



City of Hogansville
City Council

Public Hearings & Regular Meeting Agenda

Monday, July 1, 2024 – 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 | 2027 | Chief of Police: Jeffrey Sheppard |
| Council Post 4: Mark Ayers | 2027 | City Clerk: LeAnn Lehigh |
| Council Post 5: Kandis Strickland | 2027 | * Mayor Pro-Tem |

Public Hearing– 7:00 pm

1. Public Hearing to Hear Citizen Comments on the Request to Rezone Parcel No. 0244D009004 (100-102 Lee Street) from TN-R (Traditional Neighborhood Single Family Residential) to CR-MR (Corridor Medium Density Residential)

Public Hearing – Immediately Following Rezoning 100-102 Lee Street Public Hearing

2. Public Hearing to Hear Citizen Comments on the Request to Rezone Parcel 0241 C00 1006 (231 Brooks Road) from ES-R (Estate Single Family Residential) to G-RL (General Rural)

Public Hearing – Immediately Following Rezoning 231 Brooks Road Public Hearing

3. Public Hearing to Hear Citizen Comments on the Variance Request to Reduce Required New House Size from 1,500 sf to 1,467 sf, 89 Margaret Way, Parcel 0200 000127

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 July 1, 2024
2. Approval of Minutes: Public Hearing – 10am June 17, 2024
3. Approval of Minutes: Public Hearing & Regular Meeting June 17, 2024
4. Approval of Minutes: Work Session Meeting June 17, 2024

New Business

1. Ordinance – 1st Reading – Rezoning - Parcel No. 0244D009004 (100-102 Lee Street) from TN-R (Traditional Neighborhood Single Family Residential) to CR-MR (Corridor Medium Density Residential)
2. Ordinance – 1st Reading - Rezoning – Parcel 0241 C00 1006 (231 Brooks Road) from ES-R (Estate Single Family Residential) to G-RL (General Rural)
3. Variance Request to Reduce Required New House Size from 1,500 sf to 1,467 sf, 89 Margaret Way, Parcel 0200 000127
4. Huntcliff Phase 2 Final Plat
5. Bass Crossroad (Treeswift) Phases I & II Preliminary Plat Amendments

