



City of Hogansville

City Council

Regular Meeting Agenda

Monday, February 6, 2023

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

Mayor: Jake Ayers	2025	Interim City Manager: Lisa E. Kelly
Council Post 1: Michael Taylor, Jr	2025	City Attorney: Alex Dixon
Council Post 2: Matthew Morgan	2025	Chief of Police: Jeffrey Sheppard
Council Post 3: Mandy Neese*	2023	
Council Post 4: Mark Ayers	2023	
Council Post 5: Toni Striblin	2023	* Mayor Pro-Tem

Regular Meeting – 7:00 pm

1. Call to Order – Mayor Jake Ayers
2. Invocation & Pledge

Consent Agenda

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

1. Approval of Agenda: Regular Meeting February 6, 2023
2. Approval of Minutes: Regular Meeting January 17, 2023

New Business

1. Two (2) Variance Requests – 102 Brazell Street

Interim City Manager's Report

Chief of Police Report

Council Member Reports

1. Council Member Taylor
2. Council Member Morgan
3. Council Member Neese
4. Council Member Ayers
5. Council Member Striblin

Mayor's Report

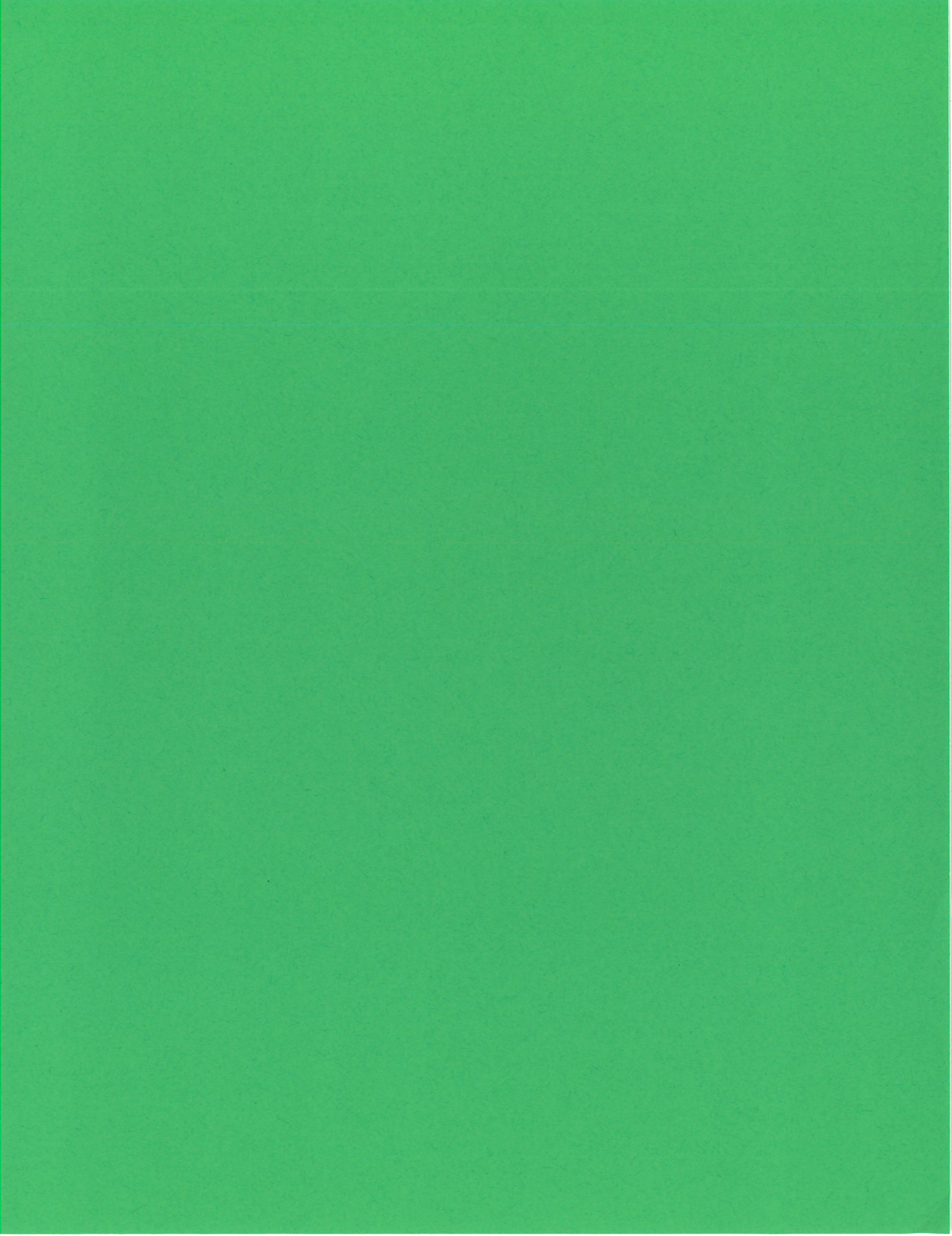
Executive Session

1. Personnel Exemption

Adjourn

Upcoming Dates & Events

- February 16, 2023 – 6:00 pm | Meeting of the Planning & Zoning Commission at Hogansville City Hall
- February 20, 2023 – 7:00 pm | Regular Meeting of the Mayor and Council at Hogansville City Hall
- February 21, 2023 – 6:30 pm | Meeting of the Hogansville Historic Preservation Commission at Hogansville City Hall





01/17/2023

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

Regular Meeting

Call to Order: Mayor Jake Ayers called the meeting to order at 7:00 pm. Present were Council Member Michael Taylor, Jr., Council Member Matthew Morgan, and Council Member Mandy Neese. Also present were Interim City Manager Lisa Kelly, Police Chief Jeff Sheppard, City Attorney Alex Dixon, and Deputy City Clerk LeAnn Lehigh. Council Members Mark Ayers and Toni Striblin were not present at tonight's meeting.

