



City of Hogansville
City Council
Meeting Agenda

Monday, December 7, 2020 – 7:00

Meeting will be held at Hogansville City Hall

Mayor: William C. Stankiewicz	2021	City Manager: Jonathan H. Lynn
Council Post 1: Reginald Jackson	2021	City Clerk: Lisa E. Kelly
Council Post 2: Marichal Price	2021	City Attorney: Alex Dixon
Council Post 3: Mandy Neese*	2023	Interim Chief of Police: Jeffrey Sheppard
Council Post 4: Mark Ayers	2023	
Council Post 5: Toni Striblin	2023	* Mavor Pro-Tem

Regular Meeting – 7:00 pm

Call to Order - Mayor Stankiewicz
Pledge & Invocation

Consent Agenda

All matters listed under the Consent Agenda are considered to be routine in nature and will be approved by one blanket motion.

1. Approval of Agenda: Regular Meeting, December 7, 2020
2. Approval of Minutes: Regular Meeting November 16, 2020

Presentation

1. Shannon Belletti – New City Logo

New Business

1. Sign Variance – Speedway
2. Board Appointments - Meriwether – Hogansville Joint Development Authority
3. 2019/2020 Audited Budget Amendment

City Manager’s Report

Council Member Reports

1. Council Member Jackson
2. Council Member Price
3. Council Member Neese
4. Council Member Ayers
5. Council Member Striblin

Mayor’s Report

Adjourn

Upcoming Dates & Events

- December 15, 2020 | 6:30 pm – Meeting of the Historic Preservation Committee (via Zoom).
- December 21, 2020 | 7:00 pm – Regular Meeting of the Mayor and Council of the City of Hogansville.

Meeting to be held at Hogansville City Hall, 400 East Main Street, Hogansville Ga. 30230



Regular Meeting

November 16, 2020

Public Hearing - 7:00pm

1. Public Hearing to Hear Citizen Comments on the Proposed Zoning of Bass Cross Road Parcel No 0030 00 0001B to R-3. The Public Notice stated the meeting was to be held at the Hogansville Public Library. An Officer was sent to redirect citizens to City Hall, but no citizens were there. Randy Striblin spoke in favor of the zoning. With no further comments by the public, the Public Hearing was closed at 7:04pm.

Regular Meeting - Immediately Following Public Hearing

Call to Order: Mayor Stankiewicz called the regular meeting to order at 7:05pm. Present were Mayor Stankiewicz, Marichal Price, Mark Ayers and Toni Striblin. Mandy Neese joined via phone call. Also present were City Manager Jonathan Lynn, City Attorney Alex Dixon, Assistant City Manager Lisa Kelly, and Interim Police Chief Jeff Sheppard. Randy Striblin gave the invocation and Mayor Stankiewicz led the pledge.

CONSENT AGENDA

Motion: Mayor Stankiewicz asked to amend the Agenda to add a Presentation from Comcast. Council Member Striblin moved to approve the consent agenda with the amendment to add the Presentation from Comcast. The motion was seconded by Council Member Ayers.

Roll Call Vote: Price(Yea), Neese(Yea), Ayers(Yea), Striblin(Yea).

Motion Passed 4-0

OLD BUSINESS

1. 2nd Reading and Adoption - Annexation - Bass Cross Road, Parcel No 0030 00 0001B

Motion: A motion was made by Council Member Neese to Adopt the Annexation of Bass Cross Road, Parcel No 0030 00 0001B. The motion was seconded by Council Member Striblin.

Roll Call Vote: Neese(Yea), Ayers(Yea), Striblin(Yea), Price(Yea)

Motion Passes 4-0

2. 2nd Reading and Adoption - Zoning - Bass Cross Road, Parcel No 0030 00 0001B to R-3

Motion: A motion was made by Council Member Ayers to Adoption the Zoning of Bass Cross Road, Parcel No 0030 00 0001B to R-3. The motion was seconded by Council Member Neese.

Roll Call Vote: Ayers(Yea), Striblin(Yea), Price(Yea), Neese(Yea)

Motion Passes 4-0

3. 2nd Reading and Adoption - Ordinance - Sanitation

Motion: Council Member Striblin moved to adopt the amendment to the Sanitation Ordinance to reflect current practices, to clarify curbside junk, and establish times and dates of trash can and curbside junk placement. The motion was seconded by Council Member Price.

Discussion: City Manager Jonathan Lynn was asked by Council Member Striblin if curbside junk, such as furniture and mattresses, would be picked up. City Manager advised yes, everything would be picked up other than construction debris, tires, and hazardous materials.

Roll Call Vote: Striblin (Yea), Price (Yea), Neese (Yea), Ayers (Yea)

Motion Passes 4-0

NEW BUSINESS

1. Resolution - Early Voting for January 5, Georgia U.S. Senate Runoff Races

Motion: Council Member Price moved to approve the Resolution for Early Voting for the U.S. Senate Runoff Races. The early voting would run from December 14, 2020 through December 31, 2020. The motion was seconded by Council Member Neese.

Discussion: City Manager Jonathan Lynn explained that there would be no impact to the budget, as the previous early voting only cost \$6,000 out of the \$12,000 that was budgeted.

Roll Call Vote: Price (Yea), Neese (Yea), Ayers (Yea), Striblin (Yea)

Motion Passes 4-0

2. Intergovernmental Agreement - Troup County Sheriff's Office

Motion: Council Member Neese moved to approve the Intergovernmental Agreement with the Troup County Sheriff's Office to allow Troup County Deputies to assist Hogansville Police Department, if needed, until new Officers could be hired and trained. The motion was seconded by Council Member Striblin.

