



Carroll County
Department of Community Development

423 College Street
Carrollton, Georgia 30117
Phone: (770) 830-5861 Fax: (770) 830-5866

MEMORANDUM

To: Mrs. Michelle Morgan, Chairman
Board of Commissioners

From: Brian Kent, County Engineer
Carroll County Community Development

Date: March 22, 2022

Subject: Request for Streetlight Special Tax District,
Indian Lake Phase III (Blackfoot Trail) Tax ID 167-0283

Commissioners:

For your consideration, the above mentioned Subdivision has applied to create a Streetlight Special Tax District per CH 86 ART VII Sec 86-125(e)(4). The service provider, Carroll EMC, does not require additional lighting.

The creation of the Streetlight District will transfer the collection of charges for streetlight service to the yearly ad valorem tax, which will be billed to each lot within the Special Tax District by the Carroll County Tax Commissioners Office. The yearly service/utility payment for each lot is currently set at a flat fee of \$40.00 per lot.

Enclosed is the current Carroll County Special Tax District Cost Estimate. Rising utility cost currently show the \$40.00 flat rate to be bellowing the necessary operating cost of this program. To meet current operating costs it is recommended to increase the \$40.00 flat rate to \$57.00 to meet current operating cost requirements.

I have attached copies of the application with supporting documentation from Carroll EMC.

Please contact me at extension 2053 if you have any questions about this application. Thank you for your consideration.

B. Kent

From: Alecia Searcy
Sent: Monday, October 11, 2021 7:55 AM
To: Brian Kent
Subject: RE: Streetlight Cost estimate October 2021

Thank you!

From: Brian Kent
Sent: Sunday, October 10, 2021 1:27 PM
To: Alecia Searcy
Cc: Denise Askin
Subject: RE: Streetlight Cost estimate October 2021

Attached and below is the data I have for all of the Subdivision Streetlight Special Tax District information

SUBDIVISION	ELECTRICITY PROVIDER	TOTAL LOTS	LIGHTS	COST EA	COST/MO	2 YEAR DEP
Amber Ridge phase 1	Carroll EMC	32	8	7.65	61.2	1,468.80
Amidon Estates phase 3	Carroll EMC	62	17	7.65	130.05	3,121.20
Arbor Reserve	Carroll EMC	25	6	7.65	45.9	1,101.60
Bethany Forest Phase 2	Carroll EMC	37	8	\$7.85	\$62.80	
BLUFF'S AT BLANDENBURG	Carroll EMC	25	7	7.65	53.55	1,285.22
Bowdon Junction Com.	Carroll EMC	172	50	9.45	400.5	9,612.00
CAPSTONE FALLS	Carroll EMC	25	6	\$7.65	\$45.90	\$1,101.60
Carroll Creek Lane	Carroll EMC	6	4	8.5	34	0
CARROLL CREST	Carroll EMC	18	10	7.65	76.5	816.00
GOVERNOR'S RIDGE	Carroll EMC	37	7	\$6.85	\$47.95	1,836.00
Harlan Trace I	Carroll EMC	30	11	12.61	138.71	\$1,150.80
Harlan Trace PH II	Carroll EMC	16	4	13.84	55.36	0
Harlan Trace PH III	Carroll EMC	28	5	13.84	69.2	3,329.04
Harlan Trace PH IV	Carroll EMC	11	3	13.85	41.55	1,328.64
Indian Lake PH II	Carroll EMC	92	16	13.85	221.6	1,660.80
INDIAN LAKE PHASE 1	Carroll EMC	87	22	\$8.65	\$190.30	997.20
Mulberry Ridge Phase 2	Carroll EMC	39	9	\$6.85	\$61.65	5,318.40
Paradise Landing	Carroll EMC	88	19	\$6.85	\$130.15	\$4,567.20
Round Rock Estates	Carroll EMC	49	13	7.65	99.45	0
Spring Haven	Carroll EMC	12	4	\$9.80	\$39.20	2,386.80
Stonegate Farms	Carroll EMC	40	13	8.8	110.5	
Turkey Creek Pointe	Carroll EMC	49	16	7.65	122.4	2,652.00
Woodvine Phase 2	Carroll EMC	21	5	7.65	38.25	2,937.60
Woodvine phase 2 name changed to WYSTERIA PLACE						918.00
Wysteria Place PH II	Carroll EMC	6	3	7.65	22.95	550.80

