



City of Hogansville
City Council
Regular Meeting Agenda
Monday, May 15, 2023

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

Mayor: Jake Ayers	2025	City Manager: Lisa E. Kelly
Council Post 1: Michael Taylor, Jr	2025	City Clerk: LeAnn Lehigh
Council Post 2: Matthew Morgan	2025	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

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 May 15, 2023
2. Approval of Minutes: Regular Meeting May 1, 2023
3. Approval of Minutes: Work Session Meeting May 1, 2023

Presentation

1. Aaron Fortner – Canvas Planning - UDO

Old Business

1. Bid Award – Royal Theater

New Business

1. 1st Reading – Unified Development Ordinance
2. Resolution – Municipal Competitive Trust
3. Creek Crossing Repairs #1-#5 – Crawford Grading

City Manager's Report

Chief of Police Report

Council Member Reports

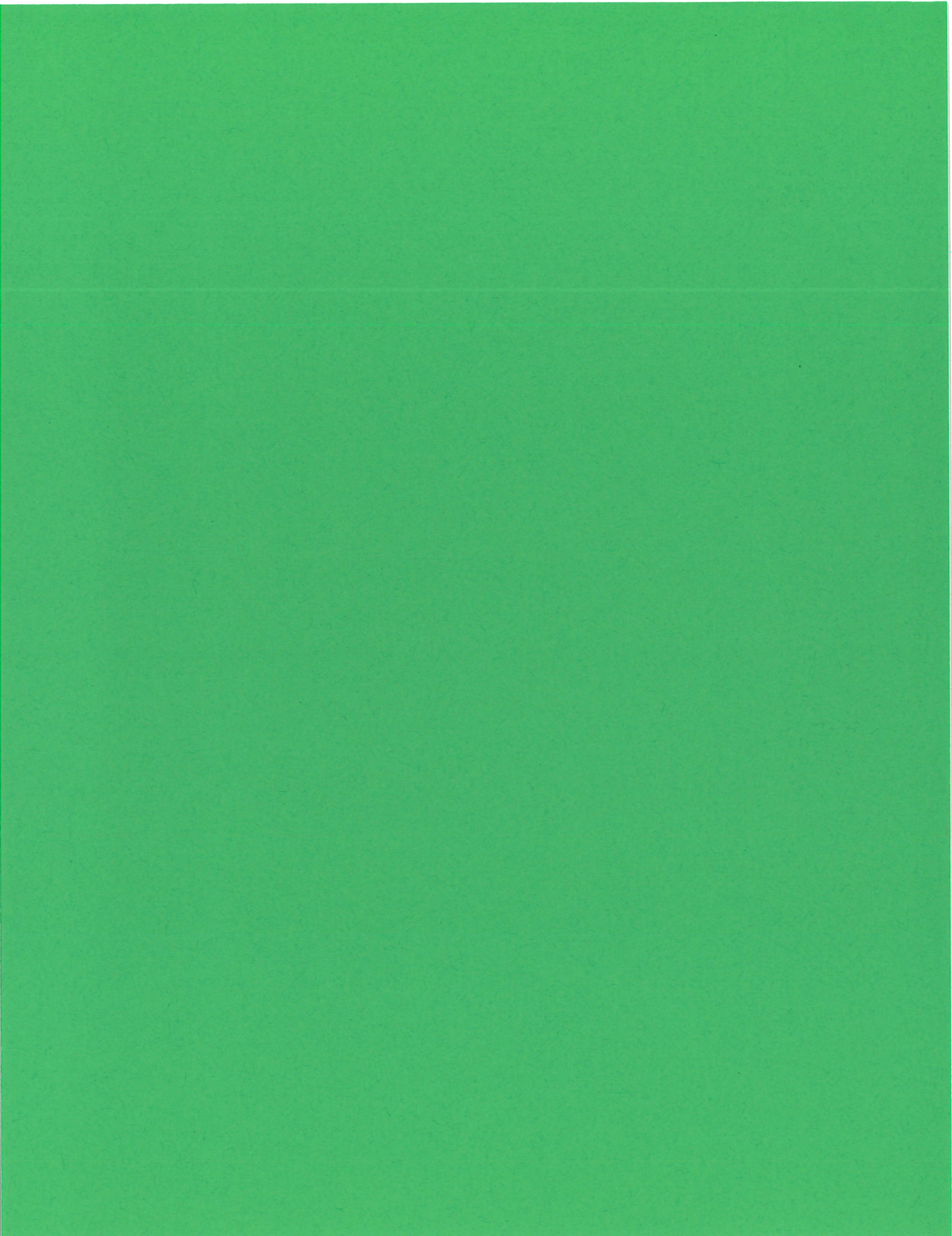
1. Council Member Taylor
2. Council Member Morgan
3. Council Member Neese
4. Council Member Ayers
5. Council Member Striblin

Mayor's Report

Adjourn

Upcoming Dates & Events

- May 16, 2023 – 6:30 pm | Meeting of the Historic Preservation Commission at Hogansville City Hall
- May 18, 2023 – 6:00 pm | Meeting of the Hogansville Planning & Zoning Commission at Hogansville City Hall
- May 20, 2023 – 5:00 pm | HGVL Alive After Five – Downtown Hogansville
- June 5, 2023 – 7:00 pm | Regular Meeting of the Mayor and Council at Hogansville City Hall





05/01/2023

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 7:02 pm. Present were Council Member Michael Taylor, Jr., Council Member Matthew Morgan, Council Member Mandy Neese, Council Member Mark Ayers, and Council Member Toni Striblin. Also present were City Manager Lisa Kelly, Police Chief Jeff Sheppard, City Attorney Alex Dixon, and City Clerk LeAnn Lehigh.

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

CONSENT AGENDA

Motion: Council Member Neese moved to approve the Consent Agenda, with an amendment to add Change Order – CDBG '21 under New Business. The motion was seconded by Council Member Taylor.

Motion Carries 5-0

PRESENTATION

1. Callaway Middle School Greenpower Race Team

Council Member Neese recognized the Callaway Middle School Greenpower Team. This is the first year Callaway Middle School has participated, led by Coach Kenya Buggs, who is a 1st-year ELA teacher at Callaway Middle School. A vast majority of the team are former Hogansville Elementary Greenwave students. The team is ranked 5th in the nation and are heading to Talladega to compete against 30 teams for the championship. Council Member Neese wants the students and coach to know that Hogansville supports them as they head to Talladega.