Mayor Jake Ayers gave the invocation and led the Pledge of Allegiance.

CONSENT AGENDA

Motion: Council Member Neese moved to approve the Consent Agenda. The motion was seconded by Council Member Taylor.

Motion Carries 3-0

PRESENTATIONS

1. *Employee Service Award – Jeffrey Sheppard – 15 Years*

Chief of Police Jeffrey Sheppard was honored with an Employee Service Award plaque for his service with the City for 15 years.

NEW BUSINESS

1. *Establish Election Qualifying Fees*

Motion: A motion was made by Council Member Taylor to adopt the Resolution to establish Council qualifying fees for three Council seats in the 2023 election. The qualifying fees would remain the same at \$108. The motion was seconded by Council Member Neese.

Discussion: None

Motion Carries 3-0

1. *Zoning Map Services for UDO*

Motion: A motion was made by Council Member Neese to approve the Intergovernmental mutual aid agreement with the City of LaGrange to provide an updated zoning map for the City of Hogansville UDO (Unified Development Ordinance) at a not-to-exceed amount of \$1,200.00. The motion was seconded by Council Member Morgan.

Discussion: None

Motion Carries 3-0

2. *Lake Jimmy Jackson Surveying*

Motion: A motion was made by Council Member Neese to award Mallet Consulting, who had the lowest bid, to provide the survey and geotechnical analysis required by National Conservation Resources Service for Lake Jimmy Jackson Park in an amount not-to-exceed \$37,800. The motion was seconded by Council Member Morgan.

January 17, 2023

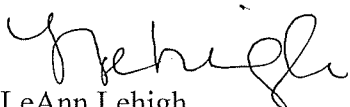
Discussion: The City's \$87,500 Land & Water Conservation matching grant for Lake Jimmy Jackson Park must be completed by November 16, 2023. Additional survey and geotechnical analysis is needed to determine the project's potential impact on the dam. The project can be funded from the Lake Jimmy Jackson grant and SPLOST.

