

AN ORDINANCE

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF HOGANSVILLE TO AMEND THE CODE OF THE CITY; TO AMEND DIVISION 8 OF ARTICLE III OF THE ZONING ORDINANCE OF THE CITY TO MODIFY THE PLANNED UNIT DEVELOPMENT DISTRICT; TO REVISE THE PURPOSE AND INTENT OF SAID DISTRICT; TO MODIFY DEVELOPMENT REPORTING STANDARDS; TO MANDATE WARRANTY AND BOND FOR ACCEPTED STREETS; 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 Section 102-431 of the Code of Ordinances of the City of Hogansville be modified by deleting said section, in its entirety, inserting in lieu thereof a new Section 102-431 to read as follows:

“Sec. 102-431. –Purpose and intent.

The purposes and intent of Planned Unit Development (PUD) districts are to allow and encourage unique, flexible, creative and imaginative arrangements and mixes of land uses in site planning and development than are permitted through conventional land use requirements.

- (a) Encourage a broader mix of residential housing types, including detached and attached dwellings, than would normally be constructed in conventional subdivisions.
- (b) Allow and encourage the development of tracts of land as single developments that are planned neighborhoods, including civic and semi-public uses (e.g. playgrounds, meeting halls, etc.) that contribute to the livability of a neighborhood.
- (c) Preserve the natural amenities of the land through maintenance of conservation areas and open spaces within developments.
- (d) Provide for the more efficient use of land through clustering and other flexible, innovative development arrangements that will result in small networks of utilities and streets and thereby lower development and housing costs.
- (e) Provide a more desirable living environment than would be possible through the strict application of conventional requirements to promote pedestrian and non-vehicular interconnectivity, mixed use, and sustainable planning principles.
- (f) Provide for higher gross and net development densities and intensities as an inducement to development in a manner consistent with the purposes of this Ordinance.
- (g) Ensure that the designs of building forms are interrelated and architecturally harmonious.
- (h) Advance the goals of the following plans, as from time to time amended:

- 1) City of Hogansville Comprehensive Plan, 2020-2040;
- 2) City of Hogansville Downtown Master Plan, 2018;
- 3) Housing Market Analysis and Strategic Recommendations for Troup County and Cities, 2019; and
- 4) Hogansville, Georgia Corridors Redevelopment Plan, 2018.”

SECTION 2:

That Section 102-433 of the Code of Ordinances of the City of Hogansville be amended by deleting said section, in its entirety, inserting in lieu thereof a new Section 102-433 to read as follows:

“Sec. 102-433. – Development summary report.

(a) Written report required. Applications for rezoning or development within a planned unit development district shall require a written report which explains the type, nature, size, intent and characteristics of the proposed development.

(b) Relationship to PUD Purposes. The report shall also demonstrate the extent to which the proposed development will advance the purposes listed in 102-431 above, including consistency with the Hogansville Comprehensive Plan and one of more of the following: Downtown Master Plan, Housing Plan, and Corridor Plan.”

SECTION 3:

That Section 102-435 of the Code of Ordinances of the City of Hogansville be amended by deleting the last sentence from the first paragraph of subsection (a), inserting in lieu thereof as follows:

“The plat shall be prepared in accordance with this division and with applicable city specifications.”

SECTION 4:

That subsection (c) of Section 102-435 of the Code of Ordinances of the City of Hogansville be amended by deleting said subsection, in its entirety, inserting in lieu thereof a new Section 102-435(c) to read as follows:

“(c) Street standards. All streets and sidewalks shall be built to state department of transportation and city standards and dedicated to the city upon completion and approval. All street names shall be approved by the city. A maintenance bond of the surety shall be furnished to the city which shall name the city as a principal and shall be worded to include in its coverage a two-year maintenance warranty period following acceptance of improvements by the city.”

SECTION 5:

That subsection (e) of Section 102-435 of the Code of Ordinances of the City of Hogansville be amended by deleting said subsection, in its entirety, inserting in lieu thereof a new Section 102-435(e) to read as follows:

“(e) *Completeness.* If any of the facts required by this section are omitted or misrepresented on the plat, the chair of the planning commission or the zoning administrator may refuse to review the plat and shall return the plat to the subdivider or developer to be completed and revised.”

SECTION 6:

That subsection (f) of Section 102-435 of the Code of Ordinances of the City of Hogansville be amended by re-designating said subsection as subsection (g), and inserting a new Section 102-435(f) to read as follows:

“(f) *Final plat.* The proposed final plat shall be submitted to the Hogansville City Clerk, in triplicate, in sufficient time for action by the city within one (1) year of conditional approval of the preliminary plat. Preliminary *plat* approval shall expire and be null and void after a period of one year unless an extension of time requested by the subdivider or his representative is approved by the planning commission.”

SECTION 7:

That Section 102-437 of the Code of Ordinances of the City of Hogansville be amended by replacing each reference to “city manager” therein with “zoning administrator”.

SECTION 8:

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

SECTION 9:

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