



Thursday, June 11, 2026

10:00 AM

Commission Chambers

I. Call To Order

II. Announcements

III. Approve the Final Agenda

IV. Approve Minutes of Last Meeting

1. **Board of Zoning Appeals & Planning Commission - Regular Meeting - Apr 9, 2026 10:00 AM**

V. Public Hearings

A. **Variances**

1. **Variance - Foster - 1021 Lovic Davis Rd (APN 0840 000025C) 1st Reading - Vote Eligible**

B. **Text Amendments**

1. **Text Amendment to Troup County Zoning Map 1st Reading - Vote Eligible**

2. **Text Amendment - Final Draft - Industrial Uses 1st Reading - Vote Eligible**

VI. Adjourn



Thursday, April 9, 2026

10:00 AM

Commission Chambers

I. Call To Order

Attendee Name	Title	Status	Arrived
Sandy Winslow	Board Member	Absent	
Robert Petry	Board Member	Present	
Charles Milligan	Board Member	Present	
Hilda Railey	Board Member	Absent	
Joe A. Cameron	Board Member	Present	
David E Murphy	Board Member	Present	
Lee W Washam	Board Member	Present	

II. Announcements

*Jake Thraikill announced that the next BOZAPC would be held on May 14th, 2026.

*Jake Thraikill announced that the text amendments forwarded to the BOC at the previous meeting had been tabled by the BOC.

III. Approve the Final Agenda

*Charles Milligan made the motion and David Murphy seconded, and the board voted unanimously to approve the final agenda.

IV. Approve Minutes of Last Meeting

1. **Board of Zoning Appeals & Planning Commission - Regular Meeting - Mar 12, 2026 10:00 AM**

*David Murphy made the motion and Charles Milligan seconded, and the board voted unanimously to approve the minutes from the previous meeting.

RESULT: ACCEPTED [4 TO 0]
MOVER: David E Murphy, Board Member
SECONDER: Charles Milligan, Board Member
AYES: Milligan, Cameron, Murphy, Washam
ABSTAIN: Petry
ABSENT: Winslow, Railey

V. Public Hearings

*Lee Washam made the motion and Charles Milligan seconded, and the board voted unanimously to open public hearings.

A. **Home Occupation**

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

*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.

Minutes Acceptance: Minutes of Apr 9, 2026 10:00 AM (Approve Minutes of Last Meeting)

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

RESULT: **APPROVED [4 TO 0]**
MOVER: Joe A. Cameron, Board Member
SECONDER: Lee W Washam, Board Member
AYES: Milligan, Cameron, Murphy, Washam
ABSTAIN: Petry
ABSENT: Winslow, Railey

VI. Adjourn

*David Murphy made the motion and Charles Milligan seconded, and the board voted unanimously to close public hearings.

*David Murphy made the motion and Charles Milligan seconded, and the board voted unanimously to adjourn the meeting.

Attest: _____



TROUP COUNTY
GEORGIA

**Board of Zoning Appeals & Planning
Commission**

SCHEDULED

AGENDA ITEM (ID # 4779)

5.A.1

Meeting: 06/11/26 10:00 AM
Department: Planning
Category: Public Hearing
Prepared By: Jake Thrailkill
Initiator: Ruth West
Sponsors:
DOC ID: 4779

**Variance - Foster - 1021 Lovic Davis Rd (APN 0840 000025C)
1st Reading - Vote Eligible**

The applicant is requesting a variance from front yard and side yard setbacks in an Agricultural zoned parcel for a primary structure addition and an attached carport.



TROUP COUNTY
GEORGIA

Variance Application

Community Development
100 Ridley Ave, Suite 1300
LaGrange, GA 30240
Phone: (706) 883-1650 Fax: (706) 883-1653

Case #	Fee Paid \$	Application Date	Receipt #/By
VAR-	\$400.00	5/12/2026	# /

Please read the following and attached materials before applying.

DISCLAIMER: Please read all instructions carefully. Information provided must be confirmed by current Property Records maintained by the Troup County Property Appraisals Office. Additional permits may be necessary.

Incomplete applications will not be reviewed or processed. Please enter N/A if a question is not applicable. Fees are non-refundable.

APPLICANT INFORMATION

Applicant's Name	Current Home Address	City/State	Zip
Sidney Foster	1021 Lovic Davis Rd	LaGrange/GA	30240
Phone 1	Phone 2	Email	
706 523 1667	706 402 1996	sfosterplumbing@gmail.com	

SUBJECT PROPERTY INFORMATION

Assessor Parcel Number	Street Address (street name if no address)	City/Zip	# Acres or SQFT
0645 000025C	1021 Lovic Davis Rd	LaGrange 30240	1
Conservation Land?	Zoning	Present Use	Subdivision
☐ Yes ☒ No	AG	Residential	N/A

Zoning/Use of Adjacent Properties

NORTH	SOUTH	EAST	WEST
Ag	Ag	Ag	Ag
☒ OWNED ☐ RENTED/PURCHASING			

IF RENTED, PROPERTY OWNER MUST SIGN. IF PURCHASED NOT CLOSED AT TIME OF APPLICATION, PROVIDE PURCHASE AGREEMENT OR OWNER MUST SIGN.

Property Owner's Name	Mailing Address	City/State/Zip	Phone
Sidney Foster	1021 Lovic Davis Rd.	LaGrange/GA/30240	706 523 1667

Authorized Signature: *Cid Foster* Date: 5/12/2026

VARIANCE REQUEST INFORMATION

Using the information from the Zoning Ordinance, please indicate the Variance being requested.

Variances may not be granted to circumvent use of land, building or structure not permitted by right in the subject property zoning district.

Check all that apply: ☐ Extraordinary circumstances ☐ Topography ☐ Lot shape ☒ Other	Please describe corner of carport is 20' outside the setback towards centerline of rd.
---	---

Office Use Only Below

APPLICATION	Correct Variance Requested? ☐ Yes ☐ No	Taken/Reviewed by:	Date
ADMINISTRATIVE	Meet standards for Administrative Review? ☐ Yes ☐ No Zoning Administrator:	☐ Approve ☐ Deny: Planner: _____ ☐ Approve ☐ Deny: Chief Inspector: _____ ☐ Approve ☐ Deny: Engineer: _____	
BOZA/PC	Date:	Decision: ☐ Approve ☐ Deny:	Vote of:
Summary of Action			
CHAIRMAN	Name	Signature	Date

Additional Conditions, Comments and Information

Where necessary or helpful, please provide a lot sketch and/or dimensions in the space below or attach survey, plat or other design documents.

Additional Applicant, Subject Property and Request Information

Office Use Only - Review Comments

Conditions & Restrictions to Approved Variance Request

Attachment: VAR - 061126 - Foster - 1021 Lovic Davis Rd - Application (Variance - Foster - 1021 Lovic Davis Rd)

NOTES:
1. NOT LOCATED IN A FLOOD ZONE.
FIRM MAP: 13285C 0050F dtd. 04/19/2017.
2. THIS PROPERTY IS ZONED: AG
BUILDING SETBACKS:
FRONT = 125' FROM C/L
REAR = 50'
SIDE = 50'



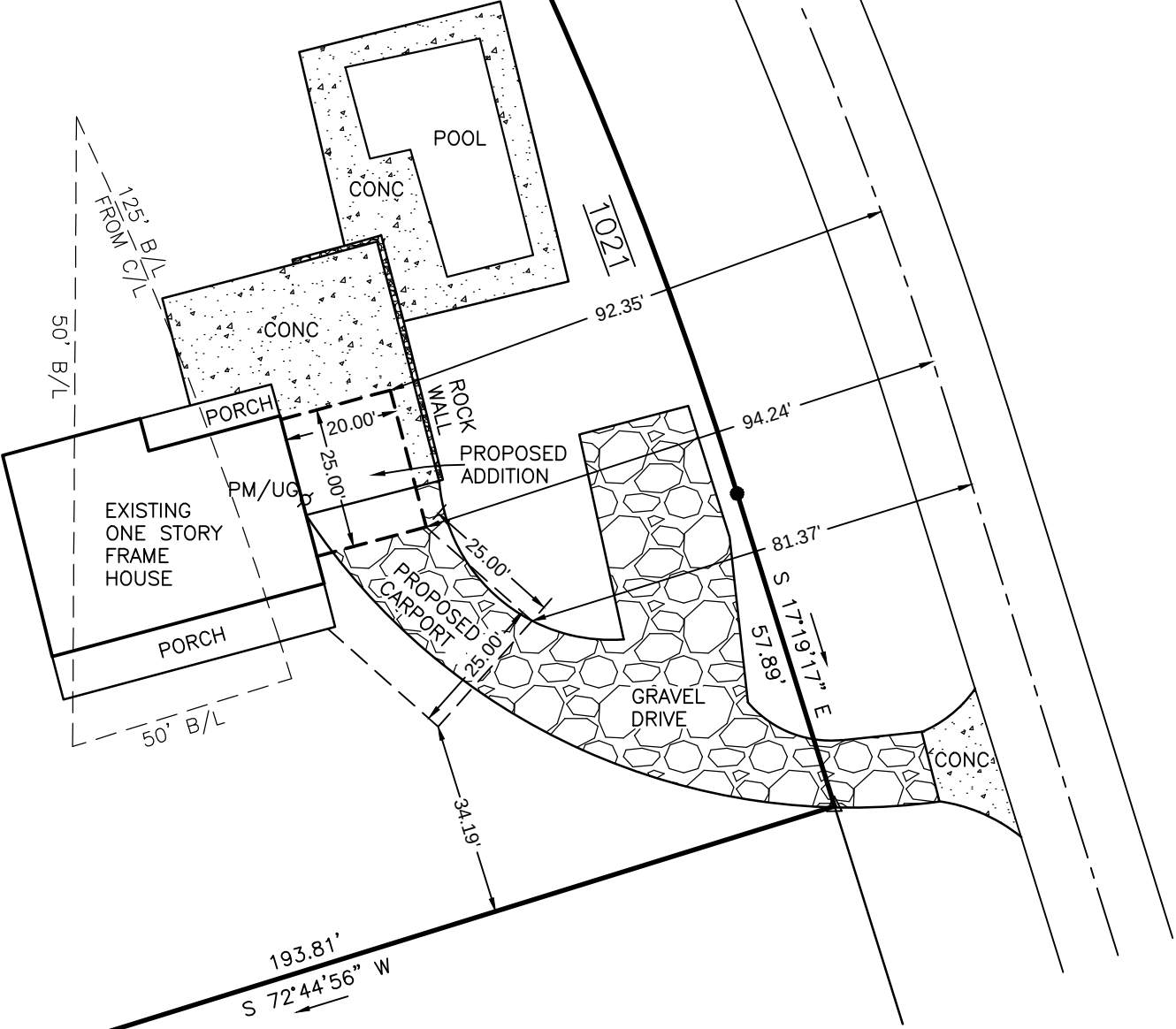
SITEPLAN

TRACT 2
1.000 AC.
(TAX PARCEL 0840 000025C)

