
Tuesday, May 5, 2026

5:00 PM

Commission Chambers

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

INVOCATION: Mr. David Paisley - Reeds Chapel Baptist Church

II. PLEDGE OF ALLEGIANCE

III. APPROVAL OF AGENDA/MINUTES

A. **Approval of Final Agenda**

B. **Troup County Board of Commissioners - Work Session - Apr 21, 2026 9:00 AM**

C. **Troup County Board of Commissioners - Board Meeting - Apr 21, 2026 5:00 PM**

IV. Citizens To Address the Board

1. **Dr. Glenn Dowell, NAACP Wishes to Address the Board**

V. Special Business

A. **Consideration of Resolution Authorizing Submission of Georgia DNR Recreational Trails Program (RTP) Grant**

B. **Consideration of Request to Construct 2026 Burn Building**

C. **Consideration of Transfer of FAA Airport Improvement Program Entitlement Funds**

D. **Consideration of Harris County Parking Lot Expansion**

E. **Consideration of Troup County Jail Infrastructure & Improvement Project Funding Request**

F. **Consideration of Text Amendment - Final Draft - Data Centers and Crypto currency or Data Mining Facilities**

Motion to Enter into Public Hearings

VI. Public Hearings

A. **Other**

1. Consideration of Beer & Wine License Application - Nimeshkumar Patel - 1748 Vernon Rd

2. Consideration of Home Occupation - Parmer - 340 Abbottsford Rd

Motion to Exit Public Hearings and Adjourn

VII. **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 Valerie Heard at 706-883- 1630. Prior and upcoming meeting information for the Troup County Board of Commissione

Sec. 2-61. - Public participatio 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 21, 20269:00 AMCommission Chambers

CALL TO ORDER

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

Attendee Name	Title	Status	Arrived
James L Thrailkill Sr	Commissioner, District 2	Present	8:40 AM
Rex Scott	Commissioner, District 3	Present	8:42 AM
Patrick Crews	Chairman	Present	8:41 AM
J. Morris Jones III	Commissioner, District 4	Present	8:42 AM
Jimmy McCamey	Commissioner, District 5	Present	8:40 AM

Staff Present:

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

Agenda Items

The Board unanimously voted to amend the Work Session agenda to include additional discussion regarding data centers on a motion by Commissioner James L. Thrialkill, Sr., which was seconded by Commissioner Rex Scott.

1. The Richard English, Jr. Strongest Link Award of Excellence for March 2026(Chardonnay Scott)

Human Resources Specialist Chardonnay Scott presented the Richard English, Jr. Strongest Link Award of Excellence to Jessica Noles, Investigator with the Troup County Sheriff's Office, for the month of March 2026.

RESULT:PRESENTED TO

2. Discuss USTA Georgia Facilities Grant - Permission to Apply(Alan Valdez/Lance Dennis)

Parks & Recreation Director Lance Dennis and McCluskey Tennis Center Supervisor Alan Valdez requested approval to apply for the USTA Georgia Facilities Grant in the amount of \$8,000 for the purchase of maintenance supplies, including: 10 tons of Har Tru clay, nets, net posts, and court maintenance tools. This grant requires a 50% match from the County in the amount of \$4,000 to be taken from the Parks & Recreation Maintenance & Supplies Budget.

RESULT:DISCUSSED AND REFERREDNext: 4/21/2026 5:00 PM

3. Discuss Fire Department Request to Purchase Cardiac Monitors(Rodney Evans)

Fire Chief of Logistics Roy Cadenhead presented the Fire Department's request for approval to purchase five refurbished cardiac monitors in the amount of \$74,750 to be taken from EMS Funds. These monitors would be installed in fire stations 2, 6, 11, and 12 while leaving one aside for training. Each monitor includes a 1-year warranty, carrying case, and accessories.

RESULT:DISCUSSED AND REFERREDNext: 4/21/2026 5:00 PM

4. Discuss Community Development Fee Schedule(Austin Burgess)

Community Development Director Austin Burgess and Fire Marshall Kevin Norred requested approval for updates to the Community Development Fee Schedule, adjusting and alleviating certain public fees regarding permits, licenses, and inspections.

RESULT:DISCUSSED AND REFERREDNext: 4/21/2026 5:00 PM

5. Discuss Data Centers

Community Development Director Austin Burgess discussed with the Board their concerns regarding data center regulation in Troup County, including maximum height, distance from property lines, and residential impact. County Engineer James Emery explained how future data center site plans could adhere to County ordinances, though they may appear not to. County Attorney Mark Degennaro noted that excessive regulation on data centers could pose a risk of future challenges regarding other industrial facilities. County Manager Eric Mosley also noted that any facilities opened within city limits are not required to observe County ordinances.

6. General Budget Discussion (Projected Revenue, Project Expenses, and Capital(Eric Mosley and Sonya Conroy)

Chief Finance Officer Sonya Conroy presented an update regarding the projected budget following department meetings and review.

RESULT: REVIEWED

7. Consideration of April 21, 2026 5:00 p.m. Board Meeting Agenda(Eric Mosley)

County Manager Eric Mosley reviewed the 5:00pm Business Meeting agenda.

RESULT: REVIEWED

ADJOURNMENT

Patrick Crews, Chairman

Attest: _____
Valerie West, County Clerk

Minutes Acceptance: Minutes of Apr 21, 2026 9:00 AM (APPROVAL OF AGENDA/MINUTES)

Tuesday, April 21, 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: Reverend Johnnie Freeman - First Baptist Church on Fannin Street

Reverend Johnnie Freeman of First Baptist Church on Fannin Street pronounced the Invocation.

Attendee Name	Title	Status	Arrived
James L Thrailkill Sr	Commissioner, District 2	Present	4:33 PM
Rex Scott	Commissioner, District 3	Present	4:35 PM
Patrick Crews	Chairman	Present	4:35 PM
J. Morris Jones III	Commissioner, District 4	Present	4:36 PM
Jimmy McCamey	Commissioner, District 5	Present	4:33 PM

Staff Present:

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

II. PLEDGE OF ALLEGIANCE

Commissioner Rex Scott led all present in the Pledge of Allegiance to the United States of America.

III. APPROVAL OF AGENDA/MINUTES

A. Approval of Final Agenda

The Board unanimously voted to approve the Final Agenda on a motion by Commissioner Jimmy D. McCamey, Jr., PH.D., which was seconded by Commissioner James L. Thrailkill, Sr.

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

B. Troup County Board of Commissioners - Work Session - Apr 7, 2026 9:30 AM

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 - Board Meeting - Apr 7, 2026 5:00 PM

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

IV. Special Business

A. Consideration of USTA Georgia Facilities Grant - Permission to Apply

County Manager Eric Mosley presented Parks and Recreation's request for approval to apply for the USTA Georgia Facilities Grant in the amount of \$8,000 for the purchase of maintenance supplies, including: 10 tons of Har Tru clay, nets, net posts, and court maintenance tools. This grant requires a 50% match from the County in the amount of \$4,000 to be taken from the Parks & Recreation Maintenance & Supplies Budget. 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.

Minutes Acceptance: Minutes of Apr 21, 2026 5:00 PM (APPROVAL OF AGENDA/MINUTES)

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

B. Consideration of Community Development Fee Schedule

County Manager Eric Mosley presented Community Development's request for approval for updates to the Community Development Fee Schedule, adjusting and alleviating certain public fees regarding permits, licenses, and inspections. The Board unanimously voted to approve the request on a motion by Commissioner James L. Thraikill, Sr., which was seconded by Commissioner Rex Scott.

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

C. Consideration of Fire Department Request to Purchase Cardiac Monitors

County Manager Eric Mosley presented the Fire Department's request for approval to purchase five refurbished cardiac monitors in the amount of \$74,750 to be taken from EMS Funds. Chief Finance Officer Sonya Conroy noted that a budget amendment had been made to accommodate the expense. The Board unanimously voted to approve the request on a motion by Commissioner Rex Scott, which was seconded by Commissioner James L. Thraikill, Sr.

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

D. Consideration of Adams Road Closure

County Manager Eric Mosley and Chairman Patrick Crews presented the consideration of the closure of Adams Road. After discussion, the Board voted to keep Adams Road open, including the bridge along the road, by a 3-2 vote on a motion by Commissioner J. Morris Jones, III, which was seconded by Commissioner Jimmy D. McCamey, Jr., PH.D.

RESULT: **APPROVED [3 TO 2]**
MOVER: J. Morris Jones III, Commissioner, District 4
SECONDER: Jimmy McCamey, Commissioner, District 5
AYES: Jones III, McCamey, Crews
NAYS: Thraikill Sr, Scott

Motion to Enter into Public Hearings

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

V. Public Hearings

A. Other

1. Consideration of Text Amendment - Telecommunications Antennas and Towers

County Planner Ruth West requested approval of text amendments to the Unified Development Ordinance regarding Telecommunications Antennas and Towers. 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 approve the request on a motion by Commissioner Rex Scott, which was seconded by Commissioner James L. Thraikill, Sr.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Rex Scott, Commissioner, District 3
SECONDER: James L Thraikill Sr, Commissioner, District 2
AYES: Thraikill 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 regarding Land Use and Zonning. 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 approve the request subject to review for non-substantive changes on a motion by Commissioner James L. Thraikill, Sr., which was seconded by Commissioner J. Morris Jones III.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: James L Thrailkill Sr, Commissioner, District 2
SECONDER: J. Morris Jones III, Commissioner, District 4
AYES: Thrailkill Sr, Scott, Jones III, McCamey

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

Community Development Director Austin Burgess requested approval of text amendments to the Unified Development Ordinance regarding Data Centers and Crypto Currency or Data Mining Facilities. Chairman Patrick Crews noted that the Board is only considering ordinances to regulate data centers, and that there are no current applications to construct any data centers in the unincorporated areas of Troup County. Chairman Patrick Crews opened the floor for public comment and none were made in favor of the request. Cindy Hutchings, South Willowcrest Way, and Nathan Gaskin, Troup Street, spoke in opposition to the request.

Mr. Burgess addressed the Board's and the public's concerns, stating that Troup County's ordinances regarding data centers are among the strictest in the state of Georgia. County Attorney Mark DeGennaro explained that the current regulations are reasonable in achieving the Board's goals for the County. The Board unanimously voted to table the matter until the May 5, 2026 Board Meeting on a motion by Commissioner Jimmy D. McCamey, Jr., PH.D., which was seconded by Commissioner J. Morris Jones III.

RESULT: **TABLED [4 TO 0]**
MOVER: Jimmy McCamey, Commissioner, District 5
SECONDER: J. Morris Jones III, Commissioner, District 4
AYES: Thrailkill Sr, Scott, Jones III, McCamey
AWAY: Crews

Next: 5/5/2026 5:00 PM

Motion to Exit Public Hearings and Adjourn

RESULT: **APPROVED [UNANIMOUS]**
MOVER: James L Thrailkill Sr, Commissioner, District 2
SECONDER: J. Morris Jones III, Commissioner, District 4
AYES: Thrailkill Sr, Scott, Jones III, McCamey

VI. ADJOURNMENT

Patrick Crews, Chairman

Attest: _____
Valerie West, County Clerk

Minutes Acceptance: Minutes of Apr 21, 2026 5:00 PM (APPROVAL OF AGENDA/MINUTES)



Troup County Board of Commissioners

4.1

Troup County Government Center
LaGrange, GA 30240

Meeting: 05/05/26 05:00 PM
Department: Troup County Board of Commissioners
Category: Citizen to Address the Board
Prepared By: Valerie West

Initiator: Eric Mosley

Sponsors:

DOC ID: 4739

SCHEDULED

AGENDA ITEM (ID # 4739)

Dr. Glenn Dowell, NAACP Wishes to Address the Board



TROUP COUNTY
GEORGIA

Troup County Government Center
LaGrange, GA 30240

SCHEDULED

AGENDA ITEM (ID # 4732)

Meeting: 05/05/26 05:00 PM
Department: Finance
Category: Grant
Prepared By: Denise Robinson
Initiator: Denise Robinson
Sponsors:
DOC ID: 4732 A

Approval of Resolution Authorizing Submission of Georgia DNR Recreational Trails Program (RTP) Grant Application – Pyne Road Park Accessible Trails & Trailhead Expansion

Troup County is seeking funding through the Georgia Department of Natural Resources (DNR) Recreational Trails Program (RTP) to support the Pyne Road Park Accessible Trails & Trailhead Expansion project. This project includes construction of an ADA/ABA-compliant gateway trail, beginner mountain bike trail, connector trails, and a new trailhead kiosk with signage at Pyne Road Park.

As part of the RTP second-level application requirements, the governing body must adopt a resolution authorizing submission of the full application, committing to completion of the project, and confirming the availability of matching funds.

Approve the resolution authorizing submission of the RTP grant application

FINANCIAL IMPACT:

There is no direct fiscal impact to Troup County for the required match. Matching funds will be provided by a private funding source.



Troup County Board of Commissioners

Troup County Government Center
LaGrange, GA 30240

SCHEDULED

AGENDA ITEM (ID # 4747)

5.B

Meeting: 05/05/26 05:00 PM
Department: Fire Department
Category: Budget
Prepared By: Elizabeth Brock
Initiator: Zac Steele
Sponsors:
DOC ID: 4747

Construction of 2026 Burn Building

Requesting approval for new burn building for live fire training for TCFD. Quotes from three vendors and TC Roads and Engineering are attached.



\$160,000.00 (Price valid for 60 days) There may be unforeseen cost to attach to the existing structure.

Fire Frame Training Structures LLC, is not responsible for permitting, inspections, environmental studies, electrical, lot clearing, soil samples, foundation preparation, grading, concrete or other foundation work.

Payment Terms

50% (\$80,000) payable at contract acceptance.

50% (\$80,000) payable upon completion.

Optional additional items

- \$7,000.00. Garage door saw cutting prop. Channel for saw cutting resettable flat metal. The cut portion is hinged to easily swing outward or inward.
- \$3,500.00 4'x8' drywall ceiling pull prop.
- \$11,000.00 A Forcible Entry door (inward and outward).
- \$4,000.00 Burglar bar, rebar cutting window.
- \$3,500.00 VES window with resettable wood sash and plexiglass.
- \$3,500.00 Basement window 24" high by 30" wide installed 60" off the floor. 2"x2" frame with steel panel. Painted.
- \$2,500.00 additional 36"x36" steel window.
- \$2,800.00 additional 36"x80" steel door.
- \$6,000.00 One (1) 12'x8' Wood Pitched Roof Prop. All wood will be pressure treated and sealed with water repellant.

Estimated Construction Timeline

12-15 days from fabrication start.



FIRE FRAME – DOUBLE T TRAINING PROP QUOTE

Prepared For:

Fire Chief Rodney Evans
Troup County Fire Department, Georgia

By:

fireframetraining@gmail.com
www.fireframetraining.com

Date: February 25, 2026

Project Overview

The "Double T" is a custom 2-level, live fire burn building designed to provide comprehensive, realistic training capabilities using 5 new (1-trip), 40' shipping containers. The structure supports live-fire exercises, fire-ground survival and fire behavior training.

Structural Features

- Five (1) one-trip, 40-foot length Containers. Exterior paint color chosen by buyer.
- Two (2) Burn Rooms. Wood floor covered with paver stones and grouted.
- Three (3) Steel doors. 2"x2" square tubular frame. Primed and painted with oil based Rustoleum.
- Five (5) 36"x36" steel Windows, outward swinging. 2"x2" steel construction. 2" x2" steel frame. Latch is operable from interior and exterior. Primed and painted with oil based Rustoleum.
- One exterior steel Staircase with handrail: ground to level 2.
- One (1) Smoke pot piped to second floor.
- One (1) survival wall breach wall.
- Safety Railings & decking installed where required.
- Installation of a fire department sign up to a 4'x8' size.