City Manager's Report

Chief of Police Report

Council Member Reports

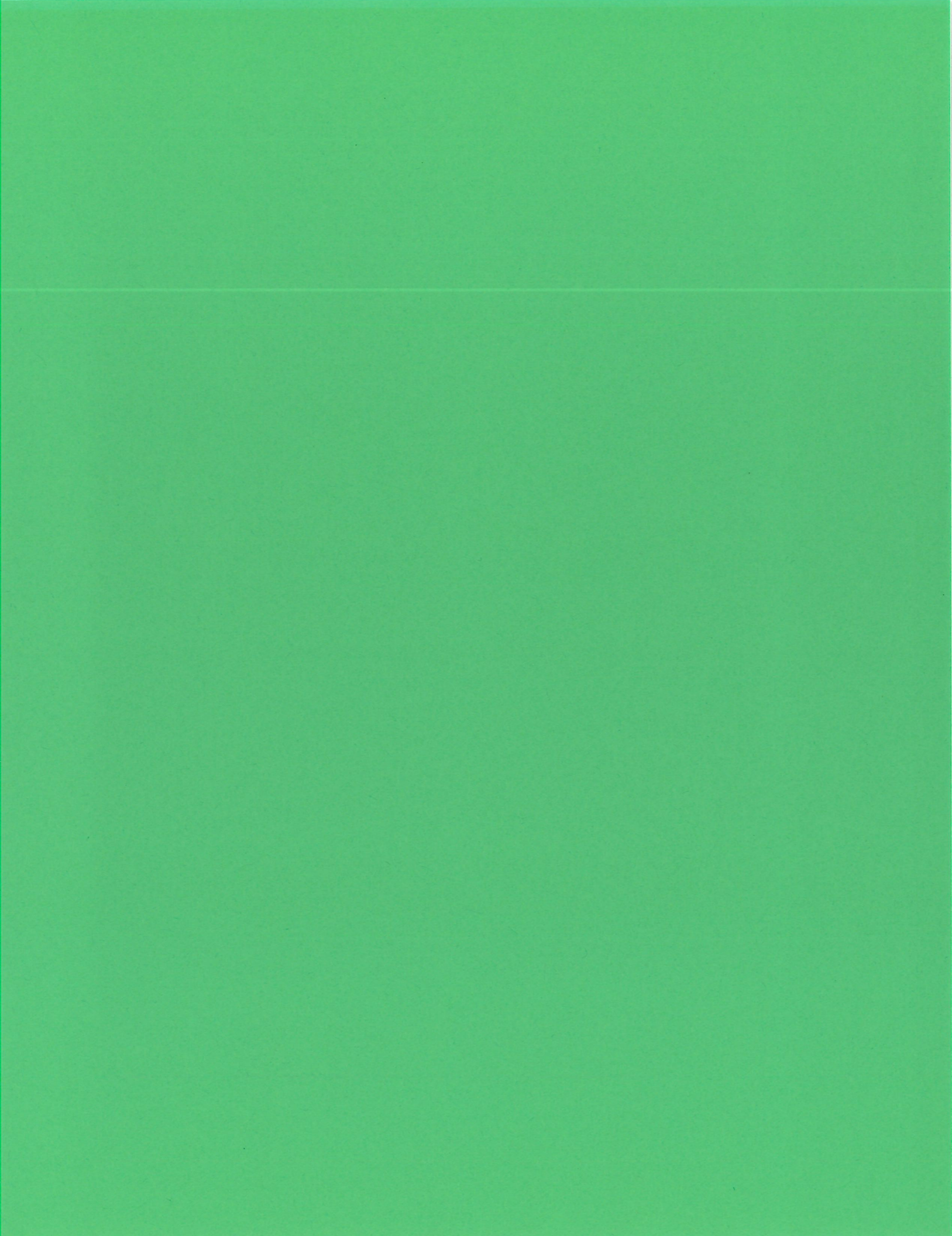
1. Council Member Taylor
2. Council Member Morgan
3. Council Member Neese
4. Council Member Ayers
5. Council Member Strickland

Mayor's Report

Adjourn

Upcoming Dates & Events

- July 4 & 5, 2024 | City offices closed for Independence Day Holiday
- July 5, 2024 – 9:30 pm | Independence Celebration Fireworks in Downtown Hogansville
- July 15, 2024 – 7:00 pm | Regular Meeting of Mayor and Council at Hogansville City Hall
- July 16, 2024 – 6:30 pm | Meeting of the Historic Preservation Commission at Hogansville City Hall
- July 18, 2024 – 6:00 pm – Meeting of the Planning & Zoning Commission at Hogansville City Hall
- July 23, 2024 – 6:30 pm – Meeting of the Downtown Development Authority at Hogansville City Hall





06/17//2024

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

Public Hearing

Mayor Jake Ayers called the Public Hearing to order at 7:02pm to hear citizen comments on the proposed 2024/2025 budget. There were no citizen comments, and the Public Hearing was adjourned at 7:02pm.

Regular Meeting

Call to Order: Mayor Jake Ayers called the Regular Meeting to order at 7:02 pm. Present were Council Member Michael Taylor, Council Member Matthew Morgan, Council Member Mandy Neese, Council Member Mark Ayers, and Council Member Kandis Strickland. Also present were City Manager Lisa Kelly, Assistant City Manager Niles Ford, City Attorney Alex Dixon, Police Chief Jeff Sheppard, and City Clerk LeAnn Lehigh.

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

CONSENT AGENDA

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

Motion Carries 5-0

PRESENTATIONS

1. Hogansville Police Department Recognition – Sgt. Jack Hollis

Chief Sheppard presented a certificate to Sgt. Jack Hollis to recognize him for his efforts as a firearms instructor, achieving a 100% marksman for officers he has trained.