NEW BUSINESS

1. Resolution – MGAG Voting Delegate

Motion: A motion was made by Council Member Neese to adopt the Resolution that appoints Mayor Jake Ayers as the voting delegate on the Municipal Gas Authority of Georgia's Election Committee, and City Manager Lisa Kelly as alternate voting delegate. The motion was seconded by Council Member Ayers.

Discussion: None

Motion Passes – 5-0

2. Bid Award – Royal Theater

Motion: A motion was made by Council Member Taylor to table the bid award for the Royal Theater until the next Council Meeting on May 15, 2023. The motion was seconded by Council Member Neese.

Discussion: None

Motion Passes – 5-0

3. CDBG '21 Change Order

Motion: A motion was made by Council Member Neese to approve the CDBG '21 change order for the emergency repairs to Ware Street resulting from the flooding in March, in the amount of \$84,065 to Crawford Grading & Pipeline. The motion was seconded by Council Member Taylor.

Discussion: None

Motion Passes – 5-0

ADJOURNMENT

On a motion made by Council Member Neese and duly seconded, Mayor Jake Ayers adjourned the meeting at 7:47 pm.

Respectfully,



LeAnn Lehigh
City Clerk

May 1, 2023



05/01/2023

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

Work Session Meeting

Call to Order: Mayor Jake Ayers called the Work Session to order at 6:02 pm. Present were Mayor Jake Ayers, Council Member Michael Taylor, Jr., Council Member Matthew Morgan, Council Member Mandy Neese, Council Member Mark Ayers, and Council Member Toni Striblin. Also present were City Manager Lisa Kelly, Police Chief Jeff Sheppard, City Attorney Alex Dixon and City Clerk LeAnn Lehigh.

DISCUSSION ITEMS

1. CDBG '24

City Manager Lisa Kelly first discussed CDBG '21. She is asking for Council Approval to add a change order for Crawford Grading to provide emergency repairs to Ware St. in the amount of \$87,065. The repairs would extend the road edge, redefine the ditch line, widen the road and creek crossing, lower the pipes in the culvert.

City Manager then explained that due to serious deficiencies in the village area during flooding, and since the deadline to apply for CDBG '23 was not enough time to prepare the application this year, it was suggested by Allen Smith Consulting to wait to apply in 2024. This would give time to prepare the application to be able to target the worst areas Green Ave, Askew Ave, from Granite to Lawrence St. It would also target Brazell St, Carden St, and a portion Corinth Road.

2. Bid Award – Royal Theater

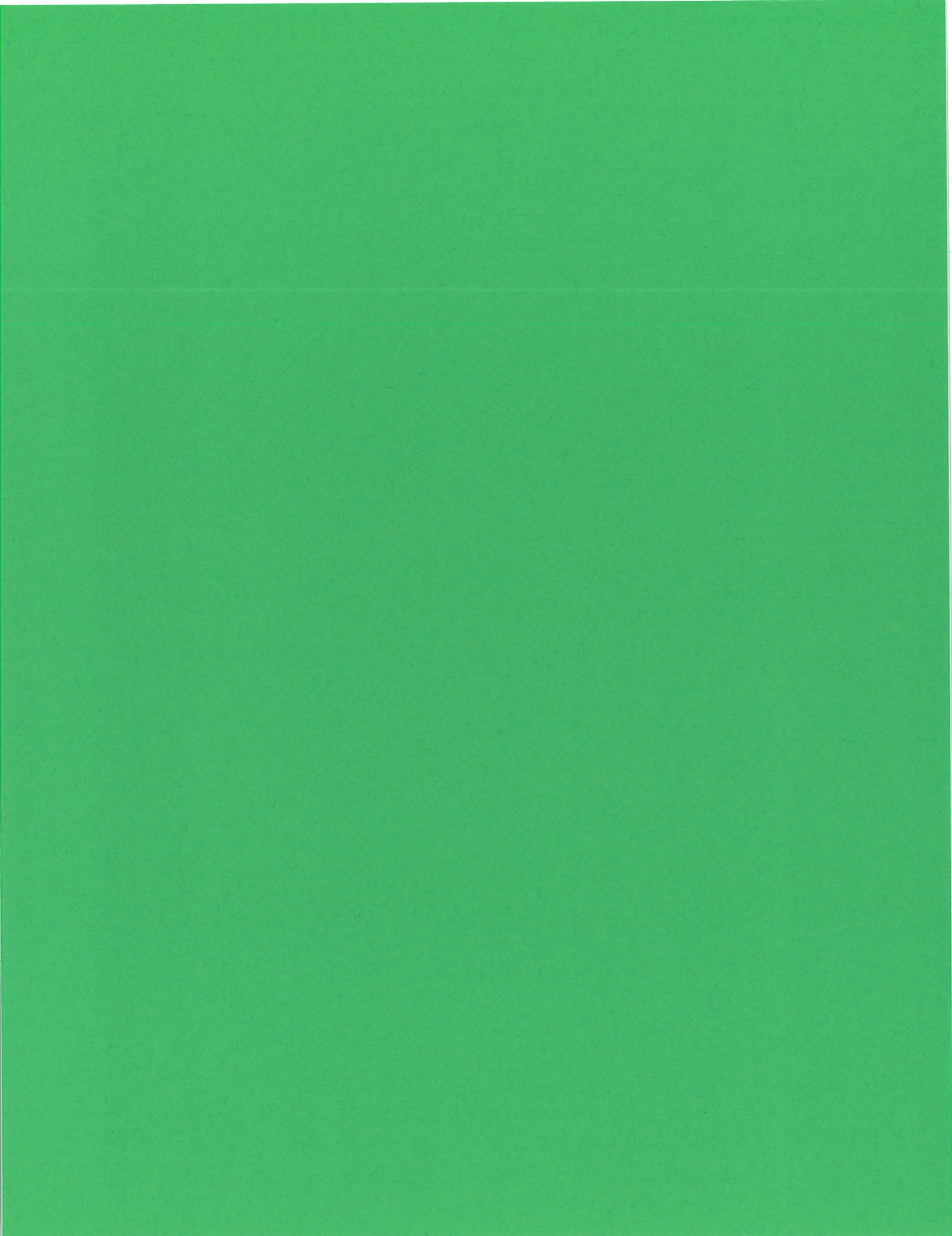
Two bids came in for the Royal Theater renovation. Principle Construction was the low bidder at \$2.24 million with all alternates included. Without alternates, the cost would be \$1.92 million. This does not include the film technology. The City has \$1.57 million to fund the project as of right now. Community Development Director Lynne Miller is working on grant applications to try to get more funding. If the City does not award the bid and start construction by June 10, we would lose a \$750k grant. Principle Construction has agreed to work with the City to do work in the amount of \$1.57 million, taking out some of the work until the City can fund the remaining amount. The City will need about \$1 million additional to fully fund the entire project. Council would like to request exactly what Principle Construction would take out and exactly what they would provide for the \$1.57 million before making the decision and to table the item until the next meeting.

