

**MINUTES**

**Troup County Board of Commissioners**

**October 16, 2012**

**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  
Buck Davis, Vice-Chairman  
Morris Jones, Commissioner  
Richard English, Jr, Commissioner  
Ken Smith, Sr, Commissioner

**News Media Present:**

Matthew Strother, LaGrange Daily News  
Trey Wood, Valley News  
Thomas Camp, Troup County News

**Staff Present:**

Tod Tentler, County Manager  
Jerry Willis, County Attorney  
Andy Harper, GIS Technician  
Diana Evans, Purchasing Director  
Brandon Johns, Sr Deputy Bldg Official  
James Emery, County Engineer  
Dennis Knight, County EMA Director  
Valerie West, Executive Assistant  
Valerie Heard, Human Resources Director  
Nancy Seegar, County Planner

**Others Present:**

Greg Oleson, Concerned Citizen  
Tommy Callaway, Concerned Citizen  
Guy Herring, Applicant  
Glenda and Mike Waller, Concerned Citizens  
Mehgan Rollings, Concerned Citizen  
Lillian Champion, Concerned Citizen  
Jessie Landers, Applicant  
Gene Brewer, Concerned Citizen

**OPENING:**

Chairman Richard Wolfe welcomed all in attendance.

**Invocation - Pastor Doug Bingham, Unity Baptist Church, LaGrange:**

Pastor Bingham of Unity Baptist Church was recognized by Chairman Wolfe and asked to pronounce the invocation.

**Pledge of Allegiance:**

All present in stood in reciting the Pledge of Allegiance to the Flag of the United States of America.

**APPROVAL OF AGENDA / MINUTES:**

**Approval of Agenda:**

Commissioner English made a motion to approve the final agenda.

Commissioner Davis seconded. Unanimous.

**Approval of Minutes:**

Commissioner Jones made a motion to approve the minutes of the September 28, 2012 regular meeting of the Board of Commissioners. Commissioner Smith seconded. Unanimous.

**PEOPLE TO ADDRESS THE BOARD:**

- None.

**SPECIAL BUSINESS:**

**Recognition of Volunteer Firefighters Week:**

Commission Chair Wolfe read the proclamation and invited each volunteer to come forward.

**Consideration of Community Wildfire Protection Plan:**

Commission Chair Wolfe asked Dennis Knight to explain how the plan is used. Mr. Knight relayed Mr. Melear's discussion from the previous work session that the plan is in place to implement in periods of extreme drought and would become part of the county's 5-year protection plan in which the county is rewriting now. The plan reflects the State rules and regulations. Commission Chair Wolfe asked staff to consider how the plan

can be integrated with the county's existing development rules and regulations. Commissioner Wolfe asked for motions from the board. Commissioner Jones moved to adopt and Commissioner Smith seconded. Unanimous.

**Consideration of Retail Recruitment funding:**

County Manager Tod Tentler reminded the board of discussions in the previous work session that the Chamber of Commerce is leading an effort to contract with a firm to research and recruit retail to the community. Funding of \$12,500 would come from Troup County, \$12,500 from the City of LaGrange, \$5,000 from the City of West Point and Downtown Development Authority, \$2,000 from the LaGrange Downtown Development Authority and \$18,500 from the LaGrange-Troup Chamber of Commerce itself and the City of Hogansville. The request is to earmark \$12,500 from the 1.5% of Lodging Tax for specific projects that is already allocated and distributed to the Chamber of Commerce. Commissioner Smith moved to approve the allocation. Commissioner English seconded the motion. Unanimous.

**Consideration of Resolution to Authorize Signatures for Georgia Fund One:**

County Clerk Scott Turk stated that Troup County has accounts with Georgia Fund One through the State Treasury Office in which LOST and SPLOST funds are deposited. The resolution authorizes a new signature card for the account. Commissioner Smith moved to approve the resolution, Commissioner Davis seconded. Unanimous.

**Consideration of Resolution to Adopt Intergovernmental Agreement to Collect and Distribute Manufacturing Energy Excise Tax:**

County Manager Tod Tentler introduced the resolution indicating that all three municipalities have already approved the agreement. The Manufacturing Energy Excise tax replaces the sales tax that the State Legislature has exempted. Manufacturers will still receive the four cent exemption. Commission Chair Wolfe reminded the board that the issue was discussed during the previous work session and asked for a motion. Commissioner English moved to approve the agreement, and Commissioner Smith seconded the motion. Unanimous.