Daniel Mill	Georgia Power	41	13	\$11.50	\$149.50	
Oak Place (existing Lights)	Georgia Power	48	11	\$8.44	\$92.84	
Oak Place (upgraded lights)			25	\$10.63	\$265.75	
The Oaks	Georgia Power	89	16	\$8.44	\$135.04	
Bell's Crossing (Copper Leaf)	Greystone Power	16	6	11.75	70.5	1,810.44
Winchester Farms	Greystone Power	43	18	11.75	211.5	5,076.00

Streetlight Cost Analysis October 2021

COMPANY	COST/MONTH BASIC	COST/MO BASIC	COST/MO DECORATIVE	
GEORGIA POWER Lenon Brown (404)987-8507	\$18.67	\$21.87	\$23.87	
GREYSTONE blake.hobbs@greystonepower.com 770-370-2812 jessica.mitchell@greystonepower.com 770-370-2033 OperationsSupport@greystonepower.com 770-370-2770	\$8.25	\$11.75	\$12.10	
CARROLL EMC Matt Jones (7)830-5752	\$8.50	\$10.50	\$13.85	
AVERAGE	\$11.81	\$14.71	\$16.61	

ASSUME 1 LIGHT WILL SERVE ON THE AVERAGE 4 LOTS, AND USE WORST CASE SENERIO FOR ESTIMATE

\$16.61 IS, IN THIS CASE, THE WORST CASE SCENARIO.

$16.61 * 12 \text{ (MONTHS)} = 199.32$

$199.32/4 = 49.83 \text{ ROUND UP TO } \50.00

\$50.00 PLUS ANY ADMINISTRATIVE COST EQUALS OUR FLAT RATE, i.e. $\$7.00 + \$50.00 =$

\$57.00

THE CURRENT FLAT RATE IS \$40.00

COMPANY	DISTRICTS	TOTAL LOTS	TOTAL LIGHTS	COST/ MONTHLY	COMPANY LIGHT%
GA POWER	3	178	65		18%
GREYSTONE	2	59	24		7%
CARROLL EMC	24	1007	266		74%
TOTAL	29	1244	355		100%
12 MONTH TOTAL					

Brian Kent, CPESC
County Engineer
Carroll County Community Development
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(770)823-8569 Cl
MS4 CECI
GASWCC Lvl 1 Trainer
GASWCC Level II

<http://www.carrollcountyga.com/158/Community-Development-Department>



From: Alecia Searcy
Sent: Thursday, October 07, 2021 2:17 PM
To: Brian Kent
Subject: RE: Streetlight Cost estimate October 2021

Thanks for the follow up. I am looking at the bills. I would assume that all of one subdivision would have the same poles. If I take the total \$\$'s for the subdivision and divide it by each of the three amounts for Carroll EMC, I do not get an even amount. The goal was to get the pole count for each subdivision. We can look at this when we get back together. I will continue to work with what I have for now.

Thanks,
Alecia



Application for Street Light Special Tax District

Step 1: Take the Parcel Information Sheet to the Map Room (#414 in the Administration Bldg) to be filled out.

Step 2: Complete the application below and submit it, along with the Parcel Information Sheet, Affidavit Sheet and appropriate fees to Community Development for review.

I: Owner/Applicant Information (to be completed at time of REZONING)

Development Name: Indian Lake Phase 3 Number of lots: 5
 Location: Blackfoot Trail City: Villa Rica, Georgia ZIP: 30180
 Applicant: William Morris / JB Building group Phone: 770-878-1007
 Address: 21 Lovell Rd City: Temple State: GA ZIP: 30179
 Owner (if different): _____ Phone: _____
 Address: _____ City: _____ State: _____ ZIP: _____

The Owner/Applicant must complete the attached affidavit with a notarized signature.

Is the owner/applicant a Property Owner's Association or someone other than a developer? Yes No
 If yes, please attach a petition with signatures of at least 75 percent of the lot owners in the proposed Special Tax District (Subdivision).

Is this for an existing subdivision with existing streetlights? Yes No
 If yes, please attach a description of the streetlights from the appropriate service provider along with the application, see section II.