ADJOURNMENT

Mayor Jake Ayers adjourned the Work Session at 6:54 pm.

Respectfully,

LeAnn Lehigh
Deputy City Clerk



UDO / OVERVIEW

DEVELOPMENT REGULATIONS

The UDO is a combination of the City Zoning Ordinance and all other development-related regulations contained within the current City Code of Ordinances. The new UDO combines all of these regulations together into a single ordinance. The existing Hogansville ordinances that will be combined into the new UDO are as follows:

Existing Development Regulations Moving into the UDO

- Chapter 14 Buildings and Building Regulations
- Chapter 34 Environment: Soil Erosion, Sedimentation and Pollution Control; Watershed Protection; Water Quality; Wetlands
- Chapter 42 Flood Damage Prevention
- Chapter 74 Signs
- Chapter 78 Solid Waste
- Chapter 83 Wireless Facilities and Antennas
- Chapter 84 Tree Preservation and Replacement Standards
- Chapter 86 Subdivisions
- Chapter 102 Zoning

Proposed UDO Outline

Chapter 102-A. Unified Development Ordinance Administration

- Article I. General Provisions
- Article II. Enforcement And Penalties

Chapter 102-B. Land Use And Zoning

- Article I. General Provisions
- Article II. Base Zoning Districts
- Article III. Special Zoning Districts
- Article IV. Zoning Provisions For All Districts
- Article V. Civic Design
- Article VI. Permitted And Prohibited Uses
- Article VII. Supplemental Use Standards
- Article VIII. Off-Street Parking
- Article IX. Off-Street Loading Standards
- Article X. Sign Regulations
- Article XI. Nonconforming Situations
- Article XII. Procedures
- Article XIII. Antennas And Towers
- Article XIV. Historic Preservation

Title 102-C. Development And Permitting

- Article I. Permitting Process
- Article II. Soil Erosion, Sedimentation And Pollution Control
- Article III. Watershed Protection
- Article IV. Water Quality
- Article V. Wetlands
- Article VI. Flood Damage Prevention
- Article VII. Solid Waste
- Article VIII. Tree Preservation And Replacement Standards
- Article IX. Subdivisions
- Article X. Buildings And Building Regulations

Title 102-D. Rules Of Interpretation And Definitions

- Article 102-D-1. Rules Of Interpretation And Definitions

UDO / NEW & CURRENT DISTRICTS

Proposed New Zoning Districts	Current Districts Being Replaced
ES-R, estate single-family residential district	R1
SU-R, suburban single-family residential district	R2, PUD
TN-R, traditional neighborhood low-density single and two-family residential district	R2
TN-MX, traditional neighborhood mixed use district	CR
CR-MR, corridor medium-density residential district	R3
CR-MX, corridor mixed use district	GC
DT-MX, downtown mixed use district	GC
G-RL, general rural district	RD
G-B, general business district	GC
G-I, general industrial district	GI
PUD, planned unit development special zoning district overlay	PUD district
Historic district special zoning district overlay	Historic district overlay
Downtown business special district overlay	Downtown business district overlay

UDO / DIMENSIONAL STANDARDS


SPACE DIMENSIONS	ES-R ¹²	SU-R ¹²	TN-R ¹²	TN-MX ^{1,10}	CR-MR	CR-MX ¹⁰	DT-MX	G-RL	G-B	G-I
Maximum number of primary dwellings (per lot)	1	1	1	N/A	N/A	N/A	N/A	1	N/A	N/A
Building coverage (Maximum % of lot area)	50% ²	50% ²	70% ²	80% ²	60% ²	80% ²	100%	50%	80%	80%
Lot size (Minimum, square feet)	14,000	8,000	5,000 ^{2,3}	None	None	None	None	1 acre	10,000	1 acre
Lot frontage (Minimum)	75' ¹¹	60' ¹¹	50' ^{2,11}	50' ²	50' ²	50' ²	None	100'	100'	100'
Building height (Maximum) ²⁴	35'	35'	40'	40'	40' ⁹	40' ⁹	40' ⁶	35'	40' ⁹	40' ⁹
Side yard (Minimum) ⁵	15' ²	10' ²	5' ²	None	10' ²	10' ²	None	20'	15'	15'
Street side yard (Minimum) ^{8,13}	10' ²	10' ²	5' ²	None	10' ²	10' ²	None	15'	10'	10'
Rear yard (Minimum) ^{8,13}	25' ^{2,7}	25' ^{2,7}	20' ^{2,7}	25' ²	25' ²	15' ²	None	40'	15'	15'
Front yard, Arterials & Collectors (Minimum) ^{8,13}	35' ²	35' ²	30' ²	25' ²	25' ²	25' ²	None	40'	40'	40'
Front yard, all other streets (Minimum) ^{8,13}	20' ²	20' ²	20' ²	25' ²	25' ²	25' ²	None	25'	25'	25'
Front yard (Maximum) ^{8,13}	None	None	None	40' ²	None	None	40' ²	None	None	None

1. Non-residential uses are further limited to 6,000 square feet per each individual use within buildings in this district.
2. Designated dimensional requirements may be adjusted to be consistent with the established character of the area.
3. Cottage Court developments in TN-R districts shall provide a minimum lot area of 10,000 square feet and individual Cottage Court lots within such developments shall provide a minimum lot area of 1,600 square feet.
4. Transitional height plane provisions also apply when next to incompatible districts or uses.
5. Townhouses shall be permitted to have zero-lot-line setbacks for individual units.
6. Maximum building heights within the DT-MX district may be further reduced by the Historic Preservation Commission.
7. Accessory structures in R districts shall be permitted to be located within 5 feet of a property line.
8. For Through Lots, the minimum and maximum setback requirements for Front Yards shall apply to both street frontages.
9. These Special Use Permits may be granted: Public/Institutional Uses -100 feet; Places of Worship - 75 feet; all other uses - 60 feet. Height increases require side/rear yard setback requirements be increased by the total dimension of increased building height.
10. Residential dwellings within CR-MX districts shall be required to be built in accordance with the space dimension standards and all other UDO regulations applicable to the ES-R, SU-R, or TN-R zoning districts.
11. Properties with a residential attached or detached front-facing garage shall have a minimum lot frontage of 50 feet.
12. Properties that are developed as single-family rental homes without individual lots for each dwelling shall utilize ES-R, SU-R, or TN-R dimensional standards to all buildings, structures, and developable lot areas within the development.
13. For residential dwellings front loaded garages, the minimum front yard setback shall also be the maximum front yard setback.