Price and payment



\$160,000.00 (Price valid for 60 days) There may be unforeseen cost to attach to the existing structure.

Fire Frame Training Structures LLC, is not responsible for permitting, inspections, environmental studies, electrical, lot clearing, soil samples, foundation preparation, grading, concrete or other foundation work.

Payment Terms

50% (\$80,000) payable at contract acceptance.

50% (\$80,000) payable upon completion.

Optional additional items

- \$7,000.00. Garage door saw cutting prop. Channel for saw cutting resettable flat metal. The cut portion is hinged to easily swing outward or inward.
- \$3,500.00 4'x8' drywall ceiling pull prop.
- **\$11,000.00 A Forcible Entry door (inward and outward).**
- \$4,000.00 Burglar bar, rebar cutting window.
- **\$3,500.00 VES window with resettable wood sash and plexiglass.**
- \$3,500.00 Basement window 24" high by 30" wide installed 60" off the floor. 2"x2" frame with steel panel. Painted.
- \$2,500.00 additional 36"x36" steel window.
- \$2,800.00 additional 36"x80" steel door.
- **\$6,000.00 One (1) 12'x8' Wood Pitched Roof Prop. All wood will be pressure treated and sealed with water repellant.**

Estimated Construction Timeline

12-15 days from fabrication start.



FIRE FRAME – DOUBLE T TRAINING PROP QUOTE

Prepared For:

Fire Chief Rodney Evans
Troup County Fire Department, Georgia

By:

fireframetraining@gmail.com
www.fireframetraining.com

Date: February 25, 2026

Project Overview

The "Double T" is a custom 2-level, live fire burn building designed to provide comprehensive, realistic training capabilities using 5 new (1-trip), 40' shipping containers. The structure supports live-fire exercises, fire-ground survival and fire behavior training.

Structural Features

- Five (1) one-trip, 40-foot length Containers. Exterior paint color chosen by buyer.
- Two (2) Burn Rooms. Wood floor covered with paver stones and grouted.
- Three (3) Steel doors. 2"x2" square tubular frame. Primed and painted with oil based Rustoleum.
- Five (5) 36"x36" steel Windows, outward swinging. 2"x2" steel construction. 2" x2" steel frame. Latch is operable from interior and exterior. Primed and painted with oil based Rustoleum.
- One exterior steel Staircase with handrail: ground to level 2.
- One (1) Smoke pot piped to second floor.
- One (1) survival wall breach wall.
- Safety Railings & decking installed where required.
- Installation of a fire department sign up to a 4'x8' size.

Price and payment

FIRE FRAME

– CUSTOM BURN PROPS –
FireFrameTraining.com

\$160,000.00 (Price valid for 60 days) There may be unforeseen cost to attach to the existing structure.

Fire Frame Training Structures LLC, is not responsible for permitting, inspections, environmental studies, electrical, lot clearing, soil samples, foundation preparation, grading, concrete or other foundation work.

Payment Terms

50% (\$80,000) payable at contract acceptance.

50% (\$80,000) payable upon completion.

Optional additional items

- \$7,000.00. Garage door saw cutting prop. Channel for saw cutting resettable flat metal. The cut portion is hinged to easily swing outward or inward.
- \$3,500.00 4'x8' drywall ceiling pull prop.
- \$11,000.00 A Forcible Entry door (inward and outward).
- \$4,000.00 Burglar bar, rebar cutting window.
- \$3,500.00 VES window with resettable wood sash and plexiglass.
- \$3,500.00 Basement window 24" high by 30" wide installed 60" off the floor. 2"x2" frame with steel panel. Painted.
- \$2,500.00 additional 36"x36" steel window.
- \$2,800.00 additional 36"x80" steel door.
- \$6,000.00 One (1) 12'x8' Wood Pitched Roof Prop. All wood will be pressure treated and sealed with water repellant.

Estimated Construction Timeline

12-15 days from fabrication start.



FIRE FRAME – DOUBLE T TRAINING PROP QUOTE

Prepared For:

Fire Chief Rodney Evans
Troup County Fire Department, Georgia

By:

fireframetraining@gmail.com
www.fireframetraining.com

Date: February 25, 2026

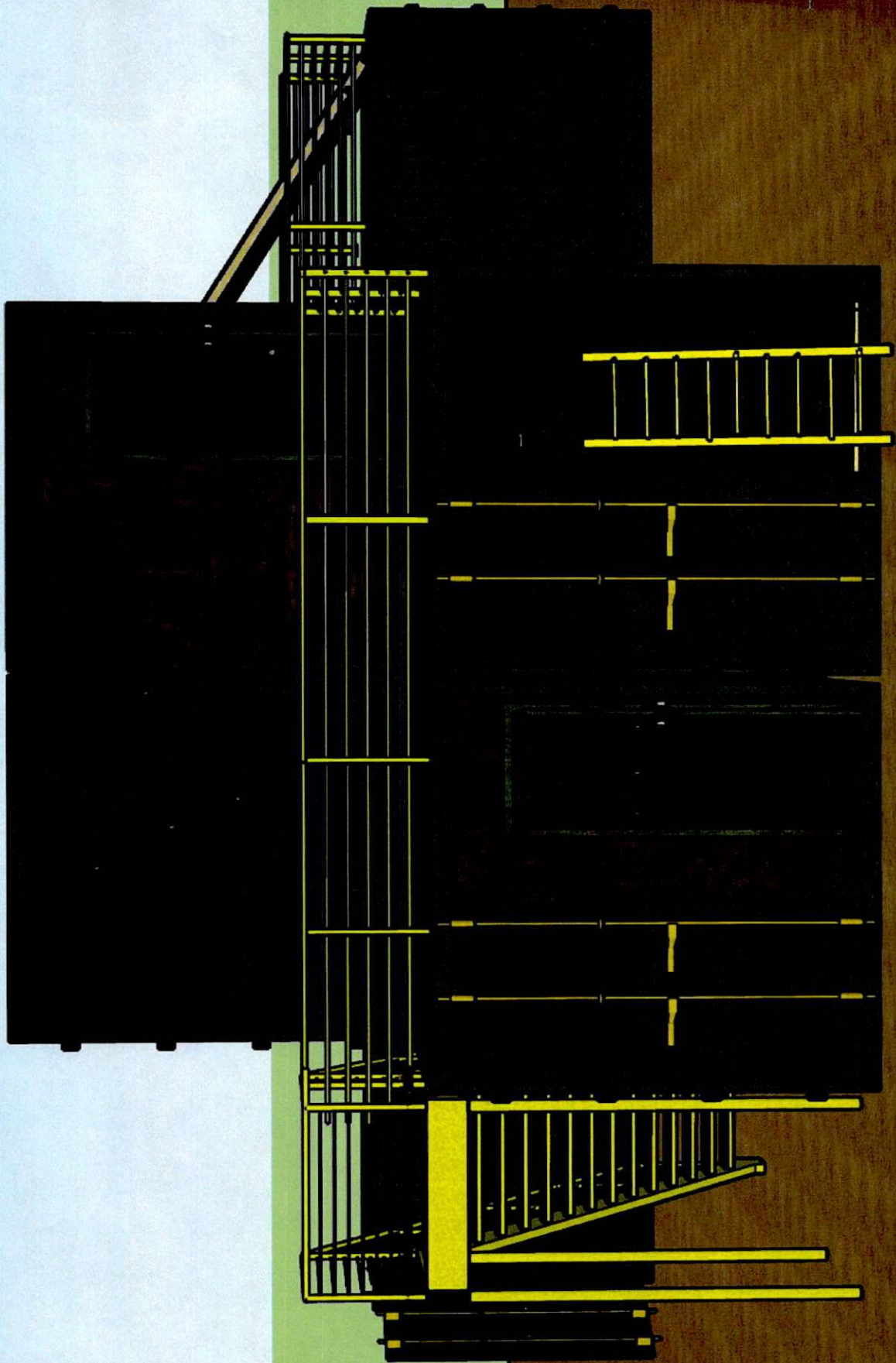
Project Overview

The "Double T" is a custom 2-level, live fire burn building designed to provide comprehensive, realistic training capabilities using 5 new (1-trip), 40' shipping containers. The structure supports live-fire exercises, fire-ground survival and fire behavior training.

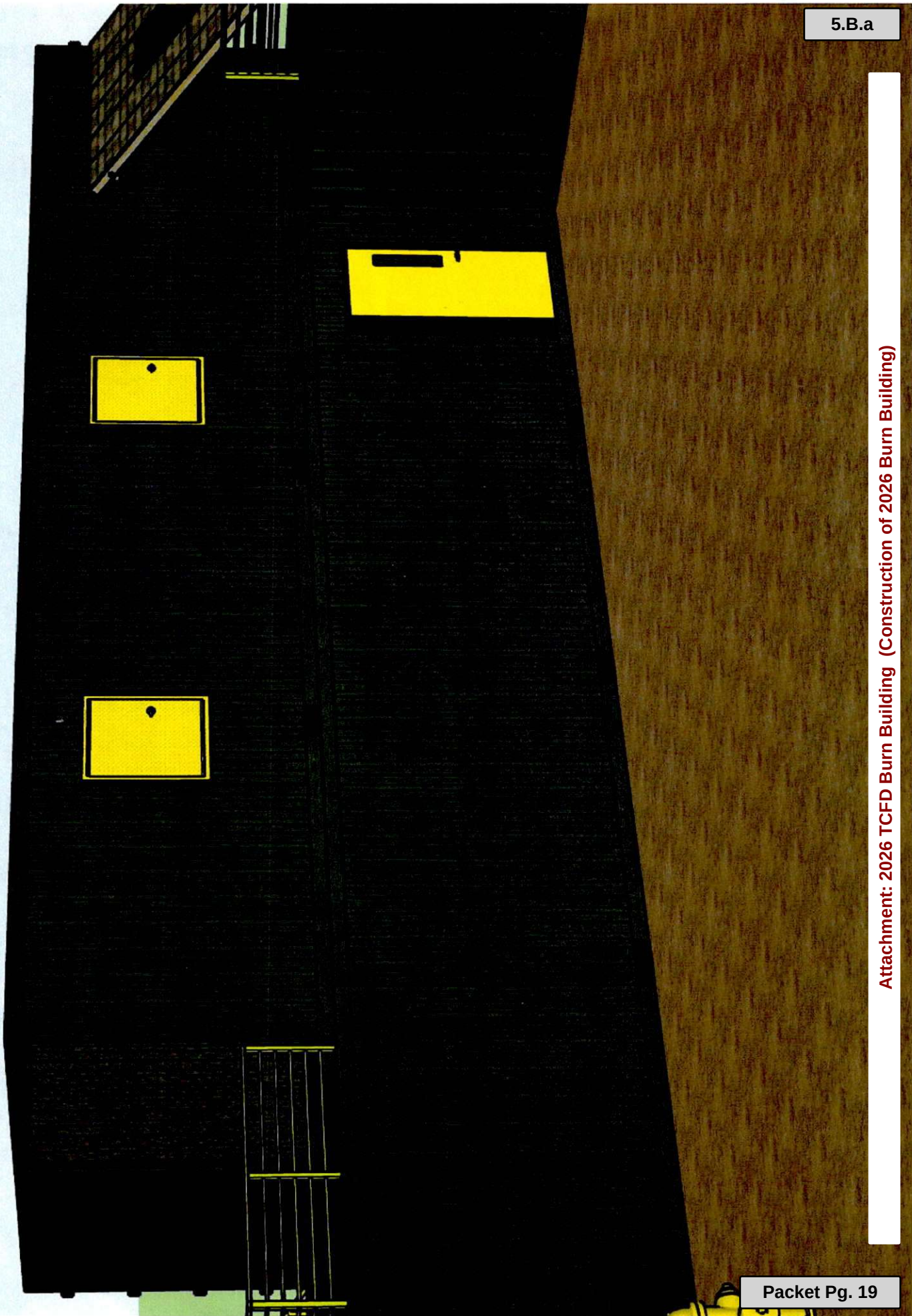
Structural Features

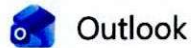
- Five (1) one-trip, 40-foot length Containers. Exterior paint color chosen by buyer.
- Two (2) Burn Rooms. Wood floor covered with paver stones and grouted.
- Three (3) Steel doors. 2"x2" square tubular frame. Primed and painted with oil based Rustoleum.
- Five (5) 36"x36" steel Windows, outward swinging. 2"x2" steel construction. 2" x2" steel frame. Latch is operable from interior and exterior. Primed and painted with oil based Rustoleum.
- One exterior steel Staircase with handrail: ground to level 2.
- One (1) Smoke pot piped to second floor.
- One (1) survival wall breach wall.
- Safety Railings & decking installed where required.
- Installation of a fire department sign up to a 4'x8' size.

Price and payment









Outlook

Fire Training Structures for LaGrange GA

From Phil Butler (FTS) <phil.b@firetrainingstructures.com>

Date Mon 4/6/2026 11:36 AM

To Rodney D. Evans <revans@troupcountyga.gov>

 4 attachments (5 MB)

2 Stack System.pdf; Clovis System.pdf; Sable System.pdf; Scottsdale System.pdf;

CAUTION: This email originated from outside of the organization. **DO NOT CLICK** links or open attachments unless you recognize the sender and know the content is safe.

Good Morning Chief Evans –

We appreciate the email along with your interest in Fire Training Structures (FTS).

We can configure a facility to meet your specific training needs and budgetary allowance.

Listed below are some of our most popular **two container** configurations:

- **Clovis System:** Approximately \$240,000 to \$315,000, depending on option selection, please see attached brochure along with the video on our YouTube Channel here: <https://www.youtube.com/watch?v=wxIPXb30eU8&list=PL3mNuBNSqW3xHGORjffZvQaFdSR2z9vyD&index=1&t=251s>
- **Scottsdale System:** Approximately \$265,000 to \$390,000, depending on option selection, please see attached brochure along with the video on our YouTube Channel here: <https://www.youtube.com/watch?v=fIPfKL3AgHM&t=73s>
- **2-Stack System:** Approximately \$290,000 to \$415,000, depending on option selection, please see attached brochure along with the videos on our YouTube Channel here:
 - **Chillicothe, OH:** <https://www.youtube.com/watch?v=2xka808x4XQ>
 - **Erie, PA:** <https://www.youtube.com/watch?v=1goX3dX9EL4>

One of our most popular **three container** configurations is the **Sable System**, please see attached brochure along with the below videos on our YouTube Channel:

- **Harlingen, TX:** <https://www.youtube.com/watch?v=L9pfRJUE-ZQ>
- **Albion, NE:** <https://www.youtube.com/watch?v=yhWcGciOxZo>
- **Wappingers Falls, NY:** <https://www.youtube.com/watch?v=Xmm7EIAkRVs&list=PL3mNuBNSqW3z7SwrC06apDgY6S5NQ2sXx&index=1>

The **Sable System** would cost approximately \$375,000 to \$500,000, depending on option selection (\$500,000 as presented in the provided brochure).

Above costs include and consider Class "A" Fueled Live Fire Training, delivery, on-site assembly at your prepared site, with training. **LPG Fueled** Live Fire Training is also available at an additional cost.

All our efforts are **completed in-house** by our talented team (i.e., no outsourcing to third parties), FTS Provides a total turn-key solution.

All our training facilities are compliant with **NFPA 1402** "Standard on Facilities for Fire Training and Associated Props".

We are familiar with the standard as we assisted with the writing / development of the standard.

