

CITY COUNCIL
Mayor Bill Stankiewicz
Reginald Jackson, Post 1
Marichal Price, Post 2
Fred Higgins, Post 3
George Bailey, Post 4
Theresa Strickland, Post 5

City of Hogansville



David Milliron, City Manager
Lisa Kelly, City Clerk
Jeff Todd, City Attorney

400 E Main St
Hogansville GA 30230-1196
706-637-8629 | cityofhogansville.org

COUNCIL ACTION FORM

MEETING DATE: December 16, 2019 **SUBMITTED BY:** Lynne Miller

AGENDA TITLE: Zoning Edits – Manufactured and Industrialized Buildings and Building Permits

CLASSIFICATION (City Attorney must approve all ordinances, resolutions and contracts as to form)

- | | | | |
|---|-------------------------------------|--|--|
| <input type="checkbox"/> Ordinance (No. _____) | <input type="checkbox"/> Contract | <input type="checkbox"/> Information Only | <input checked="" type="checkbox"/> Public Hearing |
| <input type="checkbox"/> Resolution (No. _____) | <input type="checkbox"/> Ceremonial | <input type="checkbox"/> Discussion/Action | <input type="checkbox"/> Other |

BACKGROUND (Includes description, background, and justification)

On Nov 21, 2019, the Hogansville Planning and Zoning Commission voted to recommend to the City Council that Section 102-237 of the Hogansville Zoning Ordinance be replaced with language that requires manufactured, modular and industrialized buildings to have applicable State and/or federal certifications and to meet City design standards with respect to permanent foundations, roof pitch, siding material and towing apparatus removal. The Planning and Zoning Commission also voted to recommend to the City Council that Section 102-92 of the Zoning Ordinance stipulate that building permits become invalid if no substantial work is made within 6 months of issue.

BUDGETING & FINANCIAL IMPACT (Includes project costs and funding sources)

None.

STAFF RECOMMENDATION (Include possible options for consideration)

The attached ordinance is recommended for City Council adoption.

AN ORDINANCE

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF HOGANSVILLE TO AMEND THE CODE OF THE CITY; TO AMEND THE CODE AND ZONING ORDINANCE OF THE CITY SO AS TO CONFORM TO STATE LAW WITH REGARD TO MANUFACTURED AND INDUSTRIALIZED BUILDINGS; TO MODIFY THE TIME PERIOD AFTER WHICH A BUILDING PERMIT SHALL BECOME INVALID, AND CIRCUMSTANCES UNDER WHICH A BUILDING PERMIT AND BUILDING OFFICIAL APPROVAL SHALL BE REQUIRED; TO REPEAL CONFLICTING ORDINANCES; TO FIX AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

THE COUNCIL OF THE CITY OF HOGANSVILLE HEREBY ORDAINS:

SECTION 1:

That the Code of Ordinances of the City of Hogansville be amended by inserting therein a new Section 102-237, regarding Manufactured and Industrialized Buildings, and to read as follows:

“Sec. 102-237. – Manufactured and industrialized buildings.

This ordinance is not intended to discriminate against modular or industrialized buildings in favor of conventionally constructed structures. All structures erected or located within the City of Hogansville shall be constructed, erected or installed on a permanent foundation and meet the physical requirements of the zoning district in which it is constructed including, but not limited to, setbacks, minimum square footage, etc.

(1) Where a modular or industrialized building (residential, commercial or industrial) is to be installed, the unit must bear the insignia of the Georgia Department of Community Affairs (DCA) or the Southern Building Code Congress International (ICC). All such structures shall be affixed to the foundation in accordance with minimum standards of the certifying agency. All manufactured housing shall be considered for ad valorem tax purposes as real property. All such modular and industrialized buildings shall meet the following standards:

a. The pitch of the roof shall have a minimum vertical rise of six feet for each 12 feet of horizontal run; and shall be finished with a type of shingle commonly used in conventional residential construction;

b. The exterior siding of the home shall consist of wood, hardboard, vinyl, brick, masonry or aluminum (vinyl covered or painted) comparable in composition, appearance and durability to the exterior siding commonly used in conventional residential construction;

c. A curtain wall, not pierced except for required ventilation and access and constructed of masonry, shall be installed so it encloses the area under the manufactured home to the ground level;

d. The tongue, axles, transporting lights and towing apparatus are removed after placement on the lot and before a certificate of occupancy is issued;

e. All modular homes shall be installed in accordance with O.C.G.A. §§ 8-2-110—8-2-121 et seq., of the Official Code of Georgia Annotated.”

SECTION 2:

That Section 102-92 of the Code of the City of Hogansville be amended by deleting said section, in its entirety, inserting in lieu thereof, a new Section 102-92, as follows:

“Sec. 102-92. – Plans required; expiration of building permit.

All applications for building permits shall be accompanied by plans in duplicate, drawn to scale, showing the actual dimensions of the lot to be built upon, the sizes and locations on the lot of any existing buildings or structures, the shape, size, height, use and location on the lot of the building or structure proposed to be erected or altered, setback distances, any parking spaces, and such other information as may be necessary to provide for the enforcement of the provisions of this chapter. If no substantial construction progress has been made within six (6) months of the date of the issuance of the building permit, the permit becomes invalid.”

SECTION 3:

That the Code of Ordinances of the City of Hogansville be amended by deleting therefrom Section 102-94, in its entirety, inserting in lieu thereof a new Section 102-94 to read as follows:

“Sec. 102-94. – Building permit procedures.

(a) *Work requiring permit.* Any owner, agent or contractor who desires to construct, enlarge, alter, move or demolish a building or structure, or to erect, install, enlarge, alter, remove, convert, or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by the adopted Hogansville Building Codes (Sec. 4-31), or to cause any such work to be done, shall first make application to the building official and obtain the required permit for the work. Ordinary minor repairs may be made without a permit, provided that such repairs shall not violate any of the provisions of the adopted Hogansville Building Codes (Sec. 4-31).”

SECTION 4:

All ordinances or parts of ordinances in conflict with the provisions of this ordinance shall be and the same are hereby repealed.

SECTION 5:

This ordinance, after adoption by the Council and upon approval by the Mayor, shall become effective immediately.

INTRODUCED AND FIRST READING _____

SECOND READING AND ADOPTED/REJECTED _____

SUBMITTED TO MAYOR AND APPROVED/DISAPPROVED _____

BY: _____
Mayor

ATTEST: _____
Clerk