

AN ORDINANCE
(Troup County Ordinance No.:_____)

An Ordinance to amend the Unified Development Ordinance of the Code of Troup County, Georgia; to revise and clarify provisions related to land use, zoning, development procedures, and enforcement; to provide for consistency with the Troup County Comprehensive Plan and applicable state law; 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 Unified Development Ordinance (“UDO”) 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 Unified Development Ordinance (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 the UDO 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 to permitted and prohibited uses, supplemental use standards, sign regulations, procedural requirements, and development standards to enhance clarity, ensure consistency, and improve the administration of the UDO; 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 the Unified Development Ordinance of Troup County, Georgia, is hereby amended as set forth herein.

SECTION I

Section B.6.1 (Table of Permitted and Prohibited Uses) of Article B.6 (Permitted and Prohibited Uses), Appendix B (Land Use and Zoning) of the Unified Development Ordinance of Troup County, Georgia, is hereby amended as follows:

Permitted Use Table Revisions:

The following uses shall be added or amended within the Permitted Use Table under the zoning districts specified below:

Agritourism / Rural Tourism Uses

Hunting Club with Lodge — Permitted (P) in the **AG** and **AG-R** zoning districts.

Commercial Uses

Athletic / Health Club — Permitted (P) in the **LC**, **HC**, **SU-VL**, and **UR-VL** zoning districts.

The Permitted Use Table as amended is attached hereto as Exhibit “A” and is incorporated herein and made a part hereof by reference.

SECTION II

Section B.7.9 (Residential [Dwelling] Uses) of Article B.7 (Supplemental Use Standards), Appendix B (Land Use and Zoning) of the Unified Development Ordinance of Troup County, Georgia, is hereby amended to provide for legislative findings and to permit manufactured housing units only within the Agricultural (AG) zoning district, or within an approved Manufactured Home Park (MHP) zoning district, subject to the standards of the UDO.

Subsection (1) of Sec. B.7.9 is accordingly hereby amended so that it shall read:

“(1) Manufactured Housing Unit. The Board of Commissioners of Troup County finds that manufactured housing units provide an important and affordable housing option for county residents. However, the Board also finds that the unrestricted placement of manufactured housing units in more densely developed residential zoning districts could result in land use incompatibility and potential adverse impacts on neighborhood character, property values, and public infrastructure.

Therefore, the Board determines that it is necessary and appropriate to limit the placement of individual manufactured housing units to parcels located within the Agricultural (AG) zoning district, where the larger minimum lot sizes and rural development patterns are most compatible with such use, or within an approved Manufactured Home Park (MHP) zoning district designed to accommodate multiple units in a planned setting.

This amendment ensures that manufactured housing units remain available as a housing choice in appropriate areas while maintaining established development patterns and residential character, consistent with the goals and policies of the Troup County Comprehensive Plan.”

Subsection (1)(e) of Sec. B.7.9 is accordingly hereby amended so that it shall read:

“(e) Manufactured housing units shall be permitted only within the Agricultural (AG) zoning district on lots five (5) acres or more or within a Manufactured Home Park (MHP) zoning district approved in accordance with this Ordinance.”

SECTION III

Subsection 6 of Section B.7.3 (Accessory Uses) of Article B.7 (Supplemental Use Standards), Appendix B (Land Use and Zoning) of the Unified Development Ordinance of Troup County, Georgia, is hereby amended to correct numbering/lettering and to add cryptocurrency or data-mining operations involving high-energy computer processing for profit as a prohibited residential home occupation, as set forth in Exhibit “B hereto, which is hereby incorporated and made a part hereof by reference.

SECTION IV

Article B.10 (Sign Regulations) of Appendix B (Land Use and Zoning) of the Unified Development Ordinance of Troup County, Georgia, is hereby amended as follows:

Section B.10.5 (Signs Not Requiring a Permit) is hereby amended to add the following subsection:

“(ii) Window Signs. Window signs shall be allowed in the UR-VL, LC, HC, LI, and HI zoning districts, provided that they do not exceed 50 percent of the total window area.”

Section B.10.8 (Changing Signs – Digital or Multiple Message Signs) is hereby amended to read as follows:

“Changing signs or signs employing changing sign technology shall be allowed exclusively

within the LC, HC, LI and HI zoning district as a portion of a conforming, freestanding sign and are allowed on property used for public or institutional use regardless of zoning district. Changing Signs are further subject to the following requirements:”

SECTION V

Section B.12.4 (Amendments, Procedures, and Standards) of Article B.12 (Procedures), Appendix B (Land Use and Zoning) of the Unified Development Ordinance of Troup County, Georgia, is hereby amended so that subsections (5)(b)(i) & (ii) and (5)(c) shall read as follows:

Section B.12.4(5)(b)(i)&(ii)

“(i) Notice of such hearing shall be provided at least 15 but not more than 45 days prior to the quasi-judicial hearing. Such notice shall include publication in a newspaper of general circulation within the territorial boundaries of the County in the manner required by O.C.G.A. § 36-66-4(a), stating the time, place, and purpose of the hearing, with additional notice being mailed at least ~~30 days~~ 15 but not more than 45 days prior to the hearing to the owner of the property that is the subject of the proposed action.