MILTON STRICKLAND
DB 1433, PG 272
ZONED: AG

N 00°20'55" E
405.46'

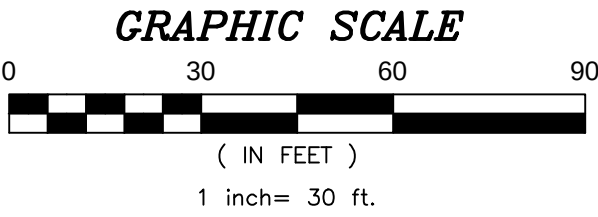
LOVIC DAVIS ROAD
(80' R/W-PAVED)



SIDNEY FOSTER
DB 2067, PG 3
PB 70, PG 180
ZONED: AG



SITEPLAN FOR:
JAMES FOSTER
TAX PARCEL 0840 000025C
PLAT BOOK 1535, PAGE 103
TROUP COUNTY, GEORGIA
Stothard Surveying, Inc.
1008 Colquitt St. LaGrange, Georgia 30241
Ph: (706) 884-5279
email: stothardsurveying@gmail.com website: stothardlandsurveying.com
DATED: 05/11/2026



Troup County Planning and Zoning

Case #: VAR-061126-Foster Type of Request: Variance from front yard setback requirements, and side yard setback requirements. Date: 06/11/2026 Applicant: Sidney Foster Owner: Sidney Foster Location of Property: 1021 Lovic Davis Rd APN #: 0840 000025C Acreage: 1 Zoning District: Agricultural (AG) - N: AG - E: AG - S: AG - W: AG Current Use: Residential Character Area: Rural Preservation Public Notification: - Notice in Paper: 05/27/2026 - Sign Posted: 05/27/2026 Date of Scheduled Hearings: - BOZAPC: 06/11/2026 Public Comment: None DRI Review: N/A Environmental Considerations: None Staff Review: Building Official, County Planner, Fire Marshal, Health Department, Property Appraisal, Roads & Engineering. Attachments: - Application - Site Plan - Staff Report - Parcel Information - Zoning Map	Request: The applicant is seeking a variance from the front yard setback requirements and side yard setback requirements for a primary structure addition and an attached carport on a parcel located in an Agricultural (AG) zoning district. The addition to the primary structure and the attached carport will extend towards the front of the parcel per the site plan attached. The primary structure addition will be 92.35' from the center line of the road. The attached carport will be 81.37' from the centerline of the road and 34.19' from the side property line. Standards for granting variances. (a) Granting variances. The Board of Zoning Appeals and Planning Commission shall not grant a variance unless it has, in each case, made specific findings of fact based directly upon the particular evidence presented supporting written conclusions that the variance meets each of the following criteria: (i) Arises from a condition that is unique and peculiar to the land, structures and buildings involved. (ii) Is necessary because the particular physical surroundings, the size, shape, or topographical condition of the specific property involved would result in unnecessary hardship for the applicant, lessee, or occupants, as distinguished from a mere inconvenience, if the provisions of the Zoning Ordinance are literally enforced. (iii) The condition requiring the requested relief is not ordinarily found in properties with the same zoning district designation as the subject property. (iv) The condition is created by the regulations of the Zoning Ordinance and not by an action or actions of the property owner or the applicant. (v) The granting of the variance will not impair or injure other property or improvements in the neighborhood in which the subject property is located, nor impair an adequate supply of light or air to adjacent property, substantially increase the congestion in the public roads or streets, increase the danger of fire, create a hazard to air navigation, endanger the public safety or substantially diminish or impair property values within the neighborhood. (vi) The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structures. (vii) The variance desired will not be opposed to the general spirit and intent of the Zoning Ordinance or the purpose and intent of the Comprehensive Plan. Comments: If the variance request is approved, the addition and attached carport must be constructed and placed in accordance with the site plan submitted. Any significant deviation from the approved site plan must be submitted to Community Development for review. All permits must also be acquired prior to construction.
---	---

Troup County Planning and Zoning

Sec. B.12.8. Variances.

- (1) Authority. Unless otherwise provided for in the Zoning Ordinance, the Board of Zoning Appeals and Planning Commission shall have the authority to grant variances from the dimensional requirements of the Zoning Ordinance, per the standards and procedures as set forth in this section.
- (2) Purpose. The purpose of a variance is to provide a mechanism when, owing to special conditions, the strict application of the Zoning Ordinance would impose on a landowner exceptional and undue hardship.
- (3) Initiation. A written petition for a variance may be initiated by the owner(s) of the subject property or the authorized agent(s) of the owner(s) of the property for which relief is sought. Applications shall be filed on forms provided by the Community Development Director and shall not be considered complete unless all required information is provided. Non-refundable application fees shall be established from time to time by the County to defray the actual cost of processing the application.
- (4) Application procedures. The application shall contain the following information and documentation:
 - (a) Name, address, telephone number, and email address of owner(s) and applicant, if not owner.
 - (b) Legal description, road or street address, lot number, and subdivision name, if any, of the property that is the subject of the application.
 - (c) The size of the subject property.
 - (d) The purpose for the requested variance, and a statement of the intended development of the property if the variance is granted.
 - (e) The specific provision of the Zoning Ordinance from which a variance is requested.
 - (f) A statement concerning each of the Standards for granting variances in subsection (8) of this section.
 - (g) A statement explaining how the proposed variance is consistent with the general spirit and intent of the Zoning Ordinance and the Comprehensive Plan.
- (5) Staff report. The Community Development Director shall conduct a site inspection and shall prepare an analysis of each application for variance applying the criteria and standards set forth in subsection (8) of this section. The staff report shall be presented in written form to the Board of Zoning Appeals and Planning Commission at the scheduled hearing date.
- (6) Public notice procedures. The public notice procedures for a variance application shall be in conformance with Section. B.12.4(5).
- (7) Public hearing procedures. The public hearing procedures for a variance application shall be in conformance with Section. B.12.4(6)(a). The chair, or in their absence, the vice chair, may administer oaths and compel attendance of witnesses by subpoena.
- (8) Standards for granting variances.
 - (a) Granting variances. The Board of Zoning Appeals and Planning Commission shall not grant a variance unless it has, in each case, made specific findings of fact based directly upon the particular evidence presented supporting written conclusions that the variance meets each of the following criteria:
 - (i) Arises from a condition that is unique and peculiar to the land, structures and buildings involved.

Troup County Planning and Zoning

- (ii) Is necessary because the particular physical surroundings, the size, shape, or topographical condition of the specific property involved would result in unnecessary hardship for the applicant, lessee, or occupants, as distinguished from a mere inconvenience, if the provisions of the Zoning Ordinance are literally enforced.
- (iii) The condition requiring the requested relief is not ordinarily found in properties with the same zoning district designation as the subject property.
- (iv) The condition is created by the regulations of the Zoning Ordinance and not by an action or actions of the property owner or the applicant.
- (v) The granting of the variance will not impair or injure other property or improvements in the neighborhood in which the subject property is located, nor impair an adequate supply of light or air to adjacent property, substantially increase the congestion in the public roads or streets, increase the danger of fire, create a hazard to air navigation, endanger the public safety or substantially diminish or impair property values within the neighborhood.
- (vi) The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structures.
- (vii) The variance desired will not be opposed to the general spirit and intent of the Zoning Ordinance or the purpose and intent of the Comprehensive Plan.
- (b) No variance shall be authorized to:
 - (i) Allow a structure or use not authorized in the applicable zoning district or a density of development that is not authorized within such district.
 - (ii) Allow an increase in maximum height of building.
 - (iii) Allow an increase in the degree of roof pitch required.
 - (iv) Conflict with or change any requirement enacted as a condition of zoning or of a special use permit authorized by the Board of Commissioners.
 - (v) Reduce, waive or modify in any manner the minimum lot area established by the Zoning Ordinance in any zoning district.
 - (vi) Reduce, waive or modify in any manner the minimum lot area established by the Board of Commissioners through a special condition of approval.
 - (vii) Permit the expansion or enlargement of any nonconforming situation or nonconforming use requiring a special use permit.
 - (viii) Permit the re-establishment of any non-conforming situation or nonconforming use requiring a special use permit where such use has lapsed.
- (c) Ability to impose conditions. The Board of Zoning Appeals and Planning Commission may attach reasonable conditions to a variance when necessary to prevent or minimize adverse impacts upon surrounding property or the environment.
- (9) Final decisions. The Board of Zoning Appeals and Planning Commission shall make a final decision on variance requests in accordance with the procedures and standards set forth in this section. Final decisions shall be made immediately following the conclusion of the public hearing or, if deferred, no more than 45 days from the date of the initial public hearing.

Troup County Planning and Zoning

- (10) Successive applications. An application for a variance affecting all or a portion of the same property that was denied by the Board of Zoning Appeals and Planning Commission shall not be accepted sooner than 6 months after the date of final decision by the Board of Zoning Appeals and Planning Commission.

Sec. B.12.9. Appeals to the Board of Zoning Appeals and Planning Commission.

(1) Procedures.

