
Tuesday, April 21, 2026

5:00 PM

Commission Chambers

I. OPENING: Please Stand and remain standing for the Pledge of Allegiance.

INVOCATION: Reverend Johnnie Freeman - First Baptist Church on Fannin Street

II. PLEDGE OF ALLEGIANCE

III. APPROVAL OF AGENDA/MINUTES

- A. **Approval of Final Agenda**
- B. **Troup County Board of Commissioners - Work Session - Apr 7, 2026 9:30 AM**
- C. **Troup County Board of Commissioners - Board Meeting - Apr 7, 2026 5:00 PM**

IV. Special Business

- A. **Consideration of USTA Georgia Facilities Grant - Permission to Apply**
- B. **Consideration of Community Development Fee Schedule**
- C. **Consideration of Fire Department Request to Purchase Cardiac Monitors**
- D. **Consideration of Adams Road Closure**

V. Public Hearings

- A. **Other**
 - 1. **Consideration of Text Amendment - Telecommunications Antennas and Towers**
 - 2. **Consideration of Text Amendment to the Unified Development Ordinance (UDO)**
 - 3. **Consideration of Text Amendment - Final Draft - Data Centers and Crypto currency or Data Mining Facilities**

VI. ADJOURNMENT

As set forth and provided by the Americans with Disabilities Act of 1992, Troup County Government does not discriminate on the basis of disability and will assist citizens with special needs given reasonable prior notice. For more information please see <http://www.troupcountyga.org/Content/Documents/human-resources/ada-notice-american-disabilities-act.pdf> and/or call ADA Coordinator Dexter Wells at 706-883- 1610. Prior and upcoming meeting information for the Troup County Board of Commissione

Sec. 2-61. - Public participation in meetings of the board of commissioners shall be permitted in accordance with the following

Public participation in meetings of the board of commissioners shall be permitted in accordance with the following provisions:

- (1) *Public comments.* All members of the public who wish to address the board must submit their name and the topic of their comments to the county manager at least three business days before the board meeting. These individuals will be allotted five minutes to make their comments which must be limited to their chosen topic. These limits can be waived by a majority vote of the board.
- (2) *Public participation on agenda items.* By concurrence of a majority of the members present, the board may allow public comment on an agenda item at the time the item is being considered by the board. These comments must be limited to the subject that is being debated. Members of the public may speak for five minutes and may only speak once. These limits can be waived by a majority vote of the board. Anyone wishing to speak at any board meeting must be recognized by the chairman before addressing the board.
- (3) *Decorum.* Members of the public shall not make inappropriate or offensive comments at a board meeting and are expected to comply with the rules of decorum that are established for commissioners. Individuals who violate any rules of the board may be ruled out of order by the chairman or on a point of order made by a commissioner. A majority vote of the board will rule on the point of order. An individual who violates the rules of decorum may be removed from the meeting at the direction of the chairman.
- (4) *Public hearings.* The board may schedule public hearings for the purpose of soliciting public comment on any subject of interest to the board. Hearings may be held at any time, as scheduled, during a meeting of the board or at such other places and times as the board may determine. The public hearing should be closed by motion, second and majority vote, before any official action shall be taken.

Tuesday, April 7, 20269:30 AMOakfuskee Conservation Center at Pyne Road Park

CALL TO ORDER

Chairman Patrick Crews welcomed all in attendance and called the meeting to order.

Attendee Name	Title	Status	Arrived
James L Thrailkill Sr	Commissioner, District 2	Present	
Rex Scott	Commissioner, District 3	Present	
Patrick Crews	Chairman	Present	
J. Morris Jones III	Commissioner, District 4	Present	
Jimmy McCamey	Commissioner, District 5	Present	

Staff Present:

Eric Mosley, County Manager
Mark DeGennaro, County Attorney
Valerie West, County Clerk

Agenda Items

1. Discuss Request to apply for FY2027 JJIG(Nicole Kostial)

Chief Probation Officer Nicole Kostial requested permission to apply for the FY27 Juvenile Justice Incentive Grant on behalf of the Troup County Board of Commissioners. Ms. Kostial stated that Troup County has been awarded the grant for the past 12 years and provided over 30 youth and families with Multisystemic Therapy. We are requesting \$396,344.40 to serve 30 youth and families with Multisystemic Therapy (MST). The grant amount requested is \$396,344.40 and she also requested an additional \$25,000 to add additional programming for the same moderate to high risk for reoffending youth that focuses on health, education, and mental health offered 4-5 days per week during the summer months when the youth are out of school. The total amount requested is \$421.344/40 and does not require matching funds.

RESULT:DISCUSSED AND REFERREDNext: 4/7/2026 5:00 PM

2. Discuss Family Treatment Court Emergency Grant Award, Request to Accept(Hilliard Daniel)

Accountability Courts Coordinator Hilliard Daniel presented a request to accept the CACJ Emergency grant for fourth quarter of FY26. This award is for \$4,940 to be used to pay for treatment services for family court participants. There is no county cash match requirement.

RESULT:DISCUSSED AND REFERREDNext: 4/7/2026 5:00 PM

3. Discuss Drug Court Emergency Grant Award, Request to Accept(Hilliard Daniel)

Accountability Courts Coordinator Hilliard Daniel presented a request to accept the CACJ Emergency grant for the fourth quarter of FY26. This award is for \$3,813 to be used to pay for treatment services for drug court participants. There is no county cash match requirement.

RESULT:DISCUSSED AND REFERREDNext: 4/7/2026 5:00 PM

4. Discuss DUI/ Drug Court Emergency Grant Award, Request to Accept(Jasmine Johnson)

Accountability Courts Manager Jasmine Johnson presented a request to accept the CACJ Emergency grant for fourth quarter of FY26. This award is for \$11,163 to be used to pay for drug testing and community surveillance services for court participants. There is no county cash match requirement.

RESULT:DISCUSSED AND REFERREDNext: 4/7/2026 5:00 PM

5. Discuss Mental Health Court Emergency Grant Award, Request to Accept(Jasmine Johnson)

Accountability Courts Manager, Jasmine Johnson presented a request to accept the CACJ Emergency grant for the fourth quarter of FY26. The award was in the amount of \$15,120 to help cover the cost of treatment services for participants. There is no county cash match requirement.

RESULT:

DISCUSSED AND REFERRED

Next: 4/7/2026 5:00 PM

6. Discuss Sheriff's Office / Public Safety Replacement(Zac Steele & Jon Whitney)

Chief Deputy Sheriff Jon Whitney and Public Safety Director Zac Steele presented a request for \$125,000 to purchase firearms to replace outdated models. It was requested that a budget amendment for the full request be prepared and any money acquired from the sale of the older models to staff would come back as revenue.

RESULT:

DISCUSSED AND REFERRED

Next: 4/7/2026 5:00 PM

7. Discuss Annexation - 2289 West Point Rd - 0711C000028(Ruth West)

Community Development Director Austin Burgess presented the annexation request by the City of LaGrange on behalf of Alejandra and Sergio Sandoval for a parcel located at 2289 West Point Rd. The parcel is within an unincorporated island and is adjacent to the boundary of the City of LaGrange. The Parcel is currently zoned Highway Commercial (HC).

RESULT:

NO ACTION TAKEN

8. Discuss Request Approval to Install the GDOT REBC Landscaping Grant Program at Pyne Road Park(Jay Anderson)

Assistant County Manager Jay Anderson presented a request to contract with Southern Oaks Landscape Company to install the GDOT Roadside Enhancement and Beautification Council (REBC) Landscaping Grant Program at Pyne Road Park in the amount of \$49,550.00. Mr. Anderson stated that Troup County applied for the GDOT REBC Grant Program and was awarded a \$50,000 reimbursable grant with no match requirement for landscaping improvements along SR109 (Roanoke Road) at Pyne Road Park. The beautification project will provide a positive first and last impression for travelers on SR109. The submitted/approved landscaping plans create five (5) new landscape "islands" along the eastbound and westbound sides of SR109, as well as significant landscaping at both the main entrance into Pyne Road Park and the Equestrian/Hiking/Biking facility.

RESULT:

DISCUSSED AND REFERRED

Next: 4/7/2026 5:00 PM

9. Consideration of April 7, 2026 5:00 p.m. Board Meeting Agenda(Eric Mosley)

County Manager Eric Mosley reviewed the agenda for the 5:00 p.m. Board meeting.

RESULT:

REVIEWED

ADJOURNMENT

Patrick Crews, Chairman

Attest: _____
Valerie West, County Clerk

Minutes Acceptance: Minutes of Apr 7, 2026 9:30 AM (APPROVAL OF AGENDA/MINUTES)

Tuesday, April 7, 20265:00 PMCommission Chambers

I. OPENING: Please Stand and remain standing for the Pledge of Allegiance.

Chairman Patrick Crews welcomed those in attendance and called the meeting to order.

INVOCATION: Pastor David Cross - Gray Hill Church of God

Pastor David Cross of Gray Hill Church of God pronounced the Invocation.

Attendee Name	Title	Status	Arrived
James L Thrailkill Sr	Commissioner, District 2	Present	4:26 PM
Rex Scott	Commissioner, District 3	Present	4:27 PM
Patrick Crews	Chairman	Present	4:27 PM
J. Morris Jones III	Commissioner, District 4	Present	4:26 PM
Jimmy McCamey	Commissioner, District 5	Present	4:26 PM

Staff Present:

Eric Mosley, County Manager
Mark DeGennaro, County Attorney
Valerie West, County Clerk

II. PLEDGE OF ALLEGIANCE

Commissioner J. Morris Jones III led all present in the Pledge of Allegiance to the United States of America.

III. APPROVAL OF AGENDA/MINUTES

The Board unanimously voted to approve the Final Agenda.

A. Approval of Final Agenda

RESULT: APPROVED [UNANIMOUS]
MOVER: Jimmy McCamey, Commissioner, District 5
SECONDER: J. Morris Jones III, Commissioner, District 4
AYES: Thrailkill Sr, Scott, Jones III, McCamey

B. Troup County Board of Commissioners - Board Meeting - Mar 17, 2026 5:00 PM

RESULT: ACCEPTED [UNANIMOUS]
MOVER: James L Thrailkill Sr, Commissioner, District 2
SECONDER: Rex Scott, Commissioner, District 3
AYES: Thrailkill Sr, Scott, Jones III, McCamey

C. Troup County Board of Commissioners - Called Meeting - Mar 31, 2026 1:00 PM

RESULT: ACCEPTED [UNANIMOUS]
MOVER: J. Morris Jones III, Commissioner, District 4
SECONDER: Jimmy McCamey, Commissioner, District 5
AYES: Thrailkill Sr, Scott, Jones III, McCamey

IV. Citizens to Address the Board

1. Albert Gilliam, Jr. to Address the Board

Albert Gilliam, Jr. of 119 Clearview Drive requested that the Board reconsider their previous decision to close Adams Road. Mr. Gilliam presented an appeal to repair the bridge and reopen Adams Road, explaining that the road is vital to the community, specifically regarding access to New Harmony Christian Episcopal Church.

RESULT: ADDRESSED THE BOARD

V. Special Business

A. Consideration of Request to apply for FY2027 JJIG

Juvenile Court Chief Probation Officer Nicole Kostial requested permission to apply for the FY27 Juvenile Justice Incentive Grant in the amount of \$396,344.40 for youth and family Multisystemic Therapy with an additional \$25,000 to add additional programming focused on health, education, and mental health. There is no match

Minutes Acceptance: Minutes of Apr 7, 2026 5:00 PM (APPROVAL OF AGENDA/MINUTES)

requirement. The Board unanimously voted to approve the request on a motion by Commissioner J. Morris Jones III, which was seconded by Commissioner Jimmy D. McCamey, Jr., PH.D.

- RESULT:APPROVED [UNANIMOUS]
- MOVER:J. Morris Jones III, Commissioner, District 4
- SECONDER:Jimmy McCamey, Commissioner, District 5
- AYES:Thrailkill Sr, Scott, Jones III, McCamey

B. Consideration of Family Treatment Court Emergency Grant Award, Request to Accept

Accountably Courts Coordinator Hill Daniel presented the Family Treatment Court's request for permission to accept the CACJ Emergency Grant for the fourth quarter of FY26 in the amount of \$4,940 for treatment services for family court participants. There is no match requirement. The Board unanimously voted to approve the request on a motion by Commissioner Rex Scott, which was seconded by Commissioner James L. Thrailkill, Sr.

- RESULT:APPROVED [UNANIMOUS]
- MOVER:Rex Scott, Commissioner, District 3
- SECONDER:James L Thrailkill Sr, Commissioner, District 2
- AYES:Thrailkill Sr, Scott, Jones III, McCamey

C. Consideration of Drug Court Emergency Grant Award, Request to Accept

Accountability Courts Coordinator Hill Daniel presented the Drug Court's request for permission to accept the CACJ Emergency Grant for the fourth quarter of FY26 in the amount of \$3,813 for treatment services for Drug Court participants. There is no match requirement. The Board unanimously voted to approve the request on a motion by Commissioner J. Morris Jones III, which was seconded by Commissioner Jimmy D. McCamey, Jr., PH.D.

- RESULT:APPROVED [UNANIMOUS]
- MOVER:J. Morris Jones III, Commissioner, District 4
- SECONDER:Jimmy McCamey, Commissioner, District 5
- AYES:Thrailkill Sr, Scott, Jones III, McCamey

D. Consideration of DUI/ Drug Court Emergency Grant Award, Request to Accept

Accountability Courts Manager Jasmine Johnson presented the DUI/Drug Court's request for permission to accept the CACJ Emergency Grant for the fourth quarter of FY26 in the amount of \$11,163 for drug testing and community surveillance services for DUI/Drug Court participants. There is no math requirement. The Board unanimously voted to approve the request on a motion by Commissioner James L. Thrailkill, Sr., which was seconded by Commissioner Jimmy D. McCamey, Jr., PH.D.

