



MINUTES  
REGULAR MEETING  
BOARD OF ZONING APPEALS & PLANNING COMMISSION

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Thursday, April 12, 2018

10:00 AM

Commission Chambers

I. Call To Order

Attendee Name	Title	Status	Arrived
Sandy Winslow	Board Member	Present	
Ashley McCoy	Board Member	Absent	
Kristi Hacker	Board Member	Absent	
Vanessa Griggs	Board Member	Present	
Robert Petry	Board Member	Present	
Charles Milligan	Board Member	Present	
Mike Angstadt	Board Member	Present	
James Thrailkill	Board Member	Present	
Hilda Railey	Board Member	Present	

Chairperson Charles Milligan called the meeting to order and asked the staff for any announcements. Mr. Jay Anderson, Chief Building Official, informed the board of the recent Board of Commissioner decisions. Ms. Tracie Hadaway read the public hearing procedures.

II. Approve the Final Agenda

III. Approve Minutes of Last Meeting

**1. Board of Zoning Appeals & Planning Commission - Regular Meeting - Feb 8, 2018 10:00 AM**

The Board of Zoning Appeals/Planning Commission approved the final agenda and minutes as submitted.

- RESULT:** ACCEPTED [UNANIMOUS]  
**MOVER:** Hilda Railey, Board Member  
**SECONDER:** Robert Petry, Board Member  
**AYES:** Winslow, Griggs, Petry, Milligan, Angstadt, Thrailkill, Railey  
**ABSENT:** McCoy, Hacker

IV. Rezoning

V. Special Uses

**1. Special Use Permit - Donald W. Hughes - 692 Adams Rd. - APN:075-0-000-032B 2nd Reading - Vote Eligible**

County Planner Tracie Hadaway presented the application and the request to the Board.

Mr. Mike Angstadt made a motion to enter into Public Comment, Mr. Sandy Winslow seconded the motion, and the motion passed to proceed into Public Comment.

Mr. Donald Hughes, applicant, spoke in favor the request / application. Mr. Hughes wants to remove the "75 person maximum event size" and be allowed to host four(4) large festivals per year and other special events. Mr. Hughes stated that his winery business is finally growing (Great Wolfe, Fort Benning, etc.) and becoming more popular, therefore, he needs permission to expand his special events and festivals. He stated that their last festival had

approximately 600-700 participants and he wants to do the "right thing" by getting approval to remove the original "75 person maximum event size". Mr. Hughes stated that they have never received a complaint about previous festivals / event sizes and they have never had an on-site traffic accident or an off-site accident caused by the winery.

Mr. Sandy Winslow asked the applicant about the winery operations, kinds of festivals / special events, and the size of these festivals / special events.

Ms. Tracie Hadaway further explained the staff report.

Mr. Reid Wallace (655 Adams Road) spoke in opposition to the request / application. He stated that there is a big increase of traffic accidents and speeding on Adams Road from the Kia Plant and the winery only makes it worse. Mr. Hughes is opposed to the increased traffic and noise (bands, helicopter rides).

Ms. Amanda Hughes, applicant's daughter, stated that they will control and/or manage the noise concerns and the winery is sensitive to the neighbors concerns.

Mr. James Thrailkill expressed his concern about large festivals / special events in a rural county setting.

There was further discussion about the Troup County Special Event Permit Ordinance requirements and the management / over sight of all special events throughout Troup County (Pyne Road Park, Pine Mountain RV Park, etc.).

Mr. Rob Petry made a motion to exit out of Public Comment, Mr. Sandy Winslow seconded the motion, and the motion passed to exit out of Public Comment.

BOZAPC (4/12/2018) voted (5-2) to APPROVE the application with the Conditions stated in the Staff Report.

**RESULT:** APPROVED AS RECOMMENDED [5 TO 2]  
**MOVER:** Robert Petry, Board Member  
**SECONDER:** Mike Angstadt, Board Member  
**AYES:** Winslow, Griggs, Petry, Milligan, Angstadt  
**NAYS:** Thrailkill, Railey  
**ABSENT:** McCoy, Hacker

## VI. Manufactured Home Placement

### 1. MHU Placement - Byron Lee - 140 Costley Road (APN#018-0-000-077) 1st Reading - Vote Eligible

Senior Building Official Jay Anderson presented the application. The applicant was in attendance. There was no one in opposition to the application. The board voted unanimously to recommend approval with the conditions stated in the staff report.

**RESULT:** APPROVED AS RECOMMENDED [UNANIMOUS]  
**MOVER:** Sandy Winslow, Board Member  
**SECONDER:** James Thrailkill, Board Member  
**AYES:** Winslow, Griggs, Petry, Milligan, Angstadt, Thrailkill, Railey  
**ABSENT:** McCoy, Hacker

### 2. MHU Placement - Amanda Whatley - Pine Circle (APN#050-4D-001-026) 1st Reading - Vote Eligible

Senior Building Official Jay Anderson presented the staff report. The applicant was in attendance. There was no one in opposition. The board voted unanimously to recommend approval with the Conditions stated in the staff report.

**RESULT:** APPROVED AS RECOMMENDED [UNANIMOUS]  
**MOVER:** Robert Petry, Board Member  
**SECONDER:** Mike Angstadt, Board Member  
**AYES:** Winslow, Griggs, Petry, Milligan, Angstadt, Thrailkill, Railey  
**ABSENT:** McCoy, Hacker

VII. Variances

1. Special Exception Variance (Road Frontage) - Stacy Stephens - 102 Newton Road (APN#080-2-000-026)

Senior Building Official Jay Anderson presented the application and stated the recommended conditions from the staff report. The board voted to open the public hearing. The applicant was in attendance and spoke on behalf of the application. There was no one in opposition. The board closed the public hearing and voted unanimously to approve the variance request with the conditions stated in the staff report.

**RESULT:** APPROVED [UNANIMOUS]  
**MOVER:** James Thrailkill, Board Member  
**SECONDER:** Sandy Winslow, Board Member  
**AYES:** Winslow, Griggs, Petry, Milligan, Angstadt, Thrailkill, Railey  
**ABSENT:** McCoy, Hacker

VIII. Subdivisions

1. Text Amendment-Troup County Subdivision Regulations 2nd Reading-Vote Eligible

County Planner Tracie Hadaway presented the proposed Text Amendment to the Zoning Ordinance for Subdivision Regulations. She explained the details and/or reasons for the proposed changes.

There was some discussion about various time frames and/or various conditions that would trigger the expiration of preliminary plats.

Mr. Rob Petry discussed the reasons for potentially more stringent expiration requirements.

Mr. Sandy Winslow discussed the reasons for potentially less stringent expiration requirements.

The chairman opened the floor for any public comment on the proposed text amendment, but there was no public comment.

The BOZAPC (4/12/2018) voted to APPROVE the proposed text amendment to the Zoning Ordinance for Subdivision Regulations, as stated in the staff report, with a 6-1 vote.

**RESULT:** APPROVED [6 TO 1]  
**MOVER:** Robert Petry, Board Member  
**SECONDER:** Mike Angstadt, Board Member  
**AYES:** Griggs, Petry, Milligan, Angstadt, Thrailkill, Railey  
**NAYS:** Winslow  
**ABSENT:** McCoy, Hacker

IX. Quailty Development Corridor Approval

X. Home Occupation

XI. Adjourn

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Attest: \_\_\_\_\_