(ii) For applications pertaining to quasi-judicial review, a sign or signs shall be posted at least ~~30 days~~ 15 but not more than 45 days in advance of the public hearing.”

Section B.12.4(5)

“(c) Signs posted. For an application to amend the official Zoning Map or Comprehensive Plan character area map, or a special permit, the Community Development Director shall post a public notice sign or signs. Sign(s) shall be double-faced and a minimum of 48 inches x 72 inches in size. For variance, manufactured home unit (MHU) placement, home occupation signs: Signs shall be white, of durable weather-resistant material such as wood, metal or coroplast a minimum of 18 vertical inches by 24 horizontal inches in size (one and one-half feet by two feet) and with vinyl, painted or screen-printed lettering of a minimum of three inches. Signs shall be posted in a conspicuous place in the public right-of-way fronting the property or on the property for which an application has been submitted. Faces of sign(s) shall be placed approximately perpendicular to the centerline of the principal abutting road or street. The sign shall state the date, time and place of the public hearing, the name of the applicant, the purpose of the application, the road or street address of the property, the current Comprehensive Plan

character area map category and zoning district of the property, the proposed Comprehensive Plan character area map category and zoning district of the property, and the phone number of the Community Development Department. In addition to required public notice signage directional signs will be placed at strategic locations, such as entrances to subdivisions and intersection of two roads where one road dead ends. Signs shall be white, of durable weather-resistant material such as wood, metal or coroplast a minimum of 18 vertical inches by 24 horizontal inches in size (one and one-half feet by two feet) and with vinyl, painted or screen-printed lettering of a minimum of three inches. A sign shall not be required for amendments to the text of the Zoning Ordinance, nor for amendments or ordinances initiated by the Board of Commissioners. When the posted sign is for a public hearing being advertised to be held by the Board of Zoning Appeals and Planning Commission, the sign shall be posted at least 15 but not more than 45 days prior to the date of each required public hearing. When the posted sign is for a public hearing being advertised to be held by the Board of Commissioners, the sign shall be posted at least 15 but not more than 45 days prior to the date of each required public hearing.

SECTION VI

Section C.14.3 (Procedures for Major Subdivisions) of Article C.14 (Subdivisions), Appendix C (Development and Permitting) of the Unified Development Ordinance of Troup County, Georgia, is hereby amended so that subsection (5) shall read as follows:

“(5) Procedures for final approval of major subdivisions:

(a) Application for final plat approval: After preliminary plat approval and construction has been completed up to and including curb and base, the Final Plat shall be submitted to the Board of Commissioners. The Board of Commissioners may thereafter approve, deny, approve with conditions, or table the submitted Final Plat and accept the public roads identified on such Plat.”

SECTION VII

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

SECTION VIII

(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 IX

All resolutions or ordinances or parts of resolutions or ordinances in conflict herewith are hereby repealed.

SECTION X

This Ordinance is adopted in the manner provided by law, by the Troup County Board of Commissioners at a meeting held this 16th day of December 2025 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: _____

ATTACHMENTS:

Exhibit “A” – Amendment to Section B.6.1 (Table of Permitted and Prohibited Uses)

Exhibit “B” – Amendment to Section B.7.3 (Accessory Uses – Home Occupations)

The above Exhibits “A” and “B” are incorporated herein and made part of this Ordinance by reference.

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.

