



# Carroll County Department of Community Development

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Nathan Ward  
Zoning Administrator

**Carroll County Planning Commission  
January 16, 2024, 6:30 p.m.  
Minutes**

- I. Call to Order. Chairman Doyal called the meeting to order at 6:30 p.m.
- II. Roll Call. The County Planner called the roll. Present: Jerry Doyal, Kim Hagen, Jamie Beam, Jane Simpson, Jeffrey Vance, Deaidra Wilson. Absent: Paul Dement.
- III. Minutes. December minutes were unanimously approved on a Motion by Commissioner Hagen, seconded by Commissioner Wilson, 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:

**A) Consideration of proposed amendments to The Zoning Regulations of Carroll County, Georgia, as amended (“Zoning Regulations”) to**

***Section 102-8 – Use requirements by districts of Chapter 102 – Zoning, of the Code of Ordinances be amended as follows:***

***1. Subsection 8.1.2 shall be amended by adding a new subsection (h) as follows:***

***h. Organic commercial composting or composting facilities, provided such composting or composting facilities do not include sewer sludge or biosolids and the composting or composting facilities comply with the following criteria or state law and regulation, whichever provides the greater extent of limitation:***

- a. The total lot or tax parcel area is limited to twenty (20) acres or less.***
- b. The composting facilities shall not be located in the 100-year floodplain.***
- c. A 50-foot undisturbed buffer shall be maintained between the composting facilities and the lot or tax parcel property line.***

- d. A 200-foot buffer shall be maintained between the composting facilities and any residence and/or drinking water supply wells.*
  - e. A 50-foot buffer shall be maintained between the composting facilities and any and all state waters, rivers, streams, lakes, and ponds.*
  - f. A description of surrounding land uses up to a ½-mile radius shall be provided with any application for such use.*
- 2. Section 4.0 “Definitions” of the Zoning Regulations shall be amended to insert the following definitions in alphabetical order:*

*“Compost” means a stabilized organic product produced by a controlled aerobic decomposition process that can be used as a soil additive, fertilizer, growth media or other beneficial use.*

*“Composting Facility” means buildings, grounds, and equipment dedicated to the production or manufacture of compost.*

Staff explained the reasoning behind this ordinance change and discussion was held. Commissioner Hagen motioned to recommend approval and Commissioner Wilson seconded. The recommendation for approval was unanimous, 6-0. **APPROVED**

**B) C-24-01-01: Wayne Seabolt, Conditional Use for Composting Organic Food Waste, 1128 Needmore Rd**

The applicant, Wayne Seabolt, spoke in favor of the request. He explained that his scope is changing from what he currently does there, composting animal waste, to include organic food waste. He stated it would be a state-of-the-art compost site in Georgia. Vickie Anderson, a friend of Mr. Seabolt, of 783 Spence Rd in Carrollton spoke in favor. She stated that this project would support agriculture in Carroll County. Scott Newell, a neighbor of Mr. Seabolt, of 1192 W. Highway 5 spoke in opposition. His concern was the scope, or quantity, and the effect on the community. Mr. Seabolt stated in rebuttal that the quantity would not be a major amount. Commissioner Hagen asked how many tons per month the site would produce. Mr. Seabolt stated maybe two loads per month. Commissioner Simpson asked if he could comply with the seven conditions and Mr. Seabolt responded he would. Commissioner Beam asked if he was currently operating with chicken manure and the applicant stated yes. Commissioner Vance asked how the plastic containers and wrappings would be disposed of and the applicant stated they would be thrown in the trash. Commissioner Hagen made a motion to recommend approval with the seven stipulations, and Commissioner Vance seconded. The recommendation for approval was unanimous, 6-0. **APPROVED**

VI: Business Session. The Community Development Director gave an update on Janet Hyde.

The meeting was adjourned at 7:39 PM.