

**MINUTES**

**Troup County Board of Commissioners**

**September 1, 2009**

**Troup County Government Center**

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

**Board Members Present:**

Richard Wolfe, Chairman  
Richard English, Jr., Vice-Chairman  
Ken Smith, Commissioner  
Buck Davis, Commissioner  
Morris Jones, Commissioner

**News Media Present:**

Judy Murphy, Troup County News  
Joel Martin, LaGrange Daily News  
David Woody, TV-33

**Staff Present:**

Mike Dobbs, County Manager  
Jerry Willis, County Attorney  
Tod Tentler, Parks & Rec Director, Assistant County Manager  
Stewart Mills, Finance Officer / County Clerk  
Diana Evans, Purchasing Director  
James Emery, County Engineer  
Nancy Seegar, County Planner  
Scott Turk, Zoning Administrator  
Valerie West, Executive Assistant

**Others Present:**

Jerry Fulks, West Georgia Health System  
Paul Perrotti, West Georgia Health System  
Gloria Livingston, Concerned Citizen  
Mel Jastram, Concerned Citizen  
Bill & Ellen Gilmore, Concerned Citizens  
Nancy Green, Concerned Citizen  
Connie Stothard, Surveyor  
Sandy Wright, Special Use Applicant  
John & Frankie Hadden, Concerned Citizens  
Angela Hendrix, Concerned Citizen  
Bevalene Torbush, Concerned Citizen  
Luke Adams, Concerned Citizen  
Linda Wood, Concerned Citizen  
Sarah Andrews, Concerned Citizen  
Danny Curtis, Concerned Citizen

**OPENING:**

All in attendance were welcomed by Chairman Richard Wolfe.

**Invocation - Commissioner Buck Davis:**

Commissioner Buck Davis 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 English seconded. Unanimous.

**Approval of Minutes:**

Commissioner Smith made a motion to approve the minutes of the August 18, 2009 regular meeting. Commissioner Davis seconded. Unanimous.

**PEOPLE TO ADDRESS THE BOARD:**

- None.

**SPECIAL BUSINESS:**

**Recognition of Commissioner Richard English:**

Chairman Wolfe recognized Commissioner English on his recent selection to receive the Black Caucus Award. The award was presented to Commissioner English in grateful appreciation for his superior leadership qualities and for being the longest serving county commissioner in the state of Georgia.

**West Georgia Health System Update:**

Chief Executive Officer Jerry Fulks and Chief Financial Officer Paul Perrotti gave a quarterly update on the financial/schedule status of the West Georgia Health System (WGHS) facilities expansion project. Mr. Perrotti indicated WGHS had \$2.5M in bond proceeds remaining to spend. The balance of the project would be financed by a \$20M CB&T line of credit. Mr. Fulks summed things up by saying the project was on schedule and within budget.

**Consideration of Protective Clothing Bids:**

Purchasing Director Diana Evans presented the bid results for the Fire Department turn-out gear. The Fire Department recommended the bid of \$1,699 per set submitted by Nafeco since that was the only vendor whose bid met specifications and included lumbar support, a feature the Fire Department felt was very important. Sixty-two sets at \$1,699/set would

cost a total of \$105,338. County Manager Mike Dobbs requested approval of a budget amendment for the required amount to come from fund balance. (The gear was budgeted in FY2009 but the funds were turned back into the reserve when they were not spent prior to fiscal year end.) Commissioner Davis made a motion for the bid award to go to Nafeco and to approve the budget amendment of \$105,338 for funding the turn-out gear to come from fund balance. Commissioner Smith seconded. Unanimous.

**PUBLIC HEARINGS:**

Commissioner English made a motion to go into public hearings. Commissioner Davis seconded. Unanimous. Chairman Wolfe announced that during public hearings, comments from those in attendance were welcomed.

**REZONING:**

Zoning Administrator Scott Turk reminded the commissioners of the six standards for evaluating rezoning applications.

