



## Regular Meeting Minutes

**DATE:** July 17, 2025

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**CALL TO ORDER:** Mayor Pro Tem James Shedd

**OPENING PRAYER:** Council Member Jason Allen

Attendee Name	Title	Status
David Brock	Mayor	not present
James Shedd	Mayor Pro Tem	present
Frank Cheely	Council Member	present
Rebecca Knight	Council Member	present
Jason Allen	Council Member	present
Ken Lewis	Town Attorney	present
Laura Crenshaw	Town Clerk	present
Guests: Zita Shedd Nancy Parker Lauren Allen TJ Rainey Isaiah Shedd Josh Rowan	Alex Ward Keith Parker Morgan Ervin Keri Greeson Derrick Jones Taylor Sisk	Lisa Banks James Fowler Cristobal Colon Brandon Shedd Shannon Stinchcomb

**PLEDGE TO THE AMERICAN FLAG:** All

**WELCOME GUESTS, ANNOUNCEMENTS, AND PUBLIC COMMENT:**  
Mayor Pro Tem James Shedd

**APPROVAL OF MINUTES AND FINANCIAL REPORTS:**  
Council Member Cheely made motion to approve the minutes and financial reports.  
Council Member Allen made second. Unanimous to approve.

**AMENDMENTS TO OLD OR NEW BUSINESS:**  
The Clerk requested a Resolution to add Mayor Pro Tem James Shedd to the business accounts as an authorized signature. Attorney Ken Lewis stated that he would draft the Resolution. Council Member Knight made motion to approve the Resolution. Council Member Allen made second. Unanimous to approve the Resolution.

**COMMITTEE REPORTS:**

**Future Vision Committee:**

Council Member Allen stated that he has been reviewing his records, he located a Comprehensive Plan that thoroughly discusses Barrow and the Town of Carl working together to improve the Town, including infrastructure and use maps. Council Member Allen also proposed that we incorporate the Barrow in Balance Comprehensive Plan, which also includes Winder, Bethlehem, Carl, and Statham, for the years 2024-2028. He is preparing some proposals for growth for the Town and what is best.

### **Historical Society Committee:**

Mayor Pro Tem Shedd advised that Saturday 7/19/2025 would be Train Day in Winder. The Caboose would be open and there would be kid's activities. He also gave update on the Etheredge Building and the Medical Museum. He also gave update on the History Hunter that has been working in and around Barrow County. He has discovered several Civil War artifacts at White Mill in Winder. Those artifacts have been donated to the Museum in Winder. The Town of Bethlehem has acquired a 100+ year-old house to convert to a museum.

### **Permitting, Zoning, & Code Enforcement Report:**

Clerk Crenshaw stated that the Town has received bids from two companies, with a third coming. The contract with Bureau Veritas officially ended on July 16, 2025.

### **SPLOST Roads Report:**

### **SPLOST Recreation Report:**

### **Financial Balances as of June 30, 2025:**

Road SPLOST: \$192,469.09

Disbursement: \$54.87 Residual balance from the signage on Carl  
Midway Church Road

Rec SPLOST: \$51,326.63

Disbursement: \$274.31 Supplies for new playground equipment  
\$470.00 Installation of new ceiling fans in the  
Pavilion

### **OLD BUSINESS:**

#### **1. IT Update**

Clerk Crenshaw gave an update that the new .gov website should be up and turned over to the Town next week, complete with all new emails. The new Facebook and Instagram pages have also been created.

### **NEW BUSINESS:**

#### **1. 51 Carl Midway Church Road**

Council Member Allen made motion to table until the Town has obtained a 3<sup>rd</sup> Party Planning & Zoning Administrator and can reschedule the Public Hearings. Council Member Knight made second. Unanimous to table.

## **2. 1170 Atlanta Highway**

Council Member Allen made motion to table until the Town has obtained a 3<sup>rd</sup> Party Planning & Zoning Administrator and can reschedule the Public Hearings. Council Member Knight made second. Unanimous to table.

## **3. 1152 Atlanta Highway**

Council Member Allen made motion to table until the Town has obtained a 3<sup>rd</sup> Party Planning & Zoning Administrator and can reschedule the Public Hearings. Council Member Knight made second. Unanimous to table.

## **4. Ethics & Transparency**

Council Member Allen addressed the Council and the Guests. He believes that having strong ethics and unquestionable transparency are core principles. We have a duty not to do just what is legal but to also do what is right; the residents have placed their trust in the Council to act in their best interests. We need to manage our resources responsibly, and to be open and honest about what decisions are made.

It has to be more than posting agendas or following open meeting laws. The Town's elected officials must be open in their communication and consistent in their conduct. That includes disclosing potential conflicts of interest, providing access to records, and inviting the public into the decision-making process – not just in meetings, but throughout the year.

We must not not just avoid wrong-doing but also actively seek to uphold integrity. That may mean asking tough questions, holding ourselves and each other accountable, and ensuring that no one uses their position for personal gain.

Council Member Allen further stated, "This Council represents the people of Carl – all of them. I believe that the best way to honor that responsibility is by building trust through transparency and by leading with unwavering ethical standards."

No action required.

## **5. Bids For Plan Review and Inspection**

Only two of the three bids came in by the meeting time. Council Member Knight made a motion to table until all three bids can be reviewed. Council Member Cheely made second. Unanimous to table.