- (a) Eligibility for appeal. Appeals to the Board of Zoning Appeals and Planning Commission may be initiated by any aggrieved person, or by a department, official, agency or board of the County affected by any decision, final order, requirement, determination or interpretation of any administrative official of the County, with respect to the provisions of the Zoning Ordinance. These appeals shall be taken by filing a written notice of appeal with the secretary of the Board of Zoning Appeals and Planning Commission, specifying the grounds thereof, within a reasonable time after the action being appealed was taken, as provided by the board's rules. A failure to act shall not be construed to be an order, requirement or decision within the meaning of this paragraph.
 - (b) A person shall be considered aggrieved for purposes of this section if:
 - (i) Said person or said person's property was the subject of the action being appealed; or
 - (ii) Said person has a substantial interest in the action being appealed that is in danger of suffering special damage or injury not common to all property owners similarly situated.
 - (c) Transmission of records. The Community Development Director shall transmit to the Board of Zoning Appeals and Planning Commission all documents, digital information, or other matters constituting the record upon which the action being appealed was taken. The application shall be accompanied by a fee, as established from time to time by the Board of Commissioners, to defray the actual cost of processing the application.
- (2) Hearings. The Board of Zoning Appeals and Planning Commission shall hear the appeal and matters referred to it within 45 days of receiving the complete and sufficient application for appeal and give notice to the appellant and official(s) subject to the appeal. For public hearings, the secretary shall issue proper public notice of the hearing. The public notification shall indicate the place, date, and time of the hearing and shall be posted and advertised per O.C.G.A. § 50-14-1 et seq., the Georgia Open Meetings Act. Any party may appear at the hearing in person, by an agent, by an attorney or by written documentation.
- (3) Decisions of the board. Following the consideration of all testimony, documentary evidence and matters of record, the Board of Zoning Appeals and Planning Commission shall make a determination on each appeal. The board shall decide the appeal within a reasonable time, but in no event, more than 45 days from the date of the initial hearing. An appeal may be sustained only upon an expressed finding by the Board of Zoning Appeals and Planning Commission that the administrative official's action was based on an erroneous finding of a material fact or a misinterpretation of a regulation of the this article..





Linked Personal Property

[26556](#) | [0840 000025C](#)

Summary

Parcel Number 0840 000025C
 Location Address 1021 LOVIC DAVIS RD
 Legal Description 1021 LOVIC DAVIS RD/1021 LOVIC DAVIS RD TR-2
 (Note: Not to be used on legal documents)
 Class R3-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning 01-AG
 Tax District 01 - UNINCORPORATED TROUP (District 01)
 Millage Rate 27.273
 Acres 1
 Neighborhood NW - North West - West Point Lake (CNT-NP)
 Homestead Exemption No (S0)
 Landlot/District N/A
 Subdivision/Lot/Blk/Sec/Phase N/A

[View Map](#)

Owner

FOSTER RICHARD SIDNEY
 1021 LOVIC DAVIS RD
 LAGRANGE, GA 30241

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	5-SMALL PARCEL	Rural	1	1

Residential Improvement Information

Style One Family
 Heated Square Feet 1733
 Interior Walls Sheetrock
 Exterior Walls Hardi Board Siding
 Foundation Masonry
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 2005
 Roof Type Metal
 Flooring Type Carpet/Hardwood
 Heating Type Central Heat/AC
 Number Of Rooms 6
 Number Of Bedrooms 3
 Number Of Full Bathrooms 2
 Number Of Half Bathrooms 0
 Number Of Plumbing Extras 5
 Value \$214,900
 Fireplaces\Appliances Pre-Fab 1 Sty / 1 Box 1
 House Address 1021 LOVIC DAVIS RD

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Swimming Pool/Vinyl/650/Good	2022	16x40 / 768	0	\$28,500
Utility / Frame / Low	2015	12x12 / 0	0	\$1,800
Utility Metal / Shed Type	2005	32x22 / 0	0	\$1,400

Permits

Permit Date	Permit Number	Type	Description
11/23/2021	68	LAND DISTURBANCE	LAND DISTURBANCE FOR POOL
11/23/2021	2021-149	POOL	16X24X41

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
6/18/2009	1535 103	70 180	\$163,500	Fair Market Sale	FOSTER JAMES S	FOSTER RICHARD SIDNEY

Attachment: VAR - 061126 - Foster - 1021 Lovic Davis Rd - Property Information (Variance - 1021 Lovic Davis Rd)

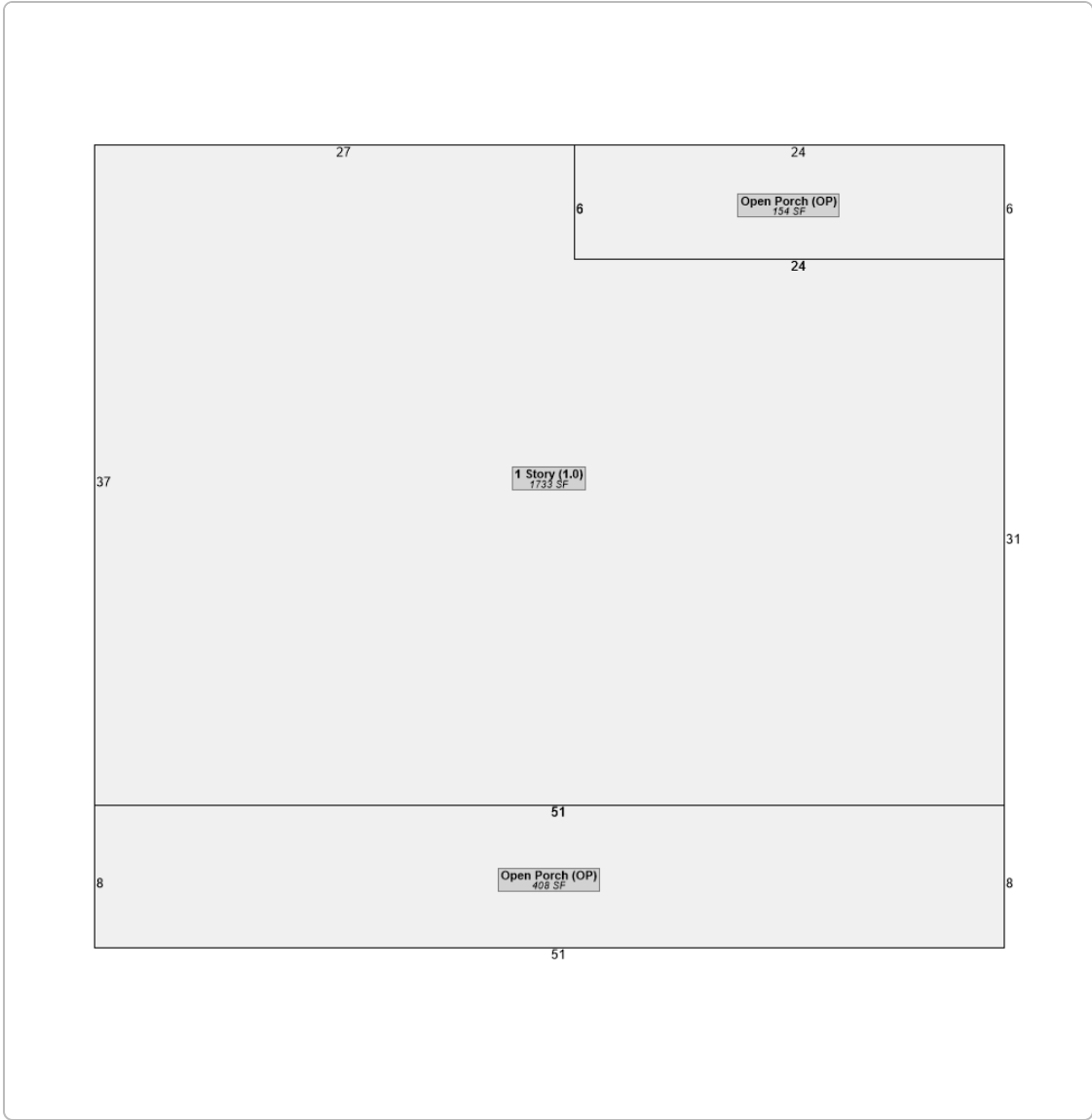
Valuation

	2025	2024	2023	2022	2021
Previous Value	\$210,100	\$203,500	\$163,130	\$150,260	\$150,260
Land Value	\$12,000	\$12,000	\$12,000	\$12,000	\$12,700
+ Improvement Value	\$214,900	\$166,000	\$159,400	\$149,200	\$134,800
+ Accessory Value	\$31,700	\$32,100	\$32,100	\$1,930	\$2,760
= Current Value	\$258,600	\$210,100	\$203,500	\$163,130	\$150,260

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	\$1,003.57
4	SCHOOLS M&O	0.4			17.35	\$1,794.68
10	COUNTY DEBT SERVICE	0.4			0.221	\$22.86
Total Est Tax						\$2,821.11

No data available for the following modules: Assessment Appeals Process, Land, Conservation Use Rural Land, Commercial 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: 5/14/2026, 10:36:51 PM