- RESULT:APPROVED [UNANIMOUS]
- MOVER:James L Thrailkill Sr, Commissioner, District 2
- SECONDER:Jimmy McCamey, Commissioner, District 5
- AYES:Thrailkill Sr, Scott, Jones III, McCamey

E. Consideration of Mental Health Court Emergency Grant Award, Request to Accept

Accountability Courts Manager Jasmine Johnson presented the Mental Health Court's request for permission to accept the CACJ Emergency Grant for the fourth quarter of FY26 in the amount of \$15,120 for treatment services for Mental Health Court participants. There is no match requirement. The Board unanimously voted to approve the request on a motion by Commissioner Jimmy D. McCamey, Jr., PH.D., which was seconded by Commissioner J. Morris Jones III.

- RESULT:APPROVED [UNANIMOUS]
- MOVER:Jimmy McCamey, Commissioner, District 5
- SECONDER:J. Morris Jones III, Commissioner, District 4
- AYES:Thrailkill Sr, Scott, Jones III, McCamey

F. Consideration of Sheriff's Office / Public Safety Rerplacement

Public Safety Director Zac Steele and Chief Deputy Sheriff Jon Whitney presented the request for permission to purchase 110 firearms and 12 tasers in the amount of \$135,657.28 to be funded by funds allocated to the Public Safety Department through an operational budget amendment of the EMS account. The purchase would be for both the Sheriff's and Marshal's offices. Chief Whitney explained the benefits of replacing the outdated equipment. Chief Finance Officer Sonya Conroy explained that the necessary budget amendment would provide sufficient funds for the purchase. The Board unanimously voted to approve the request and a budget amendment in the amount of \$150,000 on a motion by Commissioner Jimmy D. McCamey, Jr., which was seconded by Commissioner James L. Thrailkill, Sr.

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RESULT: **APPROVED [UNANIMOUS]**
MOVER: Jimmy McCamey, Commissioner, District 5
SECONDER: James L Thrailkill Sr, Commissioner, District 2
AYES: Thrailkill Sr, Scott, Jones III, McCamey

G. Consideration of Request Approval to Install the GDOT REBC Landscaping Grant Program at Pyne Road Park

Assistant County Manager/Assistant County Manager Jay Anderson requested approval to accept the GDOT Roadside Enhancement and Beautification Council Grant in the amount of \$49,550 for the enhancement and beautification of Pyne Road Park. Mr. Anderson also requested approval to contract with Southern Oaks Landscaping for the landscape installation, including drought-resistant ornamental trees, bushes, perennials, and grasses. The Board unanimously voted to approve the requests on a motion by Commissioner Rex Scott, which was seconded by Commissioner James L. Thrailkill, Sr.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Rex Scott, Commissioner, District 3
SECONDER: James L Thrailkill Sr, Commissioner, District 2
AYES: Thrailkill Sr, Scott, Jones III, McCamey

Motion to Enter into Public Hearings

Chairman Patrick Crews made a statement prior to the vote to enter into public hearings regarding Data Centers. He stated that he first heard about a data center proposal on Bartley Road while watching television. He then called around to find out more about the project which was a proposal to annex the property into the City of LaGrange. The City denied the request and also initiated a moratorium to study the matter further. He stated that the county cannot ban businesses and must follow zoning rules when making decisions. He reminded everyone of the three moratoriums during which time the zoning laws were reviewed to meet the requirements needed when allowing businesses to operate in the county.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: J. Morris Jones III, Commissioner, District 4
SECONDER: Jimmy McCamey, Commissioner, District 5
AYES: Thrailkill Sr, Scott, Jones III, McCamey

VI. Public Hearings

A. Other

1. Consideration of Text Amendment - Telecommunications Antennas and Towers

County Planner Ruth West requested approval of a text amendment to the Troup County Code of Ordinances regarding the application process for telecommunications antennas and towers and an update to the requirements for placement of telecommunications facilities in residential districts. Chairman Patrick Crews opened the floor for public comment and none were made in favor or in opposition to the request. The Board unanimously voted to continue review on the matter on a motion by Commissioner Rex Scott, which was seconded by Commissioner J. Morris Jones III.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Rex Scott, Commissioner, District 3
SECONDER: J. Morris Jones III, Commissioner, District 4
AYES: Thrailkill Sr, Scott, Jones III, McCamey

2. Consideration of Text Amendment to the Unified Development Ordinance (UDO)

County Planner Ruth West requested approval of text amendments to the Unified Development Ordinance, editing the reference numbers below the Space Dimensions Table, redefining the road frontage setback requirements, further splitting the self-storage requirements, correcting information within livestock and wildlife game processing regulations, adding signage language for public or private agritourism directional signs, defining breakpoint technology, wildlife processing, and sewage systems. Chairman Patrick Crews opened the floor for public comments and none were made in favor of the request. Mr. Doug Roberts, Ms. Carolyn Langford, and Mr. Greg Fetner, spoke in opposition to the request. The Board unanimously voted to continue review on the matter on a motion by Commissioner J. Morris Jones III, which was seconded by Commissioner Jimmy D. McCamey, Jr., PH.D.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: J. Morris Jones III, Commissioner, District 4
SECONDER: Jimmy McCamey, Commissioner, District 5
AYES: Thrailkill Sr, Scott, Jones III, McCamey

3. Consideration of Text Amendment - Draft - Data Centers and Crypto currency or Data Mining Facilities

Community Development Director Austin Burgess requested approval of draft amendment to the Unified Development Ordinance to establish comprehensive zoning regulations, supplemental use standards, and

development requirements for data centers, crypto currency mining facilities, and data mining facilities within unincorporated Troup County. Chairman Patrick Crews described the Commissioners' role in regulating data center development, but explained that the decision to develop data centers in the unincorporated areas of Troup County not within their control. Chairman Patrick Crews opened the floor for public comment. No comments were made in favor of the request.

The following members of the public spoke in opposition to the request:

- Cindy Hutchings, South Willowcrest Way
- Doug Roberts, Grayhill School Road
- Mike Ellis, Robert Taylor Road
- Emilia Sheridan, Hines Road
- Leslie Sims, Burkes Chapel Road
- Annie Bradley, Alverson Road
- Earl Cash, Church Point Court
- Joseph Carwell, Jr.
- Levi Woody, Waldrop Road
- Larry Gauge, Johnson Road
- Rachel Williams, Jefferson Street
- Bill Wooten, Wheelis Way
- James Tompkins, Lower Big Springs Road
- Katrina Honald, South River Run Drive
- Rita Alsabrook, Hunt Road
- Aila Burdette, Hogansville
- Cecilia, Azalea Drive
- Michael Johnson, Thorn Street
- Kevin Littlefield, North Greenwood Street
- David Nales, Bowden Court
- Brandon Eley, River Club Drive

The Board unanimously voted to table of the matter on a motion by Commissioner J. Morris Jones III, which was seconded by Commissioner James L. Thrailkill, Sr.

RESULT:

MOVER:

SECONDER:

AYES:

TABLED [UNANIMOUS]

J. Morris Jones III, Commissioner, District 4

James L Thrailkill Sr, Commissioner, District 2

Thrailkill Sr, Scott, Jones III, McCamey

Next: 4/21/2026 5:00 PM

Motion to Exit Public Hearings and Enter into Executive Session

RESULT:

MOVER:

SECONDER:

AYES:

APPROVED [UNANIMOUS]

J. Morris Jones III, Commissioner, District 4

Rex Scott, Jimmy McCamey

Thrailkill Sr, Scott, Jones III, McCamey

VII. EXECUTIVE SESSION

1. Discuss Potential Litigation

RESULT:

NO ACTION TAKEN

Motion to Exit Executive Session / Enter Regular Meeting

The Board met and discussed potential litigation regarding Adams Road and no action was taken. Mr. Crews stated that the matter regarding Adams Road will be discussed at the April 21, 2026 Board of Commissioners Meeting.

RESULT:

MOVER:

SECONDER:

AYES:

APPROVED [UNANIMOUS]

J. Morris Jones III, Commissioner, District 4

Jimmy McCamey, Commissioner, District 5

Thrailkill Sr, Scott, Jones III, McCamey

VIII. ADJOURNMENT

Motion to Adjourn

RESULT:

MOVER:

SECONDER:

AYES:

APPROVED [UNANIMOUS]

Jimmy McCamey, Commissioner, District 5

James L Thrailkill Sr, Commissioner, District 2

Thrailkill Sr, Scott, Jones III, McCamey

Patrick Crews, Chairman

Attest: _____
Valerie West, County Clerk

Minutes Acceptance: Minutes of Apr 7, 2026 5:00 PM (APPROVAL OF AGENDA/MINUTES)



TROUP COUNTY
GEORGIA

Troup County Government Center
LaGrange, GA 30240

SCHEDULED

AGENDA ITEM (ID # 4726)

Meeting: 04/21/26 05:00 PM
Department: Finance
Category: Grant
Prepared By: Denise Robinson
Initiator: Denise Robinson
Sponsors:
DOC ID: 4726 A

USTA Georgia Facilities Grant - Permission to Apply

USTA Georgia offers financial facility assistance for basic facility improvements, including fixed tennis court amenities and maintenance items. This grant requires a 50% match.

Troup County Parks and Recreation is requesting permission to apply for the USTA Georgia facilities grant to purchase costly maintenance items for the McCluskey courts. These items include 10 tons of Har Tru clay, nets, net posts, and court maintenance tools.

Budget for this project is \$8,000. The 50% match, \$4,000, will come from the Parks & Recreation Maintenance & Supplies budget.

Request motion to approve permission to apply for the USTA Georgia Facilities Grant.



Troup County Board of Commissioners

Troup County Government Center
LaGrange, GA 30240

SCHEDULED

AGENDA ITEM (ID # 4724)

4.B

Meeting: 04/21/26 05:00 PM
Department: Building & Zoning
Category: Administration
Prepared By: Jake Thraikill
Initiator: Austin Burgess
Sponsors:
DOC ID: 4724

Community Development Fee Schedule 1st Reading - Vote Eligible

The staff will be presenting a summary of the Community Development Fee Schedule.

Fee Schedule justification sheet

Inflation rate used in the calculations below is based on 2018 until November of 2025 averages as that is the most up to date numbers. Every 5 to 10 years is the average time a municipality revisits their fee schedule, this fee schedule is based on the middle of that at 7 years.

Land disturbance and Driveway permit fee (residential, commercial, per acre for LD) Original cost of \$50

1) Pick the inflation index values

- 2018 average CPI-U (average of Jan–Dec 2018): **251.1068**
- Latest available CPI-U right now: **November 2025 = 324.122**

2) Apply the standard inflation adjustment

$$\text{New fee} = 50 \times \frac{324.122}{251.1068} = 64.54$$

☒ Recommended new price

- **\$65**

Administrative fee for minor and major land disturbance, original cost of \$350 each.

Inflation adjustment

- 2018 CPI-U (annual avg): 251.1068
- Latest CPI-U available: 324.122
- Inflation factor: $324.122 \div 251.1068 \approx 1.291$

Calculation

$$\$350 \times 1.291 = \$451.78$$

☒ Inflation-adjusted fee

- Exact CPI-adjusted amount: **\$451.78**
- Recommended rounded fee **\$450**
- Major land disturbance requires more review and oversight by county staff, justifying the increase in cost by \$50 compared to minor commercial land disturbance administration fee

Land disturbance/driveway			
DRIVEWAY PERMIT	EACH	\$50	COUNTY
MINOR RESIDENTIAL LAND DISTURBANCE ACTIVITY / EROSION CONTROL PERMIT	EACH (<= 1 ACRE)	\$65.00	COUNTY
MINOR COMMERCIAL LAND DISTURBANCE ACTIVITY / EROSION CONTROL PERMIT ADMINISTRATIVE FEE		\$450.00	COUNTY
MINOR COMMERCIAL LAND DISTURBANCE ACTIVITY / EROSION CONTROL PERMIT	EACH (<= 1 ACRE)	\$65.00	COUNTY
MAJOR LAND DISTURBANCE ACTIVITY / EROSION CONTROL PERMIT ADMINISTRATIVE FEE		\$500.00	COUNTY
MAJOR LAND DISTURBANCE ACTIVITY / EROSION CONTROL PERMIT	EACH (> 1 ACRE)	\$65.00 PER ACRE	COUNTY

Building Permit Fee Changes

- Added base commercial building permit review fee set for \$100 per permit due at beginning of permit.
- Based on \$25 increase, each permit set lower than \$100 was corrected in the new fee schedule.

