



City of Hogansville
City Council

Public Hearing and Meeting Agenda

Tuesday, September 7, 2021 – 7:00 pm

**Meeting will be held at Hogansville City Hall,
111 High Street, Hogansville, GA 30230**

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

Public Hearings – 7:00 pm

1. Public Hearing to hear Citizen Comments on the Millage Rate
2. Public Hearing to hear Citizen Comments on Annexation Rezoning of Bass Cross Road Developments

Regular Meeting – Immediately following Public Hearings

Call to Order - Mayor Stankiewicz
Invocation & Pledge

Consent Agenda

1. Approval of Agenda: Work Session and Regular Meeting, September 7, 2021
2. Approval of Minutes: Regular Meeting August 16, 2021

Presentations

1. Elsie Chandler of Fire Suite

New Business

1. Annexation, Rezoning and Map Amendments for Bass Cross Road Developments
2. Variance Requests for Mallard Lake Subdivision
3. Gas Agreement with LaGrange
4. Procurement of Architect – Royal Theater
5. Procurement of Construction Services – Royal Theater
6. Utility Meter Purchase Approval – Kendall Supply

Discussion Items

1. Discussion of Water Sales Agreement Increase
2. Land Donation for Clock Park
3. Tree Priority – Mill Village Area
4. Council Meeting Options

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

- September 15, 2021 | 5:30 pm – Diversity, Equity, and Inclusion Community Meeting at the Hogansville Public Library
- September 17, 2021 | 6:00 pm – Weekends at the Wave – Concert at the Hogansville Amphitheater
- September 20, 2021 | 6:00 pm – Utility Bill Forum
- September 20, 2021 | 5:30 pm – Public Input Session – Mill Village Tree Priority
- September 20, 2021 | 7:00 pm – Regular Meeting of the Mayor and Council at Hogansville City Hall



Regular Meeting

August 16, 2021

Meeting held at Hogansville City Hall, 111 High Street, Hogansville GA 30230

Call to Order: Mayor Bill Stankiewicz called the Regular Meeting to order at 7:00 pm. Present were Reginald Jackson (joining via phone), Marichal Price, Mandy Neese, and Toni Striblin. Also present were City Manager Jonathan Lynn, Assistant City Manager Lisa Kelly, and City Attorney Alex Dixon. Council Member Mark Ayers was not present at tonight's meeting.

Council Member Striblin gave an Invocation and Mayor Stankiewicz led the Pledge of Allegiance.

CONSENT AGENDA

Motion: Council Member Striblin moved to approve the Consent Agenda amending to add a presentation from Tamika Lewis with the USDA for USDA Community Facilities Loan Program. The motion was seconded by Council Member Neese.

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

Motion Passed 4-0

PRESENTATION

1. **Hummingbird Artist – Andy Porter.** Mr. Jason Stewart, DDA Chairperson, presented Hummingbird winning artist Andy Porter, along with the painting and poster. This was the submission from last year but due to COVID-19, the festival was not possible. The DDA decided to use the same painting this year because it was so well received.
2. **Charon Prophet – Elevations Youth Program.** Mr. Prophet addressed the Mayor, Council, and Public with an update on the Elevations Program. Elevations has been in operation for three years and recently relocated back to the Hogansville Elementary School. City of Hogansville has contributed annual grant funding in the amount of \$15k for several years, including when the program was a Boys & Girls Club operation. He is asking for an increase up to \$25k to help fund the program and the increase in number of kids enrolled.
3. **Tamika Lucas – USDA.** Tamika Lucas with the USDA read the letter of conditions for two vehicles, one for the gas department and one for the water department for a \$31k loan and a grant of \$30k. Interest rate will be determined on the loan approval date. Loan repayment of five years with payment due one year after the loan closing date. A commitment is required with a payment amount of \$6625 per year at 2.25% and funds must be placed in a reserve account. Will be required to hold a compliance review by USDA. Lucas read the heading of the resolution.

Motion: Motion was made by Council Member Jackson to adopt the Resolution for the USDA Community Facilities loan. The motion was seconded by Council Member Neese.

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

Motion Passed 4-0

OLD BUSINESS

1. 2ND Reading & Adoption – Entertainment District Ordinance

Motion: Motion was made Council Member Striblin to adopt the proposed ordinance for the entertainment district, allowing alcohol to be consumed at special events. The motion was seconded by Council Member Neese.

Discussion: None

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

Motion Passes 4-0

2. Resolution – Entertainment District Map

Motion: Motion was made by Council Member Neese to adopt the resolution for the entertainment district map. The motion was seconded by Council Member Price.

Discussion: None

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

Motion Passes 4-0

3. One Way Street – Boozer Street

Motion: Motion was made by Council Member Neese to approve Boozer Street as a one-way street exiting onto Elm. The motion was seconded by Council Member Price.

Discussion: None

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

Motion Passes 4-0

4. One Way Street – King Street

Motion: Motion was made by Council Member Neese to approve King Street as a one-way street exiting onto West Main Street. The motion was seconded by Council Member Price.

Discussion: None

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

Motion Passes 4-0

NEW BUSINESS

1. Resolution – GEFA – Turnipseed Engineers

Motion: Motion was made by Council Member Neese to adopt the resolution authorizing Turnipseed Engineers to submit an application to GEFA for water system improvements. The motion was seconded by Council Member Jackson.

Discussion: None

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

Motion Passes 4-0

2. Engineering Agreement – GEFA – Turnipseed Engineers

Motion: Motion was made by Council Member Neese to accept Turnipseed Engineers as the engineer of record for the GEFA application. The motion was seconded by Council Member Price

Discussion: None

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

Motion Passed 4-0

3. Amendment to Section 12 of the City Manager Contract

Motion: Motion was made by Council Member Neese to approve the proposed amendment of the City Manager contract. The motion was seconded by Council Member Striblin.

Discussion: Mayor explained section 12 of the contract. This amendment gives the City Manager assurance if termination occurs without cause that he is adequately compensated.

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

Motion Passed: 4-0

ADJOURNMENT

On a motion made by Council Member Neese and dually seconded, Mayor Bill Stankiewicz adjourned the meeting at 8:03PM.

Respectfully,



LeAnn Lehigh
Deputy City Clerk
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

111 High St
Hogansville GA 30230
706-637-8629 | cityofhogansville.org

COUNCIL ACTION FORM

MEETING DATE: September 7, 2021

SUBMITTED BY: Lynne Miller

AGENDA TITLE: Annexation, Rezoning and Map Amendments for Bass Cross Road 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)

A 398-unit, 161-acre Planned Unit Development is being proposed for Bass Crossroad at Mountville Road. The development would consist of 220 multi-family townhome or apartment units, 178 single family units, 30% greenspace, and donated space for the City to construct a City water storage facility and ancillary pump station. To move forward, the project sponsor – Bass Cross Road LLC, owner Mac Reynolds – is asking the City Council to:

- Rezone a 30+/-acre parcel located in the City (tax parcel # 0200 000042) from R1 residential to Planned Unit Development,
- Annex an adjacent 131+/- acre parcel located in unincorporated Troup (tax map # 0200 000040) into the City,
- Rezone the annexed 131+/- acre parcel from 1-SFMD single-family medium density (a County zoning designation) to Planned Unit Development, and
- Amend the City Zoning Map accordingly.

Troup County has no objection to the annexation.

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

No budget impact.

Staff recommends that City Council follow the Hogansville Planning & Zoning Commission's 8-19-21 recommendation to rezone the referenced City property, annex and rezone the adjacent County property, and amend the City Zoning map accordingly.

STAFF RECOMMENDATION (Include possible options for consideration)

Bass Cross Road LLC
P.O Box 100
Hogansville, GA 30230

August 13, 2021

The Honorable City of Hogansville Council Members,
Planning & Zoning Commission, and Staff

**Re: Development Summary Report: Proposed Planned Unit Development District (PUD) -
Bass Cross Road & Mountville Hogansville Road**

Pursuant to Sec. 102-433. - Development summary report.

Applications for rezoning to 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.

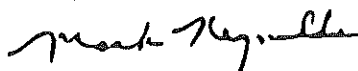
Development Summary Report:

In summary, the application for rezoning to a planned unit development district (PUD) consists of two parcels being a 30+/- acre tax parcel number 0200 000042 existing zoning R1 Residential and a 131+/- acre tax parcel number 0200 000040 existing zoning single family medium density. The 30+/- acre parcel is currently located within the City of Hogansville with road frontage along Mountville Hogansville Road. The applicant is seeking annexation of 131+/- acre parcel into the City of Hogansville simultaneously with the rezoning to a planned unit development district (PUD) of both parcels being a total 161+/- acres owned by the applicant, Bass Cross Road LLC.

The development consisting of 161+/- acres as proposed as a planned unit development district (PUD) with the intent and use of a variety of compatible residential units, open areas, and a proposed future city owned/operated water storage facility & ancillary pump station to serve existing and future water service in the City of Hogansville. The residential units shall include single family, multifamily townhomes, and or multifamily apartments. The proposed planned unit development district (PUD) shall include approximately and no more than 398 total residential units and at a minimum 30% of the land being functional and scenic open areas. The property owner will donate the land area to the City of Hogansville for a future water pump station and tank as shown on the conceptual plan.

Additional information and details can be determined and provided at the time of filing a preliminary plat following approval of annexation and rezoning to a planned unit development district (PUD).

Respectfully,



Bass Cross Road LLC
Mack Reynolds, sole member

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

111 High Street
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706-637-8629 | cityofhogansville.org

July 19, 2021

CERTIFIED MAIL/
RETURN RECEIPT REQUESTED

Troup County Board of Commissioners
Attn: Patrick Crews, Chairman
100 Ridley Avenue
LaGrange, GA 30240

Dear Commissioners:

This letter is being sent to you certified mail, return receipt requested, and is to give you notice within five (5) business days pursuant to §§O.C.G.A 36-36-6 and 36-36-111 of the acceptance of the City Council of the City of Hogansville, Georgia, of the annexation petition of Bass Cross Road, LLC to annex property identified as Troup County Tax Map Parcel 020-0-000-040, and the potential zoning of said property when annexed. On Friday, July 16th, 2021, City Hall staff accepted the annexation petition and authorized moving forward with the annexation requested, and as to the property specifically described therein. This notification is therefore being sent to you within five (5) days of the action of the City of Hogansville, Georgia. Further, final action

The City of Hogansville, Georgia, believes that there are no public facilities of Troup County located within the property to be annexed. The current zoning of the property under Troup County regulations is Single Family Medium Density [SFMD] Residential. The proposed zoning for the property when annexed is Planned Unit Development [PUD] to include only residential development. Therefore, the proposed zoning for the property to be annexed shall not result in a substantial change in the intensity of the allowable use of the property, or a change to a significantly different allowable use, or be a use which substantially increases the net cost of infrastructure or significantly diminishes the value of usable life of a capital outlay funded by Troup County. Any necessary utilities provided to this project will be the sole responsibility of the developer and/or the City of Hogansville with no cost burden to Troup County.

BINDING APPLICATION FOR FUTURE ANNEXATION

TO: Mayor and Council of the City of Hogansville

DATE: July 14, 2021

I (we) the undersigned, do hereby make application for future annexation into the corporate limits of the City of Hogansville, Georgia, as follows:

1. The property for which we seek annexation is located at Mountville-Hogansville Road (address of property to be annexed), also known as Tax Map Number(s) 20-0-000-040.
2. The property requested to be annexed is owned by: Bass Cross Road, LLC
(all owners of property to be listed) (please print).
3. Contact information for the owner(s):


Name Mack Reynolds, Member Phone 706-302-7279
Address P.O. Box 100, Hogansville, GA 30230

Name _____ Phone _____
Address _____

Name _____ Phone _____
Address _____

The undersigned, as owner(s) of the property for which annexation is requested, recognize(s) that said parcel(s) is/are not currently contiguous to the corporate limits of the City of Hogansville, and thus any action taken by the Mayor and Council will be taken in the future at such time as lawful annexation is possible. I (we) make this application in full knowledge that it is binding, will bind successor owners and run with the land, and will be a valid voluntary request for annexation at such time as said parcel(s) is/are contiguous or otherwise lawfully available to be annexed by the City.

Bass Cross Road, LLC


Owner/Applicant Mack Reynolds, Member

Owner/Applicant _____

Owner/Applicant _____

If rezoned, when will proposed use start? Summer 2022

SIZE OF PROPERTY: 131.78 (x) ACRES OR () SQUARE FEET

IS SUBJECT PROPERTY VACANT: Yes

DO YOU REQUEST ANNEXATION OF THE SUBJECT PROPERTY? Yes

I hereby attest that the information I have provided in this application is true and accurate to the best of my knowledge. I also agree to cooperate with the City of Hogansville, in responding promptly to any reasonable request for additional information that may arise during the review process.

Bass Cross Road, LLC

Mack Reynolds member

Signature of Owner or Authorized Agent
Mack Reynolds, Member

July 24th 2021
Date

Subject Property: Mountville-Hogansville Road Case#

Bass Cross Road, LLC

Name: Mack Reynolds, Sole Member Phone: 706-302-7379

Address: P. O. Box 100, Hogansville, GA 30230

**PROPOSERS/OPPONENTS
DISCLOSURE OF CAMPAIGN CONTRIBUTIONS
CITY OF HOGANSVILLE, GEORGIA**

Pursuit to Section 36-67A-1 et seq. of the Georgia Code Annotated, adopted by the Georgia General Assembly, effective July 1, 1986, the following disclosure is mandatory. When any applicant for rezoning action has been, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official, it shall be the duty of the applicant and the agent representing the applicant to file a disclosure report with the governing authority of the respective local government.

Any applicant for rezoning action knowingly failing to make a disclosure as required by Code Section 36-67A-1 et seq. shall be guilty of a misdemeanor.

A. Name of local government official to whom the campaign contribution or gift was made:

B. The dollar amount of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution:

Amount: \$ None

Date of Contribution: _____

C. Enumeration and description of each gift having a value of \$250.00 or more made by the application to the local government official during the two years immediately preceding the filing of this application for rezoning.

Bass Cross Road, LLC

Signature of Owner Mack Reynolds, Sole Member

Date: _____

Name of Applicant: Bass Cross Road, LLC, Mack Reynolds, Sole Member

Subject Property: Mountville-Hogansville Road

Council Member: _____

CITY OF HOGANSVILLE, GEORGIA

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Any applicant for rezoning action knowingly failing to make a disclosure as required by Code Section 36-67A-1 et seq. shall be guilty of a misdemeanor.

A. Name of local government official to whom the campaign contribution or gift was made:

B. The dollar amount of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution:

Amount: \$ _____

Date of Contribution: _____

C. Enumeration and description of each gift having a value of \$250.00 or more made by the application to the local government official during the two years immediately preceding the filing of this application for rezoning.

Bass Cross Road, LLC

Signature of Owner Mack Reynolds, Sole Member

Date: 7/14/2021

Sec. 102-156. - Standards governing exercise of city's zoning power.

In addition to the standards enumerated in other sections of this chapter, the planning commission and city council shall consider the following matters in reference to any rezoning application:

- (1) The existing land use patterns.
- (2) The possible creation of an isolated district unrelated to adjacent and nearby districts.
- (3) The population density pattern and possible increase or overtaxing of the load on public facilities, including, but not limited to, schools, utilities, and streets.
- (4) Whether the proposed change will adversely influence living conditions in the neighborhood.
- (5) Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.
- (6) Whether the proposed change will create adverse environmental impacts to water, erosion and sedimentation control regulations, or sewage systems.
- (7) Whether the proposed change will adversely affect property values in the adjacent area.
- (8) Whether the proposed change will seriously reduce light and air to adjacent areas.
- (9) Whether there are substantial reasons why the property cannot be used in accordance with existing zoning.
- (10) Whether the change suggested is out of scale with the needs of the neighborhood or the city.
- (11) The extent to which the zoning decision is consistent with the comprehensive plan adopted by the city council.
- (12) Any other factors relevant to balancing the interest in promoting the public health, safety, morality, or general welfare against the right to the unrestricted use of property.
- (13) Whether or not any parcel is located in a wetland as determined by the wetland protection district map and by determination of the U.S. Army Corps of Engineers. If the U.S. Army Corps of Engineers determines that wetlands are present, a Section 404 permit as provided by the Clean Water Act is required to be issued before any parcel is rezoned.

(Ord. of 7-7-2003, § 16.8)

DIVISION 8. - PLANNED UNIT DEVELOPMENT DISTRICT

Sec. 102-431. - Purpose and intent.

The planned unit development district is intended to provide flexibility in the application of area, height, bulk, placement and other zoning controls; provide for mixing a wide variety of residential housing types and arrangements; provide for the mixing of compatible residential, office, commercial and industrial land uses; encourage imaginative and innovative design for the unified development of tracts of land; provide an alternative for more efficient use of land, resulting in small networks of utilities and streets, thereby resulting in lower construction and maintenance costs to the public; preserve the natural amenities of the land by encouraging scenic and functional open areas within the development; and promote land development in proper relation to the surrounding neighborhood.

(Ord. of 7-7-2003, § 17.1)

Sec. 102-432. - Permitted uses.

Any land uses and combinations thereof, including signs and accessory buildings and uses, which have been specifically proposed by the applicant and approved by the city council as a part of a planned unit development site plan, report and/or other supporting information, are permitted in a planned unit development.

(Ord. of 7-7-2003, § 17.2)

Sec. 102-433. - Development summary report.

Applications for rezoning to 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.

(Ord. of 7-7-2003, § 17.3)

Sec. 102-434. - Site plan required; preparation of site plan.

- (a) Applications for rezoning to or development within a planned unit development district shall require a site plan, including, as a minimum, those items enumerated in section 102-435. The city manager or his designee, planning commission and/or city council may require, in addition, such information, studies, plats, plans or architectural elevations deemed necessary to perform an adequate review of the proposed application.
- (b) Site plans shall be prepared by a licensed professional engineer, licensed architect, licensed land planner or licensed landscape architect, or his seal of registration or professional initials shall be indicated on such plans.

(Ord. of 7-7-2003, § 17.4)

Sec. 102-435. - Filing requirements; preliminary plat.

- (a) *Filing and contents of plat.* Any person desiring to subdivide land or develop a planned unit development shall file with the planning commission (through the city manager's office) five copies of the preliminary plat, accompanied by a letter of application. The letter of application shall contain the name and address of the developer and his agents, the zoning of the property to be subdivided, whether or not the subdivision or planned unit development will be developed in phases, and plans for potential annexation of adjoining property and plans for serving the proposed subdivision with sewer and water facilities. The plat shall be prepared in accordance with this division and with applicable county and city specifications.
- (1) *Title block and north arrow.* The plat will show the name of the proposed subdivision or planned unit development, its location by county and city, the name, address and registration number of the surveyor preparing the plat and the date of the plat. A north arrow shall be included with a notation referencing the bearings to magnetic north.
- (2) *General layout.* The plat shall show information as to the proposed street layout and widths, and layout of lots, with a notation as to the minimum size and width of lots and any proposed open space. Any lands to be dedicated will be identified. Plat scale, total acreage of the site and total number of lots created shall also be indicated. Lot and block information and building setback lines shall also be indicated.
- (3) *Topography.* The plat shall show existing contour lines dashed and any proposed contour lines solid, both sets of lines to be at

two-foot intervals, mean sea level (MSL). Prominent drainage features such as lakes, depressions, streams, etc., which could affect the design of the subdivision, shall be shown. Engineering data showing the high water elevation and how it was established shall be submitted.

- (4) *Existing features.* The plat shall show the locations and names of existing and platted property lines, streets (and their rights-of-way), railroads (and their rights-of-way), public and private rights-of-way, sanitary sewers (and size), easements, storm drainage (and size), parks and other open spaces, land lot and land district lines, city limit lines and names of adjoining property owners or subdivisions.
 - (5) *Location map.* The plat shall include a small scale map of sufficient clarity so that the location of the proposed subdivision can be readily determined.
 - (6) *Water and sewer facilities.* A statement from the subdivider or developer shall be submitted with the preliminary plat which will describe the method by which sanitary sewer and water facilities will be provided.
- (b) *Report.* As a minimum, the report shall include the following:
- (1) A complete listing of every land use proposed within the development, including total acreage and the amount of acreage devoted to each use. All uses not specifically included in the report or site plan and approved by the city council are prohibited unless subsequently the application is amended in accordance with applicable procedures.
 - (2) Proposed development standards including minimum lot sizes, minimum lot widths, minimum number of dwelling units, maximum square footage figures for nonresidential developments, minimum yards/building setbacks, landscape strips and buffers, height limitations, restrictive covenants, and any other such applicable standard and requirement. The report should also indicate any proposed exceptions or variances from the size, setback, frontage, density or other standards which are required in other conventional zoning districts, along with justification for such proposed exceptions or variations.
 - (3) Timeframe of development and provisions for ownership and management of the development.
 - (4) Intended plans for the provision of utilities, including water, sewer and drainage facilities.
- (c) *Street standards.* All streets shall be built to state department of transportation and city standards and dedicated to the city upon completion and approval. All streets shall be named by the developer and approved by the city.
- (d) *Future tract plan.* In cases where a subdivision or planned unit development is to be developed in stages with additional plats being filed with the planning commission at a later date, the filing of the initial plat will be accompanied by a future tract plan, a reasonably accurate plat in sketch form of the entire tract which will show the future street system and topography for the entire tract. Once the required tract plan has been given approval by the planning commission, five copies of the approved future tract plan must be provided for distribution to the various reviewing agencies and the city manager.
- (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 city manager may refuse to review the plat and shall return the plat to the subdivider or developer to be completed and revised.
- (f) *County and state requirements.* The plat shall comply with all county and state requirements for filing in the deed records.

(Ord. of 7-7-2003, § 17.5)

Sec. 102-436. - Compliance with approved plans.

The approved development summary report, site plan, and all other information, studies, plats, plans, or architectural elevations submitted in the application for planned unit development approval, or required to be submitted by the city council, shall establish the standards and minimum requirements for the subject property and shall become the zoning regulations that apply to the subject property, regardless of changes in property ownership.

(Ord. of 7-7-2003, § 17.6)

Sec. 102-437. - Revisions to approved plans.

Any additions in the types of land uses, increases in square footage or density, decreases in lot sizes, changes in the location or dimensions of streets, decreases in dwelling unit floor areas, major alterations in the land use patterns, or other substantial changes which, in the opinion of the city manager or his designee, result in a development of such intent and character which has not been conceptually approved by the city council shall require additional approval. Otherwise, minor changes may be approved by the city manager prior to issuance of building permits.

(Ord. of 7-7-2003, § 17.7)

Sec. 102-438. - Minimum site area and frontage.

The minimum site area for a planned unit development district shall be subject to approval by the planning commission and city council according to the preliminary plat. Planned unit development shall have a minimum lot width of 100 feet and the site must have a minimum of 100 feet of frontage on a public street, which shall provide access to such public street.

(Ord. of 7-7-2003, § 17.8)

Sec. 102-439. - Site planning guidelines.

The following specifications are guidelines to be utilized in preparation of site plans for planned unit developments:

- (1) Land uses which have traditionally been viewed as incompatible (e.g., a single-family subdivision and a manufacturing plant) shall not be proposed in the same planned unit development.
- (2) Office and commercial uses shall be located adjacent to major thoroughfares or in other areas with suitable access that will not result in traffic through residential areas.
- (3) Lot sizes, lot widths, unit sizes and other characteristics of residential development within the planned unit development should be similar to those characteristics of adjacent or nearby residential subdivisions or provide a suitable transition from such adjacent uses.
- (4) Location of land uses should conform substantially with land use plan goals, policies and suggested types of uses.
- (5) Street lengths, alignments, patterns and other characteristics should conform to city subdivision regulations or standard planning principles.
- (6) Proposed developments should make minimum use of natural features of the land.
- (7) For developments that are predominately residential, only limited commercial uses of up to ten percent of the total development site area can be of a retail nature.
- (8) The commercial and retail portion of predominately residential developments shall be limited to uses not onerous to the residential development. These commercial uses shall be limited to those that do not affect the traffic volume or the character and nature of traffic, i.e., no trucks or vehicles with more than two axles. Commercial uses within these predominately residential areas shall be limited to those uses that do not produce waste that cannot be handled by a standard solid waste handler; those uses that produce waste that must be disposed of in a hazardous waste facility shall be prohibited.

(Ord. of 7-7-2003, § 17-9)

Secs. 102-440—102-460. - Reserved.



(IN FEET)
1 inch = 160 ft.

GEORGIA 811.
Utilities Protection Center, Inc.