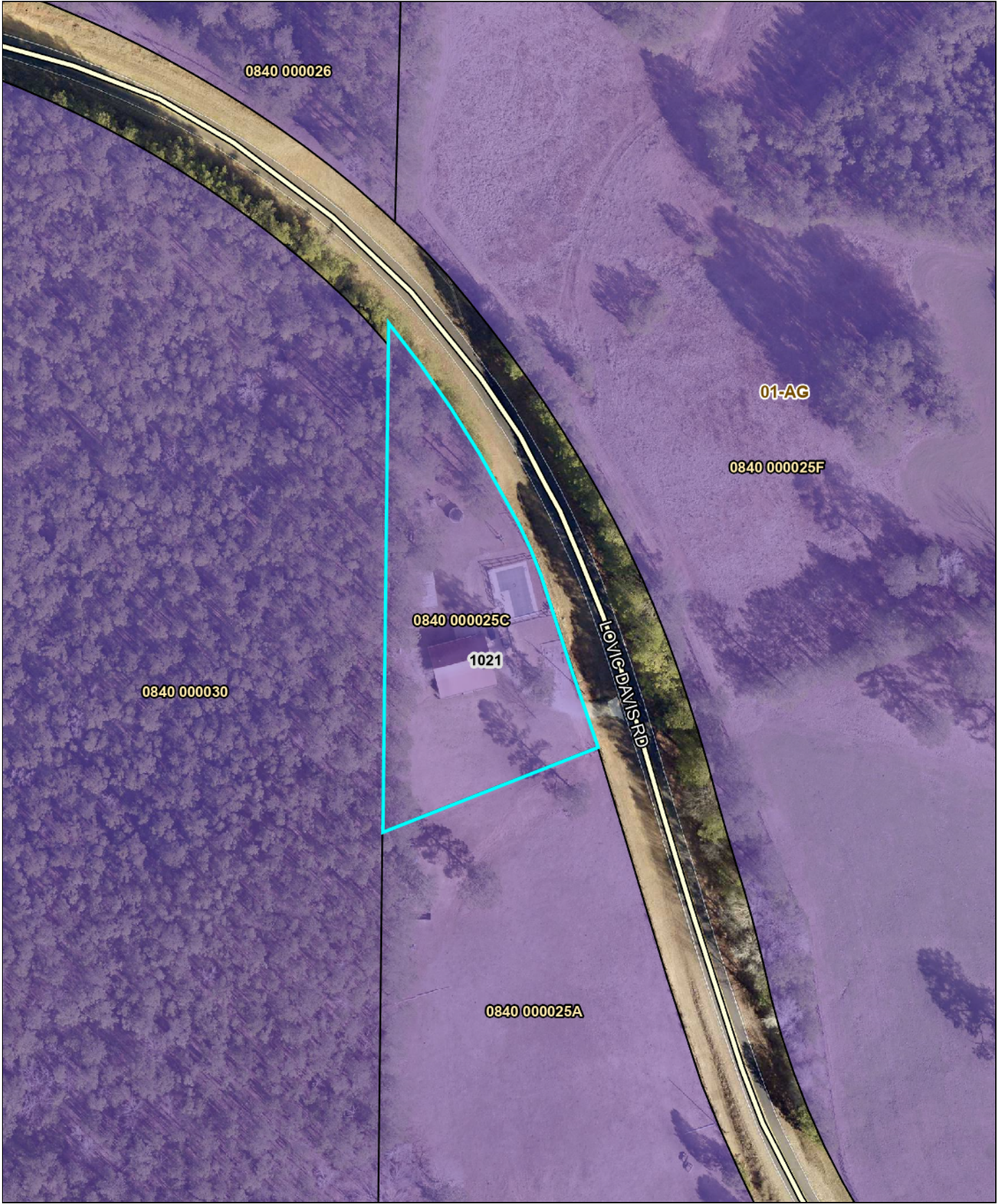
Contact Us



Attachment: VAR - 061126 - Foster - 1021 Lovic Davis Rd - Property Information (Variance - Foster - 1021 Lovic Davis Rd)



Attachment: VAR - 061126 - Foster - 1021 Lovic Davis Rd - Map (Variance - Foster - 1021 Lovic Davis Rd)



Attachment: VAR - 061126 - Foster - 1021 Lovic Davis Rd - Zoning Map (Variance - Foster - 1021 Lovic Davis Rd)



TROUP COUNTY
GEORGIA

**Board of Zoning Appeals & Planning
Commission**

SCHEDULED

AGENDA ITEM (ID # 4780)

5.B.1

Meeting: 06/11/26 10:00 AM
Department: Planning
Category: Public Hearing
Prepared By: Jake Thrailkill
Initiator: Ruth West
Sponsors:
DOC ID: 4780

Text Amendment to Troup County Zoning Map 1st Reading - Vote Eligible

The staff will be presenting a summary of changes to the Troup County Zoning Map.



Community Development

100 Ridley Avenue
LaGrange, GA 30240
(706) 883-1650

Receipt #: _____

Review Fee: _____

Received By: _____

REZONING APPLICATION

Case Number: RZ-05112026-TC Community Development Filing Date: 05/11/2026

Applicant's Name: TC Community Development

Address: 100 Ridley Ave, LaGrange, GA 30241

Phone Number: (706) 883-1650 Email: communitydevelopment@troupcountyga.gov

Property Owner: Chris East Phone Number: _____
(If different from applicant)

Mailing address of Property Owner: 68 Hillcrest Rd, Hogansville, GA 30230

Tax Map Number: 0644 000052

Subject Property

Address: 82 Hillcrest Rd, Hogansville, GA

Purpose of Zoning Change Request: Revert to Limited Commercial (LC)

Parcel Size: 2 acres Acreage to be Rezoned: 2 acres

Zoning District: Present: LR Requested: LC

Use of Property: Present: Commercial Requested: Commercial

Use of Abutting Property: North: LR South: LC

East: LR West: LR

I, _____ owner of property do hereby request above action and
authorize the staff of Troup County to inspect the premise of the above described property.

Application taken by: _____

Board of Zoning & Planning Appeals Board recommended Rezoning action:		
Approve:	Deny:	Vote:
Chairman's Signature:		Date:
BOC recommended Rezoning action:		
Approve:	Deny:	Vote:
Chairman's Signature:		Date:

An aerial photograph of a residential neighborhood. A large area in the center-left is shaded in red, indicating a proposed development or rezoning. The area is bounded by a thick black line on the left and a curved white line on the right. The surrounding area is mostly yellow, representing existing residential lots.

ROBERT HAYES R

5.B.1.a

Attachment: Rezoning Application - TC Community Development -



0644 000088A

0644 000089

33

HILLCREST RD

5.B.1.a

110

0644 000053

82

0644 000052

0644 0000

100

68

0644 000051

48

0644 000050

28

0644 000049

ROBERT HAYES RD

371

Attachment: Rezoning Application - TC

Packet Pg. 22

Troup County Planning and Zoning Staff Report

Case #: RZ-061126-East

Type of Request: Rezoning

Application Date: 05/11/2026

Applicant: TC Community Development

Owner: Chris East

Location of Property: 82 Hillcrest Rd

APN #: 0644 000052

Acreage: 2

Zoning District: Lakeside Residential (LR)

- N: LR
- E: LR
- S: LC
- W: LR

Current Use: Commercial

Proposed Use: Commercial

Character Area: Commerce Center

Public Notification:

- Notice in Paper: 05/27/2026

Date of Scheduled Hearings:

- BOZAPC: 06/11/2026
- BOC 1st Reading: 07/07/2026
- BOC 2nd Reading: 07/21/2026

Public Comment: None

DRI Review: N/A

Environmental Considerations: None

Staff Review: Health Department, County Planner, Building Official, Roads & Engineering, Fire Marshal, Property Appraisal

Attachments:

- Application
- Ordinance
- Parcel Map
- Parcel Information
- Zoning Map

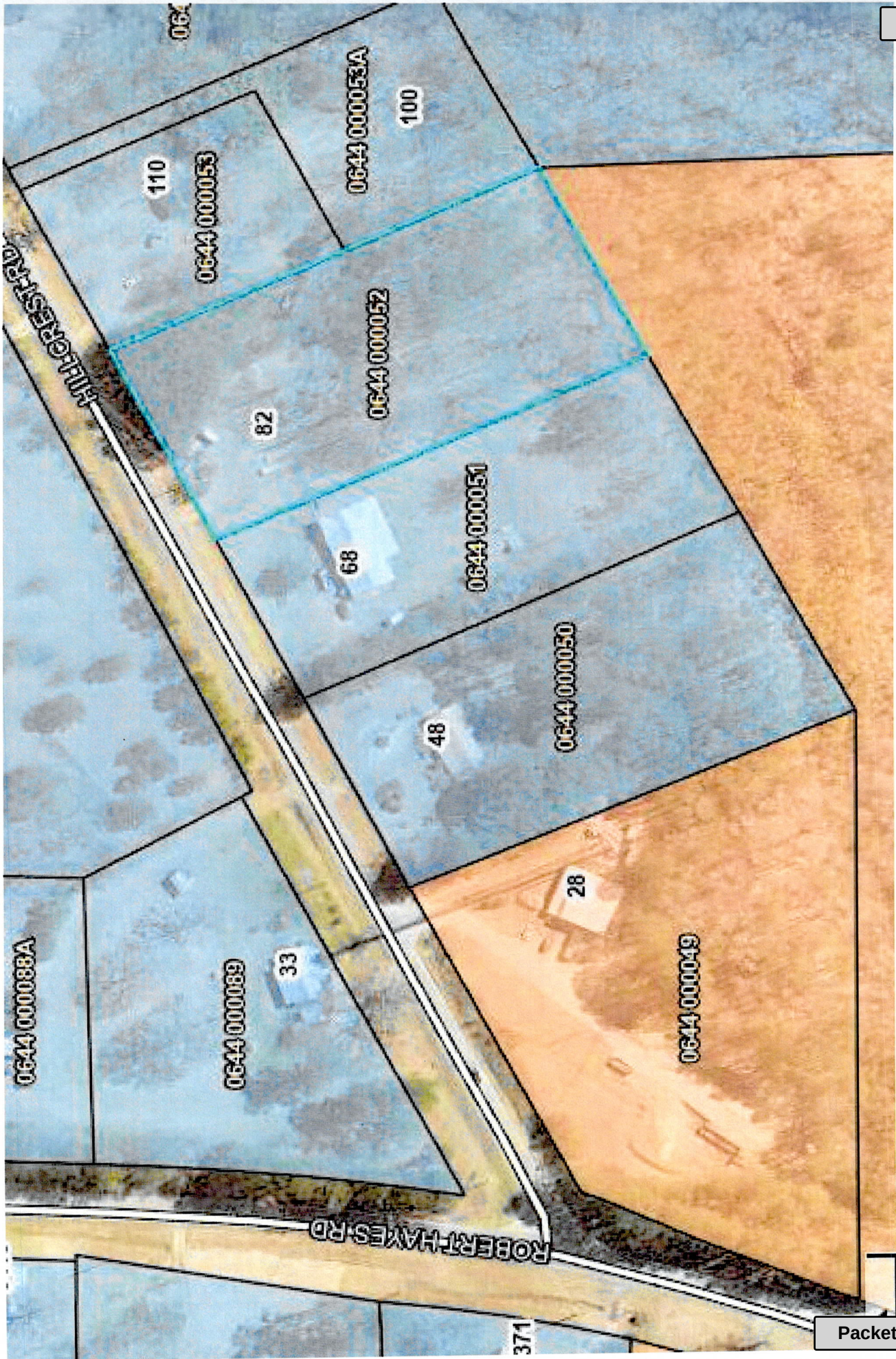
Request: Troup County Community Development is requesting the rezoning of a 2-acre parcel to revert it to its previous Limited Commercial zoning.