Motion Carries 3-0

ADJOURNMENT

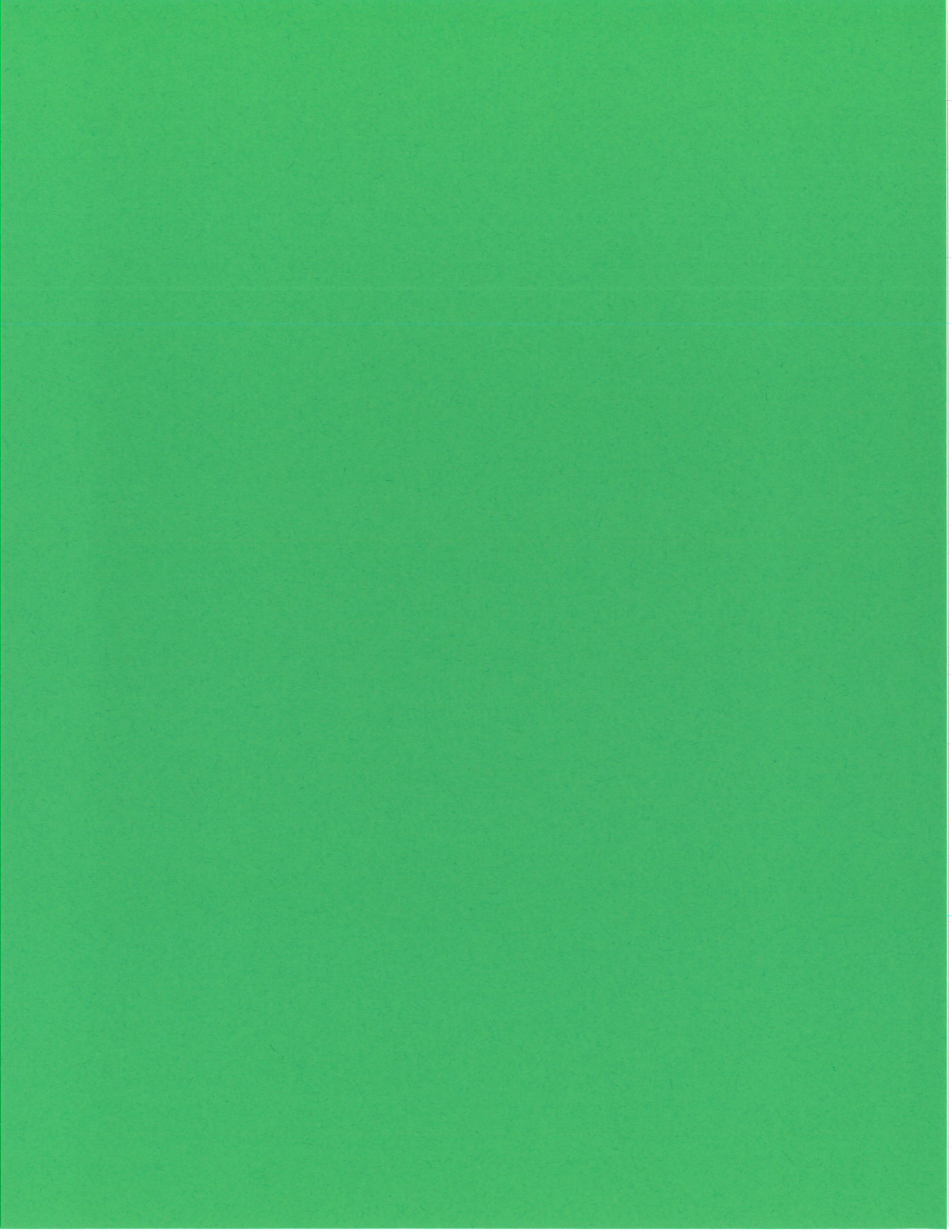
On a motion made by Council Member Neese and duly seconded, Mayor Jake Ayers adjourned the meeting at 7:30 pm.