Discussion: City Manager Jonathan Lynn explained that the Troup County Sheriff's Deputies have been sworn in and could assist the Police Department as needed.

Roll Call Vote: Neese (Yea), Ayers (Yea), Striblin (Yea), Price (Yea)

Motion Passes 4-0

3. Contract Amendment with C&C Sanitation Services

Motion: Council Member Ayers moved to approve the contract to allow C&C Sanitation Services to take over City of Hogansville's sanitation services. The motion was seconded by Council Member Price.

Discussion: City Manager Jonathan Lynn explained that C&C Sanitation has agreed to provide all sanitation services for the City of Hogansville, including bulk pickup and tree limb removal. C&C Sanitation would take over the City's knuckle boom truck. The cost to citizens would increase by \$1.00 per month for the first trash can. Citizens would pay \$16.50 for the first trashcan and \$15.25 each additional trashcan.

Roll Call Vote: Ayers (Yea), Striblin (Yea), Price (Yea), Neese (Yea)

Motion Passes 4-0

4. Board Appointment - Personnel Advisory Board

Motion: Motion was made by Council Member Striblin to re-appoint Ricky Thrash to the Personnel Advisory Board as the City Council's appointee. Motion was seconded by Council Member Price.

Discussion: The Personnel Advisory Board is comprised of Three (3) board members. One appointed by Council, one appointed by the City employees, and the third is appointed by those two members. Ricky Thrash has served on the board and would agree to continue to serve on the board. The Board appointments are for three (3) year terms.

Roll Call Vote: Striblin(Yea), Price(Yea), Neese(Yea), Ayers(Yea)

Motion Passes 4-0

5. New City Logo Decision

Motion: A motion was made by Council Member Striblin to approve Logo number one (1), submitted by Shannon Belletti, as the new City logo design. The motion was seconded by Council Member Neese.

Discussion: After about one hundred designs were submitted for the new City logo, the options were narrowed down to 12. A committee of 5 people appointed by the Mayor narrowed those options down to two. Those two choices were brought before Council to vote on which logo would be chosen to represent the City of Hogansville. There would be some costs to change the logo, as new uniforms, business cards, and signage would need to be purchased.

Roll Call Vote: Neese(Yea), Price(Yea), Ayers(Yea), Striblin(Yea)

Motion Passes 4-0

PRESENTATION

1. Presentation - Comcast Xfinity

Andy Mackey spoke to the Council asking for their help with support to a bill introduced to control fees charged by power companies that internet providers pay to use the poles. Mr. Mackey said that he has worked in other small towns to bring high-speed internet and they are in the process of adding their services to Hogansville and Grantville. He is asking Mayor and Council to write letters to State representatives in support of the bill to make the expansion affordable. If all goes as planned, Hogansville and Grantville could have high speed internet expanded to our areas within six months.

ADJOURNMENT

On a motion made by Council Member Striblin and dually seconded, Mayor Stankiewicz adjourned the meeting at 8:19pm.

Respectfully,



LeAnn Lehigh
Administrative Assistant
City of Hogansville

CITY COUNCIL
Mayor Bill Stankiewicz
Reginald Jackson, Post 1
Marichal Price, Post 2
Mandy Neese, Post 3
Mark Ayers, Post 4
Toni Striblin, Post 5



Jonathan Lynn, City Manager
Lisa Kelly, Assistant City Manager
Alex Dixon, City Attorney

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

COUNCIL ACTION FORM

MEETING DATE: December 7, 2020

SUBMITTED BY: Lynne Miller

Si

AGENDA TITLE: Sign Variance Request for Speedway LLC

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 type="checkbox"/> Public Hearing |
| <input type="checkbox"/> Resolution (No. ____) | <input type="checkbox"/> Ceremonial | <input checked="" type="checkbox"/> Discussion/Action | <input type="checkbox"/> Other |

BACKGROUND (Includes description, background, and justification)

Speedway LLC is seeking a sign ordinance variance for a new fuel center to be located at the former Wendy's site. The City's Sign Ordinance has a maximum sign height of 30 feet and prohibits 2 signs facing the same direction. Speedway's proposed sign package would include a 160-foot sign facing the Interstate, two signs facing East Main Street – the former Wendy's sign and a 29'5", 165 square foot goalpost sign – along with other signs. The proposed fuel center would include a new 4,608 sf, 24-hr convenience store with 8 passenger vehicle fuel islands under a canopy in front of the store, and 4 commercial vehicle/truck fueling islands with a canopy behind the store. The new business would use the 1.03-acre former Wendy's site, plus 3.97 acres from an adjacent 50.35-acre parcel owned by the Yarbrough Group. The City Planning Commission & Zoning Commission is recommending that the City Council approve Speedway's sign variance request.

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

N/A

STAFF RECOMMENDATION (Include possible options for consideration)

Staff recommends that Speedway's sign variance request be approved. A literal interpretation of the Hogansville sign ordinance would deprive Speedway of the sign heights and placements enjoyed by a similar business in this Interstate zone.