## **6. 1702 Carl Bethlehem Road**

Council Member Allen opened discussion on this item by saying, “It was brought to my attention recently that the sale of Carl Mini Storage had fallen through after licensing was denied due to Engineering issues and/or some type of conflict.” Council Member Allen invited the property owners, Keith and Nancy Parker, to address the Council. That address will be held until the floor is opened for Public Comment. No action taken.

#### **7. E-Commerce Business Ordinance**

Council Member Allen planned on introducing an ordinance that addresses online businesses that do not service customers at the physical location. Attorney Ken Lewis noted that he thinks it is adequately addressed in the existing Code or Ordinances, but we need to update our license applications. His office will draft an updated business license application. No action required.

#### **8. Homestead Ordinance**

Council Member Allen submitted a proposed ordinance to cover and protect homestead properties that have small farms to feed their families. Attorney Ken Lewis asked that we table this for a Work Session. Council Member Allen made motion to table. Council Member Knight made second. Unanimous to table.

#### **9. Purchase Request for Town Hall**

Clerk Crenshaw asked for approval to move the filing cabinet out of the maintenance room to her desk area and to purchase shelving for the maintenance room. She also asked to purchase pendaflex racks and files for the drawers on the cabinet. Total expenditure is expected to be less than \$300. The amount does not require Council approval since it is less than \$500, but it was presented in the spirit of transparency. No action required.

#### **PUBLIC COMMENT:**

Keith Parker addressed the Council and the Public. He and Nancy have owned Carl Mini Storage for 24 years and decided to sell. They both have serious medical issues and want to retire. They were made aware of the denial of the business license by their buyers, and were told that the Mayor was requiring the property to be rezoned. Keith stated that they were told that the property would be “grandfathered in”, and had relayed that info to Mayor Brock. The next day, they received a copy of the [Unified Development] Code from Clerk Crenshaw. Mayor Brock told them he was ok on the business license but wanted a water barrier on the entrance to stop the gravel from washing into the drainage ditch and the road. There had been not one word prior to this application of the new business license about this being an issue. They tried to come to the May Council meeting, but Mayor Brock met them in the parling lot and told them that he would approve the business license contingent on the water barrier and told them not to come in – that he would handle it. Mayor Brock told them that the business license would be ready by the following Tuesday. After the meeting, Mayor Brock

walked the property with Keith and the buyers [who were present for the May meeting] and advised that he required a “speed bump”.

Parker went on to say that he and Mayor Brock, Darrell Greeson, Frank Cheely, and “Ron” from Barrow County met at the property on May 22, 2025. Mayor Brock asked Greeson if he had drawn up any plans. Greeson stated that they do not need “plans”. Brock then said that he wanted them to redo the apron and verbally lashed into Greeson for not having drawn a plan – to which Greeson “just walked off”. Parker said that he asked, “What is this?”, to which Brock then said he wanted 30’ from the apron up to the end of the broken pavement to be redone – but that is in the right of way.

Parker then addressed Attorney Ken Lewis. Parker stated, “then I received this letter from you on the 29<sup>th</sup>!” Attorney Lewis replied that he had spoken with the buyer’s attorney, but that he never knew about any of the rest of this. Parker countered with, “Darrell quit over it – but it was illegal!” Council Member Allen stated that Council was not even aware that an Engineer had been hired. Council Member Knight pointed out that Attorney Lewis is just now finding out about all of this. Attorney Lewis noted that the Council was becoming aware of a lot of things.

Parker addressed Clerk Crenshaw asking that the \$600 check for rezoning be refunded. Clerk Crenshaw stated that the check had never been deposited; it was still in the file – and that it would be voided and returned to the buyers right away. Parker stated that some changes need to be made and “how convenient that the Mayor is not here tonight”.

Lauren Allen then addressed the Council and the Public. Ms. Allen stated that she had been a resident of Carl for 8 years; that her husband is Council Member Allen and she had been attending Council meetings since 2023. Ms. Allen continued that the relationship between Brock and the business owners [at 1152 Atlanta Highway] is a blatant conflict of interests with significant financial gain for his family. She went on to say that there is even more unscrupulous behavior by Brock concerning his pay.

In 2024, the Mayor of Bethlehem made \$2,100 (\$2.70 per capita). The Mayor of Good Hope made \$500 (\$1.30 per capita). The Mayor of Statham made \$12,000 (\$3.87 per capita). The Mayor of Auburn made \$17,880 (\$1.84 per capita). Carl is smaller in size and population than all of these. In 2024, Dave Brock made \$21,294.22 (\$93.87 per capita).

In 2<sup>nd</sup> Quarter of 2025, Brock made \$1,687 for April; \$1,781.66 for May (which included a reimbursement for a \$72.00 lunch); \$1,440.00 – a total of \$4,901.66. In addition to this, Brock claimed that he attended a Library Board meeting every month. The Library Board meets once a quarter, and, per their minutes, Brock never attended in 2025.

Why is he meeting with business owners in town, but not having the business brought before the Council? This is a flagrant abuse of power. This was only one quarter... The salary for the Mayor needs to be set going forward.

Shannon Stinchcomb stated that these things need to be itemized on the budget, Council should have copies of all bills, and all invoices should be initialed by Council. Nancy Parker stated that there needs to be accountability for the Mayor.

Mayor Pro Tem Shedd made motion to close the Public Comments. Council Member Cheely made second. Unanimous to close Public Comments.

**ADJOURN:**

Council Member Allen made motion to adjourn to an Executive Session for privileged time to confer with legal counsel. Council Member made second. Unanimous to adjourn to Executive Session.