Our training facilities are shipped with a **NRTL** (Nationally Recognized Testing Laboratory) **Placard** affixed to them which definitively confirms NFPA 1402 Compliance (in absence of a placard, one should not assume compliance with the applicable standard).

We have a Licensed **Professional Engineer in GA** on-staff and can surely support your project from a technical perspective too.

Any thoughts as to when you would like to take delivery of a training facility?

Please let me know if you have additional questions or if I can be of further assistance.

We appreciate the opportunity along with the consideration.

Thanks,

Phil

Phillip Butler, PE, MBA

Director of Business Development

Fire Training Structures, LLC

Direct: (602) 715-1073

West Coast: Phoenix, AZ: (602) 268-6156

East Coast: Long Island, NY: (516) 514-7250

Toll Free: (877) 268-8303

Email: Phil.B@FireTrainingStructures.com



From: Rodney D. Evans <revans@troupcountyga.gov>
Sent: Monday, April 6, 2026 11:28 AM
To: Phil Butler (FTS) <phil.b@firetrainingstructures.com>
Subject: info

Warning: Unusual sender <revans@troupcountyga.gov>

You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

Need info on the two stack system.

Rodney Evans, CFO

Division Chief of Operations

2495 Hamilton Road

LaGrange, GA 30241

706-881-9915





WEST COAST: PHOENIX, AZ
EAST COAST: LONG ISLAND, NY
PHONE: 1-877-268-8303
www.FireTrainingStructures.com



CERTIFIED TO NFPA 1402
2-STACK SYSTEM

OPTIONS SHOWN

- 2 – 40FT CONTAINERS
- 1 – 20FT BURN ROOM WITH BURN CRIB, MATERIAL SUSPENSION CHAINS, & CLEAN-OUT-HATCH
- RECONFIGURABLE SCBA MAZE SYSTEM
- VENTILATION HATCH
- BLUETOOTH TEMPERATURE MONITORING SYSTEM
- SHORING PROP
- INTERIOR STAIRS
- EXTERIOR STAIRS
- ACTIVE ROOF WITH OSHA COMPLIANT GUARDRAIL SYSTEM
- PITCHED ROOF PROP
- FORCED ENTRY DOOR
- FIRE DOORS
- FIRE WINDOWS
- DENVER DRILL WINDOW
- REBAR CUTTING PROP
- GARAGE DOOR CUTTING PROP
- STANDPIPE SYSTEM
- FOUNDATION ATTACHMENT HARDWARE

RESCUER SERIES

The Rescuer Series Burn Building simulates a 2 to 2-1/2 story residence and a second-floor garden style apartment with exterior entrance. We can provide this rugged, versatile training structure as a turn-key building. We can also provide the drawings, specifications and bid documents required for competitive bid by general contractors.

Depending on selected features, including tower, commercial and garage additions, the Rescuer Series can be configured for residential, commercial and high-rise layouts. It can be used for live fire evolutions, search and rescue, ladder drills and roof ventilation.

The design offers a logical balance of initial construction cost and long-term maintenance cost. This is achieved by using a structural concrete frame that is fully protected by SYSTEM 203. All walls are 'non load bearing/nonstructural' partitions built from concrete masonry units. Partitions are maintained and/or replaced as needed over time. Some of the interior partitions are lined in high use areas (lots of frequent fire). This approach limits the initial construction cost which allows burning throughout the structure (13 rooms).

COST -----> 900,000-2,000,000 ✕

OPTIONS & ROOMS:

- Roof ventilation prop
- Rappelling Anchors
- Standpipe and Sprinkler
- Low or high Attic Ceilings
- GARAGE or COMMERCIAL SPACE (simulates a 1-story space with a 375 sf burn room)
- TOWER (high rise training with 2, 3, 4 or 5 story)
- Temperature monitoring systems

RUGGED DESIGN**CONCEPT:**

- Design life of 40 years
- Affordable maintenance
- Extended life service

**PROTECTED WITH
SYSTEM 203****BASIC BUILDING**

- 2.5 Story Residential Layout
- Up to 13 burn rooms on 3 levels
- Balcony
- Fire paver floors throughout
- Reinforced concrete and masonry construction
- Durable in or hot, cold and coastline environments
- Wall locations can be customized
- Easy drainage through exterior wall scuppers
- Steel plate or wood shutters/doors for easy operation during training
- Lockable for building security



- tossed pallets
- Not damaged by direct hose streams
- Not damaged by tools and equipment

- stairs with safety grating
- Floors designed for 100 lbs. per sf loading

RESPONDER SERIES

The Responder Series Burn Building simulates a 1-1/2 story residence. We can provide this rugged, versatile training structure as a turn-key building. We can also provide the drawings, specifications and bid documents required for competitive bid by general contractors.

Depending on selected features, including tower, commercial and garage additions, the Responder Series can be configured for residential, commercial and high-rise layouts. It can be used for live fire evolutions, search and rescue, ladder drills and rappelling.

The design offers a logical balance of initial construction cost and long term maintenance cost. This is achieved by using a structural concrete frame that is fully protected by SYSTEM 203. All walls are 'non load-bearing/nonstructural' partitions built from concrete masonry units. Partitions are maintained and/or replaced as needed over time. Some of the interior partitions are lined in high use areas (lots of frequent

COST ----->\$800,000 to \$1,000,000. X

(the cost of any structure will vary relative to your local economy. In addition, due to federal funding or your state requirements, you may be subject to federal prevailing wage rate which could add as much as 20% -25%)

BASIC BUILDING:

- 15 Story Residential Layout
- Up to 6 burn rooms on 2 levels
- Fire pavers throughout
- 1650 SF
- Reinforced concrete and masonry construction
- Durable in or hot, cold and coastline environments
- Wall locations can be customized
- Easy drainage through exterior wall scuppers
- Steel plate or wood shutters/doors for easy operation during training

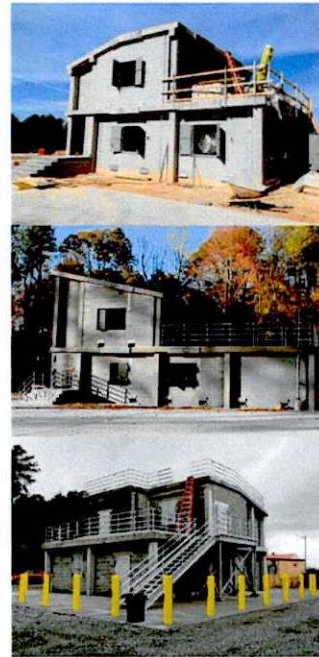
RUGGED DESIGN

CONCEPT:

- Design life of 40 years
- Affordable maintenance
- Extended life service

PROTECTED WITH SYSTEM 203

- Rugged and virtually maintenance free
- Not damaged by tossed pallets
- Not damaged by direct hose streams
- Not damaged by tools and equipment





Re: Training Center Pad

From Rodney D. Evans <revans@troupcountyga.gov>

Date Tue 3/31/2026 10:04 AM

To James Emery <jemery@troupcountyga.gov>; Ricky Littlefield <rlittlefield@troupcountyga.gov>

Copy that, can you go ahead and figure that cost as well? I want to be able to give the commissioners a figure in the next two weeks.
Thank you.

Get [Outlook for iOS](#)

From: James Emery <jemery@troupcountyga.gov>

Sent: Tuesday, March 31, 2026 9:46:30 AM

To: Ricky Littlefield <rlittlefield@troupcountyga.gov>; Rodney D. Evans <revans@troupcountyga.gov>

Subject: RE: Training Center Pad

Rodney,

This doesn't include the County "time" (Labor, Equipment, Fuel, etc.). If the funding source is one that should reimburse the County for this time, we can estimate that as well, but it has not been estimated as a part of these "hard costs", yet.

Thanks,
James

James R. Emery, Jr., P.E., County Engineer

Director of Engineering and Development

Troup County Board of Commissioners

100 Sam Walker Drive

LaGrange, GA 30241

Main: (706) 883-1713

Direct: (706) 298-4705

Mobile: (706) 523-1165

www.troupcountyga.gov

From: Ricky Littlefield <rlittlefield@troupcountyga.gov>

Sent: Tuesday, March 31, 2026 9:05 AM

To: Rodney D. Evans <revans@troupcountyga.gov>

Cc: James Emery <jemery@troupcountyga.gov>

Subject: Training Center Pad

Good Morning

Below is a rough estimate of the cost to clear and pour the pad for the containers. I estimated a little high on the concrete pad size also the concrete landfill tipping fees . Another unknown is the total of the fees on the tree and brush debris. Maybe add another \$1000.00- \$ 2000.00 for this . Also like we talked about I would add at least another 20% at least . I did some calculating not shown and with the 2000.00 for brush and the 20% it would probably be safe to say the total would be around \$10,000.00± . This is probably real high though .

Concrete 3000 PSI 22 Cy @ 154.50/ CY =	\$ 3,399.00
Rock/GAB 30 Tn @ 33.70/ TN =	\$ 1,011.00
Concrete Framing 2X6X20 11 @ 20.48/ Ea =	\$ 225.28
Screws 3" 5 LB =	\$ 29.97
Landfill Tipping Fees	
C&D/ Concrete 30.00/ Tn @ 36 Tn =	\$ 1,080.00 ***
Trees/ Brush 20.00/ Tn @ (unknown)	-----
Total Estimate Minus Tree & Brush Fees =	\$ 5,745.25

Ricky Littlefield
Engineering Technician
Troup County Board of Commissioners
100 Sam Walker Drive
LaGrange, GA 30241
Office: (706) 883-1713
Fax: (706) 883-1607
www.troupcountyga.org



Overview



Legend

Address Numbers

 Parcels

 Roads

Parcel ID 0521 000184
 Class Code Exempt
 Taxing District 16 - LAGRANGE
 City LAGRANGE
 Acres 4.0

Owner TROUP COUNTY - FIRE STATION-HAMILTON RD
 100 RIDLEY AVE
 LAGRANGE, GA 30240
 Physical Address 2471 & HAMILTON RD
 Assessed Value Value \$1400860
 Land Value Value \$66000
 Improvement Value Value \$1314500
 Accessory Value Value \$20360

Last 2 Sales
 Date Price Reason Qual

(Note: Not to be used on legal documents)

Date created: 9/3/2025

Last Data Uploaded: 9/2/2025 10:50:45 PM

Developed by  **SCHNEIDER**
 GEOSPATIAL

Attachment: 2026 TCFD Burn Building (Construction of 2026 Burn Building)



TROUP COUNTY
GEORGIA

Troup County Government Center
LaGrange, GA 30240

SCHEDULED

AGENDA ITEM (ID # 4748)

Meeting: 05/05/26 05:00 PM

Department: LaGrange-Callaway Airport

Category: Resolution

Prepared By: Dexter Wells

Initiator: Dexter Wells

Sponsors:

DOC ID: 4748

Transfer of FAA Airport Improvement Program Entitlement Funds

Lagrange Callaway Airport is seeking authority to transfer it's Fiscal Year 2022 Entitlement Funds to an eligible receiving airport sponsor as approved by the FAA and coordinated by GDOT.

The Board hereby authorizes the waiver and transfer of AIP entitlement funds in the amount identified above to an eligible receiving airport sponsor, as approved by the FAA and coordinated through the Georgia Department of Transportation.

**A RESOLUTION AUTHORIZING THE TRANSFER OF FAA
AIRPORT IMPROVEMENT PROGRAM ENTITLEMENT FUNDS
AND RATIFYING RELATED ACTIONS**

(Troup County Resolution No: _____)

WHEREAS, Troup County, Georgia, is a sponsor of the LaGrange-Callaway Airport; and

WHEREAS, the Federal Aviation Administration (“FAA”) has apportioned certain Airport Improvement Program (“AIP”) entitlement funds to Troup County for the benefit of the LaGrange–Callaway Airport; and

WHEREAS, the FAA permits the transfer of such entitlement funds to another eligible public-use airport sponsor within the State of Georgia pursuant to 49 U.S.C. § 47117(c)(2); and

WHEREAS, it is in the best interest of Troup County to waive and transfer AIP entitlement funds in the amount of approximately \$150,000 (Fiscal Year 2022, Nonprimary) to an eligible receiving airport sponsor, as coordinated through the Georgia Department of Transportation;

NOW, THEREFORE, BE IT RESOLVED by the Troup County Board of Commissioners as follows:

1. **Authorization of Transfer:** The Board hereby authorizes the waiver and transfer of AIP entitlement funds in the amount identified above to an eligible receiving airport sponsor, as approved by the FAA and coordinated through the Georgia Department of Transportation.
2. **Authorization of Officials:** The County Manager, or his designee, is hereby authorized to execute all documents to effectuate the transfer of such entitlement funds, including FAA Form 5100-110 and any related agreements or certifications.

BE IT FURTHER RESOLVED that this Resolution shall become effective immediately.

Adopted this 5th day of May, 2026.

TROUP COUNTY BOARD OF COMMISSIONERS

By: _____
Patrick Crews, Chairman

Attest: _____
Valerie West, County Clerk

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.



U.S. Department
of Transportation
**Federal Aviation
Administration**

FAA Form 5100-110, Request for FAA Approval of Agreement for Transfer of Entitlements

Paperwork Reduction Act Burden Statement

A federal agency may not conduct or sponsor, and a person is not required to respond to, nor shall a person be subject to a penalty for failure to comply with a collection of information subject to the requirements of the Paperwork Reduction Act unless that collection of information displays a currently valid OMB Control Number. The OMB Control Number for this information collection is 2120-0569. Public reporting for this collection of information is estimated to be approximately 8 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, completing and reviewing the collection of information. All responses to this collection of information are required under 49 U.S.C. Section 47105 to retain a benefit and to meet the reporting requirements of 2 CFR 200. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden to: Information Collection Clearance Officer, Federal Aviation Administration, 10101 Hillwood Parkway, Fort Worth, TX 76177-1524.

Attachment: faa-form-5100-110-entitlement-transfer-2024 (Transfer of FAA Airport Improvement Program Entitlement Funds)



Request for FAA Approval of Agreement for Transfer of Entitlements

In accordance with 49 USC § 47117(c)(2),

Name of Transferring Sponsor: Troup County

hereby waives receipt of the following amount of funds apportioned to it under 49 USC § 47114(c) for

the: Name of Transferring Airport (and LOCID): LaGrange - Callaway Airport (LGC)

for each fiscal year listed below:

Entitlement Type (Passenger, Cargo or Nonprimary)	Fiscal Year	Amount
Nonprimary	2022	\$ 150,000.00
Total		\$ 150,000.00

The Federal Aviation Administration has determined that the waived amount will be made available to:

Name of Airport (and LOCID) Receiving Transferred Entitlements: ()

Name of Receiving Airport's Sponsor:

a public use airport in the same state or geographical areas as the transferring airport for eligible projects under 49 USC § 47104(a).

The waiver expires on the earlier of (date) or when the availability of apportioned funds lapses under 49 USC § 47117(b).

For the United States of America, Federal Aviation Administration:

Signature: _____

Name:

Title:

Date:



Troup County Government Center
LaGrange, GA 30240

Meeting: 05/05/26 05:00 PM
Department: Troup County Board of Commissioners
Category: Administration
Prepared By: Valerie West
Initiator: Eric Mosley
Sponsors:
DOC ID: 4740

SCHEDULED**AGENDA ITEM (ID # 4740)**

George Harris Baseball Complex - Parking Lot Expansion Project

The George Harris Baseball Complex needs additional parking spaces to accommodate the large crowds during the various Parks & Recreation leagues throughout the year and the weekend travel tournaments. Staff worked with Harris-Gray Engineering to design a new civil site plan for expanding the parking lot(s) at the Harris Complex with an additional 129 parking spaces within the existing facility (see attached site plan). The Overall Project Budget is \$xxx,xxx.xx (see attached budget). The project is scheduled to be completed during the summer months, prior to the Fall baseball season.