Application Fee: \$75 + \$5 per lot 5 = \$ 100.00 CASH 21 MAR 2022

II: Property Information (to be completed at time of FINAL PLAT)

<p>Service Provider Information: Utility or Service Provider: <u>Carroll Emc</u> Contact Name and Number: <u>Matt Jones</u> <u>770 830 5752</u></p> <p><input type="checkbox"/> Plat of where streetlights are installed within subdivision. <input checked="" type="checkbox"/> Letter from service provider certifying that all installation and monthly service cost are paid and no outstanding balance is due.</p> <p>Deposit: <u>N/A</u> 2 years required to be calculated at the government rate. <u>N/A</u> (24 mos) = <u>N/A</u> Total cost/mo _____ 2 year deposit _____</p> <p><u>Email of 17 Feb 2022 Attached</u></p>	<p>Description of Special Tax District: Number of Street Lights: _____ Cost per light/mo: _____ Total cost/mo: _____ Type of Poles: _____ Type of Lights: _____ Power Lines: <input type="checkbox"/> Underground OR <input type="checkbox"/> Overhead</p> <p>Comments: <u>No additional lights to be installed</u></p>
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STATE OF GEORGIA
COUNTY OF CARROLL



AFFIDAVIT FOR A STREETLIGHT SPECIAL TAX DISTRICT

William Morris, personally appeared before me, the undersigned officer, duly authorized to administer oaths in the State of Georgia and, having been duly sworn, sets forth the following statements for the purpose of being granted approval for a STREETLIGHT SPECIAL TAX DISTRICT under the Ordinances of Carroll County:

The information contained within the application attached hereto and filed in the Department of Community Development consists of facts within my personal knowledge that I know are true and correct, and will be relied upon by officials of Carroll County in making a decision whether to issue this Application, License, Permit, or other Department approval.

On behalf of the Applicant, I declare that the Applicant, regardless if a partnership, corporation, or other organization or entity that is receiving a benefit under this Application, License, Permit, or other Department approval (whichever is applicable) is not delinquent in the payment of any taxes or fees due Carroll County.

FURTHER AFFIANT SAYETH NOT.

I declare under penalty of false swearing that the above is true and correct.

This 21 day of March, 2022.

AFFIANT (signature)

Address: _____

Sworn to and subscribed
before me this 21 day
of March, 2022.

Notary Public

If Affiant is authorized to sign on behalf of a partnership, corporation, or other organization or entity, please set forth the entity and address

Entity: _____
Address: _____

My Commission Expires:



Brian Kent

From: Matt Jones [matt.jones@cemc.com]
Sent: Thursday, February 17, 2022 11:30 AM
To: Brian Kent; bhowell@hrcengineers.com; Jesse Swofford; Alan Sowar; Aaron Studdard Work; Aaron McCullough
Cc: Charles Pope
Subject: RE: H22110 Indian Lake Subdivision Phase 3

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Thank you Brian for the heads up.

No additional street lighting will be required in that area. However, we do not have any facilities in place to serve homes.

The Developer will need to reach out to us for coordination.

Thank you,

Matt Jones
Carroll EMC

From: Brian Kent <bkent@carrollcountyga.com>
Sent: Thursday, February 17, 2022 11:17 AM
To: bhowell@hrcengineers.com; Jesse Swofford <jswofford@hrcengineers.com>; Alan Sowar <asowar@hrcengineers.com>; Aaron Studdard Work <astuddard@hrcengineers.com>; Aaron McCullough <amccullough@hrcengineers.com>
Cc: Charles Pope <cpope@carrollcountyga.com>; Matt Jones <matt.jones@cemc.com>
Subject: FW: H22110 Indian Lake Subdivision Phase 3

Mr. Howell, attached is what was proposed for Indian Lake Phase III with comments below. I am including Carroll County Public Works and Carroll EMC.

The proposed development will be included in the Indian Lake Streetlight Special Tax District. Should any additional streetlight be required the installation shall be the responsibility of the developer. I am including the Special Tax District Application:

[Carroll County Department of Community Development \(carrollcountyga.com\)](http://carrollcountyga.com)

If no additional Streetlight is required per Carroll EMC, then the two-year deposit is waived and only the application fee is required. However, with the application the Carroll County BOC will have to approve the Special Tax District before final plat is approved and building permits are issued. I will take care of the BOC approval process once the Special Tax application is received.

