

CITY COUNCIL
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Marichal Price, Post 2
Mandy Neese, Post 3
Mark Ayers, Post 4
Toni Striblin, Post 5

City of Hogansville



Open, 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: April 6, 2020 **SUBMITTED BY:** Lynne Miller

AGENDA TITLE: Rezoning for Williams Street Townhouse Development

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)

Property owner John H. Jones is seeking rezoning along Williams Street (Tax Map Nos 0214 00027 and 0214 00028) for a planned townhouse development that would comprise 25.95 acres (Tract 1 on the map) and 2.78 acres for commercial uses to the immediate north (Tract 2 on the map). The entire area is presently zoned Commercial; therefore Tract 1 would need rezoning to R3 – Multi-family Residential. The townhouse development is in early planning stages.

On 3-3-2020, the Hogansville Planning and Zoning Commission unanimously voted to recommend to the City Council that the 25.95 acres in Tax Map Nos. 021400027 and 021400028, shown as Tract 1 on the Lot Division Plat by Falcon Designers dated 2-26-2020 be rezoned from General Commercial to R-3 – Residential Multi-Family and 2.78 acres remain commercial.

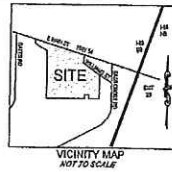
BUDGETING & FINANCIAL IMPACT (Includes project costs and funding sources)

NA

STAFF RECOMMENDATION (Include possible options for consideration)

Approve the proposed rezoning to allow for 25.95 acres of multi-family housing and 2.78 acres of commercial.

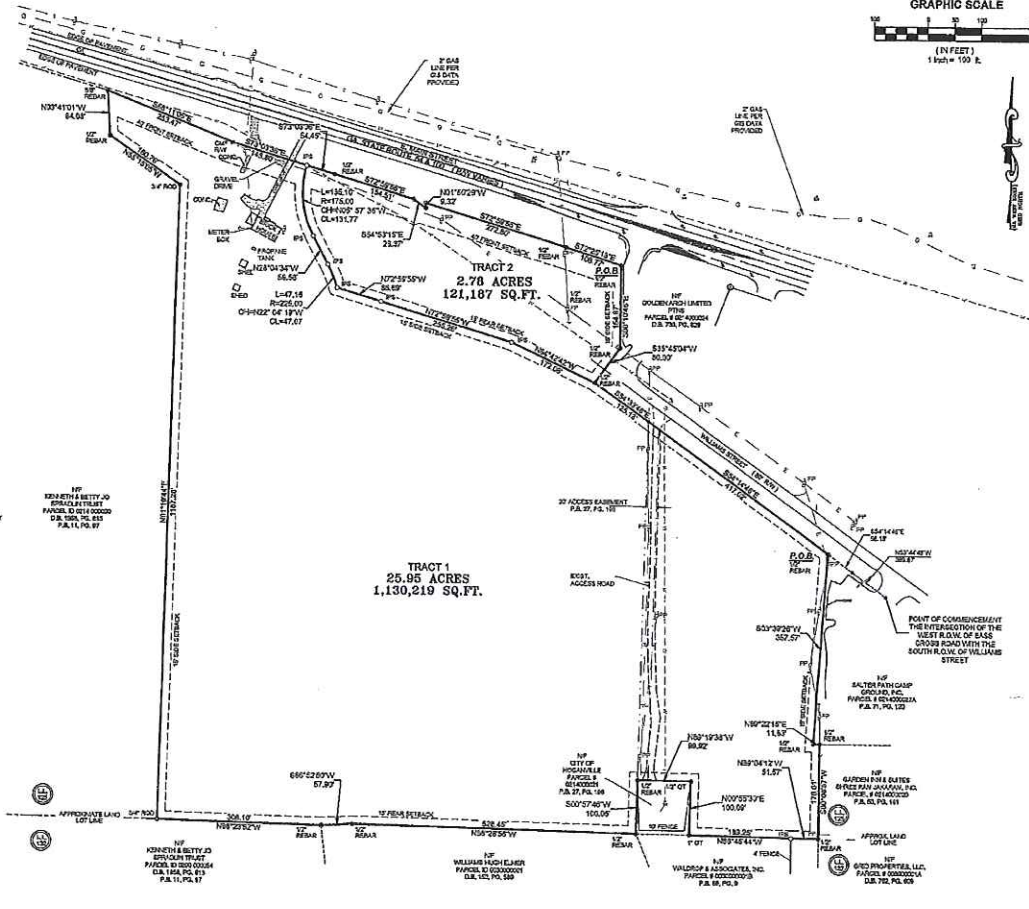
LOT DIVISION PLAT FOR:
JOHN HARDY JONES
WILLIAMS ST
 LAND LOT 125, 11TH DISTRICT
 CITY OF HOGANSVILLE
 TROUP COUNTY, GEORGIA



GRAPHIC SCALE

(IN FEET)
 1 inch = 100 ft.