Building permit fee			
Commercial review fee (due before start of permit)	EACH	\$100	COUNTY
NEW ELECTRICAL SERVICE PERMIT	EACH	\$100.00	COUNTY
DEMOLITION PERMIT	EACH	\$100.00	COUNTY
HOUSE MOVING PERMIT	EACH	\$100.00	COUNTY

Inflation benchmark (2018 → 2025)

- Cumulative CPI inflation: ~28–30%
- Any increase **below** ~28% = partial recovery
- Any increase **at or above** ~28% = full recovery or better

What the current \$25 increase is doing

2018 Fee	+\$25 Increase	% Increase	Inflation Recovery
\$75	\$100	+33%	✓ More than inflation
\$100	\$125	+25%	✗ Slightly under
\$125	\$150	+20%	✗ Under
\$150	\$175	+17%	✗ Under
\$350	\$375	+7%	✗ Well under

-Cell Tower

-\$150 administrative fee for large review process involved in cell tower applications. Fee increase from \$75 to \$150

NEW TELECOMMUNICATION TOWER ESCROW ACCOUNT DEPOSIT (PER)	EACH	\$5,000.00	COUNTY
MODIFY TELECOMMUNICATION TOWER APPLICATION (ADMINISTRATIVE)	EACH	\$150	COUNTY
MODIFY TELECOMMUNICATION TOWER ESCROW ACCOUNT DEPOSIT (ADMIN)	EACH	\$425.00	COUNTY
NEW TELECOMMUNICATION TOWER BUILDING PERMIT	EACH	\$500	COUNTY

Attachment: New fee schedule and justification pdf (Community Development Fee Schedule)

Planning and Zoning

-Entertainment license (administrative)

-cost of required public notice postings fluctuates depending on required text to accurately notify public, leaving no room for administrative costs. Price increase from \$250 to \$280

ENTERTAINMENT LICENSE (ADMINISTRATIVE)	Each			\$280
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-Rezoning application (BOC) and Special Use (BOC)

- cost of required public notice postings increased 28.33% leaving no room to account for administrative costs. Fee increased from \$500 to \$550 each to cover costs

- Variance Application (BOZAPC)

- Inflation costs with required public notice postings and administrative costs. Price increase from \$300 to \$400

REZONING APPLICATION (BOC)				\$550.00
VARIANCE APPLICATION (ADMINISTRATIVE)				\$100.00
VARIANCE APPLICATION - (BOZAPC)				\$400.00
SPECIAL USE APPLICATION (BOC)				\$550.00

Fee Description	Fee Basis	Fee Rate	Legal Basis
Land disturbance/driveway			
Driveway Permit	EACH	\$65.00	COUNTY
MINOR RESIDENTIAL LAND DISTURBANCE ACTIVITY / EROSION CONTROL PERMIT	EACH (<= 1 ACRE)	\$65.00	COUNTY
MINOR COMMERCIAL LAND DISTURBANCE ACTIVITY / EROSION CONTROL PERMIT ADMINISTRATIVE FEE		\$450.00	COUNTY
MINOR COMMERCIAL LAND DISTURBANCE ACTIVITY / EROSION CONTROL PERMIT	EACH (<= 1 ACRE)	\$65.00	COUNTY
MAJOR LAND DISTURBANCE ACTIVITY / EROSION CONTROL PERMIT ADMINISTRATIVE FEE		\$500.00	COUNTY
MAJOR LAND DISTURBANCE ACTIVITY / EROSION CONTROL PERMIT	EACH (> 1 ACRE)	\$65.00 PER ACRE	COUNTY
Building permit fee			
Commercial review fee (due before start of permit)	EACH	\$100	COUNTY
NEW ELECTRICAL SERVICE PERMIT	EACH	\$100.00	COUNTY
DEMOLITION PERMIT	EACH	\$100.00	COUNTY
HOUSE MOVING PERMIT	EACH	\$100.00	COUNTY
RE-INSPECTION FEE (per inspection after 2nd inspection)	EACH	\$75.00	COUNTY
NEW SINGLE FAMILY RESIDENTIAL HOUSE PERMIT	PER VALUE OF WORK	SEE ATTACHED SCHEDULE	COUNTY
RESIDENTIAL HOUSE ADDITION PERMIT	PER VALUE OF WORK	SEE ATTACHED SCHEDULE	COUNTY
RESIDENTIAL HOUSE ALTERATION / REMODEL PERMIT	PER VALUE OF WORK	SEE ATTACHED SCHEDULE	COUNTY
RESIDENTIAL HOUSE GENERAL REPAIR PERMIT	PER VALUE OF WORK	SEE ATTACHED SCHEDULE	COUNTY
CARPORT PERMIT	PER VALUE OF WORK	SEE ATTACHED SCHEDULE	COUNTY
GARAGE PERMIT	PER VALUE OF WORK	SEE ATTACHED SCHEDULE	COUNTY
ACCESSORY BUILDING / STRUCTURE PERMIT	PER VALUE OF WORK	SEE ATTACHED SCHEDULE	COUNTY
SWIMMING POOL PERMIT	PER VALUE OF WORK	SEE ATTACHED SCHEDULE	COUNTY
NEW SIGN CONSTRUCTION PERMIT	PER VALUE OF WORK	SEE ATTACHED SCHEDULE	COUNTY
NEW COMMERCIAL BUILDING PERMIT	PER VALUE OF WORK	SEE ATTACHED SCHEDULE	COUNTY
COMMERCIAL ADDITION PERMIT	PER VALUE OF WORK	SEE ATTACHED SCHEDULE	COUNTY
COMMERCIAL ALTERATION / REMODEL PERMIT	PER VALUE OF WORK	SEE ATTACHED SCHEDULE	COUNTY
COMMERCIAL GENERAL REPAIR PERMIT	PER VALUE OF WORK	SEE ATTACHED SCHEDULE	COUNTY
NEW TELECOMMUNICATION TOWER SPECIAL USE APPLICATION (BOC)	EACH	\$500.00	COUNTY
NEW TELECOMMUNICATION TOWER ESCROW ACCOUNT DEPOSIT (BOC)	EACH	\$5,000.00	COUNTY
MODIFY TELECOMMUNICATION TOWER APPLICATION (ADMINISTRATIVE)	EACH	\$150	COUNTY
MODIFY TELECOMMUNICATION TOWER ESCROW ACCOUNT DEPOSIT (ADMIN)	EACH	\$425.00	COUNTY
NEW TELECOMMUNICATION TOWER BUILDING PERMIT	EACH	\$500	COUNTY
EXISTING TELECOMMUNICATION TOWER ADDITION BUILDING PERMIT	PER VALUE OF WORK	SEE ATTACHED SCHEDULE	COUNTY
EXISTING TELECOMMUNICATION TOWER MODIFICATION BUILDING PERMIT	PER VALUE OF WORK	SEE ATTACHED SCHEDULE	COUNTY
REPLACE EXISTING MANUFACTURED HOME APPLICATION (ADMINISTRATIVE)	EACH	\$100.00	COUNTY
NEW MANUFACTURED HOME PLACEMENT APPLICATION (BOC)	EACH	\$300.00	COUNTY
MANUFACTURED HOME BUILDING PERMIT	PER VALUE OF WORK	SEE ATTACHED SCHEDULE	COUNTY
BUSINESS & OCCUPATIONAL LICENSE APPLICATION REVIEW FEE	EACH	\$200.00	COUNTY

BUSINESS & OCCUPATIONAL LICENSE APPLICATION REVIEW FEE	EACH	\$200.00	COUNTY	
PLANNING AND ZONING FEES				
Description	Category	License Fee	Admin Fee	Total
BUSINESS & OCCUPATIONAL LICENSE ANNUAL RENEWAL	1-5 Employees	\$125.00	\$40.00	\$165.00
BUSINESS & OCCUPATIONAL LICENSE ANNUAL RENEWAL	6-10 Employees	\$150.00	\$40.00	\$190.00
BUSINESS & OCCUPATIONAL LICENSE ANNUAL RENEWAL	11-15 Employees	\$225.00	\$40.00	\$265.00
BUSINESS & OCCUPATIONAL LICENSE ANNUAL RENEWAL	16-30 Employees	\$350.00	\$40.00	\$390.00
BUSINESS & OCCUPATIONAL LICENSE ANNUAL RENEWAL	31-50 Employees	\$500.00	\$40.00	\$540.00
BUSINESS & OCCUPATIONAL LICENSE ANNUAL RENEWAL	51-75 Employees	\$750.00	\$40.00	\$790.00
BUSINESS & OCCUPATIONAL LICENSE ANNUAL RENEWAL	76-100 Employees	\$1,000.00	\$40.00	\$1,040.00
BUSINESS & OCCUPATIONAL LICENSE ANNUAL RENEWAL	EACH EMPLOYEE OVER 100	PLUS \$10 EACH		
BEER & WINE LICENSE APPLICATION REVIEW FEE (BOC)	Each			\$300.00
RETAIL PACKAGE LICENSE BEER	Each			\$500.00
RETAIL PACKAGE LICENSE WINE	Each			\$400.00
RETAIL POURING LICENSE BEER	Each			\$500.00
RETAIL POURING LICENSE WINE	Each			\$400.00
WHOLESALE DISTRIBUTIONS BEER	Each			\$500.00
WHOLESALE DISTRIBUTIONS WINE	Each			\$400.00
ALCOHOLIC BEVERAGE CATERING LICENSE	Each			\$100.00
FARM WINERY LICENSE TASTING ROOM	Each			\$100.00
FARM WINERY RETAIL PACKAGE LICENSE BEER	Each			\$50.00
FARM WINERY RETAIL PACKAGE LICENSE WINE	Each			\$50.00
Farm Winery License	Each			\$200.00
Retail Packaged Distilled Spirits - Pouring	Each			\$2,000.00
ENTERTAINMENT LICENSE (ADMINISTRATIVE)	Each			\$280.00
HOME OCCUPATION APPLICATION REVIEW FEE (ADMINISTRATIVE)	Each			\$100.00
HOME OCCUPATION APPLICATION REVIEW FEE (BOC)	Each			\$300.00
ADDRESS ASSIGNMENT REQUEST (ADMINISTRATIVE)				\$25.00
GIS/MAPPING REQUEST				
PLAT REVIEW FEE/MINOR SUBDIVISION (ADMINISTRATIVE)				\$100.00
REZONING APPLICATION (BOC)				\$550.00
VARIANCE APPLICATION (ADMINISTRATIVE)				\$100.00
VARIANCE APPLICATION - (BOZAPC)				\$400.00
SPECIAL USE APPLICATION (BOC)				\$550.00
SPECIAL EVENT PERMIT APPLICATION (ADMINISTRATIVE)				\$500.00
MINOR SUBDIVISION REVIEW (ADMINISTRATIVE)				\$100.00

MAJOR SUBDIVISION REVIEW (BOZAPC)				\$500.00
ZONING VERIFICATION LETTER (ADMINISTRATIVE) - COMMERCIAL				\$100.00
ZONING VERIFICATION LETTER (ADMINISTRATIVE) - RESIDENTIAL				\$50.00
TEMP SIGN - BANNER SIGN (ADMINISTRATIVE)				\$25.00
FIRE MARSHAL				
FIRE MARSHALL SITE PLAN REVIEW FEE:				
COMMERCIAL SITE				\$100.00
MULTIFAMILY RESIDENTIAL SITE				\$100.00
Fire Marshall Annual Review fee (Commercial Business)				\$100.00
FIRE MARSHALL CONSTRUCTION PLANS & TENANT BUILD OUT FEE:				
UP TO 2,000 SQUARE FEET				\$50.00
2,001 TO 6,000 SQUARE FEET (PER SQUARE FOOT)				\$0.05
6,000 SQUARE FEET AND UP				\$400.00
SPRINKLER PLAN REVIEW				\$100.00
FIRE ALARM PLAN REVIEW				\$100.00
COMMERCIAL HOOD AND/OR SUPPRESSION PLAN REVIEW				\$100.00
FIRE MARSHALL SPECIAL EVENT SITE INSPECTIONS:				
CARNIVAL, FAIR, EXHIBIT OR FESTIVAL INSPECTION				\$100.00

Valuation Chart

- Base permit fee updated in chart making chart start at \$100 minimum charge and increase in \$8 increments up to \$892 at \$100,000 evaluation. Previously it started at \$75 and increased in \$6 increments from there. Justification below:

Project Valuation	Permit Fee (\$8 Increment)	% Increase vs. Inflation Benchmark	Inflation Recovery Status
\$2,000	\$108	8.0%	✗ Under
\$5,000	\$132	11.9%	✗ Under
\$10,000	\$172	16.2%	✗ Under
\$25,000	\$292	22.7%	△ Near
\$50,000	\$492	26.8%	△ Near
\$75,000	\$692	28.6%	✓ Matches
\$100,000	\$892	29.7%	✓ Exceeds

*Important to note that even though project valuation at \$100,000 exceeds inflation by 1.7%, we begin to taper project costs per \$1,000 over \$100,000 using the chart listed on the bottom right portion of the valuation chart (Below) dropping costs as valuation increases from \$5 increments to \$2 increments respectively to account for projects with a higher cost.

Project Valuation	Permit Fee
Minimum	\$100.00
\$2,000	\$108.00
\$3,000	\$116.00
\$4,000	\$124.00
\$5,000	\$132.00
\$6,000	\$140.00
\$7,000	\$148.00
\$8,000	\$156.00
\$9,000	\$164.00
\$10,000	\$172.00
\$11,000	\$180.00
\$12,000	\$188.00
\$13,000	\$196.00
\$14,000	\$204.00
\$15,000	\$212.00
\$16,000	\$220.00
\$17,000	\$228.00
\$18,000	\$236.00
\$19,000	\$244.00

Project Valuation	Permit Fee
\$38,000	\$396.00
\$39,000	\$404.00
\$40,000	\$412.00
\$41,000	\$420.00
\$42,000	\$428.00
\$43,000	\$436.00
\$44,000	\$444.00
\$45,000	\$452.00
\$46,000	\$460.00
\$47,000	\$468.00
\$48,000	\$476.00
\$49,000	\$484.00
\$50,000	\$492.00
\$51,000	\$500.00
\$52,000	\$508.00
\$53,000	\$516.00
\$54,000	\$524.00
\$55,000	\$532.00
\$56,000	\$540.00

Project Valuation	Permit Fee
\$76,000	\$700.00
\$77,000	\$708.00
\$78,000	\$716.00
\$79,000	\$724.00
\$80,000	\$732.00
\$81,000	\$740.00
\$82,000	\$748.00
\$83,000	\$756.00
\$84,000	\$764.00
\$85,000	\$772.00
\$86,000	\$780.00
\$87,000	\$788.00
\$88,000	\$796.00
\$89,000	\$804.00
\$90,000	\$812.00
\$91,000	\$820.00
\$92,000	\$828.00
\$93,000	\$836.00
\$94,000	\$844.00
\$95,000	\$852.00
\$96,000	\$860.00
\$97,000	\$868.00
\$98,000	\$876.00
\$99,000	\$884.00
\$100,000	\$892.00

Project Valuation	Permit Fee
\$20,000	\$252.00
\$21,000	\$260.00
\$22,000	\$268.00
\$23,000	\$276.00
\$24,000	\$284.00
\$25,000	\$292.00
\$26,000	\$300.00
\$27,000	\$308.00
\$28,000	\$316.00
\$29,000	\$324.00
\$30,000	\$332.00
\$31,000	\$340.00
\$32,000	\$348.00
\$33,000	\$356.00
\$34,000	\$364.00
\$35,000	\$372.00
\$36,000	\$380.00
\$37,000	\$388.00

Project Valuation	Permit Fee
\$57,000	\$548.00
\$58,000	\$556.00
\$59,000	\$564.00
\$60,000	\$572.00
\$61,000	\$580.00
\$62,000	\$588.00
\$63,000	\$596.00
\$64,000	\$604.00
\$65,000	\$612.00
\$66,000	\$620.00
\$67,000	\$628.00
\$68,000	\$636.00
\$69,000	\$644.00
\$70,000	\$652.00
\$71,000	\$660.00
\$72,000	\$668.00
\$73,000	\$676.00
\$74,000	\$684.00
\$75,000	\$692.00

Project Valuation	Permit Fee
\$100,000 – \$199,999	\$892 + \$5 per \$1,000 over \$100,000
\$200,000 – \$299,999	\$1,392 + \$4 per \$1,000 over \$200,000
\$300,000 – \$499,999	\$1,792 + \$3 per \$1,000 over \$300,000
\$500,000 and greater	\$2,392 + \$2 per \$1,000 over \$500,000

- If a valuation of the project is not provided with the building permit, we calculate total project cost based on the numbers below.