CITY OF HOGANVILLE SIGN VARIANCE REQUEST STAFF ANALYSIS AND REPORT

DATE: 12/7/2020
TO: Hogansville Mayor and City Council
FROM: Lynne Miller, Planning and Development Director
RE: Sign Variance Request
1892 East Main Street (former Wendy's location)
Tax Map Nos. 0023 001 003 and 0023 001 002
Applicant: Speedway LLC

REQUEST:

Speedway LLC has contracts to purchase the 1.03-acre former Wendy's site on the north side of East Main Street (Tax Map 0023 001 003) and 3.97 acres from adjacent tract No. 0023 001 003, to construct a Speedway fuel sales and convenience store at that location. The former Wendy's site is owned by ARC CAFEUSA001 LLC, and the second tract is part of 50.35-acre parcel owned by the Yarbrough Group. Speedway LLC and its consultant McBride Dale Clarion have permission from those property owners to apply for this zoning variance and other permits.

The proposed Speedway fuel center would include a new 4,608 square foot, 24-hour convenience store with eight passenger vehicle fuel dispenser islands under a canopy in front of the store, and four commercial vehicle/truck fueling lanes with a canopy behind the store. The business would also include a CAT scale for commercial trucks, and parking for 24 cars and 13 trucks. Entrance to the site would be from two proposed driveways on the existing private commercial drive shared with the Ingles store.

This request is for a sign variance for the business, to increase the sign height from the 30-foot allowance, to 160 feet instead. The entire sign package request is for:

- One 160-foot tall, 627.2 square foot high-rise sign to be located along the eastern portion of the site. The sign will contain a Speedway "S" logo and two LED fuel price panels.
- Reuse of the existing vacant Wendy's restaurant pole sign.
- One 29'5" high, 165 square foot goalpost sign located east of the of the auto fuel canopy along East Main Street.
- One 40 sf building mounted, manual changeable copy sign on the front of the store.
- One 40 sf, manual changeable copy sign in the rear of the store.
- Two 47.25 square foot "Speedway" channel letter signs and two 11- square-foot "S" signs on both the auto and commercial fuel canopies.
- Directional signs for the auto and truck entrances.

LOCATION:

The property is located along the north side of E. Main Street/SR 54, just west of Interstate I-85, at Tax Map Nos. 0023 001 003 and 0023 001 002, City of Hogansville, Troup County.

SITE:

1892 East Main Street is approximately square-shaped, containing the vacated 3,600 square foot Wendy's restaurant and its asphalt parking lot. This site also contains a vacant pole sign that advertised Wendy's until about two years ago. The restaurant and parking were constructed in 1985 and would be demolished by Speedway. Speedway would reuse the existing pole sign. The site is roughly level.

The 50.35-acre Yarbrough parcel extends northward and eastward from the former Wendy's site, and also includes the shared commercial access drive running along the east side of the Ingles property and west side of the former Wendy's site. The Yarbrough tract is vacant, mostly wooded, roughly level and abuts Interstate 85.

ZONING:

Both properties – Tax Map Nos. 0023 001 003 and 0023 001 002 – are zoned C-Commercial.

COMPREHENSIVE PLAN:

The City of Hogansville's adopted 2015-2035 Comprehensive Plan and the Plan's Character Area (Future Land Use) map place this site within the City's Interstate character area, described in this plan as "a large commercial area with a truck stop, gas stations, restaurants and fast food chains, a hotel and grocery store and various retail establishments." The Comprehensive Plan envisions a range of future uses – such as multi-family residential, light industrial and greenspace – in addition to the existing commercial businesses. The Plan directs new and existing businesses to "focus on appearance, with appropriate signage, landscaping and other beautification measures."

Hogansville's 2018 *Corridor Redevelopment Plan* by Georgia Conservancy also addresses this interstate character area, recommending stormwater management, vegetative buffers along East Main, and greenscaping throughout the corridor.

EXISTING LAND USES:

Land Uses in the surrounding area consist of the following:

- NORTH: Vacant Yarbrough property, 50.35 acres total, zoned Commercial.
- SOUTH: East Main Street/SR 54, and beyond that, the Waffle House Restaurant, zoned Commercial.
- EAST: Vacant Yarbrough land zoned commercial, stand of trees in GDOT right-of-way, and Interstate 85's Exit 28 South.
- WEST: Ingles grocery store, shared commercial access road and Ingles grocery parking, zoned Commercial.

UNIQUE CHARACTERISTICS:

1892 East Main Street has pre-existing public gas, water, sanitary sewerage and electric connections that were sized and installed there for Wendy's. Also, this site is not visible from I-85 due to the trees in Georgia DOT's right-of-way there.

PREVIOUS RELATED ACTIONS: On November 19, 2020 the City of Hogansville Planning and Zoning Commission unanimously approved a recommendation to the Hogansville City Council to grant Speedway, LLC's proposed sign variance package as described in this report. At the same meeting, the Planning Commission also approved Speedway's Development Permit application.

FINDINGS:

Finding 1. The site is currently unoccupied.

Finding 2. Existing land uses adjacent and close to this property are zoned commercial.

Finding 3. The proposed business would use the former Wendy's site and approximately 4 acres from a 55.35-acre parcel north of it.

Finding 4. The site is screened from view by GDOT's right-of-way plantings.

Finding 5 The proposed 160-foot sign would be comparable to an existing pole sign in this zoning district in terms of sign height, size, and orientation to the interstate.

Finding 6. A variance would be needed for the 160-foot sign height, and for number of signs facing the same direction along East Main Street.