- LEGEND**
- DB 2 1/2" BROAD
 - DB 3 1/2" BROAD
 - DB 4 1/2" BROAD
 - DB 5 1/2" BROAD
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 - DB 100 1/2" BROAD



FLOOD NOTE:
 AS SHOWN ON FLOOD INSURANCE RATE MAPS OF THIS COUNTY, CERTAIN COMMUNITY TRACTS, LARGELY, INTERPRET AS BEING WITHIN A FLOOD HAZARD ZONE. PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD ZONE.

ENVIRONMENTAL NOTE:
 THIS PLAT WAS PREPARED WITHOUT THE AID OF ANY ENVIRONMENTAL STUDY WHICH COULD PROVIDE EVIDENCE OF WHETHER A WETLAND EXISTS OR NOT WITHIN OR WHICH COULD AFFECT THIS TRACT OR PARCELS.

SURVEY NOTES:

- THE FIELDWORK FOR THIS SURVEY WAS COMPLETED APRIL 18, 2011 WITH NEAR AND NEARLY NEARLY MEASUREMENTS OF 1/1000 ACCURACY A 3-DIMENSIONAL SURVEY SYSTEM.
- THE FIELDWORK FOR THIS SURVEY WAS COMPLETED WITH A COMPLETE PROVISION OF THE 2011 INTERNATIONAL SURVEYING CODES, RULES AND REGULATIONS.
- THE SURVEY FOR THIS PLAT WAS CONDUCTED FOR THE PURPOSE OF DIVIDING THE LAND INTO PARCELS AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING CODES, RULES AND REGULATIONS.
- NO CLAIMS OR INTERESTS WERE FOUND BY ANY POINT ON THE SUBJECT PROPERTY.
- ALL PROPERTY CORNERS REFERENCED AS "X" WERE SET BY A SURVEYOR PLACED WITH A CAP OR MARKED "SURVEYOR'S" IN EACH OFFENSIVE NOTES.
- ALL PROPERTY CORNERS, LINES, AND DISTANCES WERE MEASURED BY THE SURVEYOR AND THE SURVEYOR DOES NOT GUARANTEE THAT ALL SURVEYORS AND SURVEYING OPERATIONS WHO MAY AFFECT THE PROPERTY ARE AVOID.
- THIS SURVEY IS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 WITH AN ADJUSTED CURVED SURFACE FOR THE HORIZONTAL DATUM AND THE NORTH AMERICAN VERTICAL DATUM OF 1988 FOR THE VERTICAL REFERENCE SYSTEM CORRECTIONS PROVIDED BY STATE SOLUTIONS.
- ALL DISTANCES SHOWN HEREON ARE HORIZONTAL DISTANCES.
- UNLESS SHOWN OTHERWISE BASED ON A SURVEY OF RECORD, ADDITIONAL UNLESS NOTED ABOVE OR BELOW OTHERWISE, ALL CORRELATIONS OR GUARANTEES AS MADE AS TO THE ACCURACY OF THE DISTANCES SHOWN ON THIS PLAT MUST BE CALLED FROM THE ORIGINAL SURVEY INSTRUMENTS WHICH THE DISTANCES WERE CALLED FROM TO THE ORIGINAL RECORD OF ANY AND ALL SURVEYING INSTRUMENTS.

CERTIFICATE OF APPROVAL FOR RECORDING
 I HEREBY CERTIFY THAT THE ABOVE PLAT SHOWS THE LAND BEING PLACED IN TO CONFORM WITH THE SUBDIVISION ORDINANCES OF THE CITY OF HOGANSVILLE, GEORGIA, AND THAT IT IS THE PROPERTY OF THE CITY OF HOGANSVILLE PLANNING COMMISSION FOR RECORDING BY THE OFFICE OF THE CLERK OF SUPERIOR COURT OF TROUP COUNTY, GEORGIA.

