City of Hogansville

City Council

Public Hearings and Regular Meeting Agendas

Monday, November 6 – 7:00 pm

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*	Assistant City Manager:	**Niles Ford**
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*	City Clerk:	***LeAnn Lehigh***
Council Post 5:	***Toni Striblin***	*2023*	* Mayor Pro-Tem	

Public Hearing – 7:00 pm

Public Hearing to Hear Citizen Comments on the Sign Variance Request for Sunset on Main

Public Hearing – Immediately Following Sign Variance Public Hearing

Public Hearing to Hear Citizen Comments on the Variance Request for Brooks Road Manufactured Home

Regular Meeting – Immediately Following Public Hearings

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 November 6, 2023
2. Approval of Minutes: Regular Meeting October 16, 2023

Presentations

1. Proclamation – Retired Educators Day
2. Michelle Hollis – State Instructor and District 3 Assistant of the Year
3. Brandon Rettke – Hummingbird Festival
4. Miss Troup County Teen – Katie Neufeld

Executive Session

1. Litigation Exemption

Old Business

1. 2nd Reading and Adoption – Ordinance - Text Amendment – UDO

New Business

1. Sign Variance Request – Sunset on Main
2. Variance Request – Brooks Road Manufactured Home
3. Ante Litem
4. Royal Theater Change Orders 1-4
5. Royal Theater Notice to Proceed - Phase 2

City Manager's Report

Chief of Police Report

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

HOGANSVILLE
GEORGIA

City Manager – Lisa Kelly
Assistant City Manager – Niles Ford
City Attorney – Alex Dixon

111 High St
Hogansville GA 30230-1196
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COUNCIL ACTION FORM

MEETING DATE: November 6, 2023 **SUBMITTED BY:** Lynne Miller LSM

AGENDA TITLE: Sign Variance Request for Sunset on Main

CLASSIFICATION (City Attorney must approve all ordinances, resolutions and contracts as to form)

☐ Ordinance (No. _____) ☐ Contract ☐ Information Only ☐ Public Hearing

☐ Resolution (No. _____) ☐ Ceremonial X Discussion/Action ☐ Other

BACKGROUND (Includes description, background, and justification)

Dustin and Lauren Koritko are seeking a sign variance for their new slush and ice cream shop on E. Main Street. City zoning does not allow roof signs. The request is to place a sign on the awning of the applicant's building; said sign would extend approximately 12-18 inches above the building roof, but not to the height of the taller buildings that flank the Koritko's shop. Property owners are Travis and Keisha LeMay, who have given written permission for this variance request. After considering various sign shapes and sizes, both the Historic Preservation Commission and the Hogansville Planning Commission have unanimously endorsed the Koritko's choice of a 10-foot "surfboard" sign as most legible and complementary to the building's exterior architecture. The Koritkos will return to the City with lighting plans when finalized, but there are no plans to direct lights toward the street.

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

No budget impact.

STAFF RECOMMENDATION (Include possible options for consideration)

Staff recommends that City Council approve the 10-foot "surfboard" shaped variance sign request for 205 E. Main Street as unanimously recommended by the Hogansville Planning Commission on October 19, 2023.

CITY OF HOGANSVILLE
VARIANCE REQUEST
STAFF ANALYSIS AND REPORT

DATE: 11/6/2023
TO: Hogansville Mayor and City Council
FROM: Lynne Miller, Planning and Development Director
RE: Sign Variance Request – Sunset on Main
205 E. Main Street, Hogansville
Tax Map No. 0244W010006
Applicants: Dustin and Lauren Koritko
Property Owners: Travis L. and Keisha D. LeMay

REQUEST:

Dustin and Lauren Koritko are seeking a sign variance for their new slush and ice cream shop on E. Main Street. City zoning (Unified Development Ordinance) does not allow roof signs. The request is to place a sign on the awning of the applicant's building; said sign would extend approximately 12-18 inches above the building roof, but not to the height of the taller buildings that flank the Koritko's shop.

LOCATION:

The property is located along the south side of East Main Street, in the downtown core, Tax Map No. 0244W010006, City of Hogansville, Troup County.

SITE:

The site is 0.06-acre in size. The site's one-story brick building replaced a wooden structure that burned in 1888. The c. 1900 brick building has 2 windows with the front door between them, all 3 openings with semi-circular fan lights. The building has a large awning running the width of the structure. Formerly a dry cleaner and alterations business.

ZONING:

The property is zoned DT-MX – downtown mixed use. Surrounding properties are also zoned DT-MX.

COMPREHENSIVE PLAN:

The City of Hogansville's adopted 2021-2041 Comprehensive Plan and the Plan's Character Area (Future Land Use) map place this site within the City's Downtown Area, with includes and supports a wide range of uses, foremost among them: retail, restaurant, public parks and recreation, public schools, doctor offices, live-work units and government buildings.

EXISTING LAND USES:

Adjacent uses are listed below:

WEST:	203 E. Main is to the adjacent, immediate west. This is a two-story building owned by Pioneer Depot LLC. Gradually developing downtown tenancy.
EAST:	207 E. Main is to the adjacent and immediate east. Sunshine Rentals with limited business at present.
NORTH:	Sidewalk and SR 54/East Main Street, with downtown businesses across the street.
SOUTH:	Oak Street public parking lot.

UNIQUE CHARACTERISTICS:

The structure is dwarfed by the buildings to its immediate right and left.

REQUIREMENTS FOR VARIANCES:

1) There are extraordinary and exceptional conditions to the particular piece of property in question because of its size, shape or topography. *The subject property is wedged between taller buildings and those buildings' parapet walls.*

2) Such conditions are peculiar to the particular piece of property involved. *Yes.*

3) Such conditions are not a result of any action of the property owner. *These conditions are not a result of any action of the property owner.*

4) Denial of this variance would create unnecessary hardship. *Denial would not create a hardship nor keep the shop from doing business.*

5) Relief, if granted, would not cause a substantial detriment to the public good or impair the purposes and intent of the City of Hogansville Zoning Ordinance. *It would not.*

The sign variance request meets 4 of the 5 variance standards. Approval is recommended. The hardship factor (Standard 4) would be economic only. However, the request is compatible with the City's Downtown District, provided that the proposed sign does not extend above the building rooflines to the east and west.

The recommendations made herein are the opinions of the City of Hogansville staff and do not constitute a final decision. The Hogansville City Council makes the final decision on all Variance Applications at its regularly scheduled meetings.

DT-MX - Downtown Mixed Use

TROUP COUNTY
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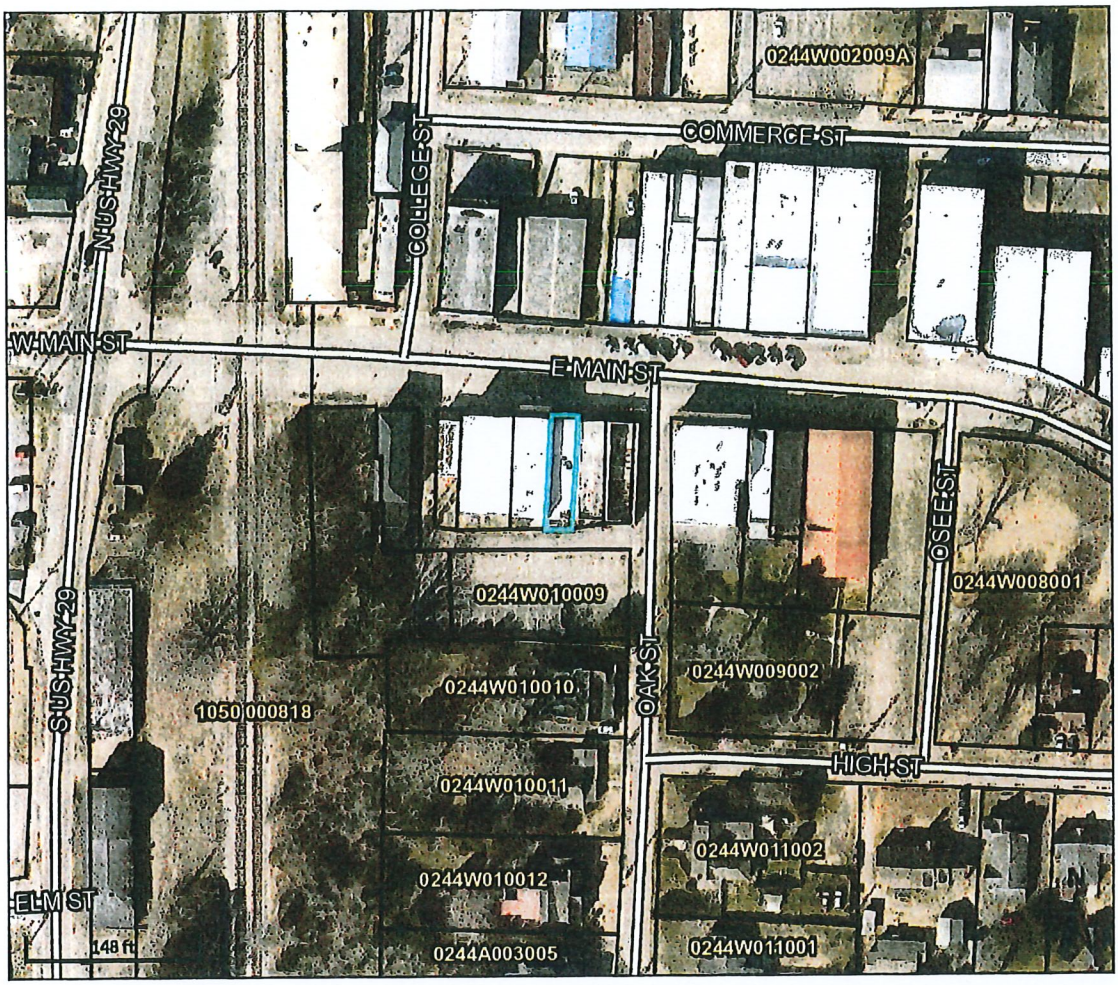
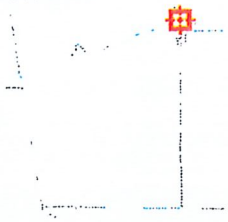


Overview



Legend

- Parcels
- Roads

Parcel ID	0244W010006	Owner	LEMAY TRAVIS L SR & KEISHASTARRED	Last 2 Sales			
Class Code	Commercial		3469 OLD DURAND RD	Date	Price	Reason	Qual
Taxing District	18 - HOGANSVILLE		GREENVILLE, GA 30222	11/20/2020	$40000	FM	Q
City	HOGANSVILLE			11/19/2020		QC	U
Acres	0.06	Physical Address	205 E MAIN ST				
		Assessed Value	Value $84800				
		Land Value	Value $8000				
		Improvement Value	Value $76800				
		Accessory Value					

(Note: Not to be used on legal documents)

Date created: 10/4/2023
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Photographs – October 11, 2023

Looking north

Looking northeast

Looking northwest

Looking west

(R)
12TH

HOGANSVILLE
GEORGIA

City of Hogansville, GA

Application for Zoning Variance

Property Owner Name Travis LeMay

Address 1196 Perkins Rd.