**Know what's below.
Call before you dig.**

EXISTING INFORMATION IS BASED ON GIS.
PLAN MAY CHANGE UPON RECEIPT OF SURVEY.

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATION SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL GROUND MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

REVISIONS

LAND PLAN
LP3

07.07.2021



**6234 OLD HEMLOCK WAY
SUITE 09200, WOODSTOCK, GA 30189
OFFICE 770.828.9500**

LANDPLAN
BASS CROSS ROAD
LAND LOTS 130 AND 159
11TH DISTRICT
TROUP COUNTY, GEORGIA

OWNER/DEVELOPER
BASS CROSS ROAD LLC
P O BOX 100
HOGANSVILLE, GA 30230

CSMCC CERTIFICATION NUMBER: 95801
EXPIRATION DATE: 02.01.2023

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

111 High St
Hogansville GA 30230
706-637-8629 | cityofhogansville.org

COUNCIL ACTION FORM

MEETING DATE: September 7, 2021

SUBMITTED BY: Lynne Miller

AGENDA TITLE: Front Yard Setback Variance Requests for Mallard Lake Subdivision

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)

Mallard Lake Subdivision was platted in 2003 with 56 lots. The new owner is seeking front setback relief for 25 of the lots due to challenging topography. Setback reductions would range from 5 feet on some lots to 20 feet on others. This would result in new front setbacks that would range from 45' from road centerline to 60' from road centerline. The owner representative acknowledges that this request is for setback variances and not for building permits, which will require further City scrutiny.

The applicant is Angler Fund Advisors LLC and Flora Assets, LLC.

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

No budget impact.

STAFF RECOMMENDATION (Include possible options for consideration)

Staff recommends that City Council Hogansville Planning & Zoning Commission's 8-19-21 recommendation to grant the referenced front setback requests for Mallard Lake lots.

City of Hogansville
111 High Street
Hogansville, GA 30230



from
the
ground
up

08 12 2021

Subject: Mallards Lake Building Setback Variance Request

Dear City of Hogansville's Mayor & Council and City Administration

This letter is to request a series of front building setback encroachments for existing platted lots in the Mallard's Lake Subdivision. Mallard's Lake is located approximately 0.4 miles north of the Collier Street and Highway 54 intersection and consist of 56 platted lots. Of those 56 platted lots, 6 have houses built and are occupied, a 7th lots currently has a swimming pool built on it.

Due to the property and lots' shape and existing features (i.e., pond), the strict enforcement of the front setback will not permit construction of a single-family home. We believe the setback encroachments being requested will increase the overall value of the subdivision and community as a whole.

Please review the accompanying documents as you review this request.

Thank you for your considerations. Please feel free to reach out if there are any further questions.

Regards,

Ben Simpson
President
St. Bourke
ben@stbourke.com
Cell phone 404-804-0821



from
the
ground
up



Angler Fund Advisors, LLC
Flora Assets, LLC
675 Seminole Ave Suite 301
Atlanta, GA 30307

Attn:

Lynne Miller
Hogansville Development Director

Mrs. Miller,

I am the Manager of Angler Fund Advisors, LLC ("Angler") and Flora Assets, LLC ("Flora") the owners of approximately 43 lots in the Mallard Lake subdivision.

Please accept this letter as written authorization from Angler and Flora providing Jackson Stephens with St Bourke the right to apply for variances on behalf of both Angler and Flora, on the following lot numbers in the Mallard Lake subdivision: Lots 1, 10, 11, 14, 15, 17, 19-28, 33, 36, 38, 42-44, 46, 54, and 56.

If I can be of any further assistance, please feel free to contact me at 404.806.7384

Sincerely yours,



John Mansour
Manager
Angler Fund Advisors, LLC
Flora Assets, LLC

Plat BL 80D Pg 66

TROUP COUNTY, GEORGIA

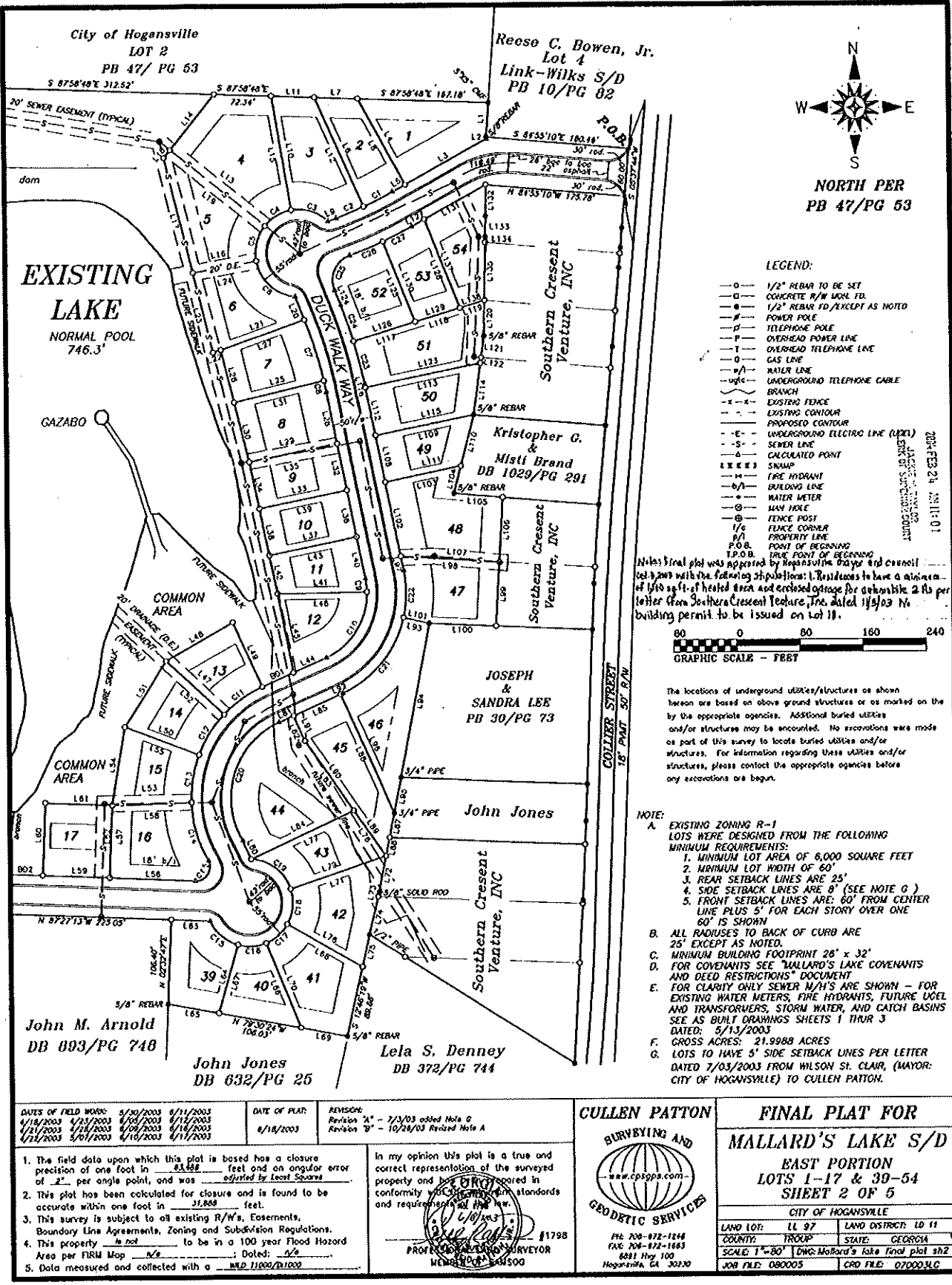
200 FEB 24, 2003

CLERK OF SUPERIOR COURT

SHEET 1

FINAL PLAT FOR MALLARD'S LAKE SUBDIVISION

SHEET INDEX	
1.	COVER SHEET
2.	EAST PORTION
	LOTS 1-17 & 38-54
3.	EAST PORTION
	BEARINGS, DISTANCES, & 50. FT.
4.	WEST PORTION
	LOTS 18-38 & 55-58
5.	WEST PORTION
	BEARINGS, DISTANCES, & 50. FT.



City of Hogansville
LOT 2
PB 47/ PG 53

Reese C. Bowen, Jr.
Lot 4
Link-Wilks S/D
PB 10/PG 82

N
W
E
S

NORTH PER
PB 47/PG 53

EXISTING
LAKE
NORMAL POOL
746.3'

GAZABO

COMMON AREA
20' DRAINAGE (TYPICAL)

COMMON AREA
20' DRAINAGE (TYPICAL)

John M. Arnold
DB 093/PG 748

John Jones
DB 632/PG 25

Lela S. Denney
DB 372/PG 744

JOSEPH
&
SANDRA LEE
PB 30/PG 73

John Jones

Southern Crescent
Venture, INC

Southern Crescent
Venture, INC

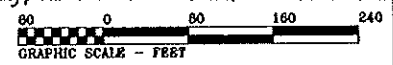
Kristopher G.
&
Misti Brand
DB 1029/PG 291

Southern Crescent
Venture, INC

LEGEND:

- 1/2" REBAR TO BE SET
- CONCRETE R/W WORK FD.
- 1/2" REBAR FD/ACCEPT AS NOTED
- POWER POLE
- TELEPHONE POLE
- OVERHEAD POWER LINE
- OVERHEAD TELEPHONE LINE
- GAS LINE
- WATER LINE
- UNDERGROUND TELEPHONE CABLE
- BRANCH
- EXISTING FENCE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- UNDERGROUND ELECTRIC LINE (UCEL)
- SEWER LINE
- CALCULATED POINT
- SWAMP
- FIRE HYDRANT
- BUILDING LINE
- WATER METER
- MAN HOLE
- FENCE POST
- FENCE CORNER
- PROPERTY LINE
- P.O.B.
- LINE POINT OF BEGINNING
- LINE POINT OF BEGINNING

Notes: Final plat was approved by Hogansville Mayor and Council on 1/14/03 with the following stipulations: 1. Residents to have a minimum of 1/4" of heated area and enclosed storage for automobile 2. No building permit to be issued on lot 11.



The locations of underground utilities/structures as shown hereon are based on above ground structures or as marked on the by the appropriate agencies. Additional buried utilities and/or structures may be encountered. No excavations were made as part of this survey to locate buried utilities and/or structures. For information regarding these utilities and/or structures, please contact the appropriate agencies before any excavations are begun.

NOTE:

- A. EXISTING ZONING R-1 LOTS WERE DESIGNED FROM THE FOLLOWING MINIMUM REQUIREMENTS:
 - 1. MINIMUM LOT AREA OF 6,000 SQUARE FEET
 - 2. MINIMUM LOT WIDTH OF 60'
 - 3. REAR SETBACK LINES ARE 25'
 - 4. SIDE SETBACK LINES ARE 8' (SEE NOTE G)
 - 5. FRONT SETBACK LINES ARE: 60' FROM CENTER LINE PLUS 5' FOR EACH STORY OVER ONE 60' IS SHOWN
- B. ALL RADIIUSES TO BACK OF CURB ARE 25' EXCEPT AS NOTED.
- C. MINIMUM BUILDING FOOTPRINT 28' x 32'
- D. FOR COVENANTS SEE "MALLARD'S LAKE COVENANTS AND DEED RESTRICTIONS" DOCUMENT
- E. FOR CLARITY ONLY SEWER N/H'S ARE SHOWN - FOR EXISTING WATER METERS, FIRE HYDRANTS, FUTURE UCEL AND TRANSFORMERS, STORM WATER, AND CATCH BASINS SEE AS BUILT DRAWINGS SHEETS 1 THRU 3 DATED: 5/13/2003
- F. GROSS ACRES: 21.9988 ACRES
- G. LOTS TO HAVE 5' SIDE SETBACK LINES PER LETTER DATED 7/03/2003 FROM WILSON ST. CLAIR, (MAYOR: CITY OF HOGANSVILLE) TO CULLEN PATTON.

DATE OF FIELD WORK:	5/20/2003	6/11/2003
1/18/2003	4/23/2003	6/04/2003
1/11/2003	4/16/2003	6/04/2003
1/11/2003	5/01/2003	6/10/2003

DATE OF PLAT:
6/16/2003

REVISION:
Revision "A" - 7/23/03 added Note G
Revision "B" - 10/26/03 Revised Note A

- 1. The field data upon which this plat is based has a closure precision of one foot in 33,688 feet and an angular error of 2" per angle point, and was adjusted by Least Squares
- 2. This plat has been calculated for closure and is found to be accurate within one foot in 31,688 feet.
- 3. This survey is subject to all existing R/W's, Easements, Boundary Line Agreements, Zoning and Subdivision Regulations.
- 4. This property is not to be in a 100 year Flood Hazard Area per FIRM Map N/A; Dated: 6/25
- 5. Data measured and collected with a M.D. 11000/211000

In my opinion this plat is a true and correct representation of the surveyed property and has been prepared in conformity with the standards and requirements of the law.

PROFESSIONAL SURVEYOR
MEMBER 11000/211000

CULLEN PATTON



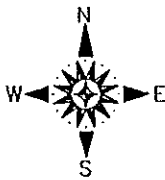
Ph: 706-872-1144
Fax: 706-872-1143
6891 Hwy 100
Hogansville, GA 30230

FINAL PLAT FOR

MALLARD'S LAKE S/D
EAST PORTION
LOTS 1-17 & 39-54
SHEET 2 OF 5

LAND LOT:	LL 97	LAND DISTRICT:	LD 11
COUNTY:	TRUMP	STATE:	GEORGIA
SCALE:	1"=80'	DWG:	Mallard's Lake final plat sh2
JOB FILE:	080005	CRD FILE:	070003LC

Handwritten signature and date: 6/16/03



NORTH PER
PB 47/PG 53

NOTE:

- A. EXISTING ZONING R-1
LOTS WERE DESIGNED FROM THE FOLLOWING
MINIMUM REQUIREMENTS:
1. MINIMUM LOT AREA OF 6,000 SQUARE FEET
 2. MINIMUM LOT WIDTH OF 60'
 3. REAR SETBACK LINES ARE 25'
 4. SIDE SETBACK LINES ARE 8' (SEE NOTE G)
 5. FRONT SETBACK LINES ARE 60' FROM CENTER
LINE PLUS 5' FOR EACH STORY OVER ONE
60' IS SHOWN
- B. ALL RADUSES TO BACK OF CURB ARE
25' EXCEPT AS NOTED.
- C. MINIMUM BUILDING FOOTPRINT 26' x 32'
- D. FOR COVENANTS SEE "MALLARD'S LAKE COVENANTS
AND DEED RESTRICTIONS" DOCUMENT
- E. FOR CLARITY ONLY SEWER W/H'S ARE SHOWN - FOR
EXISTING WATER METERS, FIRE HYDRANTS, FUTURE UGEL
AND TRANSFORMERS, STORM WATER, AND CATCH BASINS
SEE AS BUILT DRAWINGS SHEETS 1 THRU 3
DATED: 5/13/2003
- F. GROSS ACRES: 21.9988 ACRES
- G. LOTS TO HAVE 5' SIDE SETBACK LINES PER LETTER
DATED 7/03/2003 FROM WILSON ST. CLAIR, (MAYOR:
CITY OF HOGANSVILLE) TO CULLEN PATTON.

LEGEND:

- 1/2" REBAR TO BE SET
- CONCRETE R/W MON. ID.
- 1/2" REBAR TO EXCEPT AS NOTED
- POWER POLE
- TELEPHONE POLE
- OVERHEAD POWER LINE
- OVERHEAD TELEPHONE LINE
- GAS LINE
- WATER LINE
- UNDERGROUND TELEPHONE CABLE
- BRANCH
- EXISTING FENCE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- UNDERGROUND ELECTRIC LINE (UGEL)
- SEWER LINE
- CALCULATED POINT
- SWAMP
- FIRE HYDRANT
- BUILDING LINE
- WATER METER
- MAN HOLE
- FENCE POST
- FENCE CORNER
- PROPERTY LINE
- POINT OF BEGINNING
- TRUE POINT OF BEGINNING

Notes: Final Plat was approved by Hogansville Mayor and Council October 3, 2003 with the following stipulations:
1. Residences to have a minimum of 1,500 sq. ft. of heated area and enclosed garage for automobile.
2. Per letter for Southern Crescent Venture, Inc. dated 11/3/03 No building permit to be issued
on lot 18.

The locations of underground utilities/structures as shown
hereon are based on above ground structures or as marked on the
by the appropriate agencies. Additional buried utilities
and/or structures may be encountered. No excavations were made
as part of this survey to locate buried utilities and/or
structures. For information regarding these utilities and/or
structures, please contact the appropriate agencies before
any excavations are begun.

80 0 80 160 240
GRAPHIC SCALE - FEET

DATES OF FIELD WORK: 5/30/2003 6/11/2003
6/18/2003 6/23/2003 6/25/2003 6/12/2003
6/11/2003 6/18/2003 6/19/2003 6/18/2003
6/21/2003 6/21/2003 6/21/2003 6/11/2003

DATE OF PLAT:
6/18/2003

REVISION:
Revision "A" - 7/1/03 added Note G
Revision "B" - 10/28/03 Revised Note A

CULLEN PATTON



PH 706-672-1246
FAX 706-672-1643
6891 Hwy 100
Hogansville, GA 30230

FINAL PLAT FOR

MALLARD'S LAKE S/D
WEST PORTION
LOTS 18-38 & 55-58
SHEET 4 OF 6

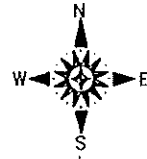
CITY OF HOGANSVILLE
LAND LOT: LL 97 LAND DISTRICT: LD 11
COUNTY: TROUP STATE: GEORGIA
SCALE: 1"=80' (Dwg: Mallard's Lake final plat sh4
JOB FILE: 080005 CRD FILE: 070003LC

1. The field data upon which this plat is based has a closure
precision of one foot in 83,166 feet and an angular error
of 2" per angle point, and was adjusted by Least Squares
2. This plat has been calculated for closure and is found to be
accurate within one foot in 31,680 feet.
3. This survey is subject to all existing R/Ws, Easements,
Boundary Line Agreements, Zoning and Subdivision Regulations.
4. This property is not to be in a 100 year Flood Hazard
Area per FIRM Map 5/6; Dated: 5/6
5. Data measured and collected with a EDM 11000/211000

In my opinion this plat is a true and
correct representation of the surveyed
property and has been prepared in
conformity with the professional standards
and requirements of the State of Georgia.

PROFESSIONAL SURVEYOR
MEMBER OF THE SURVEYING
BOARD OF GEORGIA

TROUP COUNTY, GEORGIA
2003 FEB 24 AM 11:01
JAMES W. TAYLOR
CLERK OF SUPERIOR COURT



Course	Bearing	Distance
L138	N 16°30'31" W	108.83
L139	N 75°21'05" E	101.88
L140	S 02°41'05" E	86.49
L141	S 58°23'12" W	85.50

Course	Bearing	Distance
L142	N 16°30'31" W	70.00
L143	N 75°21'05" E	110.16
L144	S 02°41'05" E	70.51
L145	S 58°23'12" W	101.50

Course	Bearing	Distance
L146	N 16°30'31" W	60.00
L147	N 75°21'05" E	117.75
L148	S 02°41'05" E	60.19
L149	S 58°23'12" W	110.16

Course	Bearing	Distance
L150	N 16°30'31" W	53.01
C78	Rad: 1982.76° Tan: 3.69° CA: 012°11'	8.89
L151	N 16°30'31" W	126.85
L152	S 02°41'05" E	59.29
L153	S 58°23'12" W	117.75

Course	Bearing	Distance
C79	Rad: 1982.76° Tan: 31.30° CA: 15°59'	82.58
L154	N 16°30'31" W	138.76
L155	S 02°41'05" E	60.00
L156	S 58°23'12" W	124.95

Course	Bearing	Distance
C30	Rad: 1982.76° Tan: 31.76° CA: 131°11'	43.48
L157	N 16°30'31" W	150.71
L158	S 02°41'05" E	60.00
L159	S 58°23'12" W	138.76

Course	Bearing	Distance
C31	Rad: 1982.76° Tan: 32.13° CA: 152°33'	64.25
L160	N 16°30'31" W	160.73
L161	N 75°21'05" E	60.00
L162	S 02°41'05" E	150.71

Course	Bearing	Distance
L163	N 16°30'31" W	60.00
L164	N 75°21'05" E	150.52
L165	S 02°41'05" E	60.88
L166	S 58°23'12" W	160.73

Course	Bearing	Distance
L167	N 16°30'31" W	60.00
L168	N 75°21'05" E	140.31
L169	S 02°41'05" E	60.88
L170	S 58°23'12" W	150.52

Course	Bearing	Distance
L171	N 16°30'31" W	60.00
L172	N 75°21'05" E	130.10
L173	S 02°41'05" E	60.88
L174	S 58°23'12" W	140.31

Course	Bearing	Distance
L175	N 16°30'31" W	60.00
L176	N 75°21'05" E	119.89
L177	S 02°41'05" E	60.88
L178	S 58°23'12" W	130.10

Course	Bearing	Distance
L179	N 16°30'31" W	54.13
C32	Rad: 50.00° Tan: 38.25° CA: 74°19'55"	60.78
L180	S 54°43'11" E	86.41
L181	S 02°41'05" E	51.29
L182	S 58°23'12" W	119.89

Course	Bearing	Distance
C33	Rad: 50.00° Tan: 20.40° CA: 44°50'09"	38.22
L183	N 49°20'40" E	141.03
L184	S 02°41'05" E	131.89
L185	N 69°43'13" W	85.61

Course	Bearing	Distance
C34	Rad: 50.00° Tan: 19.81° CA: 47°13'39"	37.72
L186	N 87°18'04" W	36.83
L187	N 04°07'04" E	104.25
L188	S 69°11'33" E	130.00
L189	S 02°41'05" E	23.00
L190	S 49°20'40" W	141.03

Course	Bearing	Distance
C35	Rad: 50.00° Tan: 47.81° CA: 87°31'04"	78.40
L191	S 52°20'36" E	69.19
L192	N 81°23'04" W	104.22

Course	Bearing	Distance
L193	S 103°37'18" E	85.49
C36	Rad: 2012.76° Tan: 8.24° CA: 021°29'	12.52
L194	N 89°48'03" W	51.80
L195	N 103°37'18" W	51.80
L196	N 001°15'04" E	51.80
L197	S 89°48'03" E	51.80

Course	Bearing	Distance
C37	Rad: 2012.76° Tan: 34.02° CA: 208°50'	78.03
L198	N 89°48'03" W	51.80
L199	N 001°15'04" E	51.80
L200	S 89°48'03" E	51.80

Course	Bearing	Distance
C38	Rad: 2012.76° Tan: 45.60° CA: 235°14'	91.12
L201	S 74°17'03" W	118.75
L202	N 16°30'31" E	128.25
L203	S 89°48'03" E	51.80

Course	Bearing	Distance
C39	Rad: 2012.76° Tan: 11.31° CA: 030°33'	22.61
L204	S 16°30'33" E	59.59
L205	S 72°17'03" W	158.81
L206	N 16°30'31" E	59.59
L207	N 12°14'08" E	59.59
L208	N 72°17'03" E	118.75

Course	Bearing	Distance
L209	S 16°30'33" E	65.00
L210	S 72°17'03" W	118.75
L211	N 72°17'03" W	74.52
L212	N 16°30'31" E	51.30
L213	N 72°17'03" E	158.81

Course	Bearing	Distance
L214	S 16°30'33" E	70.00
L215	S 72°17'03" W	100.60
L216	N 02°13'05" E	54.95
L217	N 72°17'03" E	146.11
L218	N 72°17'03" E	118.39

Course	Bearing	Distance
L219	S 16°30'33" E	60.00
L220	S 72°17'03" W	121.10
L221	N 02°13'05" E	65.41
L222	N 72°17'03" E	100.60

Course	Bearing	Distance
C40	Rad: 123.00° Tan: 21.42° CA: 192°10'	42.43
L223	N 02°13'05" E	42.43
L224	N 72°17'03" E	121.10

Course	Bearing	Distance
B01	S 69°43'24" W	63.74
B02	N 82°27'13" W	68.91
B03	Rad: 75.00° Tan: 53.30° CA: 70°49'10"	82.89
B04	N 02°32'29" E	48.97



DATES OF FIELD WORK: 5/30/2003 6/11/2003 6/18/2003 6/23/2003 6/25/2003 6/26/2003 6/27/2003 6/28/2003 6/29/2003 6/30/2003		DATE OF PLAT: 6/18/2003	REVISION: Revision "A" - 7/3/03 added Note 6
1. The field data upon which this plat is based has a closure precision of one foot in 83,458 feet and an angular error of .2" per angle point, and was adjusted by Least Squares.		In my opinion this plat is a true and correct representation of the surveyed property and is prepared in conformity with the standards and requirements of the State of Georgia.	
2. This plat has been calculated for closure and is found to be accurate within one foot in 31,569 feet.		CULLEN PATTON SURVEYING AND GEODETIC SERVICES www.cpsgps.com PH 706-872-1248 FAX 706-872-1663 6091 Hwy 100 Macon, GA 31206	
3. This survey is subject to all existing R/Ws, Easements, Boundary Line Agreements, Zoning and Subdivision Regulations.		FINAL PLAT FOR MALLARD'S LAKE S/D WEST PORTION BEARINGS, DISTANCES, & SQ. FT. SHEET 5 OF 5 CITY OF MORGANVILLE	
4. This property is not to be in a 100 year Flood Hazard Area per FIRN Map N/A; Dated: N/A		LAND LOT: LL 97 LAND DISTRICT: LD 11 COUNTY: TROUP STATE: GEORGIA SCALE: 1"=80' DMC: Mallard's Lake final plat shs JOB FILE: 090005 CRD FILE: 0700034C	
5. Data measured and collected with a BMD 11000/2R1002		PROFESSOR OF SURVEYING MORGANVILLE, GA 31206	



CITY OF HOGANSVILLE
Planning & Zoning Commission
Regular Meeting Agenda

Thursday, August 19, 2021 at 5:30 pm

Chairperson: Ricky Thrash 2022

Board Member: Mary M. Ware 2022

Board Member: Carol Smith 2023

Board Member: Ellen Shellabarger 2023

Board Member: Mark Brummett 2024

Call to Order and Moment of Silence

Approval of Agenda

Approval of Minutes – June 17, 2021

New Business

- (1) Application to Annex and Rezone County parcel tax no. 0200 000040 from single family medium density to Planned Unit Development, and to rezone City parcel, tax no. 0020 000042, from R-1 residential to Planned Unit Development.