UDO / BUILDING TYPOLOGIES

BUILDING TYPES	ES-R	SU-R	TN-R	TN-MX	CR-MR	CR-MX	DT-MX	G-RL	G-B	G-I
Garage Apartment										
Backyard Cottage										
Cottage House										
Detached House										
Cottage Court										
Two-Family Dwelling										
Attached House										
Townhouse										
Walk-Up Flat										
Stacked Flat										
Single-Story Shopfront										
Mixed Use Building										
General Building										
Civic Building										
Manufactured Home										

 Designated building types permitted in the noted zoning districts.

 Cottage Houses within the designated zoning districts shall only be permitted within a Cottage Court development.



Garage Apartment



Backyard Cottage

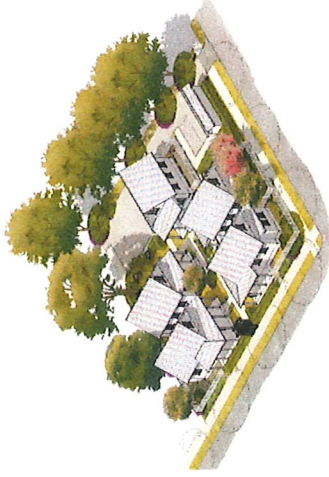


Cottage House

UDO / BUILDING TYPOLOGIES



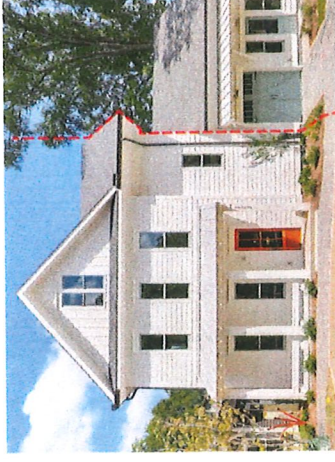
Detached House



Cottage Court



Two Family Dwelling



Attached House



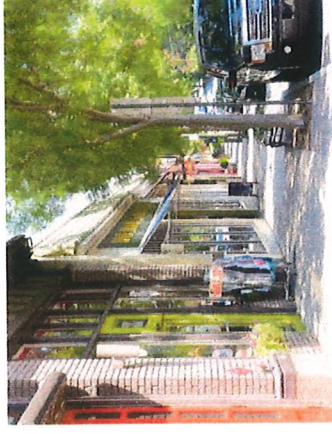
Townhouse



Walk Up Flat



Stacked Flat



Single Story Shopfront



Mixed Use Building



General Building



Civic Building

UDO / DESIGN STANDARDS

Building Architecture For All Uses

- Exterior building materials, excluding architectural accents or metal split seam roofing, shall be primarily brick, glass, wood, hardy plank, stucco, textured concrete masonry, cementitious fiberboard, or stone for all building facades, the sides of buildings perpendicular to the building façade, and for all portions of buildings viewable from a public right-of-way.
- Vinyl may be incorporated around the soffit, gables, eaves and window area for trim.
- Cementitious fiberboard lap siding shall only be permitted on buildings less than 4 stories.
- HVAC units shall be either physically located or screened with vegetative or fence buffer so as not to be visible from a right-of-way.

Additional Standards for ES-R, SU-R, and TN-R Districts

- Streetlights shall be required in type and number as determined by City.
- No duplicate exterior elevations (front facade designs) including similar massing shall be constructed on the same street within 125 linear feet in either direction, measured from the center of the front property line. The developer/builder will be responsible for providing documentation certifying compliance with this requirement prior to issuance of any building permit.
- Residential dwellings with front doors set back and recessed from all or a portion of the primary building façade shall provide a horizontal structural awning a minimum depth of 2 feet and a minimum length of 10 feet that connects the front door façade and area to the further extended primary building façade. Such structural awnings shall incorporate the roofing materiality of the principle structure, or a roofing material of similar or greater quality.

Additional Standards for CR-MR, CR-MX, AC-MR, and AC-MX Districts.

- Corrugated metal panels shall be permitted on a maximum of 25% of front building facades and side exterior building facades.
- Aluminum composite material panels are permitted without limitation.
- All elevations of the building should be designed in a consistent and coherent architectural manner. Where a change in material, color, or texture along the exterior side of a building is proposed, the demarcation of the change shall occur a minimum of 20 feet on both adjacent sides of the building or to the natural dividing point established by the physical plane of the building.
- Exposed roof materials for pitched roofs shall consist of asphalt shingles, standing seam metal roof or lap seam metal roofing panels, tile or similar roof materials.
- Pre-engineered color coated wall panels. Pre-engineered color coated wall panels with a 20-year color warranty shall be permitted on a maximum of 35% of exterior building facades.
- Multi-family dwelling units shall be independently served by interior stairways.

UDO / SPECIAL USE PERMITS

EXISTING SPECIAL USE PERMITS

The following uses **CURRENTLY** require a Special Use Permit when located in certain zoning districts ().