Staff recommends APPROVAL of the Overall Project Budget of \$xxx,xxx.xx and permission to move forward with the project.

Staff recommends APPROVAL of the Overall Project Budget of \$xxx,xxx.xx and permission to move forward with the project.

FINANCIAL IMPACT:

The project will be funded from the CIP - Capital Account.



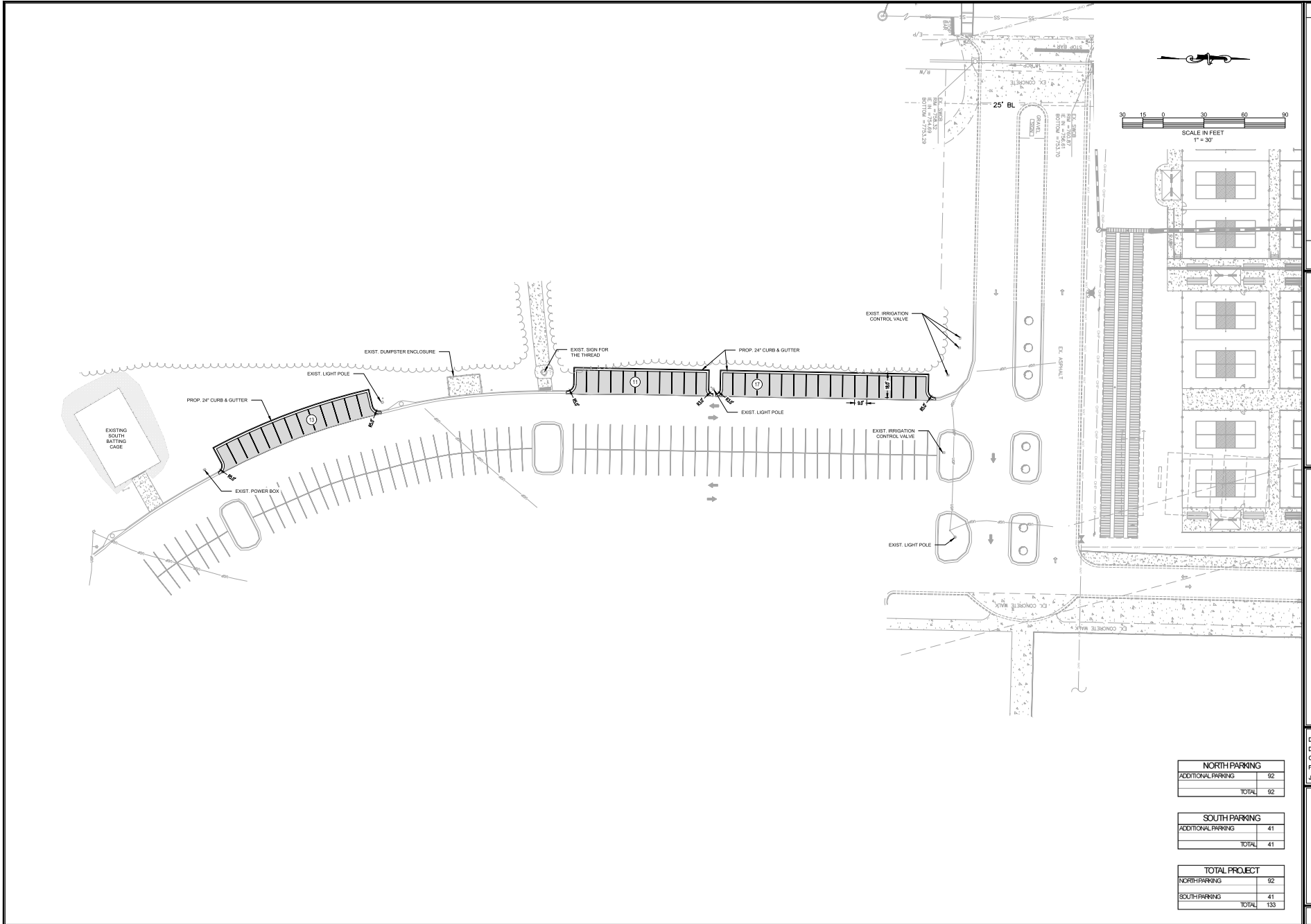
HARRIS GRAY, LLC
ENGINEERS • SURVEYORS • PLANNERS
CERTIFICATE OF AUTHORIZATION NO: PEF0005640
624 THIRD AVENUE • WEST POINT, GEORGIA 31833

GEORGE HARRIS COMPLEX
PARKING ADDITION

TE _____
AWN BY _____
KD BY _____
E NAME _____
B NO. _____



SHT. 03 OF



NORTH PARKING	
ADDITIONAL PARKING	92
TOTAL	92

SOUTH PARKING	
ADDITIONAL PARKING	41
TOTAL	41

TOTAL PROJECT	
NORTH PARKING	92
SOUTH PARKING	41
TOTAL	133

DATE _____
DRAWN BY _____
CHKD BY _____
FILE NAME _____
JOB NO. _____



SERVICE LEVEL: II
EXP. 03-07-2027

SHT. 06 OF 06

HARRIS GRAY, LLC
LANDSCAPE ARCHITECTS & PLANTISTS
100 THIRD AVENUE • WEST POINT, GEORGIA 31080
(770) 834-1111

GEORGE HARRIS COMPLEX
PARKING ADDITION
SOUTH PARKING



TROUP COUNTY
GEORGIA

Troup County Board of Commissioners

Troup County Government Center
LaGrange, GA 30240

SCHEDULED

AGENDA ITEM (ID # 4750)

5.E

Meeting: 05/05/26 05:00 PM
Department: Troup County Board of Commissioners
Category: Administration
Prepared By: Valerie West
Initiator: Eric Mosley
Sponsors:
DOC ID: 4750

Troup County Jail Infrastructure & Improvement Project Funding Request

Summery of Capital Items for Consideration

Jail

I. Food Service

1. Tilt Skillet		Replacement		\$27,440.00		Capital	
Total for Consideration: \$27,440 - CAPITAL							

\$27,440.00

II. Sheriff Office Admin Area

1. Front Lobby Floors	\$18,029.55		Capital	
2. Sheriff's Office Admin Floors	\$68,298.21		Capital	
3. Jail Admin Floors	\$26,494.24		Capital	
** Phone quote was given by LaGrange Floor Store at \$6.69/sq. ft. **				
Total for Consideration: \$112,822.00 - CAPITAL				

\$112,822.00

Summery of Capital Items for Consideration

III. Jail Improvement Projects

1	Cylinders, Hinges, Keys, Glass for doors, and Pull	Total Price is for parts and Supplies only. S.O. Maintenance team will install. (\$34,402.00)	\$45,322.00
	16 Door Locks - \$23,920.00		
	16 Lock Cylinders - \$4,880.00		
	23 Door Keys - \$966.00		
	57 Door Hinges - \$3,876.00		
	10 Pull Handles - \$760.00		
	6 Pieces of Door Glass - \$10,920.00	Glass Provided by LTR	
2	Cameral Additions and Replacements for the Troup County Sheriff's Office (to include 72 new camera's).	Bryant Electric will pull wire, install conduit, and mount the Cameras. (\$63,230.00)	\$203,806.00
		Lagrange I.T will install servers and switches (\$25,500.00) (Annual contract for \$25,500.00)	
		Cameras and supplies will be purchased by Troup County Purchasing. (\$115,076.00)	
3	Pass through door opening	Total Price is for parts and Supplies only. S.O. Maintenance team will install.	\$61,753.00
	SO1, SO2, & Med/Seg Front Door - \$2,996.00		
	Cell 705 (padded cell) - \$1,419.00		
	Unit H Cells - \$14,332.00		
	Unit L Cells - \$14,332.00		
	Unit K Cells - \$14,332.00		
	Unit M Cells - \$14,332.00		
4	Place A/C Controls on all units at the jail. So all Controls can be monitored from a computer. As of now there are no controls present.	Jackson Heating and Air to complete installation	\$98,500.00
5	Pod B Control Board & Components - \$97,800.00	Install will be completed by MTI.	\$273,900.00
	Pod C Control Board & Components - \$57,200.00		
	Booking, Central, and Med/Seg Control Boards & Components - \$118,900.00		
6	Switch out all T8 Bulbs and Ballast to LED Energy Efficient Bulbs / Type B	Bryant Electric will complete the change out.	\$73,297.00

Summery of Capital Items for Consideration

Total for Consideration (top priority) - \$756,578.00 - CAPITAL

7	Flush Controls for Units I, Med/Seg, SO1, and SO2 (\$5,600 a fixture)	Fosters Plumbing will be responsible for installing all Valves, Toilet/Sink Controls in Units I, Med/Seg, SO1, and SO2 (24 Cells). The Sheriff's Office Maintenance Staff will be responsible for suppling electricity to each pipe chase for the valves.	\$134,400.00
		Electrical for Plumbing Chases. The Sheriff's Office Maintenance Staff will install. Supplies will be from Home Depot.	\$3,306.62
8	Repour two-part Epoxy for all Shower Floors at the Jail	The Sheriff's Office Maintenance staff will be responsible for completing the project.	\$14,966.44
9	Replace Broken Glass in Pods A and B (14 Windows) (1,820.00 Ea.)	The Sheriff's Office Maintenance Staff will be responsible for replacing the windows.	\$25,480.00
10	Replace new Locks, Cylinders, Keys, and Hinges On Cell Doors for Unit H	The total price is for parts and supplies only. The Sheriff's Office Maintenance team will install all parts and supplies.	\$29,472.00
	16 Door Locks - \$23,920.00		
	16 Lock Cylinders - \$4,880.00		
	16 Door Keys - \$672.00		
11	Replace new Locks, Cylinders, Keys, and Hinges On Cell Doors for Unit L	The total price is for parts and supplies only. The Sheriff's Office Maintenance team will install all parts and supplies.	\$29,472.00
	16 Door Locks - \$23,920.00		
	16 Lock Cylinders - \$4,880.00		
	16 Door Keys - \$672.00		
12	Unit P Hot Water Heater (Currant one Leaking) Replace with Tankless Hot Water Heater	The Price includes Fosters plumbing running gas lines and install New tankless Hot Water heaters.	\$25,000.00
13	Unit Q Hot Water Heater (Currant one Leaking)	The Price includes Fosters plumbing running gas lines and install New tankless Hot Water	\$25,000.00

Summery of Capital Items for Consideration

13	Replace with Tankless Hot Water Heater	gas lines and install new tankless hot water heaters.	\$23,000.00
14	Exhaust vent Motors for Roof Top	Jackson Heating and Air will complete the Project	\$106,995.00
15	Install Razor wire in-between empty gaps on all perimeter fencing and add 4' Barb arms with razor wire on them.	Creative Fence Designs will complete all work	\$167,645.00
16	Install current security lights in Pod A and B Cells and Discard old light fixture	Bryant Security will be responsible for all work	\$50,400.00
17	Install new call boxes in all cells in Pod A	The Sheriff's Office Maintenance staff will be responsible for completing the project.	\$19,624.21
18	Install new call boxes in all cells in Pod B	The Sheriff's Office Maintenance staff will be responsible for completing the project.	\$5,069.71
19	Change Key pad out on entry gate with Badge Scanners	Bryant Security will be responsible for all work	\$5,343.51
20	Digital Full Body Security Screening System	Installed by Sheriff's Office Maintenance	\$169,085.00
<i>Total for Consideration (all together) - CAPITAL \$811,259.49</i>			

Annex

I. Annex Building Improvements

1	2 Annex Washing Machines	Install will be completed by South Eastern Laundry	\$35,700.00
<i>Total for Consideration - \$35,700.00 - CAPITAL</i>			

TOTAL ITEMS FOR CONSIDERATION FOR ALL PROJECTS - \$1,743,799.49 - CAPITAL

Summery of Capital Items for Consideration

Additional Items for Consideration for Next Years Budget

1	Tray Warmers	New Installation	\$64,681.14
2	Cell Guardian Camera be installed into Units H, I, and J	Cell Gaudian will be responsible for installation	\$169,440.00
3	Flush Controls for Units H and J (\$5,600 a fixture)	Fosters Plumbing will be responsible for installing all Valves, Toilet/Sink Controls in Units H and I (32 Cells). The Sheriff's Office Maintenance Staff will be responsible for suppling electricity to each pipe chase for the valves.	\$179,200.00
4	1 Annex Washing Machines	Install will be completed by South Eastern Laundry	\$17,850.00
5	Change over Booking Boilers to Tankless Hot Water Heaters	The Price includes Air Force replacing the Boilers with Tankless hot water heaters	\$55,000.00
<i>Total for Consideration for next years budget - \$431,171.14 - CAPITAL</i>			



TRUMP COUNTY SHERIFF'S OFFICE
130 SAM WALKER DRIVE
LAGRANGE, GEORGIA 30241
PHONE: 706-883-1616 CELL: 706-523-0254

May 4, 2026

To: Whom it may Concern

From: Deputy, B. L. Shirey

SUBJECT: Troup County Sheriff's Office Maintenance Budget Jail Item(s) Request
(FY 26/27)

All prices listed below are subject to increase (Most quotes are only good for 90 days).
Line Items that are in Red with an * should be a priority.

I. FOOD SERVICE

1. *Tilt Skillet

- a. The Tilt Skillet we now have in the kitchen is an old Tilt Skillet given to us from Coweta County in 2024 after they remodeled their kitchen. The Skillet was 10 years old when we received it. We are requesting that the Tilt Skillet be replaced this year.
- b. Installed will be completed by Deputy Shirey
- c. Cost - **\$27,440.00**

II. SHERIFF'S OFFICE ADMIN AREA

1. Sheriff's Office Floors

a. Front Lobby Floors

- i) The floors in the front lobby have VCT tiles that are coming up and breaking regularly. The tiles are replaced as they crack and break, but because of the fading of the old tile it gives a displeasing look to visitors when they come in the Lobby. We are requesting that the floor be replaced with Vinyl Laminated flooring. By switching the floor this will also limit the daily maintenance time needed for VCT, such as waxing and buffing, Giving our staff more time for other duties and responsibilities.
- ii) Cost for Lagrange Floor Store Installation: **\$18,029.55**

b. Sheriff's Office Admin Floors

- i) Our floors in the Sheriff's Office Administrative Area have carpet that is stained and faded. We are recommending the floor to be replaced with Vinyl laminate.
 - (a) Floors to be redone - Admin hallway, Front Admin Office and File Room, Probation Office, Both Lt. Admin, Server Room, Training Room and Office, CID Area and Offices, Sheriff's Office, Sheriff's Admin Ofc., Meeting Room, and Chief Deputy Office, Major Office, Conference Room, Break Room, Drug Task Force, Capt. Office, Patrol Office, Patrol Capt., Lt. Office, and Property Sgt.'s Office, Payroll Office.
- ii) Cost for Lagrange Floor Store Installation: **\$68,298.21**

c. Jail Admin Floors

- i) The floors in the Jail Administration Area's have carpet that is stained and faded or have VCT Tile that is coming up. We are requesting that the floor be replaced with Vinyl Laminated flooring. By switching the floor this will also limit the daily maintenance time needed for VCT, such as waxing and buffing, Giving our staff more time for other duties and responsibilities.
- ii) In addition to the Floors in the Towers, I would like to cover the stairs with tread plate Aluminum to save on maintenance and down time sanding and painting the stairs.
 - (a) Booking Bathroom, Store Call Office, Lt. Office, Break Room, Business Admin Office, Mental Health Office, Law Library, Pod A Tower (Top and Bottom), Pod B Tower (Top and Bottom), and Pod C Tower.