Applicant: Bass Cross Road LLC

Project Location: Bass Cross Road and Mountville Road.

- (2) Setback Zoning Variance Requests at Mallard Lake Subdivision for:

- Lot No. 1 – Tax Parcel # 0213B 003038A – 7ft. (65' → 58' front setback)
from center line of street
- Lot No. 10 – Tax Parcel # 0213B 003047 – 5ft. (65' → 60')
- Lot No. 11 – Tax Parcel # 0213B 003048 – 5ft. (65' → 60')

Note: on the Final Plat, all setbacks are shown at 60 ft.

- Lot No. 14- Tax Parcel # 0213B 003051 -5ft (65'→60' front setback)

- Lot No. 15- Tax Parcel # 0213B 003052 -5ft (65'→60')

*How wide is side setback
for LOT 16 from street?*

- Lot No. 17- Tax Parcel # 0213B 003054 -7' (65'→58')

** No building permit for Lot 18*

- Lot No. 19- Tax Parcel # 0213B 003056 -20' (65'→45')

- Lot No. 20- Tax Parcel # 0213B 003057 -20' (65'→45')

- Lot No. 21- Tax Parcel # 0213B 003058 -20' (65'→45')

- Lot No. 22- Tax Parcel # 0213B 003059 -20' (65'→45')

- Lot No. 23- Tax Parcel # 0213B 003060 -20' (65'→45')

- Lot No. 24- Tax Parcel # 0213B 003061 -20' (65'→45')

- Lot No. 25- Tax Parcel # 0213B 003062 -20' (65'→45')

- Lot No. 26- Tax Parcel # 0213B 003063 -20' (65'→45')

- Lot No. 27- Tax Parcel # 0213B 003064 -20' (65'→45') *front setback*
- Lot No. 28- Tax Parcel # 0213B 003065 -20' (65'→45')
- Lot No. 33- Tax Parcel # 0213B 003070 -13' (65'→52')
- Lot No. 36- Tax Parcel # 0213B 003073 -13' (65'→52')
- Lot No. 38- Tax Parcel # 0213B 003075 -13' (65'→52')
- Lot No. 42- Tax Parcel # 0213B 003079 -5' (65'→60')
- Lot No. 43- Tax Parcel # 0213B 003080 -5' (65'→60')
- Lot No. 44- Tax Parcel # 0213B 003081 -10' (65'→55')
- Lot No. 46- Tax Parcel # 0213B 003083 -13' (65'→52')
- Lot No. 54- Tax Parcel # 0213B 003091 -15' (65'→50')
- Lot No. 56- Tax Parcel # 0213B 003009A -5' (65'→60')

Owner: Angler Fund Advisors, LLC and Flora Assets, LLC

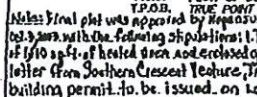
Announcements

Next Meeting

Adjourn

Total = 56 homes




All are drawn at 60' from center of street.



The locations of underground utilities, however, are based on above ground by the appropriate agencies. Additional and/or structures may be encountered as part of this survey to locate buried structures. For information regarding structures, please contact the appropriate excavators or beign.

NOTE:

- A. EXISTING ZONING R-1
LOTS WERE DESIGNED FROM
MINIMUM REQUIREMENTS
1. MINIMUM LOT AREA OF
2. MINIMUM LOT WIDTH OF
3. REAR SETBACK LINES A
4. SIDE SETBACK LINES A
→ 5. FRONT SETBACK LINES
LINE PLUS 5' FOR EACH
60' IS SHOWN
- B. ALL ROADS TO BACK OF
25' EXCEPT AS NOTED,
- C. MINIMUM BUILDING FOOTPRINT
- D. FOR COVENANTS SEE "WALL
AND DEED RESTRICTIONS" ON
E. FOR CLARITY ONLY SEWER &
EXISTING WATER METERS, FIRE
AND TRANSFORMERS, STORM
SEE AS BUILT DRAWINGS SH.
DATED: 5/13/2003
- F. GROSS ACRES: 21.9888 AC
G. LOTS TO HAVE 5' SIDE SET
DATED 7/03/2003 FROM THE
CITY OF HOCHSUSSEVILLE TO C

CULLEN PATTON  SURVEYING AND GEODETIC SERVICES PH 206-872-1248 FAX 206-872-1683 6831 Hwy 100 Hoquiam, CA 32220		FINAL PLAT MALLARD'S LA WEST PORT LOTS 18-38 & SHEET 4 O. CITY OF HOQUIAM LAND LOT: LL 97 LAND: STATE COUNTY: TROUP SCALE 1"=80' [DNR/Mallard's is] JOB FILE: 080005 CRD:		DATES OF FIELD WORK: 4/20/2003 4/11/2003 4/14/2003 4/23/2003 4/24/2003 4/25/2003 4/26/2003 4/16/2003 4/26/2003 4/26/2003 4/16/2003 DATE OF PLAT: 5/18/2003 REVISION: Revision 1" - 7/3/03 edited Note A Revision 2" - 10/24/03 Revised Note D In my opinion this plat is a true and correct representation of the surveyed property and is correctly prepared in conformity with the standards and requirements of the law.  PROFESSIONAL SURVEYOR HOQUIAM, WA 98550		CULLEN PATTON  SURVEYING AND GEODETIC SERVICES PH 206-872-1248 FAX 206-872-1683 6831 Hwy 100 Hoquiam, CA 32220		FINAL MALLARD'S LA EAS LOTS SHI CITY OF HOQUIAM LAND LOT: LL 97 LAND: STATE COUNTY: TROUP SCALE 1"=80' [DNR/Mallard's is] JOB FILE: 080005 CRD:	
---	--	---	--	--	--	---	--	---	--



City of Hogansville, Georgia

Application for Zoning Variance

Name of Applicant

St Bourke Group - Ben Simpson

Address

1123 Zonolite Rd NE, Suite 30

Atlanta, GA

Zip 30306

Phone

678-853-2530

E-Mail

ben@stbourke.com

Address for Which
Variance is Requested

Duck Walk Way (Lot 1) - Parcel#: 0213B003038A

Zip 30230

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

Request a reduction of the front building setback for a 2 story structure of 7'. The setback would go from 65' to 58'.

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.

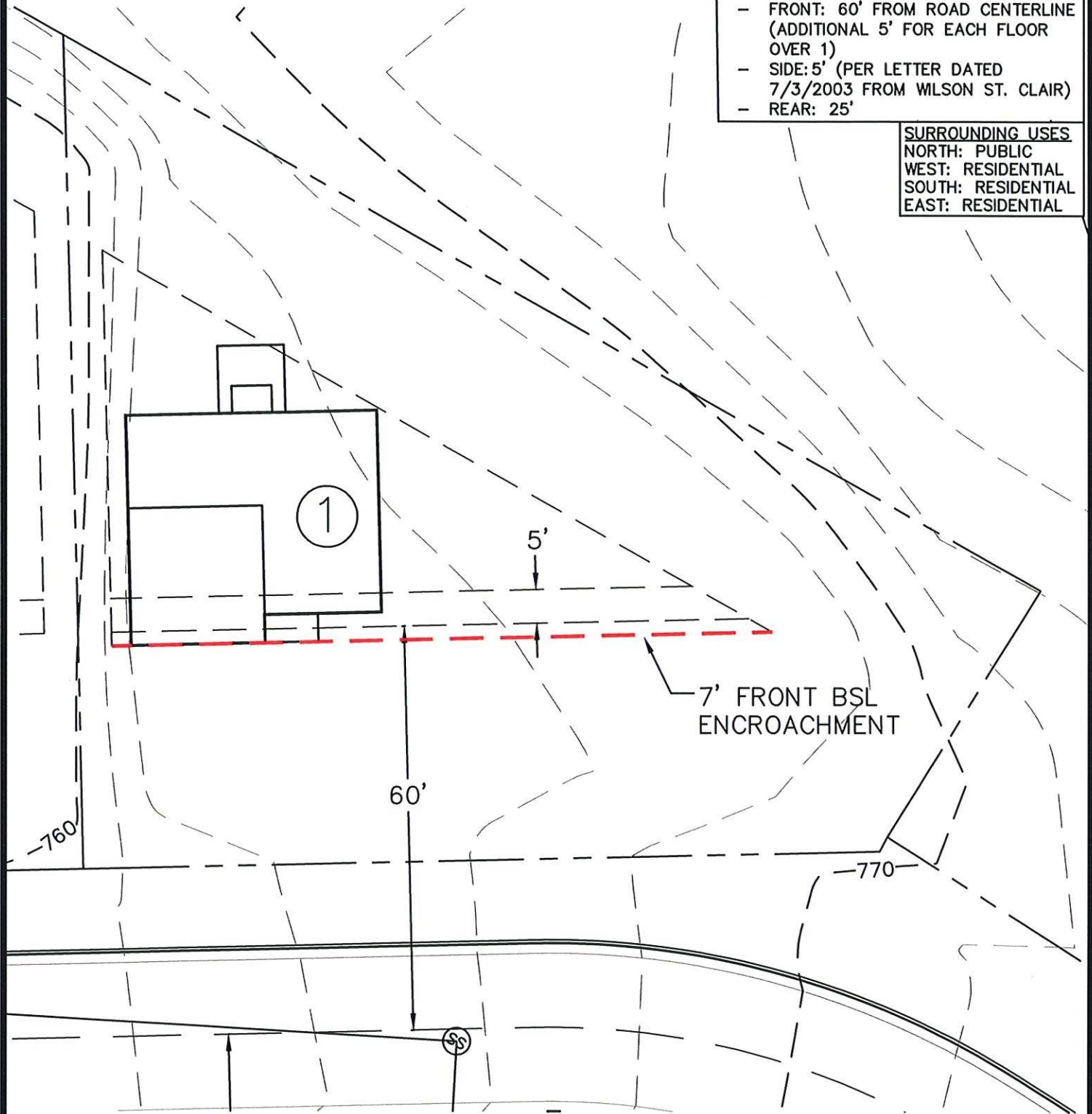
Signature of Applicant

SETBACKS

- FRONT: 60' FROM ROAD CENTERLINE (ADDITIONAL 5' FOR EACH FLOOR OVER 1)
- SIDE: 5' (PER LETTER DATED 7/3/2003 FROM WILSON ST. CLAIR)
- REAR: 25'

SURROUNDING USES

NORTH: PUBLIC
WEST: RESIDENTIAL
SOUTH: RESIDENTIAL
EAST: RESIDENTIAL



ST. BOURKE

Land Planning | Development
Asset Management

1123 Zonolite Road, NE Suite 30

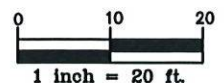
Atlanta, GA 30306

678.853.2530 | stbourke.com



MALLARD'S LAKE

CITY OF HOGANSVILLE
LOT VARIANCE EXHIBIT - LOT 1





City of Hogansville, Georgia

Application for Zoning Variance

Name of Applicant

St Bourke Group - Ben Simpson

Address

1123 Zonolite Rd NE, Suite 30

Atlanta, GA

Zip 30306

Phone

678-853-2530

E-Mail

ben@stbourke.com

Address for Which
Variance is Requested

Duck Walk Way (Lot 10) - Parcel#: 0213B003047

Zip 30230

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

Request a reduction of the front building setback for a 2 story structure of 5'. The setback would go from 65' to 60'.

60' is the minimum front building setback for a single family structure.

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

(9)

SETBACKS

- FRONT: 60' FROM ROAD CENTERLINE (ADDITIONAL 5' FOR EACH FLOOR OVER 1)
- SIDE: 5' (PER LETTER DATED 7/3/2003 FROM WILSON ST. CLAIR)
- REAR: 25'

SURROUNDING USES

NORTH: RESIDENTIAL
WEST: RESIDENTIAL
SOUTH: RESIDENTIAL
EAST: RESIDENTIAL

5'

10

60'

5' FRONT BSL
ENCROACHMENT

60'

5'

11

SS



ST. BOURKE

Land Planning | Development
Asset Management

1123 Zonolite Road, NE Suite 30
Atlanta, GA 30306

678.853.2530 | stbourke.com



MALLARD'S LAKE

CITY OF HOGANSVILLE
LOT VARIANCE EXHIBIT - LOTS 10 & 11

0 10 20
1 inch = 20 ft.



City of Hogansville, Georgia

Application for Zoning Variance

Name of Applicant

St Bourke Group - Ben Simpson

Address

1123 Zonolite Rd NE, Suite 30

Atlanta, GA

Zip 30306

Phone

678-853-2530

E-Mail

ben@stbourke.com

Address for Which
Variance is Requested

Duck Walk Way (Lot 11) - Parcel#: 0213B003048

Zip 30230

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

Request a reduction of the front building setback for a 2 story structure of 5'. The setback would go from 65' to 60'.

60' is the minimum front building setback for a single family structure.

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

(9)

SETBACKS

- FRONT: 60' FROM ROAD CENTERLINE
(ADDITIONAL 5' FOR EACH FLOOR
OVER 1)
- SIDE: 5' (PER LETTER DATED
7/3/2003 FROM WILSON ST. CLAIR)
- REAR: 25'

SURROUNDING USES

NORTH: RESIDENTIAL
WEST: RESIDENTIAL
SOUTH: RESIDENTIAL
EAST: RESIDENTIAL

5'

60'

10

5' FRONT BSL
ENCROACHMENT

60'

5'

11

SS



ST. BOURKE

Land Planning | Development
Asset Management
1123 Zonolite Road, NE Suite 30
Atlanta, GA 30306
678.853.2530 | stbourke.com



MALLARD'S LAKE

CITY OF HOGANSVILLE
LOT VARIANCE EXHIBIT - LOTS 10 & 11

0 10 20
1 inch = 20 ft.



City of Hogansville, Georgia

Application for Zoning Variance

Name of Applicant

St Bourke Group - Ben Simpson

Address

1123 Zonolite Rd NE, Suite 30

Atlanta, GA

Zip 30306

Phone

678-853-2530

E-Mail

ben@stbourke.com

Address for Which
Variance is Requested

Duck Walk Way (Lot 14) - Parcel#: 0213B003051

Zip 30230

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

Request a reduction of the front building setback for a 2 story structure of 5'. The setback would go from 65' to 60'.

60' is the minimum front building setback for a single family structure.

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.

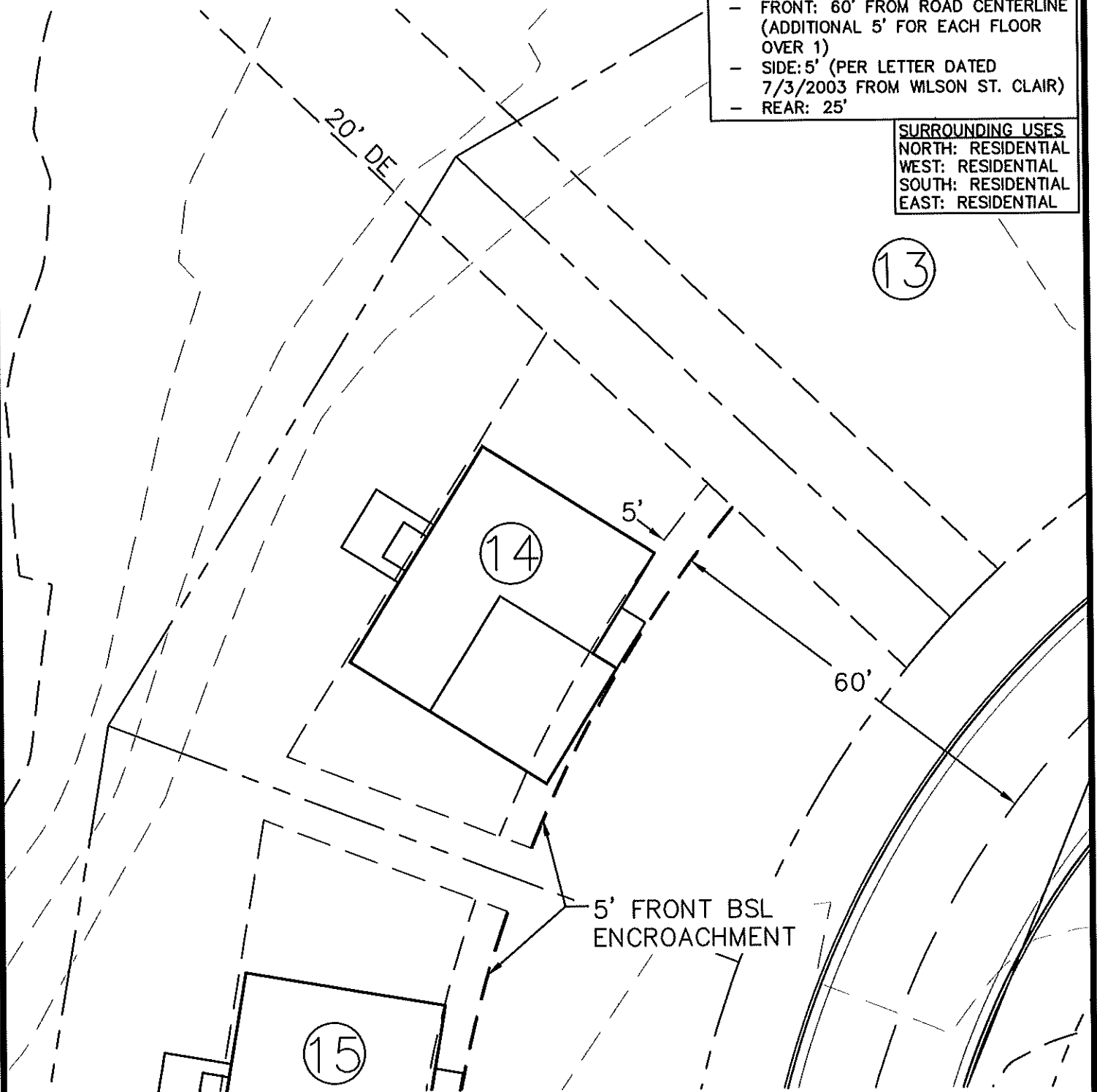
Parking spaces, if applicable.

Signature of Applicant

SETBACKS

- FRONT: 60' FROM ROAD CENTERLINE (ADDITIONAL 5' FOR EACH FLOOR OVER 1)
- SIDE: 5' (PER LETTER DATED 7/3/2003 FROM WILSON ST. CLAIR)
- REAR: 25'

SURROUNDING USES
NORTH: RESIDENTIAL
WEST: RESIDENTIAL
SOUTH: RESIDENTIAL
EAST: RESIDENTIAL



ST. BOURKE

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Asset Management
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Atlanta, GA 30306
678.853.2530 | stbourke.com



MALLARD'S LAKE

CITY OF HOGANSVILLE
LOT VARIANCE EXHIBIT - LOT 14

0 10 20
1 inch = 20 ft.



City of Hogansville, Georgia

Application for Zoning Variance

Name of Applicant

St Bourke Group - Ben Simpson

Address

1123 Zonolite Rd NE, Suite 30

Atlanta, GA

Zip 30306

Phone

678-853-2530

E-Mail

ben@stbourke.com

Address for Which
Variance is Requested

Duck Walk Way (Lot 15) - Parcel#: 0213B003052

Zip 30230

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

Request a reduction of the front building setback for a 2 story structure of 5'. The setback would go from 65' to 60'.

60' is the minimum front building setback for a single family structure.

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.

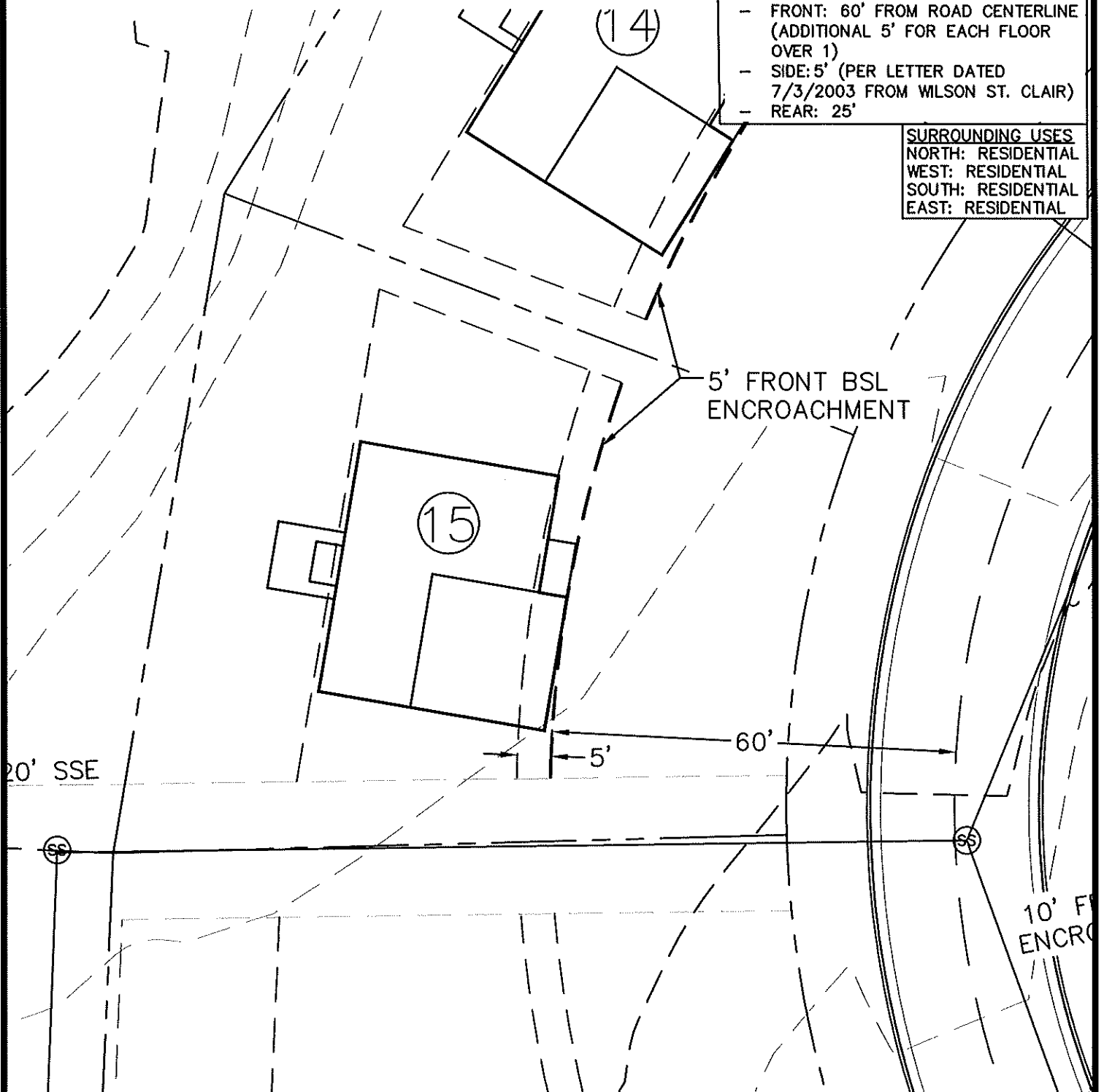
Signature of Applicant

SETBACKS

- FRONT: 60' FROM ROAD CENTERLINE (ADDITIONAL 5' FOR EACH FLOOR OVER 1)
- SIDE: 5' (PER LETTER DATED 7/3/2003 FROM WILSON ST. CLAIR)
- REAR: 25'

SURROUNDING USES

NORTH: RESIDENTIAL
WEST: RESIDENTIAL
SOUTH: RESIDENTIAL
EAST: RESIDENTIAL

**ST. BOURKE**

Land Planning | Development
Asset Management

1123 Zonolite Road, NE Suite 30
Atlanta, GA 30306
678.853.2630 | stbourke.com



MALLARD'S LAKE

CITY OF HOGANSVILLE
LOT VARIANCE EXHIBIT - LOT 15

0 10 20
1 inch = 20 ft.