- Ambulance services (CR)
- Amusement parks (GC)
- Appliance sales and repair (CR)
- Athletic/health club and facilities (CR)
- Auto/motor vehicle racetrack (GC)
- Bakery/pastry shop (CR)
- Bank auto teller (CR)
- Bank or financial institution, full service (CR)
- Barbershop (CR)
- Beauty shop (RD, R1, R2)
- Bed and breakfast (RD, R1)
- Builder supplies and storage (CR)
- Building materials sales, supplies and storage (CR)
- Carpet and rug sales, floor covering and storage (CR)
- Cemetery (RD, R1, R2)
- Child care (RD, R1, R2, CR)
- Churches (RD, R1, R2, R3)
- Colleges (RD, GC)
- Commercial parking lot/garage (CR)
- Farming (R3)
- Garden landscape supplies (CR)
- Golf courses (RD, R1, R2)
- Government buildings (RD, R1, R2, R3) Junkyard (GI)
- Laundry (CR) Massage therapy (CR, GC)
- Nursery and greenhouse (RD)
- Park and recreation facilities (RD, R1, RR2, R3, GI)
- Personal care home (RD, R1, R2)
- Pet and dog grooming shop (RD, CR)
- Print shop (CR)
- Railroad station (CR)
- Restaurant, drive-in (CR)
- Roominghouse and boardinghouse (RD, R1, R2)
- Sewage treatment facilities (RD, R1, R2)
- Taxidermy (RD)
- Travel center (GC)
- Truckstop (GC)
- Wreckage services (GI)

UDO / SPECIAL USE PERMITS

PROPOSED SPECIAL USE PERMITS

The following uses **PROPOSED** to require a Special Use Permit when located in certain zoning districts ().

- Amusement and Recreation Industries (CR-MX, DT-MX)
- Assisted Living Facility, Nursing Home (CR-MR)
- Bed-and-Breakfast Inns (ES-R, SU-R, G-RL)
- Brewpubs, Microbreweries (TN-MX)
- Building Material, Garden Equipment Dealers (TN-MX)
- Cemeteries (ES-R, SU-R, G-RL)
- Child and Youth Services (CR-MX)
- Colleges, Universities, Professional Schools (CR-MX)
- Commercial and Industrial Machinery, Equipment (TN-MX)
- Commercial Community Garden (ES-R, SU-R, TN-R)
- Commercial Parking Lots, Parking Decks (TN-MX)
- Commissary Kitchens (CR-MX)
- Continuing Care Retirement Communities (CR-MR)
- Day Care (ES-R, SU-R, TN-R, TN-MX)
- Dormitories, Fraternities, Sororities (G-B)
- Dry Cleaning, Laundry Services (TN-MX)
- Event Centers, Commercial Entertainment (CR-MX, DT-MX)
- Farmers markets, Roadside markets/stands (CR-MX, G-RL)
- Junkyard, Salvage Yard (G-I)
- Kennels and Animal Boarding (G-RL)
- Massage, Spa Establishments (TN-MX, CR-MX, DT-MX, G-B)
- Monastery, Convent (CR-MR)
- Non-commercial Agriculture, Forestry, Fishing (CR-MR)
- Personal Care Home (ES-R, SU-R, TN-R, TN-MX, CR-MX, DT-MX, G-B)
- Pet Care, Veterinary Services (G-RL)
- Places of Worship (ES-R, SU-R, TN-R, TN-MX, G-RL)
- Remediation, Other Waste Management Services (G-I)
- Roominghouse, Boardinghouse (ES-R, SU-R, TN-R, CR-MR)
- Social Service Facilities (CR-MX, G-B)
- Taxidermy Services (G-RL)
- Warehousing (CR-MX)
- Waste Collection (G-I)
- Wreckage, Inoperable Vehicle Storage (G-I)

UDO SPECIAL USE PERMIT CRITERIA

1. *If the proposed plan is consistent with all of the requirements of the zoning district in which the use is proposed to be located.*
2. *Compatibility of the proposed use with land uses on adjacent properties and other properties within the same zoning district.*
3. *Adequacy of the ingress and egress to the subject property.*
4. *Consistency with the City's water and sewer systems.*
5. *Adequacy of public facilities and services, including stormwater management, schools, parks, sidewalks, and utilities.*
6. *If the proposed use will create adverse impacts upon any nearby properties due to noise, smell, and hours of operation.*
7. *If the proposed use will create adverse impacts upon any environmentally sensitive areas or natural resources.*

UDO / SUPPLEMENTAL USE PROVISIONS

SUPPLEMENTAL USE PROVISIONS

In addition to the civic design or building standards of the UDO, certain uses are assigned **SUPPLEMENTAL USE PROVISIONS** to ensure elevated standards are assigned to these uses. The following uses within the UDO have additional supplemental use provisions.

- Accessory Dwellings
- Cargo Containers
- Day Care
- Donation Bin
- Home Occupation
- Horse Stables
- Kennel and Animal Boarding, Hobby
- Livestock Raising
- Outdoor Dining
- Outdoor Display and Sales
- Outdoor Storage
- Poultry Raising
- Recreational Vehicle and Boat Parking (for Single-Family Dwelling uses only)
- Commercial Agriculture, Forestry, Fishing
- Commercial Community Garden
- Farmers markets, Roadside markets, Roadside stands
- Timber Harvesting
- Automotive Repair, Maintenance
- Bed-and-Breakfast Inns
- Cemeteries
- Commercial Parking Lots, Parking Decks
- Consumer Fireworks Retail Sales Facility,
- Retail Sales Stands
- Gasoline Stations
- Hotels, Motels
- Massage and Spa Establishments
- Mobile Food Vendors
- Open Yard Sales
- Pet Care, Veterinary Services
- Junkyard, Salvage Yard
- Motor Vehicle Towing
- Personal Storage
- Recreational Vehicle and Boat Storage
- Warehousing
- Elementary and Secondary Schools
- Places of Worship
- Dwellings, Manufactured Home
- Dwellings, Multi-family
- Dwellings, Single-family
- Dwellings, Townhome
- Dwellings, Two-family
- Social Service Facilities
- Assisted Living Facility, Nursing Home
- Personal Care Home
- Roominghouse, Boardinghouse
- Construction Field Office
- Open Air Seasonal Sales
- Real Estate Sales Offices, Model Homes
- Temporary Portable Storage Container
- Warming Center
- Yard/Garage Sales

UDO / SHORT TERM VACATION RENTALS & CARGO CONTAINERS

SHORT TERM VACATION RENTAL PROVISIONS

- Definition. An accommodation for transient guests where, in exchange for compensation, a residential dwelling that is provided for lodging for a period of time not to exceed 30 consecutive days. Short term vacation rental shall not include any residential dwelling not regularly offered for rental, which shall be defined as any residence offered for rental less than 14 days in any given calendar year.
- Must obtain the proper business licenses to operate a short term vacation rental.
- Amplified music is prohibited outside after 10:00 p.m.
- No parking within the public right-of-way.
- Exterior lighting shall be designed to prevent spillover onto adjacent property.
- Unless lower occupational limits are required by the Fire Marshal after inspection of the dwelling unit, the number of overnight occupants shall not exceed two (2) persons per bedroom plus two (2) additional persons per residence, but in no case shall exceed 15 overnight per total. Additional non-overnight guests are permitted up to the same amount as the occupancy limit. For example, a three (3) bedroom home could have up to eight (8) overnight occupants and eight (8) additional guests. Children three (3) and under do not count against these numbers.