Hogansville Zip 30230

Phone 678-395-1708 Email itrapga k9@gmail.com

Address for which variance is requested 205 E. MAIN ST

Zip 30230

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

SIGNAGE & LIGHTING ON STOREFRONTS

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

HOGANSVILLE
GEORGIA

City of Hogansville, GA

Zoning Variance Checklist

Property Owner Name Travis LeMay

Address for which variance is requested 205 E. Main St.

	By	Date
Application received		
Application fee received		
Conditions described (See instructions)		
Complete property sketch attached		
Statement(s) from adjacent property owners		
Scheduled for Planning & Zoning action		
Planning & Zoning action taken		
City Council action taken		

City decision Approved ☐ Denied ☐

HOGANSVILLE
GEORGIA

Zoning Variance Application Instructions

A variance will be authorized upon application to the City of Hogansville Planning and Zoning Commission in specific cases where such variance will not be contrary to the public interest and when owing to special conditions a literal enforcement of the provisions of the Zoning Ordinance will result in unnecessary hardship. An application for a variance must be completed and signed by the applicant. Attach the following to the application:

1) An application fee of $150.
2) A statement outlining the reason for the request listing what extraordinary and exceptional conditions exist with the property in question because of its size, shape or topography, or that a literal enforcement of the ordinance would create an unnecessary hardship, or that there are peculiar conditions involved and that if the variance is granted it would not cause a substantial detriment to the public good. See Requirements for Variances, below.
3) A sketch of the property showing all the items outlined on the application.
4) Statements from adjacent property owners in support of the variance.

The Planning and Zoning Commission will consider the application within seven days of submission. In order that any questions that arise may be answered, your presence at the hearing will be required. It is the practice of the Commission to deny any application where the applicant is not present. Witnesses may be called, and the applicant has the right to question any witness.

The Commission may, at its sole discretion, include any condition, requirement or limitation to a variance which may be necessary to protect adjacent property owners and the public good. If at any time after the variance has been issue, the zoning administrator or building inspector finds that the conditions imposed and the agreements made have not been or are not being fulfilled by the holder of the variance, the variance shall be terminated.

The final decision to grant a zoning ordinance shall be made by the Hogansville City Council after hearing the recommendation of the Planning ad Zoning Commission. Any appeals of the variance decision shall be taken to the proper courts.

REQUIREMENTS FOR VARIANCES:

A. The variance request arises from a condition that is unique and particular to the land, structures and buildings involved.

B. The variance is necessary because of the particular physical surroundings, size, shape or topographical condition of the specific property involved that would result in unnecessary hardship for the applicant; as distinguished from a mere inconvenience, if the provisions of the Unified Development Ordinance (UDO) were literally enforced.

C. The condition requiring requested relief is not ordinarily found in properties with the same zoning district designation as the subject property.

D. The condition is created by the regulations of the UDO and not an action or actions of the property owner or the applicant.

E. The granting of the variance will not impair nor injure other properties or improvements in the neighborhood in which the subject property is located, nor impair an adequate supply of light or air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, create a hazard to air navigation, endanger the public safety or substantially diminish or impair property values within the neighborhood.

F. The variance is the minimum variance that will make possible the reasonable use of the land, building or structures.

G. The variance designed will not be opposed to the general spirit and intent of the UDO or the purpose and intent of the Comprehensive Plan.

I Travis LeMay am in favor of Sign on building Stacking over Roof line.

Oct. 11, 2023

October 10, 2023

Hogansville City Council
Hogansville Planning and Zoning Commission
Hogansville Historic Preservation Commission

Thank you for an opportunity to present our company's request for signage and lighting at 205 E. Main St. Sunset on Main is requesting to place signage on the awning above the store front that will break the roofline. We are also asking for lighting that will be directed at the sign for nighttime visibility, but will be added at a later time. This will be in addition to a vertically oriented sign on the store front at street level.

The proposed sign has been professionally designed and will be installed by a sign company, adding much needed visibility. Based on best location, aesthetics, and visibility, we think the sign will extend approximately 12-18" above the roofline, but not exceeding the rooflines of either adjoining building. Not only is our roof considerably lower than the roof to our right as seen from the street, but our building face has a spectacular awning that provides protection from the weather for customers. We believe the sign is tasteful and will add a charming touch to Main Street.

Finally, due to the orientation and narrow character of the street/sidewalk/storefront, visibility is limited for passing vehicular traffic. Signage will increase customers walking from Karvela's Pizza, other Main Street shops, and through traffic.

Again, thank you for the opportunity to bring value to Hogansville.

Best Regards,

Dustin and Lauren Koritko
Sunset on Main
205 E. Main St.

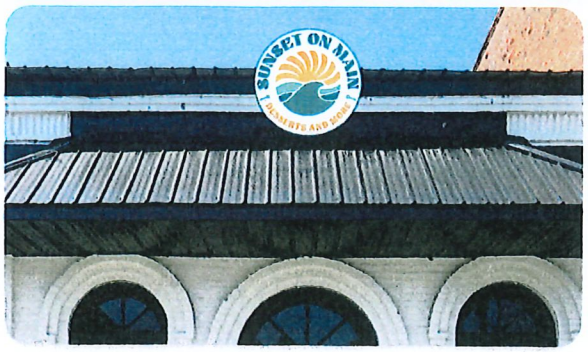
Sunset on Main

3′ diameter sign at approximately 12″ above roofline

From the alley coming from Karvelas Pizza

Approx. 24” above roofline

Mock-up of 5′ diameter sign




SUNSET ON MAIN
DESSERTS AND MORE
205
DESSERTS & MORE

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

HOGANSVILLE
GEORGIA

City Manager – Lisa Kelly
Assistant City Manager – Niles Ford
City Attorney – Alex Dixon

111 High St
Hogansville GA 30230-1196
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COUNCIL ACTION FORM

MEETING DATE: November 6, 2023 **SUBMITTED BY:** Lynne Miller LSM

AGENDA TITLE: Variance Request for Brooks Road Manufactured Home

CLASSIFICATION (City Attorney must approve all ordinances, resolutions and contracts as to form)

☐ Ordinance (No. _____) ☐ Contract ☐ Information Only ☐ Public Hearing

☐ Resolution (No. _____) ☐ Ceremonial X Discussion/Action ☐ Other

BACKGROUND (Includes description, background, and justification)

Amanda and Romonta Dunn are seeking variance from City UDO regulations that prohibit: 1) placing a manufactured home in an ES-R – Estate Single Family Residential zone; (2) having a 3/12 roof pitch instead of the required 6/12; and (3) vinyl as the primary siding material on any new building's exterior. This will be a new manufactured home, nearly 2,000 sf in size, with 4 bedrooms, 3 bathrooms and similar one-story profile as other homes in its vicinity.

The Dunn's plans for this house have straddled the City's old and new regulations, but no permit requests were submitted to the City until after the UDO was passed in June 2023. In 2022, manufactured homes were allowed in most of the City's residential areas. As of June 5, 2023, manufactured homes are now restricted to the City's General Rural zones. The certified soil evaluation included in the Dunns' variance request was not a City permit.

The UDO, which is based on State law, does not allow variances for <u>use</u> changes such as manufactured homes in zones that don't allow them. Rather, variances are intended for dimensional changes such as reduced setbacks.

On October 19, 2023, the Hogansville Planning Commission voted unanimously to recommend to the City Council that the Dunn's manufactured home be considered grandfathered in as a pre-existing non-conforming use.

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

No budget impact.

STAFF RECOMMENDATION (Include possible options for consideration)

Staff recommends that City Council follow the Planning Commission's recommendation to deny these Brooks Road variance requests and instead consider the Dunn's manufactured home a grandfathered use.

CITY OF HOGANSVILLE
VARIANCE REQUEST
STAFF ANALYSIS AND REPORT

DATE: 10/17/2023
TO: Hogansville Planning & Zoning Commission
Hogansville Mayor and City Council
FROM: Lynne Miller, Planning and Development Director
RE: Variance Request
Brooks Rd, Hogansville
Tax Map No. 021C001004
Applicant and Property Owner: Amanda and Romonta Dunn

REQUEST:

Amanda and Romonta Dunn are seeking variance from City UDO regulations that prohibit: (1) placing a manufactured home in an ES-R – Estate Single Family Residential zone; (2) having a 3/12 roof pitch instead of the required 6/12; and (3) vinyl as the primary siding material on any new building's exterior.

LOCATION:

The property is located along the north side of Brooks Road, Tax Map No. 0241C001004, City of Hogansville, Troup County, about 0.17 mile east of the intersection of Hwy 54 West and Glover Road.

SITE:

The site is roughly 2.2 acres in size. It adjoins a second, narrower parcel owned by the Dunns, just to the east, that is 3.81 acres in size. Both parcels are vacant and vegetated, with a City sewer easement running across the top end of these parcels, where the soil is wetter than at the bottom end closer to Brooks Road. (See attached Level 3 soil survey conducted March 7, 2023 by Lucas Soil Evaluation, Talbotton GA.) City water and sewer is available to the site; the site appears to drop before meeting Brooks Road, however, so the owner could need to include a pump as part of their required road-to-house connection.

ZONING:

The property is zoned ES-R – Estate Single Family Residential. Adjacent properties are also zoned ES-R. The City's Unified Development Ordinance (adopted June 2023) restricts manufactured homes to G-RL (General Rural) zones.

COMPREHENSIVE PLAN:

The City of Hogansville's adopted 2021-2041 Comprehensive Plan and the Plan's Character Area (Future Land Use) map place this site within the City's West End character area, which is composed primarily of single-family properties.

EXISTING LAND USES:

To the north, south and west there are more ES-R (Estate Single Family Residential) and City limits that adjoin Troup County. To the east are TN-R (Traditional Neighborhood – Low Density Single and Two-Family Residential), City properties and the Huntcliff Subdivision.