REQUIREMENTS FOR VARIANCES:

- A. There are extraordinary and exceptional conditions to the particular piece of property in question because of its size, shape or topography. *The site is separated from the Interstate by GDOT right-of-way tree cover.*
- B. Such conditions are peculiar to the particular piece of property involved. *There is no GDOT tree cover on the opposite (south) side of East Main Street.*
- C. Such conditions are not a result of any action of the property owner or applicant. *The tree cover is owned and maintained by Georgia DOT.*
- D. The application the City of Hogansville Sign Ordinance to this particular piece of property would create an unnecessary hardship. *The hardship created here would be an economic one only, if the proposed fuel center signage could not reach Interstate travelers.*
- E. Relief, if grant, would not cause substantial detriment to the public good nor impair the purposes and intent of the City of Hogansville Sign Ordinance. *All City of Hogansville ordinances are intended to protect the public health, safety and welfare. The proposed Speedway variance would create no substantial harm to public good, provided that the Speedway signs meet all other provisions of the Hogansville Sign Ordinance.*

- F. A literal interpretation of the provisions of the Sign Ordinance would deprive the applicant of rights commonly enjoyed by other properties of the zoning district in which the property is located. *A literal interpretation of the Hogansville Sign Ordinance would deprive Speedway of the sign heights and placements enjoyed by a similar business in this Interstate Zone.*
- G. Granting the variance requested will not confer upon the property of the applicant any special privileges that are denied to other properties of the zoning district in which the applicant's property is located. *The proposed sign height of 160 feet and the proposed sign configurations would be comparable to the sign height and configurations of a similar fuel center business in this District.*
- H. The requested variance will be in harmony with the purpose and intent of the City of Hogansville Sign Ordinance and will be compatible with the neighborhood and the general public welfare. *The requested variance will be compatible with, and suited to, this Interstate zone. The proposed 160-foot pole sign will be on the site's eastern edge and oriented toward the Interstate.*

PUBLIC COMMENT: None at this stage.

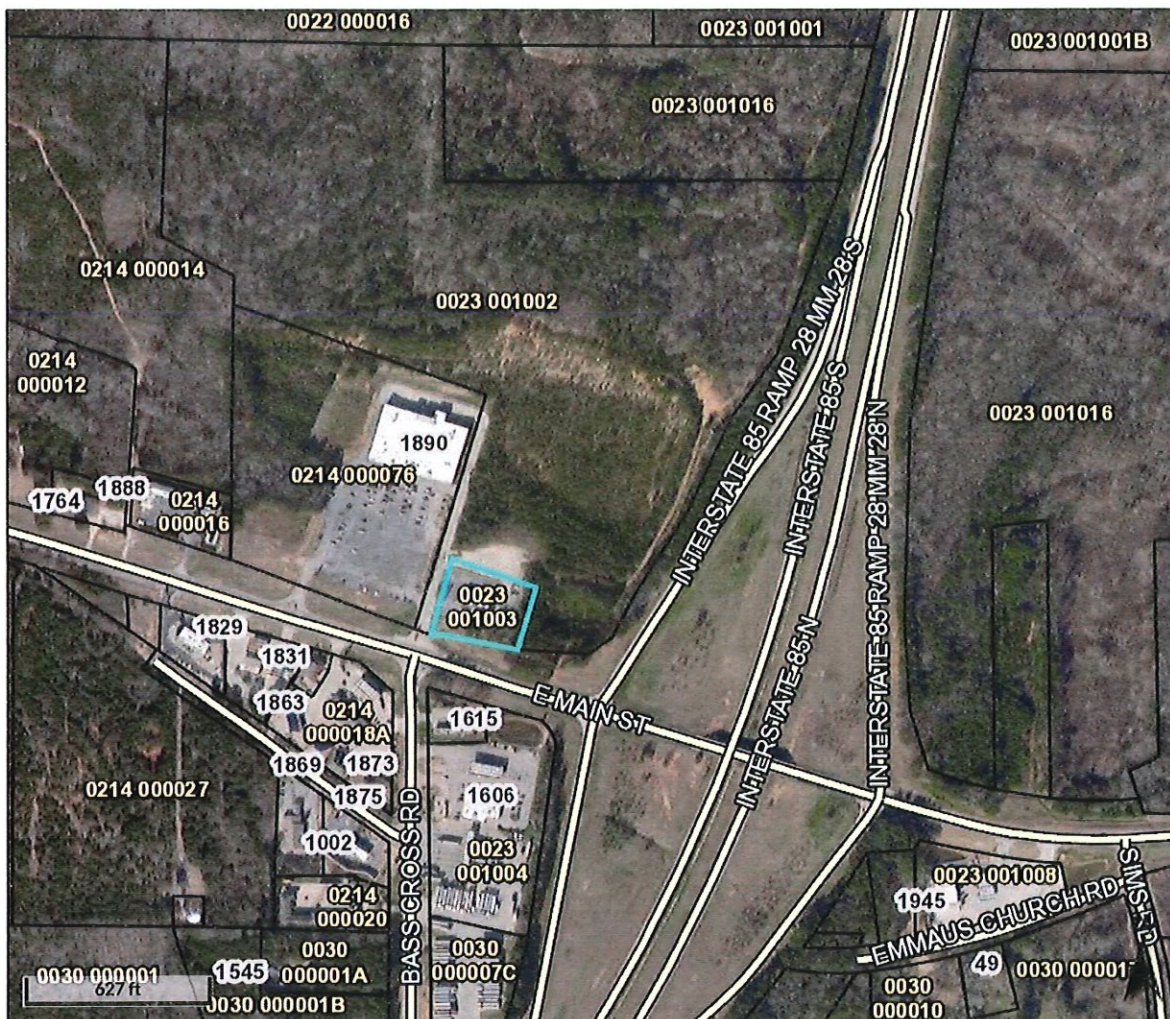
STAFF RECOMMENDATION:

