

**MINUTES**

**Troup County Board of Commissioners**

**April 5, 2011**

**Troup County Government Center Building**

Troup County Board of Commissioners Chairman Richard Wolfe called the meeting to order at 9:00 a.m.

**Board Members Present:**

Richard Wolfe, Chairman  
Morris Jones, Vice-Chairman  
Buck Davis, Commissioner  
Richard English, Commissioner

**News Media Present:**

David Woody, TV 33  
Matthew Strother, Valley Times  
Natalie Shelton, LaGrange Daily News

**Staff Present:**

Mike Dobbs, County Manager  
Tod Tentler, Assistant County Manager / Parks & Recreation Director  
Cheryl May, Accounting Clerk  
Diana Evans, Purchasing Director  
Stewart Mills, Finance Officer / County Clerk  
Ray McKenzie, County Attorney  
Andy Harper, Zoning Technician  
James Emery, County Engineer  
Harold Edmondson, Senior Deputy Bldg Official  
Valerie West, Executive Assistant  
Sadie Lee, Deputy Warden, Care/Treat  
Nancy Seegar, County Planner

**Others Present:**

Bill & Ellen Gilmore, Concerned Citizens  
Tommy Callaway, Concerned Citizen  
Tommy Lanier, Rezoning Applicant  
Beverly Gardner, Concerned Citizen  
Nancy Green, Concerned Citizen  
Mike & Glenda Waller, Concerned Citizens  
Hugh Camp, Concerned Citizen  
Johnny Walton, Rezoning Applicant  
Jerry Fulks, CEO of West Georgia Health System  
Paul Perotti, CFO of West Georgia Health System  
Dick Daniel, Concerned Citizen  
Ken Ragan, Concerned Citizen

**OPENING:**

Chairman Richard Wolfe welcomed all in attendance.

**Invocation - Reverend Michael Reeves - Teaver Road Baptist Church:**

Reverend Michael Reeves of Teaver Road Baptist Church was recognized by Chairman Wolfe and asked to pronounce the invocation.

**Pledge of Allegiance:**

Commissioner Davis led those present in reciting the Pledge of Allegiance to the United States of America.

**APPROVAL OF AGENDA / MINUTES:**

**Approval of Agenda:**

Commissioner Jones made a motion to approve the agenda as presented. Commissioner Davis seconded. Unanimous.

**Approval of Minutes:**

Commissioner English made a motion to approve the minutes of the March 15, 2011 regular meeting of the Board of Commissioners. Commissioner Jones seconded. Unanimous.

**PEOPLE TO ADDRESS THE BOARD:**

- None.

**SPECIAL BUSINESS:**

**National County Government Month Proclamation:**

County Manager Mike Dobbs read the proclamation for National County Government Month. The nation's 3,068 counties provide a variety of essential public services to communities serving more than 300 million Americans. The counties and the National Association of Counties are working together to forge the partnership among all levels of government to better serve American communities. Therefore, The Troup County Board of Commissioners hereby proclaims April 2011 as National County Government Month.

**West Georgia Health Update on Bond to Construct Recent Addition and Alterations:**

West Georgia Health System (WGHS) President/CEO Jerry Fulks and CFO Mr. Paul Perotti presented an update on the WGHS construction project and financial report. With a few minor adjustments such as replacing defective signage and reinforcing sheetrock corners, the South Tower project is now complete. One hundred extra parking spaces have been added after demolishing the Heart Clinic. All financial indicators continue to be positive.

**Consideration of Safety Coordinator Resolution and Policy Statement:**

County Manger Mike Dobbs presented a resolution and policy statement that recommended Warden Dexter Wells as the Safety Coordinator. The county had more than 41 workers comp claims in 2010, which cost the departments more than \$378,000. Warden Wells' department has gone 512 days without a lost-time accident. His department went from 25 accidents in 2004, up to 28 in 2005, and then spiraled downward to no incidents in 2010. Under Wells' guidance the safety commission also will analyze individual workplaces and implement hazard prevention and control. By participating in the safety initiative, the county can benefit from a Safety Incentive Discount Program sponsored by the Association County Commissioners of Georgia.

**Consideration of Surplus Items to be Auctioned April 23, 2011:**

Purchasing Director Diana Evans presented a list of surplus items to be auctioned on April 23, 2011 at the Board of Education facility located on North Davis Road. The gates will open at 8 a.m. and the auction will begin at 10 a.m. Commissioner Davis made a motion to declare the items surplus. Commissioner Jones seconded. Unanimous.