NEW BUSINESS

1. Adoption of Proposed 2024/2025 Budget

Motion: Council Member Neese moved to adopt the proposed 2024/2025 Budget. The motion was seconded by Council Member Ayers.

Discussion: None

Motion Carries 5-0

ADJOURNMENT

On a motion made by Council Member Neese and duly seconded, Mayor Ayers adjourned the meeting at 7:38 pm.

Respectfully,

LeAnn Lehigh
City Clerk



06/17/2024

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 6:03 pm. Present were Council Member Michael Taylor, Council Member Matthew Morgan, Council Member Mandy Neese, Council Member Mark Ayers, and Council Member Kandis Strickland. Also present were City Manager Lisa Kelly, Assistant City Manager Niles Ford, City Attorney Alex Dixon, Police Chief Jeffrey Sheppard, and City Clerk LeAnn Lehigh.

ORDER OF BUSINESS

1. Budget Discussion

City Manager Lisa Kelly stated that there were no budget revisions since the last meeting. She explained that during the last Mayor and Council Retreat, they had discussed adjustments for utilities. The City is still waiting on ECG and the financial advisors for final input. Council Members stated they would like to receive quarterly financials or a summary on SPLOST, as well as all departments, to see where the City stands financially.

City Manager was also asked about the new software systems and if they were set aside in the budget. She said that yes, it is split between all departments. She was also asked about the increase in the line item for Municode and explained that it was due to the cost of the UDO. That line item should go back to normal for next year's budget.