City of Hogansville, Georgia

Application for Zoning Variance

Name of Applicant

St Bourke Group - Ben Simpson

Address

1123 Zonolite Rd NE, Suite 30

Atlanta, GA

Zip 30306

Phone

678-853-2530

E-Mail

ben@stbourke.com

Address for Which
Variance is Requested

Duck Walk Way (Lot 17) - Parcel#: 0213B003054

Zip 30230

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

Request a reduction of the front building setback for a 2 story structure of 7'. The setback would go from 65' to 58'.

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

SETBACKS

- FRONT: 60' FROM ROAD CENTERLINE (ADDITIONAL 5' FOR EACH FLOOR OVER 1)
- SIDE: 5' (PER LETTER DATED 7/3/2003 FROM WILSON ST. CLAIR)
- REAR: 25'

SURROUNDING USES
NORTH: RESIDENTIAL
WEST: RESIDENTIAL
SOUTH: RESIDENTIAL
EAST: RESIDENTIAL

20' SSE

SS

5'

17

60'

7' FRONT BSL
ENCROACHMENT



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Asset Management

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Atlanta, GA 30306
678.853.2530 | stbourke.com



MALLARD'S LAKE

CITY OF HOGANSVILLE
LOT VARIANCE EXHIBIT - LOT 17

0 10 20
1 inch = 20 ft.



City of Hogansville, Georgia

Application for Zoning Variance

Name of Applicant

St Bourke Group - Ben Simpson

Address

1123 Zonolite Rd NE, Suite 30

Atlanta, GA

Zip 30306

Phone

678-853-2530

E-Mail

ben@stbourke.com

Address for Which
Variance is Requested

Duck Walk Way (Lot 19) - Parcel#: 0213B003056

Zip 30230

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

Request a reduction of the front building setback for a 2 story structure of 20'. The setback would go from 65' to 45'.

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.

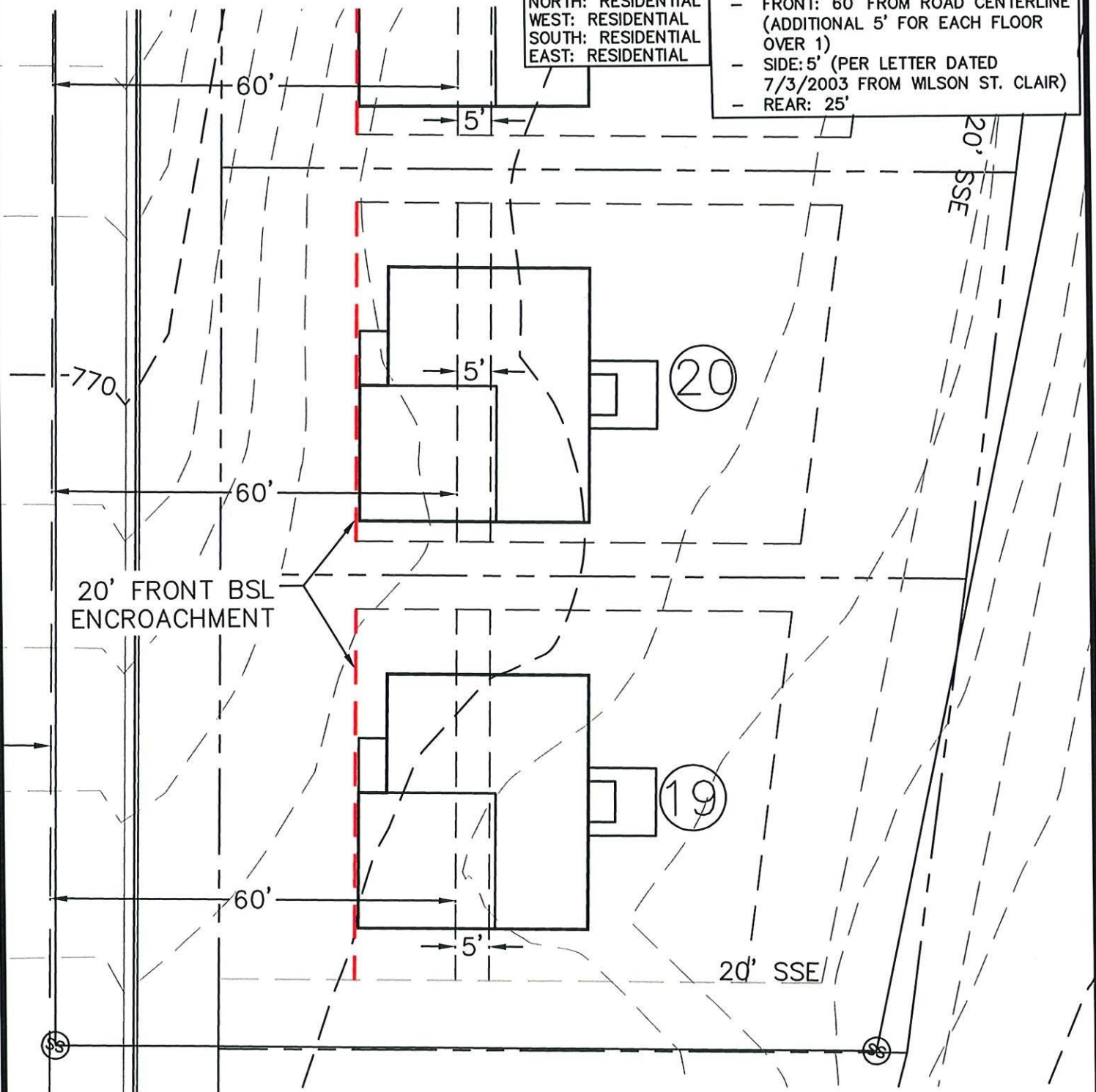
Signature of Applicant

A handwritten signature in black ink, appearing to be 'BS', written over a horizontal line.

SURROUNDING USES
 NORTH: RESIDENTIAL
 WEST: RESIDENTIAL
 SOUTH: RESIDENTIAL
 EAST: RESIDENTIAL

SETBACKS

- FRONT: 60' FROM ROAD CENTERLINE (ADDITIONAL 5' FOR EACH FLOOR OVER 1)
- SIDE: 5' (PER LETTER DATED 7/3/2003 FROM WILSON ST. CLAIR)
- REAR: 25'



20' FRONT BSL
ENCROACHMENT



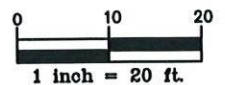
ST. BOURKE

Land Planning | Development
 Asset Management
 1123 Zonolite Road, NE Suite 30
 Atlanta, GA 30306
 678.853.2530 | stbourke.com



MALLARD'S LAKE

CITY OF HOGANSVILLE
 LOT VARIANCE EXHIBIT - LOTS 19 & 20





City of Hogansville, Georgia

Application for Zoning Variance

Name of Applicant

St Bourke Group - Ben Simpson

Address

1123 Zonolite Rd NE, Suite 30

Atlanta, GA

Zip 30306

Phone

678-853-2530

E-Mail

ben@stbourke.com

Address for Which
Variance is Requested

Duck Walk Way (Lot 20) - Parcel#: 0213B003057

Zip 30230

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

Request a reduction of the front building setback for a 2 story structure of 20'. The setback would go from 65' to 45'.

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.

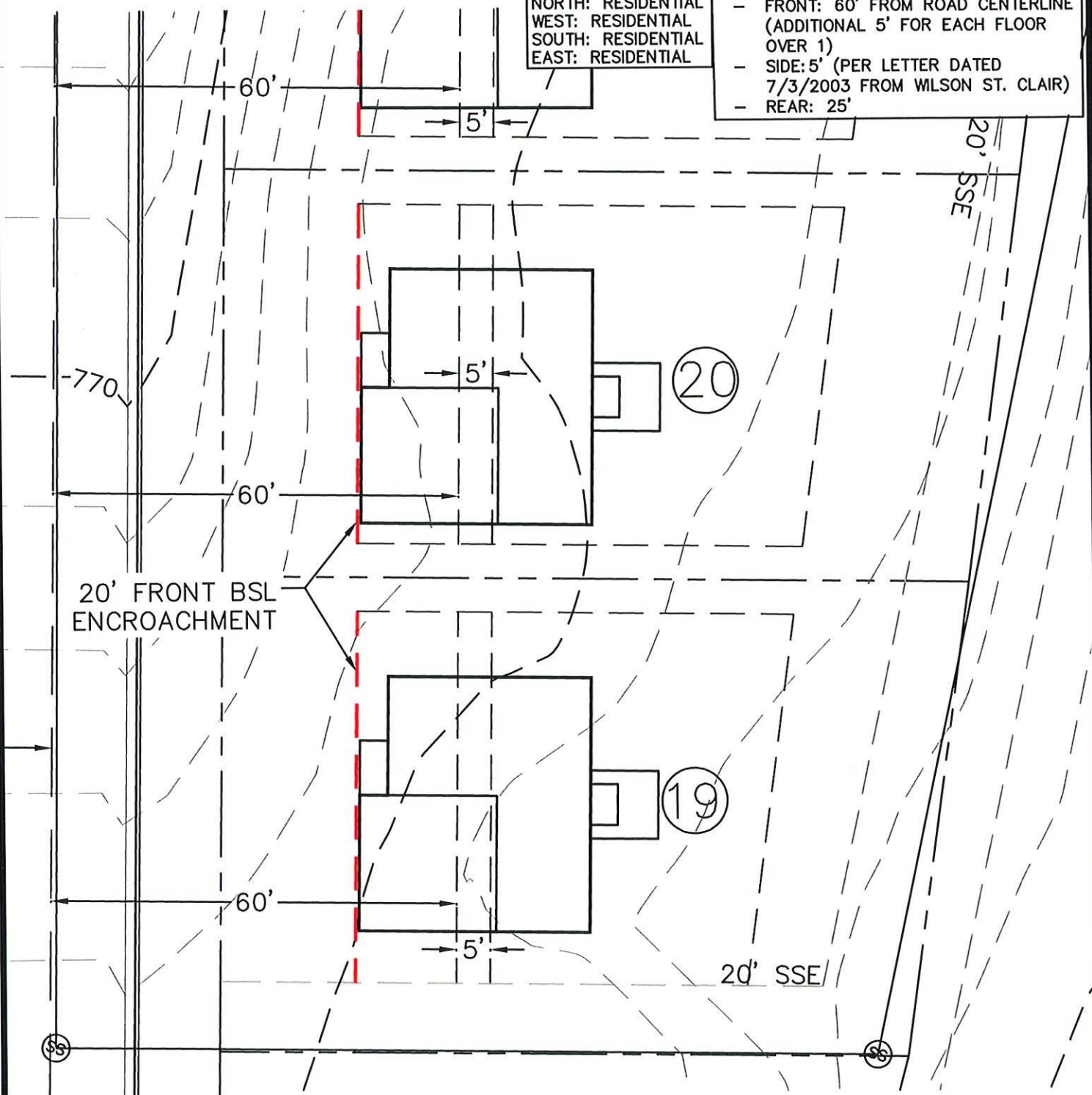
Parking spaces, if applicable.

Signature of Applicant

SURROUNDING USES
 NORTH: RESIDENTIAL
 WEST: RESIDENTIAL
 SOUTH: RESIDENTIAL
 EAST: RESIDENTIAL

SETBACKS

- FRONT: 60' FROM ROAD CENTERLINE (ADDITIONAL 5' FOR EACH FLOOR OVER 1)
- SIDE: 5' (PER LETTER DATED 7/3/2003 FROM WILSON ST. CLAIR)
- REAR: 25'



ST. BOURKE

Land Planning | Development
 Asset Management

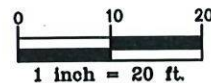
1123 Zonolite Road, NE Suite 30
 Atlanta, GA 30306

678.853.2530 | stbourke.com



MALLARD'S LAKE

CITY OF HOGANSVILLE
 LOT VARIANCE EXHIBIT - LOTS 19 & 20





City of Hogansville, Georgia

Application for Zoning Variance

Name of Applicant

St Bourke Group - Ben Simpson

Address

1123 Zonolite Rd NE, Suite 30

Atlanta, GA

Zip 30306

Phone

678-853-2530

E-Mail

ben@stbourke.com

Address for Which
Variance is Requested

Duck Walk Way (Lot 21) - Parcel#: 0213B003058

Zip 30230

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

Request a reduction of the front building setback for a 2 story structure of 20'. The setback would go from 65' to 45'.

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.

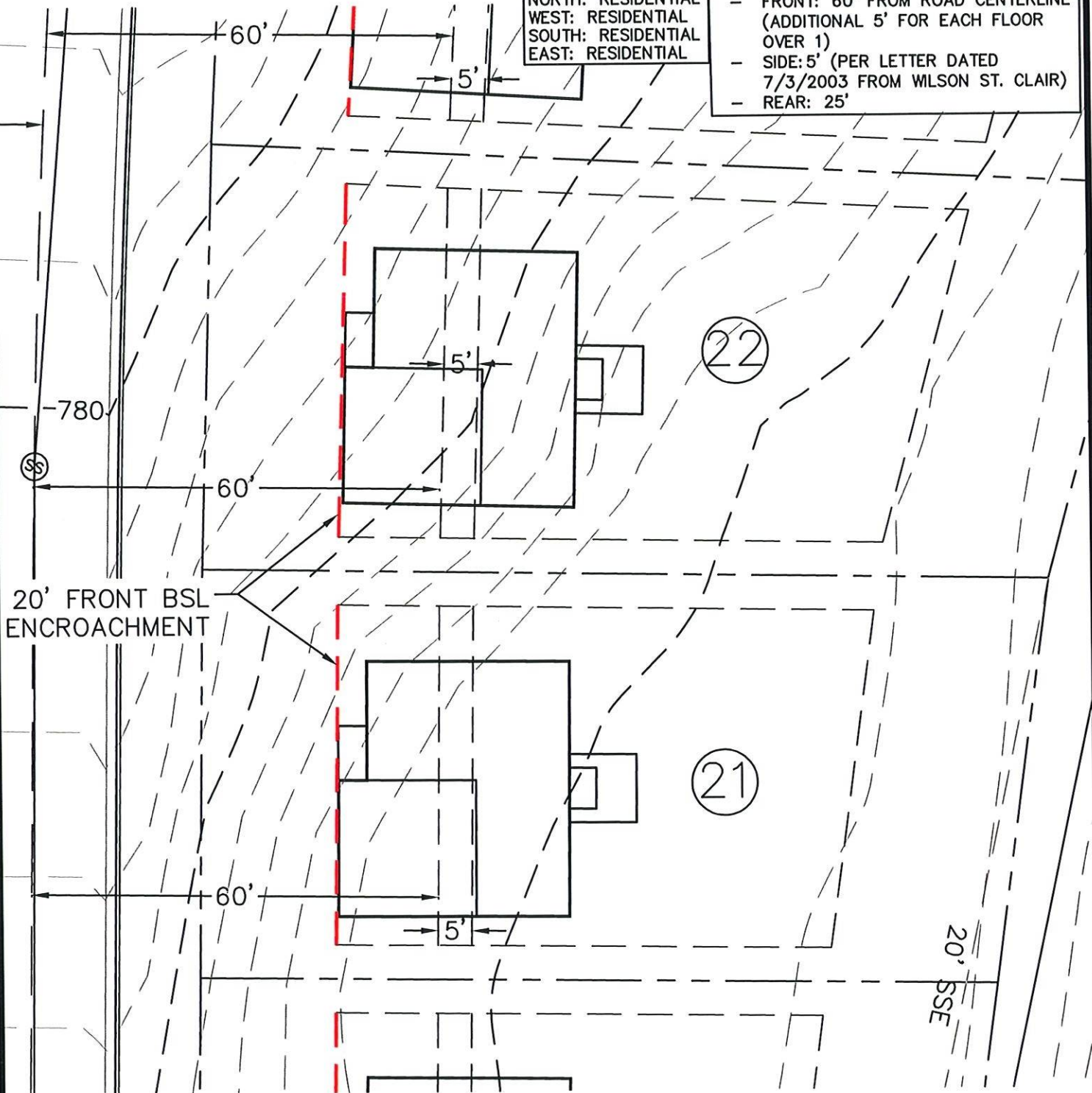
Parking spaces, if applicable.

Signature of Applicant

SURROUNDING USES
NORTH: RESIDENTIAL
WEST: RESIDENTIAL
SOUTH: RESIDENTIAL
EAST: RESIDENTIAL

SETBACKS

- FRONT: 60' FROM ROAD CENTERLINE (ADDITIONAL 5' FOR EACH FLOOR OVER 1)
- SIDE: 5' (PER LETTER DATED 7/3/2003 FROM WILSON ST. CLAIR)
- REAR: 25'



ST. BOURKE

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Asset Management

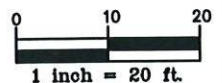
1123 Zonolite Road, NE Suite 30
Atlanta, GA 30306

678.853.2530 | stbourke.com



MALLARD'S LAKE

CITY OF HOGANSVILLE
LOT VARIANCE EXHIBIT - LOTS 21 & 22





City of Hogansville, Georgia

Application for Zoning Variance

Name of Applicant

St Bourke Group - Ben Simpson

Address

1123 Zonolite Rd NE, Suite 30

Atlanta, GA

Zip 30306

Phone

678-853-2530

E-Mail

ben@stbourke.com

Address for Which
Variance is Requested

Duck Walk Way (Lot 22) - Parcel#: 0213B003059

Zip 30230

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

Request a reduction of the front building setback for a 2 story structure of 20'. The setback would go from 65' to 45'.

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.

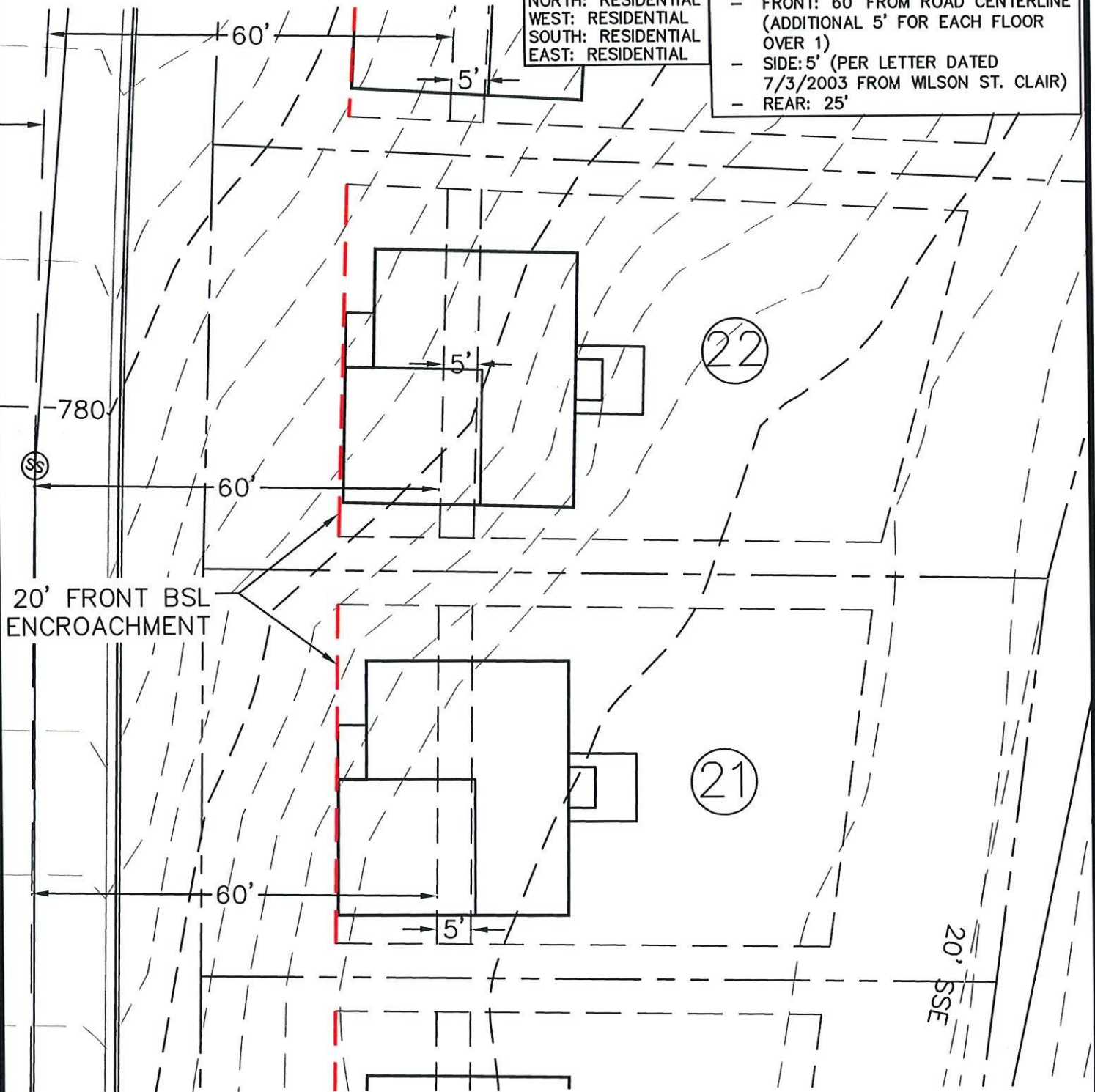
Parking spaces, if applicable.

Signature of Applicant

SURROUNDING USES
NORTH: RESIDENTIAL
WEST: RESIDENTIAL
SOUTH: RESIDENTIAL
EAST: RESIDENTIAL

SETBACKS

- FRONT: 60' FROM ROAD CENTERLINE (ADDITIONAL 5' FOR EACH FLOOR OVER 1)
- SIDE: 5' (PER LETTER DATED 7/3/2003 FROM WILSON ST. CLAIR)
- REAR: 25'



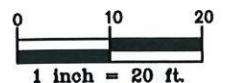
ST. BOURKE

Land Planning | Development
Asset Management
1123 Zonolite Road, NE Suite 30
Atlanta, GA 30306
678.853.2530 | stbourke.com



MALLARD'S LAKE

CITY OF HOGANSVILLE
LOT VARIANCE EXHIBIT - LOTS 21 & 22





City of Hogansville, Georgia

Application for Zoning Variance

Name of Applicant

St Bourke Group - Ben Simpson

Address

1123 Zonolite Rd NE, Suite 30

Atlanta, GA

Zip 30306

Phone

678-853-2530

E-Mail

ben@stbourke.com

Address for Which
Variance is Requested

Duck Walk Way (Lot 23) - Parcel#: 0213B003060

Zip 30230

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

Request a reduction of the front building setback for a 2 story structure of 20'. The setback would go from 65' to 45'.

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.