Adjacent uses are listed below:

NORTH: To the immediate north is a 17-acre parcel owned by the Callaway Foundation – Tax No. 0241C001001.

EAST: The Dunn's 3.81-acre parcel – Tax No. 2041C001005 is to the immediate east. Beyond that are 3 parcels owned by City of Hogansville –2.03-acres, 2.98-acres and 118.12-acres in size – this last parcel located along Foxhorn Trail.

SOUTH: Brooks Road and S. Boyd Road, with single-family residences and vacant lots. Most of the homes here are one-story ranch style with various cladding, including wood, hardi-board and masonry.

WEST: To the immediate west, an 8.27-acre, wooded parcel owned by City of Hogansville.

UNIQUE CHARACTERISTICS:

This site (and its companion parcel that adjoins it) have a City sewer easement running across the top end.

PREVIOUS RELATED ACTIONS:

The Dunns began planning this project and contacted the City staff eight+ months before the new UDO was adopted on June 5, 2023. In 2022, manufactured homes were allowed in most of the City's residential areas. As June 5, 2023, manufactured homes are restricted to the City's General Rural zone. The Dunns submitted a building permit application for the Brooks Road site in August 2023, three months after the UDO was adopted.

REQUIREMENTS FOR VARIANCES:

1) There are extraordinary and exceptional conditions to the particular piece of property in question because of its size, shape or topography. *Although the site has limiting topography, it could support either stick-built or manufactured housing.*

2) Such conditions are peculiar to the particular piece of property involved. *N/A*

3) Such conditions are not a result of any action of the property owner. *N/A.*

4) Denial of this variance would create unnecessary hardship. *The hardship would be economic only. The Dunns are already paying for their new manufactured home.*

5) Relief, if granted, would not cause a substantial detriment to the public good nor impair the purposes and intent of the City of Hogansville Zoning Ordinance. *The new home will be nearly 2,000 square feet in size. The house will some hardi-board, hardi-plank and cedar shake on its exterior to mitigate the vinyl. The home will meet the look of its surroundings.*

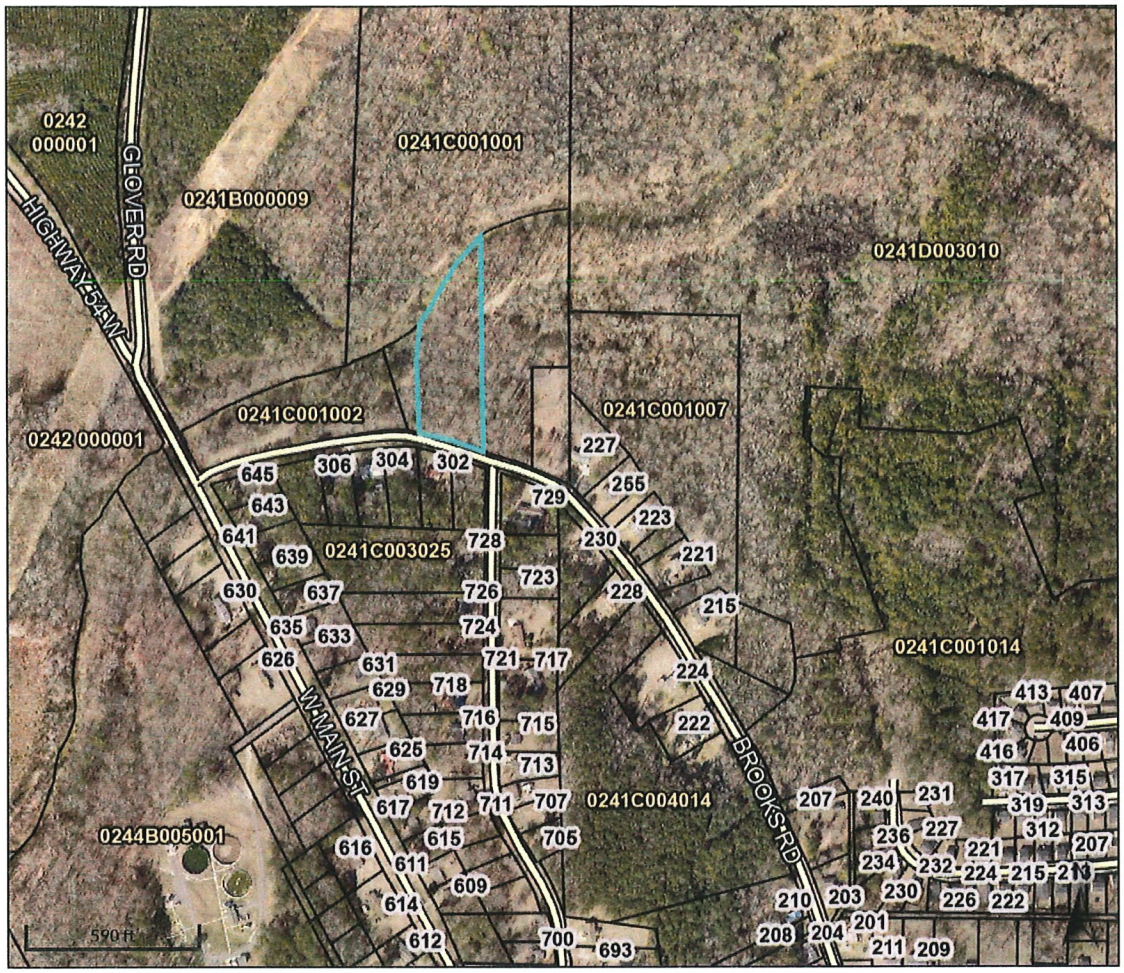
The manufactured home should not straddle a parcel line as shown in the variance application. Should the Planning Commission recommend, and City Council approve, the requested variances, conditions should be attached to that approval as follows:

(1) The manufactured home shall be placed on the Dunn's wider parcel – Tax Parcel 021C001004 – to meet City side, front and rear setback requirements; and

(2) The manufactured home shall be connected to City sewer and water.

The recommendations made herein are the opinions of the City of Hogansville staff and do not constitute a final decision. The Hogansville City Council makes the final decision on all Variance Applications at its regularly scheduled meetings.

TROUP COUNTY
BOARD OF ASSESSORS



Overview

Legend

- Address Numbers
- Parcels
- Roads

Parcel ID	0241C001004	**Owner**	DUNN AMANDA & ROMONTA DUNN SR	**Last 2 Sales**			
Class Code	Residential		1919 SMOKEY RD	**Date**	**Price**	**Reason**	**Qual**
Taxing District	18 - HOGANSVILLE		LAGRANGE, GA 30241	9/2/2022	$50000	M	U
City	HOGANSVILLE			11/6/2020	$15500	M	U
Acres	2.22	**Physical Address**	BROOKS RD				
		Assessed Value	Value $17600				
		Land Value	Value $17600				
		Improvement Value					
		Accessory Value					

(Note: Not to be used on legal documents)

Date created: 10/9/2023
Last Data Uploaded: 10/6/2023 10:29:01 PM

Developed by Schneider GEOSPATIAL

Sec. 102-B-5-3. Building architecture.

(1) For all uses.

(a) 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.

(b) Vinyl may be incorporated around the soffit, gables, eaves and window area for trim.

(c) Cementitious fiberboard lap siding shall only be permitted on buildings less than four (4) stories.

(d) HVAC units shall be either physically located or screened with vegetative or fence buffer so as not to be visible from the right-of-way.

(2) Additional standards for ES-R, SU-R, and TN-R zoning districts.

(a) Streetlights shall be required in type and number as determined by City.

(e) 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.

(f) 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 two (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.

(3) Additional standards for CR-MR, and CR-MX zoning districts.

TABLE OF PERMITTED AND PROHIBITED USES	SUPPLEMENTAL	R	R	R	MX	MR	MX	MX	RL	B	I
		ES	SU	TN	TN	CR	CR	DT	G	G	G
INDUSTRIAL USES (continued)											
Support Activities for Transportation Services							P			P	P
Truck Stop										P	P
Truck Terminals										P	P
Warehousing	Y						SUP			P	P
Waste Collection											SUP
Wreckage, Inoperable Vehicle Storage											SUP
PUBLIC/INSTITUTIONAL USES											
Child and Youth Services							SUP			P	
Colleges, Universities, Professional Schools							SUP			P	P
Day Care - Adult Day Care Center	Y				SUP		P	P			
Day Care - After School Program	Y				SUP		P	P			
Day Care - Day Care Center	Y				SUP		P	P			
Day Care - Family Day Care Home	Y	SUP	SUP	SUP					SUP		
Day Care - Nursery School	Y				SUP		P	P			
Elementary and Secondary Schools	Y	P	P	P	P	P	P	P	P	P	
Hospitals					P		P			P	
Individual and Family Services					P		P	P		P	
Medical and Diagnostic Laboratories							P	P		P	P
Offices of Health Practitioners					P		P	P		P	
Places of Worship	Y	SUP	SUP	SUP	SUP	SUP	P	P	SUP	P	P
Services for the Elderly and Persons with Disabilities							P	P		P	
RESIDENTIAL DWELLING USES											
Dwellings, Manufactured Home	Y								P		
Dwellings, Multi-family	Y				P	P	P	P			
Dwellings, Single-family attached	Y				P	P	P	P			
Dwellings, Single-family detached	Y	P	P	P	P	P	P	P	P		
Dwellings, Townhome	Y				P	P	P	P			
Dwellings, Two-family	Y			P	P	P	P	P			

HOGANSVILLE
GEORGIA

City of Hogansville, GA

Application for Zoning Variance

Property Owner Name Ramonta and Amanda Dunn

Address Brooks Rd

Hogansville, GA Zip 30230

Troup Tax Map No. 0241C001004

Phone 706-415-2781 Email montadunn@gmail.com

Address for which variance is requested Same as above

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

Variance is being requested to place a manufactured home in an Estate-Residential (ES-R) zone, for manufactured home roof pitch of 3/12 instead of the required 6/12, and for vinyl siding.