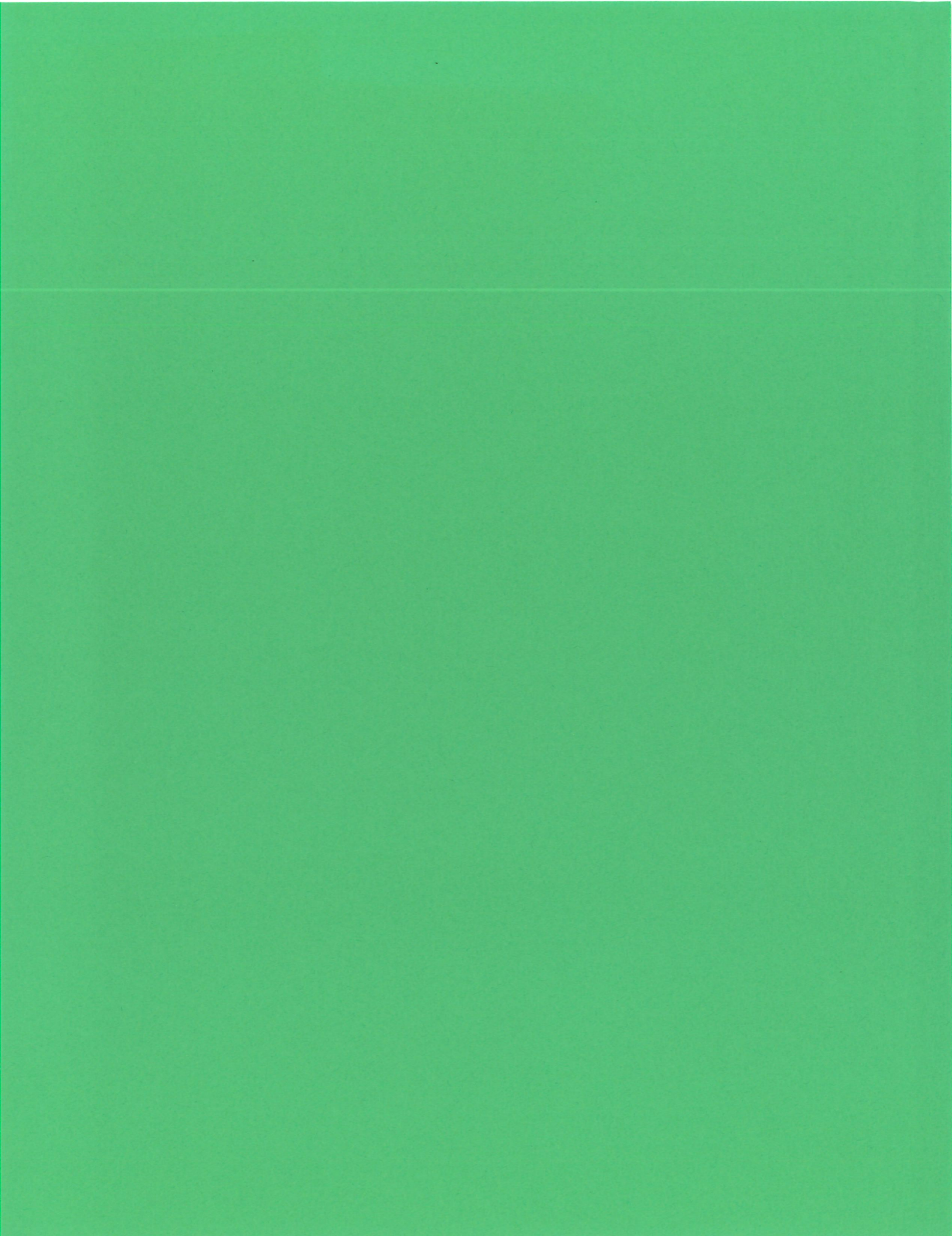
Fred Manley addressed Council regarding a program he has created called the Georgia Youth Impact Project (GYIP), and he would like to implement this program in the City. He is asking for funding from the City in the amount of \$25k. He said that he previously held a program similar in LaGrange but would like to do the same in Hogansville. It is a specialty camp for at-risk youth to teach them how to manage their emotions. He said that due to rises in juvenile gun violence and mental health, he would like to start a six-week summer program, selecting kids through referrals and working with the community, churches, and juvenile court. His program also works with the parents of at-risk youth to help them as well. Mr. Manley was asked where the facility would be and how his funds would be used? He said he had talked to the Hogansville Recreation Department, and they had agreed to allow him to use a room at the Rec Department on Church Street. He also said he had talked to the library about using space as well. He said the funds would be used to pay staff, consultants, travel and supplies. Council would like a more detailed breakdown of the budget Mr. Manley gave out before making a decision. If Council decides to take action later on the program, the budget could be amended.

ADJOURNMENT

Mayor Ayers adjourned the Work Session at 6:58 pm.

Respectfully,

LeAnn Lehigh
City Clerk



AN ORDINANCE

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF HOGANSVILLE TO AMEND THE CODE OF THE CITY; TO AMEND THE ZONING MAP AND ORDINANCES OF THE CITY SO AS TO CLASSIFY THE USE ZONE OF REAL ESTATE WITHIN THE CITY IDENTIFIED AS 100 AND 102 LEE STREET AND OWNED BY MAA DEVELOPMENT, LLC FROM (TN-R) TRADITIONAL NEIGHBORHOOD SINGLE FAMILY RESIDENTIAL TO (CR-MR) CORRIDOR MEDIUM DENSITY RESIDENTIAL; 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 zoning map and ordinances of the City of Hogansville be amended so as to classify as CR-MR - Corridor Medium Density Residential the following described real estate which is located within the corporate limits of the City of Hogansville, to wit:

All that tract or parcel of land lying and being in Land Lot 9 of the 12th Land District of Troup County, Georgia, being Lot 3, Evergreen Estates, as per plat by Eston Pendley and Associates, Inc., dated May 8, 1981, and recorded in Plat Book 20B, Page 60, Troup County, Georgia records, which plat is made a part of this description by reference thereto, being further identified as 100 and 102 Lee Street, Hogansville, Georgia 30230, and as Troup County, Georgia tax parcel no. 0244D009004.