Heated sq feet: \$134.00 per sq foot

Unheated sq feet: \$53.00 per sq foot

Add both numbers together for a total project cost then compare total cost to valuation chart. Ex:

Heated: 2000sq ft

Unheated: 200sq ft

2000sq ft x \$134.00 = \$268,000

(unheated) 200sq ft x \$53.00 = \$10,600

Total = \$278,600

Base permit cost: \$1,392 + \$4 per \$1,000 over \$200,000 (rounding down to \$278,000)

New fee schedule total = \$1,704

Old fee schedule total = \$1,467

*Note all new proposed fees will put us in the middle based on what other counties/cities in the surrounding area charge. As of right now we are one of the least expensive.



Troup County Board of Commissioners

Troup County Government Center
LaGrange, GA 30240

SCHEDULED

AGENDA ITEM (ID # 4712)

4.C

Meeting: 04/21/26 05:00 PM
Department: Fire Department
Category: Purchase
Prepared By: Lisa Julien
Initiator: Kevin Norred
Sponsors:
DOC ID: 4712 A

Fire Department Request to Purchase Cardiac Monitors

Requesting to purchase five Lifepack 15 Cardiac Monitors with 1 year Warranty, carrying case and accessories.

Sales Quote **QUO131962****Coro Medical LLC**

1001 Flagpole Ct
Brentwood, TN 37027
USA

**Document Date**

March 23, 2026

Bill-To Address

Troup County Fire Department
Rodney Evans
2495 Hamilton Rd.
LaGrange, GA 30241
USA

Ship-to Address

Troup County Fire Department
Rodney Evans
2495 Hamilton Rd.
LaGrange, GA 30241
USA

Quote Expiration Date

May 22, 2026

Salesperson

Luke Fonash

Payment Terms

Net 30 days

No.	Description	Quantity	Unit	Unit Price	Line Amount
R- LP1512PMBCAB TV4	Re-Certified Physio-Control Lifepak 15- 12ld,Pacing,Masimo 02,Nibp,EtCo2,BT, V4	5	Each	12,975.00	64,875.00
Includes:					
1 Year Warranty					
11577-000002	Physio-Control Lifepak 15 Carrying case w/ pouches	5	Each	0.00	0.00
21330-001176-E	Encore-Physio-Control Lifepak 15 LITHIUM-ION BATTERY	10	PCS	0.00	0.00
11113-000004-E	Physio-Control Lifepak 15 Quik Combo therapy cable - encore	5	Each	0.00	0.00
11111-000018-E	Encore-Physio-Control Trunk cable with AHA limb leads	5	Each	0.00	0.00
11111-000022-E	Encore-Physio-Control 12 Lead ECG, Precordial Leads (AHA)	5	Each	0.00	0.00

Home Page
www.AED.us

Phone No.
800.695.1209

Email
support@coromed.us

Tax Registration No.
82-2669986

Attachment: Coro Medical LLC Quote (Fire Department Request to Purchase Cardiac Monitors)

Sales Quote QUO131962

March 23, 2026

Page 2 / 2

1863	Masimo LNCS DCI Adult Reusable Sensor	5	Each	0.00	0.00
2055	Masimo Red LNC-04 Patient Cable	5	Each	0.00	0.00
21300-008148-E	Physio-Control Lifepak 15 NIBP Hose, 9' coiled-Encore	5	Each	0.00	0.00
11160-000015	Physio-Control NIBP Cuff-Reusable, Adult	5	Each	0.00	0.00
4454	Masimo NomoLine-O LH Adult/Pediatric Airway Adapter	5	Each	0.00	0.00
11996-000017	Physio-Control Lifepak REDI-PAK Adult Pad	5	Each	0.00	0.00
12394	Physio-Control Lifepak 12/15 100mm printer paper (1 roll)	20	Each	0.00	0.00
11260-000039	Physio-Control Lifepak 15 Carry case back pouch	5	Each	0.00	0.00
11220-000028	Physio-Control Lifepak Top Pouch (Lifepak12/Lifepak15)	5	Each	0.00	0.00
11577-000001	Physio-Control Lifepak 15 Shoulder strap	5	Each	0.00	0.00
11140-000098	Physio-Control Lifepak 15 AC Power Supply (does not include AC Power cord)	5	Each	1,975.00	9,875.00
PLEASE INCLUDE POWER CORD					
				Subtotal	74,750.00
				Total Tax	0.00
				Total \$	74,750.00

Amount Subject to Sales Tax 0.00

Amount Exempt from Sales Tax 74,750.00

Click to Pay



YOUR CART

Product	Price	Quantity	Subtotal
 Lifepak 15 Defibrillator - Physio-Control	\$14,995.00	5	\$74,975.00

Unit Options:
V2 Recertified 12-Lead, Pacing, AED, SpO2, NiBP, and EtCO2

Purchase Type:
Buy

Coupon code

Apply coupon

Update cart

Cart totals

Subtotal \$74,975.00

Type your message here



4.C.b



What are you looking for?

Your cart

Subtotal
\$171,599.95 USD



LIFEPAK 15 - Defibrillator Unit Automatic / Manual Operation Lifepak 15 Electrode / Paddle Contact - 99577-001932

Price \$34,319.99 USD
Packaging Each / 1
SKU 99577-001932

Quantity

5

▼

\$171,599.95 USD



Enter a gift note or special delivery instructions below:

Special instructions



Troup County Board of Commissioners

Troup County Government Center
LaGrange, GA 30240

SCHEDULED

AGENDA ITEM (ID # 4728)

Meeting: 04/21/26 05:00 PM
Department: Troup County Board of Commissioners
Category: Administration
Prepared By: Valerie West
Initiator: Eric Mosley
Sponsors:
DOC ID: 4728

4.D

Consideration of Adams Road Closure



Text Amendment - Telecommunications Antennas and Towers 1st Reading - Vote Eligible

Text amendment to the Unified Development Ordinance (UDO), Article XIII. - Telecommunications Antennas and Towers.

HISTORY:

03/12/26 Board of Zoning Appeals & Planning Commission APPROVED

*Ruth West presented relevant information.

*The board asked what was being changed in the ordinance and about section 10B.

*David Murphy made the motion and Sandy Winslow seconded, and the board voted unanimously to approve the text amendment.

04/07/26 Troup County Board of Commissioners APPROVED

County Planner Ruth West requested approval of a text amendment to the Troup County Code of Ordinances regarding the application process for telecommunications antennas and towers and an update to the requirements for placement of telecommunications facilities in residential districts. Chairman Patrick Crews opened the floor for public comment and none were made in favor or in opposition to the request. The Board unanimously voted to continue review on the matter on a motion by Commissioner Rex Scott, which was seconded by Commissioner J. Morris Jones III.

AN ORDINANCE
(Troup County Ordinance No.: _____)

An Ordinance to amend the Unified Development Ordinance of the Code of Troup County, Georgia; to revise and clarify provisions related to land use, zoning, development procedures, and enforcement; to provide for consistency with the Troup County Comprehensive Plan and applicable state law; to provide for severability; to repeal all conflicting ordinances or resolutions; to provide for an effective date; and for other lawful purposes.

WHEREAS, Troup County, Georgia, by and through the Troup County Board of Commissioners is authorized pursuant to O.C.G.A. §36-66-1 et seq. to exercise zoning power within the unincorporated areas of Troup County, Georgia; and

WHEREAS, the Troup County Unified Development Ordinance (“UDO”) establishes procedures and standards for amending its text, requiring that all such amendments be reviewed for consistency with the goals, policies, and future land use character areas identified in the Troup County Comprehensive Plan; and

WHEREAS, the Board of Commissioners recognizes that periodic updates to the Unified Development Ordinance (UDO) are necessary to ensure consistency with the Troup County Comprehensive Plan, reflect current best practices, and respond to evolving community needs; and

WHEREAS, the Board of Zoning Appeals and Planning Commission, after public notice and hearing, has reviewed the proposed amendments and has transmitted its recommendation to the Board of Commissioners in accordance with the requirements of the UDO and O.C.G.A. § 36-66-4; and

WHEREAS, the Board of Commissioners finds that these text amendments are consistent with the Comprehensive Plan, promote the orderly development of the County, and further the public health, safety, and general welfare; and

WHEREAS, the proposed amendments include updates to permitted and prohibited uses, supplemental use standards, sign regulations, procedural requirements, and development standards to enhance clarity, ensure consistency, and improve the administration of the UDO; and

WHEREAS, the Board further finds that these amendments will advance the County’s goals of maintaining desirable living conditions, protecting property values, encouraging responsible growth, and promoting the efficient use of land and public resources, consistent with the Troup County Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of Troup County, Georgia, that the Unified Development Ordinance of Troup County, Georgia, is hereby amended as set

forth herein.

SECTION IV

ARTICLE XIII. - TELECOMMUNICATIONS ANTENNAS AND TOWERS

Sec. 13.4. - Placement of telecommunications facilities by zoning district.

- (1) No person shall be permitted to site, place, build, construct or prepare any site for the placement of a new wireless telecommunications facility as of the effective date of this article without having first obtained a special use permit for a wireless telecommunications facility in any AG, AG-R, LR, SU-R, SU-VL, UR-VL, and SD-MH district within Troup County.
- (2) Antennas shall be allowed, subject to applicable height restrictions within said districts on existing non-residential structures.
- (3) In any LC, HC, LI, and HI zoning district, telecommunications facilities shall be allowed **subject to** the requirements of this ordinance.
- (4) A monopole telecommunications facility shall be set back from all property lines on which the tower is located and from all structures, by the distance equal to the height of the lowest engineered break point on the proposed structure or the height of the tower (fall zone), based on the engineer's analysis as required in Sec. B.13.7.
- (5) All other telecommunications facilities must be set back from any property line a sufficient distance to protect adjoining property from the potential impact of telecommunications facility failure by being sufficiently distant to accommodate such failure of the site, based on the engineer's analysis as required in sec. B.13.7. Such setback distance shall in no event be less than the calculated distance covered by the telecommunications facility should such fail, plus an additional ten (10) percent of the height.
- (6) Any telecommunications towers and antennas in all instances must comply with the airport special zoning district (sec. B.3.2).
- (7) In no district within the County shall an antenna as defined herein extend a distance greater than 20 feet above the structure to which it is attached.
- (8) Measurements in this section shall be in a straight line from the base of the telecommunications facility to the nearest portion of the structure, building, dwelling, or other regulated structure.

Sec. 13.7. - Application requirements.

Application for a special use permit to install a new telecommunication facility.

In the case of a new tower, the applicant shall be required to submit a written report demonstrating its meaningful efforts to secure shared use of existing tower(s) or the use of alternative buildings or other structures within the county that are at or above the surrounding tree height or the tallest obstruction and are within one mile of the proposed tower. Copies of written requests and responses for shared use shall be provided to the county in the application, along with any letters of rejection stating the reason for rejection.

(1) Proof of Need for the Facility.

- (a) A detailed narrative description and explanation of the specific objective(s) for the new facility, expressly including and explaining the purpose and need for the facility, such as coverage and/or capacity needs or requirements, and the specific geographic area of intended coverage.
- (b) Technical documentation that proves the need for the wireless telecommunications facility to provide service primarily and essentially within the county. Such documentation shall include a propagation study of the proposed site and all adjoining planned, proposed or existing sites, that demonstrates a significant gap in coverage and/or, if a capacity issue is involved, to include an analysis of the current and projected usage (traffic studies) using generally accepted industry methods and standards, so as to conclusively prove the need for what is proposed. A desire to change, upgrade, or improve the technology of the service shall not be deemed a need in the context of this article.
- (c) All the modeling information (i.e., data) input into the software used to produce propagation studies including, but not limited to, any assumptions made, such as ambient tree height.
- (d) A copy of the FCC license applicable for the intended use of the wireless telecommunications facility, as well as a copy of the five- and ten-year build-out plan required by and filed with the FCC.
- (e) The frequency, modulation and class of service of radio or other transmitting equipment.
- (f) The maximum transmission power capability of all radios, as designed, if the Applicant is a cellular or functional equivalent carrier, or the maximum transmission power capability, as designed, of all transmission facilities if the applicant is not a cellular or functional equivalent carrier.

(g) The actual intended transmission power stated as the maximum effective radiated power (ERP) both in dBm's and watts.