CARGO CONTAINER PROVISIONS


- Allowed as an accessory use in ES-R, SU-R and TN-R districts. Allowed as a permitted use in CR-MX and G-I districts.
- Cargo containers shall not be permitted to be placed within a front yard.
- Cargo containers shall be permanently and fully screened from view from all adjacent properties, with either opaque fencing material 1 foot higher than the height of the cargo container or planted landscape material that within 6 months of installation is 1 foot higher than the height of the cargo container and which is opaque.
- Placement of cargo containers shall comply with all applicable building and setback lines. No more than 1 permanent cargo container shall be allowed per lot, regardless of lot size.
- Cargo containers within the CR-MX and G-I districts shall only be allowed on a temporary basis on lots of less than one (1) acre, but not for greater than 90 days. Neither a permit nor screening shall be required for the placement of a temporary cargo container.
- Cargo containers utilized for a principal use within CR-MX and G-I districts shall be permitted and shall be classified as a Single Story Shopfront building type.

UDO / DETACHED DWELLING SIZES

BUILDING TYPES	ES-R	SU-R	TN-R	TN-MX	CR-MR	CR-MX	DT-MX	G-RL	G-B	G-I
Garage Apartment										
Backyard Cottage										
Cottage House										
Detached House										
Cottage Court										
Two-Family Dwelling										
Attached House										
Townhouse										
Walk-Up Flat										
Stacked Flat										
Single-Story Shopfront										
Mixed Use Building										
General Building										
Civic Building										
Manufactured Home										

- **Garage Apartment**
1,600 sqft max
- **Backyard Cottage**
1,600 sqft max
- **Cottage House**
750 sqft min
250 sqft min (SUP required)
- **Detached House**
1,500 sqft min
- **Cottage Court**
10,000 sqft min (total site)
1,600 sqft min (individual lots)

 Designated building types permitted in the noted zoning districts.

 Cottage Houses within the designated zoning districts shall only be permitted within a Cottage Court development.





PRINCIPLE
CONSTRUCTION

May 9, 2023

Mrs. Lisa Kelly
City Manager
City of Hogansville
111 High Street
Hogansville, Georgia 30

Re: The Royal Theater

Dear Lisa:

Per your request, we offer the following scope of work (Phase One) to meet the current budget of \$1.5 million.

1. Perform lead abatement throughout entire building.
2. Complete all work to renovate the Lobby (Room 100), Ticket Booth (Room 101), Concessions (Room 102), Women (Room 104), Stair (Room 105), Men (Room 106), Storage (Room 112), Stair (Room 113).
3. Complete the basement unisex restroom (Room 005).
4. Frame all wood stairs in lobby and basement and walls shown on drawings to allow for MEP (mechanical-electrical-plumbing) rough-in.
5. Install all doors and hardware in main lobby and concession area (Room 102) to close-off these areas from Vestibule (Room 108). This includes doors 101, 102, 103, 104, 106, 108A, 108B, 108C, 112, 113.
6. Repair and paint walls, ceiling, handrails at existing lobby stair 105.
7. Install all HVAC units and ductwork throughout building with the following exceptions:
 - a. Exclude exhaust fans at balcony restrooms (Rooms 202 and 203).
 - b. Exclude ACU3 unit at Project Room 204.
8. Electrical rough-in will be for all interior work throughout the building. No exterior rough-in is included in this phase.
9. Stage lighting is not included in this phase. Conduit and wiring is included for future stage lighting.
10. No balcony work is included except for MEP rough-in. No work is included at the balcony Men's or Women's restrooms (Rooms 202 and 203).
11. No exterior work including signage, spire, sealing of brick/stucco, exterior stairs, concrete pad, or exterior doors except Door 113.
12. Plumbing scope of work in this phase is same as originally bid except for no work in balcony restrooms Rooms 202 and 203.

COMMERCIAL | HEALTHCARE | INDUSTRIAL • LAGRANGE | COLUMBUS



PRINCIPLE
CONSTRUCTION

We propose to perform the above scope of work (Phase One) for \$1,540,000.00.

We are available to meet to discuss the scope any time. Please call me if you have any questions at: Mobile 706-616-7898 | Office 706-407-2525.

Sincerely,

PRINCIPLE CONSTRUCTION

Brent D. Conrad

Brent D. Conrad
Senior Estimator



AN ORDINANCE

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF HOGANSVILLE TO AMEND THE CODE OF THE CITY; TO AMEND THE CODE AS TO DELETE THEREFROM CHAPTER 102-ZONING AND CHAPTER 14-BUILDINGS AND BUILDING REGULATIONS, CHAPTER 34-ENVIRONMENT; CHAPTER 42-FLOOD DAMAGE PREVENTION, CHAPTER 74-SIGNS, CHAPTER 78-SOLID WASTE, CHAPTER 83-WIRELESS FACILITIES AND ANTENNAS; CHAPTER 84-TREE PRESERVATION AND REPLACEMENT STANDARDS AND CHAPTER 86-SUBDIVISIONS, AND INSERTING IN LIEU THEREOF A NEW CHAPTER 102 TO BE KNOWN AS THE HOGANSVILLE UNIFIED DEVELOPMENT ORDINANCE; TO MODIFY THE EXISTING ZONING ORDINANCE AND MAP OF THE CITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE SEPARABILITY; TO FIX AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

THE MAYOR AND COUNCIL OF THE CITY OF HOGANSVILLE, GEORGIA HEREBY ORDAIN AS FOLLOWS:

SECTION 1:

That the Code of the City of Hogansville is hereby amended by deleting therefrom Chapter 102-Zoning in its entirety and the following Chapters: Chapter 14-Buildings and Building Regulations, Chapter 34-Environment: Soil Erosion, Sedimentation and Pollution Control; Watershed Protection; Water Quality; Wetlands; Chapter 42-Flood Damage Prevention; Chapter 74-Signs; Chapter 78-Solid Waste; Chapter 83-Wireless Facilities and Antennas; Chapter 84-Tree Preservation and Replacement Standard and Chapter 86-Subdivisions; and inserting in lieu thereof a new Chapter 102 to be entitled "Hogansville Unified Development Ordinance." The text of the Hogansville Development Ordinance is attached hereto as Exhibit "A" and the Zoning map is attached as Exhibit "B."