Respectfully,



LeAnn Lehigh
Deputy City Clerk

January 17, 2023



CITY COUNCIL
Mayor Jake Ayers
Michael Taylor, Jr., Post 1
Mathew Morgan, Post 2
Mandy Neese, Post 3
Mark Ayers, Post 4
Toni Striblin, Post 5



City Manager - Open
Lisa Kelly, Interim City Manager
Alex Dixon, City Attorney

111 High St
Hogansville GA 30230-1196
706-637-8629 | cityofhogansville.org

COUNCIL ACTION FORM

MEETING DATE: January 17, 2023

SUBMITTED BY: Lynne Miller

AGENDA TITLE: 2 Variance Requests for 102 Brazell Street

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)

On December 15, 2022 the Hogansville Planning & Zoning Commission approved a minor subdivision request from Gayle Devereaux to divide her 10.27-acre lot at 102 Brazell into 2 lots. Because this would create a new landlocked lot at 102 Brazell Street, the P&Z also voted to recommend to City Council that Ms. Devereaux be granted a variance from the requirement that all lots front city streets, and also approved a 20' wide gravel access drive between 102 Brazell and 106 Brazell (which Ms. Devereaux also owns) that would give access from Brazell to the newly created 9.27-acre lot. On January 19, 2023 the P&Z Commission voted to recommend to City Council that Ms. Devereaux be granted a variance from the requirement that accessory buildings be at least 10 feet from property lines. This was because the proposed access drive will come within 5 feet of an existing barn at 102 Brazell St.

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

N/A

STAFF RECOMMENDATION (Include possible options for consideration)

Approve Hogansville Planning & Zoning Commission's recommendation that Ms. Devereaux be granted 2 variances at 102 Brazell: (1) Variance from the requirement that all lots front City streets, and (2) That accessory buildings be at least 10 feet from property lines. (The variance would be from the required 10 feet, to 5 feet instead.)

Dec 15, 2022



City of Hogansville, GA

Application for Zoning Variance

Property Owner Name Gayle Devereaux

Address 102 Brazell St, Hogansville 30230

Phone 404-372-3029 Email gayledevereaux@gmail.com

Address for which 102 Brazell St, Hogansville 30230
variance is requested

Nature of Variance Requested – Please be as specific as possible.

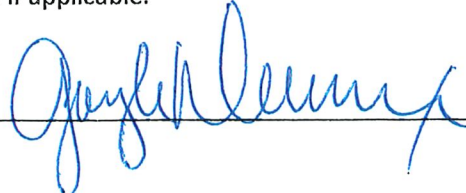
Request a variance from the requirement that residential lots must front a city street.

Please see attached pages for maps & additional explanation.

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.
- Locations of proposed buildings and land use.
- A legal description of the property.
- Setback distances.
- Parking spaces, if applicable.

Owner Signature 

January 19, 2023



City of Hogansville, GA

Application for Zoning Variance

Property Owner Name. Gayle Devereaux

Address 102 Brazell St, Hogansville 30230

Phone 404-372-3029 Email gayledevereaux@gmail.com

Address for which 102 Brazell St, Hogansville 30230
variance is requested

Nature of Variance Requested – Please be as specific as possible.

Request a variance from setback requirement between structure and property line. An existing garage on 102 Brazell St lot (Tract 1 on attached survey plat) is less than 10' from future driveway of new lot (Tract 3). New driveway will be 20' wide, giving a minimum 20' de facto setback to any future structure on Tract 2. Please see attached preliminary survey plat.

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.
- Locations of proposed buildings and land use.
- A legal description of the property.
- Setback distances.
- Parking spaces, if applicable.

Owner Signature 

This is to request a variance from the requirement that residential lots must front a city street.

Explanation:

102 Brazell Street (zoned R-1) has approximately 160' of frontage along Brazell Street, one dwelling, and 10 acres of land. I propose dividing the lot into 2 lots as described below and as shown on the attached plat map.

- 102 Brazell Street will become a smaller lot (maintaining the existing dwelling);
- The remaining 9+ acres will be a separate lot that can be developed in the future with an additional dwelling (or dwellings). So that those acres are not land-locked I propose creating a driveway between lots 102 and 106 which would run from Brazell Street west. The driveway would be 15' wide (or less), with approximately 20' of additional width to allow for utility access and landscaping. Creating the driveway will require demolishing a garage and 2 sheds as shown on the attached plat map.