Staff recommends that the Planning & Zoning Commission recommend approval of this variance request for the signage package proposed by Speedway LLC:

- One 160-foot tall, 627.2 square foot high-rise sign to be located along the eastern portion of the site. The sign will contain a Speedway "S" logo and two LED fuel price panels.
- Reuse of the existing vacant Wendy's restaurant pole sign.
- One 29'5" high, 165 square foot goalpost sign located east of the of the auto fuel canopy along East Main Street.
- One 40 sf building mounted, manual changeable copy sign on the front of the store.
- One 40 sf, manual changeable copy sign in the rear of the store.
- Two 47.25 square foot "Speedway" channel letter signs and two 11- square-foot "S" signs on both the auto and commercial fuel canopies.
- Directional signs for the auto and truck entrances.

The variance request meets 7 of the 8 variance standards. The hardship factor (Standard D) would be economic only. However, the request is compatible with the Industrial District character and would cause no public harm. Denial of this request would deprive the applicant of privileges enjoyed by others in this district.

The recommendations made herein are the opinions of the City of Hogansville staff and do not constitute a final decision. The Hogansville City Council makes the final decision on all Variance Applications at their regularly scheduled meetings.



Overview



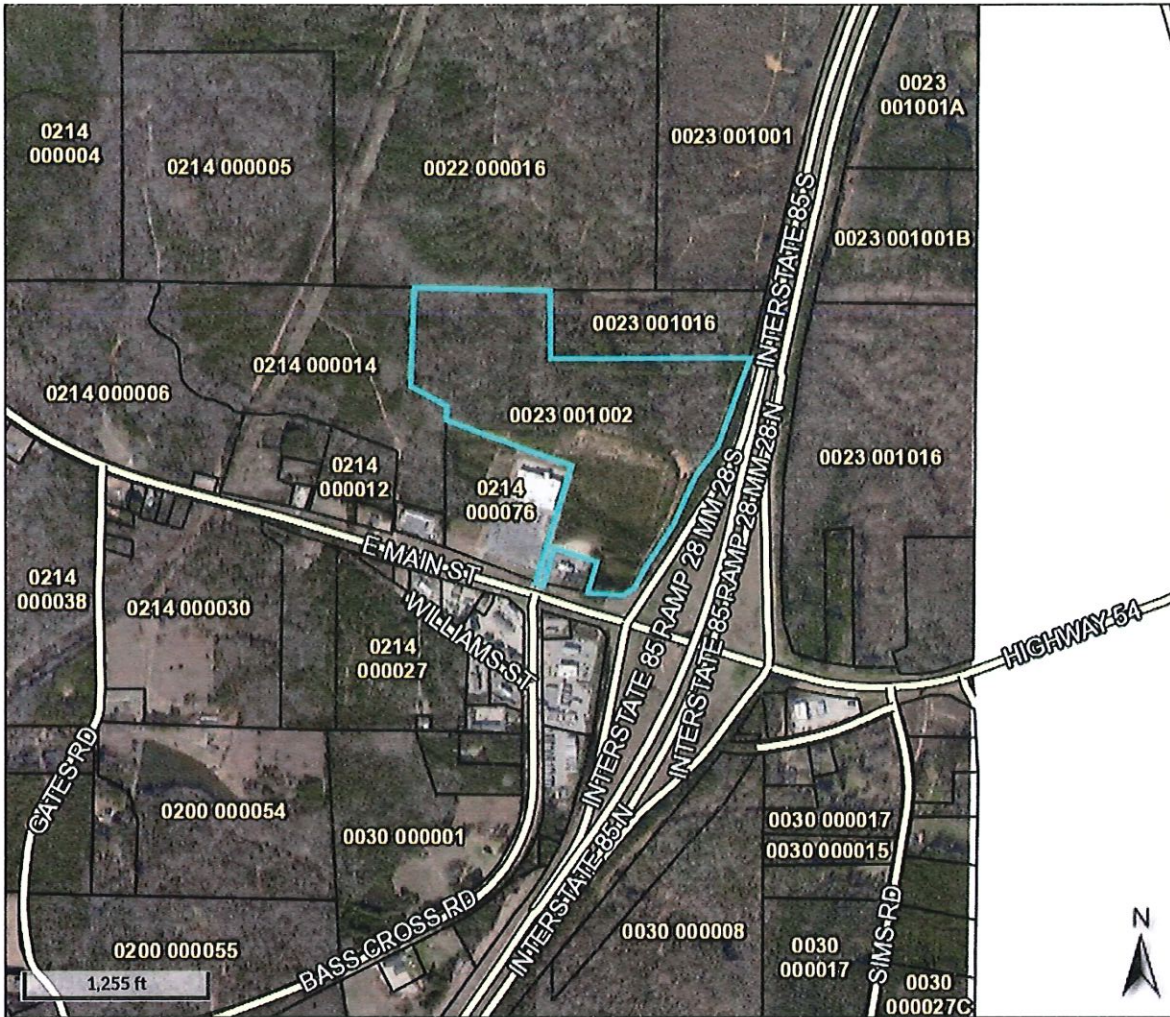
Legend

- Address Numbers
- Parcels
- Roads

Parcel ID	0023 001003	Owner	ARC CAFEUSA001 LLC	Last 2 Sales			
Class Code	Commercial		C/O RYAN	Date	Price	Reason	Qual
Taxing District	18-HOGANSVILLE		P O BOX 460369	7/31/2013	\$1615816	N	U
	HOGANSVILLE		DEPT. 100	12/23/2005	\$754401	N	U
Acres	1.03		HOUSTON, TX 77056				
		Physical Address	1892 E MAIN ST				
		Assessed Value	Value \$600900				
		Land Value					
		Improvement Value	Value \$ P O BOX 460369				
		Accessory Value	Value \$HOUSTON				