SECTION 2:

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

SECTION 3:

Pursuant to Official Code of Georgia Annotated Section 36-66-4(d)(4), this ordinance, after adoption by the Council and upon approval by the Mayor, shall become effective upon the latter of the following dates: (1) the date the zoning is approved by the Mayor and Council; or, if applicable, (2) the date that the annexation of the above-referenced property becomes effective pursuant to Official Code of Georgia Annotated 36-36-2, as amended.

INTRODUCED AND FIRST READING _____

SECOND READING AND ADOPTED/REJECTED _____

SUBMITTED TO MAYOR AND APPROVED/DISAPPROVED _____

BY: _____
Mayor

ATTEST: _____
Clerk

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



City Manager – Lisa Kelly
Assistant City Manager – Niles Ford
City Clerk – LeAnn Lehigh
City Attorney – Alex Dixon
111 High St
Hogansville GA 30230-1196
706-637-8629 | cityofhogansville.org

COUNCIL ACTION FORM

MEETING DATE: July 1, 2024

SUBMITTED BY: Dhayna Portillo *DP*

AGENDA TITLE: Public Hearing and First Reading -- Rezoning and Map Amendment for 100-102 Lee Street

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

- | | | | |
|--|-------------------------------------|---|---|
| <input type="checkbox"/> Ordinance (No. ____) | <input type="checkbox"/> Contract | <input type="checkbox"/> Information Only | <input type="checkbox"/> Public Hearing |
| <input type="checkbox"/> Resolution (No. ____) | <input type="checkbox"/> Ceremonial | <input checked="" type="checkbox"/> Discussion/Action | <input type="checkbox"/> Other |

BACKGROUND (Includes description, background, and justification)

Property owner and applicant MAA Development is proposing a rezoning of their 3.85+/- acre site at 100-102 Lee Street, Tax Map No. 044 D00 9004 from TN-R (Traditional Neighborhood Single Family Residential) to CR-MR (Corridor Medium Density Residential) to enable a minor subdivision townhome development.

This development would have 8 two-story buildings with 4 units each. Entrance would be from Lee Street.

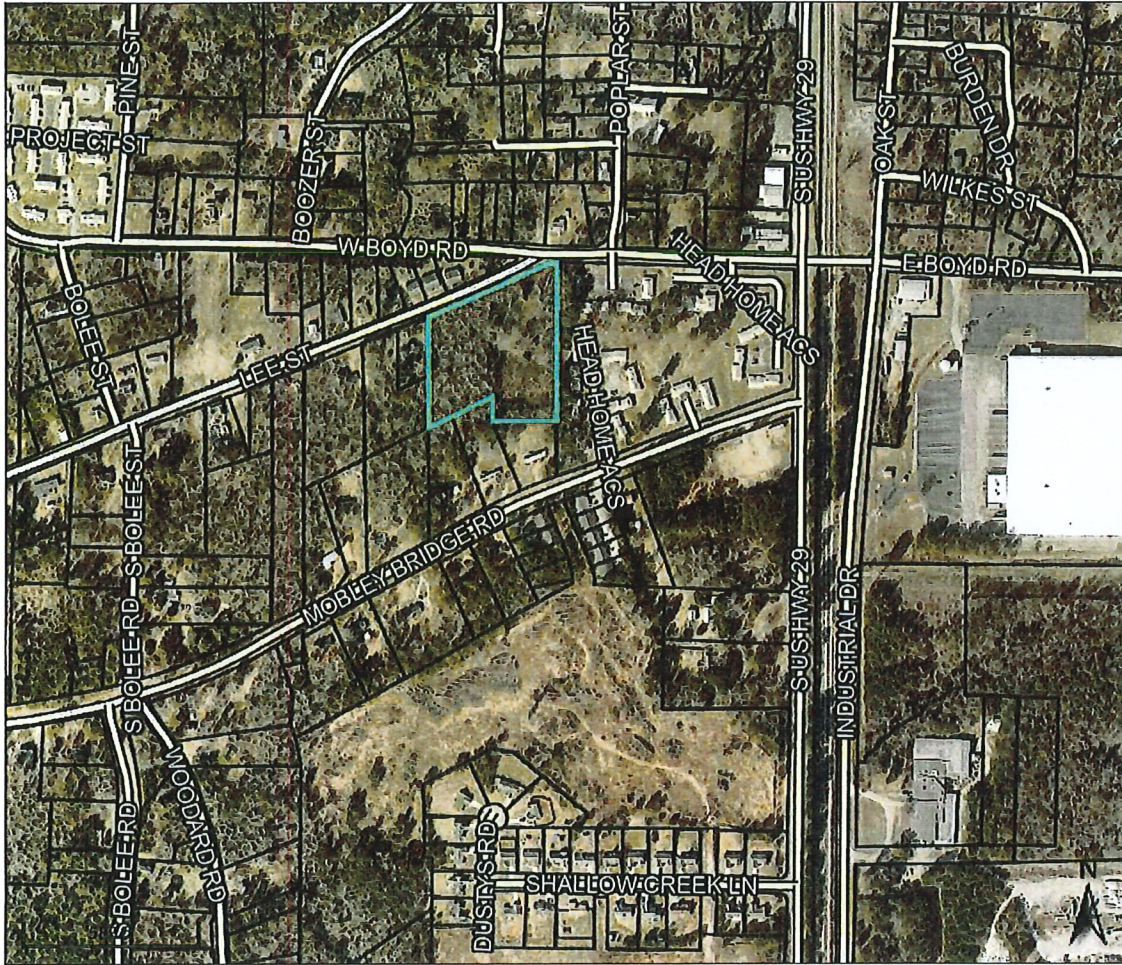
At its June 20, 2024 regular meeting, the Hogansville Planning Commission voted to recommend that the City Council approve the proposed rezoning and map amendment.