EXHIBIT “A” – Section B.6.1 Table Amendment

PERMITTED USES BY ZONING DISTRICT		SUPP.	AG	AG-R	SU-R	LR	LC	HC	SU-VL	UR-VL	LI	HI	SD-MH
ACCESSORY USES													
Accessory Dwelling, Attached			A	A	A	A			A	A			
Accessory Dwelling, Detached			A	A	A	A			A	A			
Cafeteria										A	A	A	
Car Wash							A	A		A	A	A	
Cargo Container		Y	A	A			A	A		A	A	A	
Club Houses, Commercial Recreation associated with Residential Subdivisions			A	A	A	A			A	A			
Donation Bin		Y					A	A		A			
Drive-Thru Facility							A	A		A	A		
Family Day Care Home			A	A	A	A			A	A			
Garden, Hobby			A	A	A	A	A	A	A	A	A	A	A
Greenhouse, Hobby			A	A	A	A	A	A	A	A	A	A	A
Helicopter Landing Area		Y	SUP	SUP	SUP	SUP	A	A	SUP	SUP	A	A	
Home Occupation (For lots of 2 acres or less)		Y	A	A	A	A			A	A			A
Home Occupation (For lots greater than 2 acres)		Y	A	A	SUP	SUP			P	P			P
Horse Stable, Hobby		Y	A	A	A	A			A				
Ice Vending							A	A		A	A	A	
Kennel, Hobby		Y	A	A	A	A			A				
Livestock Raising, Hobby		Y	A	A	A	A			A				
Outdoor Dining		Y					A	A		A	A		
Outdoor Display		Y					A	A		A	A	A	
Outdoor Storage		Y					A	A		A	A	A	
Parking Decks										A	A	A	
Poultry Raising, Hobby		Y	A	A	A	A			A	A			
Private Landing Strip			SUP	SUP	SUP	SUP					SUP	SUP	
PERMITTED USES BY ZONING DISTRICT		SUPP.	AG	AG-R	SU-R	LR	LC	HC	SU-VL	UR-VL	LI	HI	SD-MH
ACCESSORY USES (continued)													
Recreational Vehicle Parking			A	A	A	A			A	A			
Rural Recreation		Y	A	A	A	A			A				

Solar Energy Systems (SES) (Intermediate Scale Ground Mounted)	Y	SUP	SUP	SUP	SUP	A	A	SUP	SUP	A	A	SUP
Solar Energy Systems (SES) (Large Scale Ground Mounted)	Y	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP
Solar Energy Systems (SES) (Integrated, Rooftop, and Small Scale Ground Mounted)	Y	A	A	A	A	A	A	A	A	A	A	A
Swimming Pools and Tennis Courts		A	A	A	A			A	A			A
Wind Turbines, Rainwater Collection Systems	Y	A	A	A	A	A		A	A	A	A	A
AGRICULTURAL USES												
Commercial Agriculture, Farming, Forestry	Y	P	P	SUP	SUP			SUP		P	P	
Commercial Community Garden	Y	P	P	P	P			SUP	SUP			
Non-commercial Agriculture, Farming, Forestry, Fishing and Hunting		P	P	P	P			P		P	P	
Wind Turbines	Y	P	P	P	P	P		P	P	P	P	P
AGRITOURISM / RURAL TOURISM USES												
Agricultural Crafts, Gift Sales (In primary residence only)	Y	P	P	P	P	P	P					
Bed and Breakfast	Y	SUP	SUP	SUP	SUP	P	P	P	P			
Clay Bird Shoot	Y	P	P	P	P	P	P					
Farm Technical Demonstrations and Sales	Y	P	P	P	P	P	P					
Farm Technical Tours	Y	SUP	SUP	SUP	SUP	P	P					
Farm Vacations	Y	SUP	SUP	SUP	SUP	P	P					
Fishing/Hunting (Commercial)	Y	P	P	P	P	P	P					
Garden and Nursery Tours	Y	P	P	P	P	P	P					
Historical Exhibit	Y	SUP	SUP	SUP	SUP	P	P					
Horseback Riding (Commercial)	Y	P	P	P	P	P	P					

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Cemeteries and Crematories (public)	Y	P	P	P	P	P	P	P		P	P	
Cemeteries (private)	Y	P	P	P	P	P	P	P	P			
Commercial Banking									P	P		
Commercial Parking Lots and Parking Decks									P	P	P	
PERMITTED USES BY ZONING DISTRICT	SUPP.	AG	AG-R	SU-R	LR	LC	HC	SU-VL	UR-VL	LI	HI	SD-MH
COMMERCIAL USES (continued)												
Commercial Recreational Vehicle Parks, Campgrounds and Rental Cabins	Y	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP			
Consumer Fireworks Retail Sales									SUP	P	P	
Convenience Stores						P			P	P		
Convention and Visitors Bureaus									P	P		
Credit Unions									P	P		
Data Processing, Hosting, and Related Services									P	P		
Department Stores									P	P		
Distilleries										P		
Drive-In Motion Picture Theaters									P	P		
Dry Cleaning and Laundry Services									P	P		
Eating and Drinking Establishments						P			P			
Electronics and Appliance Stores									P	P		
Exterminating and Pest Control Services									P	P		
Florists						P	P		P	P		
Funeral Homes and Funeral Services									P	P		
Furniture and Home Furnishings Stores									P	P		
Gasoline Stations	Y					P			P	P	P	
General Merchandise Stores, including Warehouse Clubs and Supercenters									P	P	P	
General Rental Centers									P	P		
Grocery Stores									P	P		
Health and Personal Care Stores									P	P		