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 Amanda D

Date: 10/10/23

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Troup County, GA

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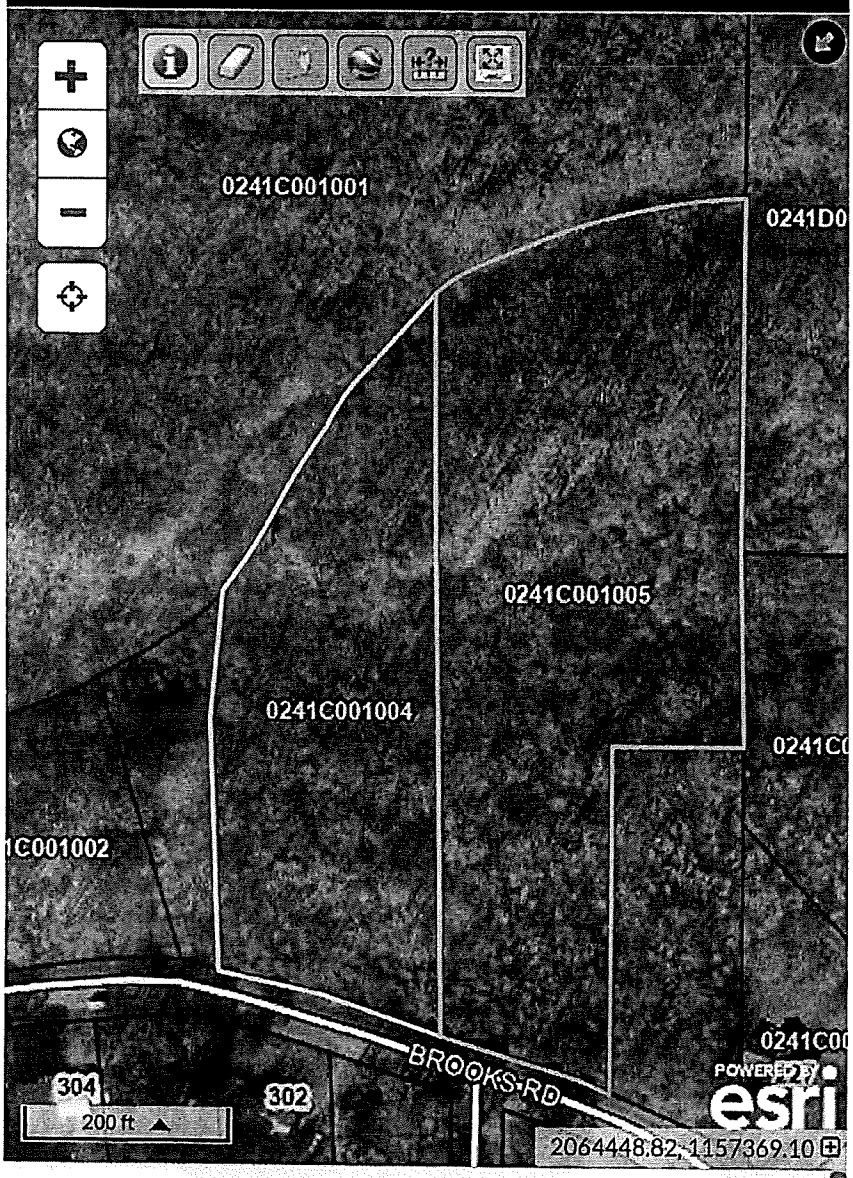


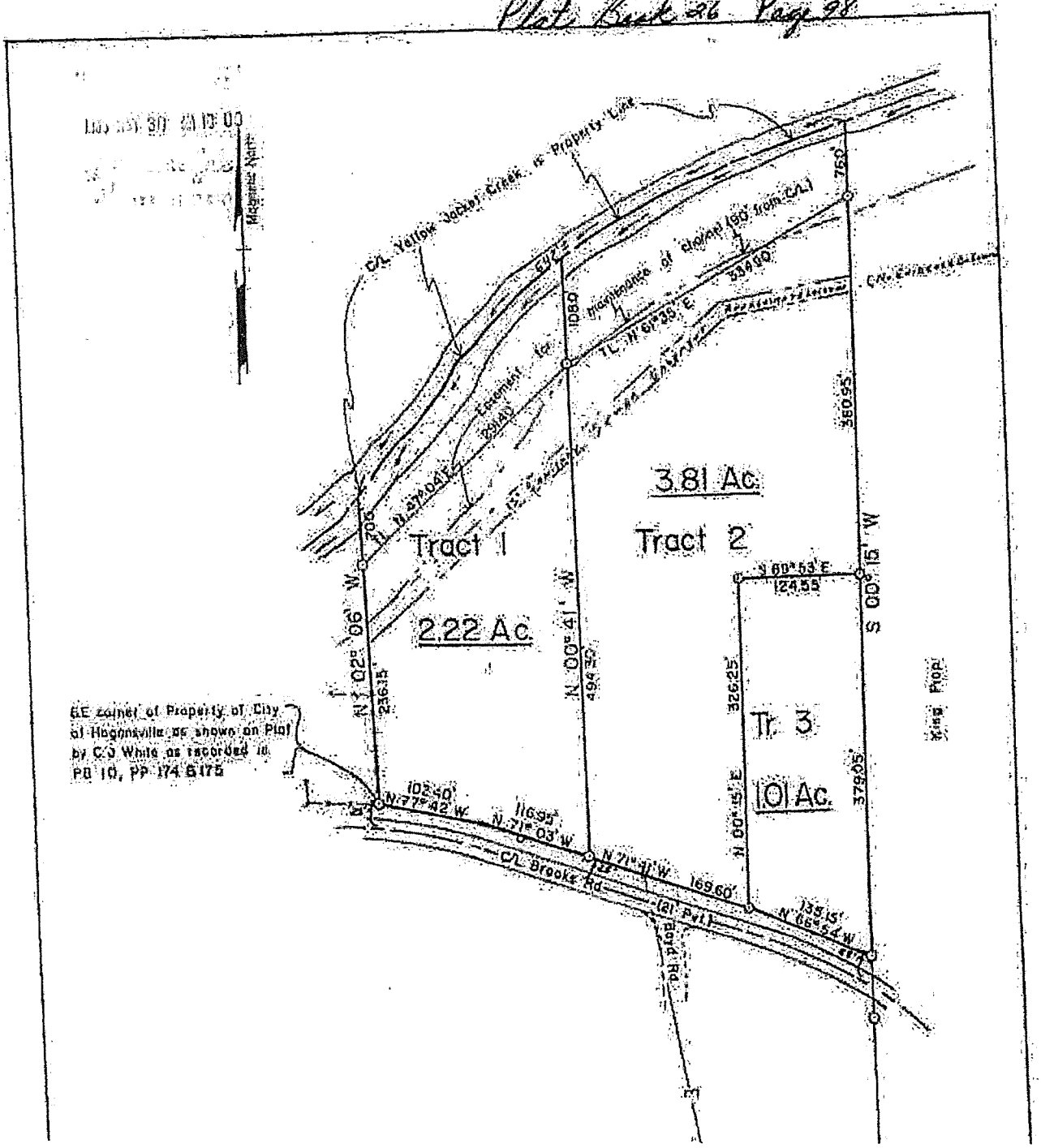
DUNN AMANDA & ROMONTA DUNN SR
BROOKS RD
3.81 Acres Value $8,000

View: Report | Apply for Permit | Google Maps

Plat Map

Client	Nationwide Appraisal Network						
Property Address	Brooks Rd						
City	Hogansville	County	Troup	State	GA	Zip Code	30230
Lender/Client	21st Mortgage Corporation						

Plat Book 26 Page 98



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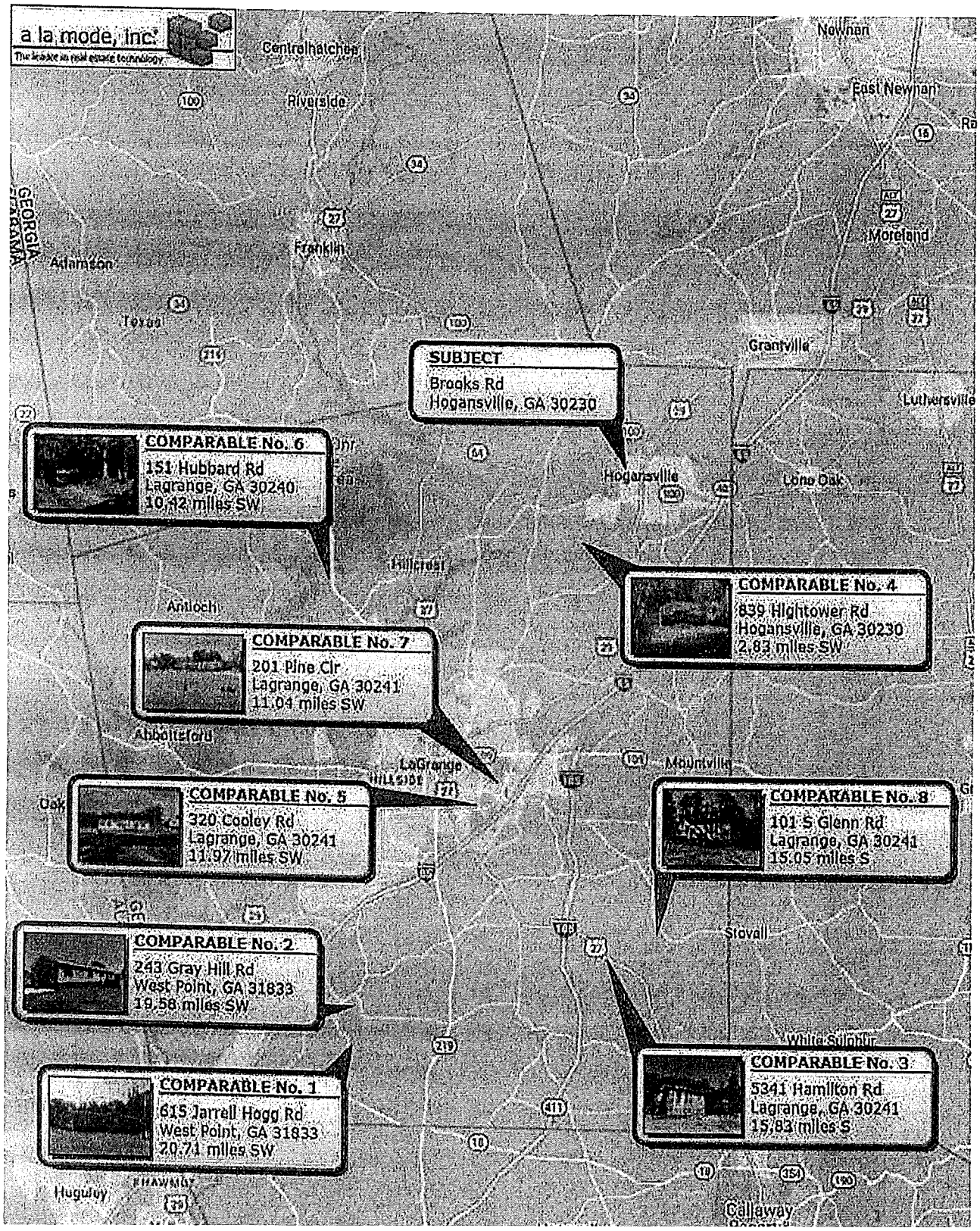