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

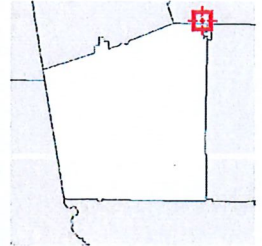
No budget impact.

STAFF RECOMMENDATION (Include possible options for consideration)

Staff recommends that City Council follow the Hogansville Planning & Zoning Commission's 20 June 2024 recommendation to approve this proposed rezoning and map amendment. This proposal meets six of the seven State's seven zoning standards.



Overview



Legend

- Parcels
- Roads

| | | | | | | | |
|-----------------|------------------|-------------------|---------------------|--------------|---------|--------|------|
| Parcel ID | 0244D009004 | Owner | MAA DEVELOPMENT LLC | Last 2 Sales | | | |
| Class Code | Residential | | 87 MAGGIE PLACE | Date | Price | Reason | Qual |
| Taxing District | 18 - HOGANSVILLE | | NEWNAN, GA 30263 | 4/30/2021 | \$9500 | N | U |
| City | HOGANSVILLE | Physical Address | 102 LEE ST | 3/5/2021 | \$22500 | N | U |
| Acres | 3.85 | Assessed Value | Value \$37500 | | | | |
| | | Land Value | Value \$37500 | | | | |
| | | Improvement Value | | | | | |
| | | Accessory Value | | | | | |

(Note: Not to be used on legal documents)

Date created: 6/12/2024
Last Data Uploaded: 6/12/2024 5:49:25 AM

Developed by Schneider
GEOSPATIAL

102 Lee Street, June 14, 2024



Looking south



Looking southwest. 102 Lee Street on left

**CITY OF HOGANSVILLE
PLANNING DEPARTMENT
STAFF ANALYSIS AND REPORT**

DATE: 6/13/2024
TO: Hogansville Planning Commission
FROM: Lynne Miller, Planning and Development Director
RE: **Rezoning Request**
100/102 Lee Street – Tax Map No. 044D009004
MAA Development LLC

REQUEST:

The owner, MAA Development LLC, is requesting rezoning of approximately 3.85 acres located at 100-102 Lee Street, City of Hogansville, Troup County. The requested zoning is from TN-R (Traditional Neighborhood Residential) to CR-MR (Corridor Medium Density Residential) to enable the construction a proposed townhome development. Townhomes are allowed in the City’s Corridor Medium-Density Residential zones but not in Traditional Neighborhood Residential zones.