History: This parcel is currently zoned Lakeside Residential.

Factors for Consideration: The parcel was previously zoned Limited Commercial, and Troup County Community Development is requesting to revert it back to Limited Commercial.

Location Maps:





ROBERT HAYES R



Community Development

100 Ridley Avenue
LaGrange, GA 30240
(706) 883-1650

Receipt #: _____

Review Fee: _____

Received By: _____

REZONING APPLICATION

Case Number: RZ-06112026-TC Community Development Filing Date: 05/11/2026

Applicant's Name: TC Community Development

Address: 100 Ridley Avenue, LaGrange, GA 30241

Phone Number: (706) 883-1650 Email: communitydevelopment@troupcountyga.gov

Property Owner: Dusty's Automotive LLC Phone Number: _____
(If different from applicant)

Mailing address of Property Owner: 2913 West Point Rd, LaGrange, GA 30240

Tax Map Number: 0713B000088

Subject Property

Address: 2913 West Point Rd, LaGrange, GA 30241

Purpose of Zoning Change Request: Revert to Limited Commercial (LC)

Parcel Size: 0.71 Acreage to be Rezoned: 0.71

Zoning District: Present: SU-R Requested: LC

Use of Property: Present: Commercial Requested: Commercial

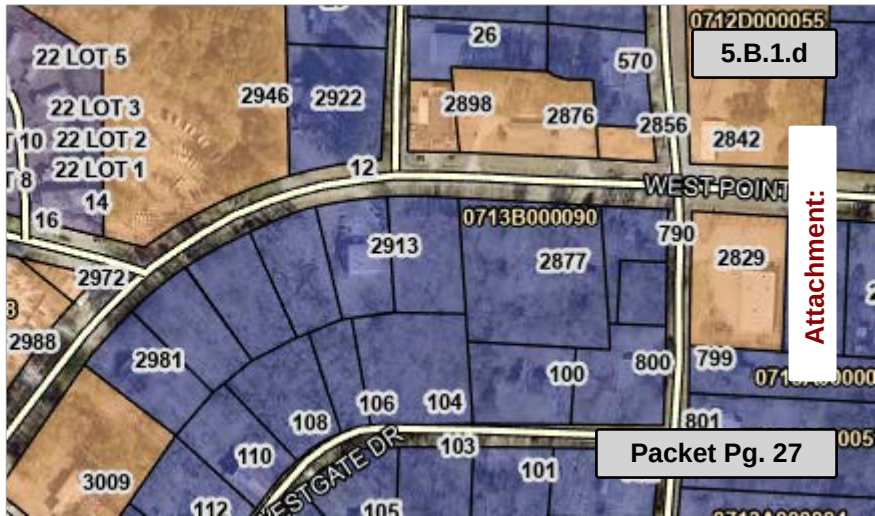
Use of Abutting Property: North: LC & SU-R South: SU-R

East: SU-R West: SU-R

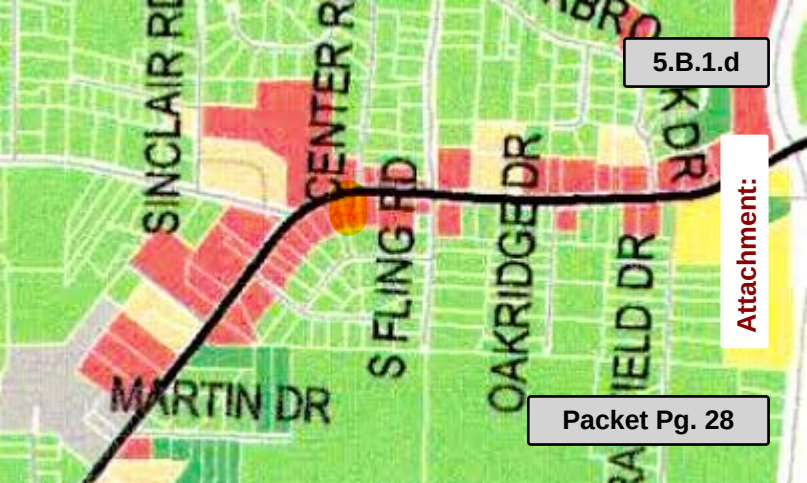
I, _____ owner of property do hereby request above action and
authorize the staff of Troup County to inspect the premise of the above described property.

Application taken by: R. West

Board of Zoning & Planning Appeals Board recommended Rezoning action:		
Approve:	Deny:	Vote:
Chairman's Signature:		Date:
BOC recommended Rezoning action:		
Approve:	Deny:	Vote:
Chairman's Signature:		Date:



Attachment:



5.B.1.d

Attachment:

Packet Pg. 28

Troup County Planning and Zoning Staff Report

Case #: RZ-061126- Dusty's Automotive LLC

Type of Request: Rezoning

Application Date: 05/11/2026

Applicant: TC Community Development

Owner: Dusty's Automotive LLC

Location of Property: 2913 West Point Rd

APN #: 0713B000088

Acreage: 0.71

Zoning District: Suburban Medium Density Residential (SU-R)

- N: SU-R
- E: SU-R
- S: SU-R
- W: SU-R

Current Use: Commercial

Proposed Use: Commercial

Character Area: Commerce Center

Public Notification:

- Notice in Paper: 05/27/2026

Date of Scheduled Hearings:

- BOZAPC: 06/11/2026
- BOC 1st Reading: 07/07/2026
- BOC 2nd Reading: 07/21/2026

Public Comment: None

DRI Review: N/A

Environmental Considerations: None

Staff Review: Health Department, County Planner, Building Official, Roads & Engineering, Fire Marshal, Property Appraisal

Attachments:

- Application
- Ordinance
- Parcel Map
- Parcel Information
- Zoning Map

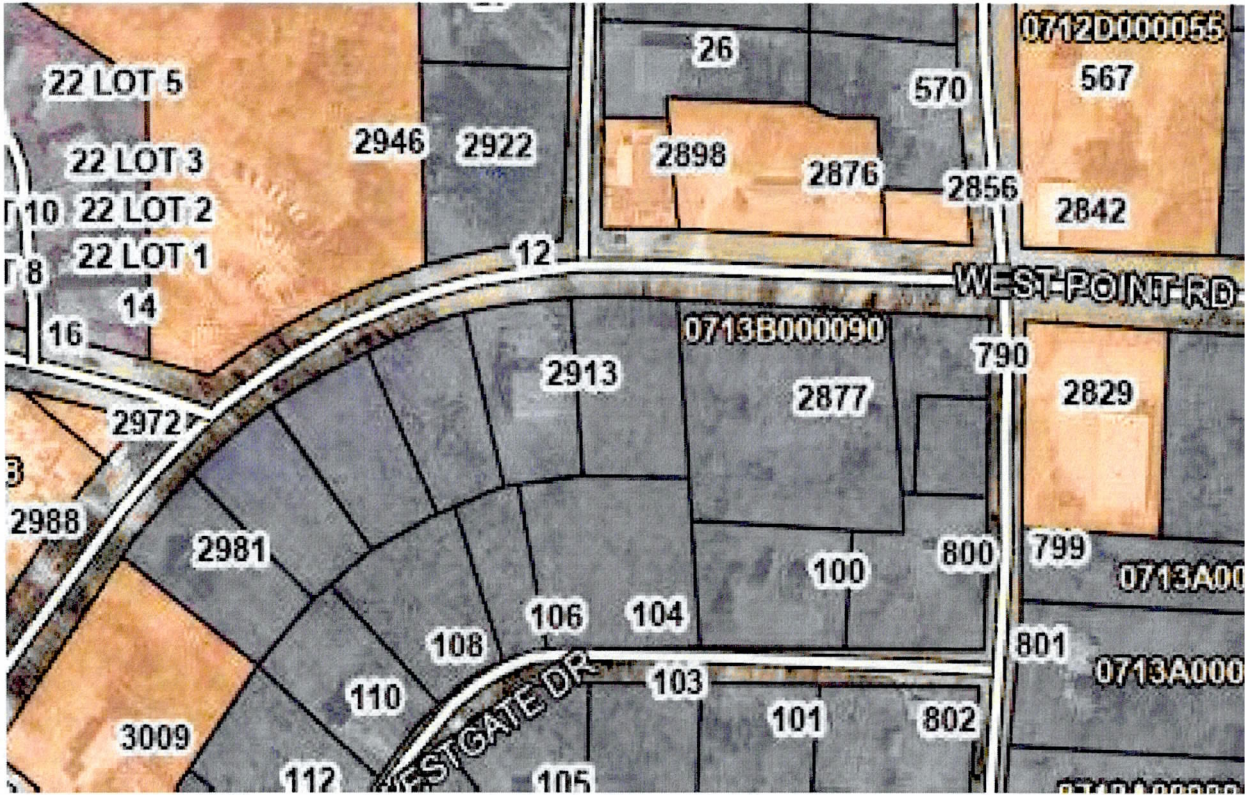
Request: Troup County Community Development is requesting the rezoning of a 0.71-acre parcel to revert it to its previous Limited Commercial zoning.