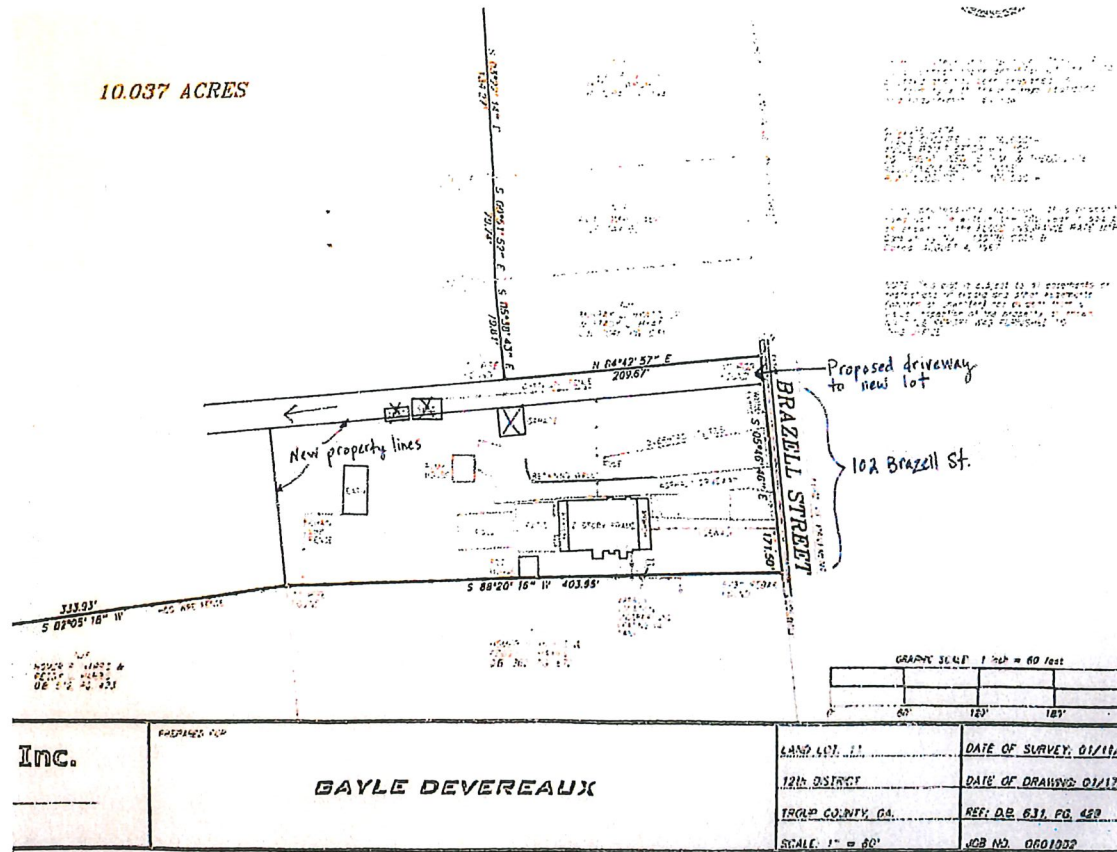
Since I currently own lots 102 and 106 (the lots on either side of the proposed driveway) installing a driveway will not affect any adjacent property owners. I am not requesting any change to the zoning of any of the property.

Because there is a need for additional housing in Hogansville, providing access to this acreage is in the public interest.

Thank you for your consideration.

Gayle Devereaux

Below is the survey done when I bought the 102 Brazzell St lot in 2006. The driveway to the proposed new land-locked lot is sketched in. The X's show structures that will be demolished to meet setback requirements.



The image below is from the Troup County qPublic.net site. 102 Brazell Street is outlined in blue. The land to the north and west is undeveloped.