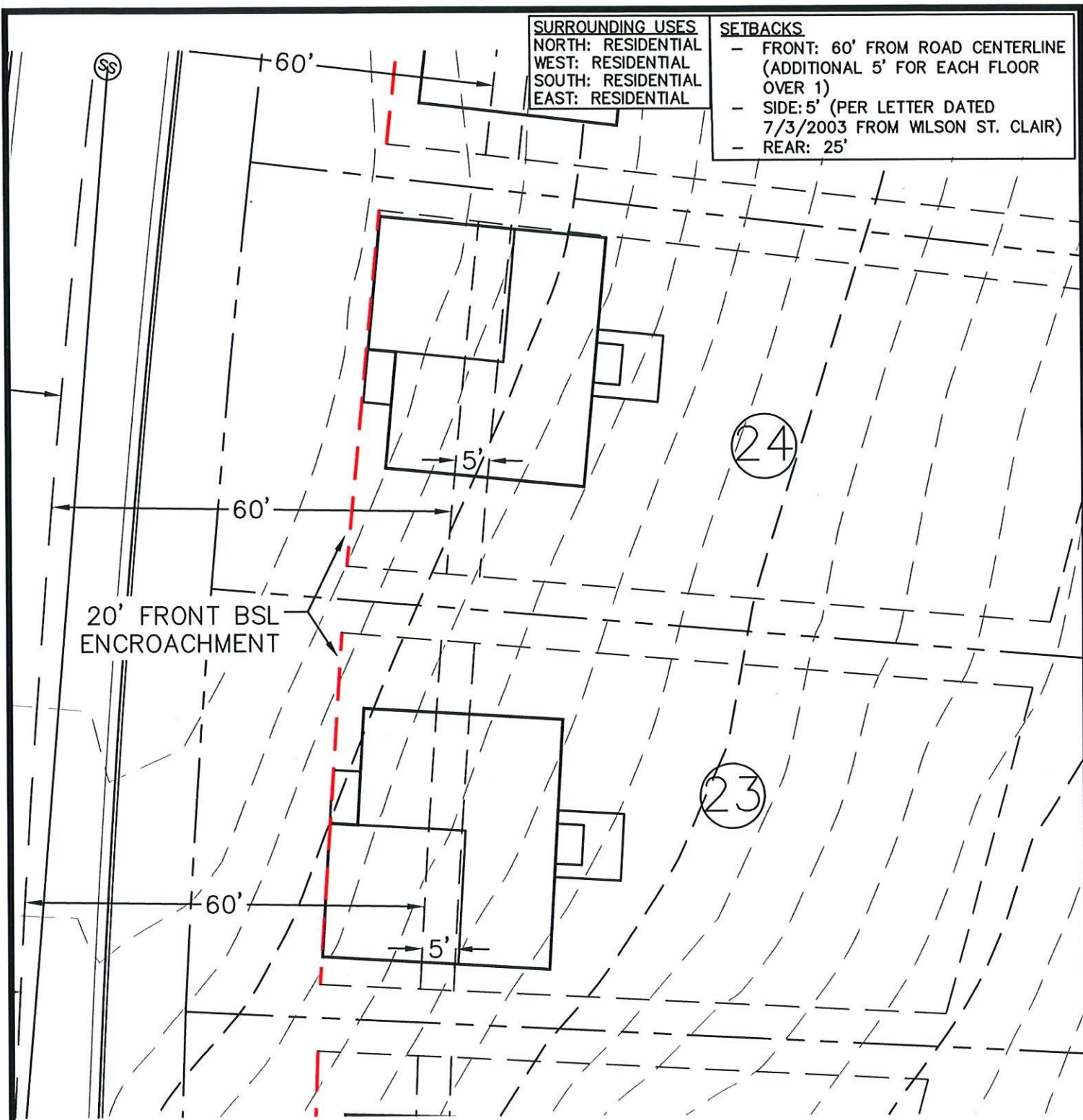
Location of proposed buildings and land use.

A legal description of the property.

Setback distances.

Parking spaces, if applicable.

Signature of Applicant



SURROUNDING USES
NORTH: RESIDENTIAL
WEST: RESIDENTIAL
SOUTH: RESIDENTIAL
EAST: RESIDENTIAL

- SETBACKS**
- FRONT: 60' FROM ROAD CENTERLINE (ADDITIONAL 5' FOR EACH FLOOR OVER 1)
 - SIDE: 5' (PER LETTER DATED 7/3/2003 FROM WILSON ST. CLAIR)
 - REAR: 25'

20' FRONT BSL
ENCROACHMENT

MALLARD'S LAKE

CITY OF HOGANSVILLE
LOT VARIANCE EXHIBIT - LOTS 23 & 24



ST. BOURKE
Land Planning | Development
Asset Management
1123 Zonolite Road, NE Suite 30
Atlanta, GA 30306
678.853.2530 | stbourke.com



0 10 20
1 inch = 20 ft.



City of Hogansville, Georgia

Application for Zoning Variance

Name of Applicant

St Bourke Group - Ben Simpson

Address

1123 Zonolite Rd NE, Suite 30

Atlanta, GA

Zip 30306

Phone

678-853-2530

E-Mail

ben@stbourke.com

Address for Which
Variance is Requested

Duck Walk Way (Lot 24) - Parcel#: 0213B003061

Zip 30230

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

Request a reduction of the front building setback for a 2 story structure of 20'. The setback would go from 65' to 45'.

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

SURROUNDING USES
NORTH: RESIDENTIAL
WEST: RESIDENTIAL
SOUTH: RESIDENTIAL
EAST: RESIDENTIAL

SETBACKS

- FRONT: 60' FROM ROAD CENTERLINE (ADDITIONAL 5' FOR EACH FLOOR OVER 1)
- SIDE: 5' (PER LETTER DATED 7/3/2003 FROM WILSON ST. CLAIR)
- REAR: 25'

20' FRONT BSL
ENCROACHMENT

MALLARD'S LAKE

CITY OF HOGANSVILLE
LOT VARIANCE EXHIBIT - LOTS 23 & 24



ST. BOURKE

Land Planning | Development
Asset Management
1123 Zonolite Road, NE Suite 30
Atlanta, GA 30306
678.853.2530 | stbourke.com



0 10 20
1 inch = 20 ft.



City of Hogansville, Georgia

Application for Zoning Variance

Name of Applicant

St Bourke Group - Ben Simpson

Address

1123 Zonolite Rd NE, Suite 30

Atlanta, GA

Zip 30306

Phone

678-853-2530

E-Mail

ben@stbourke.com

Address for Which
Variance is Requested

Duck Walk Way (Lot 25) - Parcel#: 0213B003062

Zip 30230

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

Request a reduction of the front building setback for a 2 story structure of 20'. The setback would go from 65' to 45'.

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.

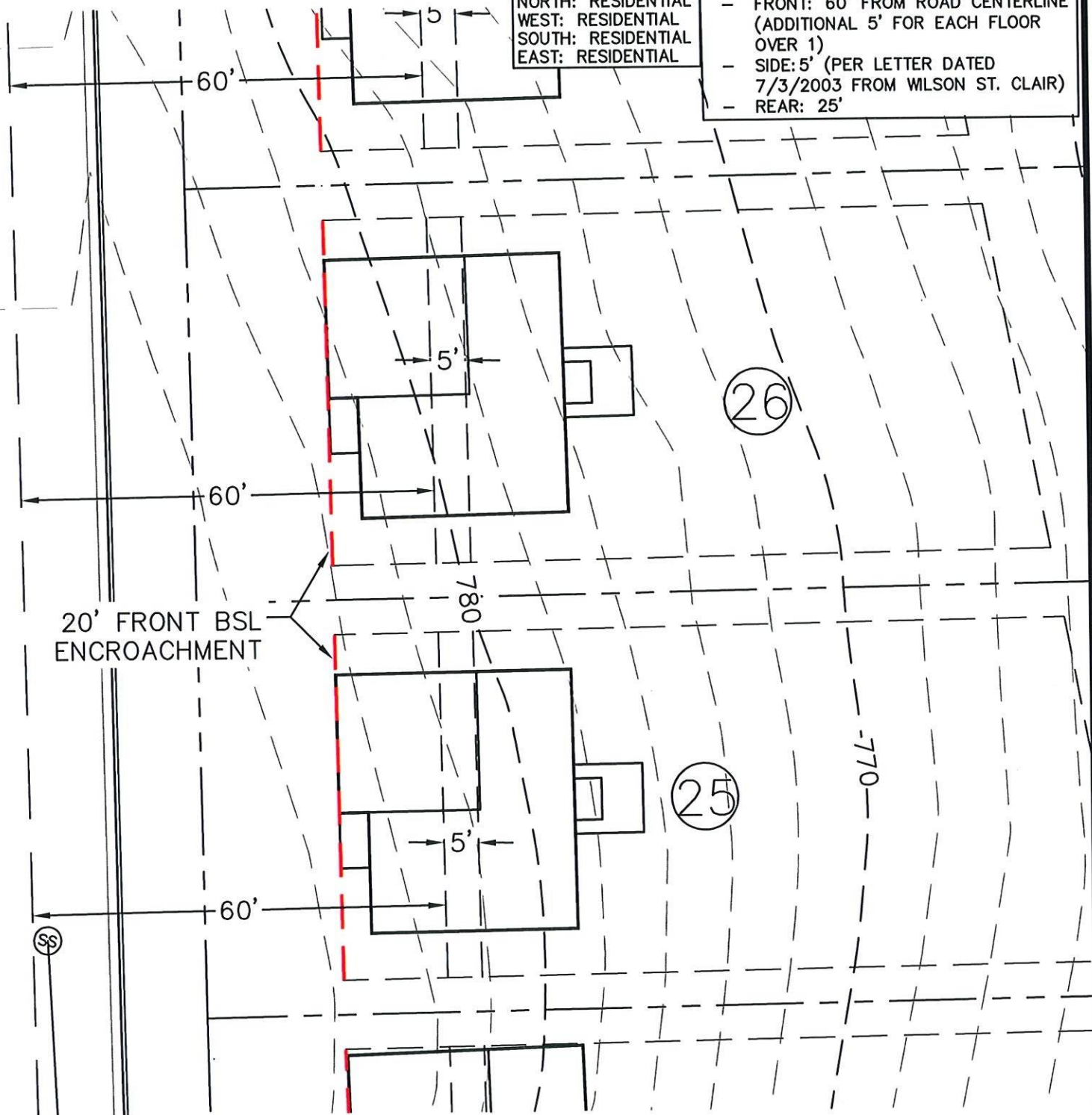
Parking spaces, if applicable.

Signature of Applicant

SURROUNDING USES
NORTH: RESIDENTIAL
WEST: RESIDENTIAL
SOUTH: RESIDENTIAL
EAST: RESIDENTIAL

SETBACKS

- FRONT: 60' FROM ROAD CENTERLINE (ADDITIONAL 5' FOR EACH FLOOR OVER 1)
- SIDE: 5' (PER LETTER DATED 7/3/2003 FROM WILSON ST. CLAIR)
- REAR: 25'



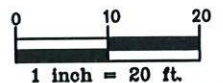
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Asset Management
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Atlanta, GA 30306
678.853.2530 | stbourke.com



MALLARD'S LAKE

CITY OF HOGANSVILLE
LOT VARIANCE EXHIBIT - LOTS 25 & 26





City of Hogansville, Georgia

Application for Zoning Variance

Name of Applicant

St Bourke Group - Ben Simpson

Address

1123 Zonolite Rd NE, Suite 30

Atlanta, GA

Zip 30306

Phone

678-853-2530

E-Mail

ben@stbourke.com

Address for Which
Variance is Requested

Duck Walk Way (Lot 26) - Parcel#: 0213B003063

Zip 30230

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

Request a reduction of the front building setback for a 2 story structure of 20'. The setback would go from 65' to 45'.

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

SURROUNDING USES
NORTH: RESIDENTIAL
WEST: RESIDENTIAL
SOUTH: RESIDENTIAL
EAST: RESIDENTIAL

SETBACKS

- FRONT: 60' FROM ROAD CENTERLINE (ADDITIONAL 5' FOR EACH FLOOR OVER 1)
- SIDE: 5' (PER LETTER DATED 7/3/2003 FROM WILSON ST. CLAIR)
- REAR: 25'

20' FRONT BSL
ENCROACHMENT

MALLARD'S LAKE

CITY OF HOGANSVILLE

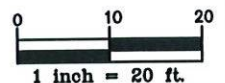
LOT VARIANCE EXHIBIT - LOTS 25 & 26



ST. BOURKE

Land Planning | Development
Asset Management

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Atlanta, GA 30306
678.853.2530 | stbourke.com





City of Hogansville, Georgia

Application for Zoning Variance

Name of Applicant

St Bourke Group - Ben Simpson

Address

1123 Zonolite Rd NE, Suite 30

Atlanta, GA

Zip 30306

Phone

678-853-2530

E-Mail

ben@stbourke.com

Address for Which
Variance is Requested

Duck Walk Way (Lot 27) - Parcel#: 0213B003064

Zip 30230

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

Request a reduction of the front building setback for a 2 story structure of 20'. The setback would go from 65' to 45'.

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.

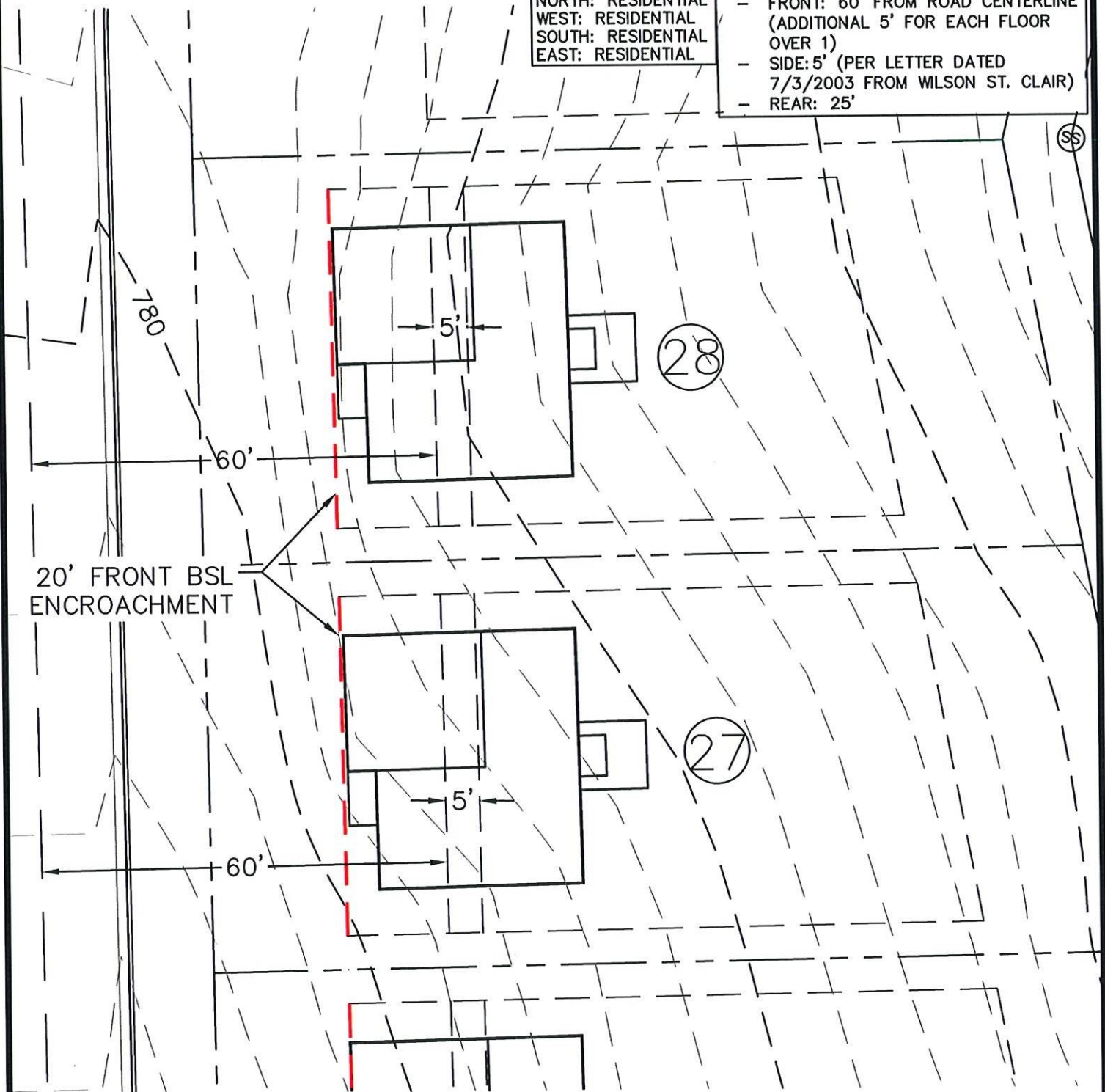
Parking spaces, if applicable.

Signature of Applicant

SURROUNDING USES
 NORTH: RESIDENTIAL
 WEST: RESIDENTIAL
 SOUTH: RESIDENTIAL
 EAST: RESIDENTIAL

SETBACKS

- FRONT: 60' FROM ROAD CENTERLINE
 (ADDITIONAL 5' FOR EACH FLOOR
 OVER 1)
- SIDE: 5' (PER LETTER DATED
 7/3/2003 FROM WILSON ST. CLAIR)
- REAR: 25'



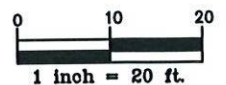
ST. BOURKE

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 Asset Management
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 Atlanta, GA 30306
 678.853.2530 | stbourke.com



MALLARD'S LAKE

CITY OF HOGANSVILLE
 LOT VARIANCE EXHIBIT - LOTS 27 & 28





City of Hogansville, Georgia

Application for Zoning Variance

Name of Applicant

St Bourke Group - Ben Simpson

Address

1123 Zonolite Rd NE, Suite 30

Atlanta, GA

Zip 30306

Phone

678-853-2530

E-Mail

ben@stbourke.com

Address for Which
Variance is Requested

Duck Walk Way (Lot 28) - Parcel#: 0213B003065

Zip 30230

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

Request a reduction of the front building setback for a 2 story structure of 20'. The setback would go from 65' to 45'.

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.

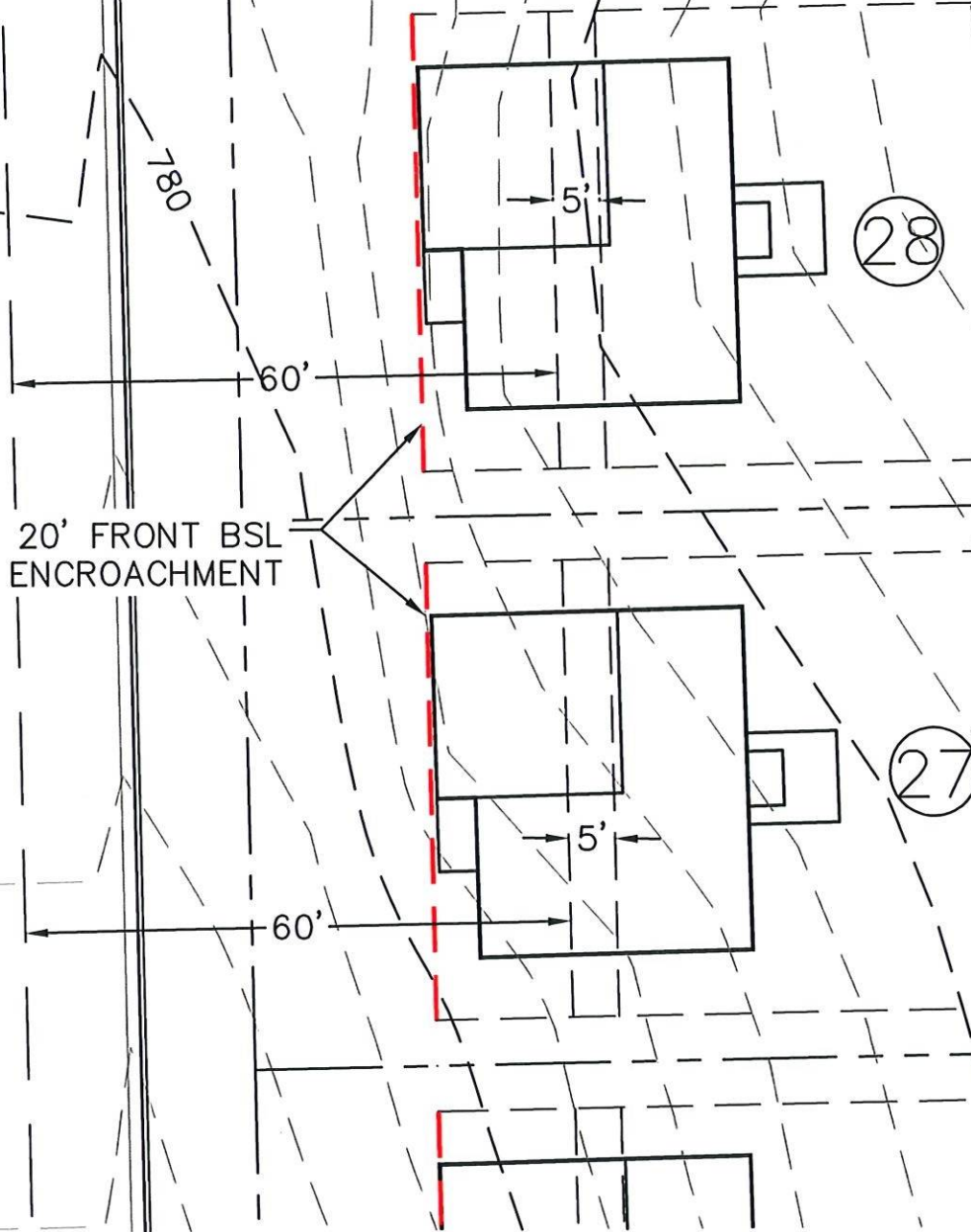
Parking spaces, if applicable.

Signature of Applicant

SURROUNDING USES
NORTH: RESIDENTIAL
WEST: RESIDENTIAL
SOUTH: RESIDENTIAL
EAST: RESIDENTIAL

SETBACKS

- FRONT: 60' FROM ROAD CENTERLINE (ADDITIONAL 5' FOR EACH FLOOR OVER 1)
- SIDE: 5' (PER LETTER DATED 7/3/2003 FROM WILSON ST. CLAIR)
- REAR: 25'



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678.853.2530 | stbourke.com



MALLARD'S LAKE

CITY OF HOGANSVILLE
LOT VARIANCE EXHIBIT - LOTS 27 & 28

0 10 20
1 inch = 20 ft.



City of Hogansville, Georgia
Application for Zoning Variance

Name of Applicant

St Bourke Group - Ben Simpson

Address

1123 Zonolite Rd NE, Suite 30

Atlanta, GA

Zip 30306

Phone

678-853-2530

E-Mail

ben@stbourke.com

Address for Which
Variance is Requested

Duck Walk Way (Lot 33) - Parcel#: 0213B003070

Zip 30230

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

Request a reduction of the front building setback for a 2 story structure of 13'. The setback would go from 65' to 52'.

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

SURROUNDING USES

NORTH: RESIDENTIAL
WEST: RESIDENTIAL
SOUTH: RESIDENTIAL
EAST: RESIDENTIAL

SETBACKS

- FRONT: 60' FROM ROAD CENTERLINE (ADDITIONAL 5' FOR EACH FLOOR OVER 1)
- SIDE: 5' (PER LETTER DATED 7/3/2003 FROM WILSON ST. CLAIR)
- REAR: 25'

13' FRONT BSL
ENCROACHMENT

60'

5'

33



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Asset Management

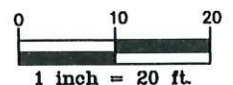
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MALLARD'S LAKE

CITY OF HOGANSVILLE
LOT VARIANCE EXHIBIT - LOT 33





City of Hogansville, Georgia

Application for Zoning Variance

Name of Applicant

St Bourke Group - Ben Simpson

Address

1123 Zonolite Rd NE, Suite 30

Atlanta, GA

Zip 30306

Phone

678-853-2530

E-Mail

ben@stbourke.com

Address for Which
Variance is Requested

Duck Walk Way (Lot 36) - Parcel#: 0213B003073

Zip 30230

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

Request a reduction of the front building setback for a 2 story structure of 13'. The setback would go from 65' to 52'.

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

SURROUNDING USES
NORTH: RESIDENTIAL
WEST: RESIDENTIAL
SOUTH: RESIDENTIAL
EAST: RESIDENTIAL

SETBACKS

- FRONT: 60' FROM ROAD CENTERLINE (ADDITIONAL 5' FOR EACH FLOOR OVER 1)
- SIDE: 5' (PER LETTER DATED 7/3/2003 FROM WILSON ST. CLAIR)
- REAR: 25'

13' FRONT BSL
ENCROACHMENT

36

60'

5'



ST. BOURKE

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Atlanta, GA 30306
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MALLARD'S LAKE

CITY OF HOGANSVILLE
LOT VARIANCE EXHIBIT - LOT 36

0 10 20
1 inch = 20 ft.



