



Carroll County Ag Advisory Committee

Meeting Tuesday, April 9, 2024 – 3:00 pm

Conference Room A – Carroll County Ag Center

MINUTES

Present: Bill Hodge, Merrill Folsom, Ryan Morris, Kelly Hagen, Sam Duke and Dee Perry (advisor) Absent: Allison Key and Jerry Culver

Bill Hodge called the meeting to order at 6:00 and a quorum was present. The meeting in recorded for ease of minutes at a later time.

I. Old Business

- A. Minutes of April 9, 2024 were emailed. Kelly Hagan made a motion to accept the minutes as stated. Motion was seconded by Merrill Folsom. There was no further discussion and the motion carried 5-0.
- B. Review of timeline for ACEP Applications were emailed. This was discussed in great length at the previous meeting. Bill asked Dee to explain the changes and why they were made. Based on new deadline information from the NRCS, based on the new schedule Carroll County would not have applications ready to submit until Oct. 1, 2025 for the FY26 budget. Dee further explained the schedule and how it should proceed based on county dates for approval, etc. Bill noted that the committee might consider lobbying for more SPLOST dollars to be placed into farmland preservation. Discussion also included upfront monies due from the applicant. Kelly mentioned charging an application fee. Dee said she would contact Stacey Blackmon regarding the application fee. There are issues with commingling of funds so this has to be thoroughly investigated. Dee also explained that going forward the county would be collecting Stewardship Fees at closing for monitoring expenses and defense. There was further discussion about working farms and property condition. Dee also notified the board of the sale of the McCravy property. There was a lot of discussion about this program and fair market value.
- C. Review the draft of the updated Carroll County Landowner ACEP Application (draft emailed). Discussion included location of FSA number, watershed order

and will organization. The application serves to encourage the landowner to know as much about their property as possible.

There being no other old business, the committee moved into new business.

II. New Business

- A. Formulation of Carroll County Rules for ACEP applicants (starter draft emailed). Sam Duke asked questions about the adjusted gross income. Specifics will be clarified with Cindy Haygood on the cap amount. Discussion moved into minimum acreage requirements. The committee settled on a 20-acre minimum. Dee offered to provide a spreadsheet showing the appraisal numbers. The next requirement is in regard to a waiting period for successful candidates. The committee felt that successful applicants should wait one application cycle before applying with a different parcel. The last topic for discussion was building envelopes. It was decided that one two-acre building envelope for every 50 acres.
- B. Kelly Hagan discussed a topic she learned about during the Farmer Stress event. She met an individual from another county who stated that individuals who purchased residential property in an ag zone must sign an "Ag Acknowledgement Use" so that farmers are protected from nuisance claims. This ties in with an item on the work program of the county's comp plan and with state law regarding "The Right to Farm".
- C. There was further discussion regarding the city's approval of the annexation of Martin Cemetery Road property.

III. Adjournment

- A. Kelly Hagen made a motion to adjourn the meeting and Bill Hodge seconded. Motion carried 5-0. Bill Hodge adjourned the meeting at 4:11 pm.