Overview



Legend

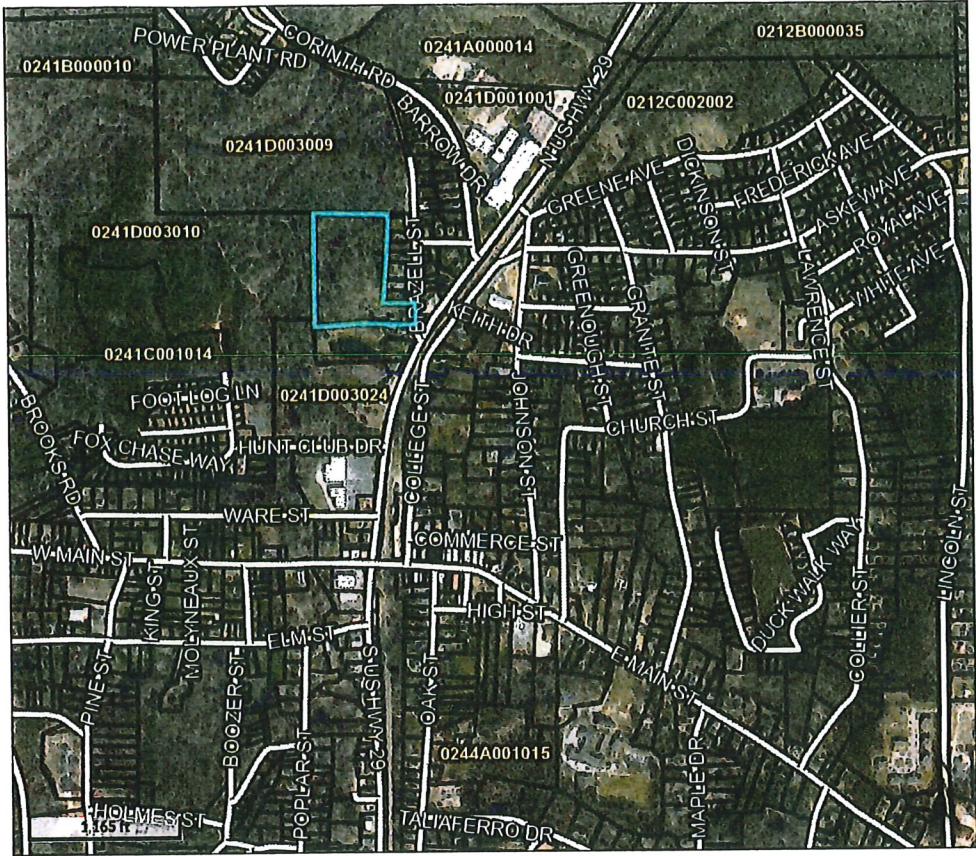
- Parcels
- Roads

Parcel ID	0241D003011	Owner	DEVEREAUX GAYLEL	Last 2 Sales			
Class Code	Residential		102 BRAZELL ST	Date	Price	Reason	Qual
Taxing District	18-HOGANSVILLE		HOGANSVILLE, GA 30230	1/24/2006	\$185000	FM	Q
City	HOGANSVILLE	Physical Address	102 BRAZELL ST	5/18/1993		F	U
Acres	10.27	Assessed Value	Value \$260300				
		Land Value	Value \$66600				
		Improvement Value	Value \$177200				
		Accessory Value	Value \$16500				

(Note: Not to be used on legal documents)

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
Developed by Schneider
 GEOSPATIAL



Overview



Legend

-  Parcels
-  Roads

Parcel ID	0241D003011	Owner	DEVEREAUX GAYLEL	Last 2 Sales			
Class Code	Residential		102 BRAZELL ST	Date	Price	Reason	Qual
Taxing District	18-HOGANSVILLE		HOGANSVILLE, GA 30230	1/24/2006	\$185000	FM	Q
City	HOGANSVILLE	Physical Address	102 BRAZELL ST	5/18/1993		F	U
Acres	10.27	Assessed Value	Value \$260300				
		Land Value	Value \$66600				
		Improvement Value	Value \$177200				
		Accessory Value	Value \$16500				

(Note: Not to be used on legal documents)