The split median and how the developer plans to address access will have to be approved through Carroll County Public Works with Construction Plans, As-builts and possible road bonds for the portion of construction in the County Right-of-way. Development Application:

[APPLICATION FOR \(carrollcountyga.com\)](http://carrollcountyga.com)

In my opinion the construction plans are where we start. I will route to the necessary departments. I would suggest a minimum of 5 sets. Once required construction is complete you may submit the final plat for signature when requirements are met.

Brian Kent, CPESC
County Engineer
Carroll County Community Development
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MS4 CECI
GASWCC Lvl 1 Trainer
GASWCC Level II

<http://www.carrollcountyga.com/158/Community-Development-Department>



From: Jesse Swofford [<mailto:jswofford@hrcengineers.com>]
Sent: Monday, February 07, 2022 10:05 AM
To: Brian Kent
Cc: Alan Sowar; Aaron Studdard; Aaron McCullough
Subject: RE: H22110 Indian Lake Subdivision Phase 3

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Brian,

Thank you for your reply on this!

JESSE SWOFFORD
Senior Survey Project Manager
HRC Engineers, Surveyors
& Landscape Architects
www.HRCEngineers.com
770-942-0196



From: Brian Kent [<mailto:bkent@carrollcountyga.com>]
Sent: Monday, February 7, 2022 9:48 AM
To: Jesse Swofford <jswofford@hrcengineers.com>
Cc: Alan Sowar <asowar@hrcengineers.com>; Aaron Studdard Work <astuddard@hrcengineers.com>; Aaron

McCullough <amccullough@hrcengineers.com>

Subject: RE: H22110 Indian Lake Subdivision Phase 3

Carroll County Development Application link below:

[APPLICATION FOR \(carrollcountyga.com\)](#)

This link includes the preliminary plat requirements for comments.

There is currently a split median along Blackfoot Trail. Carroll County will not make the necessary right-of-way improvements to allow access. Provide a preliminary plat for departmental review and comment. The site is served by private sanitary sewer maintained by Waste Water Group and will require a service statement the will allow these additional lots on the system. A stretlight Special Tax District does exist and before a final plat is signed these additional lots will have to be approved by the County BOC.

Waste Water Group contact:

kim.hunt@wastewatergroup.com and charlie.hunt@wastewatergroup.com

Brian Kent, CPESC
County Engineer
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GASWCC Lvl 1 Trainer
GASWCC Level II

<http://www.carrollcountyga.com/158/Community-Development-Department>



From: Jesse Swofford [<mailto:jswofford@hrcengineers.com>]

Sent: Wednesday, February 02, 2022 11:55 AM

To: Brian Kent

Cc: Alan Sowar; Aaron Studdard Work; Aaron McCullough

Subject: H22110 Indian Lake Subdivision Phase 3

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Brian,

Please see the attached exhibit.

Our client would like to develop these 5 lots.

Could you please let us know what steps we'll need to take to make this happen?
If you could respond to this e-mail or give me a call, it would be greatly appreciated.

Thanks,

JESSE SWOFFORD

Senior Survey Project Manager

HRC Engineers, Surveyors
& Landscape Architects

www.HRCEngineers.com

770-942-0196



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PARCEL INFORMATION SHEET & APPLICATION FOR ZONING COMPLIANCE CERTIFICATE