- (3) In the case of a new telecommunication facility, to inform the public, the applicant shall hold a "balloon test" prior to the initial public hearing on the application. The applicant shall arrange to fly, or raise upon a temporary mast, a minimum of a ten-foot in length brightly colored balloon at the maximum height of the proposed new tower.
- (4) At least 14 days prior to the conduct of the balloon test, a sign shall be erected to be clearly visible from the road nearest to the proposed site and shall be removed no later than 14 days after the conduct of the balloon test. The sign shall be at least four feet by eight feet in size and shall be readable from the road by a person with 20/20 vision.
- (5) Such sign shall be placed off, but as near to, the public right-of-way as is possible.
- (6) Such sign shall contain the times and date(s) of the balloon test and the date, time and location of the required hearings, as well as a copy of the proposed site plan.
- (7) The dates, (including a second date, in case of poor visibility or wind in excess of 15 m.p.h. on the initial date) times and location of this balloon test shall be advertised by the applicant seven and 14 days in advance of the first test date in a newspaper with a general circulation in the county and as agreed to by the county. The applicant shall inform the county in writing of the dates and times of the test, at least 14 days in advance. The balloon shall be flown for at least four consecutive hours between 10:00 a.m. and 2:00 p.m. on the dates chosen. The primary date shall be on a weekend, but the second date, in case of poor visibility on the initial date, may be on a weekday. A report with pictures from various locations of the balloon shall be provided with the application.
- (8) The applicant shall notify all property owners and residents located within 1,500 feet of the nearest property line of the subject property of the proposed construction of the tower and wireless facility and of the date(s) and time(s) of the balloon test. Such notice shall be provided at least 14 days prior to the conduct of the balloon test and shall be delivered by U.S. Certified Mail.
- (9) The tower shall be structurally designed to accommodate at least five additional antenna arrays equivalent to those of the applicant as regards the load and stress created on the tower and located as close to the applicant's antenna as possible without causing interference. A claim of interference because of a need to have greater than six feet of vertical clearance between facilities, measured from

the vertical centerline of one array to the vertical centerline of another, must be proven by technical data and not merely verbal or written assertions.

(10) Retention of Expert Assistance and Reimbursement by Applicant.

- (a) The county may hire any consultant and/or expert necessary to assist the county in reviewing and evaluating the application, including the construction and modification of the site, once permitted, and any site inspections. To the extent this article requires the applicant to provide documentation prepared by a trained certified professional licensed to practice in Georgia (professional engineer, architect, radio frequency engineer), the review of such documentation shall be carried out by a similarly qualified professional.
- (b) To prevent the taxpayers from having to pay for the expert technical assistance needed by the county that is necessitated by the application, an applicant shall be required to place with the county an escrow deposit of no less than \$5,000.00, the case of a new facility.
- (c) The placement of the initial deposit with the county shall precede the pre-application meeting or any work being done as regards processing an application. The county will maintain a separate escrow account for all such funds. The county's consultants/experts shall invoice the county for its services in reviewing the application, including the construction and modification of the site, once permitted. The initial deposit shall not be increased without action by the application review committee finding that the initial application request has been modified, that the scope of the review is unique, or the applicant has failed to cooperate with the review causing additional staff/consultant time and effort to complete the evaluation of the application. However, if at any time during the process this escrow account has a balance less than \$1,000.00, and the application review committee finds that the increase is warranted, the applicant shall immediately, upon notification by the county, replenish said escrow account so that it has a balance of at least \$5,000.00 in the case of a new facility application. The applicant may appeal the decision of the application review committee to require the replenishment of an escrow account to the board of commissioners by providing notice to the Community Development Director within five days of notification of the decision of the application review committee and the decision of the board of commissioners shall be final. Such additional escrow funds shall be deposited with the county before any further action or consideration is taken on the application. In the event that the amount held in escrow is more than the amount of the actual invoice at the conclusion of the project, the remaining balance shall be promptly refunded to the applicant upon written request.

- a. No work shall be done on an application for which the full amount of the escrow deposit as set forth in the preceding subsection 10 (b) of this section has not been placed with the county. In the event the escrow deposit minimum balance as set forth in this subsection is not maintained, all work on the application shall cease until the deposit is replenished as required.
- (d) The total amount of the funds needed as set forth in subsection 10 (b) of this section may vary with the scope and complexity of the project, the completeness of the application, necessary discussions with the applicant and other information as may be needed to complete the necessary review, analysis and inspection of any construction or modification.
- (e) Records of all outside costs associated with the review and permitting process shall be maintained and available for public inspection, in compliance with applicable O.C.G.A §§ 50-18-71.

Application for a building permit for any wireless facility shall be made by the person, company or organization that will own and operates the telecommunications facility. An application will not be considered until it is complete, and the following information shall be submitted when applying for said permit and must be submitted for an application to be considered complete:

- (1) Basis information: A report from a qualified, registered professional engineer licensed in the State of Georgia, documenting the following:
 - (a) Wireless facility height and design, including technical, engineering, economic and other pertinent factors governing selection of the proposed design;
 - (b) Total anticipated capacity of the telecommunications facility, including number and types of antennas which can be accommodated by the facilities;
 - (c) Evidence of structural integrity of the tower structure; and
 - (d) Structural failure characteristics of the telecommunications facility and demonstration that site setbacks are of adequate dimension (to contain debris).
- (2) A definition of the area of service to be served by the antenna or tower and whether such antenna or tower is needed for coverage or capacity.
- (3) The identity of a community liaison officer appointed by the applicant to resolve issues of concern to neighbors and residents relating to the construction and operation of the facility. Included within such designation shall be name, address, telephone number, facsimile number and electronic mail address, if applicable.

- (4) Site plan: An applicant for a telecommunications facility building permit must present a site plan that discloses the following:
- (a) Location of guy wires;
 - (b) Location to nearest residential structure;
 - (c) Height elevations above ground level;
 - (d) Height elevation above sea level;
 - (e) Relation to slope set forth in the airport special zoning district; and
 - (f) Full description of landscaping and fence material to be used.

SECTION II

All resolutions or ordinances or parts of resolutions or ordinances in conflict herewith are hereby repealed.

SECTION III

This Ordinance is adopted in the manner provided by law, by the Troup County Board of Commissioners at a meeting held this ____ day of _____, 2026, and shall be effective immediately. The County Clerk shall attach this Ordinance to the minutes of this meeting, and the Zoning Administrator shall maintain a true and correct copy of this Ordinance as a public record accessible to members of the public in the Office of the Zoning Administrator, 100 Ridley Avenue, LaGrange, Georgia 30240.

TROUP COUNTY BOARD OF COMMISSIONERS

By: _____
Patrick Crews, Chairman

Attest: _____
Valerie West, Clerk

Public Hearing date(s): BOZA/PC: March 12th, 2026 ; BOC: _____

Clerk’s Record of Commission Vote

James L. Thrailkill, Sr., Troup County Commissioner, District 2	Yea ☐	Nay ☐	Abstain ☐	Absent ☐
Rex Scott, Troup County Commissioner, District 3	Yea ☐	Nay ☐	Abstain ☐	Absent ☐
Morris Jones, Troup County Commissioner, District 4	Yea ☐	Nay ☐	Abstain ☐	Absent ☐
Jimmy D. McCamey, Jr., Ph.D., Troup County Commissioner, District 5	Yea ☐	Nay ☐	Abstain ☐	Absent ☐
Patrick Crews, Troup County Commission Chairman (District 1) *	Yea ☐	Nay ☐	Abstain ☐	Absent ☐

*Chairman not required to vote except to break a tie.



Text Amendment to the Unified Development Ordinance (UDO) 2nd Reading - Vote Eligible

The staff is presenting an amendment to the following Sections of the Unified Development Ordinance text:

Appendix B: Sec 4.1. - Space Dimensions Table; Sec. 6.1. - Table of permitted and prohibited uses; Sec 7.3. (9) Livestock; Sec. 7.6. - Commercial uses; Article X. - Sign Regulations.

Article D - Definitions

HISTORY:

03/12/26 Board of Zoning Appeals & Planning Commission APPROVED

*Ruth West presented relevant information.

*The Board asked why deer processing was being added to the permitted use chart.

*The Board asked what the difference between commercial and personal use is.

*David Murphy made the motion with the recommendation that the language be updated to reflect differences between personal and commercial uses, Sandy Winslow seconded, and the board voted unanimously to approve the text amendment.

04/07/26 Troup County Board of Commissioners APPROVED

County Planner Ruth West requested approval of text amendments to the Unified Development Ordinance, editing the reference numbers below the Space Dimensions Table, redefining the road frontage setback requirements, further splitting the self-storage requirements, correcting information within livestock and wildlife game processing regulations, adding signage language for public or private agritourism directional signs, defining breakpoint technology, wildlife processing, and sewage systems. Chairman Patrick Crews opened the floor for public comments and none were made in favor of the request. Mr. Doug Roberts, Ms. Carolyn Langford, and Mr. Greg Fetner, spoke in opposition to the request. The Board unanimously voted to continue review on the matter on a motion by Commissioner J. Morris Jones III, which was seconded by Commissioner Jimmy D. McCamey, Jr., PH.D.

AN ORDINANCE
(Troup County Ordinance No.: _____)

An Ordinance to amend the Troup County Code, Appendix B – Land Use and Zoning and Appendix D – Rules of Interpretation and Definitions; to provide for severability; to repeal all conflicting ordinances or resolutions; to provide for an effective date; and for other lawful purposes.

WHEREAS, Troup County, Georgia, by and through the Troup County Board of Commissioners is authorized pursuant to O.C.G.A. §36-66-1 et seq. to exercise zoning power within the unincorporated areas of Troup County, Georgia; and

WHEREAS, Appendix B of the Troup County Code establishes procedures and standards for amending its text, requiring that all such amendments be reviewed for consistency with the goals, policies, and future land use character areas identified in the Troup County Comprehensive Plan; and

WHEREAS, the Board of Commissioners recognizes that periodic updates to Appendix B and Appendix D of the Troup County Code are necessary to ensure consistency with the Troup County Comprehensive Plan, reflect current best practices, and respond to evolving community needs; and

WHEREAS, the Board of Zoning Appeals and Planning Commission, after public notice and hearing, has reviewed the proposed amendments and has transmitted its recommendation to the Board of Commissioners in accordance with the requirements of Appendix B of the Troup County Code and O.C.G.A. § 36-66-4; and

WHEREAS, the Board of Commissioners finds that these text amendments are consistent with the Comprehensive Plan, promote the orderly development of the County, and further the public health, safety, and general welfare; and

WHEREAS, the proposed amendments include updates and revisions to permitted and prohibited uses, supplemental use standards, development standards, definitions, regulations, and procedural requirements; and

WHEREAS, the Board further finds that these amendments will advance the County's goals of maintaining desirable living conditions, protecting property values, encouraging responsible growth, and promoting the efficient use of land and public resources, consistent with the Troup County Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of Troup County, Georgia, that Appendix B and Appendix D of the Troup County Code, is hereby

amended as set forth herein.

SECTION I

The Troup County Code, Appendix B – Land Use and Zoning, Article IV, Sec. 4.1. –

Zoning Space Dimensions, is hereby amended as follows:

Sec. 4.1. Zoning Space Dimensions.

The following Space Dimensions Table states the space dimensions required for each zoning district, except that the dimensional requirements for SD-MH zoning districts shall be established by the provisions of Sec. 7.9:

Space Dimensions Table

SPACE DIMENSIONS	AG	AG-R	SU-R	LR	SU-VL ⁵	UR-VL _{3,5}	LC	HC	LI	HI
Maximum Building Coverage (% of individual lot area)	N/A	N/A	N/A	N/A	N/A	60%	60%	70%	70%	70%
Maximum Impervious Coverage	N/A	N/A	N/A	N/A	N/A	70%	70%	80%	80%	80%
District area (min) ¹	5 acres	2 acres	1.5 acres	2 acres	25 acres	50 acres	1 acre	5 acres	25 acres	25 acres
Individual lot area (min) ¹	5 acres ²	2 acres ²	1.5 acres ²	2 acres ²	1 acre	5,000 sq ft	1 acre	1 acre	1 acre	1 acre
Public water requirement ⁴ (Well or Public Water)	Well	Well	Well	Well	Public Water	Public Water	Well	Public Water	Public Water	Public Water
Public sewer requirement ⁴ (Septic or Decentralized Sewer)	Septic	Septic	Septic	Septic	Septic	Dec. Sewer	Septic	Dec. Sewer	Dec. Sewer	Dec. Sewer
Lot width at setback line (minimum, feet)	220	150	150	175	100	60	100	100	100	100
Building height (maximum, feet) ⁷	40	40	40	40	40	85	40	40	40	40
Side yard (minimum, feet) ⁷	50	30	20	20	20	5	20	20	20	20
Road/Street side yard (minimum, feet) ⁷	50	40	40	50	20	10	40	40	40	40
Rear yard (minimum, feet) ^{5,7}	50	40	40	50	40	30	40	40	40	40
Front yard, Arterial (minimum, feet) ⁷	145	125	120	130	120	100	100	100	100	100
Front yard, Collector (minimum, feet) ₇	125	100	100	120	100	50	100	100	100	100
Front yard, Local (minimum, feet) ⁷	100	90	90	100	90	25	100	100	100	100

Attachment: 2026 - 2 - Text Amendments to Appendix B & D - Final Draft (Text Amendment to the Unified Development Ordinance (UDO))

SECTION II

The Troup County Code, Appendix B – Land Use and Zoning, Article VI, Sec. 6.1. –

Table of Permitted and Prohibited Uses, is hereby amended so that the Permitted Use

Table shall read as follows:

PERMITTED USES BY ZONING DISTRICT	SUPP.	AG	AG-R	SU-R	LR	LC	HC	SU-VL	UR-VL	LI	HI	SD-MH
COMMERCIAL USES (continued)												
Wild Game Processing	Y	A	A	A	A	P	P			P	P	
Telecommunications Facility	Y	SUP	SUP	SUP	SUP	P	P	SUP	SUP	P	P	
Self-Storage Units, Personal						P	P					
Recreational Vehicle / Boat Storage						P	P			P		

SECTION III

The Troup County Code, Appendix B – Land Use and Zoning, Article VII, Sec. 7.3.

