendon, the Commission voted 7-0 to approve Owner: Art Garcia / Applicant: The Purpose Center of West Georgia's Request (Application Z-21-04-04) for Rezoning from Commercial to Agricultural for the purpose of single family residential, Lying in Land Lot 1 of the 10<sup>th</sup> District, Parcels # 091-0103 and 091-0395, Located at 2439 S. Highway 27, Carrollton (Property is located in Commission District 4).

10. CONSENT AGENDA

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

On a motion by Commissioner McClendon and seconded by Commissioner Fuller, the Commission voted 7-0 to **approve** the seven items on the Consent Agenda.

**10. I. Carroll County Bonds - GF1 Resolution for the 2021 Construction Fund**

Approve a Georgia Fund 1 Resolution to Authorize Investment of the Bond Funds with the Local Government Investment Pool.

**10. II. Magistrate Court Building - Roof & HVAC Renovations**

Approve West Georgia Resources, Inc.'s bid of \$245,200.00 for roof and HVAC renovations to the Magistrate Building, located at 166 Independence Drive, Carrollton, to be paid from sales tax that exceeds budget, and authorize the Chairman to execute the Construction Contract and take all other action necessary for such project.

**10. III. Public Works – Asphalt Spreader**

Approve the purchase of a Caterpillar from the State Bid (Sourcewell) for \$398,780.00 for a new asphalt spreader for the Public Works Department, to be paid from sales tax that exceeds budget.

**10. IV. AG Center Electrical Work**

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

**10. V. Appointment – Western Area Regional Radio System Authority (WARRS)**

Appointment of Matt Clotfelters to the Western Area Regional Radio System Authority.

**10. VI. Short-Term Rentals – Resolution and Ordinance**

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

**10. VII. Broadband Ready Community Ordinance**

Approve an Ordinance for a Broadband Ready Community.

11. BUSINESS SESSION

**11. I. Carroll SPLOST 2021 – Bond Resolution**

On a motion by Commissioner Chance and seconded by Commissioner McClendon, the Commission voted 7-0 to **approve** a resolution authorizing \$40,000,000 of General Obligation Sales Tax Bonds, Series 2021; a Bond Purchase Agreement; Naming of a Bond Registrar and Paying Agent; Establishment of a Construction Fund and naming of a Construction Fund Custodian; Adoption of the form of Bond; Preparation of a Tax Digest and Levy of a tax sufficient to pay the principal and interest on said Bonds; a Continuing Disclosure Certificate and an Official Statement; and for other related purposes.

**11. III. Carroll County Jail - Interior Barrier System Renovations**

On a motion by Commissioner Chance and seconded by Commissioner Reynolds, the Commission voted 7-0 to approve Southern Standard's bid of \$1,484,596.00 for a new Kane Wall Panel System on three levels of the existing Carroll County Jail located at 1000 Newnan Road, Carrollton, to be paid from sales tax that exceeds budget, and authorize the Chairman to execute the Construction Contract and take all other action necessary for such project.

**12. BUSINESS SESSION**

**12. I. Appointments – Community Development Appeals Board**

On a motion by Chairman Morgan and seconded by Commissioner McClendon, the Commission voted 7-0 to reappoint Peggy Irwin (At-Large), Bruce Kirby (District 1), Karen Curtis (District 3) and Patricia Whatley (District 5) to the Community Development Appeals Board.

**12. II. Appointments – Planning and Zoning Commission**

On a motion by Chairman Morgan and seconded by Commissioner McClendon, the Commission voted 7-0 to reappoint Donna Armstrong-Lackey (At-Large), Deaidre Wilson (District 1), Kim Hagen (District 3) and appoint Paul DeMent (District 5) and David Huddleston (District 6) to the Planning and Zoning Commission.

**12. III. Nominees – Carroll City/County Hospital Authority**

On a motion by Chairman Morgan and seconded by Commissioner Chance, the Commission voted 7-0 to approve the City of Carrollton's revisions of Nominees to the Carroll City/County Hospital Authority.

**12. IV. PUBLIC HEARING: - Resolution: Carl Jordan Place - Abandonment**

No public comments were made during the public hearing. On a motion by Commissioner Reynolds and seconded by Commissioner Fuller, the Commission voted 7-0 to approve a resolution by the Board of Commissioners of Carroll County, Georgia to abandon a portion of Carl Jordan Place.

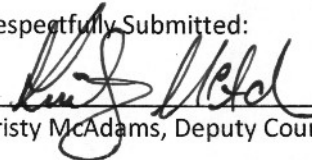
**12. V. PUBLIC HEARING: – Resolution: Comprehensive Plan Amendment**

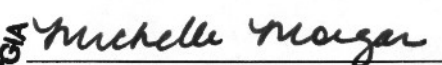
Public Comments were made by Donald Brook. Mr. Brook expressed concerns that the infrastructure providers may want the taxpayers to pay for services. On a motion by Commissioner Reynolds and seconded by Commissioner McClendon, the Commission voted 7-0 to approve the Resolution and Amendment to the Carroll County Comprehensive Plan that was adopted in 2018 to add provisions regarding Broadband Services.

**13. ADJOURNMENT**

There being no further business to come before the Commission, the same was adjourned at 7:51 p.m. on a motion by Commissioner Lee and seconded by Commissioner McClendon.

Respectfully Submitted:

  
Kristy McAdams, Deputy County Clerk

  
Michelle Morgan, Chairman