(Note: Not to be used on legal documents)

Date created: 11/10/2020
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- Legend**
- Address Numbers
 -  Parcels
 -  Roads



Parcel ID	0023 001002	Owner	THE SCARBROUGH GROUP INC	Last 2 Sales			
Class Code	Agricultural	Physical Address	518 MAIN ST	Date	Price	Reason	Qual
Taxing District	18-HOGANSVILLE	Assessed Value	PALMETTO, GA 30268	12/4/2006	\$1500000	LM	Q
	HOGANSVILLE	Land Value	E MAIN ST	3/1/1988		N	U
Acres	50.35	Improvement Value	Value \$518 MAIN ST				
		Accessory Value	Value \$PALMETTO				

(Note: Not to be used on legal documents)

Date created: 11/11/2020
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City of Hogansville, Georgia
Application for Zoning Variance

Name of Applicant Jonathan Wochoer, AICP - Planner for Speedway

Address McBride Dale Clarion 5721 Dragon Way, Suite 300

Cincinnati, OH Zip 45227

Phone 513-561-6232 x.4 E-Mail jwochoer@mcbridedale.com

Address for Which Variance is Requested 1892 East Main Street

Hogansville, GA Zip 30230

Nature of the Variance Requested - Please be as specific as possible.

Sign variance to allow proposed high-rise sign, re-use of existing vacant pole sign (formerly Wendy's sign), a new goalpost sign, and to allow wall and canopy signs as proposed for the Speedway store and fuel canopies.

On a separate sheet, please explain why this variance is necessary.

Attach a simple sketch of the property showing the following:

- General location of the existing structures and Property lines.
- Present Zoning of adjacent property.
- Existing use of adjacent property.
- Location of proposed buildings and land use.
- A legal description of the property.
- Setback distances.
- Parking spaces, if applicable.

Signature of Applicant 



City of Hogansville, Georgia
Zoning Variance Checklist

Name of Applicant Jonathan Woche, AICP - planner for Speedway

Address for Which Variance is Requested 1892 East Main Street

Hogansville, GA 30230

	By	Date
Application Received	<u>LSM</u>	<u>Nov 10, 20</u>
Application Fee Received	<u>\$150</u> <u>LSM</u>	<u>Nov 10, 20</u>
Statement of Conditions Attached	_____	_____
Complete Property Sketch Attached	<u>LSM</u>	_____
Statement(s) from Adjacent Property Owners	_____	_____
Scheduled for Planning & Zoning Action	<u>LSM</u> <u>11-19-20</u>	<u>Nov 10, 20</u>
Planning & Zoning Action Taken	_____	_____
City Council Action Taken	_____	_____
Action Taken	Approved <input type="checkbox"/>	Denied <input type="checkbox"/>

November 9, 2020

Ms. Lynne Miller, AICP
Planning & Development Director
City of Hogansville
400 E. Main Street
Hogansville, GA 30230

Via Overnight Delivery

RE: Speedway Store #101275 at 1892 East Main Street – Sign Variance & Development Permit Review

Dear Ms. Miller:

On behalf of Speedway, LLC, I am transmitting this letter to request review and approval by the City of Hogansville of the proposed signs and development plans for the Speedway store with fuel sales at 1892 East Main Street. Speedway has a contract to purchase the vacant 1.03 acre former Wendy's restaurant property and approximately 3.97 acres of property from the Scarbrough Group Inc.

Speedway is requesting variance approval of the proposed sign plan to include a new high-rise sign, reuse of the existing vacant Wendy's pole sign, and the proposed wall and canopy signs for the Speedway store and fuel canopies. Enclosed is a description and plans for the proposed signs. Speedway is also requesting approval of the proposed development plans for the site.

Enclosed I am transmitting the following information:

- Application for Zoning Variance.
- Seven (7) full size copies of the proposed sign plans.
- Seven (7) full size copies of the proposed site plans, survey, and color elevations.
- Seven (7) copies of the Speedway Project Description.
- A check for \$150 for the Variance Application fee.
- A flash drive with PDF files of the enclosed material.

It is my understanding that the Planning Commission will review this application at their meeting on November 17, 2020 at 5:30 PM. Please let me know if you require additional information or details. Please transmit a meeting agenda and staff report when available. Thank you for your continued assistance on this project.

Sincerely,


Jonathan Woche, AICP

cc: Speedway; SSOE
MDC #4411

Planning • Zoning • Development Services

Project Description
Speedway Store #101275 Hogansville, GA
1892 East Main Street

Speedway has a contract to purchase approximately 5.0 acres on the north side of East Main Street/Highway 54. Speedway intends to purchase the 1.03-acre former Wendy's restaurant site and 3.97 acres from the Scarborough Group Inc. property that surrounds the Wendy's property. Speedway requests variances to allow the proposed signs for the new development. Speedway also requests development permit approval of the civil site plans.