– Accessory uses, is hereby amended so that subsection (9)(g) shall read as follows:

- (g) Hobby Livestock in Residential Zoning Districts. The non-commercial keeping of livestock is permitted in residential zoning districts, subject to the following standards:
- i. Lots less than one (1) acre: Up to six (6) hens, rabbits, or other small, domesticated livestock of similar size and husbandry needs may be kept. Roosters are prohibited.
 - ii. Lots one (1) acre to three (3) acres: small livestock such as hens, rabbits, goats, sheep, and miniature pigs may be kept. No more than eight (8) livestock animals in total shall be permitted on property in this size range, and no more than ten (10) hens.
 - iii. No cows, horses/equine, or standard pigs are permitted on less than 3 acres.
 - iv. Lots three (3) acres or greater. On any property that is larger than three (3) acres, there are no restrictions in this section as to the type or number of livestock that may be kept. The number and type of animals must be appropriate to the property size and conditions and must not exceed the land’s capacity to support them in a safe, sanitary, and humane manner. Other applicable provisions as to adequate shelter, humane care, health, and safety shall be followed.

Attachment: 2026 - 2 - Text Amendments to Appendix B & D - Final Draft (Text Amendment to the Unified Development Ordinance (UDO))

All livestock keeping must comply with the rules and regulations of the Georgia Department of Agriculture.

SECTION IV

The Troup County Code, Appendix B – Land Use and Zoning, Article VII, Sec. 7.6.

– **Commercial Uses**, is hereby amended by adding the following new subsection:

(____) Wild Game Processing

No person shall be permitted to site, place, build, construct or prepare any site for the placement of a wild game processing facility without having first obtained a Home Occupational Certificate Permit approved by the Board of Commissioners, in the following zoning districts: Agricultural (AG), Agricultural Residential (AGR), Lakeside Residential (LR), Suburban Medium Density (SU-R), Limited Commercial (LC), Highway Commercial (HC), Light Industrial (LI) and Heavy Industrial (HI). All facilities shall be located on parcels/lots no less than five (5) acres.

- (1) Meat may be processed only for the customer who brings in the carcass. No sale of meat may be made to the general public. Nothing herein shall prohibit the processing of meat in conjunction with the Department of Natural Resources' "Hunters for the Hungry" program.
- (2) All meat processing activities shall be performed indoors and must maintain high standards of sanitation.
- (3) Prior to the processing of wild game carcasses for meat, approval must be obtained from the Environmental Health Department.
- (4) The facility shall comply with any applicable federal, state, or local laws or regulations. For wild game processing, the facility shall provide evidence of a current Wildlife Storage Permit from the Georgia Department of Natural Resources, Wildlife Resources Division. A meat inspection license may be required from the Georgia Department of Agriculture for commercial processing.
- (5) Disposal of processing waste shall comply with guidance from the Georgia Department of Natural Resources, Environmental Protection Division. The application must provide a plan for the disposal of processed waste.
- (6) Setbacks.

- (a) In residential zoning districts the wild game processing facility shall be placed to the rear of the principal structure and at least 100 linear feet from all sides and rear property lines on residential lots.
- (b) In LC, HC, LI and HI zoning districts, the wild game processing facility shall be set back as required in the Space Dimensions Table, Sec B.4.1.
- (7) The applicant must provide appropriate permits prior to the issuance of a Business License / Occupation Tax Certificate.

SECTION V

The Troup County Code, Appendix B – Land Use and Zoning, Article X. – Sign Regulations, is hereby amended by adding the following:

(___) Public or Private Agritourism Directional Signs.

Directional signs are aids providing directions to activities or businesses which offer tourism as its primary business purpose. Properly regulated, directional signs may aid the flow of traffic. The following regulations do recognize the necessity of these types of signs and are intended to promote and protect the health, safety and welfare of the residents, visitors and businesses of the county.

Agritourism directional signs. Placement of all agritourism directional signs permitted by this Article must be approved by the Georgia Department of Agriculture.

SECTION VI

The Troup County Code, Appendix D – Rules of Interpretation and Definitions, Article D, Sec. 1.2. – Definitions, is hereby amended as follows:

B

Breakpoint Technology. The engineering design of a monopole, or any applicable support structure, wherein a specified point on the monopole is designed to have stresses concentrated so that the point is at least five percent (5%) more susceptible to failure than any other point along the monopole so that in the event of a structural failure of the monopole, the failure will occur at the breakpoint rather than at the base plate, anchor bolts, or any other point on the monopole.

S

Sewerage System, Central. A publicly owned sewage collection and treatment system that conveys wastewater from one or more lots, buildings, or uses through a network of pipes or other appurtenances to a central facility where such wastewater is treated and then discharged, reused, or otherwise disposed of in accordance with applicable federal, state, and local regulations.

W

Wild game processing. The post-harvest handling of legally taken wild game animals, including field dressing, skinning, cutting, deboning, trimming, grinding, aging, curing, smoking, wrapping, freezing, and related preparation or preservation activities, performed for the owner's personal or household consumption and not for sale, barter, or other commercial distribution.

SECTION VII

This Ordinance shall be codified in a manner consistent with the laws of the State of Georgia and the County of Troup.

SECTION VIII

(a) It is hereby declared to be the intention of the Troup County Board of Commissioners that all sections, paragraphs, sentences, clauses, and phrases of this Ordinance are or were, upon their enactment, believed by the Troup County Board of Commissioners to be fully valid, enforceable and constitutional.

(b) It is hereby declared to be the intention of the Troup County Board of Commissioners that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause, or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause, or phrase of this Ordinance. It is hereby further declared to be the intention of the Troup County Board of Commissioners that, to the greatest extent allowed by law, no section, paragraph, sentence, clause, or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause, or phrase of this Ordinance.

(c) In the event that any section, paragraph, sentence, clause, or phrase of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Troup County Board of Commissioners that such invalidity, unconstitutionality, or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional

or otherwise unenforceable any of the remaining sections, paragraphs, sentences, clauses, or phrases of this Ordinance and that, to the greatest extent allowed by law, all remaining sections, paragraphs, sentences, clauses, or phrases of this Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

SECTION IX

All resolutions or ordinances or parts of resolutions or ordinances in conflict herewith are hereby repealed.

SECTION X

This Ordinance is adopted in the manner provided by law, by the Troup County Board of Commissioners at a meeting held this ____ day of _____, 2026, and shall be effective immediately. The County Clerk shall attach this Ordinance to the minutes of this meeting, and the Zoning Administrator shall maintain a true and correct copy of this Ordinance as a public record accessible to members of the public in the Office of the Zoning Administrator, 100 Ridley Avenue, LaGrange, Georgia 30240.

TROUP COUNTY BOARD OF COMMISSIONERS

By: _____
Patrick Crews, Chairman

Attest: _____
Valerie West, Clerk

Public Hearing date(s): BOZA/PC: March 12th, 2026; BOC: _____

Attachment: 2026 - 2 - 2 - Text Amendments to Appendix B & D - Final Draft (Text Amendment to the Unified Development Ordinance (UDO))

Clerk’s Record of Commission Vote

James L. Thrailkill, Sr., Troup County Commissioner, District 2	Yea ☐	Nay ☐	Abstain ☐	Absent ☐
Rex Scott, Troup County Commissioner, District 3	Yea ☐	Nay ☐	Abstain ☐	Absent ☐
Morris Jones, Troup County Commissioner, District 4	Yea ☐	Nay ☐	Abstain ☐	Absent ☐
Jimmy D. McCamey, Jr., Ph.D., Troup County Commissioner, District 5	Yea ☐	Nay ☐	Abstain ☐	Absent ☐
Patrick Crews, Troup County Commission Chairman (District 1) *	Yea ☐	Nay ☐	Abstain ☐	Absent ☐

*Chairman not required to vote except to break a tie.

Attachment: 2026 - 2 - Text Amendments to Appendix B & D - Final Draft (Text Amendment to the Unified Development Ordinance (UDO))



Text Amendment - Draft - Data Centers and Crypto currency or Data Mining Facilities 2nd Reading - Vote Eligible

The staff will be presenting a summary of an Data Centers and Crypto currency or Data Mining Facilities ordinance.

HISTORY:

03/12/26 Board of Zoning Appeals & Planning Commission APPROVED

*Ruth West presented relevant information.

*The Board discussed crypto currency and data mining.

*The Board asked about buffers and storm water detention ponds.

*The Board asked about fencing heights and substations.

*The Board asked about water systems and sewer systems.

*Cindy Hutchins presented information in opposition to the text amendment.

*Sandy Winslow made the motion, and Joe Cameron seconded and the board voted 3-2 to approve the text amendment.

04/07/26 Troup County Board of Commissioners TABLED
Next: 04/21/26

Community Development Director Austin Burgess requested approval of draft amendment to the Unified Development Ordinance to establish comprehensive zoning regulations, supplemental use standards, and development requirements for data centers, crypto currency mining facilities, and data mining facilities within unincorporated Troup County. Chairman Patrick Crews described the Commissioners' role in regulating data center development, but explained that the decision to develop data centers in the unincorporated areas of Troup County not within their control. Chairman Patrick Crews opened the floor for public comment. No comments were made in favor of the request.

The following members of the public spoke in opposition to the request:

Cindy Hutchings, South Willowcrest Way

Doug Roberts, Grayhill School Road

Mike Ellis, Robert Taylor Road

Emilia Sheridan, Hines Road

Leslie Sims, Burkes Chapel Road

Annie Bradley, Alverson Road

Earl Cash, Church Point Court

Joseph Carwell, Jr.

Levi Woody, Waldrop Road

Larry Gauge, Johnson Road

Rachel Williams, Jefferson Street

Bill Wooten, Wheelis Way

James Tompkins, Lower Big Springs Road

Katrina Honald, South River Run Drive

Rita Alsabrook, Hunt Road

Aila Burdette, Hogansville

Cecilia, Azalea Drive

Michael Johnson, Thorn Street

Kevin Littlefield, North Greenwood Street

David Nales, Bowden Court

Brandon Eley, River Club Drive

The Board unanimously voted to table of the matter on a motion by Commissioner J. Morris Jones III, which was seconded by Commissioner James L. Thrailkill, Sr.

AN ORDINANCE
(Troup County Ordinance No.: _____)

An Ordinance to amend the Troup County Code, Appendix B – Land Use and Zoning and Appendix D – Rules of Interpretation and Definitions; to provide for severability; to repeal all conflicting ordinances or resolutions; to provide for an effective date; and for other lawful purposes.

WHEREAS, Troup County, Georgia, by and through the Troup County Board of Commissioners is authorized pursuant to O.C.G.A. §36-66-1 et seq. to exercise zoning power within the unincorporated areas of Troup County, Georgia; and

WHEREAS, the Troup County Code establishes procedures and standards for amending its text, requiring that all such amendments be reviewed for consistency with the goals, policies, and future land use character areas identified in the Troup County Comprehensive Plan; and

WHEREAS, the Board of Commissioners recognizes that periodic updates to the Troup County Code and the UDO are necessary to ensure consistency with the Troup County Comprehensive Plan, reflect current best practices, and respond to evolving community needs; and

WHEREAS, the Board of Zoning Appeals and Planning Commission, after public notice and hearing, has reviewed the proposed amendments and has transmitted its recommendation to the Board of Commissioners in accordance with the requirements of Appendix B of the Troup County Code and O.C.G.A. § 36-66-4; and

WHEREAS, the Board of Commissioners finds that these text amendments are consistent with the Comprehensive Plan, promote the orderly development of the County, and further the public health, safety, and general welfare; and

WHEREAS, the proposed amendments include updates and revisions to permitted and prohibited uses, supplemental use standards, development standards, definitions, regulations, and procedural requirements; and

WHEREAS, the Board further finds that these amendments will advance the County's goals of maintaining desirable living conditions, protecting property values, encouraging responsible growth, and promoting the efficient use of land and public resources, consistent with the Troup County Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of Troup

County, Georgia, that Appendices B and D of t of the Troup County Code is hereby amended as set forth herein.

SECTION I

The Troup County Code, Appendix B – Land Use and Zoning, Article VI, Sec. 6.1. – Table of Permitted and Prohibited Uses, is hereby amended by adding the following to the Permitted Use Table:

PERMITTED USES BY ZONING DISTRICT	SUPP.	AG	AG-R	SU-R	LR	LC	HC	SU-VL	UR-VL	LI	HI	SD-MH
INDUSTRIAL USES												
Data Centers, Small	Y									SUP	SUP	
Data Centers, Average/Hyperscale	Y										SUP	
Crypto Currency Facilities, Small	Y									SUP	SUP	
Crypto Currency Facilities, Average/Hyperscale	Y										SUP	
Data Mining Facilities, Small	Y									SUP	SUP	
Data Mining Facilities, Average/Hyperscale	Y										SUP	

SECTION II

The Troup County Code, Appendix B – Land Use and Zoning, Article VII, Sec. 7.7.

– **Industrial Uses** is hereby amended by the addition of the following new subsection:

(3) Data Centers, Crypto Currency Facilities, and Data Mining Facilities

No person shall be permitted to site, place, build, construct or prepare any site for the placement of a Data Center Campus, Crypto Currency Facility, or Data Mining Facility as of the effective date of this article without having first obtained a special use permit for a Data Center Campus, Crypto Currency Facility, or Data Mining Facility.