- d. Cost for Lagrange Floor Store Installation: **\$26,494.24**

2. Total Cost of Sheriff's Office Admin Area Improvements – \$112,822.00

III. JAIL IMPROVEMENT PROJECTS

1. *Replace Locks and Cylinder's in Unit M along with adding hinges, Glass to doors, and pull handles.

- a. Individual Breakdown for Doors.
 - i) Unit M 16 Electronic Locks - \$23,920.00
 - ii) Unit M 16 Cylinders - \$4,880.00
 - iii) 23 Single Keys - \$966.00
 - iv) 57 Door Hinges – \$3876.00
 - v) 10 Pull Handles - \$760.00
 - vi) 6 pieces of Glass for Doors – \$10,920.00
- b. Total: \$45,322.00

2. *Camera Additions

- a. We are in need of Cameras in more common areas of the jail along with replacement of analog cameras with blurred views. Along with common area cameras we are requesting cameras to be installed in all dorms. A total of 72 cameras are needed to give all staff the ability to view and/or review incidents, as they occur or for investigative reasons. Bryant Electric will pull all wire and install conduit. Troup County will provide Camera materiel, and Lagrange I.T. will install servers, Switches, and programing. We will also be signing a yearly Contract for \$25,500.00 with Lagrange I.T. for camera issues and general maintenance of our system. A map and a list of camera locations are attached.
- b. Cost of Project: \$203,806.00

3. *Pass Throw Door Openings – In different areas of the jail the only way to feed or pass an inmate items is to open the cell doors. In cells where the inmates are locked down for reasons such as being violent and/or for their safety, this is a big issue. We would like to add Pass throw door slots for all doors for high max and protective custody inmates. This will prevent Officers from having to fight with inmates in SO1 and SO2 along with keeping the Officers from opening the doors in protective custody units exposing them to other inmates and a potential risk. The quote is for parts and supplies for the Pass-thru kits. The Maintenance staff for the Sheriff's Office will Install all Door Pass-thru kits.

- a. Individual Breakdown of doors that need Pass-thru door slots.
 - i) Costs for SO1, SO2, and Med/Seg Front Door: \$2,996.00
 - ii) Cost for all Cells in Unit H (Protective Custody): \$14,332.00
 - iii) Cost for cell 705 (Padded Cell): \$1,419.00
 - iv) Unit L Cell Doors (High Max): \$14,332.00
 - v) Unit K Cells Doors (High Max): \$14,332.00
 - vi) Unit M Cells Doors (High Max): \$14,332.00
- b. Total Cost: \$61,753.00

4. ***A/C Controls for Jail**

- a. Our computer-controlled thermostats for the entire Sherriff's Office are obsolete, and we do not have the ability to adjust the temperature of the facility. Our heating and air systems are being overworked due to this. We're requesting that a computer-controlled thermostat be placed on all Heating and Cooling Systems at the Sheriff's Office. This would save on the wear and tear of our cooling systems and save on the cost of our Utility bills.
- b. Cost: **\$98,500.00**

5. *** Pod B, C, Med/Seg, Central, and Booking Control Boards** - Our Control Boards and their components in each Tower need replacing (with the exception to Pod A). Many of the replacement parts for the operating systems for the boards are obsolete and once they go out, we will not have a choice but to replace them. Below is a break down of the Cost of each area.

1	*Pod B Control Board and Components	Install will be completed By MTI	\$97,800.00
2	*Pod C Control Board and Components		\$57,200.00
3	*Booking, Central, and Med/Seg Control Boards and Components		\$118,900.00
Total cost for all Control Boards			\$273,900.00

- a. Total cost of replacing all Control Boards: **\$273,900.00**
6. ***Switch out all common T8 Light Bulbs and Ballast** – We are already in the process of changing all cell and reachable dorm lights to LED light fixtures, to further help with energy cost we would like to remove all glass T8 Bulbs and Ballast and replace them with energy efficient LED Tube lights. This will help with several problems. The first being no Glass in the facility because the new LED lights are made of plastic. The second being that the bulbs do not require Ballast that can be costly to replace and adds another component to require maintenance. The third and the most important being that the led bulb will use half as much power required to light the facility. The cost of the project should pay for itself within two years and save us money in the future. The total amount of Led bulbs needed for the entire facility is 17,200. Bryant Electric will be responsible for removing the ballast and installing the lights
- a. Total Cost: **\$73,297.00**

Total Cost of Priority Jail Improvement projects: \$756,578.00

7. **Flush and Sink Controls for Units I, Med/Seg, SO1, and SO2** – On all sinks inside the facility inmates can run the water in their cells as much as they would like, to include flushing their toilets. This results in some areas being flooded by inmates creating more work for the Officers and Maintenance staff. Along with the slip hazards associated with this, it's also a huge waste of water contributing to the higher cost of the facilities Utility Bill. We would like to have Foster's Plumbing install New Jail Toilet/Sink Controls to 24 of the cells in the facility. The Controls will limit the number of times the toilets can be flushed per hour. This will cut down on flooded areas creating a safer environment, while saving time for the officers and maintenance staff, and saving money on Utility Bills. Foster's Plumbing will be responsible for installing all Valves, Toilet/Sink Controls in Unit I, Med/Seg, SO1, and SO2 (24 Cells). The Sheriff's Office Maintenance Staff will be responsible for supplying electricity to all pipe chases.
- a. Total Cost from Foster's Plumbing: **\$134,400.00**
 - b. **Total Cost for Electrical Supplies: \$3,306.62**
8. **Repour Unit Shower Floors** – The Shower Floors and Base Board Inside the Units needs to be repoured. The Epoxy that was installed approximately 14 years ago is cracking and has exposed divots. The Sheriff's Office Maintenance staff will be responsible for completing the project.
- a. Total Cost: **\$14,966.44**
9. **Replace Glass for the front of the Units in Pod's A and B** - The inmates have damaged the glass in and around the units. The total count of the window is 14. The Sheriff's Office Maintenance Staff will be responsible for replacing the windows.
- a. Total Cost: **\$25,480.00**
10. **Locks and Cylinder's in Unit H**
- a. Unit H has 16 cells, some of the Cells don't have locks or cylinders in them and the ones that do, do not work electronically.
 - i) 16 Electronic Locks - \$23,920.00
 - ii) 16 Cylinders - \$4,880.00
 - iii) Single Keys - \$672.00
 - b. Total Cost: **\$29,472.00**
11. **Replace Locks and Cylinder's in Unit L**
- a. Unit L has 16 Cells, all locks have been abused, and we are constantly working on the locks.
 - i) 16 Electronic Locks - \$23,920.00
 - ii) 16 Cylinders - \$4,880.00
 - iii) Single Keys - \$672.00
 - b. Total Cost: **\$29,472.00**

12. Unit P

- a. The hot water heater has a hole in it and needs to be replaced.
 - i) Replace with Tankless Hot Water heaters and run new gas lines.
- b. Total Cost: **\$25,000.00**

13. Unit Q

- a. The hot water heater has a hole in it and needs to be replaced.
 - i) Replace with Tankless Hot Water heaters and run new gas lines.
- b. Total Cost: **\$25,000.00**

14. Exhaust Vents for Admin, Pods A and B

- a. None of the Exhaust vans on the roof work. To get them operational we need to replace all motors and Belts.
- b. Total Cost: **\$106,955.00**

15. Razor Wire for Perimeter Fence

- a. To harden the facility, we are requesting to add two rows of razor wire to the perimeter fence along with adding a 4 ft. arm leaning in with razor wire. Creative Fence Design will complete all work associated.
- b. Total Cost: **\$167,645.00**

16. Security Lights

- a. We are requesting that Bryant Electric install the security Lights in the Jail Cells and Day room area's.
- b. Total Cost: **\$50,400.00**

17. Call Boxes Pod A

- a. The call boxes in the facility are constantly being tampered with by the inmates in the cells. We are requesting to replace all call boxes in all cells in Pod A. All Call boxes will be installed behind the cell wall to ensure that the inmates can't tamper with them or rip the wire for them out of the wall.
- b. Total Cost: **\$19,624.21**

18. Call Boxes Pod B

- a. The call boxes in the facility are constantly being tampered with by the inmates in the cells. We are requesting to replace all call boxes in all cells in Pod B. All Call boxes will be installed behind the cell wall to ensure that the inmates can't tamper with them or rip the wire for them out of the wall.
- b. Total Cost: **\$5,069.71**

19. Entry Gate

- a. We are requesting to Change the key pad on the entry and Exit Gate. Bryant Electric will complete all associated work.
- b. Cost: 5,343.51

20. Jail Equipment / Digital Full Body Security Screening System

- a. We are requesting to install a Full body scanner to the Sheriff's Office to help harden the facility and to help keep all contraband out of the Jail.
- b. Cost: \$169,085.00

Total Cost of Consideration Improvement projects: \$811,259.49

I. ANNEX BUILDING IMPROVEMENTS

- 1. ***2 Washing Machines**— Three of the Dryers and two of the washing machines at the Annex are 22 years old and one dryer and 2 washing machines are 15 years old. At the moment two of the washing machines are working and three of the Dryers are working. All Laundry equipment has been in need of constant maintenance.
 - a. Total Cost – **\$35,700**

Total Cost of all Jail Improvement projects: \$1,743,799.49



TROUP COUNTY
GEORGIA

Troup County Government Center
LaGrange, GA 30240

SCHEDULED

AGENDA ITEM (ID # 4749)

Meeting: 05/05/26 05:00 PM
Department: Planning
Category: Public Hearing
Prepared By: Ruth West
Initiator: Ruth West
Sponsors:
DOC ID: 4749

Text Amendment - Final Draft - Data Centers and Crypto currency or Data Mining Facilities 3rd Reading - Vote Eligible

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

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 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:

(4) 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 forty (40) feet.
- (f) *Setbacks.*
- (i) All retention/detention pond(s) and Utility Substation(s) must be set back at least one thousand five hundred (1,500) linear feet from property lines of Sensitive Receptors.
 - (ii) Parking lots for campuses shall be set back at least one thousand five hundred (1500) 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) Where noise generated by the facility exhibits Low-Frequency or Tonal Noise at

the boundary of a property containing a Sensitive Receptor, a penalty of five (5) decibels shall be added to the measured or modeled CNEL value for purposes of determining compliance with subsections (1) and (2). A tone shall be deemed present when the sound pressure level in any one-third (1/3) octave band between 20 and 500 Hertz exceeds the average of the two adjacent bands by at least five (5) decibels.

(5) Testing of backup generators is limited to weekdays during the hours of 9:00 a.m. and 5:00 p.m.

(6) Use of backup generators that exceed the maximum sound levels is permitted during a power outage, backup generators are required to have an EPA rating of “Tier 4.”

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

(8) 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.

(9) The limitations of one thousand five hundred linear feet (1,500), 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.

(10) 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

Closed-Loop Cooling System: A water based cooling system designed for technology centers or industrial facilities that utilizes a sustainable, sealed circuit within pipes. It reduces water consumption and improves energy efficiency for high-density hardware.

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.

L

Low-Frequency or Tonal Noise. Sound that contains a clearly audible, discrete hum, whine, or similar tone, typically in the frequency range of 20 to 500 Hertz.

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.

Troup County Board of Commissioners



TROUP COUNTY
GEORGIA

Troup County Government Center
LaGrange, GA 30240

SCHEDULED

AGENDA ITEM (ID # 4735)

Meeting: 05/05/26 05:00 PM
Department: Building & Zoning
Category: Beer & Wine License
Prepared By: Ruth West
Initiator: Ruth West
Sponsors:
DOC ID: 4735

**Beer & Wine License Application - Nimeshkumar Patel -
Brahmanand LLC - 1748 Vernon Rd (0613C000037) 1st
Reading - Vote Eligible**

Nimeshkumar Patel
Brahmanand LLC
Dba Amaco LaGrange

Nimeshkumar Patel, the new owner / manager of the convenience store located at 1748 Vernon Rd is requesting approval of a license to sell Retail Packaged Malt Beverage & Wine. A Business License / Occupational Tax Certificate was issued to Mr. Patel on 04/10/2026.

The zoning of the parcel is Limited Commercial.

The staff reviewed the application and recommends approval.

Troup County Board of Commissioners



TROUP COUNTY
GEORGIA

Community Development
100 Ridley Avenue
LaGrange, GA 30240
Telephone: (706) 883-1650
Fax: (706) 883-1653



TROUP COUNTY
GEORGIA

Malt Beverage & Wine / Distilled Spirits Pouring License Application Form

New: ☒

Renewal: ☐

☒ BOC Administrative Fee: \$300

Receipt #: ...5eb2852

By: K. Patterson

Check type of license applying for below:

☒ Retail Package License: Malt Beverages (\$500.00) + Wine (\$400.00)

Retail Pouring License: Malt Beverages (\$500.00) + Wine (\$400.00)

Retail Pouring License: Distilled Spirits (\$2,000.00)

Wholesale Distributors License: Malt Beverages (\$500.00) + Wine (\$500.00)

Alcoholic Beverage Catering License: Malt Beverages & Wine (\$100.00 Total)

Farm Winery License: Operating Premises (\$200.00) + Tasting Rooms (\$100.00 per Room)

Farm Winery Retail Package License: Malt Beverages (\$50.00) + Wine (\$50.00)

Farm Winery Retail Pouring License: Malt Beverages (\$50.00) + Wine (\$50.00)

Business Information

Business Legal Name: BRAHMANAND LLC

DBA / Trade Name: Amaco LaGrange

Business Type

Sole Proprietor

Partnership

Corporation

LLC ☒

Other

Business Physical Location

Address: 1748 VERNON RD

City: LAGRANGE

State: GA

Zip: 30240

Phone: 773 803 0905

Assessor Parcel Number (APN): 0613C000037

Do you Rent or Own this location? RENT

Applicant: Owner ☒ Manager ☐

Mailing Address (if different)

Address:

City:

State:

Zip:

Contact Name:

Contact Phone:

Contact Email: BRAHMANAND@100764

Business Owner

IF THIS IS A RENEWAL, DO NOT COMPLETE THE HIGHLIGHTED AREAS

Name: NIMESHKUMAR PATEL

Address:

City:

☒

State:

Zip:

Phone:

Email:

Social Security Number:

Date of Birth:

Are you 25 years of age or older: YES

Are you a U.S. citizen? YES

Are you a resident of the State of Georgia? YES

How many years and months? 8 YEARS

Other residence in the past 2 years:

Name:

Address:

City:

State:

Zip:

Phone:

Email:

Social Security Number:

Date of Birth:

Are you 25 years of age or older:

Are you a U.S. citizen?

Are you a resident of the State of Georgia?

How many years and months?

Other residence in the past 2 years:

Applicant: Occupations for the last 2 years:

Company:

Supervisor:

Date:

Company:

Supervisor:

Date:

List any other individuals or firms owning any interest in or receiving funds from the operation of this business:

Name

Address

Social Security Number

Owner(s) / Applicant: NIMESHKUMAR PATEL

Have you ever applied for a License to Sell Malt Beverages and/or Wine and you were denied, suspended, or revoked? If yes, submit all details: NO

Have you ever been convicted of any felony offenses during the past ten (10) years? If yes, submit all details: NO

Have you ever been convicted of any misdemeanor offenses during the past ten (10) years? If yes, submit all details: NO

APPLICANT'S SWORN STATEMENT OF QUALIFICATIONS

I, NIMESHKUMAR PATEL, (applicant's name) have received a copy of Chapter 6 (Alcoholic Beverages) from the Troup County Code of Ordinances. I have read, understood, and I will abide by all sections of Chapter 6 (Alcoholic Beverages) from the Troup County Code of Ordinances. I am also familiar with the State of Georgia and Federal Laws and/or Regulations governing the sale of malt beverages and/or wine.