Hotels and Motels, Extended Stay Hotels and Motels	Y								P			
Jewelry, Luggage, and Leather Goods Stores									P	P		
Kennel, Commercial	Y					P	P		P	P	P	
Libraries and Archives									P	P		
Live / Work	Y					P			P	P		
Microbreweries						P	P		P	P		
Mobile Food Vendors	Y					P	P		P	P	P	
PERMITTED USES BY ZONING DISTRICT	SUPP.	AG	AG-R	SU-R	LR	LC	HC	SU-VL	UR-VL	LI	HI	SD- DIST.
COMMERCIAL USES (continued)												
Motorized Vehicle Equipment Rental and Leasing						P			P	P		
Motorized Vehicle Repair and Maintenance	Y					P				P		
Motion Picture and Sound Recording Industries									P	P		
Motion Picture Theaters (except Drive-Ins)									P	P		
Museums, Historical Sites, and Similar Institutions									P			
Office Supplies, Stationery, and Gift Stores									P	P		
Passenger Car Rental and Leasing									P	P		
Pawn, Title Services	Y						P					
Performing Arts, Spectator Sports, and Related Industries									P			
Personal and Household Goods Repair and Maintenance									P	P		
Personal Care Services									P	P		
Pet Care and Veterinary Services	Y								SUP	SUP		
Racetracks	Y									P	P	
Short Term Rentals	Y	SUP	SUP	SUP	SUP			SUP	SUP			
Solar Energy Systems (SES) (Intermediate Scale Ground Mounted)	Y	SUP							SUP	P	P	

Solar Energy Systems (SES) (Large Scale Ground Mounted)	Y	SUP							SUP	P	P	
Solar Energy Systems (SES) (Small Scale Ground Mounted)	Y	P							SUP	P	P	
Sound Recording Studios									P	P		
Self Storage							P			P	P	
Telephone Call Centers									P	P		
Temporary Help Services									P	P		
Truck Stop										P	P	
Truck, Utility Trailer, and RV (Recreational Vehicle) Rental and Leasing									P	P		
PERMITTED USES BY ZONING DISTRICT	SUPP.	AG	AG-R	SU-R	LR	LC	HC	SU-VL	UR-VL	LI	HI	SD-...
INDUSTRIAL USES												
Airport Operations											P	
Heavy Manufacturing											P	
Junkyards, Junk Business, Salvage Operation, and Motor Vehicle Towing	Y									P	P	
Light Manufacturing										P	P	
Marina	Y			P	P			P	P	P		
Remediation and Other Waste Management Services											P	
Support Activities for Freight Transportation											P	
Support Activities for Rail Transportation											P	
Support Activities for Water Transportation											P	
Quarry, Mining											P	
Warehousing and Storage										P	P	
Waste Collection											P	
Waste Treatment and Disposal											P	
PUBLIC/INSTITUTIONAL USES												
Blood and Organ Banks									P	P	P	
Business Schools and Computer and Management Training									P	P		
Child and Youth Services						P			P			
Child Day Care Services	Y								P			
Colleges, Universities, and Professional Schools									P	P		

Continuing Care Retirement Communities and Assisted Living Facilities for the Elderly										P			
Elementary and Secondary Schools		Y	P	P	P	P	P		P	P	P		
Hospitals										P	P		
Individual and Family Services										P			
Offices of Health Practitioners										P	P		
Places of Worship		Y	SUP	SUP	SUP	SUP	P	P	SUP	P	P		
PERMITTED USES BY ZONING DISTRICT	SUPP.	AG	AG-R	SU-R	LR	LC	HC	SU-VL	UR-VL	LI	HI	SD- MID	SD- H
PUBLIC/INSTITUTIONAL USES (continued)													
Places of Worship (1 acre or less)	Y					P	P	P	P	P			
Places of Worship (greater than 1 acre)	Y	SUP	SUP	SUP	SUP	P	P	SUP	P	P			
Services for the Elderly and Persons with Disabilities									P				
Shelters (Short-Term)							SUP			P			
Shelters (Long-Term)							SUP			SUP			
Technical and Trade Schools									P	P			
Utilities									P	P	P		
RESIDENTIAL USES: DWELLINGS													
Dwellings, Manufactured Home	Y	P											P
Dwellings, Manufactured Home Park	Y												P
Dwellings, Multi-Family	Y								P				
Dwellings, Single-family Attached	Y								P				
Dwellings, Single-family Detached	Y	P	P	P	P	P		P	P				
Dwellings, Townhome	Y								P				
Dwellings, Two-family	Y								P				
Residential Industrialized Building	Y	P	P	P	P	P		P	P				
RESIDENTIAL USES: GROUP LIVING													
Social Service Facility, including Halfway House, Drug Rehabilitation Centers, Drug Dependency Treatment Facilities							SUP		SUP	SUP			
Assisted Living Facility, Nursing Home	Y						P		P				

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