LOCATION:

The subject property is located at 100-102 Lee Street, at the juncture of Lee Street and W. Boyd Road, City of Hogansville, Troup County. Head Homes public housing is to the immediate east.

SITE:

This 3.85-acre site is one of the largest sites in the immediate area directly west of Head Homes. The site is wooded, level and has public water and sewer.

ZONING:

The property is currently zoned TN-R – Traditional Neighborhood Residential.

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 lists “.....*single-family and multi-family residential*” as the primary uses in this area, with “*churches, neighborhood commercial and recreational areas*” as additional land uses. Townhomes are appropriate for the West End Character Area.

EXISTING LAND USES:

Adjacent uses consist of the following:

NORTH: TN-R – Single family homes

SOUTH: CR-MR – Including some older (1970's and 1980's) mobile homes on Mobley Bridge Road and the Shallow Creek Subdivision property south of there.

EAST: TN-R – Head Homes public housing complex

WEST: TN-R – 108 Lee Street, single family.

UNIQUE CHARACTERISTICS:

The subject site has no unique characteristics.

PREVIOUS RELATED ACTIONS:

FINDINGS:

Finding 1. The site is currently unoccupied.

Finding 2. Existing land uses adjacent and close to this property include both TN-R (Traditional Neighborhood Residential) and CR-MR (Corridor Medium Density Residential)

Finding 3. As a multi-family development, the proposed townhomes would be consistent with uses specified in the City's 2021-2041 Comprehensive Plan – for the West End Character Area.

ZONING STANDARDS:

STANDARD 1. Is the proposed use suitable in view of the zoning and development of adjacent and nearby property?

Yes.

STANDARD 2. Will the proposed use adversely affect the existing use or usability of adjacent or nearby property?

No. The use should have no adverse impact on adjacent properties, assuming the development is well maintained.

STANDARD 3. Is the proposed use compatible with the purpose and intent of the Comprehensive Plan?

Yes. The City's 2015-2035 Comprehensive Plan plan designates this part of the City as the West End neighborhood, with both single-family and multi-family living allowed.

STANDARD 4. Are there substantial reasons why the property cannot or should not be used as currently zoned? No.

STANDARD 5. Will the proposed use cause an excessive or burdensome use of public utilities or services, including but not limited to streets, schools, water or sewer utilities, and police or fire protection? No.

STANDARD 6. Is the proposed use supported by new or changing conditions not anticipated by the Comprehensive Plan or reflected in the existing zoning on the property or surrounding properties? Yes. This project is part of a current renewed private sector interest in the city's west side. Initiatives here include Huntcliff Subdivision Phase II, now under construction, and the West End Rise apartment development, which will provide 228 new apartments units by 2026.

STANDARD 7. Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property?

Yes. If properly managed and presented, the proposed townhomes would be a neighborhood amenity.

STAFF RECOMMENDATION:

Staff recommends approval of the proposed re-zoning request. This proposal meets six of the State's seven zoning standards. Future land use (Character Area) mapping designates this area as the Hogansville West End, with multi-family residential use encouraged.

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 Rezoning/Annexation/Special Use Applications at their regularly scheduled meetings.