**Consideration of Ordinance to Enact the Manufacturing Energy Excise Tax:**

County Manager Tod Tentler introduced the ordinance explaining it is the second in a two step process after approving the Intergovernmental Agreement. Commissioner Jones moved to approve the ordinance, Commissioner Smith seconded. Unanimous.

**Consideration of Resolution Implementing a Hiring Freeze:**

County Manager Tod Tentler introduced the resolution explaining the County is operating within budget and that this resolution is precautionary. Commissioner English moved to approve the resolution, Commissioner Jones seconded. Unanimous.

**PUBLIC HEARINGS:**

Commissioner Morris Jones made a motion to go into public hearings. Commissioner Ken Smith seconded. Unanimous.

**Rezoning:**

- None.

**SPECIAL USE:**

(1st hearing- No Vote Necessary)

**AT&T-X-Cell Towers LLC Requests Permit to Construct a 195'  
Telecommunications Tower  
Location: Samples Road, LaGrange**

**Recommendation: Staff and consultant recommend with Conditions**

Commissioner Wolfe asked Brandon Johns to introduce the request. Mr. Johns introduced the proposed cell tower site mentioning that the County's contracted expert was not able to attend this meeting but that AT&T Representative Guy Herring has agreed to the conditions set forth by Mr. Dyer and staff. Mr. Johns further stated that both AT&T and Mr. Dyer research possible co-location sites. Mr. Johns did indicate that there were no objections from the FAA/Airport and no citizen calls. Commissioner Wolfe asked for any in opposition to the request. There were none. Mr. Wolfe asked for those in support of the request. Mr. Herring spoke to indicate that AT&T has reviewed the conditions and accepted them. This was first reading so no motions were necessary.

**(1st Hearing- No Vote Necessary)**

**Jesse R Landers - Requests Permit to operate a personal care home for maximum six individuals.**

**Location: 8829 Hamilton Road, Pine Mountain**

**Recommendation: Approve**

Mr. Brandon Johns then introduced the Special Use request by Ms. Jesse R. Landers to locate a personal care home for seniors at 8829 Hamilton Rd in the Pine Mountain community of Troup County. The Georgia state license Ms. Landers has for the location would allow for 2 to 6 individuals to live at the residential home. Ms. Landers' company Bright House Personal Care Homes has operated a similar facility at 8984 Hamilton Road zoned commercial. Mr. Johns indicated the only citizen concern call received was from Mr. Brewer who is in the attendance today. The current residents will be moved from the current location to the new location if approved. Mr. Johns further explained that this is assisted living.

Chairman Wolfe asked for anyone to speak in favor of the request.

Applicant Jesse Landers addressed the Board indicating that she had letters of support from neighbors and churches in the area that are in support of the relocation. She stated that she is licensed to care for six elders. She further said that her passion is in assisting the elderly who can no longer live on their own. The new location will provide more room. Ms. Landers further stated that she had 25 years in a hospital environment. The personal care home is a good alternative to a nursing home. Harris County does not allow for personal care homes.

Mrs. Lillian Champion introduced herself as a longtime citizen of Troup County. Stated her only family, a daughter, was killed in "9/11 Attack". At 90 years of age, Mrs. Champion is a journalist for "Harris County News." She decided to register herself as a resident of Bright Way. The subject property belongs to Mrs. Champion. She further indicated that she cooperated with Gene Brewer in opposing a similar request in the area due to very different extenuating circumstances.

Chairman Wolfe asked if anyone would like to speak in opposition to the request. Mr. Gene Brewer introduced himself to the board. Mr. Brewer pointed out the property is in fact zoned single-family-medium-density but that the special use allows a business to locate with six 'families' residing. Commission Chair clarified that there are six individuals who will reside. Mr. Brewer implied that the applicant truly wants to expand to more than a six-person personal care home. Commissioner Smith further explained that any expansion to more than six individuals would require the permission of the board.

**REZONING:**

- None.

**Other:**

- None.

**New Business:**

- None.

**Subdivisions:**

- None.

**COMMITTEE REPORTS:**

- None.

**MANAGER'S REPORT:**

- None.

**ADJOURNMENT:**

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

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Richard Wolfe, Chairman

Attest: \_\_\_\_\_  
G.S. Turk, Clerk