City of Hogansville, Georgia

Application for Zoning Variance

Name of Applicant

St Bourke Group - Ben Simpson

Address

1123 Zonolite Rd NE, Suite 30

Atlanta, GA

Zip 30306

Phone

678-853-2530

E-Mail

ben@stbourke.com

Address for Which
Variance is Requested

Duck Walk Way (Lot 38) - Parcel#: 0213B003075

Zip 30230

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

Request a reduction of the front building setback for a 2 story structure of 5'. The setback would go from 65' to 60'.

60' is the minimum front building setback for a single family structure.

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.

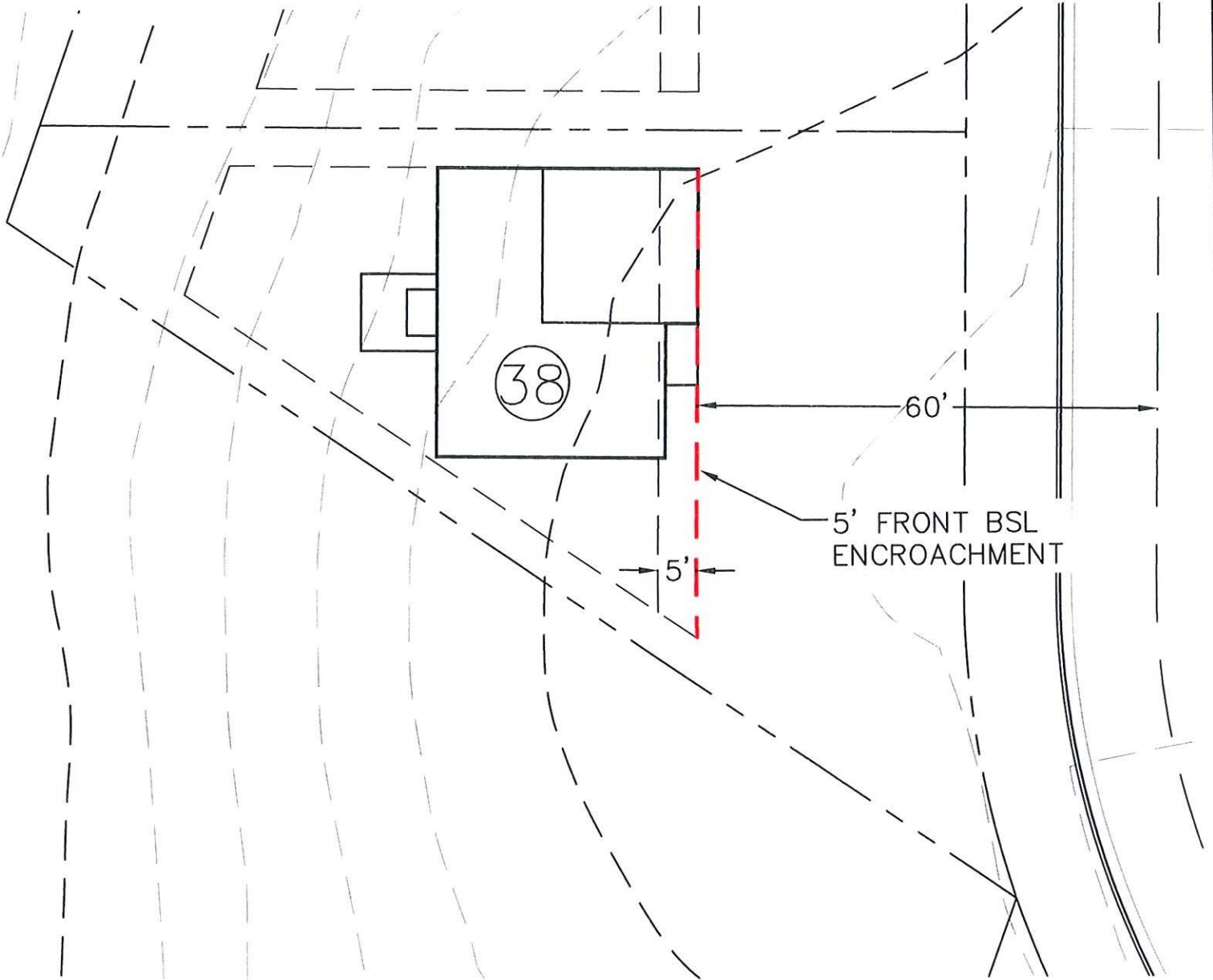
Signature of Applicant

SURROUNDING USES

NORTH: RESIDENTIAL
WEST: RESIDENTIAL
SOUTH: RESIDENTIAL
EAST: RESIDENTIAL

SETBACKS

- FRONT: 60' FROM ROAD CENTERLINE (ADDITIONAL 5' FOR EACH FLOOR OVER 1)
- SIDE: 5' (PER LETTER DATED 7/3/2003 FROM WILSON ST. CLAIR)
- REAR: 25'



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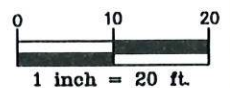
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Atlanta, GA 30306

678.853.2530 | stbourke.com



MALLARD'S LAKE

CITY OF HOGANSVILLE
LOT VARIANCE EXHIBIT - LOT 38





City of Hogansville, Georgia

Application for Zoning Variance

Name of Applicant

St Bourke Group - Ben Simpson

Address

1123 Zonolite Rd NE, Suite 30

Atlanta, GA

Zip 30306

Phone

678-853-2530

E-Mail

ben@stbourke.com

Address for Which
Variance is Requested

Duck Walk Way (Lot 42) - Parcel#: 0213B003079

Zip 30230

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

Request a reduction of the front building setback for a 2 story structure of 5'. The setback would go from 65' to 60'.

60' is the minimum front building setback for a single family structure.

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.

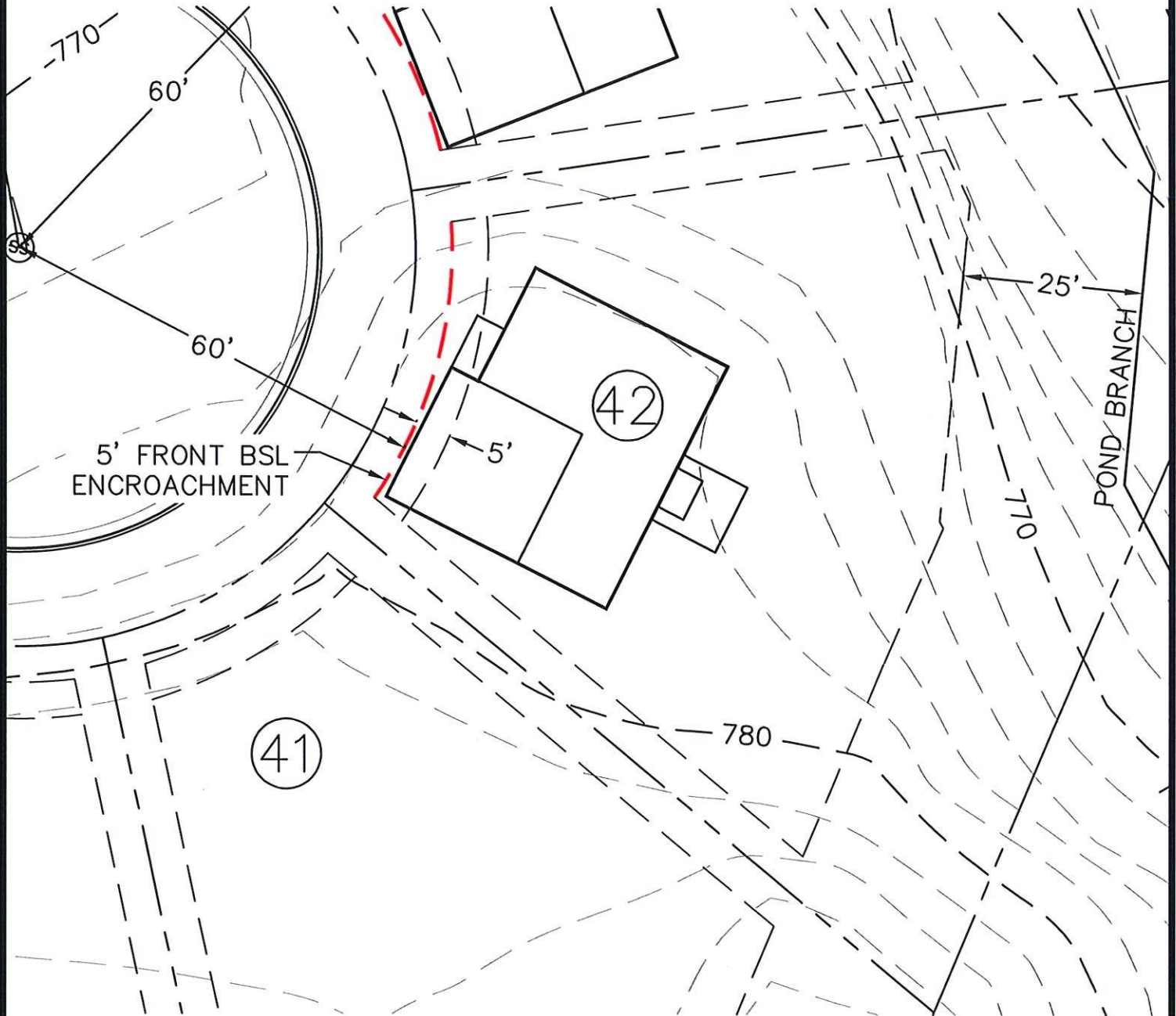
Parking spaces, if applicable.

Signature of Applicant

SURROUNDING USES
NORTH: RESIDENTIAL
WEST: RESIDENTIAL
SOUTH: RESIDENTIAL
EAST: RESIDENTIAL

SETBACKS

- FRONT: 60' FROM ROAD CENTERLINE (ADDITIONAL 5' FOR EACH FLOOR OVER 1)
- SIDE: 5' (PER LETTER DATED 7/3/2003 FROM WILSON ST. CLAIR)
- REAR: 25'



ST. BOURKE

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MALLARD'S LAKE

CITY OF HOGANSVILLE
LOT VARIANCE EXHIBIT - LOT 42





City of Hogansville, Georgia

Application for Zoning Variance

Name of Applicant

St Bourke Group - Ben Simpson

Address

1123 Zonolite Rd NE, Suite 30

Atlanta, GA

Zip 30306

Phone

678-853-2530

E-Mail

ben@stbourke.com

Address for Which
Variance is Requested

Duck Walk Way (Lot 43) - Parcel#: 0213B003080

Zip 30230

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

Request a reduction of the front building setback for a 2 story structure of 5'. The setback would go from 65' to 60'.

60' is the minimum front building setback for a single family structure.

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.

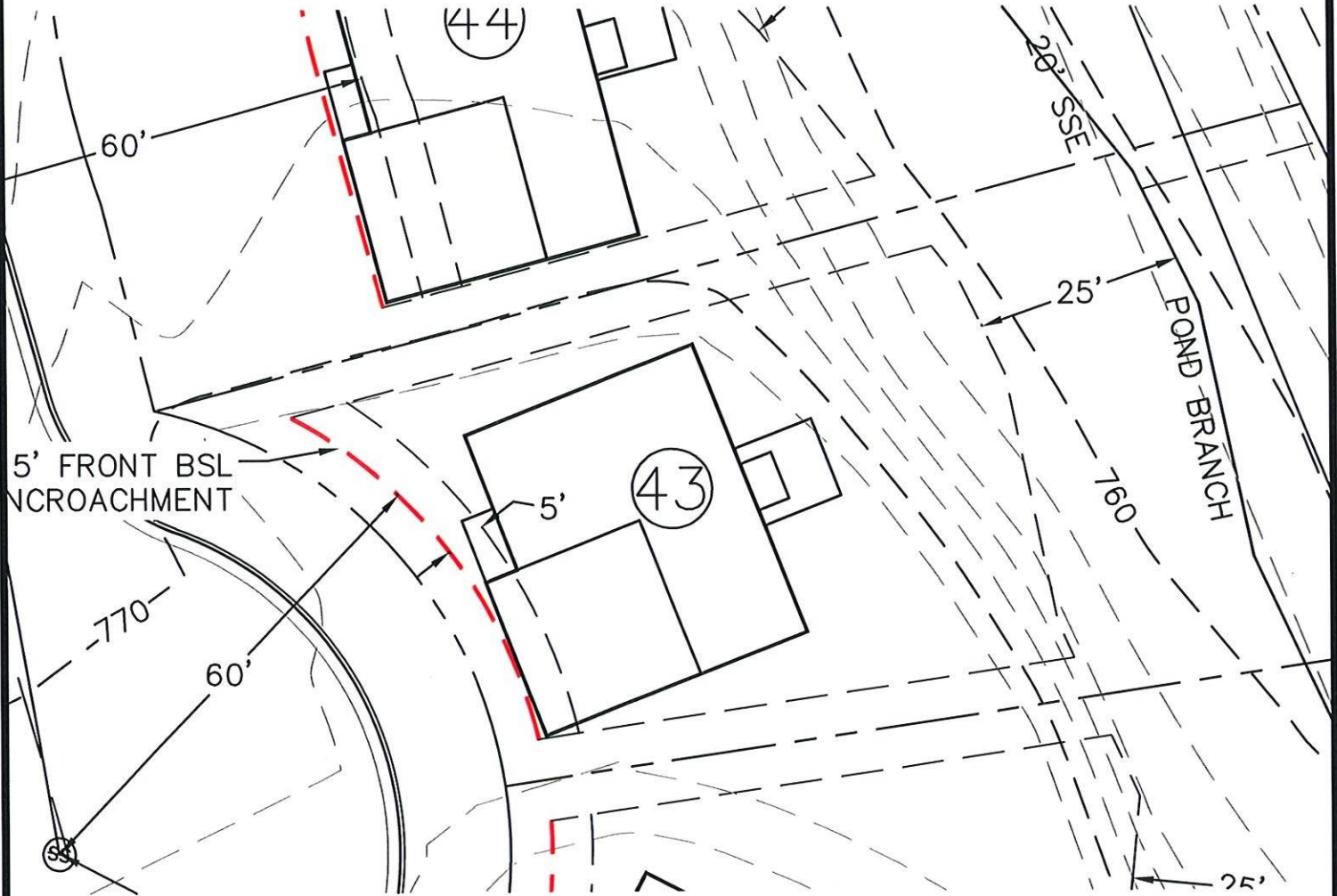
Parking spaces, if applicable.

Signature of Applicant

SURROUNDING USES
NORTH: RESIDENTIAL
WEST: RESIDENTIAL
SOUTH: RESIDENTIAL
EAST: RESIDENTIAL

SETBACKS

- FRONT: 60' FROM ROAD CENTERLINE (ADDITIONAL 5' FOR EACH FLOOR OVER 1)
- SIDE: 5' (PER LETTER DATED 7/3/2003 FROM WILSON ST. CLAIR)
- REAR: 25'



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Asset Management

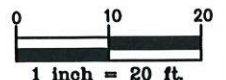
1123 Zonolite Road, NE Suite 30
Atlanta, GA 30306

678.853.2530 | stbourke.com



MALLARD'S LAKE

CITY OF HOGANSVILLE
LOT VARIANCE EXHIBIT - LOT 43





City of Hogansville, Georgia

Application for Zoning Variance

Name of Applicant

St Bourke Group - Ben Simpson

Address

1123 Zonolite Rd NE, Suite 30

Atlanta, GA

Zip 30306

Phone

678-853-2530

E-Mail

ben@stbourke.com

Address for Which
Variance is Requested

Duck Walk Way (Lot 44) - Parcel#: 0213B003081

Zip 30230

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

Request a reduction of the front building setback for a 2 story structure of 10'. The setback would go from 65' to 65'.

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

NORTH: RESIDENTIAL
WEST: RESIDENTIAL
SOUTH: RESIDENTIAL
EAST: RESIDENTIAL

- FRONT: 60' FROM ROAD CENTERLINE
(ADDITIONAL 5' FOR EACH FLOOR
OVER 1)
- SIDE: 5' (PER LETTER DATED
7/3/2003 FROM WILSON ST. CLAIR)
- REAR: 25'



0 10 20
1 inch = 20 ft.



City of Hogansville, Georgia

Application for Zoning Variance

Name of Applicant

St Bourke Group - Ben Simpson

Address

1123 Zonolite Rd NE, Suite 30

Atlanta, GA

Zip 30306

Phone

678-853-2530

E-Mail

ben@stbourke.com

Address for Which
Variance is Requested

Duck Walk Way (Lot 46) - Parcel#: 0213B003083

Zip 30230

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

Request a reduction of the front building setback for a 2 story structure of 13'. The setback would go from 65' to 52'.

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.

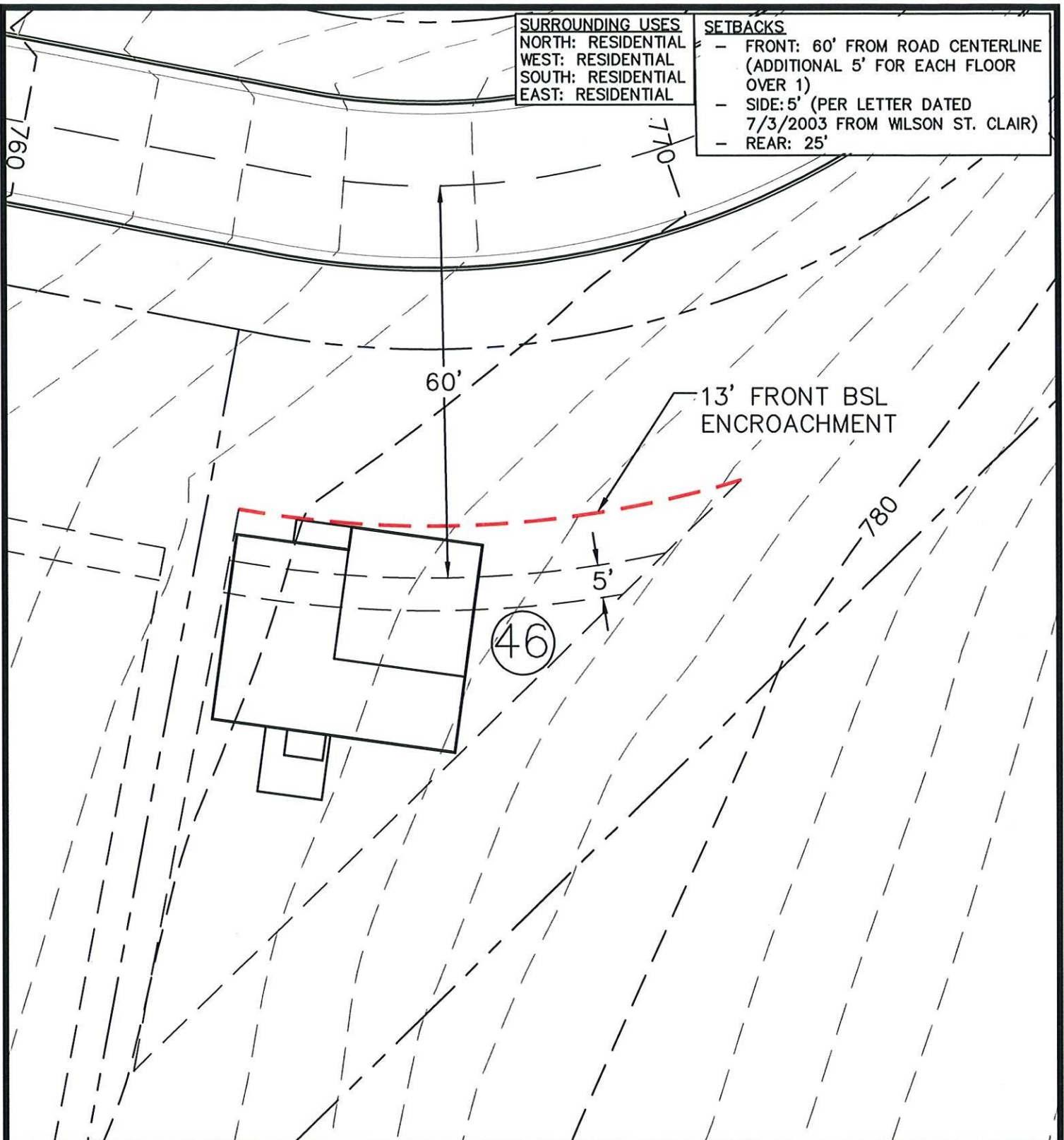
Signature of Applicant

SURROUNDING USES

NORTH: RESIDENTIAL
WEST: RESIDENTIAL
SOUTH: RESIDENTIAL
EAST: RESIDENTIAL

SETBACKS

- FRONT: 60' FROM ROAD CENTERLINE (ADDITIONAL 5' FOR EACH FLOOR OVER 1)
- SIDE: 5' (PER LETTER DATED 7/3/2003 FROM WILSON ST. CLAIR)
- REAR: 25'



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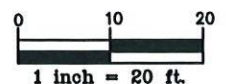
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MALLARD'S LAKE

CITY OF HOGANSVILLE
LOT VARIANCE EXHIBIT - LOT 46





City of Hogansville, Georgia

Application for Zoning Variance

Name of Applicant

St Bourke Group - Ben Simpson

Address

1123 Zonolite Rd NE, Suite 30

Atlanta, GA

Zip 30306

Phone

678-853-2530

E-Mail

ben@stbourke.com

Address for Which
Variance is Requested

Duck Walk Way (Lot 54) - Parcel#: 0213B003091

Zip 30230

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

Request a reduction of the front building setback for a 2 story structure of 15'. The setback would go from 65' to 50'.

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

SETBACKS

- FRONT: 60' FROM ROAD CENTERLINE (ADDITIONAL 5' FOR EACH FLOOR OVER 1)
- SIDE: 5' (PER LETTER DATED 7/3/2003 FROM WILSON ST. CLAIR)
- REAR: 25'

SURROUNDING USES

NORTH: RESIDENTIAL
WEST: RESIDENTIAL
SOUTH: RESIDENTIAL
EAST: RESIDENTIAL

15' FRONT BSL
ENCROACHMENT

60'

20'

SSE

5'

53

54



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Asset Management

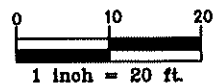
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Atlanta, GA 30306

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MALLARD'S LAKE

CITY OF HOGANSVILLE
LOT VARIANCE EXHIBIT - LOT 54





City of Hogansville, Georgia

Application for Zoning Variance

Name of Applicant

St Bourke Group - Ben Simpson

Address

1123 Zonolite Rd NE, Suite 30

Atlanta, GA

Zip 30306

Phone

678-853-2530

E-Mail

ben@stbourke.com

Address for Which
Variance is Requested

Duck Walk Way (Lot 56) - Parcel#: 0213B003009A

Zip 30230

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

Request a reduction of the front building setback for a 2 story structure of 5'. The setback would go from 65' to 60'.

60' is the minimum front building setback for a single family structure.