SECTION 2:

All parts, sections, paragraphs, sentences, clauses, and phrases of this Ordinance are each hereby declared to be severable and if any such part, portion, section, clauses, or phrase of this Ordinance shall be declared unconstitutional or otherwise invalid by a court of competent jurisdiction, such invalidity shall not affected any remaining parts, portions, sections, paragraphs, sentences, clauses, or phrases thereof and the Mayor and Council of the City of Hogansville hereby declare that had they

known that any such provision was or would be invalid, they would not have adopted that portion or part of the Ordinance but would have nevertheless adopted the remaining portions thereof.

SECTION 3:

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 4:

This ordinance after adoption by the Council and approval by the Mayor shall become effective at 12:01 A.M. on June 6, 2023. Any application foiled before said effective date and time shall be governed by the now existing provisions found in the Code of the City of Hogansville.

INTRODUCTED AND FIRST READING: _____

SECOND READING AND ADOPTED/REJECTED: _____

SUBMITTED TO MAYOR AND APPROVED/DISAPPROVED: _____

BY: _____

Mayor

ATTEST: _____

City Clerk



**Resolution of
City of Hogansville**

WHEREAS, the City is a Beneficiary of the Municipal Competitive Trust (the “Trust”) that MEAG Power established as of January 1, 1999; and

WHEREAS, pursuant to the terms of the Trust, the City is allowed to transfer certain funds between accounts and withdraw certain funds from accounts by written direction to MEAG Power and the Trustee; and

WHEREAS, by official action of the City, a City official was delegated authority to make deposits to the Trust and to communicate City decisions with respect to the Trust to MEAG Power and the Trustee; and

WHEREAS, in order to improve the notification process, MEAG Power has requested that all written directions communicating City decisions with respect to the Trust be executed by two independent City officials; and

WHEREAS, the City, after due consideration, has determined that such procedural changes are in the best interest of the City.

NOW, THEREFORE, BE IT RESOLVED that henceforth Mayor Jake Ayers and City Manager Lisa Kelly (together, the “Authorized Officials”) are authorized to communicate City decisions with respect to the Trust by jointly executing written directions to MEAG Power and the Trustee; and

FURTHER RESOLVED that the City hereby authorizes the Authorized Officials to execute, and the City [Clerk/Secretary] to attest and deliver, certificates specifying the names, titles, term of office and specimen signatures of the Authorized Officials and other certificates and documents that MEAG Power may require from time to time to effect the purposes of the Trust and this Resolution.

This the 15th day of May, 2023.

ATTEST:

City Clerk
[SEAL]

INCUMBENCY AND SIGNATORY CERTIFICATE

I, the undersigned, **LeAnn Lehigh**, DO HEREBY CERTIFY that I am the duly appointed and acting City Clerk of the City of Hogansville (the "City"). I HEREBY FURTHER CERTIFY that the below named persons have been duly appointed or elected, as applicable, have been qualified, are duly holding the offices set opposite their names on this day and the signatures set opposite their names are their genuine signatures:

<u>Name</u>	<u>Office</u>	<u>Term Expires</u>	<u>Signature</u>
Jake Ayers	Mayor	12/31/2025*	_____
Lisa Kelly	City Manager	At the Pleasure of Council*	_____

IN WITNESS WHEREOF, I have hereunder subscribed my name and affixed the official seal of the City this 15th day of May, 2023.

[SEAL]

By: _____

Its: City Clerk

- * Examples: (1) At the pleasure of the Council; or
(2) Month, day and year (i.e. December 31, 2018)



GRADING & PIPELINE, INC.
 (770) 927-0413 Office (770) 927-2533 Fax
 1505 Dunlap Road, Luthersville, GA 30251
 www.crawfordgrading.com

Proposal

Submitted To: Mark Hammond
City of Hogansville
wwp@cityofhogansville.org

May 9, 2023

Job Name	Job Location	Plan Information
Culvert Repair Quote	Hogansville, Ga	N/A

SCOPE OF WORK

Description	Quantity	Unit of Measure
<u>CULVERT CROSSING #1</u>		
CLEANOUT CULVERT PIPES	1	LS
DIG WASHED OUT ROCK FROM DOWSTREAM AND PLACE ALONG BANK	1	LS
CULVERT #1 TOTAL:		\$350.00
<u>CULVERT CROSSING #2</u>		
CLEANOUT CULVERT PIPES	1	LS
DIG WASHED OUT ROCK FROM DOWSTREAM AND PLACE ALONG BANK	1	LS
CULVERT #2 TOTAL:		\$900.00
<u>INSTALL NEW CULVERT CROSSING BETWEEN #2-3</u>		
INSTALL NEW 36" CMP	20	LF
USE EXISTING DIRT ON SITE FOR ROAD	1	LS
CULVERT #3 TOTAL:		\$1,850.00
<u>CULVERT CROSSING #3</u>		
INSTALL NEW 48" CMP	20	LF
CLEANOUT CULVERT PIPES	1	LS
DIG WASHED OUT ROCK FROM DOWSTREAM AND PLACE ALONG BANK	1	LS
BROKEN CONCRETE SIZE-34'S	1	LOAD
CULVERT #3 TOTAL:		\$4,250.00

Description	Quantity	Unit of Measure
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CULVERT CROSSING #4

INSTALL NEW 60" CMP IN CREEK	30	LF
CLEANOUT CULVERT PIPES	1	LS
MOVE OVER CULVERT PIPES AWAY FROM BANK WITH TREE	1	LS
DIG WASHED OUT ROCK FROM DOWSTREAM AND PLACE ALONG BANK	1	LS
BROKEN CONCRETE SIZE-34'S	2	LOADS
BROKEN CONCRETE FOR RIP-RAP	2	LOADS

CULVERT #3 TOTAL: \$9,550.00

CULVERT CROSSING #5

INSTALL NEW 36" CMP	30	LF
CLEANOUT CULVERT PIPE	1	LS
DIG WASHED OUT SILT FROM CREEK AND BUILD UP ROAD	1	LS
BROKEN CONCRETE SIZE-34'S	2	LOADS
BROKEN CONCRETE FOR RIP-RAP	1	LOAD

CULVERT #3 TOTAL: \$5,300.00

GRAND TOTAL: \$22,200.00

PROJECT NOTES:

- 1) ALL CULVERT PROJECTS ARE TO BE DONE AT THE SAME TIME.
- 2) WE ARE ONLY MOBILIZING ONCE.
- 3) ANYTHING NOT LISTED ABOVE IS EXCLUDED FROM THE QUOTE.
- 4) GRASSING AND EROSION CONTROL NOT INCLUDED.
- 5) IF THE QUOTE IS APPROVED, WE WILL NEED TO HAUL IN THE BROKEN CONCRETE SOON AS POSSIBLE.

