



Carroll County Ag Advisory Committee

Meeting Tuesday, September 10, 2024 – 3:00 pm

Conference Room A – Carroll County Ag Center

MINUTES

Present: Bill Hodge, Kelly Hagen, Ryan Morris Sam Duke, Jerry Culver, Merrill Folsom & Dee Perry. Absent: Allison Key

Bill called the meeting to order at 2:55pm and a quorum was present. The meeting is recorded for ease construction of written minutes at a later time.

I. Old Business

- A. Minutes of August 20, 2024 were emailed. There was no discussion. Ryan Morris made a motion to approve the minutes and it was seconded by Merrill Folsom. There was no further discussion and the motion carried 6-0.
- B. Dee Perry updated the committee on the Ag Adjacency Project. She could not arrange a meeting with Kelly and Kim at the same time. Only one appointment was available and Kim was unavailable so Dee was asked to meet with Kim and Ben at the Community Development Offices. There are some political issues at work regarding the fifth district and Michelle has requested that any suggestions the committee wants to make or items they would like to promote be postponed until Ben Hicks is sworn in. Michelle would like Ben Hicks to promote the committee's suggestions. Dee explained that the City of Carrollton had a similar requirement for a housing development next to the industrial park. Dee also noted that Ben Hicks was coming in for a meeting that week.

Dee also spoke with Ben Skipper about the Areas of Agricultural Significance. Ben and Kim were very supportive of designating all the green on the Future Land Use Map as agriculturally significant. It would have to be noted in the next update of the Comp Plan which is not until 2027. Kelly noted this was a long time but Dee said that Ben Skipper noted it would take four years to get this in place as an overlay zone has to be scrutinized by a variety of groups including Three Rivers Regional Commission. Dee explained how we could begin to create other forms of protection for ag land and farmers in ag significant areas. Kelly mentioned the re-zoning aspect. Dee explained the reason behind the re-zoning

issue. Kelly mentioned the fact that subdivided plats don't have to go before the Planning and Zoning Commission. Dee pointed out that the Planning and Zoning Commission are not allowed to do the work the ordinance allows.

There was discussion about the city's recent approval of a re-zoning for 294 apartments across from Central High School and other developments in Carrollton.

Dee further explained Kim Dutton's comments about the aggressive nature of the Future Land Use Map. There was discussion about reducing the "yellow" area of the map to discourage annexation by Villa Rica and Carrollton.

II. New Business

- A. Dee told the board about the proposed 88 house development in the city of Bowdon. There was discussion about that area and Temple. There was also discussion of the Mote Road Property as well as the Bethesda Church Road property. Kelly asked how we get the issue before the communities. Bill noted that there was a community meeting scheduled in the Tyus Community to hopefully create citizen's group to address their concerns before the Board of Commissioners. There was discussion of The Working Farm Fund. There was also discussion of ordinances that benefit farmers for agritourism.

Further discussion into the Future Land Use Map. Kelly Hagan asked if Kim Dutton would come in for a meeting. Dee indicated she would reach out to Kim.

III. Adjournment

- A. Kelly Hagan made a motion to adjourn and Ryan Morris seconded. Motion Carried 6-0. Meeting was adjourned at 4:00 pm.