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

St Bourke Group - Ben Simpson

Address for Which
Variance is Requested

Duck Walk Way (Lot 55) - Parcel#: 0213B003008A

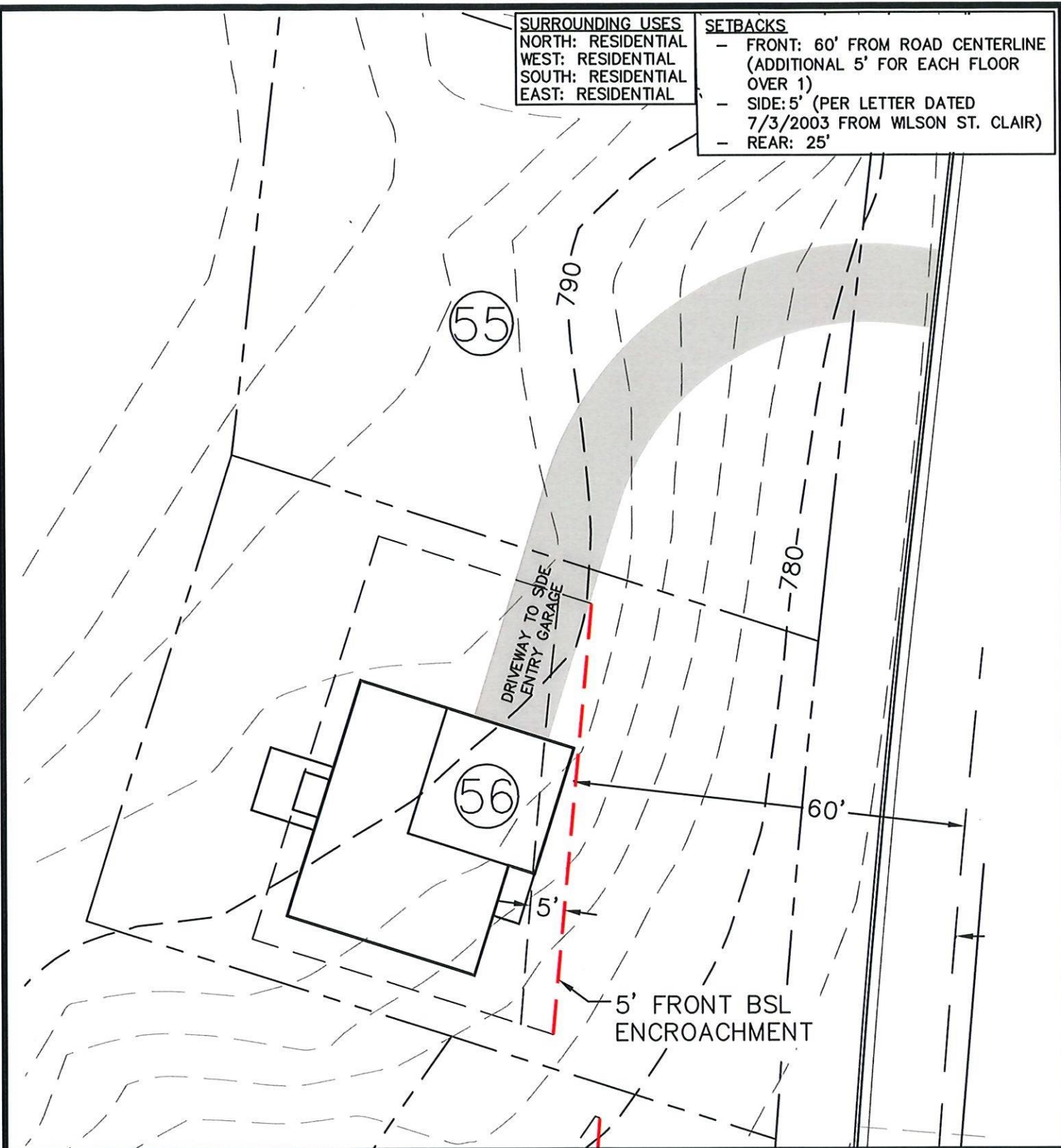
	By	Date
Application Received	_____	_____
Application Fee Received	_____	_____
Statement of Conditions Attached	_____	_____
Complete Property Sketch Attached	_____	_____
Statement(s) from Adjacent Property Owners	_____	_____
Scheduled for Planning & Zoning Action	_____	_____
Planning & Zoning Action Taken	_____	_____
City Council Action Taken	_____	_____
Action Taken	Approved <input type="checkbox"/>	Denied <input type="checkbox"/>

SURROUNDING USES

NORTH: RESIDENTIAL
WEST: RESIDENTIAL
SOUTH: RESIDENTIAL
EAST: RESIDENTIAL

SETBACKS

- FRONT: 60' FROM ROAD CENTERLINE (ADDITIONAL 5' FOR EACH FLOOR OVER 1)
- SIDE: 5' (PER LETTER DATED 7/3/2003 FROM WILSON ST. CLAIR)
- REAR: 25'



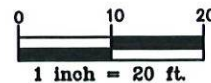
ST. BOURKE

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Asset Management
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Atlanta, GA 30306
678.853.2530 | stbourke.com



MALLARD'S LAKE

CITY OF HOGANSVILLE
LOT VARIANCE EXHIBIT - LOT 56



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

111 High St
Hogansville GA 30230
706-637-8629 | cityofhogansville.org

COUNCIL ACTION FORM

MEETING DATE: September 7, 2021 **SUBMITTED BY:** Jonathan Lynn

AGENDA TITLE: Amendment to Natural Gas Facilities Agreement with the City of LaGrange dated March 6, 1996

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)

In order for the City of Hogansville to maintain our designation as a wholesale gas supplier for Meriwether County and subsequently the City of Manchester, there should be no Intergovernmental Agreements [IGA] with non-governmental organizations. While there are currently no IGAs in place between Hogansville and any private entity as it pertains to natural gas, this agreement with the City of LaGrange is to be modified, through request of both parties, to have the City only be able to provide wholesale natural gas to governmental entities. The City of Hogansville has no desire to provide wholesale natural gas to any private entity.

This does not impact our ability to provide natural gas to our customers within the incorporated boundaries of Hogansville.

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

There is no cost associated within this amendment to the agreement as the revisions only relate to language.

STAFF RECOMMENDATION (Include possible options for consideration)

Staff recommends approval of this amendment to the Natural Gas Facilities Agreement with the City of LaGrange.

AMENDMENT TO NATURAL GAS FACILITIES AGREEMENT
DATED MARCH 6, 1996

THIS AMENDMENT to the Natural Gas Facilities Agreement dated March 6, 1996, between the City of Hogansville, Georgia ("Hogansville"), the City of LaGrange, Georgia ("LaGrange") and the Municipal Gas Authority of Georgia, a body corporate and politic, a public corporation and instrumentality of the State of Georgia ("MGAG"), each hereinafter referred to individually as a "Party" and referred to collectively as the "Parties".

WITNESSETH THAT:

WHEREAS, Hogansville, LaGrange and MGAG entered an Agreement dated March 6, 1996, through which LaGrange agreed to deliver certain natural gas to Hogansville for distribution to Hogansville's residential and commercial natural gas customers through Hogansville's natural gas distribution system; and

WHEREAS, the Parties desire to amend the original Agreement to clarify that Hogansville shall not, going forward, distribute such natural gas via a wholesale transaction, except as to its current obligation and agreement to provide wholesale natural gas to Meriwether County, as well as future governmental wholesale transactions;

NOW THEREFORE, in consideration of the mutual covenants, premises, and agreements set forth herein, and good and valuable consideration, the receipt, sufficiency and adequacy of which are hereby acknowledged, the Parties intending to be legally bound hereby agree as follows:

1.

Article 17 of the Agreement is amended by inserting therein a new subsection 17.8 to read as follows:

"17.8 Wholesale Distribution. Except as to the obligations of Hogansville to deliver wholesale natural gas to Meriwether County which exist as of the date of this Amendment, as well as future governmental wholesale natural gas sales, Hogansville shall not deliver, sell or contract to sell natural gas on a wholesale basis throughout the term of this Agreement."

2.

Except as set forth herein, the remaining provisions of the Natural Gas Facilities Agreement dated March 6, 1996, between the Parties shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals on this _____ day of _____, 2021.

CITY OF HOGANSVILLE, GEORGIA
(SEAL)

By: _____
Mayor

Attest: _____
City Clerk

CITY OF LAGRANGE, GEORGIA (SEAL)

By: _____
Mayor

Attest: _____
City Clerk

MUNICIPAL GAS AUTHORITY OF GEORGIA
(SEAL)

By: _____

Attest: _____

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

111 High St
Hogansville GA 30230
706-637-8629 | cityofhogansville.org

COUNCIL ACTION FORM

MEETING DATE: September 7, 2021 **SUBMITTED BY:** Jonathan Lynn

AGENDA TITLE: Authorization to issue RFP for Architect/Construction Management Services for the Royal Theater Rehabilitation project

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)

Unfortunately, the City received word that Carter Watkins staff intends to retire and that they would not be able to complete the Royal Theater project nor able to take on additional work. Carter Watkins was originally slated, through their Consulting Agreement of October 15, 2018, to provide three (3) phases of the Royal Theater Project: Design Phase, Construction Documents Phase, and Construction Phase. Due to their impending retirement, the only phase that they will not be able to perform would be the construction phase to which they have yet to be compensated.

In order to meet some time deadlines of recent grant applications (RDF and GCA grants), it is being asked of City Council to authorize staff to procure the services of another firm that can complete the remaining portions of the Royal Theater Project (Bidding and Construction Management).

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

The original costs of the awarded consulting agreement with Carter Watkins was \$99,500 and the remaining 15% of that number would be approximately \$14,925. These funds would be from SPLOST allocations. It should be noted that this is a bid process so the exact budget impact is unknown at this time but the bid awarded by Council.

STAFF RECOMMENDATION (Include possible options for consideration)

Staff recommends authorization to issue RFP for firm that will assume the construction management and subsequent remaining portions for the Royal Theater project.



cityofhogansville.org

City of Hogansville
400 East Main Street
Hogansville, Georgia 30230
Phone 706-637-8629
Fax 706-637-4813

October 26, 2018

Mr. Joseph O. Watkins
Carter Watkins Associates Architects, Inc.
137 East Washington Street
P.O. Box 1004
Monroe, Georgia 30655

Dear Joe:

Enclosed are two copies of the Consulting Agreement between City of Hogansville and Carter Watkins for the preparation of interior and exterior plans and specifications for the Royal Theater building, executed on this end with original signatures and seals.

Please sign both copies, retain one for your files and return one fully executed Agreement to us.

We are truly pleased to be working with you again on this important project.

Sincerely,

Lynne S. Miller, AICP
Planning and Development Director

Enclosures

AGREEMENT

ROYAL THEATER PLANS AND SPECIFICATIONS

THIS AGREEMENT is made and entered into as of 15th day of October, 2018 by and between Carter Watkins Associates Architects, Inc. of Monroe, Georgia (hereinafter called the “Contractor”) and the City of Hogansville, Georgia, a municipal corporation organized and existing under the laws of the State of Georgia (hereinafter called the “City”).

FOR AND IN CONSIDERATION OF the mutual covenants, promises, and agreements set forth herein – the adequacy and sufficiency of which is hereby acknowledged – the parties hereto agree as follows:

ARTICLE 1: SCOPE OF WORK.

Unless otherwise noted, the Contractor agrees to provide all the materials and labor necessary for interior and exterior plans and specifications for the Royal Theater building in Hogansville, GA. The scope of work and schedule are more fully described in Attachment A – Professional Services and Attachment B, Scope of Work and Schedule, which are made a part of this contract.

ARTICLE 2: EFFECTIVE DATE AND NOTICE-TO-PROCEED.

The effective date of this Agreement is the day and year first above written. Within thirty (30) days of the effective date, the City will issue to Contractor a notice to proceed. Following the receipt of the notice-to-proceed, Contractor shall commence as soon as practicable the work described herein.

ARTICLE 3: COMPLETION DATE.

Timely completion of this project is essential for the City. The Contractor agrees that the work described in this Contract shall be entirely completed on or before March 15, 2019, with the exception of construction phase services, which are to be completed within 36 months of Notice to Proceed. The Contractor shall not be responsible for failure to perform or for delays in the services arising out of factors beyond the reasonable control or without the fault or negligence of the contractor.

ARTICLE 4: PAYMENT.

Contractor’s total not-to-exceed fee, including all travel, photography and all other related costs, is \$99,500. Compensation for each phase of services shall be as follows:

- | | | |
|--------------------------------|--------------------|-------|
| • Design Phase | Forty Five Percent | (45%) |
| • Construction Documents Phase | Forty Percent | (40%) |
| • Construction Phase | Fifteen Percent | (15%) |

The City agrees to pay Contractor in current funds for the performance of this Agreement, subject to any approved change orders that shall be negotiated between the parties and executed in writing by both parties hereto. The not-to-exceed fee is based on the Project’s current scope and budget, as presented in the Royal Theater Master Plan dated 2 July 2018. Should the scope or budget change, the proposed fee would be 6% of the construction contract.

Compensation to Contractor shall be made upon satisfactory completion in accordance with the terms of this Agreement. Contractor will submit a progress update with each periodic payment request.

ARTICLE 5: CHANGE ORDERS.

The City, at its sole discretion, may negotiate and issue one or more change orders to the Contract, without the necessity of obtaining any additional bids, when appropriate or necessary in the performance of this Agreement and completion of the project. To be valid, the change order must be in writing and signed by authorized representatives of the City and the Contractor. The City's authorized agent for this project shall be William Stankiewicz, Mayor.

ARTICLE 6: INDEMNIFICATION

As a material inducement to the execution of this Agreement, the Contractor – for itself and for any subcontractor or person (including, but not limited to, the employees of the Contractor and any subcontractor) that performs any of the work described herein – agrees that it shall indemnify and forever hold the City and the City's agents, servants, and employees harmless for any and all injuries, damages, claims, demands, actions, and costs, including but not limited to reasonable attorney's fees, court costs, and expenses of litigation, of any kind or character whatsoever, arising from or associated with any claims of personal injury or property damage resulting from or relating to the work described herein, but only to the extent caused by the negligent acts, errors or omission of the Contractor.

ARTICLE 7: SUSPENSION AND TERMINATION.

At any time and without cause, City may suspend the work described herein or any portion thereof for a period of not more than ninety (90) consecutive days by ten (10) days' notice in writing to Contractor, and City will fix the date on which the work will be resumed. Contractor shall resume the work on the date so fixed. Contractor shall be granted an adjustment in the time for the completion of the work directly attributable to any such suspension.

The City may terminate this Agreement for Contractor's persistent failure to perform the work in accordance with the Scope of Work and Schedule set forth in this Agreement.

ARTICLE 8: NOTICES.

Any notice required or permitted to be delivered hereunder shall be deemed to be delivered, whether or not actually received, when deposited in the United States Postal Service, postage prepaid, registered or certified mail, return receipt requested, addressed to the City or Contractor, as the case may be, at the addresses set forth below:

City:

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

Contractor:

Joseph O. Watkins
Architect
Carter Watkins Associates Architects, Inc.
137 East Washington Street
Monroe, GA 30655

ARTICLE 9: SEVERABILITY.

If any provision or part of a provision of this Agreement shall be determined to be void or unenforceable by a Court of competent jurisdiction, the remainder of this Agreement shall remain valid and enforceable by any party.

ARTICLE 10: VOLUNTARY AGREEMENT AND ASSIGNABILITY.

Each party hereto warrants and represents that such party has entered into this Agreement voluntarily, and that such party has carefully read the Agreement. The Contractor and the City – for themselves, their successors, executors, administrators, and assigns – hereby agree to the full performance of the covenants herein contained. However, this Agreement shall not be assignable by either party hereto without the prior written consent of the other party hereto.

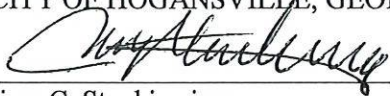
ARTICLE 11: MULTIPLE COUNTERPARTS.

This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, but all of which constitute one and the same Agreement.


IN WITNESS WHEREOF the parties hereto have set their hands and seals the day and year first above written.

(Affix City Seal)

THE CITY OF HOGANSVILLE, GEORGIA

By: 
William C. Stankiewicz
Mayor

Attest:



Lisa Kelly
City Clerk

[CONTRACTOR]

(Affix Corporate Seal)

By: _____

Signed, sealed and delivered
in the presence of:

Notary Public

ATTACHMENT A -- PROFESSIONAL SERVICES

Contractor shall:

- Work closely with City on all aspects of the project including scope, timeline, requirements, etc.
- Document all aspects of existing facilities, equipment and use.
- Review all prospective activities in order to define new facility use properly.
- Assist with obtaining grants for the project.
- Analyze code requirement upgrades required.
- Attend required meetings with the City Council and all public hearings.
- Prepare presentations for City Council and public hearings.
- Provide design(s) for the facility with appropriate spaces, circulation, waiting, etc.
- Document timelines for proposed project.
- Develop concise construction documents for bidding that provide detailed information in order to minimize change orders during the project.
- Prepare and advertise bid documents in all plan rooms and on Architect's FTP site for ease of distribution and availability to all bidders and sub-contractors.
- Review bids with City of Hogansville to determine best bidder.
- Perform at least two site visits per week during construction to ensure work is being performed per the documents and to avoid any contractor claims for extra money.

ATTACHMENT B – SCOPE OF WORK AND SCHEDULE

SCHEMATIC DESIGN SERVICES

Oct – Nov 2018

COMPLIANCE WITH ALL PROGRAM REQUIREMENTS

Review all existing aspects of the Structure and Site
Incorporate ADA, Life Safety, and applicable Hogansville Code Requirements
Coordinate with Owner-supplied information
Perform architectural design
Provide exterior and interior concept renderings
Perform civil design and sidewalk improvements
Perform materials research and specifications requirements
Provide project phasing and development scheduling

This completed package to be submitted to Owner for review prior to proceeding with next Phase.

DESIGN DEVELOPMENT SERVICES

Dec 2018 – Jan 2019

Review code requirements with owner and agencies
Perform civil and structural coordination
Incorporate all approved aspects and features
Include materials research and specifications

This completed package to be submitted to Owner for review prior to proceeding with next Phase.

CONSTRUCTION DOCUMENT SERVICES

Feb – Mar 2019

Coordinate disciplines for document checking
Provide agency consulting for review/approvals
Complete design documentation
Prepare and provide complete construction documents
Obtain all agency approvals of bid documents

This completed package to be submitted to Owner for review prior to proceeding with next Phase

BIDDING OR NEGOTIATING SERVICES

Apr – May 2019

Provide bidding materials
Perform bid negotiation
Issue any necessary Addenda
Evaluate bids with Owner
Prepare Construction Contract Agreements

CONSTRUCTION CONTRACT ADMINISTRATION SERVICES

Jun – Dec 2019

Review proposed scheduling and phasing
Provide office construction administration
Perform construction field observation – at least twice weekly during construction
Prepare change orders/directives
Assist with all aspects of project closeout
Perform warranty review with Owner
Follow up on project for at least one year after construction completion.

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

111 High St
Hogansville GA 30230
706-637-8629 | cityofhogansville.org

COUNCIL ACTION FORM

MEETING DATE: September 7, 2021 **SUBMITTED BY:** Jonathan Lynn

AGENDA TITLE: Authorization to issue RFP for Construction Services for the Royal Theater Rehabilitation Project

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)

Unfortunately, the City received word that Carter Watkins staff intends to retire and that they would not be able to complete the Royal Theater project nor able to take on additional work. Carter Watkins was originally slated, through their Consulting Agreement of October 15, 2018, to provide three (3) phases of the Royal Theater Project: Design Phase, Construction Documents Phase, and Construction Phase. Due to their impending retirement, the only phase that they will not be able to perform would be the construction phase to which they have yet to be compensated.

In order to meet some time deadlines of recent grant applications (RDF and GCA grants), it is being asked of City Council to authorize staff to procure construction services to be performed. It is tentatively slated that construction work would be completed around June 2023.

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

After receiving updated construction estimates, it is slated to cost approximately \$2 million to complete the Royal Theater Project. To date, the City has the following funding secured for the project: \$724,000 [SPLOST]; \$200,000 [USDA]; \$250,000 [Callaway Foundation]; and \$3,250 [local donations]. The City is also attempting to secure funding from two additional grant agencies that would bring our total commitment to \$2,002,250 and provide the additional funding needed for this project. NOTE: There are stage options that could increase the overall project amount but that won't be known until commencement of project.

STAFF RECOMMENDATION (Include possible options for consideration)

Staff recommends authorization to issue RFP for construction services for the Royal Theater project with Council approving contractor at a future meeting of the Mayor and City Council.

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

111 High St
Hogansville GA 30230
706-637-8629 | cityofhogansville.org

COUNCIL ACTION FORM

MEETING DATE: September 7, 2021 **SUBMITTED BY:** Jonathan Lynn

AGENDA TITLE: Authorization to purchase utility meters from Kendall Supply

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)

The City is requesting the ability to begin purchasing remaining utility meters (water, gas, and electric) to finalize conversion of meters to all radio read meters. The approximate total number of meters for purchase would be 3,529 meters at a cost of \$473,909. The purchase of these meters would be another step toward greater utility efficiency and reduction in route reading times throughout the entire city. While this is not a full AMI conversion at this point, it will put the city in the position to have all meters ready for AMI implementation once we are in the position to do so.

It is recommended that we move towards full AMI in this manner as software implementation and annual software agreement costs would be greater than the cost of a staff person and only allow remote termination of the electrical service for a non-paying customer. In addition, there would be \$110,000 worth of charges that would likely be repeated by locating base stations on existing water tower structures that would need to be moved once replacement towers are operational. Staff has confirmed that the requested meter purchase would be the same regardless of full AMI implementation or radio read so we are putting ourselves in the best position to move forward. This tactful delay towards AMI implementation will allow for the City to have a grasp on development activities and allow for proper capital outlay planning in the next iteration of the Special Purpose Local Option Sales Tax [SPLOST] referendum.

A significant item of note is that while we are asking for approval of purchase of these meters, there is a high likelihood that we may not have all meters in hand until next fiscal year due to current order processing times.

Kendall Supply is the only provider of these meters in the State of Georgia and thus considered a sole source provider.

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

The total requested amount, which may spread into two budget years, is \$473,909 to be expended on utility meters. The funding would come from a mixture of utility fund budgeted line items as well as bond proceeds expressly included for the purchase of utility meters.

STAFF RECOMMENDATION (Include possible options for consideration)

Staff requests authorization to purchase needed water, gas, and electric meters from Kendall Supply in the amount of \$473,909.

HOGANSVILLE GEORGIA

Hogansville W, G, E Meter System		2021		2025
		Now	Growth	Future
	Water	1855	1508	3363
	Gas	1015	350	1365
	Electric	1766	1250	3016
		4636	3108	7744

Summary - Convert Meters to Radio Read

Water Meters				
520M	1067	\$144.00	\$153,648.00	Just install Transmitter to TR water meter
iperl	118	\$114.60	\$13,522.80	Replace Manual Read Water Meter with new
520M	118	\$144.00	\$16,992.00	
			\$207,573.00	
Electric Meters				
2S	706	\$130.00	\$91,780.00	Just figured all 2S form meters left
				Elec remote disconnect meter
Gas Meters				
100GM	520	\$132.00	\$68,640.00	Just figured all Residential meters left
	Total		\$367,993.00	

Summary - Aged Water Meter Replacement				
Water Meters below 69 Million ID (15 -20 yrs old)	900	\$	119.00	\$ 107,100.00

TOTAL ANNUAL BUDGET - Meter Upgrades

W,G,E Convert Meters to Radio Read	1	\$366,809.00	\$	366,809.00
Aged Water Meter Replacement	1	\$ 107,100.00	\$	107,100.00
			\$	473,909.00
		Allocated Money		
March 2021 to June 30, 2021	2021	\$	-	\$ 473,909.00
July 1, 2021 to June 30, 2022	2022	\$	-	\$ 473,909.00
July 1, 2022 to June 30, 2023	2023	\$	-	\$ 473,909.00

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

111 High St
Hogansville GA 30230
706-637-8629 | cityofhogansville.org

COUNCIL ACTION FORM

MEETING DATE: September 7, 2021 **SUBMITTED BY:** Jonathan Lynn

AGENDA TITLE: Discussion of LaGrange Water Sales Agreement

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)

The city is posed to have several thousand new residential units to be located within Hogansville in the next decade. This projected growth, along with water pressure issues, have increased the City's need to review and implement infrastructure upgrades to make sure that the highest level of service is provided to current and future members of our community. The first of these is the increased water line service area through the Bass Cross Road water line project, ground storage tank, and new elevated water tank at Granite Street.

This project and projected growth have allowed staff to be proactive in review of our current agreement dated September 17, 2007 with the City of LaGrange as it pertains to Water Sales, or purchase as it is in our case. Preliminary discussions have been had between our staff and LaGrange utilities staff along with Turnipseed Engineers. During this meeting, it was discussed about the potential for the city to increase our maximum daily amount from 350,000 gallons per day to 1,000,000 gallons per day, or 700 gallons per minute. There was no concern expressed from the City of LaGrange as to the ability to accommodate this increase through their existing capacity.

There have been no formal discussions regarding the drafting of an amendment to this effect, but staff would like to begin these discussions and have representatives draft an amendment to the existing agreement.

It is the goal of staff to have a draft back in front of respective elected bodies as soon as possible.

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

Item for discussion and no action to be taken.

STAFF RECOMMENDATION (Include possible options for consideration)

Item for discussion and no action to be taken.

VITAL RECORD

WATER SALES AGREEMENT

THIS AGREEMENT made and entered into on this the 17th of September, ²⁰⁰⁷~~2006~~, by and between THE CITY OF HOGANSVILLE, GEORGIA, a municipal corporation of Troup County, Georgia, hereinafter referred to as "Hogansville" and THE CITY OF LAGRANGE, GEORGIA, a municipal corporation of Troup County, Georgia, hereinafter referred to as "LaGrange".