To be completed by Map Room Personnel in Room #414

MAP ROOM OFFICAL: _____

MAP: _____

167

LAND LOT: _____

255

PARCEL: _____

0823

DISTRICT: _____

006

CURRENT PROPERTY OWNER: _____

JB Building Trust

PROPERTY OWNER AS OF JANUARY 1ST: _____

APPLICANT (IF DIFFERENT FROM OWNER): _____

Same

PROJECT ADDRESS: _____

0 Blackfoot Trail

CITY: _____

Villa Rica 30180

678-536-5216

SUBDIVISION: _____

Indian Lake PH3

LOT #: _____

ACREAGE: _____

2.51

PARCEL SPLIT FROM: _____

CURRENT ZONING CLASSIFICATION		
REQUIRED SETBACKS	FRONT	
	SIDE	
	REAR	
CERTIFICATE OF ZONING COMPLIANCE – CHECKLIST		
<input type="checkbox"/> Owner(s) & Agent (if applicable) <input type="checkbox"/> Legal Description or Adequate Description of Property <input type="checkbox"/> Complete Inventory of Existing Structures (noting uses & non-conforming structures) <input type="checkbox"/> Complete Inventory of Proposed Structures <input type="checkbox"/> Complete Inventory of Existing Uses and/or Activities <input type="checkbox"/> Applicant's Certification		
Signature of Zoning Administrator or Designee: _____		Date: _____
Comments: _____		
CDP COMPLIANCE	<input type="checkbox"/> YES <input type="checkbox"/> NO	Signature of CDP Administrator or Designee: _____ Date: _____ Comments: _____
PLAT APPROVED	<input type="checkbox"/> YES <input type="checkbox"/> NO	Signature of County Engineer or Designee: _____ Date: _____ Comments: _____
APPROVED FOR NEW ADDRESS	<input type="checkbox"/> YES <input type="checkbox"/> NO	Signature of Zoning Administrator or Designee: _____ Date: _____ Comments: _____

Sketch of Property

Please check:

CONVENTIONAL

MANUFACTURED HOME

COMMERCIAL

ACCESSORY BUILDING OR ADDITIONS

OTHER: _____

- ⇒ Provide a sketch of proposed building location, driveway, septic tank location and all additional structures.
- ⇒ Show the *dimensions* of the lot and all setbacks from the house and other structures to all property lines.
- ⇒ The front setback shall always be measured from the centerline of the frontage road(s).
- ⇒ Show location of any wells, trash pits and all easements (drainage or utility) located on the property.
- ⇒ Show distance to nearest stream or lake on property, or if not within 200 feet of a stream or lake, please note.

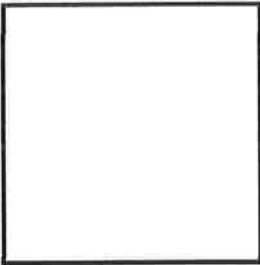
Provide a complete listing of all existing structures that are now on the property: _____