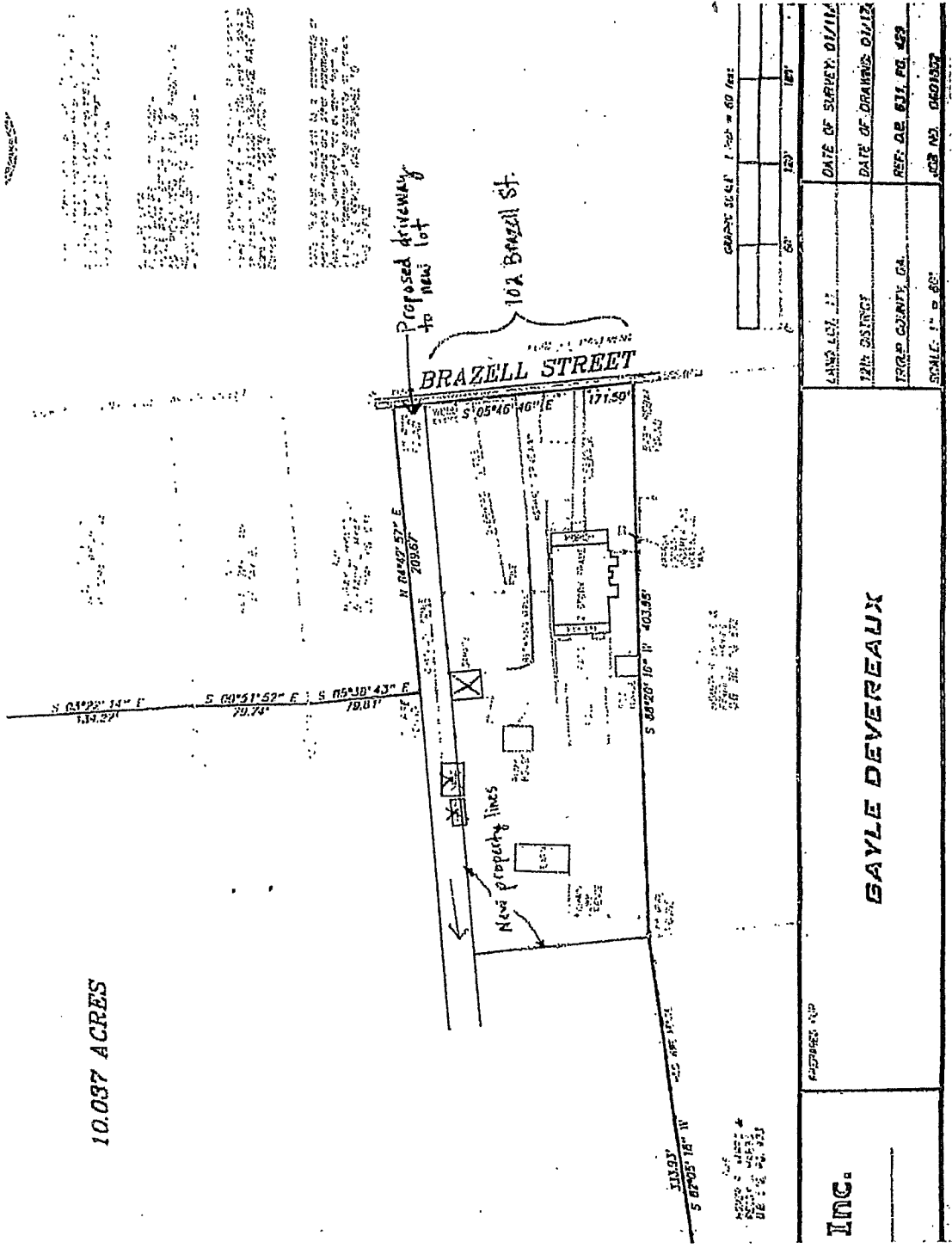
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Developed by  Schneider
 GEOSPATIAL

Attachment to Zoning Variance Application for 102 Brazell Street

November 2022

Below is the survey done when I bought the 102 Brazell St lot in 2006. The driveway to the proposed new land-locked lot is sketched in. The X's show structures that will be demolished to meet setback requirements.



Gayle Devereaux