WITNESSETH: THAT,

WHEREAS, Article IX, Section 3, Paragraph 1 of the Constitution of the State of Georgia authorizes "Intergovernmental Contracts" and authorizes any municipality or other political subdivision to contract with each other for the provision of services or for the joint or separate use of facilities or equipment providing the contract in question deals with activities, services, or facilities which both contracting parties are authorized by law to undertake or provide;

WHEREAS, LaGrange has capacity to produce excess potable water and Hogansville desires to contract with LaGrange to acquire a portion of its water needs for the period of time and according to the terms and conditions hereinafter specified;

NOW THEREFORE, for and in consideration of the sums of money hereinafter stipulated to be paid and the services to be rendered pursuant to the provisions hereof and in further consideration of the mutual promises made and benefits conferred, the parties hereto, do covenant and agree as follows:

1.

LaGrange shall sell to Hogansville at the delivery point hereinafter specified, potable water, treated to and in accordance with the required standards for drinking water quality as currently established and as from time to time revised by the Environmental Protection Division of the

700 1,000,000
Georgia Department of Natural Resources ("EPD"). The amount of water to be delivered shall not exceed ~~400~~ gallons per minute or ~~350,000~~ gallons per day ("Maximum Daily Volume") without the consent of LaGrange. The Maximum Daily Volume may be renegotiated at a future date should LaGrange's Production and Withdrawal Permit quantities be increased by the EPD. It is further agreed that the annualized volume of water delivered to Hogansville shall be a daily average of not less than 200,000 gallons per day ("Minimum Daily Average"), and in the event the amount of water actually consumed by Hogansville during such year shall be less than the Minimum Daily Average, Hogansville will pay to LaGrange the difference between the Minimum Daily Average and the actual water delivered based upon the rates applicable during such year. Day, as used herein, is defined to mean any day during the term of this agreement beginning at 12:00 o'clock midnight and continuing for the succeeding consecutive twenty-four (24) hour period.

2.

The delivery point for the water to be delivered by LaGrange to Hogansville pursuant to the provisions hereof shall be at the intersection of Industrial Drive and Bass Cross Road at the point of interconnect between the two systems. At said delivery point, LaGrange will provide a meter of sufficient size and design to accurately measure and meter water usage within the parameters set forth in Paragraph 1 hereof, such meter to be purchased and maintained by LaGrange at its sole expense. LaGrange shall, at all times during the term of this contract, maintain said meter in good operating condition and provide calibration reports of the meter to Hogansville upon request. If upon calibration, the meter is found to be less than ninety-nine percent (99%) accurate, the past six (6) months billing will be adjusted to correct any over or under billings.

LaGrange Water Sales Agreement

3.

Hogansville shall pay to LaGrange monthly during the term of this agreement, a sum which is equivalent to the Minimum Daily Average time an initial rate of \$2.50 per thousand gallons plus any usage above the Minimum Daily Average times an excess rate of \$2.10 per thousand gallons. This rate is based upon LaGrange paying for the installation of the water main between the LaGrange water system and the delivery point at a cost of \$1 million and Hogansville paying for the installation of the water main between the delivery point and the Hogansville water system. The initial rate will be adjusted using the actual capital cost paid by LaGrange for the water main extension and an amortization of 15 years and 4.5% per annum. It is understood and agreed by the parties that it is the obligation of LaGrange to maintain the water lines from the LaGrange water system to the delivery point and the obligation of Hogansville to maintain the water lines from the delivery point to the Hogansville water system.

4.

LaGrange will charge new customers connecting to its water system on Tin Bridge Road between Hamett Road and U.S. 29 the connection fee in effect for Hogansville and pay to Hogansville any positive difference between this connection fee and the connection fee in effect for LaGrange.

5.

The rates per one thousand (1,000) gallons specified in Paragraph 2 hereof are hereby designated as the "Initial Rate" and "Excess Rate". LaGrange may from time to time, and at any time during the term hereof increase or decrease the rates charged for water sold, provided however, that any rate adjustment made during the term of this agreement shall be adopted and approved by

the governing body of LaGrange and will be no greater than the average percentage rate change to all City of Lagrange water customers.

6.

As a part of the consideration of this agreement, Hogansville agrees that, prior to connecting with the LaGrange Water System and for the duration of this contract, it will operate its water system in accordance with and maintain such system in good standing under the applicable laws, rules and regulations of and in strict compliance with the conditions of its license and permit from the EPD for the operation and maintenance of a public water system. Hogansville shall promulgate and strictly enforce written regulations governing customer usage of water distributed in its system including but not limited to requirements, regulations and restrictions intended to prevent the back flow or connection with any facility, device or system that may pollute, interfere with or impair the quality of water provided by the Hogansville System.

7.

Hogansville anticipates continued use of some other sources of water and agrees, therefore, to install and maintain at all times during the contract term a backflow preventer at the delivery point. Hogansville shall and does hereby agree to indemnify and hold LaGrange harmless, and LaGrange shall and does hereby agree to indemnify and hold Hogansville harmless of and from any and all costs, including but not limited to any third party claims that may arise or result from diminished water quality.

Hogansville, as a wholesale customer of LaGrange, shall at all times comply with water use restrictions at the metering point as may be required by the LaGrange Water Conservation Plan, the same as and to the extent required of other LaGrange water customers. Hogansville and LaGrange

shall also, during the term of this agreement, enact, adopt and strictly enforce compliance with all applicable State and Federal codes, rules, and regulations.

8.

LaGrange shall at all times operate its treatment plant and distribution system in a reasonable and appropriate manner, consistent with its operating permits issued by EPD. It is understood and contemplated by the parties hereto that occasional failures or equipment, pressure loss, leaks, power failures and other force majeure causes and situations beyond LaGrange's control may render impractical or impossible, for LaGrange to maintain the water flows specified herein until the cause of interruption can be corrected or repaired. In the event of any such failure, the obligation of Hogansville to pay for minimum water as specified in Paragraph 3 hereof shall be suspended until service is restored. In the event of such failure or decrease in water flow, LaGrange will immediately undertake to remedy and correct, as expeditiously as possible, any such failure or decrease in water flow. Hogansville does hereby release LaGrange of and from any liability on account thereof and agrees to hold LaGrange harmless from any losses, damages, expenses, legal costs or attorneys fees incurred from any action or claim by one or more customers of Hogansville's water system relating to such interruption or decrease in water flow occasioned by force majeure or other reasons beyond the control of LaGrange.

9.

This Agreement shall commence and be effective upon the date of its execution, and be for an Initial Term of thirty (30) years. At the end of the Initial Term, this Agreement shall be automatically renewed for consecutive one year terms unless canceled in writing 60 days or more prior to the expiration of said Initial Term or subsequent one year terms.

10.

Invoices for water delivered shall be due and payable within thirty (30) days of the billing date. Payments made more than forty-five (45) days after the billing date shall bear interest at the rate of 12% per annum until paid.

11.

In addition to any and all other remedies now or hereafter available, in the event of a default in payment, after having given 30 days written notice to Hogansville of such default, LaGrange may disconnect its water system from the water system of Hogansville at the delivery point. Any such disconnection shall not at any time relieve Hogansville from the payment of or for any sums then due and outstanding together with interest thereon and for any other sums of money due in the future during the term of this agreement plus interest, including payment of the minimum water quantities specified in Paragraphs 1 and 3 hereof.

12.

This agreement is made and entered into pursuant to and shall at all times be interpreted and enforced under the laws of the State of Georgia.

13.

This agreement contains all of the provisions, agreements and understandings between the parties and may not be varied by any oral agreements or understandings of the parties and that all prior understandings for negotiations are included herein.

14.

No subsequent amendments, alterations or modifications of this contract shall be binding upon the parties unless in writing and executed by all parties.

15.

No delay or admission by the parties to exercise any right or power conferred hereby or accruing upon default shall impair any such right or power or be construed as a waiver of any right to exercise any such right or power.

16.

This agreement shall be executed in duplicate counterparts, each of which shall be considered an original. Approval of this agreement by the respective governing bodies of LaGrange and Hogansville shall be in a regular meeting of each such governing body and shall be spread upon the minutes of such meeting and shall contain authorization for execution of this agreement by the Mayor and attestation by the Clerk of each City and a certified copy of the minutes of each meeting shall be delivered to the other party at the time of execution.

IN WITNESS WHEREOF, the parties, acting by their duly authorized representatives have caused their respective names and seals to be hereunto affixed, in duplicate, on the day and year first above written.

(CORPORATE SEAL)

CITY OF LAGRANGE, GEORGIA (SEAL)

BY:

W. Jeff Pugh
Mayor

ATTEST:

Theresa H. H. H.
Clerk

(CORPORATE SEAL)

CITY OF HOGANSVILLE, GEORGIA (SEAL)

BY:

Jimmy Jackson
Mayor

ATTEST:

Steve Selby
Clerk

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

111 High St
Hogansville GA 30230
706-637-8629 | cityofhogansville.org

COUNCIL ACTION FORM

MEETING DATE: September 7, 2021 **SUBMITTED BY:** Jonathan Lynn

AGENDA TITLE: Discussion regarding donation of land for Hogansville Clock Park

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)

Discussion regarding donation of land for the Hogansville Clock Park.

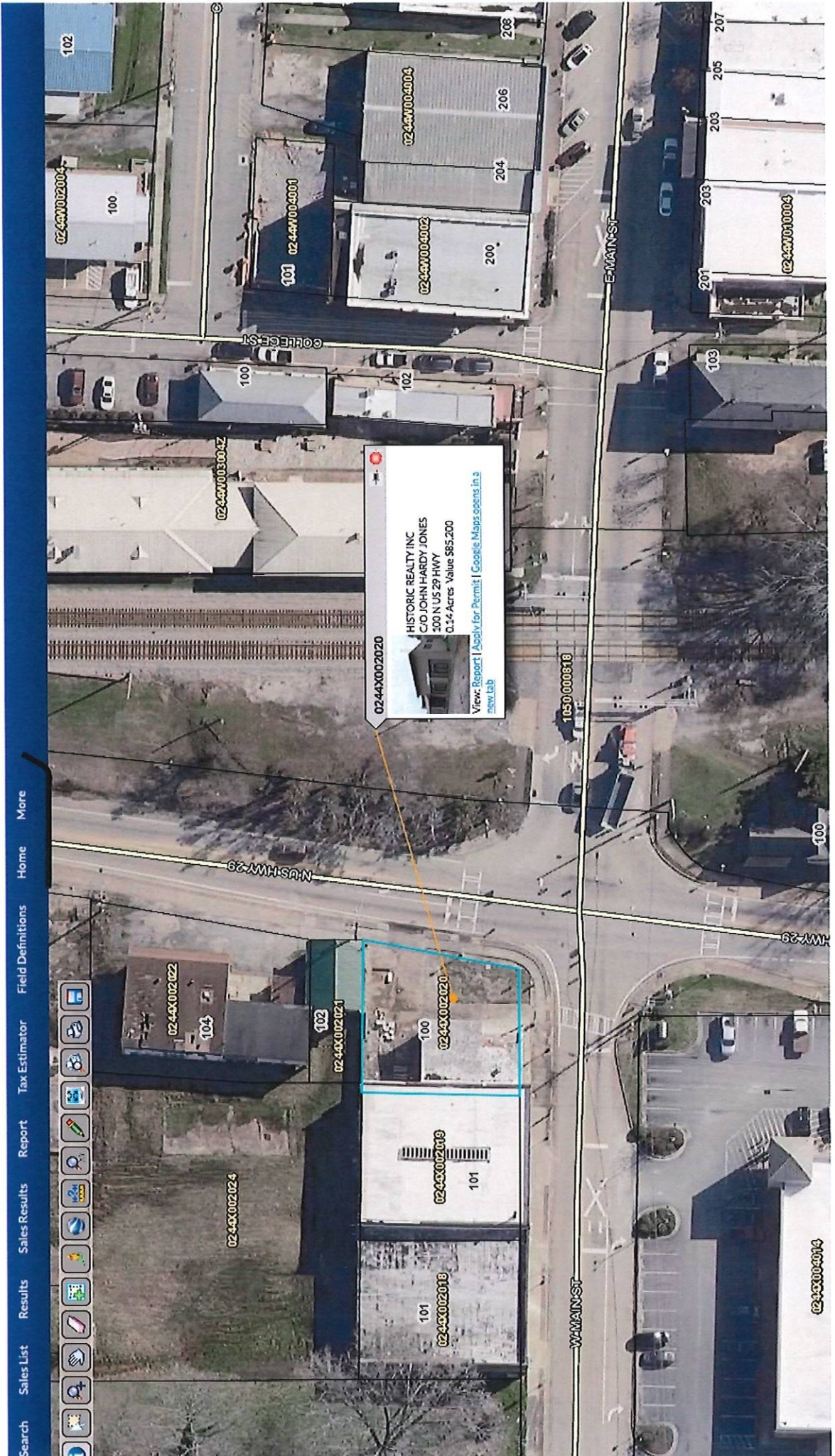
See attached map.

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

Item for discussion and no action to be taken.

STAFF RECOMMENDATION (Include possible options for consideration)

Item for discussion and no action to be taken.



Search

Sales List

Results

Sales Results

Report

Tax Estimator

Field Definitions

Home

More



0244X002020

HISTORIC REALTY INC
C/O JOHN HARDY JONES
300 N US 29 HWY
0.14 Acres Value \$85,200

[View Report](#) | [Apply for Permit](#) | [Google Maps opens in a new tab](#)

8/18/21

Subject: Mature Pecan Trees along the roadways of the Mill Village

This memo is in response to the City of Hogansville's request of a Certified Arborist to evaluate the Pecan trees growing along the streets in the Mill Village Community. Houses in this area are predominately smaller units built on smaller lots that are in close proximity to each other. Based on a visual inspection of the trees, the trees appear to be 30+ years old.

The trees in question are existing in a space between the sidewalk, street, and driveways of these lots that provide a dirt growing space of 4-6 feet in width. These are limiting factors that have an adverse effect on proper root growth. Pecan tree's root systems normally grow between 3-5 times the widths of the crown size. Roads, curbs, sidewalks, foundations, driveways, and other issues, seen or unseen, will limit or hinder proper growth of the root systems of mature pecan trees.

These trees grow to be 70+ feet tall, crown width over 60 feet, and the root system is limited to a 4-5 feet growing space. The root structure is not adequate to support all the functions needed for proper growth, support and maintenance of mature trees. Structural support being compromised by the limited space, increasing the chance of tree failure. These structural support issues also increase the likelihood of failure due to environmental factors (wind, rain, lightning, and ice). Nutrition required for proper growth and maintenance is being compromised by the limited area in which the tree can absorb needed nutrients. Soil compaction is also a limiting factor in proper root growth.

The roots of these trees have, and will, cause damage to sidewalks, streets, curbs, pipes and foundations. Root barriers are not a solution to the issues being caused by these trees and would only increase the failure rate of limbs or whole tree.

Concerns include tree damage to houses, vehicles, people, pets, and infrastructure. Mature pecan trees can grow to a height of 70+ feet, trunk diameters of 6 feet, and a crown width of over 60 feet that can impose a hazard to people, houses, vehicles, pets and infrastructure. Also due to the age of the trees in question, the main leaders/limb off the trunk are 12 to 18 inches in diameter. The main limbs in these trees are as big or bigger than most of the trees growing in our yards. Due to the diameter and length of the limbs, they create significant stress/pressure at the branch collar. Leaves and nuts only add to the stress loading of these leader/limbs at the connection points. Environmental factors also create a catalyst for structural failure in these mature trees.

Proper pruning in the early years of these trees could have helped resolve some of the issues with the larger limbs and helped with the weight distribution of these limbs. Pruning is not an acceptable solution to the present issues. Used now to resolve the problem, the result would be improperly pruned trees with massive cuts that would not heal and promote disease and rot throughout the trees.

Based on the targets (people, houses, vehicles, structures, pets and infrastructure) that each one of these trees pose a danger too, and on the limiting factors for proper root zones, it is my professional opinion that each of these trees be removed (immediately) and replaced with proper species for the

growth space. Examples would be Crape Myrtle, Weeping Cherry, Dogwood or Merlot Redbud Trees. These are just a few examples of trees that could thrive in the limited root zone space provided on the existing streets in question without creating a hazard to people or property.

Removal of the existing pecan trees from these areas will greatly reduce the present hazards to the community, and will help in limiting the liability exposure of the City of Hogansville.

Chuck Redmond

ISA Certified Arborist



CITY OF HOGANSVILLE 

CITY MANAGER'S REPORT

DATE SEPTEMBER 1, 2021

LETTER TO THE MAYOR AND COUNCIL

"THE ACHIEVEMENTS OF AN ORGANIZATION ARE THE RESULTS OF THE COMBINED EFFORTS OF EACH INDIVIDUAL"

-VINCE LOMBARDI

*Greetings Honorable Mayor and
City Council Members,*

*I am honored to present a summary of the City of Hogansville's
monthly administrative activities.*

*We are excited to be making progress on the Amphitheater
project and will be hosting our first event on September 17th at 6
PM. The event will include a free live concert, food trucks, and a
raffle comprised of prizes from local businesses. Due to the
approval of the entertainment ordinance voted on by City Council
last month, alcohol in 16 oz. plastic cups will be permitted. We
are incredibly eager for this event and hope to see you there.*

*Along with the amphitheater event, we are hosting both a
Diversity, Equity, and Inclusion Supervisor Training as well as a
Community Forum with elected officials and community
members. These trainings will be facilitated by GMA, and
**Hogansville will be the first Georgia city to host a
Diversity, Equity, and Inclusion Community Forum that
includes elected officials and community members.** GMA
will be doing a story to highlight Hogansville as the first
community to have this kind of event, so be sure to attend! The
Community Forum will take place at the Hogansville Public
Library on September 15th at 5:30 p.m.*



We have a lot of exciting events coming up in Hogansville and are enthusiastic about all that is happening throughout the community. Mark your calendars for the amphitheater event on September 17th at 6 p.m. and the Community DEI Forum on September 15th at 5:30 p.m. We encourage everyone to attend both of these exciting events and flyers with additional information can be found on the last two pages of this report.

On September 7th, the Chamber of Commerce will facilitate a ribbon cutting for Drive Bar, a Toptracer Driving Range and Beer Garden. In addition to the Chamber's ribbon cutting, the City of Hogansville will host a ribbon cutting for Drive Bar on September 11th at 11 a.m. Drive Bar is located at 218 Highway 29 North and are currently accepting reservations only.

Along with the ribbon cutting for Drive Bar, Hogansville's Business Connection Group celebrated their grand opening with a City ribbon cutting on August 14th. The Business Connection Group is located at 1873 E. Main St and is a space where businesses can come together to network and office space can be rented. The Business Connection Group is hosting a "Hogansville's Heroes Lunch Day" on October 12 from 11 a.m. to 3 p.m. where they are inviting City workers to enjoy a FREE chicken and waffles meal with a drink. Police, first responders, utility workers, City Hall employees, and City Council members are all invited.



WEEKEND
AT THE
WAVE



GET YOUR GROOVE ON.

COMMUNITY FORUM:

DIVERSITY, EQUITY &
INCLUSION



The City of Hogansville Invites You To An Open Discussion
Everyone is Welcome



SEPTEMBER 7TH;
5 PM

**WASTEWATER
TREATMENT PLANT
RIBBON CUTTING**

SEPTEMBER 7TH;
7 PM

**MILLAGE RATE PUBLIC
HEARING**

SEPTEMBER 7TH;
7 PM

CITY COUNCIL MEETING

SEPTEMBER 11TH;
11 AM

**DRIVE BAR RIBBON
CUTTING**

SEPTEMBER 15TH;
5:30-8:30 P.M.

**DEI COMMUNITY FORUM @
PUBLIC LIBRARY**

SEPTEMBER 17TH;
6 P.M.

AMPHITHEATER CONCERT!

OCTOBER 12TH;
11 AM TO 3 PM

**HOGANSVILLE HEROES
LUNCH DAY @ BUSINESS
CONNECTION GROUP**

September 1, 2021

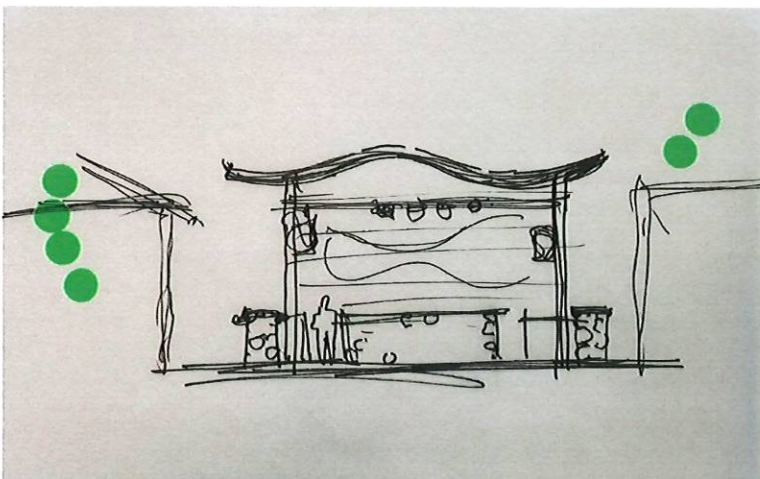
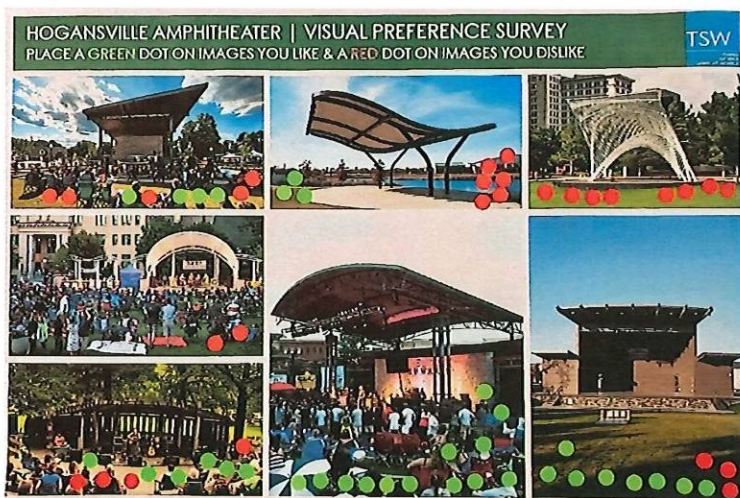
CITY SPOTLIGHTS: AMPHITHEATER & DEI TRAINING

**"DIVERSITY, OR THE STATE OF
BEING DIFFERENT, ISN'T THE
SAME AS INCLUSION. ONE IS A
DESCRIPTION OF WHAT IS,
WHILE THE OTHER DESCRIBES A
STYLE OF INTERACTION
ESSENTIAL TO EFFECTIVE
TEAMS AND ORGANIZATIONS"**

BILL CRAWFORD

When creating a community where everyone wants to work, live and play, it is essential to understand the importance of embracing equity and inclusion and celebrating differences. The overall goals of the DEI trainings and forum are for individuals of all ranges of diversity to feel safe to engage in community conversations, create a sense of belonging, and find ways to strengthen the Hogansville Community for the betterment of all. We hope to see you all at the DEI Community Forum on September 15th at 5:30 p.m.

In addition, we held a successful amphitheater design charrette on August 17th where community members attended and provided input on amphitheater visual preferences, name ideas, and more suggestions. TSW, the firm that was selected to lead the design concept planning services for the amphitheater, compiled the information from the charrette and are excited to be working on this project in Hogansville. Be sure to come to our kickoff event to show what the amphitheater has the potential to be on September 17th at 6 p.m.



COMMUNITY FORUM:

DIVERSITY, EQUITY & INCLUSION



*The City of Hogansville Invites You To An Open Discussion
Everyone is Welcome*

WHEN: SEPTEMBER 15TH @ 5:30 P.M.

WHERE: HOGANSVILLE PUBLIC LIBRARY

WHY:

When creating a community where everyone wants to work, live and play, it is essential to understand the importance of embracing equity and inclusion and celebrating differences. The overall goal is for individuals of all ranges of diversity to feel safe to engage in community conversations, create a sense of belonging, and find ways to strengthen the Hogansville Community for the betterment of all.



WEEKENDS AT THE WAVE



FREE CONCERT, FOOD
TRUCKS, AND MORE

FEATURING



FRIDAY, SEPTEMBER 17TH /
6 PM / FDR GREENWAVE
AMPHITHEATER

GET YOUR GROOVE ON.