Describe the type of structure that you plan to build: _____

Is this a Multiple Road Frontage Lot: _____

PROPOSED LAYOUT ATTACHED
INDIAN LAKE PHASE 3

RECORDATION AREA



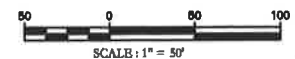
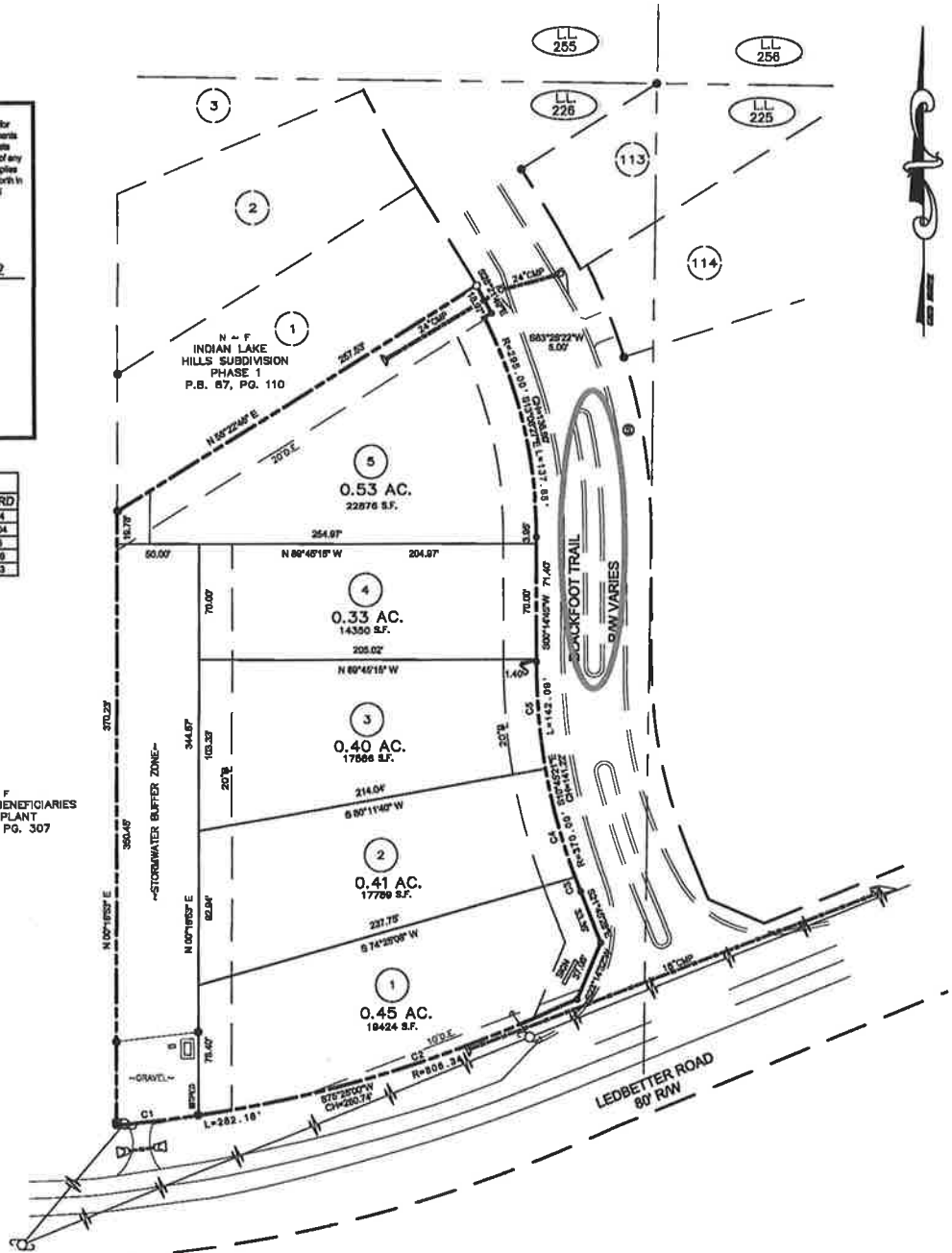
As required by subsection (6) of O.C.G.A. Section 15-6-67 this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

[Signature]
 Aaron M. McCallough (Ga. P.L.S. #2288)
 DATE 2/1/22



CURVE TABLE				
CURVE	LENGTH	RADIUS	CH. BEARING	CHORD
C1	50.34	808.34	N85°39'12"E	80.34
C2	231.83	808.34	N72°37'41"W	231.04
C3	8.23	370.00	S21°02'30"E	8.23
C4	67.88	370.00	S15°04'02"E	67.88
C5	64.91	370.00	S04°46'47"E	64.83

N ~ F
 THE HEIRS & BENEFICIARIES
 OF L.A. PLANT
 D.B. 1149, PG. 307



PREPARED BY
HRC
 HRC ENGINEERS
 ENGINEERS | SURVEYORS | LANDSCAPE ARCHITECTS
 6554 EAST CHURCH STREET
 DOUGLASVILLE, GEORGIA 30134
 P 770.943.2176 F 770.943.0132
 www.hrceng.com

FINAL PLAT FOR
**INDIAN LAKE SUBDIVISION
 PHASE 3**
 LOCATED IN LAND LOT 228
 8th DISTRICT
 CARROLL COUNTY, GEORGIA

DATE: 1 FEBRUARY 2022

NO.	DATE	REVISION DESCRIPTION

DRAWING NO. H22110 FP
 DRAWN BY: DAS
 CHECKED BY: AMM
 JOB NO.: H22110
 SCALE: 1"=50'
 THIS DRAWING IS COPYRIGHTED.
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 ANY UNAUTHORIZED USE, MODIFICATION, AND/
 OR REPRODUCTION OF THIS DRAWING, IN PART

INVOICE

Carroll County, GA

423 College Street

Carrollton, GA 30117

770-830-5861



Bill To.:
JB Building Trail

Date Due:
Invoice Date: 03/21/2022

Item	Amount
Miscellaneous	\$100.00
Total	\$100.00

Date	Paid By	Payment Type	Amount
03/21/2022		Cash	\$100.00
		Total Paid	\$100.00