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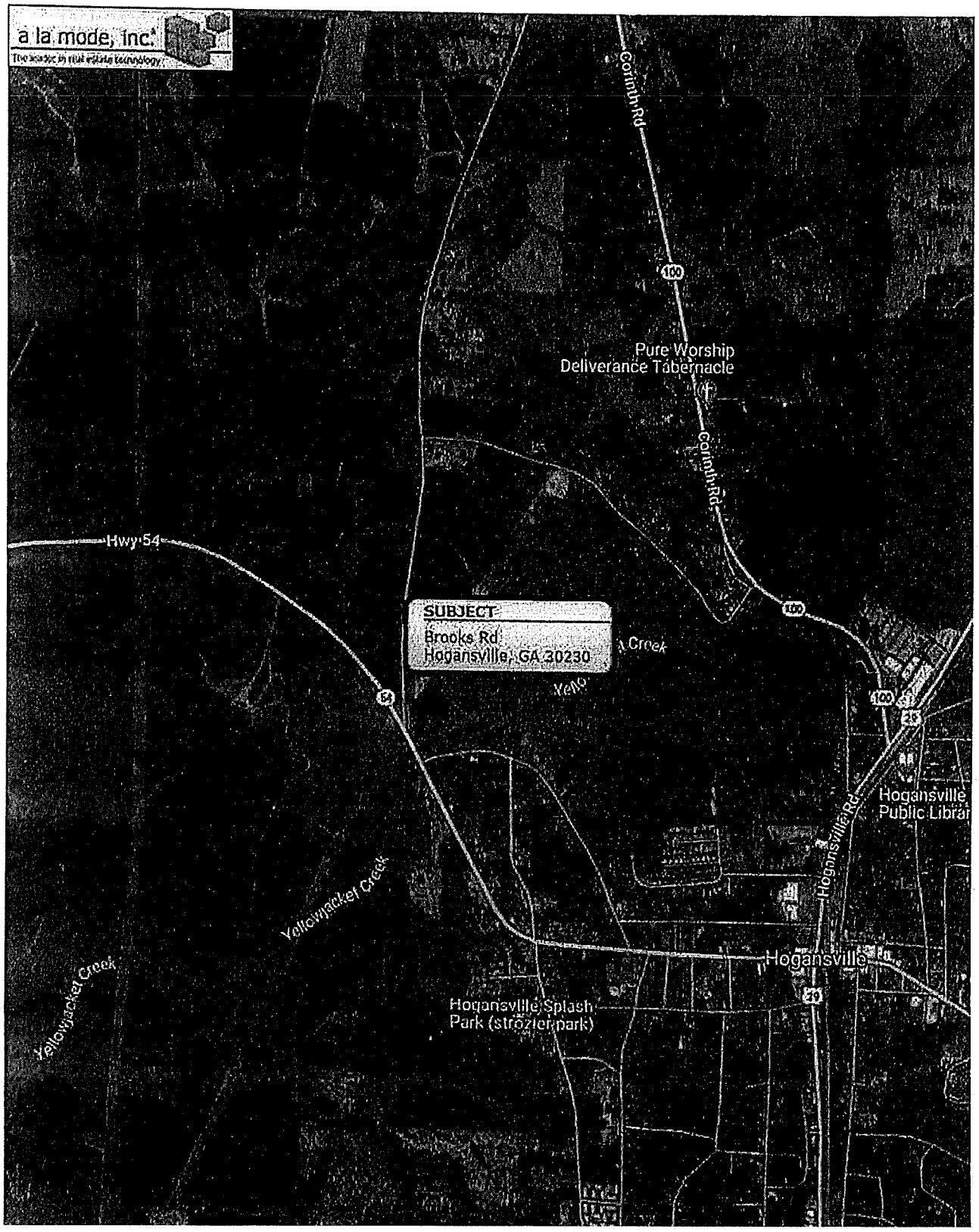

10/3/23, 2:18 PM -4720989340123623425.jpg

7:13 18%

:.schneidercorp.com

Troup County, GA

Map Search Sales Search More

where house will go

Driveway

Plat Map

Client	Nationwide Appraisal Network						
Property Address	Brooks Rd						
City	Hogansville	County	Troup	State	GA	Zip Code	30230
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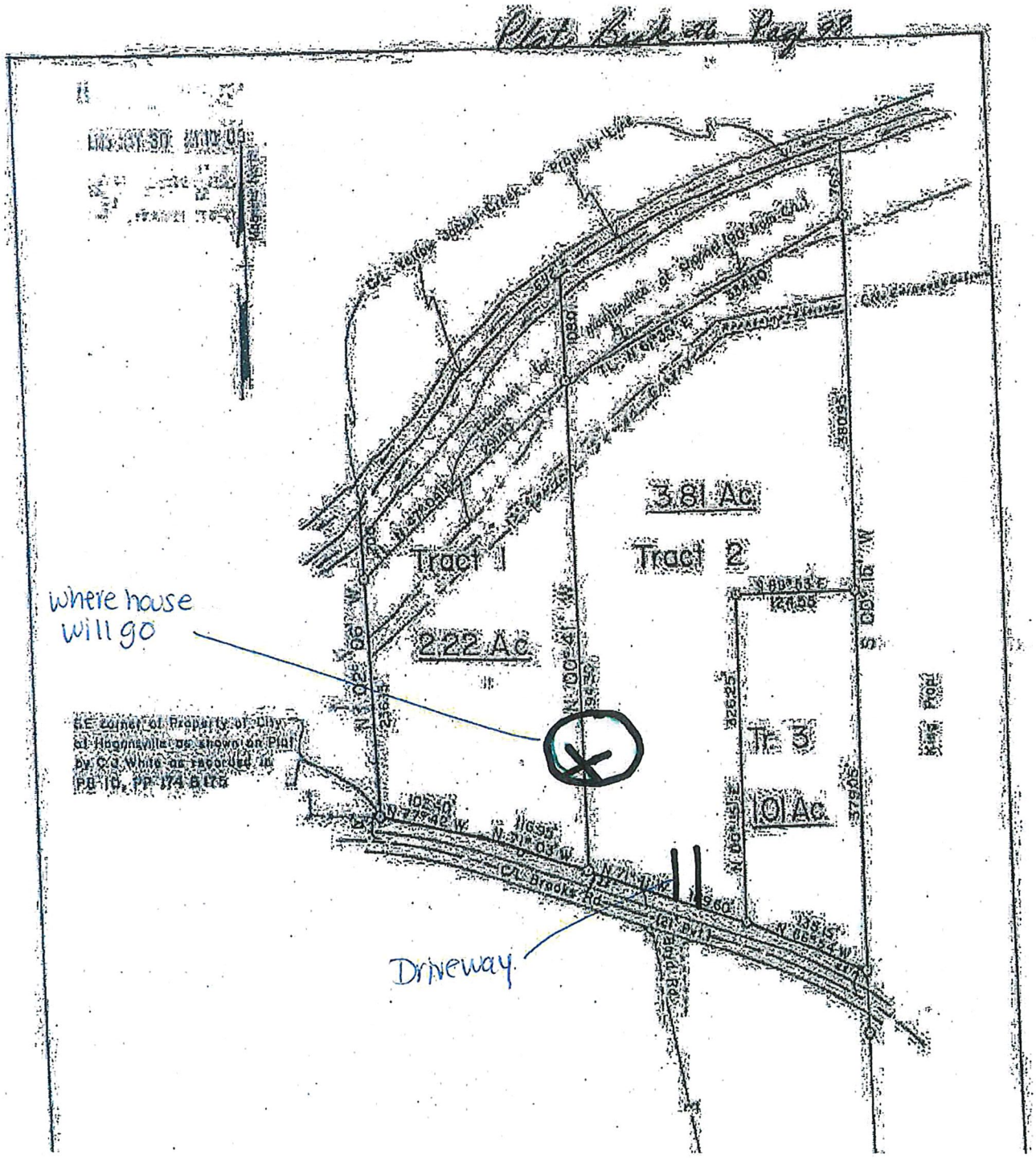


Warranty Deed

Client	Nationwide Appraisal Network						
Property Address	Brooks Rd						
City	Hogansville	County	Troup	State	GA	Zip Code	30230
Lender/Client	21st Mortgage Corporation						

Return Recorded Document to:
Key & Gordy, P.C.
P.O. Box 2210
LaGrange, GA 30241
File #: 22RE1194

Deed Doc: WD
Recorded 09/06/2022 04:37PM
Georgia Transfer Tax Paid: $20.00
JACKIE TAYLOR
Clerk Superior Court, TROUP County, Ga
Bk 02185 Pg 0823

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF Troup

This Indenture made this 2nd day of September, in the year Two Thousand Twenty-Two between

JEF K. SHELBY

Of the State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

AMANDA DUNN and RAMONTA DUNN, SR.