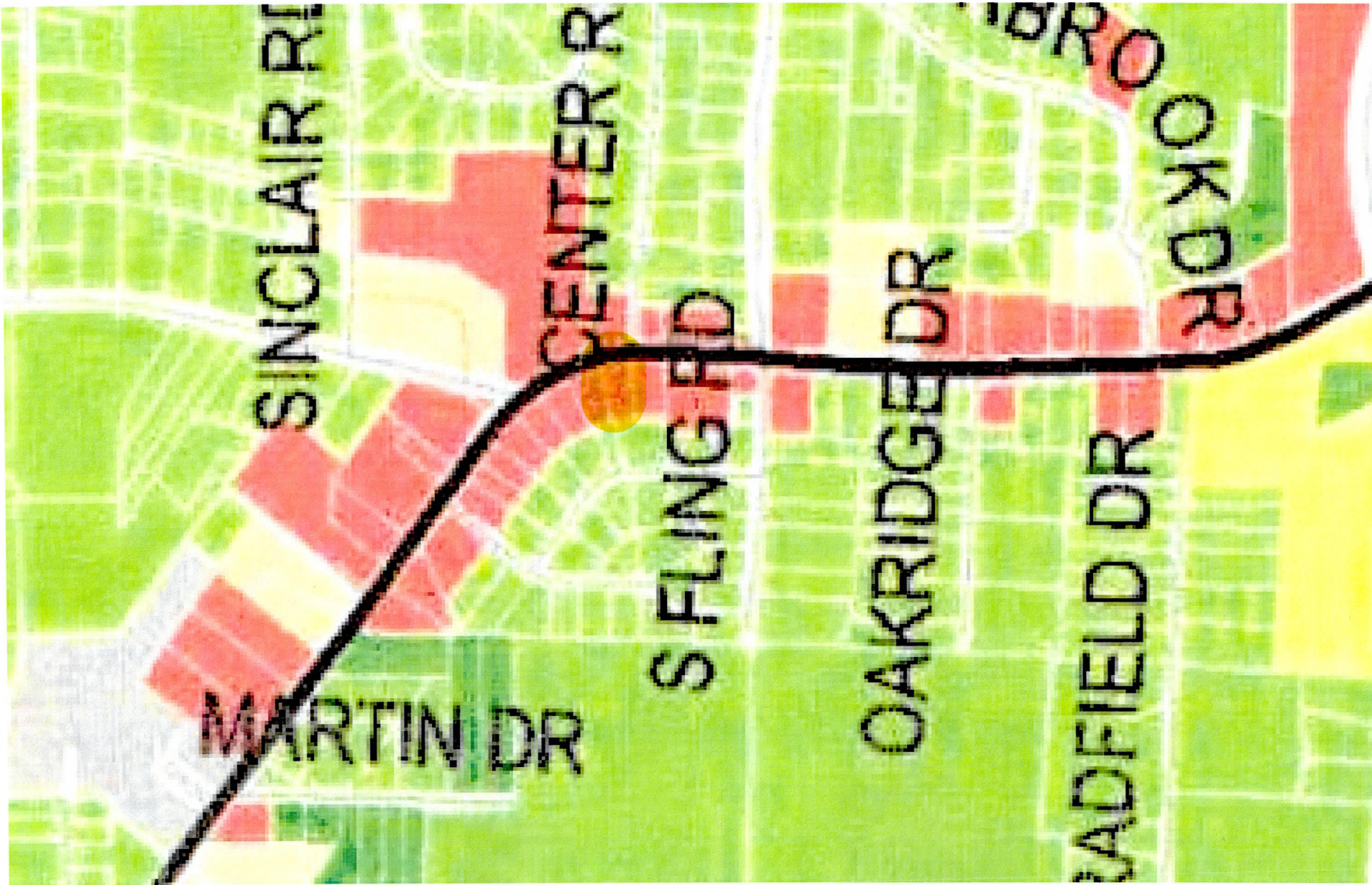
History: This parcel is currently zoned Suburban Medium Density Residential.

Factors for Consideration: The parcel was previously zoned Limited Commercial, and Troup County Community Development is requesting to revert it back to Limited Commercial.

Location Maps:









Community Development

100 Ridley Avenue
LaGrange, GA 30240
(706) 883-1650

Receipt #: _____

Review Fee: _____

Received By: _____

REZONING APPLICATION

Case Number: RZ-06112026-TC Community Development Filing Date: 05/11/2026

Applicant's Name: TC Community Development

Address: 100 Ridley Avenue, LaGrange, GA 30241

Phone Number: (706) 883-1650 Email: communitydevelopment@troupcountyga.gov

Property Owner: Ricardo Oporto Phone Number: _____
(If different from applicant)

Mailing address of Property Owner: 3146 Hamilton Rd, LaGrange, GA 30241

Tax Map Number: 0713B000033; 0713B000034

Subject Property

Address: 3176 West Point Rd, 3190 West Point Rd

Purpose of Zoning Change Request: Revert zoning back to Light Industrial (LI)

Parcel Size: 1.37 +/-, 16.16 +/-, 1.72 +/- Acreage to be Rezoned: Same

Zoning District: Present: LC Requested: LI

Use of Property: Present: Residential & Commercial Requested: Light Industrial

Use of Abutting Property: North: LC South: LC & SU-R

East: SU-R West: SU-R

I, _____ owner of property do hereby request above action and
authorize the staff of Troup County to inspect the premise of the above described property.

Application taken by: _____

Board of Zoning & Planning Appeals Board recommended Rezoning action:		
Approve:	Deny:	Vote:
Chairman's Signature:		Date:
BOC recommended Rezoning action:		
Approve:	Deny:	Vote:
Chairman's Signature:		Date:

APN: 071-3B-000-034
ADDRESS: WEST POINT RD
APPLICANT/OWNER: JAMES & ROBERT HEFLIN
BOC: 05/09/1977
CASE #: 201-77 (REZONING)

5.B.1.g

Attachment: Rezoning Application - TC Community Development - Zoning Corrections - 3176 & 3190 West Point Rd (Text

PLANNING COMMISSION
OR
ZONING APPEALS BOARD

520
32,32A

5.B.1.g

CASE NUMBER 201 - 77 FILING DATE 3/16-77
APPELLANT'S NAME James Guy Heflin and Robert Stell Heflin
ADDRESS Rt #3 LaGrange
DESCRIPTION AND ADDRESS OF PROPERTY See Attached Plat

PRESENT ZONING DISTRICT Residential
PRESENT USE OF PROPERTY Junkyard (Conditional Use)
REMARKS Wishes to Rezone for Junkyard and Alter same

USE OF ABUTTING PROPERTY:

NORTH Marcus Smith SOUTH H. R. Cook
EAST U.S. #29 WEST Dr. Kraftka

TYPE OF ACTION REQUESTED:

VARIANCE _____ CONDITIONAL USES _____

ADMINISTRATIVE APPEAL _____

CHANGE OF ZONING DISTRICT From Residential to Industrial

NON-CONFORMING USES Existing Condition since 1955

OTHER REQUEST _____

SUMMARY OF PLANNING DEPARTMENT REPORT: _____

OR

~~SUMMARY OF ZONING APPEALS BOARD REPORT:~~ _____

Unanimous Vote to Accept by Troup County Commissioners 5/4-7

FINDINGS: (Relate specifically to conditions relating to public health, welfare, morals or safety, hardship, ordinance justification of special exception, effect on surrounding property or the County in general.)

The Troup County Planning Commission recommends application be

RECOMMENDED ACTION approved to improve and upgrade this property.

~~REASONS FOR ACTION:~~ _____

17.13 ACRES.

~~ZONING APPEALS BOARD~~

Secretary or Chairman

PLANNING COMMISSION

Opal B. Barnes
Secretary or Chairman

Packet Pg. 34

Attachment: Rezoning Application - TC Community Development - Zoning Corrections - 3176 & 3190 West Point Rd (Text Amendment to Troup

073
071 3B 000 034

PLANNING COMMISSION
OR
ZONING APPEALS BOARD

CASE NUMBER 201 - 77 FILING DATE 3/16-77

APPELLANT'S NAME James Guy Heflin and Robert Stebb Heflin

ADDRESS Rt #3 LaGrange

DESCRIPTION AND ADDRESS OF PROPERTY See Attached Plat

PRESENT ZONING DISTRICT Residential

PRESENT USE OF PROPERTY Junkyard (conditional use)

REMARKS Wishes to rezone for Junkyard and alter same

USE OF ABUTTING PROPERTY:

NORTH Marcus Smith SOUTH H.R. Cook

EAST U.S. # 29 WEST Dr. Krafka

TYPE OF ACTION REQUESTED:

VARIANCE _____ CONDITIONAL USES _____

ADMINISTRATIVE APPEAL _____

CHANGE OF ZONING DISTRICT From Residential to Industrial

NON-CONFORMING USES Existing condition since 1955

OTHER REQUEST _____

SUMMARY OF PLANNING DEPARTMENT REPORT: _____

OR

SUMMARY OF ZONING APPEALS BOARD REPORT: _____

FINDINGS: (Relate specifically to conditions relating to public health, welfare, morals or safety, hardship, ordinance justification of special exception, effect on surrounding property or the County in general.)