Notes:

Price does not include permits, bonds, license, engineering, staking, surveying, silt fence, clearing, landscaping, pavement, testing, curb or sidewalk replacement unless noted above. Rock Excavation is \$100.00 per Cubic Yard. Minimum Rock Excavation Fee is \$5,000.00

This Proposal may be withdrawn if not accepted within 30 days.
If any additional testing or any intermediate testing is required, then an additional fee will be charged.

To accept this quotation, sign here and return: _____

INVOICE PROPOSAL

Date: 10-12-2022

CONTRACTOR/CLIENT

Name: City of Hobansville

Address: Attn: Mr Mark Hammond

Start Date: ASAP

Phone: Email: WWPPerkyofHobansville.org

Completion Date: 3 days
Weather Permittings

From: _____ To: Sewer line

Material: Pipes & Rip Rap

Number of Loads: _____ Tonnage: _____

1. _____
2. 2-loads of Type 3 Rip Rap
3. 5x 40 inch x 30' Corruged Pipes Installed
4. Clear 5 drainage pipe areas and rebuild as
5. discussed with Mr Hammond.
6. _____

TOTAL COST \$ 23,100 ~~tax~~

TERMS: Net 30

RATE OF WORK:

MISCELLANEOUS WORK:

Advance: _____

Hourly

Dump

Draw: _____

B.T. Job

Spread

Final Payment: _____

4 HOUR MINIMUM

Other Repair

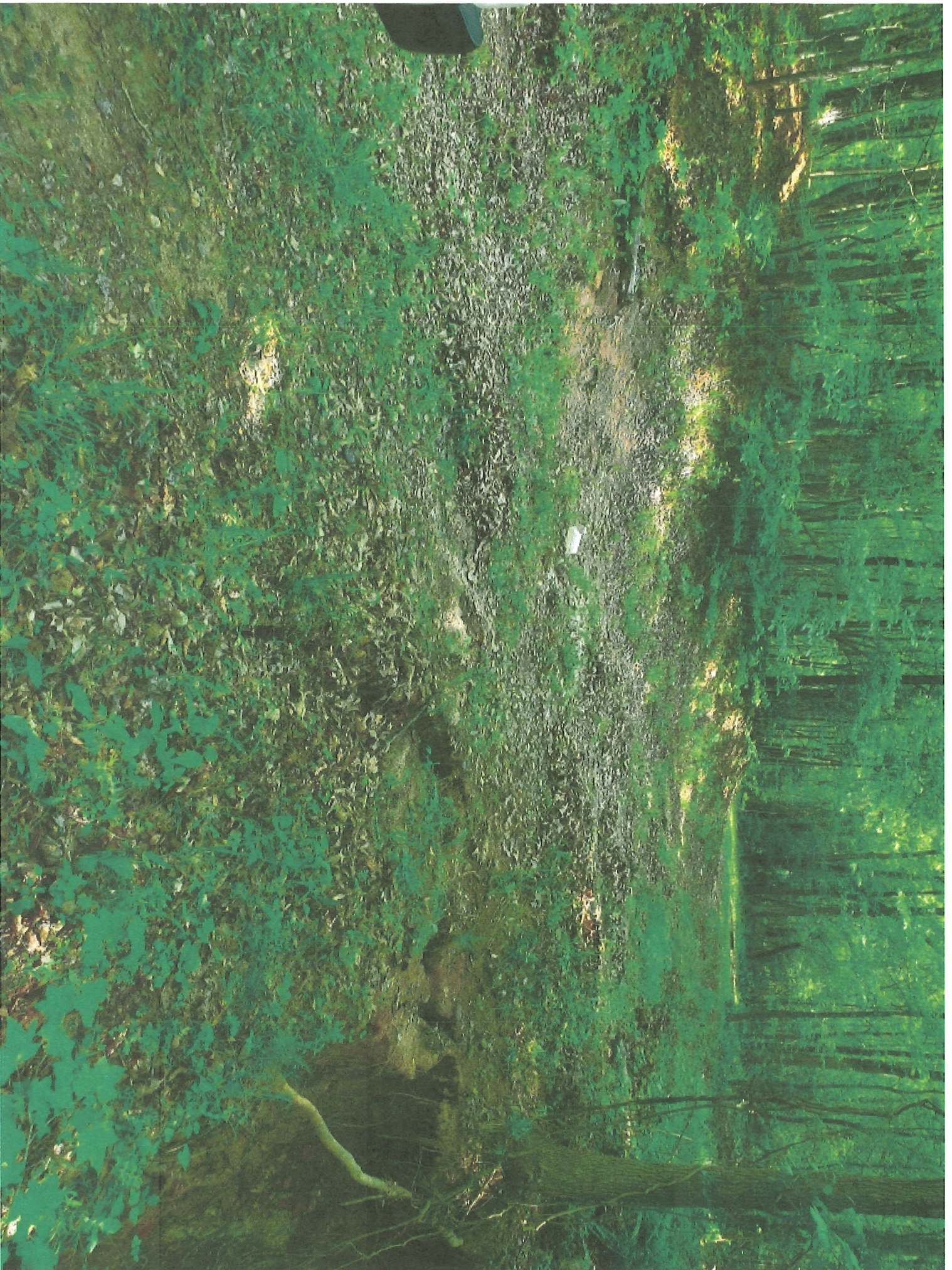
ACCEPTANCE OF PROPOSAL: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Crossing #1





Crossing #2



Between #2 & #3 Crossing

Crossing #3



Crossing #4



Crossing
#5