I, NIMESHKUMAR PATEL, (applicant's name) being duly sworn according to the law, do swear that the facts and information stated by me in the above and foregoing answers to questions are true, and no false or fraudulent statement is made herein, and such answers were made in order to procure the granting of such a license to sell malt beverages and/or wine.

I, NIMESHKUMAR PATEL, (applicant's name) shall furnish a complete set of fingerprints for obtaining a criminal history records background check, covering the previous ten (10) years from the date of the application, as part of the application process. I acknowledge that I have received a copy of, read, and, understood all sections of the Applicant's Privacy Rights, the Privacy Act Statement, and the Applicant Privacy Notification Policy.

Owner / Agent Signature

I certify that I am the Owner / Agent of this business and that all information provided, as part of the application, is true and correct.

Signature of Owner / Agent: [Signature]

Date: 04/17/26

Sworn to and subscribed before me this 19th day of April, 2026

Notary Public: Ruth West

My Commission Expires: 1/1/2030

Office Use Only Below (New Applications only)

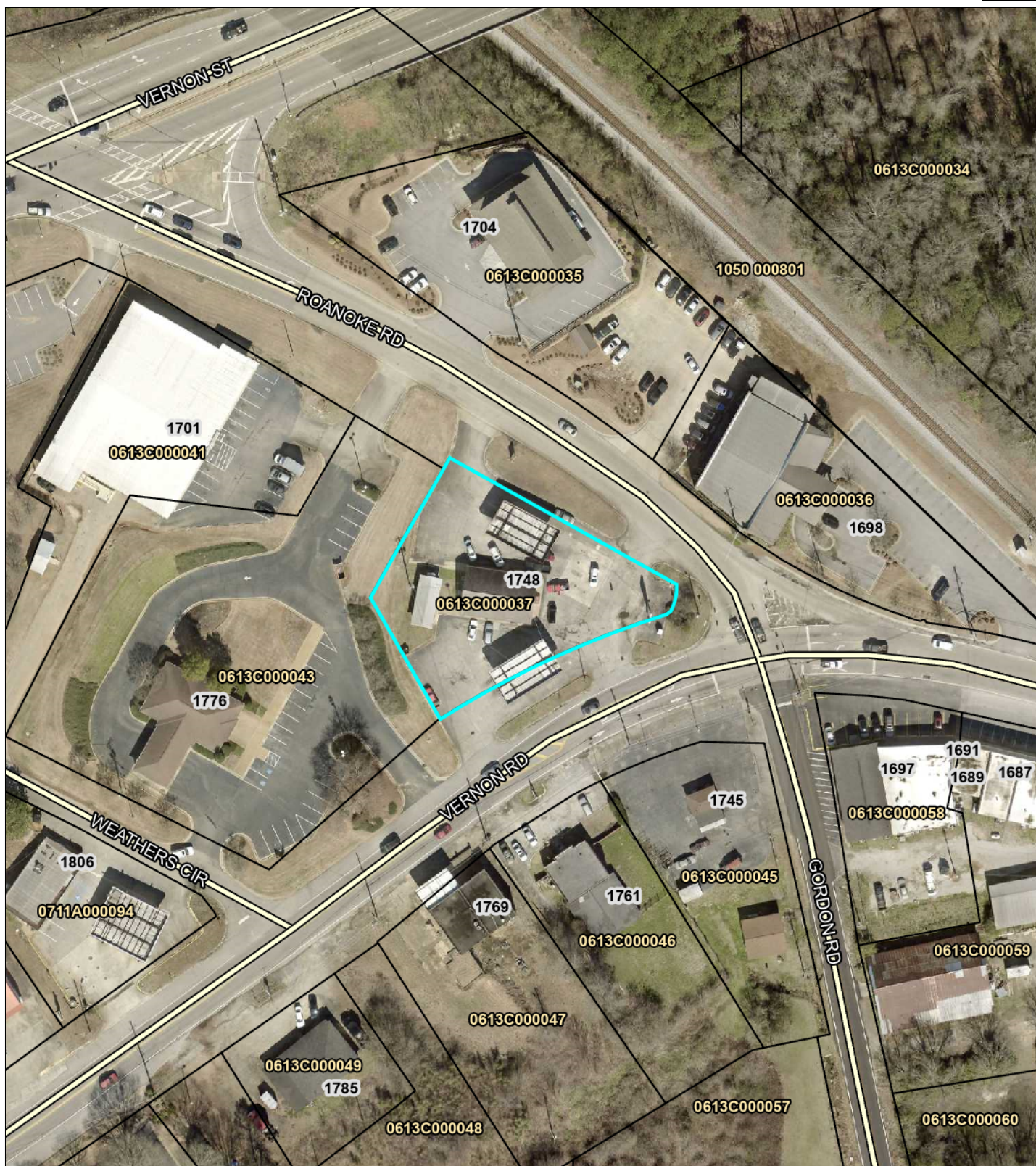
DISTANCE REQUIREMENTS CERTIFICATION

The entire business premises is beyond 100 yards from the property line of any church? Yes

The entire business premises is beyond 200 yards from the property line of any school/college? Yes

The entire business premises is beyond 100 yards from the property line of any rehab center? Yes

Community Development Director Designee		Print: <u>Ruth West</u>	Signature: <u>[Signature]</u>
BOC	Date:	☐ Approve ☐ Deny	Vote: <u>/</u>
CHAIRMAN			



Parcel ID 0613C000037
Class Code Commercial
Taxing District 01 - UNINCORPORATED TROUP
City UNINCORPORATED TROUP
Acres 0.67

Owner YASHVASIN LLC
 2327 KESGROVE WAY
 BUFORD, GA 30518
Physical Address 1748 VERNON RD
Assessed Value Value \$639200
Land Value Value \$201000
Improvement Value Value \$318100
Accessory Value Value \$120100

Last 2 Sales

Date	Price	Reason	Qual
1/23/2015		QC	U
1/23/2015	\$275000	FM	Q

(Note: Not to be used on legal documents)

Linked Personal Property

[7955 | 0613C000037](#)
[34552 | 0613C000037](#)

Summary

Parcel Number 0613C000037
 Location Address 1748 VERNON RD
 Legal Description 1748 VERNON RD/ W M NEWSOME EST S/D LL 9
 (Note: Not to be used on legal documents)
 Class C3-Commercial
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning 01-LC
 Tax District 01 - UNINCORPORATED TROUP (District 01)
 Millage Rate 27.273
 Acres 0.67
 Neighborhood Troup County Commercial / Industrial District (TCOMM)
 Homestead Exemption No (S0)
 Landlot/District N/A / 6
 Subdivision/Lot/Blk/Sec/Phase WM Newsome / 19 / A / - / -

[View Map](#)



Owner

YASHVASIN LLC
 2327 KESGROVE WAY
 BUFORD, GA 30518

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Commercial	AC - 300000.00	Acres	29,185	0	0	0.67	0

Commercial Improvement Information

Description Mini M Convenience Store-4
 Value \$318,100
 Actual Year Built 1983
 Effective Year Built 2015
 Square Feet 1456
 Wall Height 12
 Wall Frames
 Exterior Wall Tilt-Up Concrete
 Roof Cover Composition
 Interior Walls Glazed Tile
 Floor Construction
 Floor Finish Terrazzo
 Ceiling Finish Panel
 Lighting
 Heating
 Number of Buildings 1

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
* C-Asphalt Paving-2"-Avg	1995	0x0 / 6500	1	\$26,300
* C-Canopy / Gas Station	1995	48x28 / 0	2	\$91,900
Utility / Frame / Avg	1984	37x12 / 0	0	\$1,900

Permits

Permit Date	Permit Number	Type	Description
05/20/2024	1443	SIGN	SIGN \$90,000

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
1/23/2015	1775 489		\$0	Quit Claim	PATEL HETAL	YASHVASIN LLC
1/23/2015	1775 282		\$275,000	Fair Market Sale	PATEL PREXA	PATEL HETAL
8/13/2014	1763 561		\$0	Quit Claim	PATEL BIPIN	PATEL PREXA
3/20/2013	1694 63		\$150,000	Estate	DARDEN H R FAMILY TRUST	PATEL PREXA & BIPIN
12/4/1997	778 740		\$0	Non Fair Market Sale	H R DARDEN	DARDEN H R FAMILY TRUST
6/14/1994	667 491		\$0	DeltaReason NQ		H R DARDEN
3/1/1987	487 157		\$0	Non Fair Market Sale		

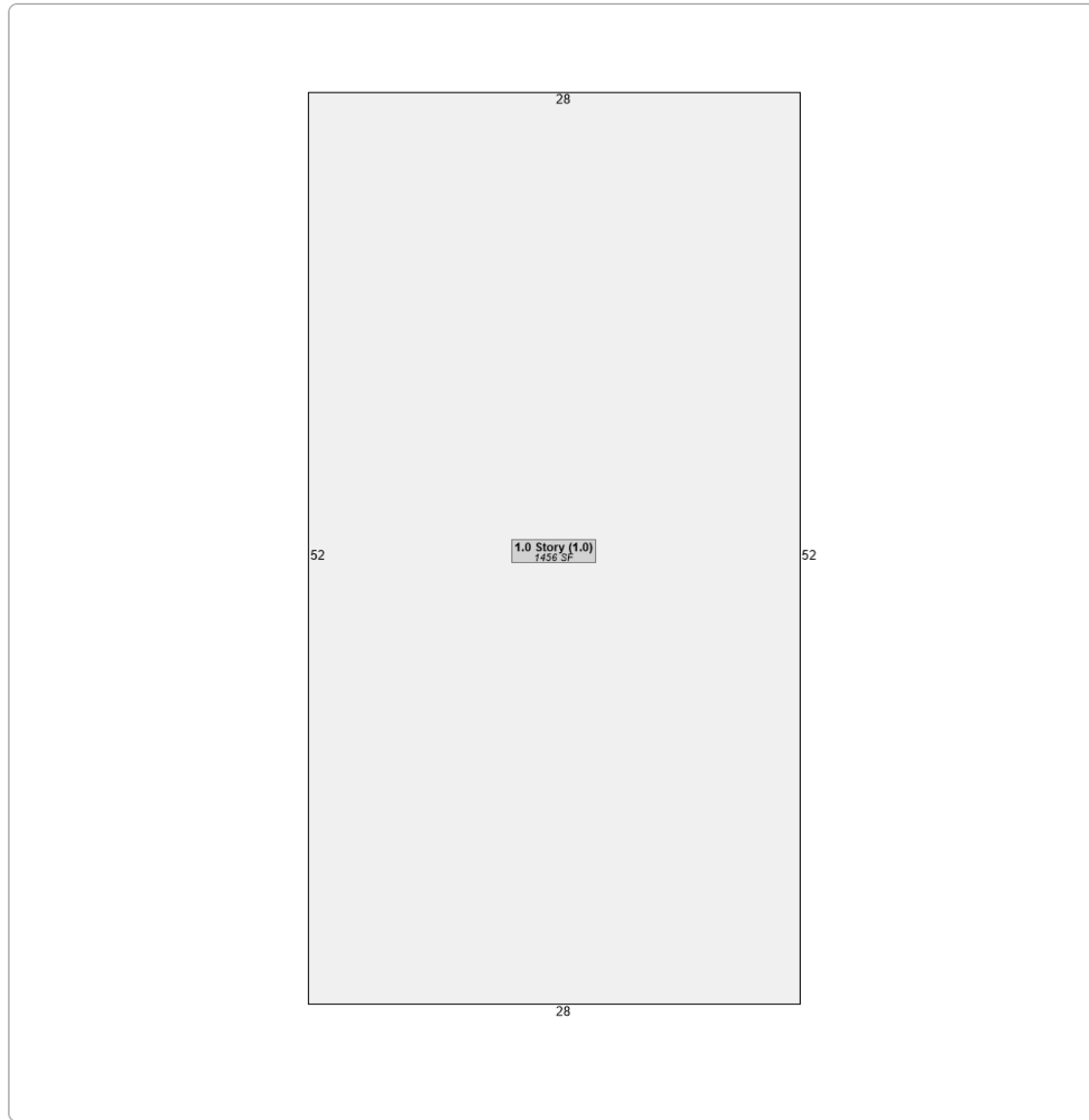
Valuation

	2025	2024	2023	2022	2021
Previous Value	\$476,800	\$435,900	\$435,900	\$406,200	\$406,200
Land Value	\$201,000	\$201,000	\$201,000	\$201,000	\$201,000
+ Improvement Value	\$318,100	\$222,200	\$175,400	\$175,400	\$138,300
+ Accessory Value	\$120,100	\$53,600	\$59,500	\$59,500	\$66,900
= Current Value	\$639,200	\$476,800	\$435,900	\$435,900	\$406,200

Photos



Sketches



Tax Detail

Tax Type	Description	Asmt Pct	Cov Exempt	HS Exempt	Millage	Est Tax
1	STATE	0.4				\$0.00
2	COUNTY M&O	0.4			9.702	\$2,480.61
4	SCHOOLS M&O	0.4			17.35	\$4,436.05
10	COUNTY DEBT SERVICE	0.4			0.221	\$56.51
Total Est Tax						\$6,973.17

No data available for the following modules: Assessment Appeals Process, Rural Land, Conservation Use Rural Land, Residential Improvement Information, Mobile Homes, Prebill Mobile Homes.

The Troup County Board of Assessors makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. Sales information is updated each month. All other data is subject to change.

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 4/27/2026, 10:38:39 PM

Contact Us

Developed by
 **SCHNEIDER**
 GEOSPATIAL



Parcel ID 0613C000037
 Class Code Commercial
 Taxing District 01 - UNINCORPORATED TROUP
 City UNINCORPORATED TROUP
 Acres 0.67

Owner YASHVASIN LLC
 2327 KESGROVE WAY
 BUFORD, GA 30518
 Physical Address 1748 VERNON RD
 Assessed Value Value \$639200
 Land Value Value \$201000
 Improvement Value Value \$318100
 Accessory Value Value \$120100

Last 2 Sales		Reason	Qual
Date	Price		
1/23/2015		QC	U
1/23/2015	\$275000	FM	Q

(Note: Not to be used on legal documents)



Home Occupation - Parmer - 340 Abbottsford Rd (APN 0893 000017A) 1st Reading - Vote Eligible

Approval of a Home Occupation Certificate to operate a "Wild Game Processing" business on a 41.40-acre parcel located in a Lakeside Residential (LR) zone.

The BOZAPC approved the application 4-0.

HISTORY:

04/09/26 Board of Zoning Appeals & Planning Commission APPROVED

*Ruth West presented relevant information.

*The board asked how large the building for the home occupation would be, and the plans for the building.

*Philip Parmer presented information in support of the application.

*Joe Cameron made the motion and Lee Washam seconded, and the board voted unanimously to approve the application.

Home Occupation Certificate Application



TROUP COUNTY
GEORGIA

Community Development
100 Ridley Ave, Suite 1300
LaGrange, GA 30240

Phone: (706) 883-1650 Fax: (706) 883-1653



TROUP COUNTY
GEORGIA

Case #	Fee Paid \$	Application Date	Receipt #/By
HO-	☐ Review: \$100.00 ☒ BOC: \$300.00	2-23-26	# 1639 / KP

Please read the following and attached materials before applying.