RECOMMENDED ACTION _____

REASONS FOR ACTION _____

~~ZONING APPEALS BOARD~~

PLANNING COMMISSION

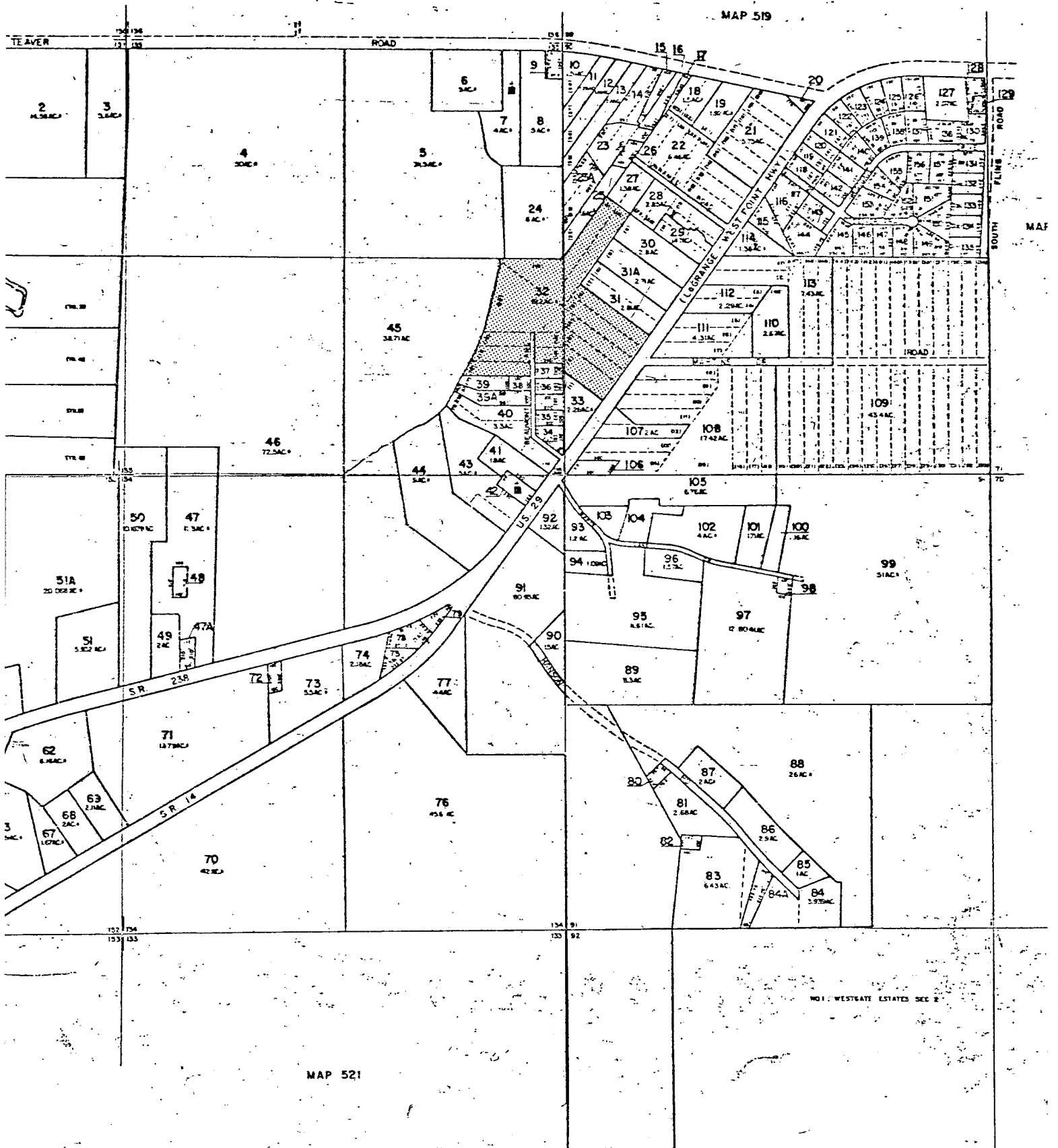
Secretary or Chairman

Secretary or Chairman

MAP 518

MAP 519

MAP 521



MUNNICOTT & ASSOCIATES, INC. VALUATION ENGINEERS CONSULTANTS AT, PETERSBURG, FLORIDA	PROPERTY OWNERSHIP MAP		LAND LOT 90-92, 104, 123
	TROUP COUNTY		121, 122, 123, 124
	GEORGIA		LAND EXTRACT 3
	DATE FEB. 1, 1971		SCALE 1" = 400'

Troup County Planning and Zoning Staff Report

Case #: RZ-061126-Oporto

Type of Request: Rezoning

Application Date: 05/11/2026

Applicant: TC Community Development

Owner: Ricardo Oporto

Location of Property: 3176, 3190 West Point Rd

APN #: 0713B000033, 0713B000034

Acreage: 1.37, 16.16

Zoning District: Limited Commercial (LC)

- N: LC, SU-R
- E: LC, SU-R
- S: SU-R
- W: LC, SU-R

Current Use: Commercial

Proposed Use: Commercial

Character Area: Employment Center

Public Notification:

- Notice in Paper: 05/27/2026

Date of Scheduled Hearings:

- BOZAPC: 06/11/2026
- BOC 1st Reading: 07/07/2026
- BOC 2nd Reading: 07/21/2026

Public Comment: None

DRI Review: N/A

Environmental Considerations: None

Staff Review: Health Department, County Planner, Building Official, Roads & Engineering, Fire Marshal, Property Appraisal

Attachments:

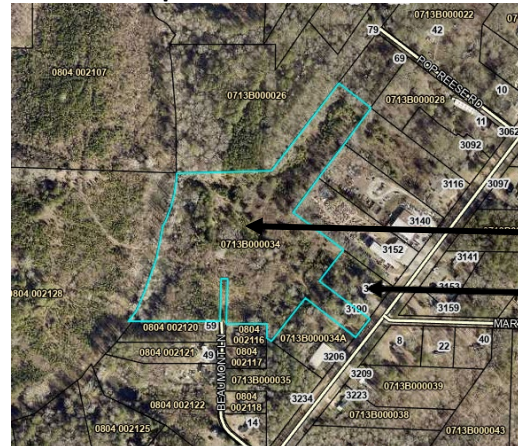
- Application
- Ordinance
- Parcel Map
- Parcel Information
- Zoning Map

Request: Troup County Community Development is requesting the rezoning of a 1.37-acre parcel and a 16.16-acre parcel to revert it to its previous Light Industrial zoning.

History: This parcel is currently zoned Limited Commercial.

Factors for Consideration: The parcel was previously zoned Light Industrial, and Troup County Community Development is requesting to revert it back to Light Industrial.

Location Maps:



16.16 Acres

1.37 Acres

APN: 071-3B-000-034
ADDRESS: WEST POINT RD
APPLICANT/OWNER: JAMES & ROBERT HEFLIN
BOC: 05/09/1977
CASE #: 201-77 (REZONING)

PLANNING COMMISSION
OR
ZONING APPEALS BOARD

CASE NUMBER 201-77 FILING DATE 3/16-77
 APPELLANT'S NAME James Guy Heflin and Robert Stebb Heflin
 ADDRESS Rt #3 LaGrange
 DESCRIPTION AND ADDRESS OF PROPERTY See Attached Plat

PRESENT ZONING DISTRICT Residential
 PRESENT USE OF PROPERTY Junkyard (conditional use)
 REMARKS Wishes to rezone for Junkyard and alter same

USE OF ABUTTING PROPERTY:

NORTH Marcus Smith SOUTH H.R. Cook
 EAST U.S. #29 WEST Dr. Krafka

TYPE OF ACTION REQUESTED:

VARIANCE _____ CONDITIONAL USES _____

ADMINISTRATIVE APPEAL _____

CHANGE OF ZONING DISTRICT From Residential to Industrial

NON-CONFORMING USES Existing condition since 1955

OTHER REQUEST _____

SUMMARY OF PLANNING DEPARTMENT REPORT: _____

OR

SUMMARY OF ZONING APPEALS BOARD REPORT: _____

FINDINGS: (Relate specifically to conditions relating to public health, welfare, morals or safety, hardship, ordinance justification of special exception, effect on surrounding property or the County in general.)

RECOMMENDED ACTION _____

REASONS FOR ACTION _____

~~ZONING APPEALS BOARD~~

PLANNING COMMISSION

Secretary or Chairman

Secretary or Chairman

PLANNING COMMISSION

OR

ZONING APPEALS BOARD520
32,32A

CASE NUMBER 201 - 77 FILING DATE 3/16-77
 APPELLANT'S NAME James Guy Hefkin and Robert Stell Hefkin
 ADDRESS Rt #3 LaGrange
 DESCRIPTION AND ADDRESS OF PROPERTY See Attached Plot

PRESENT ZONING DISTRICT Residential
 PRESENT USE OF PROPERTY Junkyard (Conditional Use)
 REMARKS Wishes to Rezone for Junkyard and Alter Same

USE OF ABUTTING PROPERTY:

NORTH Marcus Smith SOUTH H. R. Cook
 EAST U.S. #29 WEST Dr. Kraft

TYPE OF ACTION REQUESTED:

VARIANCE _____ CONDITIONAL USES _____

ADMINISTRATIVE APPEAL _____

CHANGE OF ZONING DISTRICT From Residential to Industrial
 NON-CONFORMING USES Existing Condition since 1955

OTHER REQUEST _____

SUMMARY OF PLANNING DEPARTMENT REPORT: _____

OR

~~SUMMARY OF ZONING APPEALS BOARD REPORT:~~ _____

Unanimous Vote to Accept by Troup County Commissioners 5/4-77

FINDINGS: (Relate specifically to conditions relating to public health, welfare, morals or safety, hardship, ordinance justification of special exception, effect on surrounding property or the County in general.)
 The Troup County Planning Commission recommends application be

RECOMMENDED ACTION approved to improve and upgrade this property.