CITY OF HOGANSVILLE PLANNING COMMISSION DATE _____
 MAYOR CITY OF HOGANSVILLE DATE _____

OWNER'S CERTIFICATE
 STATE OF GEORGIA, COUNTY OF TROUP
 I, THE OWNER OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFY THAT THE PLAT WAS PREPARED BY PERSON OR THROUGH AN AUTHORIZED AGENT, CERTIFIED THAT THE PLAT WAS MADE FROM AN ACTUAL SURVEY, THAT ALL DISTANCES AND CORNERS WERE MEASURED AND CORRECTED IN ACCORDANCE WITH THE SURVEYING CODES, RULES AND REGULATIONS AND THAT ALL DISTANCES SHOWN ON THIS PLAT HAVE BEEN MEASURED.

OWNER DATE _____
 STATE DATE _____

CERTIFICATE OF OWNERSHIP AND DEDICATION
 I HEREBY CERTIFY THAT I HAVE ADOPTED THIS PLAT AS A PUBLIC USE AND I ESTABLISH THE RECORDING RECORD AND APPROVE ALL DISTANCES, LINES, CORNERS AND OTHER OPEN SPACES TO BE PUBLIC AS NOTED.

OWNER DATE _____

CERTIFICATE OF APPROVAL OF WATER SYSTEM
 I HEREBY CERTIFY THAT THE COMPLETION OF PUBLIC WATER SUPPLY AND DISTRIBUTION SYSTEM IS NEARLY COMPLETE AND THAT THE PLAT IS NEARLY COMPLETE IN THE SURVEYING PLAT ATTACHED HERETO MEETS THE REQUIREMENTS OF THE HEALTH DEPARTMENT, IF PROVIDED BY THE CITY, MUST MEET CITY REQUIREMENTS.

HEALTH DEPARTMENT DATE _____

CERTIFICATE OF SEWER SYSTEM
 I HEREBY CERTIFY THAT THE COMPLETION OF PUBLIC SEWAGE COLLECTION AND DISPOSAL SYSTEM IS NEARLY COMPLETE AND THAT THE PLAT IS NEARLY COMPLETE IN THE SURVEYING PLAT ATTACHED HERETO MEETS THE REQUIREMENTS OF THE HEALTH DEPARTMENT, IF CITY SEWAGE IS PROVIDED, MUST MEET CITY REQUIREMENTS.

HEALTH DEPARTMENT DATE _____

BUILDING SETBACK NOTE:
 FRONT SETBACK 40' (ADJACENT HIGHWAY OR 25' (OTHER ROADS))
 SIDE SETBACK 10'
 REAR SETBACK 10'

SURVEYOR'S CERTIFICATE
 I, THE SURVEYOR, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY AND APPROVED BY ME AS A SURVEYOR. I HEREBY CERTIFY THAT ALL DISTANCES SHOWN ON THIS PLAT HAVE BEEN MEASURED AND CORRECTED IN ACCORDANCE WITH THE SURVEYING CODES, RULES AND REGULATIONS AND THAT ALL DISTANCES SHOWN ON THIS PLAT HAVE BEEN MEASURED.

DATE 2/25/2010
 SURVEYOR'S NAME AND SIGNATURE _____
 REGISTERED LAND SURVEYOR #2314

SURVEYOR'S CERTIFICATE
 AS REQUIRED BY SUBDIVISION ORDINANCES OF GEORGIA, THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL SURVEY AND APPROVED BY ME AS A SURVEYOR. I HEREBY CERTIFY THAT ALL DISTANCES SHOWN ON THIS PLAT HAVE BEEN MEASURED AND CORRECTED IN ACCORDANCE WITH THE SURVEYING CODES, RULES AND REGULATIONS AND THAT ALL DISTANCES SHOWN ON THIS PLAT HAVE BEEN MEASURED.

DATE 2/25/2010
 SURVEYOR'S NAME AND SIGNATURE _____
 REGISTERED LAND SURVEYOR #2314

1 OF 1



REVISIONS

NO.	DATE	DESCRIPTION

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON FOR WHOM OR ON BEHALF OF WHOM THE CERTIFICATE HEREON IS MADE AND IT IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT AN EXPRESS AUTHORIZATION BY THE SURVEYOR'S SIGNATURE.

LOT DIVISION PLAT FOR:
JOHN HARDY JONES
WILLIAMS ST
 CITY OF HOGANSVILLE
 LAND LOT 125, 11TH DISTRICT
 TROUP COUNTY, GEORGIA