DISCLAIMER: A Home Occupation Certificate or associated Business License does not usurp any applicable covenants, lease agreements, local, state or federal laws or regulations associated with the occupation. Before you apply, please read the list of all pre-approved and prohibited Home Occupations, as well as the regulations for each zoning district where the business is to be located. Home Occupation Business License Certificate Records are valid only for the approved location and are not transferable to other locations. The information provided must be confirmed by current Property Records maintained by the Troup County Property Appraisal Office.

APPLICANT INFORMATION

Applicant's Name	Mailing Address	City/State/Zip	Phone #
Philip Farmer	340 Abbottsford Rd	LaGrange GA 30240	706 957 6435
Business Name	Business Description:	Employees	
Abbottsford Farm	Deer Processing	# living in home: 2 # living off site: 0	

SUBJECT PROPERTY INFORMATION

Assessor Parcel Number	Street Address (street name if no address)	City/Zip	# Acres
089-30-000-17A	Same		
Total Square Feet	Sq. Ft. for HO	If rented, provide the owner's name and mailing address below (Owner must sign or authorize property use for business)	
1440			
Property Owner's Name	Mailing Address	City/St/Zip	Phone
Same	Same		
Zoning District	Present Use	Have you checked for covenants?	Do you reside in home?
LR	Residential	☐ Yes ☒ No	☒ Yes ☐ No

Zoning & Use of Adjacent Properties

North	South	East	West
LR / Residential	LR / Residential	LR / Residential	LR / Residential
Accessory buildings to be used, if any and Sq. Ft:		Business Vehicles	
1440		Vehicle: Weight:	
		Vehicle: Weight:	

List any required Licenses	Are sales involved?	GA Sales Tax Certificate?	Any other Businesses Operated at address?
	☐ Yes ☒ No	☐ Yes ☒ No	Yes ☐ No ☒
Do you presently hold required licenses: ☐ Yes ☒ No		If yes, how many? ☐ 0 ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ 6 ☐ 7 ☐ 8 ☐ 9 ☐ 10 ☐ 11 ☐ 12 ☐ 13 ☐ 14 ☐ 15 ☐ 16 ☐ 17 ☐ 18 ☐ 19 ☐ 20 ☐ 21 ☐ 22 ☐ 23 ☐ 24 ☐ 25 ☐ 26 ☐ 27 ☐ 28 ☐ 29 ☐ 30 ☐ 31 ☐ 32 ☐ 33 ☐ 34 ☐ 35 ☐ 36 ☐ 37 ☐ 38 ☐ 39 ☐ 40 ☐ 41 ☐ 42 ☐ 43 ☐ 44 ☐ 45 ☐ 46 ☐ 47 ☐ 48 ☐ 49 ☐ 50 ☐ 51 ☐ 52 ☐ 53 ☐ 54 ☐ 55 ☐ 56 ☐ 57 ☐ 58 ☐ 59 ☐ 60 ☐ 61 ☐ 62 ☐ 63 ☐ 64 ☐ 65 ☐ 66 ☐ 67 ☐ 68 ☐ 69 ☐ 70 ☐ 71 ☐ 72 ☐ 73 ☐ 74 ☐ 75 ☐ 76 ☐ 77 ☐ 78 ☐ 79 ☐ 80 ☐ 81 ☐ 82 ☐ 83 ☐ 84 ☐ 85 ☐ 86 ☐ 87 ☐ 88 ☐ 89 ☐ 90 ☐ 91 ☐ 92 ☐ 93 ☐ 94 ☐ 95 ☐ 96 ☐ 97 ☐ 98 ☐ 99 ☐ 100 ☐ 101 ☐ 102 ☐ 103 ☐ 104 ☐ 105 ☐ 106 ☐ 107 ☐ 108 ☐ 109 ☐ 110 ☐ 111 ☐ 112 ☐ 113 ☐ 114 ☐ 115 ☐ 116 ☐ 117 ☐ 118 ☐ 119 ☐ 120 ☐ 121 ☐ 122 ☐ 123 ☐ 124 ☐ 125 ☐ 126 ☐ 127 ☐ 128 ☐ 129 ☐ 130 ☐ 131 ☐ 132 ☐ 133 ☐ 134 ☐ 135 ☐ 136 ☐ 137 ☐ 138 ☐ 139 ☐ 140 ☐ 141 ☐ 142 ☐ 143 ☐ 144 ☐ 145 ☐ 146 ☐ 147 ☐ 148 ☐ 149 ☐ 150 ☐ 151 ☐ 152 ☐ 153 ☐ 154 ☐ 155 ☐ 156 ☐ 157 ☐ 158 ☐ 159 ☐ 160 ☐ 161 ☐ 162 ☐ 163 ☐ 164 ☐ 165 ☐ 166 ☐ 167 ☐ 168 ☐ 169 ☐ 170 ☐ 171 ☐ 172 ☐ 173 ☐ 174 ☐ 175 ☐ 176 ☐ 177 ☐ 178 ☐ 179 ☐ 180 ☐ 181 ☐ 182 ☐ 183 ☐ 184 ☐ 185 ☐ 186 ☐ 187 ☐ 188 ☐ 189 ☐ 190 ☐ 191 ☐ 192 ☐ 193 ☐ 194 ☐ 195 ☐ 196 ☐ 197 ☐ 198 ☐ 199 ☐ 200 ☐ 201 ☐ 202 ☐ 203 ☐ 204 ☐ 205 ☐ 206 ☐ 207 ☐ 208 ☐ 209 ☐ 210 ☐ 211 ☐ 212 ☐ 213 ☐ 214 ☐ 215 ☐ 216 ☐ 217 ☐ 218 ☐ 219 ☐ 220 ☐ 221 ☐ 222 ☐ 223 ☐ 224 ☐ 225 ☐ 226 ☐ 227 ☐ 228 ☐ 229 ☐ 230 ☐ 231 ☐ 232 ☐ 233 ☐ 234 ☐ 235 ☐ 236 ☐ 237 ☐ 238 ☐ 239 ☐ 240 ☐ 241 ☐ 242 ☐ 243 ☐ 244 ☐ 245 ☐ 246 ☐ 247 ☐ 248 ☐ 249 ☐ 250 ☐ 251 ☐ 252 ☐ 253 ☐ 254 ☐ 255 ☐ 256 ☐ 257 ☐ 258 ☐ 259 ☐ 260 ☐ 261 ☐ 262 ☐ 263 ☐ 264 ☐ 265 ☐ 266 ☐ 267 ☐ 268 ☐ 269 ☐ 270 ☐ 271 ☐ 272 ☐ 273 ☐ 274 ☐ 275 ☐ 276 ☐ 277 ☐ 278 ☐ 279 ☐ 280 ☐ 281 ☐ 282 ☐ 283 ☐ 284 ☐ 285 ☐ 286 ☐ 287 ☐ 288 ☐ 289 ☐ 290 ☐ 291 ☐ 292 ☐ 293 ☐ 294 ☐ 295 ☐ 296 ☐ 297 ☐ 298 ☐ 299 ☐ 300 ☐ 301 ☐ 302 ☐ 303 ☐ 304 ☐ 305 ☐ 306 ☐ 307 ☐ 308 ☐ 309 ☐ 310 ☐ 311 ☐ 312 ☐ 313 ☐ 314 ☐ 315 ☐ 316 ☐ 317 ☐ 318 ☐ 319 ☐ 320 ☐ 321 ☐ 322 ☐ 323 ☐ 324 ☐ 325 ☐ 326 ☐ 327 ☐ 328 ☐ 329 ☐ 330 ☐ 331 ☐ 332 ☐ 333 ☐ 334 ☐ 335 ☐ 336 ☐ 337 ☐ 338 ☐ 339 ☐ 340 ☐ 341 ☐ 342 ☐ 343 ☐ 344 ☐ 345 ☐ 346 ☐ 347 ☐ 348 ☐ 349 ☐ 350 ☐ 351 ☐ 352 ☐ 353 ☐ 354 ☐ 355 ☐ 356 ☐ 357 ☐ 358 ☐ 359 ☐ 360 ☐ 361 ☐ 362 ☐ 363 ☐ 364 ☐ 365 ☐ 366 ☐ 367 ☐ 368 ☐ 369 ☐ 370 ☐ 371 ☐ 372 ☐ 373 ☐ 374 ☐ 375 ☐ 376 ☐ 377 ☐ 378 ☐ 379 ☐ 380 ☐ 381 ☐ 382 ☐ 383 ☐ 384 ☐ 385 ☐ 386 ☐ 387 ☐ 388 ☐ 389 ☐ 390 ☐ 391 ☐ 392 ☐ 393 ☐ 394 ☐ 395 ☐ 396 ☐ 397 ☐ 398 ☐ 399 ☐ 400 ☐ 401 ☐ 402 ☐ 403 ☐ 404 ☐ 405 ☐ 406 ☐ 407 ☐ 408 ☐ 409 ☐ 410 ☐ 411 ☐ 412 ☐ 413 ☐ 414 ☐ 415 ☐ 416 ☐ 417 ☐ 418 ☐ 419 ☐ 420 ☐ 421 ☐ 422 ☐ 423 ☐ 424 ☐ 425 ☐ 426 ☐ 427 ☐ 428 ☐ 429 ☐ 430 ☐ 431 ☐ 432 ☐ 433 ☐ 434 ☐ 435 ☐ 436 ☐ 437 ☐ 438 ☐ 439 ☐ 440 ☐ 441 ☐ 442 ☐ 443 ☐ 444 ☐ 445 ☐ 446 ☐ 447 ☐ 448 ☐ 449 ☐ 450 ☐ 451 ☐ 452 ☐ 453 ☐ 454 ☐ 455 ☐ 456 ☐ 457 ☐ 458 ☐ 459 ☐ 460 ☐ 461 ☐ 462 ☐ 463 ☐ 464 ☐ 465 ☐ 466 ☐ 467 ☐ 468 ☐ 469 ☐ 470 ☐ 471 ☐ 472 ☐ 473 ☐ 474 ☐ 475 ☐ 476 ☐ 477 ☐ 478 ☐ 479 ☐ 480 ☐ 481 ☐ 482 ☐ 483 ☐ 484 ☐ 485 ☐ 486 ☐ 487 ☐ 488 ☐ 489 ☐ 490 ☐ 491 ☐ 492 ☐ 493 ☐ 494 ☐ 495 ☐ 496 ☐ 497 ☐ 498 ☐ 499 ☐ 500 ☐ 501 ☐ 502 ☐ 503 ☐ 504 ☐ 505 ☐ 506 ☐ 507 ☐ 508 ☐ 509 ☐ 510 ☐ 511 ☐ 512 ☐ 513 ☐ 514 ☐ 515 ☐ 516 ☐ 517 ☐ 518 ☐ 519 ☐ 520 ☐ 521 ☐ 522 ☐ 523 ☐ 524 ☐ 525 ☐ 526 ☐ 527 ☐ 528 ☐ 529 ☐ 530 ☐ 531 ☐ 532 ☐ 533 ☐ 534 ☐ 535 ☐ 536 ☐ 537 ☐ 538 ☐ 539 ☐ 540 ☐ 541 ☐ 542 ☐ 543 ☐ 544 ☐ 545 ☐ 546 ☐ 547 ☐ 548 ☐ 549 ☐ 550 ☐ 551 ☐ 552 ☐ 553 ☐ 554 ☐ 555 ☐ 556 ☐ 557 ☐ 558 ☐ 559 ☐ 560 ☐ 561 ☐ 562 ☐ 563 ☐ 564 ☐ 565 ☐ 566 ☐ 567 ☐ 568 ☐ 569 ☐ 570 ☐ 571 ☐ 572 ☐ 573 ☐ 574 ☐ 575 ☐ 576 ☐ 577 ☐ 578 ☐ 579 ☐ 580 ☐ 581 ☐ 582 ☐ 583 ☐ 584 ☐ 585 ☐ 586 ☐ 587 ☐ 588 ☐ 589 ☐ 590 ☐ 591 ☐ 592 ☐ 593 ☐ 594 ☐ 595 ☐ 596 ☐ 597 ☐ 598 ☐ 599 ☐ 600 ☐ 601 ☐ 602 ☐ 603 ☐ 604 ☐ 605 ☐ 606 ☐ 607 ☐ 608 ☐ 609 ☐ 610 ☐ 611 ☐ 612 ☐ 613 ☐ 614 ☐ 615 ☐ 616 ☐ 617 ☐ 618 ☐ 619 ☐ 620 ☐ 621 ☐ 622 ☐ 623 ☐ 624 ☐ 625 ☐ 626 ☐ 627 ☐ 628 ☐ 629 ☐ 630 ☐ 631 ☐ 632 ☐ 633 ☐ 634 ☐ 635 ☐ 636 ☐ 637 ☐ 638 ☐ 639 ☐ 640 ☐ 641 ☐ 642 ☐ 643 ☐ 644 ☐ 645 ☐ 646 ☐ 647 ☐ 648 ☐ 649 ☐ 650 ☐ 651 ☐ 652 ☐ 653 ☐ 654 ☐ 655 ☐ 656 ☐ 657 ☐ 658 ☐ 659 ☐ 660 ☐ 661 ☐ 662 ☐ 663 ☐ 664 ☐ 665 ☐ 666 ☐ 667 ☐ 668 ☐ 669 ☐ 670 ☐ 671 ☐ 672 ☐ 673 ☐ 674 ☐ 675 ☐ 676 ☐ 677 ☐ 678 ☐ 679 ☐ 680 ☐ 681 ☐ 682 ☐ 683 ☐ 684 ☐ 685 ☐ 686 ☐ 687 ☐ 688 ☐ 689 ☐ 690 ☐ 691 ☐ 692 ☐ 693 ☐ 694 ☐ 695 ☐ 696 ☐ 697 ☐ 698 ☐ 699 ☐ 700 ☐ 701 ☐ 702 ☐ 703 ☐ 704 ☐ 705 ☐ 706 ☐ 707 ☐ 708 ☐ 709 ☐ 710 ☐ 711 ☐ 712 ☐ 713 ☐ 714 ☐ 715 ☐ 716 ☐ 717 ☐ 718 ☐ 719 ☐ 720 ☐ 721 ☐ 722 ☐ 723 ☐ 724 ☐ 725 ☐ 726 ☐ 727 ☐ 728 ☐ 729 ☐ 730 ☐ 731 ☐ 732 ☐ 733 ☐ 734 ☐ 735 ☐ 736 ☐ 737 ☐ 738 ☐ 739 ☐ 740 ☐ 741 ☐ 742 ☐ 743 ☐ 744 ☐ 745 ☐ 746 ☐ 747 ☐ 748 ☐ 749 ☐ 750 ☐ 751 ☐ 752 ☐ 753 ☐ 754 ☐ 755 ☐ 756 ☐ 757 ☐ 758 ☐ 759 ☐ 760 ☐ 761 ☐ 762 ☐ 763 ☐ 764 ☐ 765 ☐ 766 ☐ 767 ☐ 768 ☐ 769 ☐ 770 ☐ 771 ☐ 772 ☐ 773 ☐ 774 ☐ 775 ☐ 776 ☐ 777 ☐ 778 ☐ 779 ☐ 780 ☐ 781 ☐ 782 ☐ 783 ☐ 784 ☐ 785 ☐ 786 ☐ 787 ☐ 788 ☐ 789 ☐ 790 ☐ 791 ☐ 792 ☐ 793 ☐ 794 ☐ 795 ☐ 796 ☐ 797 ☐ 798 ☐ 799 ☐ 800 ☐ 801 ☐ 802 ☐ 803 ☐ 804 ☐ 805 ☐ 806 ☐ 807 ☐ 808 ☐ 809 ☐ 810 ☐ 811 ☐ 812 ☐ 813 ☐ 814 ☐ 815 ☐ 816 ☐ 817 ☐ 818 ☐ 819 ☐ 820 ☐ 821 ☐ 822 ☐ 823 ☐ 824 ☐ 825 ☐ 826 ☐ 827 ☐ 828 ☐ 829 ☐ 830 ☐ 831 ☐ 832 ☐ 833 ☐ 834 ☐ 835 ☐ 836 ☐ 837 ☐ 838 ☐ 839 ☐ 840 ☐ 841 ☐ 842 ☐ 843 ☐ 844 ☐ 845 ☐ 846 ☐ 847 ☐ 848 ☐ 849 ☐ 850 ☐ 851 ☐ 852 ☐ 853 ☐ 854 ☐ 855 ☐ 856 ☐ 857 ☐ 858 ☐ 859 ☐ 860 ☐ 861 ☐ 862 ☐ 863 ☐ 864 ☐ 865 ☐ 866 ☐ 867 ☐ 868 ☐ 869 ☐ 870 ☐ 871 ☐ 872 ☐ 873 ☐ 874 ☐ 875 ☐ 876 ☐ 877 ☐ 878 ☐ 879 ☐ 880 ☐ 881 ☐ 882 ☐ 883 ☐ 884 ☐ 885 ☐ 886 ☐ 887 ☐ 888 ☐ 889 ☐ 890 ☐ 891 ☐ 892 ☐ 893 ☐ 894 ☐ 895 ☐ 896 ☐ 897 ☐ 898 ☐ 899 ☐ 900 ☐ 901 ☐ 902 ☐ 903 ☐ 904 ☐ 905 ☐ 906 ☐ 907 ☐ 908 ☐ 909 ☐ 910 ☐ 911 ☐ 912 ☐ 913 ☐ 914 ☐ 915 ☐ 916 ☐ 917 ☐ 918 ☐ 919 ☐ 920 ☐ 921 ☐ 922 ☐ 923 ☐ 924 ☐ 925 ☐ 926 ☐ 927 ☐ 928 ☐ 929 ☐ 930 ☐ 931 ☐ 932 ☐ 933 ☐ 934 ☐ 935 ☐ 936 ☐ 937 ☐ 938 ☐ 939 ☐ 940 ☐ 941 ☐ 942 ☐ 943 ☐ 944 ☐ 945 ☐ 946 ☐ 947 ☐ 948 ☐ 949 ☐ 950 ☐ 951 ☐ 952 ☐ 953 ☐ 954 ☐ 955 ☐ 956 ☐ 957 ☐ 958 ☐ 959 ☐ 960 ☐ 961 ☐ 962 ☐ 963 ☐ 964 ☐ 965 ☐ 966 ☐ 967 ☐ 968 ☐ 969 ☐ 970 ☐ 971 ☐ 972 ☐ 973 ☐ 974 ☐ 975 ☐ 976 ☐ 977 ☐ 978 ☐ 979 ☐ 980 ☐ 981 ☐ 982 ☐ 983 ☐ 984 ☐ 985 ☐ 986 ☐ 987 ☐ 988 ☐ 989 ☐ 990 ☐ 991 ☐ 992 ☐ 993 ☐ 994 ☐ 995 ☐ 996 ☐ 997 ☐ 998 ☐ 999 ☐ 1000 ☐ 1001 ☐ 1002 ☐ 1003 ☐ 1004 ☐ 1005 ☐ 1006 ☐ 1007 ☐ 1008 ☐ 1009 ☐ 1010 ☐ 1011 ☐ 1012 ☐ 1013 ☐ 1014 ☐ 1015 ☐ 1016 ☐ 1017 ☐ 1018 ☐ 1019 ☐ 1020 ☐ 1021 ☐ 1022 ☐ 1023 ☐ 1024 ☐ 1025 ☐ 1026 ☐ 1027 ☐ 1028 ☐ 1029 ☐ 1030 ☐ 1031 ☐ 1032 ☐ 1033 ☐ 1034 ☐ 1035 ☐ 1036 ☐ 1037 ☐ 1038 ☐ 1039 ☐ 1040 ☐ 1041 ☐ 1042 ☐ 1043 ☐ 1044 ☐ 1045 ☐ 1046 ☐ 1047 ☐ 1048 ☐ 1049 ☐ 10	