As party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed, and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

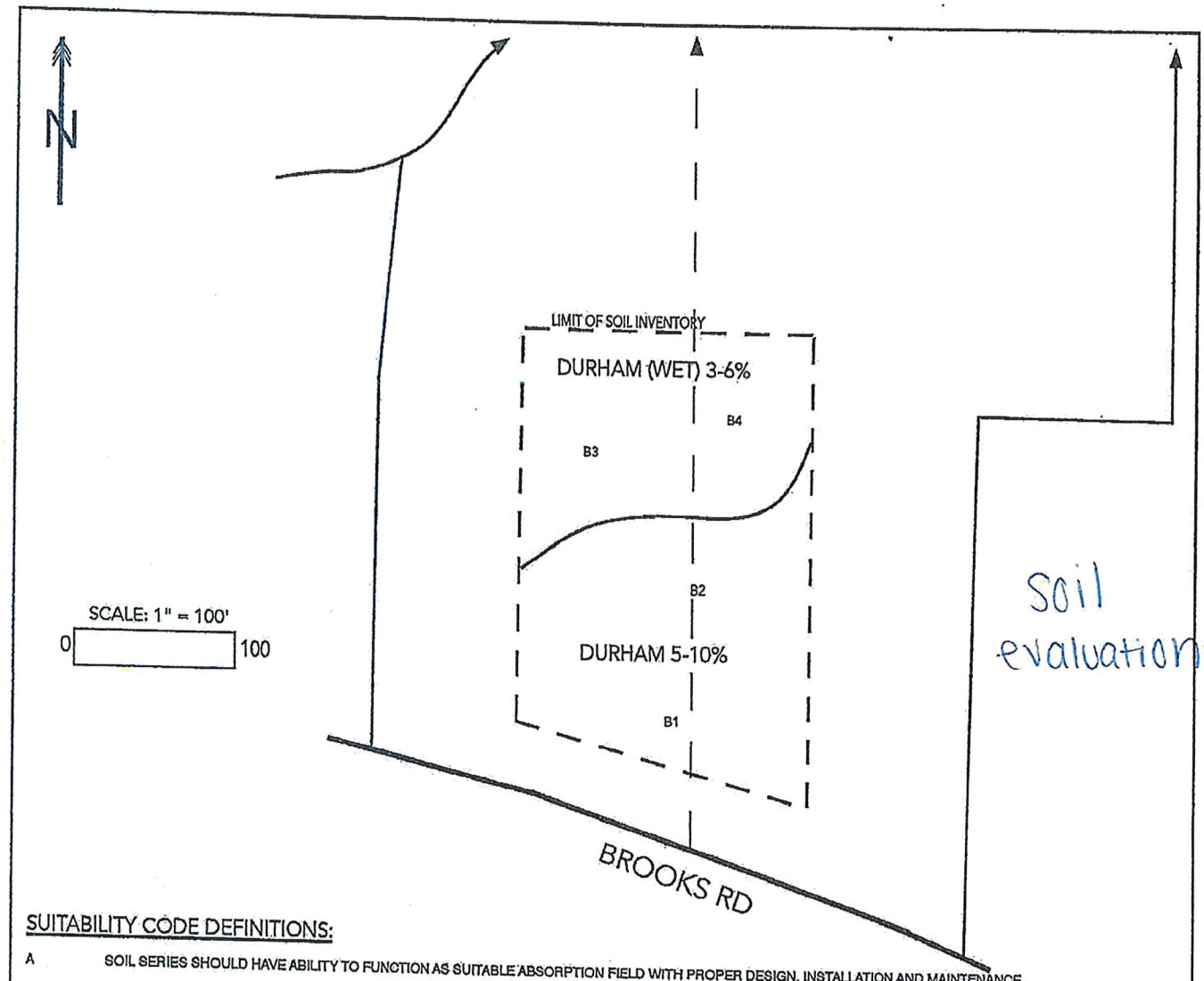
All that tract or parcel of land situate, lying and being in Land Lot 22 of the 12th Land District, Troup County, Georgia, being Tract 1, containing 2.22 acres and Tract 2, containing 3.81 acres, as more particularly described on that certain plat of survey prepared by Robert P. Briggs, GRLS 2116, dated November 18, 1983, entitled "Survey for Robbie Leslie Ligon", as recorded in Plat Book 26, Page 98, Troup County, Georgia Deed Records; said plat being incorporated herein and made a part hereof for the purpose of a more complete and accurate description.

This Deed is given subject to all easements and restrictions of record, if any.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons owning, holding or claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written:



SUITABILITY CODE DEFINITIONS:

A SOIL SERIES SHOULD HAVE ABILITY TO FUNCTION AS SUITABLE ABSORPTION FIELD WITH PROPER DESIGN, INSTALLATION AND MAINTENANCE.

AP THIS SOIL SERIES HAS WATER TABLE AND/OR DRAINAGE PROBLEMS IN THE LOWER PORTION OF THE SOIL AND A CLAYEY (POSSIBLY RESTRICTIVE) LAYER IN THE UPPER PORTION OF THE SOIL WHICH COULD CAUSE PROBLEMS FOR CONVENTIONAL SEPTIC SYSTEMS. HOWEVER, THE DEPTH TO THE SEASONAL WATER TABLE IS SUCH THAT A SHALLOW INSTALLATION (WHICH MAINTAINS THE REQUIRED 24 INCHES OF SEPARATION BETWEEN THE TRENCH BOTTOM AND THE SEASONAL HIGH WATER TABLE) IS POSSIBLE.

LEVEL-3 SOIL INTERPRETATIVE DATA FOR ONSITE SEWAGE DISPOSAL SYSTEMS

SOIL SERIES	*SLOPE %*	*DEPTH TO REFUSAL**	*PERCOLATION RATE (@ OPTIMAL DEPTH)***	*WATER TABLE TYPE*	*WATER TABLE DEPTH*	*FLOODING*	*SUITABILITY CODE*
DURHAM	5-10	NONE (>60")	60 @ 18" to 36"	PERCHED	60"	N/A	A
DURHAM (WET)	3 - 6	NONE (>60")	60 @ 18" to 26"	PERCHED	50"	N/A	AP

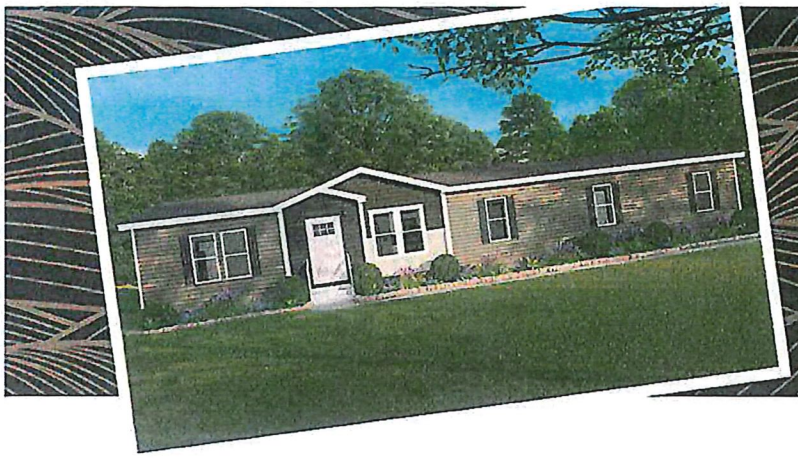
* The percolation rates are given at the most optimum depth. this does not mean that suitable rates at lower depths may not be achieved. Also, suitable percolation rates do not necessarily infer that a particular soil is suited for onsite sewage disposal, as other characteristics such as depth to water table, refusal layer, percent slope, gradient, and/or flooding may rule a particular soil as unsuited.

GENERAL NOTE: THESE EVALUATIONS ARE PROFESSIONAL OPINIONS BASED ON THE STATE DPH RULES, REQUIRED ONSITE TESTING, AND CURRENT PROFESSIONAL STANDARDS. FINAL APPROVAL AND RESPONSIBILITY FOR PERMITTING RESTS WITH THE LOCAL ENVIRONMENTAL HEALTH SECTION OF SAID COUNTY. ALSO, CUTTING AND/OR GRADING IN OR AROUND THE SOIL INVENTORY AREA MAY RENDER THE REPORT INACCURATE AND INVALID.

BRIAN J. LUCAS
DRI CERTIFIED SOIL CLASSIFIER
STATE CERTIFICATION NUMBER
189

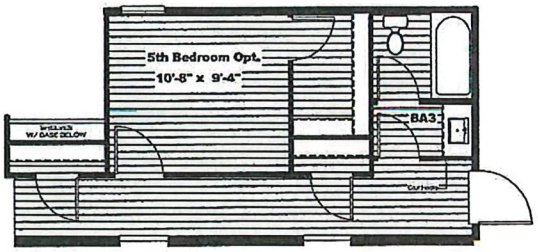
LEVEL-3 SOIL SURVEY
DUNN - BROOKS RD
PARCELS 0241C001004 & 0241C001005 - 6± ACRES
HEARD COUNTY, GEORGIA March 07, 2023

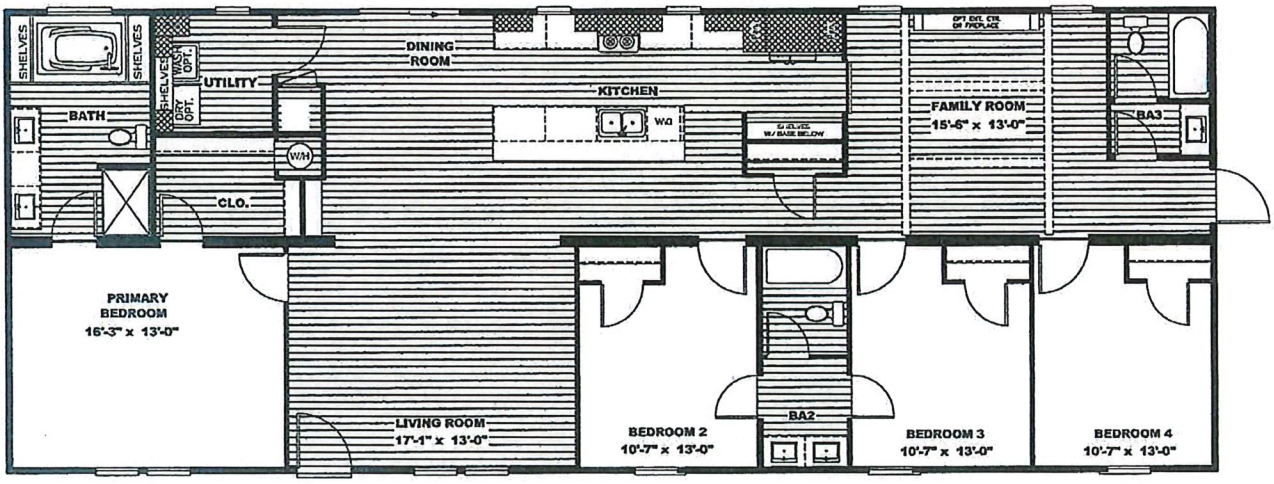
Lucas Soil Evaluation
Environmental & Soils Consulting
4657 Tuck Persons HWY Talbotton, GA 31827
Phone: (706)-570-0998 - Email: lucassoilevaluation@gmail.com



The Boujee xl

1,980 sqft // 4 BR // 3 Bath





TRU Built. Home Standards

TRU eBuilt™ homes are built to specific thermal zone requirements as part of the US Department of Energy's Zero Energy Ready Home™ program.