**Consideration of Lease Agreement with Troup County Historical Society:**

County Manager Mike Dobbs presented a lease agreement with Troup County Historical Society. The old underground vault area was deeded to Troup County in 1981 and has been used to house E-911 until its relocation to the Government Center last year. The underground vault is now planned to be leased to the Historical Society for archival storage use. Mr. Wolfe was concerned about the liability exposure to the county if something happened while the Historical Society is storing records there. He requested that the agreement be amended to reflect transfer of liability to the Historical Society. Commissioner Jones made a motion to approve with stipulations that Chairman Wolfe outlined. Commissioner English seconded. Unanimous.

**PUBLIC HEARINGS:**

Commissioner Davis made a motion to go into public hearings. Commissioner Jones seconded. Unanimous.

**Special Use:**

- None.

**Rezoning:**

Senior Deputy Building Official Harold Edmondson reminded the commissioners of the six zoning standards.

**2nd Reading - Board of Commissioners Vote Necessary**

**Thomas L. Lanier, Jr. - Agricultural / Residential to Limited Commercial**  
**2.19 Acre Parcel Fronting on Pleasant Grove Church**

Senior Deputy Building Official Harold Edmondson presented the application by Mr. Thomas L. Lanier, Jr. for a 2.19 acre parcel fronting on Pleasant Grove Church to be rezoned from Agricultural / Residential to Limited Commercial for a proposed commercial establishment. Chairman Wolfe asked if anyone would like to speak in favor of or against the rezoning application. Ms. Beverly Gardner, a realtor and local resident, commented she was in favor of this rezoning and felt that this property should not have been left as Agricultural / Residential in the Comprehensive Plan. Mr. Eddie Bartlett stated that he has submitted a petition signed by 125 residents in the surrounding area opposing this rezoning. Commissioner Davis made a motion to deny the rezoning. Commissioner English seconded. The motion to deny was approved by unanimous vote.

**2<sup>nd</sup> Reading - Board of Commissioners Vote Necessary**

**Johnny Walton - Single Family Medium Density to General Commercial**  
**1 Acre Parcel Fronting at 81 Billings Road**

Senior Deputy Building Official Harold Edmondson presented the application by Johnny Walton for 1 acre parcel fronting at 81 Billings Road to rezone from Single Family Medium Density to General Commercial for the purpose of a restaurant. The Board of Zoning and Appeals (BOZAP) recommended denial. The Staff also recommended denial. Mr. Edmondson stated there was letters from the Sheriff's Department and Fire Department expressing concerns about public safety. Chairman Wolfe asked if anyone would like to speak in favor of or against the

rezoning. Mr. Walton commented he appreciated the commissioners' consideration of the matter. No one spoke in opposition to the application. Commissioner Davis made a motion to deny the rezoning application. Commissioner Jones seconded. The motion to deny passed with Commissioner English casting the only dissenting vote.

**Subdivisions:**

**Final Plat - Board of Commissioners Vote Necessary**

**River Club Subdivision Final Plat-**

**Location: Off Cameron Mill Road - Phase 7- 34 Lots**

**Developer: River Club Partners - Jared Jones**

**211 Church Street, LaGrange, Ga**

Senior Deputy Building Official Harold Edmondson presented the final plat for Phase 7 of River Club Subdivision, located off Cameron Mill Road. This phase of the subdivision is to be composed of 34 lots and developed by River Club Partners. The Board of Zoning Appeals and Planning Commission (BOZAPC) has reviewed the final plat and recommended approval. Chairman Wolfe asked if anyone in attendance would like to comment for or against the subdivision application. No one responded. Commissioner English made a motion to approve the final plat of Phase 7 of River Club Subdivision. Commissioner Jones seconded. Unanimous.

**Other:**

**Trammell Group, Inc. dba Trammell's Smokehouse Grille - Application for License to Sell Wine & Malt Beverages**

**Location: 1000 Seminole Road; LaGrange**

**Applicant: Brent Trammell**

County Manager Mike Dobbs presented the application by Mr. Brent Trammell of Trammell's Smokehouse Grille to sell wine & malt beverages at 1000 Seminole Road, LaGrange. Mr. Trammell's application has been reviewed and signed by Sheriff Donny Turner certifying a GCIC background check has been completed and no criminal activity in the last five years has been noted. Chairman Wolfe asked if anyone would like to speak in favor or against the wine & malt beverage license. Mr. Trammell spoke in favor of the application. No one spoke in opposition

to the application. Commissioner English made a motion to approve the wine & malt beverage license. Commissioner Jones seconded. Unanimous.

**COMMITTEE REPORTS:**

- None.

**MANAGER'S REPORT:**

- None.

**ADJOURNMENT:**

There being no further business to discuss, Commissioner Davis made a motion to come out of public hearings, go back into regular meeting, and adjourn the meeting. Commissioner English seconded. Unanimous.

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Richard Wolfe, Chairman

Attest: \_\_\_\_\_  
Stewart P. Mills, Clerk