Troup County Planning and Zoning Staff Report

Case #: HO-040926-Parmer Type Request: Home Occupation Certificate Application Date: 02/23/2026 Applicant: Philip Parmer Owner: Philip Parmer Location of Property: 340 Abbottsford Rd APN: 0893 000017A Acreage: 41.4 Zoning District: Lakeside Residential (LR) • N: LR • E: LR • S: LR • W: LR Current Use: Residential Character Area: Lakeside Neighborhood Public Notification: • Notice in Paper: 03/25/2026 • Sign Posted: 03/25/2026 Date of Scheduled Hearings: • BOZAPC: 04/09/2026 • BOC 1st Reading: 05/05/2026 • BOC 2nd Reading: 05/19/2026 Public Comment: None DRI Review: N/A Environmental Considerations: None Staff Review: 03/18/2026 Attachments: • Application & Information • Staff Report • Parcel Map • Parcel Information • Zoning Map	Request: Approval of a Home Occupation Certificate to operate a “Wild Game Processing” business on a 41.40-acre parcel located in a Lakeside Residential (LR) zone. Factors for Consideration: A “Wild Game Processing” business is not listed as a Permitted Home Occupation under an Lakeside Residential zoning parcel over two (2) acres; therefore, this application request must be approved by the Troup County Board of Commissioners, after a recommendation from the Board of Zoning Appeals/Planning commission. Standards: (a) The residential home occupation shall be clearly subordinate to the principal use of the parcel and shall not change the residential character of the area. No more than 25 percent of the heated square feet of record on the property record card in the property appraisal office of the principal dwelling shall be used in connection with the home occupation or storage purposes. (b) The residential home occupation shall be conducted within a dwelling or within an accessory building, provided all structures are harmonious in appearance with the district in which it is located. (c) One accessory building not exceeding 1,000 square feet may be used in connection with the rural home occupation. (d) The business of selling stocks of merchandise, supplies, or products shall not be conducted on premises except under the following circumstances: i. Orders previously made by telephone or at sales parties may be filled on premises; and Internet sales, off-site trade-show sales, mail order, etc. ii. Incidental retail sales as may be necessary or in connection with the permitted home occupation that can be stored inside the residence or accessory building. (e) The existence of the residential home occupation shall not be apparent outside the dwelling or accessory building where the residential home occupation is conducted, except that one un-lighted sign limited to nine square feet of sign area shall be permitted. The sign added to all other signs on the parcel shall not exceed the maximum signage allowed in the district. No sign shall obstruct the 121 view of roadway traffic. All signs must be at least 20 feet from any property line and ten feet from any right-of-way line. (f) No out-of-doors storage of materials, products, equipment, or vehicles used in the conduct of the residential home occupation, other than trade vehicles, is permitted unless an accessory building is used to house the equipment, materials, or vehicles. A residential home occupation-related vehicle is a passenger motor vehicle or light-duty truck with a gross vehicle weight of less than 10,000 pounds as registered by the Georgia Department of Motor Vehicles. Residential home occupation-related vehicles include any of the following: a contractor's equipment or other heavy equipment regardless of weight, a garbage truck, trailer, tractor, or trailer of a tractor-trailer truck, dump truck, tow truck, passenger bus, cement truck, and step vans.
---	--

Troup County Planning and Zoning Staff Report

	(g) On-site employment (including contract employment) for the residential home occupation/business is limited to residents of the property and not more than two additional persons. Recommendations: Troup County Health Department: If approved the applicant must obtain all necessary documents from the Department of Natural Resources, Environmental Protection Division. Roads and Engineering: Must meet standards for all-weather parking. Community Development: Must obtain all permits and all approvals prior to issuance of business license.
--	---







Attachment: HO - 040926 - Parmer - 340 Abbottsford Rd - Photos of Structure (Home Occupation - Parmer



Attachment: HO - 040926 - Parmer - 340 Abbottsford Rd - Photos of Structure (Home Occupation - Parmer

Summary

Parcel Number 0893 000017A
Location Address 340 ABBOTTSFORD RD
Legal Description 340 ABBOTTSFORD RD/PB-78 PG-56/PB-80 PG-183
(Note: Not to be used on legal documents)
Class V5-Consrv Use
(Note: This is for tax purposes only. Not to be used for zoning.)
Zoning 01-LR
Tax District 01 - UNINCORPORATED TROUP (District 01)
Millage Rate 27.273
Acres 41.4
Neighborhood SW - LaGrange (CNT-WL)
Homestead Exemption No (S0)
Landlot/District 12 / 16
Subdivision/Lot/Blk/Sec/Phase N/A

[View Map](#)



Owner

PARMER JOHN PHILIP & WENDY W
 340 ABBOTTSFORD RD
 LAGRANGE, GA 30240

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	1-AG LAND	Rural	6	27.19
RUR	1-AG LAND	Rural	8	9.03
RUR	4-TIMBERLAND	Rural	7	5.18

Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Agland 93	6	27.19
CUV	Agland 93	8	9.03
CUV	Timberland 93	7	5.18

Residential Improvement Information

Style One Family
Heated Square Feet 2500
Interior Walls Sheetrock
Exterior Walls Metal
Foundation Slab
Attic Square Feet 0
Basement Square Feet 0
Year Built 2020
Roof Type Metal
Flooring Type Carpet/Hardwood
Heating Type Central Heat/AC
Number Of Rooms 5
Number Of Bedrooms 3
Number Of Full Bathrooms 2
Number Of Half Bathrooms 0
Number Of Plumbing Extras 3
Value \$345,400
House Address 340 ABBOTTSFORD RD

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Det.Garage/Frame/Good	2020	30x30 / 0	0	\$34,500
Swimming Pool - Custom Design	2020	0x0 / 94	0	\$27,300
Pole Barn/Frame/No-Floor/Low	2008	36x30 / 0	0	\$440
Barn/Fr/Lean/NoFloor/Low	1940	14x16 / 0	0	\$40

Permits

Permit Date	Permit Number	Type	Description
08/25/2020	26339	POOL	16 X 32 POOL
08/25/2020	26340	LAND DISTURBANCE	FOR POOL PLACEMENT
07/20/2020	26240	SIGN	SIGN FOR FARM
07/17/2020	26236	ELECTRIC	FOR POWER TO WELL AND BARN (SEPERATE FROM THE HOUSE) FINAL POWER TO BARN 7/27/2020
06/03/2020	26137	SINGLE FAMILY	Heated Sq Ft: 2500 TotalSq Ft: 3400 FINAL POWER 10-26-2020 CO # 3544 issued: 11/16/2020

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
9/28/2018	1948 772	80 183	\$160,000	Land Market Sale	MALONE T SCOTT	PARMER JOHN PHILIP & WENDY W
3/16/2015	1782 257	78 56	\$110,000	FM - Improved After Sale	SHARMAN TOMMY HOWELL	MALONE T SCOTT

Valuation

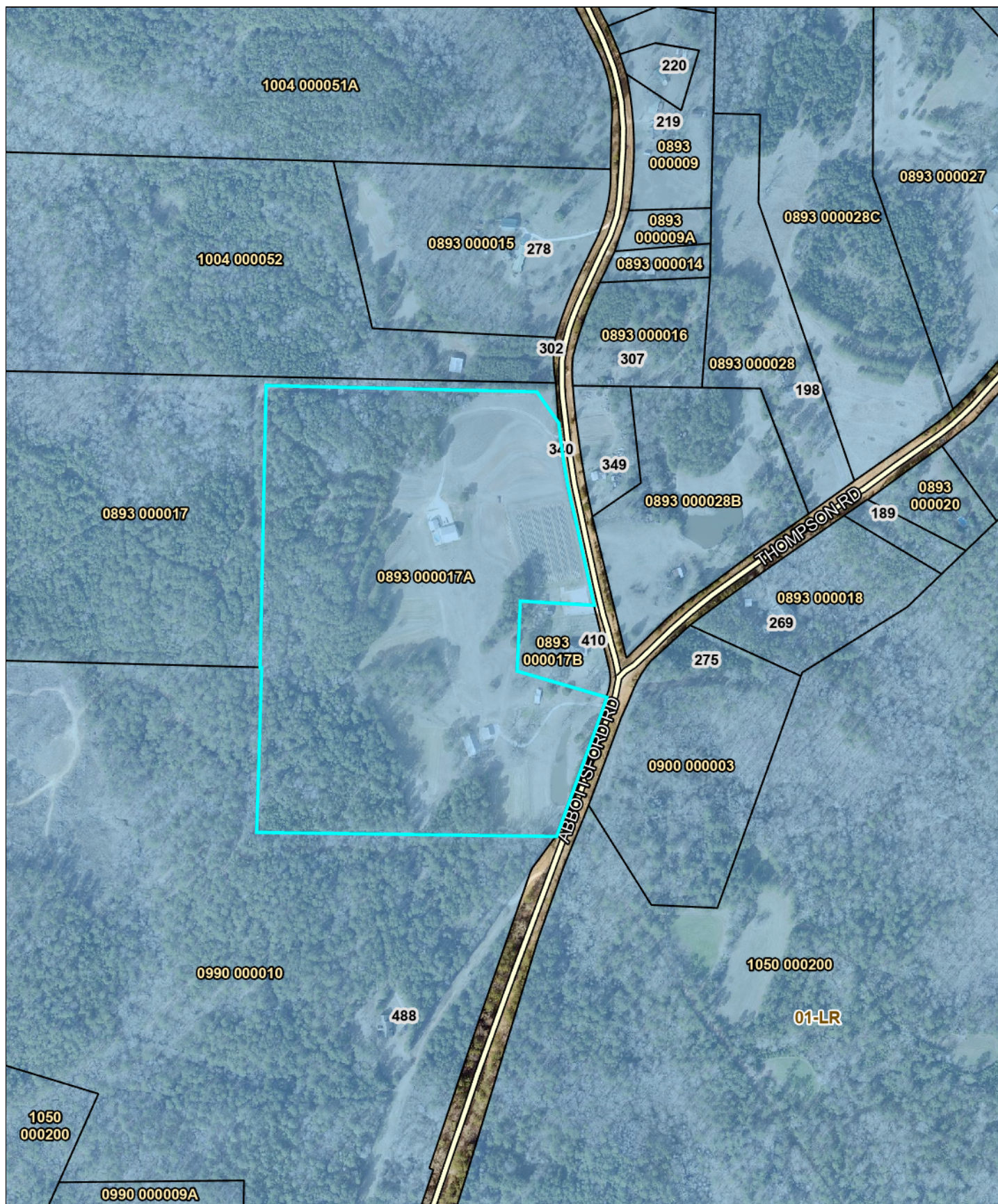
	2025	2024	2023	2022	2021
Previous Value	\$568,620	\$588,940	\$573,340	\$428,520	\$167,230
Land Value	\$230,600	\$230,600	\$230,600	\$230,600	\$165,500
+ Improvement Value	\$345,400	\$272,500	\$292,800	\$277,200	\$190,700
+ Accessory Value	\$62,280	\$65,520	\$65,540	\$65,540	\$72,320
= Current Value	\$638,280	\$568,620	\$588,940	\$573,340	\$428,520
10 Year Land Covenant (Agreement Year / Value)	2019 / \$25,771	2019 / \$25,033	2019 / \$24,321	2019 / \$23,623	2019 / \$22,953

Photos



Sketches





Attachment: HO - 040926 - Parmer - 340 Abbottsford Rd - Zoning Map (Home Occupation - Parmer - 340 Abbottsford Rd)