REASONS FOR ACTION: _____

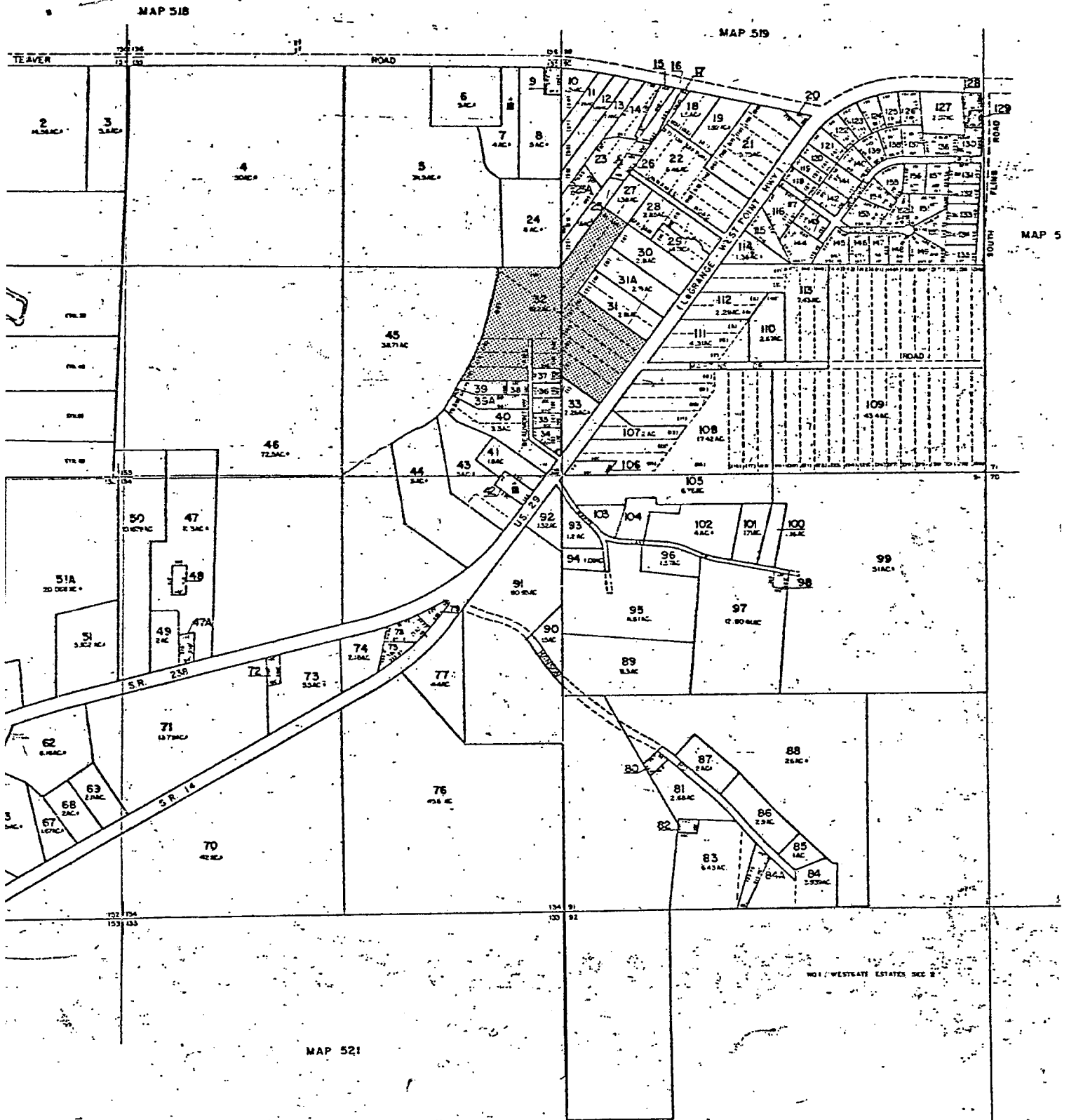
17.13 ACRES.

~~ZONING APPEALS BOARD~~

Secretary or Chairman

PLANNING COMMISSION

James G. Hefkin
 Secretary or Chairman



Attachment: Rezoning Application - TC Community Development - Zoning Corrections - 3176 & 3190 West Point Rd - Zoning Map and

~~073~~
071 3B 000 034



TROUP COUNTY
GEORGIA

**Board of Zoning Appeals & Planning
Commission**

SCHEDULED

AGENDA ITEM (ID # 4763)

5.B.2

Meeting: 06/11/26 10:00 AM
Department: Planning
Category: Public Hearing
Prepared By: Jake Thrailkill
Initiator: Ruth West
Sponsors:
DOC ID: 4763

Text Amendment - Final Draft - Industrial Uses 1st Reading - Vote Eligible

The staff will be presenting a summary of an Industrial Uses 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 VIII, Sec. 7.7. – Industrial Uses, is hereby amended by adding the following:

(1) *“Best Management Practices” for Industrial Uses.*

(a) It is recognized that construction and operations of industrial projects in close proximity to residences or other sensitive receptors may negatively affect the quality of life of those existing communities.

This ordinance provides a framework through which industrial projects can be designed and operated in a way that lessens their impact on surrounding communities and the environment.

It is meant to apply Best Management Practices to help minimize potential impacts to sensitive receptors and is intended to be used in conjunction with the County land use ordinance and the Department of Natural Resources, Environmental Protection Department regulations.

This ordinance does not replace the need for preparation of the appropriate project-specific environmental review and application of any necessary measures that may arise out of that review. This ordinance provides a series of development and operational criteria that can be implemented to supplement project-level mitigation measures, in order to further reduce impacts related to industrial uses.

The application of this ordinance is intended to be included in the conditions of approval as part of individual development projects. This will provide a mechanism by which applicants and the public are made aware of how these guidelines are specifically implemented on a project-by-project basis and will provide an opportunity for County staff to monitor the individual conditions of approval. The following ordinances are organized into specific categories, to address potential quality of life issues from the initial application for a Special Use Permit (if required) through the design process, to construction and through operations.

(i) **Applicability:** This ordinance is intended to provide general guidance that will be appropriate for most industrial projects. Review under DNR/EPD will apply to any projects, regardless of their square footage and size, and which may include technical reports including, but not limited, to noise, air quality, and traffic related impact evaluations. The Community Development office will use this ordinance to review industrial projects and document findings to be considered by the Board of Zoning Appeals and Planning Commission and to the Board of Commissioners where the project does not conform to the County's ordinance.

(ii) **Pre-Application Meeting.**

(1) Prior to submitting construction plans for review, the applicant or his agent is required to meet with the Community Development Director, County Planner,

County Engineer, County Fire Marshall, and County environmental health officer (Troup County Health Department representative) in order to review the location of the proposed Use to determine whether it appears possible that the said Use could meet requirements of this regulation. This step does not require any formal application.

(2) The applicant or his agent should provide a map of the surrounding area, topographic data taken from USGS Quadrangle maps or other sources, the property boundary, and a sketch of the proposed layout.

(3) The sketch should also include any existing conditions on the property that require special attention of the applicant or his agent. These may include but are not limited to: a private cemetery, general area of any wetlands, whether the property is located in groundwater recharge area or any other environmentally sensitive area, or any other conditions as can be deemed from existing records.

(iii) Studies or Analysis. Applicant or Developer shall prepare:

(1) an “Air Quality” study in accordance with the Department of Natural Resource, Environmental Protection Division’s Air Quality Control guidelines, Chapter 391-3-1 which includes both project specific and cumulative impact analysis;

(2) a “Health Risk Assessment (HRA)” if the facility’s property line is within one thousand (1,000) feet of a sensitive receptor; and,

(3) a “Noise Impact Analysis” performed by suitably qualified independent acoustic consultant to evaluate potential impacts to the neighboring properties during construction and operations. The studies / analysis shall be submitted with the

Special Use Application; if a Special Use is not required, said studies / analysis shall be submitted with the request for a review of Civil / Construction Plans or a Building Permit application.

(iv) Notice to the Public: In the case where the requested Use is permitted by right, at least 14 days prior to the submittal of Civil or Construction Plans for review, a sign shall be erected to be clearly visible from the road nearest to the proposed site. The sign shall be at least four feet by eight feet in size and shall be readable from the road by a person with 20/20 vision.

(v) Community Liaison. Prior to issuance of any building permit for the requested Use, the Applicant or Operator shall designate a Community Liaison and provide the County with current contact information (name, telephone number, and email address). The Community Liaison shall be responsible for receiving and responding to non-emergency complaints or inquiries related to the use.

(vi) Construction and Operational Notifications. A “Construction Traffic Control Plan” shall be prepared and submitted along with the Civil / Construction Plans. The CTCP shall include haul routes, planned road closures, and levels of truck traffic. During construction, the Applicant or Operator shall provide at least seven (7) days' advance notice to the Community Development department and to residents along designated haul routes of any planned construction activity, road closures, or unusually high levels of noise or truck traffic.

(vii) Emergency Response: The facility will provide advanced notice and coordinate with the local first responders regarding backup generator testing to minimize disruption.

(viii) Community Benefit Agreement (If Required by Board of Commissioners). As a further condition of a Special Use Permit or the approval of development plans, the Board of Commissioners may require the Applicant and/or Operator to enter into a Community Benefit Agreement with the County, addressing such matters as community investments, infrastructure participation, or enhanced environmental measures. Any such agreement, if required and approved by the Board, shall be incorporated by reference into the Special Use Permit at time of approval.

The Community Benefits Agreement may be enacted, at the discretion of the Board of Commissioners, if the High-Intensity Use meets any of the following requirements:

- (a) Buildings located on the parcel which the applicant wishes to use are five-thousand one square feet (5,001sq ft) or larger.
 - (b) The “use” is directly adjacent to a parcel containing a sensitive receptor.
 - (c) Capital investment of said Use is \$1,000,000 or over.
- (ix) Enforcement. Failure to comply with this condition, including the approved Community Engagement Plan, shall constitute a violation of the special use permit or Appendix C – Development and Permitting ordinance may be grounds for enforcement action, including but not limited to notice of violation, imposition of penalties as allowed by ordinance, and modification, suspension, or revocation of the special use permit / after notice and hearing in accordance with County procedures.

SECTION II

(2) *Junkyards, Junk Business, Salvage Operation, and/Motor Vehicle Towing.*

(3) *Marinas.*

SECTION III

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

H

Health Risk Assessment. (HRA) for industrial uses is a specialized analysis used to determine the potential impacts of a facility's operation on the health of nearby residents. These assessments are increasingly required to evaluate risks such as chronic noise pollution, air quality degradation from backup generators, and electromagnetic fields (EMFs) in close proximity to homes.

High Intensity Use. "High-Intensity Use" in the Heavy Industrial (HI) zoning shall mean any use designated in this Ordinance as a special use in the Heavy Industrial (HI) zoning and any other industrial use that, in the judgment of the Board of Commissioners, is likely to generate substantial off-site impacts related to traffic, noise, lighting, or utility demand, including but not limited to data centers, large-scale logistics/warehousing, and heavy manufacturing.

SECTION IV

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

SECTION V

(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: _____; 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.