No application for approval of a Data Center Campus, Crypto Currency Facility, or Data Mining Facility shall be deemed complete, accepted for processing, or scheduled for public hearing unless and until the applicant has submitted all documentation required by this Section that is applicable to the proposed design, phasing plan, and utility service plan, including all provider and other service-related confirmations, verifications and assurances required by this Section. The Community Development Director is authorized to determine applicability and completeness of applications and required supporting documentation for purposes of acceptance, scheduling, and processing.

(a) Acreage, Facilities and Public Utility Requirements.

- (i) All facilities shall be located on parcels/lots sufficient to meet all requirements of this section, including all required setbacks.
- (ii) Development of technological facilities greater than 500,000 gross square feet or covering more than 200 acres meets the Development of Regional Impact threshold (DCA's DRI Rules – Chapter 110-12-3-.01). The applicant shall submit necessary documentation to the Community Development Director and the Three Rivers Regional Commission for review and determination (Sec. B.12.5).
- (iii) All facilities shall be connected to public water. Troup County, Georgia does not provide public water service. Any extension, installation, or expansion of water mains, water lines, or other water system infrastructure to serve the Facility shall be provided by and subject to the standards and requirements of the applicable public water provider. Any water system extension, installation, or expansion located within the unincorporated area of Troup County, or otherwise requiring County review or approval, shall comply with Appendix C, Article C.8, Sec. C.8.1 (Water System Expansion). The applicant shall obtain all reviews, recommendations, permits, and approvals required by Sec. C.8.1, including review by the Water Review Board and any approval required by the Board of Commissioners or the County Manager (or designee), as applicable, prior to commencing construction of any water system improvements and prior to issuance of any land disturbance permit or building permit for the Facility. Written documentation from the applicable public water provider must confirm and verify (i) willingness to serve the Facility at Full Build-Out, and (ii) identification of any required off-site improvements, extensions, or upgrades necessary to provide such service, all of which shall be completed or otherwise assured in a manner acceptable to the provider and the County.

- (b) Sanitary Sewer Service.* All facilities shall be connected to a Central Sewerage System; such system shall comply with Sec. D.1.2. Written documentation from the applicable sewerage provider must confirm and verify: (1) willingness to serve the facility at full build-out, and (2) identification of any required off-site improvements, extensions, or upgrades necessary to provide such service, all of which shall be completed or otherwise

assured in a manner acceptable to the provider and the County.

(c) Power and Utility Capacity.

Prior to issuance of a Building Permit, the applicant shall provide written verification from the applicable service provider demonstrating the following:

- (i) **System Capacity.** Adequate capacity is available within the applicable transmission, distribution, and substation infrastructure to serve the proposed use, and such capacity will not adversely affect the provider's ability to meet the existing and reasonably projected load-demands of the surrounding service area.
- (ii) **Infrastructure Adequacy.** All utility supply equipment and related electrical infrastructure serving the proposed use are properly designed, rated, and sized to safely accommodate the anticipated electrical demand.
- (iii) **Operational and Cooling Systems.** Any systems utilized for cooling and operation of the facility, including but not limited to electrical, water-based, or alternative systems, are sufficient for the proposed use and will not create adverse impacts to public utilities or the surrounding region. An open-loop cooling system is prohibited. All water-based cooling systems serving information technology equipment in a data center shall utilize either:
 - (1) A closed loop, non-evaporative cooling system; or
 - (2) A direct-to-chip cooling system operating within a sealed, recirculating loop.
- (iv) **Power Quality.** Operation of the facility will not result in electrical interference, harmonic distortion, voltage fluctuations, or other power quality disturbances on or off the premises.
- (v) **Electrical Inspection.** Prior to issuance of a Certificate of Completion or Certificate of Occupancy, the applicant shall provide written verification that all electrical work has successfully passed a final inspection performed by a qualified third-party electrical inspector.

(d) Building Placement and Orientation

- (i) All principal and accessory structures associated with campus operations shall be arranged, designed, and constructed to be harmonious and compatible with the site and with the surrounding properties and shall be placed at least one thousand five hundred (1500) linear feet from property lines of sensitive receptor sites.

- (ii) Buildings shall be sited and oriented to minimize visual impacts of the bulk of the building when examined on a line-of-sight basis from adjacent public streets and Sensitive Receptors; minimize impacts on natural resources; and incorporate appropriate stormwater management practices within Troup County.
- (iii) Campuses containing more than one building are encouraged to provide a variety in building size, massing, siting, and appearance by transitioning from smaller or lower buildings along street frontages to larger and taller structures on the interior of the site. Consideration of topography shall be given to avoid placement of larger, taller, or more massive buildings in a prominent location on the property or along a public street.

(e) *Maximum Height.* The maximum building height for all structures regulated under this subsection shall be no more than sixty (60) feet.

(f) *Setbacks.*

- (i) All retention/detention pond(s) and Utility Substation(s) must be set back at least three hundred (300) linear feet from property lines of Sensitive Receptors.
- (ii) Parking lots for campuses shall be set back at least one hundred and fifty (150) feet from public road rights-of-way, and one hundred (100) feet from all property lines.
- (iii) *Parking Requirements.* A minimum of 1 parking space per employee on the largest shift is required, plus an additional 3 visitor spaces.
- (iv) Ground mounted equipment is prohibited in any required setbacks.

(g) *Off Street Loading.* A minimum of one loading space is required. Loading spaces/bays are only permitted to be located on one elevation of the Principal Building.

(h) *Noise/Vibration*

The Community Noise Equivalent Level (CNEL)

- (1) Community Noise Equivalent Level (CNEL) at the boundary of the property containing a Sensitive Receptor shall not exceed 60 dBA.
- (2) The CNEL at the boundary of any developed property not containing a Sensitive Receptor shall not exceed 70 dBA.
- (3) Sound that is produced for not more than a cumulative period of one (1) minute in any hour may exceed the standards above by up to ten (10) dBA.
- (4) Testing of backup generators is limited to weekdays during the hours of 9:00

a.m. and 5:00 p.m.

(5) Use of backup generators that exceed the maximum sound levels is permitted during a power outage.

(6) Emergency alerts where public health or safety and public agencies are involved, the maximum sound levels listed above do not apply.

(7) A noise reduction barrier or device may be required at the discretion of the Community Development Director when it is inconclusive that noise level tests do not conform to acceptable noise levels.

(8) The limitations of 300 linear feet, herein, shall not apply to any Sensitive Receptor that is established adjacent to the facility after the date of issuance of a certificate of completion or occupancy for the applicant's operation.

(9) The facility operators must provide a noise assessment report. The assessment shall be performed by a suitably qualified independent acoustic consultant. This report must be submitted to the Community Development Director on a quarterly basis (every ninety (90) days).

(i) *Negative Impacts.* Any use or activity producing air emissions, dust, smoke, glare, exhaust, heat, or humidity shall be conducted in a manner that does not create a nuisance or exceed applicable federal, state, or local performance standards at or beyond the property line. Such impacts shall be measured using generally accepted industry standards and methods, as determined by the Community Development Director.

(j) *Safety.*

(i) The equipment used in any operation shall be housed in a metered, electrically grounded, and pre-engineered metal-encased structure with a fire rating designed to resist an internal electrical fire for at least 30 minutes. The containment space shall contain baffles that automatically close in the event of fire, independent of a possible electric system failure.

(ii) Any campus proposing battery storage or any other device or group of devices capable of storing energy in order to supply electrical energy at a later time, whether the energy is stored for use on-site or off-site, shall demonstrate compliance with National Fire Protection Association (NFPA) Standard 855, Installation of Stationary Energy Storage Systems, or similar standards and must include fire suppression systems designed

specifically for battery storage.

(k) *Lighting*

- (i) Horizontal Surfaces. For the lighting of predominantly horizontal surfaces, such as, but not limited to, parking areas, roadways, vehicular and pedestrian passage areas, loading docks, building entrances, sidewalks, bicycle paths, and site entrances, luminaires shall be aimed down, and shall meet Illuminating Engineering Society of North America (IESNA) full cut-off/fully shielded criteria.
- (ii) Non-Horizontal Surfaces. For the lighting of predominantly non-horizontal surfaces, such as, but not limited to, facades, landscaping, and signs, luminaires shall be shielded and shall be installed and aimed to not project their output into the windows of neighboring residences, adjacent uses, past the object being illuminated, skyward, or onto a public roadway.
- (iii) Adjacent Residential Uses. The illumination projected onto a residential use shall at no time exceed 0.1 footcandle, measured line-of-sight and from any point on the receiving residential property.
- (iv) Adjacent Non-Residential Uses. The illumination projected from any property onto a non-residential use shall at no time exceed 0.5 initial footcandle, measured line-of-sight from any point on the receiving property.
- (v) Glare. Vegetation screens shall not be employed to serve as the primary means for controlling glare. Rather, glare control shall be achieved primarily using such means as cutoff luminaires, shields and baffles, and appropriate application of luminaire mounting height, wattage, aiming angle, and luminaire placement.
- (vi) LED Lights. LED light sources shall have a correlated color temperature that does not exceed 3000K.
- (vii) Luminaires. Luminaires shall not be mounted more than 20 feet above the finished grade of the surface being illuminated. No pole-mounted lighting on the roof shall be permitted.
- (viii) Lighting After Hours. Lighting for parking areas and vehicular traffic-ways shall be automatically extinguished nightly within ½ hour of the close of the facility. On/off control shall be by an astronomic programmable controller with battery or capacitor power-outage reset. When after-hours site safety/security lighting is proposed, such

lighting shall not exceed 25% of the number of fixtures required or permitted for illumination during regular business hours. Where there is reduced but continued onsite activity throughout the night that requires site-wide even illumination, the use of dimming circuitry to lower illumination levels by at least 50% after 11 PM or after regular business hours, or the use of motion sensor control, shall be permitted.

(l) *Perimeter Fencing/Security*. Fences shall be a minimum of eight (8) feet in height above ground and shall be of high-quality design and materials.

(m) *Power Lines and Campus Electric Utility Substations*

(i) Electric Utility Substations must include year-round opaque landscaping or a screen wall with a minimum height of eight (8) feet to minimize visual impact.

(ii) Electric Utility Substations on the same property as the facility they serve must be located on the side or rear of a Principal Building so they are screened from public view and must not be located in a required front yard. On-site substations do not require a buffer or screening between the Principal Building and the substation.

(iii) Burying power lines serving the property is strongly encouraged. On-site power lines of 34.5 kV and below must be buried.

(iv) The Electric Utility Substation shall be subject to applicable zoning district setback requirements. Setbacks shall be measured from the edge of the compound containing the substation to the property boundary of the lot it occupies.

(n) *Emergency Contact Information*. Each campus operation shall provide 24-hour emergency contact signage visible at the access entrance. Signs shall include the company name (if applicable), the owner/representative's name, the telephone number, and the corresponding local power company's name and telephone number.

(o) *Sensitive Receptors*

(i) *Orientation*. Unless physically infeasible, loading docks, truck entrances, and truck drive aisles shall be oriented away from abutting Sensitive Receptors.

(ii) *Location and Mitigation*. To the maximum extent feasible, loading docks, truck entries, and truck drive aisles shall be located as far as practicable from nearby Sensitive Receptors. Screening as described in subsection (o) shall be provided. In determining feasibility, the County shall consider applicable federal, state, and local laws and regulations, including traffic safety and emergency access requirements, and

shall balance public safety needs with the potential operational impacts of the development on nearby Sensitive Receptors.

(p) *Buffer and Screening.* All campus operations shall provide buffer and screening along all property boundary lines, except for areas of ingress and egress into the site.

(i) Sites abutting sensitive receptors shall maintain three hundred (300) linear feet of vegetative buffer.

(ii) Sites abutting non-sensitive receptors shall maintain seventy-five (75) foot vegetative buffer.

(iii) Use of existing vegetation for landscaping and screening is strongly encouraged and may be substituted with new plantings if approved by the Community Development Director.

(iv) Service Areas - Loading bays, refuse collection areas, and service entrances shall be screened from view from existing or planned public roads, Sensitive Receptors, and residential zoning districts. Screening may include year-round landscaping or a screen wall of an appropriate height to mitigate visual impacts as determined by a line-of-sight study submitted by the applicant.

(v) Mechanical/Electrical Equipment Screening.

(1) Ground-mounted equipment adjacent to and serving the Principal Building shall be completely screened behind an opaque wall or fence. When the equipment is located between buildings, a combination of walls and gates may be used at the openings between buildings. When in or adjacent to an industrial use or zoning district, ground-mounted equipment screening is only required from any existing or planned public road.

(2) All rooftop-mounted equipment shall be screened by a parapet wall, equipment penthouse, or visually solid screen on all four sides that is constructed of materials complementary to those used in the exterior construction of the Principal Building. This shall be accomplished by setting the equipment penthouse or screened area back from the façade of the building such that the top of the equipment penthouse or screen is below a 45-degree line drawn from the top of the parapet. Roof-top equipment to be screened includes, but is not limited to, the following: cooling, ventilation, and power supply machinery.

- (3) The required number of plant units shall be calculated in accordance with Article 9 of Appendix C of the Troup County Code.
- (4) Buffer along roadways shall be measured from the street right-of-way line.
- (5) Where a lot line drainage or utility easement is required, the buffer shall be measured from the inside edge of the easement.
- (6) Buffers shall not include environmental encumbrances such as, but not limited to, wetlands, wetland transition areas, riparian buffers, and flood hazard areas as may be imposed by outside agencies.
- (7) Buffers may be located within the required building setback lines. No impervious surface is permitted within the buffer aside from access drives, sidewalks, and associated improvements.