ZONE 1

- DOE upgraded insulation
- Higher level of insulation installation and limited compression in wall cavities
- Rheem® hybrid heat pump water heater
- SmartComfort® by Carrier high efficiency HVAC electric heat pump installed by retail partner or gas furnace
- ecobee® smart thermostat
- Additional space in panel box for double pole breaker for solar equipment
- One-inch electrical conduit installed from below the home to panel box for solar wiring
- Argon gas low-e windows
- Insulated exterior doors
- ENERGY STAR® rated dishwasher and refrigerator (if ordered)*
- Whole house ventilation fan
- 100% LED bulbs/fixtures
- All HVAC register openings sealed to floor decking
- All plumbing and electrical penetrations through the floor and ceiling are air sealed
- All joints and seams between exterior floors, walls, and roof system are air sealed
- Bottom board air sealed to floor perimeter rail
- Recessed lighting and smoke detectors sealed to ceiling board
- Windows air-sealed to exterior sheathing
- Flashing installed around windows and exterior doors
- Recessed lighting fixtures are IC AT-rated
- Higher roof truss heel height
- Attic baffles
- Self-adhering bituminous membrane at eaves, valleys and roof penetrations
- Kick out flashing
- Dehumidifier drain installed

ZONE 2

- DOE upgraded insulation
- Higher level of insulation installation and limited compression in wall cavities
- Rheem® hybrid heat pump water heater
- SmartComfort® by Carrier high efficiency HVAC electric heat pump installed by retail partner or gas furnace
- ecobee® smart thermostat
- Additional space in panel box for double pole breaker for solar equipment
- One-inch electrical conduit installed from below the home to panel box for solar wiring
- Argon gas low-e windows
- Insulated exterior doors
- ENERGY STAR® rated dishwasher and refrigerator (if ordered)
- Whole house ventilation fan
- 100% LED bulbs/fixtures
- All HVAC register openings sealed to floor decking
- All plumbing and electrical penetrations through the floor and ceiling are air sealed
- All joints and seams between exterior floors, walls, and roof system are air sealed
- Bottom board air sealed to floor perimeter rail
- Recessed lighting and smoke detectors sealed to ceiling board
- Windows air-sealed to exterior sheathing
- Flashing installed around windows and exterior doors
- Recessed lighting fixtures are IC AT-rated
- Higher roof truss heel height
- Attic baffles
- Self-adhering bituminous membrane at eaves, valleys and roof penetrations
- Kick out flashing
- Dehumidifier drain installed

ZONE 3

- DOE upgraded insulation
- Higher level of insulation installation and limited compression in wall cavities
- Rheem® hybrid heat pump water heater
- SmartComfort® by Carrier high efficiency HVAC electric heat pump installed by retail partner or gas furnace
- ecobee® smart thermostat
- Additional space in panel box for double pole breaker for solar equipment
- One-inch electrical conduit installed from below the home to panel box for solar wiring
- Argon gas low-e windows
- Insulated exterior doors
- ENERGY STAR® rated dishwasher and refrigerator (if ordered)
- Whole house ventilation fan
- 100% LED bulbs/fixtures
- All HVAC register openings sealed to floor decking
- All plumbing and electrical penetrations through the floor and ceiling are air sealed
- All joints and seams between exterior floors, walls, and roof system are air sealed
- Bottom board air sealed to floor perimeter rail
- Recessed lighting and smoke detectors sealed to ceiling board
- Windows air-sealed to exterior sheathing
- Flashing installed around windows and exterior doors
- Recessed lighting fixtures are IC AT-rated
- Higher roof truss heel height
- Attic baffles
- Self-adhering bituminous membrane at eaves, valleys and roof penetrations
- Kick out flashing
- Dehumidifier drain installed
- 2" x 6" sidewalls (optional)

* ENERGY STAR is a registered trademark owned by the U.S. Environmental Protection Agency.

- SB Floor Decking
- Nominal 3/12 Roof Pitch
- Thermal Zone III - R33 - R13 - R22 Insulation
- Recessed Headers & Outriggers
- Frost Free Exterior Faucet in Rear
- Exterior Electrical Outlet on Front & Rear
- Tape, Textured & Painted Sheetrock
- 8' Sidewalls - Flat Knockdown Ceilings
- Steel 6-Panel Front Door with FVS
- Exterior Cottage Side Door
- Patio Door in DR
- Low E Thermo Windows (3/1 Grids)
- Ranch Exterior
- Raised 2-Panel Interior Doors
- 72" Ceramic Tile Walk-in Shower in Mst. BA
- Fiberglass Tubs & Shower in Baths T/O
- Square Porcelain Lavs & Elongated Toilets T/O
- DuraCraft Cabinets T/O
- Accent Walls behind Kitchen Cabinets
- Frigidaire Stainless Kitchen Appliances: SXS 23 CF Refrig w/Ice, Dishwasher, Smooth Top Range & Over-the-Range Microwave
- Stainless Steel Kitchen Sink w/ Pull Down Spring Faucet
- Walk-through Butler's Pantry
- Barn Door at Family Room & Master Bath
- 2" Blinds in LR, Family Room & BD Rooms
- Electric Fire Place w/ Accent Wall in FR
- Ceiling Beams with Ceiling Fan in FR
- Ceiling Fan in LR plus Wired & Braced in All BDs
- LED Can Lights per Print
- Pfister Metal Faucets T/O
- Rheem 50 Gal Dual Element Water Heater

- Ecobee Smart Thermostat
- Shaw 25oz Carpet in All BDs
- Lino in All Wet Areas plus LR & FR
- 3-tab Weatherwood Shingles

To whom it may concern,

We, Ramonta and Amanda Dunn, purchased property on Brooks Road in Hogansville, GA on 9/6/2022, with the sole intent of building a barndominium or purchasing a manufactured home. We were told that we could not build a barndominium, however we could purchase a manufactured home, if the city ordinance was followed. At this time, we were handed the package which included the permit application and the ordinance. (1st time we were told the property was zoned for the home). We started the mortgage process with RCMH around March of 2023. We went back and forth with some of the ladies at the City of Hogansville office (see emails and text messages) about our sewage, water, and placement of the home from February 2023 until June 2023. The city sewage runs through our property, and we chose to pull our septic permit with Lucas Soil. We decided on a pumping system and hooking up to the city sewage would be best. We were informed that this was fine. We started the building permit in late July and early August of this year. *Note: still no one had said anything about rezoning*. We brought our buyer's contact, floor plan, and our deed to the city *Note: still NOTHING mentioned about rezoning.

We closed on our mortgage on 8/11/2023. Following Georgia code, as you know, we must wait until the home is built to provide a serial number, MCO's, and a decal # before you can turn in your application. After our home was completed and we received all required info, we took the application and other documents to the city on August 21st at 3:01 pm, and to our surprise we were suddenly told the property was rezoned and that we could NO LONGER place a manufactured home on our property. *Note: that we purchased the property solely to put a manufactured home on*

Obviously after hearing of the rezoning, to our shock and dismay, not only did we go into panic mode, but we desperately tried to get in touch with anyone that could help us. It took weeks to get someone to communicate the next step to us. Not only have we now purchased land, but we have closed on a mortgage to a home we are being told we can no longer have. We are now paying $1900/month on a home that OUR FAMILY CANNOT EVEN LIVE IN, as well as still paying rent. We believe Hogansville is a good city to move our family to and to raise our children in. We have followed every requirement that the City of Hogansville has asked of us. We have also attended TWO council meetings only to be told to send an email. How many emails can possibly be sent regarding the same situation, repeatedly, and ZERO attempts to even try and get this resolved. We had to contact a lawyer to learn of our rights and how to go about applying for the variance. There were ample opportunities to stop the process before we closed on our $200,000.00 mortgage. We have worked very hard to provide for our 3 kids. It is almost financially impossible to build a home with 4 to 5 bedrooms with high building costs, which is why we have chosen a manufactured home. A 2,000 sq ft home with 4 bedrooms/3 bathrooms, full sheetrock, cedar shake / vinyl on the front, 2 dormers, brick (not block) foundation,10x30 back deck, and a 6x6 porch to match the dormers. We are happy to include finished pictures, from the same home, that's located in Carroll County and Heard County, so you all can see the finished masterpiece. The variance should be granted, not only because we bought the property while zoned for a manufactured home and checked the ordinance before purchase, but there

are manufactured homes on the entire road. Our home will look just as good, if not better, than any other home on Brooks RD. I hope you can understand our desperation and frustration. We have worked so incredibly hard to be able to afford this mortgage, to move our family to Hogansville and raise our kids in a safe and quiet city. Also, we would like to immediately relieve the financial burden of paying two home payments. We look forward to hearing from you as soon as possible.

Kindest Regards,

Ramonta and Amanda Dunn

To whom it may concern, 10/3/23

Myself, Ramonta Dunn and my wife, Amand Dunn, are the owners of the land across the street from your house on Brooks Rd. We are currently in the process of getting a variance to place our manufactured home on our land. Our house has 4 bedrooms and 3 baths. It will have a brick foundation with vinyl siding. When we purchased the land back in August of 2022, we were informed that we would be able to place a manufactured home on our land. We were not told that rezoning had taken place in June of 2023, when we went to apply for the building permit in August of 2023. They informed us that we could no longer place a manufactured on our land. Please help us by signing this statement saying we have your approval for the variance.

1. Effie Cotton - 302 Brooks Rd, Hogansville
2. Willie Cotton - 302 Brooks Rd. Hogansville
3. Jerry Cotton 630 west main st Hogansville Ga
4. Stanton Crawford 321 Brooks
5. Jack Brown 230 Brooks RD Hogansville Ga 30230
6. Mulind Allums 228 Brooks RD Hogansville
7. Leroy Allums 221 Brooks Rd Hogansville 30230
8. Nakiyyah Oxfield 215 Brook Rd Hogansville 30230
9. Bennett Jones 304 Brooks Rd. Hogansville 30230
10. Mattie Mackey 306 Brooks Rd. Hogansville, Ga 30230

19-01-06B

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 AND ZONING ORDINANCE OF THE CITY SO AS TO CONFORM TO STATE LAW WITH REGARD TO MANUFACTURED AND INDUSTRIALIZED BUILDINGS; TO MODIFY THE TIME PERIOD AFTER WHICH A BUILDING PERMIT SHALL BECOME INVALID, AND CIRCUMSTANCES UNDER WHICH A BUILDING PERMIT AND BUILDING OFFICIAL APPROVAL SHALL BE REQUIRED; TO REPEAL CONFLICTING ORDINANCES; TO FIX AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

THE COUNCIL OF THE CITY OF HOGANSVILLE HEREBY ORDAINS:

SECTION 1:

That the Code of Ordinances of the City of Hogansville be amended by inserting therein a new Section 102-237, regarding Manufactured and Industrialized Buildings, and to read as follows:

"Sec. 102-237. – Manufactured and industrialized buildings.