**2nd Review - Vote Necessary:**

**Charles Whitten - Single-Family Medium Density to Agricultural Residential  
60.22 +/- Acre Parcel Fronting at 1396 & 1446 Sims Road, Hogansville:**

Zoning Administrator Scott Turk presented the application by Charles Whitten to rezone a 60.22 +/- acre parcel fronting at 1396 & 1446 Sims Road, Hogansville from Single-Family Medium Density to Agricultural Residential. The purpose of the rezoning request was to subdivide the land into five lots. Lots would range in size from 5 acres and up. The Board of Zoning Appeals and Planning Commission (BOZAPC) unanimously recommended approval with all eight members voting in favor. Chairman Wolfe asked if anyone in attendance would like to speak for or against the rezoning application. No one responded. Commissioner Davis made a motion to approve Mr. Whitten's rezoning application. Commissioner Jones seconded. Unanimous.

**Subdivisions:**

- None.

**COMMITTEE REPORTS:**

- None.

**MANAGER'S REPORT:**

- None

**SPECIAL USE:**

**Board of Commissioners Vote Necessary - Continued from 8-18-09:**

**Applicant: Sandy Wright**

**Location: 420 Ginger Circle**

**Request: Special Use to Operate a Childcare-Family Daycare Business (up to 6 children)**

Zoning Administrator Scott Turk presented the request by Ms. Sandy Wright to operate a Childcare-Family Daycare Business (for up to 6 children) at 420 Ginger Circle. The Board of Zoning Appeals & Planning Commission (BOZAPC) recommended denial. Chairman Wolfe asked if there was anyone who would like to speak in favor of the special use request. Ms. Sandy Wright spoke in favor of the special use request. Ms. Wright stated she has been providing daycare for children in her home for 3 years. She indicated that she is licensed by the state to provide daycare for up to 6 children. She is currently providing daycare for a set of twins and two special-needs children. All of the children are in diapers. Ms. Angela Hendrix, Ms. Bevalene Torbush, Mr. Luke Adams, and Ms. Ellen Gilmore also spoke in favor of approving Ms. Wright's special use request. Chairman Wolfe then asked if anyone would like to speak in opposition to the special use request. Ms. Frankie Hadden stated she lives in a quiet residential neighborhood at 418 Ginger Circle. Ms. Hadden felt that the real issue was whether or not to allow a commercial business in a residential neighborhood of senior citizens and retired people. She indicated that 41 people had signed a petition against the special use request. Others speaking out against the special use request included Mr. John Hadden, Ms. Linda Wood, Ms. Sarah Andrews, and Mr. Danny Curtis. Commissioner English made a motion to approve the Ms. Wright's special use request. Commissioner Smith seconded. Commissioners English and Smith voted in favor of the motion to approve the special use request. Commissioners Davis and

Jones voted against the motion. Chairman Wolfe broke the tie by voting in favor of the motion. The motion to approve the special use request passed on a 3-to-2 vote. Following the vote, Chairman Wolfe spoke directly to Ms. Wright and requested that she be especially diligent in the manner which she carried out her daycare business. He also spoke to the residents of Young Acres subdivision suggesting they revive their homeowners association through which covenants could be passed prohibiting anything but residential uses.

**OTHER:**

**2<sup>nd</sup> Public Hearing - Board of Commissioners Vote Necessary - Continued from 8-18-09:**

**Consideration of Impact Fee Capital Improvement Element Resolution and Consideration of Impact Fee Ordinance:**

Zoning Administrator Scott Turk outlined the next steps in the Impact Fee Program which would be adoption of the Impact Fee Capital Improvement Element (CIE) resolution followed by adoption of the Impact Fee Ordinance. Commissioner Davis made a motion to continue adoption of both the resolution and ordinance to the next meeting. Commissioner Jones seconded. Unanimous.

**ADJOURNMENT:**

There being no further business to discuss, Commissioner Jones made a motion to adjourn. Commissioner English seconded. Unanimous.

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Richard Wolfe, Chairman

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