(q) *Woodland Disturbance.* Woodland disturbance, including alteration or removal of any hedgerows, shall be minimized. No portions of tree masses, tree lines, hedgerows, or individual freestanding trees measuring six (6) inches or greater in diameter at breast height (DBH) shall be removed unless it is clearly necessary to effectuate the proposed development. In no case shall more than fifty (50) percent of any existing tree masses, tree lines, hedgerows, or individual freestanding trees with six (6)-inch or greater DBH be removed. For purposes of this subsection, a woodland is defined as a tree mass or plant community in which tree species are dominant or codominant and the branches of the trees form a complete, or nearly complete, aerial canopy. Any area, grove, or stand of mature or largely mature trees (i.e., six (6)-inch or greater DBH) covering an area of .25 of an acre or more, or consisting of more than 50 individual trees six (6) inches or greater DBH, shall be considered a woodland.

(r) *Environmental and Community Impact Analysis.* Prior to the commencement of the special use hearing, the applicant shall provide environmental and community impact analysis. The environmental and community impact analysis shall include:

- (i) A narrative description of the nature of the on-site activities and operations, including the market area served by the facility, the hours of operation of the facility, the total number of employees on each shift, the times, frequencies, and types of vehicle trips generated, the types of materials stored and the duration period of storage of materials.

- (ii) A site plan of the property indicating the location of proposed improvements, flood plains, wetlands, waters of Troup County and cultural and historic resources on the property and within 500 feet of the boundaries of the property.
- (iii) Evidence that the disposal of materials will be accomplished in a manner that complies with state and federal regulations.
- (iv) An evaluation of the potential impacts of the proposed use, both positive and negative, upon emergency services and fire protection, water supply, sewage disposal, solid waste disposal, public facilities.

An Environmental Impact Assessment shall be performed to assess any environmental impacts that are likely to be generated (e.g., odor, noise, smoke, litter, dust, glare, heat islands, vibration, electrical disturbance, wastewater, stormwater, solid waste, etc.) and specific measures employed to mitigate or eliminate any negative impacts. The applicant shall further furnish evidence that the impacts generated by the proposed use fall within acceptable levels, as regulated by applicable laws and ordinances. The assessment shall be prepared by a professional engineer, ecologist, environmental planner, or other qualified individual.

- (v) Threatened and Endangered Species. The applicant shall provide a letter regarding threatened and endangered species dated within two (2) years of the submission of an application for a special use permit or subdivision and land development, whichever is first. The applicant shall comply with all measures to avoid, minimize, or mitigate impacts to endangered, threatened, and special concern species and their habitat.

(s) Building Colors. External building materials shall be of colors that are low-reflective, subtle, or earth tone. Fluorescent and metallic colors shall be prohibited as exterior wall colors.

(t) *Emergency Responders*. The applicant shall coordinate with the Troup County emergency management coordinator to ensure there is adequate radio coverage for emergency responders within the building based upon the existing coverage levels of the Troup County Public Safety Radio Communications System at the exterior of the building and shall install enhancement systems as needed to meet compliance.

(u) *Civil Plans.* The applicant must submit a stormwater management plan to the Troup County Roads and Engineering Department prior to proceeding with the proposed development.

(v) *Solar Panels.* All building roofs shall be designed and constructed in a manner that facilitates and optimizes the installation of a rooftop solar photovoltaic (PV) system. Any portion of a building's rooftop that is not covered with solar panels or other utilities shall be constructed with light colored roofing material with a solar reflective index of not less than 78. This shall be the minimum solar reflective rating of the roof material for the life of the building. On buildings over 400,000 square feet, prior to the issuance of a certificate of occupancy, Troup County shall ensure rooftop solar panels are installed and operated in such a manner that they will supply as much power as needed to operate the facility as is feasible.

(w) *Decommissioning and Financial Assurance.*

- (i) Decommissioning plan required. A decommissioning plan shall be provided by the applicant for all Data Centers, Average/Hyperscale; Crypto Currency Facilities, Average/Hyperscale; and Data Mining Facilities, Average/Hyperscale. The decommissioning plan shall identify the measures that will be taken if the facility ceases principal operations, including securing the site, removal of computing and operational equipment, removal and lawful disposal of fuel, oils, refrigerants, batteries, and other regulated or hazardous materials, and restoration of the site to a safe and stable condition.
- (ii) Trigger. Decommissioning obligations shall be triggered when a facility described in subsection (i) ceases principal operations for a continuous period of one hundred and eighty (180) days, unless extended in writing by the Community Development Director upon a documented showing of active efforts to resume operations.
- (iii) Average/Hyperscale Facility Bond Requirement. Prior to issuance of any building permit, Data Centers, Average/Hyperscale; Crypto Currency Facilities, Average/Hyperscale; and Data Mining Facilities, Average/Hyperscale shall post financial assurance in the form of a surety bond in favor of the County in an amount not less than 100 percent of the estimated cost of the decommissioning and site restoration, based on a third-party cost estimate prepared by a qualified professional and approved by the Community Development Director.

- (iv) Small Facility Treatment. Data Centers, Small; Crypto Currency Facilities, Small; and Data Mining Facilities, Small shall not be required to post a decommissioning surety bond as a matter of course. However, where warranted by site-specific circumstances, the County may require, as a condition of approval, a decommissioning plan and alternative financial assurance in a form acceptable to the County, including cash escrow, irrevocable letter of credit or other comparable security approved by the County.
- (v) Updates. Any required surety bond or other approved financial assurance shall remain in effect until the County verifies completion of decommissioning and restoration. The amount shall be reviewed and updated not less frequently than every five (5) years based on an updated third-party cost estimate approved by the Community Development Director.
- (vi) County Right to Use Security. If the owner or operator fails to complete required decommissioning within the time required by this Section, the County may draw upon the posted surety bond or other approved financial assurance to complete the required work and recover reasonable administrative and professional costs incurred by the County in doing so.
- (vii) No expansion of Lien Rights. Nothing in this Section shall be construed to create any lien right beyond those otherwise authorized by applicable law.
- (viii) Enforcement. Failure to maintain required financial assurance or to timely complete decommissioning shall constitute a violation of the Troup County Code and shall be subject to enforcement under Section 1-19 of Chapter 1 of the Troup County Code and Article II of Appendix A of the Troup County Code.
- (x) *Violations and Enforcement.*
 - (i) Any violation of this Section 7.7, any approved site plan, phasing plan, utility service plan, decommissioning obligation, or any condition of a Special Use Permit or other approval issued under this Section shall constitute a violation of the Troup County Code and shall be enforced in accordance with Section 1-19 of Chapter 1 of the Troup County Code and Article II of Appendix A of the Troup County Code.
 - (ii) Without limitation of any other lawful enforcement actions, the Community Development Director may issue a stop-work order, withhold or suspend building

permits, and withhold any certificate of occupancy or completion for any phase not in compliance with this Section or applicable permit conditions.

(iii) Repeated or material noncompliance with permit conditions, after notice and opportunity to cure as provided in Article II of Appendix A of the Troup County Code, may constitute grounds for modification, suspension, or revocation of an approval or permit issued under this Section.

(iv) Where a violation presents an immediate threat to public health or public safety, including violations involving emergency access, fire protection systems, hazardous materials handling, unlawful utility operation, or failure to maintain required decommissioning security, the County may utilize the emergency notice and enforcement provisions of Article II of Appendix A of the Troup County Code and other remedies available under applicable law.

(v) Civil and criminal penalties, if pursued, shall be those otherwise authorized under Article II of Appendix A of the Troup County Code, Section 1-19, of the Troup County Code, and other applicable law.

SECTION IV

The Troup County Code, Appendix D – Rules of Interpretation and Definitions,

Article D, Sec. D.1.2. – Definitions, is hereby amended as follows:

A

Average technological facility. A facility occupying between 5,000 and 100,000 square feet of floor space.

C

Community Noise Equivalent Level (CNEL). A weighted average of noise level over time. It is used to compare the noisiness of different environments or neighborhoods.

Crypto currency mining. The process where powerful computers validate cryptocurrency transactions, bundle them into new "blocks," and add them to a public ledger called a blockchain, securing the network while earning rewards in new coins and transaction fees, acting like digital gold digging but requiring significant computing power to solve complex math problems in exchange for some form of benefit.

Crypto currency facility. A crypto currency facility is primarily engaged in crypto currency mining, a dedicated commercial operation, often a large warehouse or data center, housing

numerous specialized computers (ASICs, GPUs) running powerful algorithms to validate blockchain transactions and add new blocks to a blockchain ledger. Such facilities typically require substantial power, cooling, and related supporting infrastructure and are distinct from general data centers by their primary focus on crypto currency mining. These facilities are typically characterized by significant energy use, heat generation, and supporting infrastructure such as cooling, grounding, and fire suppression systems designed to support continuous, large-scale computational work.

D

Data Center. A dedicated physical facility housing IT infrastructure like servers, storage, and networking gear, designed to centrally store, process, and distribute large amounts of data for businesses and organizations, serving as the backbone for digital services, cloud computing, and the internet itself. These facilities include crucial support systems for power, cooling, and security, with redundant components to ensure business continuity and high availability.

Data Center Accessory Use. Uses or structures secondary and incidental to a Data Center use, including but not limited to: administrative, logistical, fiber optic, storage, and security buildings or structures; sources of electrical power such as generators used to provide temporary power when the main source of power is interrupted; electrical substations; utility lines, domestic and non-contact cooling water and wastewater treatment facilities; water holding facilities; pump stations; water towers; environmental controls (air conditioning or cooling towers; fire suppression, and related equipment), and security features, provided such Data Center Accessory Uses/structures are located on the same tract or assemblage of adjacent parcels developed as a unified development with a Data Center. The term shall not include energy generation systems used or intended to be used to supply power to the Data Center during normal operations.

Data Mining. The process of discovering hidden patterns, anomalies and correlations in large datasets using techniques from statistics, machine learning, and a database system to transform raw data into valuable, actionable information for decision-making.

Data Mining Facility. A facility primarily engaged in Data Mining, together with related computing equipment, power conversion equipment, cooling, and supporting infrastructure.

Direct to Chip Cooling. Direct to chip cooling means a liquid cooling technology in which a coolant is circulated through cold plates or similar devices in direct thermal contact with microprocessors or other electronic components, removing heat at the chip or server level and

typically operating as part of a sealed, recirculating loop.

E

Electrical Substation. A facility, including transformers, switchgear, circuit breakers, and related equipment, used to connect to and/or transform, switch, or distribute electric power from the utility system for delivery to a Data Center or Data Mining Facility.

F

Full Build-Out. The total development intensity proposed for a facility upon completion of all phases, including total gross square footage and total acreage, whether constructed in one phase or multiple phases.

H

Hyperscale technological facility. A facility occupying 100,000 square feet and above of floor space.

P

Phasing Plan. A plan submitted with an application that identifies each proposed phase of development and the cumulative development intensity at each phase and at Full Build-Out (including, at minimum, gross square footage and acreage).

S

Small-scale technological facility. A facility occupying less than 5,000 square feet of floor space.

Sensitive Receptors. Schools, preschools, day care centers, in-home daycares, health facilities such as hospitals, long term care facilities, retirement and nursing homes, community centers, places of worship, playgrounds, parks (excluding trails), campgrounds, prisons, dormitories, and any residence where such residence is not located on a parcel with an existing industrial, commercial, or unpermitted use as determined by the Community Development Director.

U

Utility Substation. For purposes of this Article, “Utility Substation” and “Electric Utility Substation” mean an Electrical Substation.

W

Water-Based Cooling System. Any system that uses water or water-based solutions as the primary cooling medium for information technology equipment or associated mechanical systems, including but not limited to chilled water, evaporative, adiabatic, or hybrid systems.

SECTION V

This Ordinance shall be codified in a manner consistent with the laws of the State of Georgia and the County of Troup.

SECTION VI

(a) It is hereby declared to be the intention of the Troup County Board of Commissioners that all sections, paragraphs, sentences, clauses, and phrases of this Ordinance are or were, upon their enactment, believed by the Troup County Board of Commissioners to be fully valid, enforceable and constitutional.

(b) It is hereby declared to be the intention of the Troup County Board of Commissioners that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause, or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause, or phrase of this Ordinance. It is hereby further declared to be the intention of the Troup County Board of Commissioners that, to the greatest extent allowed by law, no section, paragraph, sentence, clause, or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause, or phrase of this Ordinance.

(c) In the event that any section, paragraph, sentence, clause, or phrase of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Troup County Board of Commissioners that such invalidity, unconstitutionality, or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining sections, paragraphs, sentences, clauses, or phrases of this Ordinance and that, to the greatest extent allowed by law, all remaining sections, paragraphs, sentences, clauses, or phrases of this Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

SECTION VII

All resolutions or ordinances or parts of resolutions or ordinances in conflict herewith are hereby repealed.

SECTION VIII

This Ordinance is adopted in the manner provided by law, by the Troup County Board of Commissioners at a meeting held this _____ day of _____, 2026, and shall be effective immediately. The County Clerk shall attach this Ordinance to the minutes of this meeting, and the Zoning Administrator shall maintain a true and correct copy of this Ordinance as a public record accessible to members of the public in the Office of the Zoning Administrator, 100 Ridley Avenue, LaGrange, Georgia 30240.

TROUP COUNTY BOARD OF COMMISSIONERS

By: _____

Patrick Crews, Chairman

Attest: _____

Valerie West, Clerk

Public Hearing date(s): BOZA/PC: March 12th, 2026 ; BOC: _____

Clerk’s Record of Commission Vote

James L. Thrailkill, Sr., Troup County Commissioner, District 2	Yea ☐	Nay ☐	Abstain ☐	Absent ☐
Rex Scott, Troup County Commissioner, District 3	Yea ☐	Nay ☐	Abstain ☐	Absent ☐
Morris Jones, Troup County Commissioner, District 4	Yea ☐	Nay ☐	Abstain ☐	Absent ☐
Jimmy D. McCamey, Jr., Ph.D., Troup County Commissioner, District 5	Yea ☐	Nay ☐	Abstain ☐	Absent ☐
Patrick Crews, Troup County Commission Chairman (District 1) *	Yea ☐	Nay ☐	Abstain ☐	Absent ☐

*Chairman not required to vote except to break a tie.