HEARD COUNTY BOARD OF COMMISSIONERS MEETING
May 19, 2026 - 6:00 P.M.

The Heard County Board of Commissioners held a regular Commissioners Meeting on May 19, 2026, at 6:00 p.m. in the Commission Chamber of the Heard County Administration Building. In attendance at the meeting were Chairman Tracy McCormick, District 1 Commissioner Curtis Mock, District 2 Commissioner James Perry, District 3 Commissioner Iris Harris, District 4 Commissioner Larry Hammond, District 5 Commissioner David Walls, and County Attorney Michael Hill.

Agenda Item # 2 - Welcome, Invocation, and Pledge to the American Flag

Chairman Tracy McCormick called the meeting to order and welcomed everyone present. Commissioner Harris gave the invocation.

Agenda Item # 3 – Public Hearings

a. Rezone Application – Gene Quick 140 Pamela Ct. Hogansville, GA

On a motion (Perry) and second (Walls), the Board voted unanimously to open the public hearing. The Planning Commission had previously reviewed the request on April 15, 2026, and recommended approval. Mr. Quick addressed the Board, explaining that he owns the property and has completed a level-three soil test. He seeks to rezone the property from Rural Development to Single-Family Residential in order to construct a 1,200-square-foot home with hard plank siding and architectural shingles. He provided drawings of the proposed home and confirmed that he is a licensed contractor currently constructing a similar home in the City of Newnan. Commissioners asked questions regarding the intended use of the property, setbacks, and consistency with surrounding land uses. No one spoke in opposition. On a motion (Walls) and second (Hammond), the Board voted unanimously to close the public hearing.

b. ELA Ordinance Text Amendment

The Board then discussed a proposed amendment to the ELA zoning ordinance. The County Attorney advised that the item should be re noticed for a future public hearing rather than held open. On a motion (Harris) and second (Hammond), the Board voted unanimously to re notice the amendment for the June meeting.

Agenda Item # 4 – Approval of Minutes

The minutes from the April 26, 2026, Work Session were presented to the Board for approval. On a motion (Perry) and second (Hammond), the Board voted unanimously to approve the minutes from the April 26, 2026, Work Session as written.

The minutes from the April 26, 2026, regular Commissioner's meeting were presented to the Board for approval. On a motion (Harris) and second (Walls), the Board voted unanimously to approve the minutes from the April 26, 2026, regular Commissioner's meeting as written.

Agenda Item # 5 – Amend Agenda

The Board amended the agenda to remove Item "B. Adopt/Sign ELA Amendment" The item was removed due to the Board's decision to re-notice the matter for a future meeting. On a motion (Perry) and second (Hammond), the Board voted unanimously to remove Item "B. Adopt/Sign ELA Amendment."

Agenda Item # 6 – New Business

a. Discuss/Decision Rezone Application – Gene Quick 140 Pamela Ct. Hogansville, GA

On a motion (Mock) and second (Perry), the Board voted four to one, to approve the application. Commissioner Harris opposed the application.

b. Discuss/Appointment to the DFACS Board

The Board then discussed appointments to the DFACS Board. No applications were received.

On a motion (Mock) and second (Walls), the Board voted unanimously to table the appointment until the June 16, 2026, meeting.

c. **Discuss/Appointment 1 to the Library Board July 1, 2026 through June 30, 2029**

The Board considered appointments to the Library Board for terms running July 1, 2026, through June 30, 2029. A public notice was placed in the newspaper and online announcing the vacancy and inviting applications; no applications were received. The Library Board reported that there were no restrictions preventing reappointment and recommended that Shirley Craven continue to serve. On a motion (Harris) and second (Hammond), the Board voted unanimously to reappointment Shirley Craven to the Library Board.

d. **Discuss/Appointment 2 to the Library Board July 1, 2026 through June 30, 2029**

The Board then considered the reappointment of Becky Carlisle for a term running July 1, 2026, through June 30, 2029. The Library Board reported that she had been faithful in her service and wished to continue. On a motion (Hammond) and second (Walls), the Board voted unanimously to reappointment Becky Carlisle to the Library Board.

e. **Discuss ELA with Ryan Maddox**

The Board discussed matters related to two previously approved ELA developments submitted by Ryan Maddox and Shane White. Mr. White reported that the Georgia Department of Transportation had denied the originally proposed access roads and instead approved three separate driveway entrances on Highway 100, each serving four lots. He presented several alternative access configurations, including a proposed connection to Frolona Road made possible through a land swap with an adjacent property owner. Commissioners reviewed the drawings and discussed the implications of property exchanges, rezoning requirements, and potential variances under the ELA ordinance. The County

Attorney advised that any newly acquired acreage not included in the original rezoning would require a separate rezoning, and that any acreage removed from the ELA would need to be rezoned to match the receiving property. He further noted that variances to ELA easement requirements must be approved by the Planning Commission.

The Board also discussed the timing constraints associated with the GDOT permits expiring June 18, 2026, as well as the lengthy delays already experienced in obtaining state approval. Commissioners expressed support for the concept of a single through-road to allow school bus access but acknowledged that the state-approved three-entrance plan may be the only feasible option within the required timeframe.

The County Attorney confirmed that no Board action was required for the developer to proceed under the state-approved plan, as the Building and Zoning Director may approve the final plan consistent with the ordinance. No action was taken.

Agenda Item # 8 – Old Business

There was no Old Business

Agenda Item # 9 – Public Comments

During public comment, the Chairman expressed appreciation for the large turnout at the meeting. No additional comments were offered.

Item # 10 – Executive Session

There was no Executive Session

Item # 11 – Adjourn

There being no further business, on a motion (Harris) and second (Hammond), the Board voted unanimously to adjourn the meeting.

Adjourned 6:47 p.m.

Katrina Billingsley

County Clerk

Date: 01/16/2026

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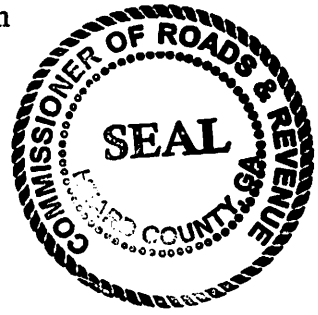
Chairman