Speedway proposes to construct a new 4,608 square foot, 24-hour convenience store with 8 passenger vehicle fuel dispenser islands under a canopy in front of the store and 4 commercial vehicle/truck fueling lanes with a canopy behind the store. The site includes 24 passenger vehicle parking spaces and 13 truck parking spaces. A CAT scale is also proposed on the site for commercial truck customers. Entrance to the site will be from two proposed driveways on the private commercial drive shared with the Ingles store.

The proposed signs for the Speedway project are described below and on the sign plans. A color building and canopy elevation illustrating the proposed signs is included with the development plans.

- A 160-foot-tall, 627.2 square foot high-rise sign to be located along the eastern portion of the site. The sign will contain a Speedway "S" logo and two LED fuel price panels.
- Reuse of the existing vacant Wendy's restaurant pole sign.
- A 29' 5" tall, 165 square foot goalpost sign located east of the auto fuel canopy along East Main Street.
- A 40 square foot building mounted, manual changeable copy sign on the front of the store.
- A 40 square foot building mounted, manual changeable copy sign on the rear of the store.
- Two, 47.25 square foot "Speedway" channel letter signs and two 11 square foot "S" signs on both the auto and commercial fuel canopies.
- Speedway proposes directional signs for the auto and truck entrances:

Speedway has evaluated the site and believes that the proposed 160-foot-tall sign is needed to provide visibility from Interstate 85. As a commercial/truck fueling store it is important that Speedway's truck customers have adequate time to decide to exit the highway to purchase fuel. We believe the proposed height and size – 160 feet and 627.2 square feet – will provide the necessary visibility for our truck customers, and that the sign will also benefit our auto/passenger customers. We believe the proposed sign will not alter the character of the area where other high-rise signs exist. Speedway believes that the proposed sign is needed to be competitive with other fuel businesses in the area and along Interstate 85. Speedway is in the process of verifying the existing height and size of the sign, and structural suitability of the existing sign for the vacant former Wendy's restaurant.

Speedway respectfully requests approval of the sign variances and the proposed sign plans. We believe that granting the variances will not have a detrimental impact on adjacent property or a negative impact on the character of the area. We believe that the proposed site plans meet the City's zoning regulations. We look forward to an opportunity to present this project to the Planning Commission and to working with the City of Hogansville on this development.



November 17, 2020

Ms. Lynne Miller, AICP
Planning & Development Director
City of Hogansville
400 E. Main Street
Hogansville, GA 30230

RE: Speedway Store #101275 at 1892 East Main Street – Sign Variance & Development
Permit Review

Dear Ms. Miller:

I am transmitting this letter to confirm that ARC CAFEUSA001, LLC (“Owner”) authorizes Speedway LLC, and their consultant team, to make application(s) related to use and development of the former Wendy’s property located the northeast corner of East Main Street/Highway 54, at 1842 East Main Street, also known as Deed Book 1717 Page 163, to the City of Hogansville. This authorization includes applications related to zoning variance and development permit approvals. However, no binding changes in the subject property’s existing entitlements or zoning may be finalized without Owner’s further consent so long as Owner remains the fee title owner of the subject property.

Sincerely,

ARC CAFEUSA001, LLC,
By: VEREIT Operating Partnership, L.P., its Sole Member

By: Daniel T. Haug, General Counsel – Real Estate, signed as an authorized signatory not personally



Lynne Miller

From: Vickers, Dean (Speedway) <DeVickers@speedway.com>
Sent: Monday, November 9, 2020 9:54 PM
To: Chepke, Robert J. (Speedway); Jonathan Woche; Klaus, Austin M.
Subject: Fwd: [EXTERNAL] Fwd: site plan approval

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From: Billy Benedict <billy.benedict@seretailadvisors.com>
Sent: Monday, November 9, 2020 8:31:26 PM
To: Vickers, Dean (Speedway) <DeVickers@speedway.com>
Subject: [EXTERNAL] Fwd: site plan approval

Begin forwarded message:

From: Dawn Scarbrough <dawnscarbrough@gmail.com>
Date: November 9, 2020 at 8:26:29 PM EST
To: Billy Benedict <billy.benedict@seretailadvisors.com>
Subject: site plan approval

Hi Billy,

This email serves as notification of the Seller's approval of the site plan for the Hogansville, GA Speedway property. Let me know if you need anything else.

Thank you,
Dawn

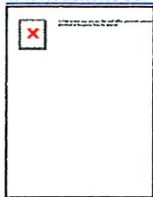
Dawn Scarbrough, Associate Broker

RE/MAX Legacy

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CITY COUNCIL
Mayor Bill Stankiewicz
Reginald Jackson, Post 1
Marichal Price, Post 2
Mandy Neese, Post 3
Mark Ayers, Post 4
Toni Striblin, Post 5



Jonathan Lynn, City Manager
Lisa Kelly, Assistant City Manager
Alex Dixon, City Attorney

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

COUNCIL ACTION FORM

MEETING DATE: December 7, 2020

SUBMITTED BY: Lynne Miller

AGENDA TITLE: Appointments to Meriwether-Hogansville Joint Development Authority

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

Ordinance (No. ____)

Contract

Information Only

Public Hearing

Resolution (No. ____)

Ceremonial

Discussion/Action

Other

BACKGROUND (Includes description, background, and justification)

By law, the Meriwether-Hogansville Joint Development Authority includes 5 Hogansville members, 5 Meriwether County members and one who is jointly elected. This Authority has one-year terms that expire September 30 each year. Current Hogansville incumbents include George Bailey, Fred Higgins, John McKibben, Jimmy Russell and Bill Stankiewicz, all of whom would like to renew their appointments. In June 2020 the City advertised this opportunity via utility mailers. Two outside applicants stepped forward: Frederick Manley and Sherry Williamson.