This ordinance is not intended to discriminate against modular or industrialized buildings in favor of conventionally constructed structures. All structures erected or located within the City of Hogansville shall be constructed, erected or installed on a permanent foundation and meet the physical requirements of the zoning district in which it is constructed including, but not limited to, setbacks, minimum square footage, etc.

(1) Where a modular or industrialized building (residential, commercial or industrial) is to be installed, the unit must bear the insignia of the Georgia Department of Community Affairs (DCA) or the Southern Building Code Congress International (ICC). All such structures shall be affixed to the foundation in accordance with minimum standards of the certifying agency. All manufactured housing shall be considered for ad valorem tax purposes as real property. All such modular and industrialized buildings shall meet the following standards:

a. The pitch of the roof shall have a minimum vertical rise of six feet for each 12 feet of horizontal run; and shall be finished with a type of shingle commonly used in conventional residential construction;

b. The exterior siding of the home shall consist of wood, hardboard, vinyl, brick, masonry or aluminum (vinyl covered or painted) comparable in composition, appearance and durability to the exterior siding commonly used in conventional residential construction;

c. A curtain wall, not pierced except for required ventilation and access and constructed of masonry, shall be installed so it encloses the area under the manufactured home to the ground level;

ordinance that was given at the beginning of January 2023

d. The tongue, axles, transporting lights and towing apparatus are removed after placement on the lot and before a certificate of occupancy is issued;

e. All modular homes shall be installed in accordance with O.C.G.A. §§ 8-2-110—8-2-121 et seq., of the Official Code of Georgia Annotated."

SECTION 2:

That Section 102-92 of the Code of the City of Hogansville be amended by deleting said section, in its entirety, inserting in lieu thereof, a new Section 102-92, as follows:

"Sec. 102-92.—Plans required; expiration of building permit.

All applications for building permits shall be accompanied by plans in duplicate, drawn to scale, showing the actual dimensions of the lot to be built upon, the sizes and locations on the lot of any existing buildings or structures, the shape, size, height, use and location on the lot of the building or structure proposed to be erected or altered, setback distances, any parking spaces, and such other information as may be necessary to provide for the enforcement of the provisions of this chapter. If no substantial construction progress has been made within six (6) months of the date of the issuance of the building permit, the permit becomes invalid."

SECTION 3:

That the Code of Ordinances of the City of Hogansville be amended by deleting therefrom Section 102-94, in its entirety, inserting in lieu thereof a new Section 102-94 to read as follows:

"Sec. 102-94.—Building permit procedures.

(a) *Work requiring permit.* Any owner, agent or contractor who desires to construct, enlarge, alter, move or demolish a building or structure, or to erect, install, enlarge, alter, remove, convert, or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by the adopted Hogansville Building Codes (Sec. 4-31), or to cause any such work to be done, shall first make application to the building official and obtain the required permit for the work. Ordinary minor repairs may be made without a permit, provided that such repairs shall not violate any of the provisions of the adopted Hogansville Building Codes (Sec. 4-31)."

SECTION 4:

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

SECTION 5:

This ordinance, after adoption by the Council and upon approval by the Mayor, shall become effective immediately.

INTRODUCED AND FIRST READING December 16, 2019

SECOND READING AND ADOPTED/REJECTED January 6, 2020

SUBMITTED TO MAYOR AND APPROVED/DISAPPROVED Approved

BY: _____
Mayor

ATTEST: _____
Clerk

HOGANSVILLE
GEORGIA

10/16/2023

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

Regular Meeting

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

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

CONSENT AGENDA

Motion: Council Member Taylor moved to amend the agenda to table item number 1 under Presentations – Michelle Hollis – State Instructor and District 3 Assistant of the Year until the next meeting due to Michelle Hollis and Chief Sheppard being sick and not able to attend the meeting. Council Member Morgan seconded the motion.
Motion Carries 4-0

Motion: Council Member Ayers moved to approve the Consent Agenda with the amendment. The motion was seconded by Council Member Morgan.
Motion Carries 4-0

PRESENTATIONS

1. ***Michelle Hollis – State Instructor and District 3 Assistant of the Year***

Item tabled until the next meeting.

NEW BUSINESS

1. 1st Reading – Ordinance – Text Amendment - UDO

City Attorney Alex Dixon explained that there were a couple of typos in the UDO that needed to be corrected. This ordinance will correct those typos regarding Cottage Houses and Backyard Cottages. He read the 1st reading of the Ordinance. No action was taken at tonight's meeting.

2. Resolution – County Wide Safety Plan Consent Agreement

Motion: A motion was made by Council Member Morgan to approve the Resolution for the Joint County Wide Safety Plan. The motion was seconded by Council Member Taylor.
Discussion: The County Wide Safety Plan is an agreement between Atlanta Gas Light Company and the Cities of Hogansville, LaGrange, and West Point. The original agreement has already been in place, this is an updated agreement.
Motion Passes – 4-0

3. Bid Award – Pavement Patching

Motion: A motion was made by Council Member Ayers to award the bid for the paving project to Piedmont Paving in the amount of $89,923.20. The motion was seconded by Council Member Morgan.
Discussion: Assistant City Manager Niles Ford explained that City Manager Lisa Kelly, along with Council Member Neese drove around the city and made a list of the worst roads that had an immediate need for repaving and patching. The City received two bids for the pavement patching project, one from

Piedmont Paving in the amount of $89,923.20 and the other from Wolford Contracting Company in the amount of $97,304.05. Staff recommended awarding the bid to Piedmont Paving.
Motion Passes – 4-0

4. Board Appointment – Historic Preservation Commission
Motion: A motion was made by Council Member Taylor to appoint Ward Sullivan to the Historic Preservation Commission. The motion was seconded by Council Member Striblin.
Discussion: Community Development Director Lynne Miller explained that a due to a member who left the commission, there was a vacancy on the HPC. Advertisements for the commission went out in August. There were two applicants, Ward Sullivan and Wendy Stolarick. Council is asked to appoint one of the applicants to the commission.
Motion Passes – 4-0

5. Board Appointment – Downtown Development Authority
Motion: A motion was made by Council Member Ayers to appoint Mina Riley-Johnson and Keisha LeMay to the Downtown Development Authority. The motion was seconded by Council Member Taylor.
Discussion: Community Development Director Lynne Miller explained that a due to two members who left the commission, there were two vacancies on the DDA. Advertisements for the DDA went out in August. There are two vacancies and two citizens applied for the board, Mina Riley-Johnson and Keisha LeMay. Staff recommends appointing both applicants to the Downtown Development Authority.
Motion Passes – 4-0

ADJOURNMENT
On a motion made by Council Member Taylor and duly seconded, Mayor Ayers adjourned the meeting at 7:36 pm.

Respectfully,

LeAnn Lehigh
City Clerk

HOGANSVILLE
GEORGIA

Proclamation

WHEREAS: The Governor of the State of Georgia has proclaimed the day of Sunday, November 5, 2023 as Retired Educators Day in Georgia; and

WHEREAS: There are more than 142,000 retired educators in Georgia, 32,000 plus of whom are members of the Georgia Retired Educators Association; and

WHEREAS: The retired educators of Georgia donate thousands of hours of volunteer service and make invaluable contributions to the welfare of their respective communities across the state; and

WHEREAS: It is appropriate that a day be designated for citizens to express their appreciation for the contributions that retired educators have made and continue to make for the betterment of human lives and for society; and

WHEREAS: Local churches will recognize those lasting contributions made by retired educators in this community; now

THEREFORE: I, Jake Ayers, Mayor of the City of Hogansville, Georgia do hereby proclaim the 5th day of November, 2023, as

RETIRED EDUCATORS DAY

And I call upon the citizens of Hogansville, Georgia to observe this day in an appropriate manner honoring retired educators.

In witness whereof I have hereunto set my hand and caused this seal to be affixed this 20th day of October, 2023.

Mayor: _____

Attest : _____

23-___

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 TO MODIFY CERTAIN PORTIONS OF THE HOGANSVILLE UNIFIED DEVELOPMENT ORDINANCE (THE "UDO"); TO MODIFY THE CHART CONCERNING BACKYARD COTTAGE CONTAINED IN ARTICLE V, CIVIC DESIGN, SEC. 102-B-5-2, ON PAGE 47 OF THE "UDO"; TO MODIFY THE CHART CONCERNING COTTAGE HOUSE CONTAINED IN ARTICLE V, CIVIC DESIGN, SEC. 102-B-5-2 ON PAGE 48 OF THE "UDO"; 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 modifying the chart concerning "Backyard Cottage" contained in Article V, Civic Design, Sec. 102-B-5-2, and located on Page 47 of the Hogansville Uniform Development Ordinance, to delete the current language on the first row of such chart in its entirety, which currently reads "A building type designed to accommodate a small self-contained accessory dwelling unit located above a garage on the same lot as a principal structure for a detached single-family dwelling use," in order to remove the language "located above a garage" and inserting in lieu thereof the following language on the first row of such chart: "A building type designed to accommodate a small self-contained accessory dwelling unit on the same lot as a principal structure for a detached single-family dwelling use." A copy of the subject chart with the textual change noted is attached hereto and incorporated herein by reference.

SECTION 2:

That the Code of the City of Hogansville is hereby amended by modifying the chart concerning "Cottage House" contained in Article V, Civic Design, Sec. 102-B-5-2, and located on Page 48 of the Hogansville Uniform Development Ordinance, to delete the current language on the first row of such chart in its entirety, which currently reads "A building type designed to

accommodate 1 small dwelling unit only as part of a Cottage Court," and inserting in lieu thereof the following language on the first row of such chart: "A building type designed to accommodate 1 small dwelling unit." A copy of the subject chart with the textual change noted is attached hereto and incorporated herein by reference.

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 upon approval by the Mayor, shall become effective immediately.

INTRODUCED AND FIRST READING _____

SECOND READING AND ADOPTED/REJECTED _____

SUBMITTED TO MAYOR AND APPROVED/DISAPPROVED _____

BY: _____
Mayor

ATTEST: _____
Clerk