The entire Meriwether-Hogansville Joint Development Authority met November 20, 2020 and is recommending that the 5 Hogansville incumbents be reappointed. The citizen applications are attached.

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

N/A

STAFF RECOMMENDATION (Include possible options for consideration)

Reappoint George Bailey, Fred Higgins, John McKibben, Jimmy Russell and Bill Stankiewicz to the Meriwether-Hogansville Joint Development Authority, as recommended by this Authority's full board of directors.

CITY OF HOGANSVILLE, GEORGIA
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE -
BUDGET AND ACTUAL - GENERAL FUND
FOR THE YEAR ENDED JUNE 30, 2020

	General Fund			Variance with Final budget Over (Under)
	Original Budget	Final Budget	Actual	
REVENUES				
Taxes	\$ 1,711,051	\$ 1,888,907	\$ 1,888,907	\$ -
Fines and forfeitures	291,782	269,772	269,772	-
Intergovernmental	-	108,328	108,328	-
Licenses and permits	74,248	75,111	75,111	-
Charges for services	57,332	66,146	66,146	-
Contributions	1,000	5,050	5,050	-
Other	30,566	32,562	32,562	-
Investment return	<u>348</u>	<u>2,184</u>	<u>2,184</u>	<u>-</u>
Total revenues	<u>2,166,327</u>	<u>2,448,060</u>	<u>2,448,060</u>	<u>-</u>
EXPENDITURES				
Current operating				
General government	746,282	732,028	732,028	-
Public safety	1,469,618	1,572,623	1,572,623	-
Public services	701,351	562,006	562,006	-
Debt service	<u>21,156</u>	<u>21,168</u>	<u>21,168</u>	<u>-</u>
Total expenditures	<u>2,938,407</u>	<u>2,887,825</u>	<u>2,887,825</u>	<u>-</u>
Excess (deficiency) of revenues over (under) expenditures	(<u>772,080</u>)	(<u>439,765</u>)	(<u>439,765</u>)	<u>-</u>
OTHER FINANCING SOURCES (USES)				
Sales of surplus property	-	23,065	23,065	-
Compensation for loss of capital assets	-	7,862	7,862	-
Transfers in	<u>10,575</u>	<u>590,193</u>	<u>590,193</u>	<u>-</u>
Net other financing sources (uses)	<u>10,575</u>	<u>621,120</u>	<u>621,120</u>	<u>-</u>
Net change in fund balance	(<u>761,505</u>)	181,355	181,355	-
Fund balance - beginning of year	<u>308,188</u>	<u>308,188</u>	<u>308,188</u>	<u>-</u>
Fund balance - end of year	\$ (<u>453,317</u>)	\$ <u>489,543</u>	\$ <u>489,543</u>	\$ <u>-</u>

CITY OF HOGANSVILLE, GEORGIA
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE -
BUDGET AND ACTUAL – CONFISCATED ASSETS FUND
FOR THE YEAR ENDED JUNE 30, 2020

	<u>Confiscated Assets Fund</u>			Variance with Final budget Over (Under)
	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	
REVENUES				
Fines and forfeitures	\$ <u>2,000</u>	\$ <u>-</u>	\$ <u>-</u>	\$ <u>-</u>
Total revenues	<u>2,000</u>	<u>-</u>	<u>-</u>	<u>-</u>
EXPENDITURES				
Current operating				
Public safety	<u>2,000</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total expenditures	<u>2,000</u>	<u>-</u>	<u>-</u>	<u>-</u>
Excess (deficiency) of revenues over (under) expenditures	-	-	-	-
Fund balance - beginning of year	<u>545</u>	<u>545</u>	<u>545</u>	<u>-</u>
Fund balance - end of year	\$ <u><u>545</u></u>	\$ <u><u>545</u></u>	\$ <u><u>545</u></u>	\$ <u><u>-</u></u>

CITY OF HOGANSVILLE, GEORGIA
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE -
BUDGET AND ACTUAL – HOTEL/MOTEL TAX FUND
FOR THE YEAR ENDED JUNE 30, 2020

	<u>Hotel/Motel Tax Fund</u>			Variance with Final budget Over (Under)
	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	
REVENUES				
Taxes	\$ <u>30,052</u>	\$ <u>30,114</u>	\$ <u>30,114</u>	\$ <u>-</u>
Total revenues	<u>30,052</u>	<u>30,114</u>	<u>30,114</u>	<u>-</u>
EXPENDITURES				
Current operating				
Tourism	<u>18,782</u>	<u>18,821</u>	<u>18,821</u>	<u>-</u>
Total expenditures	<u>18,782</u>	<u>18,821</u>	<u>18,821</u>	<u>-</u>
Excess (deficiency) of revenues over (under) expenditures	<u>11,270</u>	<u>11,293</u>	<u>11,293</u>	<u>-</u>
OTHER FINANCING SOURCES (USES)				
Transfers out	(<u>11,270</u>)	(<u>11,293</u>)	(<u>11,293</u>)	<u>-</u>
Net other financing sources (uses)	(<u>11,270</u>)	(<u>11,293</u>)	(<u>11,293</u>)	<u>-</u>
Net changes in fund balance	-	-	-	-
Fund balance - beginning of year	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Fund balance - end of year	\$ <u><u>-</u></u>	\$ <u><u>-</u></u>	\$ <u><u>-</u></u>	\$ <u><u>-</u></u>