Application for Rezoning – City of Hogansville Georgia

Property Owner: Stantwan Crawford
Property Owner Address: 231 Brooks Rd - 100 Baptist Dr. Hogansville
City, State, Zip: Hogansville Ga 30230
Phone Number: 706-351-2292
Email: kameekac@gmail.com

Authorized Agent: Kameeka Crawford
Agent's Address: 100 Baptist Dr. Hogansville Ga 30230
City, State, Zip: Hogansville Ga 30230
Phone Number: 706-351-2292
Email: kameekac@gmail.com

Subject Property Address: 231 Brooks Rd.
City, State, Zip: Hogansville Ga 30230
Troup Tax Parcel Number: 0241C 001004
Size of property (acres): 1.01 acres
Current Zoning: District 18 Proposed Zoning: _____
Current Use: vacant lot
Proposed Use: Put a ^{mobile} home on it.
If rezoned, when will the proposed use start? After July 15 2024
Is subject property vacant? ~~yes~~ yes
Are you also asking to annex the subject property? NO

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

Stantwan Crawford
Signature of Owner or Authorized Agent

6-12-24
Date

APPLICANT'S REZONING DISCLOSURE STATEMENT
(OC.GA. 36-67A-1 eg seq.)

Property/Financial Disclosure

Does any member of the Hogansville City Council or Hogansville Planning and Zoning Commission have a financial or property interest in the subject property requested for zoning change or in a corporation, partnership, firm, trust, or association which has a property interest in the subject property?

NO

If so, describe the nature and extent of such interest: _____

Campaign Contribution Disclosure

Has the applicant made, with two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating \$250 or more, or made gifts having a combined value of \$250 or more to a member or members of the Hogansville City Council or Hogansville Planning and Zoning Commission?

NO

If so, give the name of the member(s) to whom the campaign contribution or gifts were made, the dollar amount of each campaign contribution, and an enumeration and description of each gift:

I certify that the foregoing information is true and correct, this June

day of 12 2021.

Stanton Crawford

Applicant's Signature

OWNER'S AUTHORIZATION TO USE THIRD PARTY REPRESENTATIVE

I swear that I am the owner of the property located at (property address):

231 Brooks Rd Hogansville Ga 30230

which is subject matter of the attached application, as shown in the records of Troup County, Georgia.

I authorize the person named below to act as applicant in the pursuit of the rezoning of this property.

Agent Name: Kameeka Crawford

Agent Address: 100 Baptist Dr

City, State, Zip: Hogansville Ga 30230

Telephone: 706-351-2292

Email: Kameeka@gmail.com

Stewart Crawford
Property Owner Signature

6-12-24
Date:

SITE PLAN REQUIREMENTS

Site Plans shall contain the following information:

1. Property owner and address
2. Street address of subject property
3. Total property acreage
4. Tax Map and Lot Number
5. Date prepared, Map Scale and North Arrow
6. Location of all property lines on neighboring properties and streets or alleys located 50 feet from subject property.
7. Boundaries of all current zoning districts on the subject properties and all neighboring properties shown on the map. Each zoning district must be labeled.
8. Special markings (shading, cross hatching, or heavy outline) to identify the areas intended to be rezoned.
9. The general location of all existing structures or buildings on the subject property.

SKETCH PLAN DOES NOT HAVE TO BE DRAWN TO EXACT SCALE OR PREPARED BY A PROFESSIONAL,
BUT IT MUST BE NEAT AND PREPARED IN INK.

After Recording Return Original to:
Stantwan Crawford

Map # 024-1C-001-004

QUITCLAIM DEED
Deed Only – No Title Search

STATE OF GEORGIA
TROUP COUNTY

THIS INDENTURE, made the 13 day of Sept., 2021, between JEF K. SHELBY of the County of Troup, and State of Georgia, as Party or Parties of the First Part, hereinafter called Grantor, and STANTWAN CRAWFORD of the County of Troup, and State of Georgia, as Party or Parties of the Second Part, hereinafter called Grantees (the words "Grantor" and "Grantees" 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 one dollar (\$1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever quit claim unto the said Grantee all undivided interest in and to the following described property, to wit:

TAX MAP NO 024-1C-001-006
Brooks Road 1.01 acres

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 3, containing 1.01 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 described premises to Grantees, so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right of title to said premises or appurtenances, or any rights thereof.

[ES]

08/28/2020

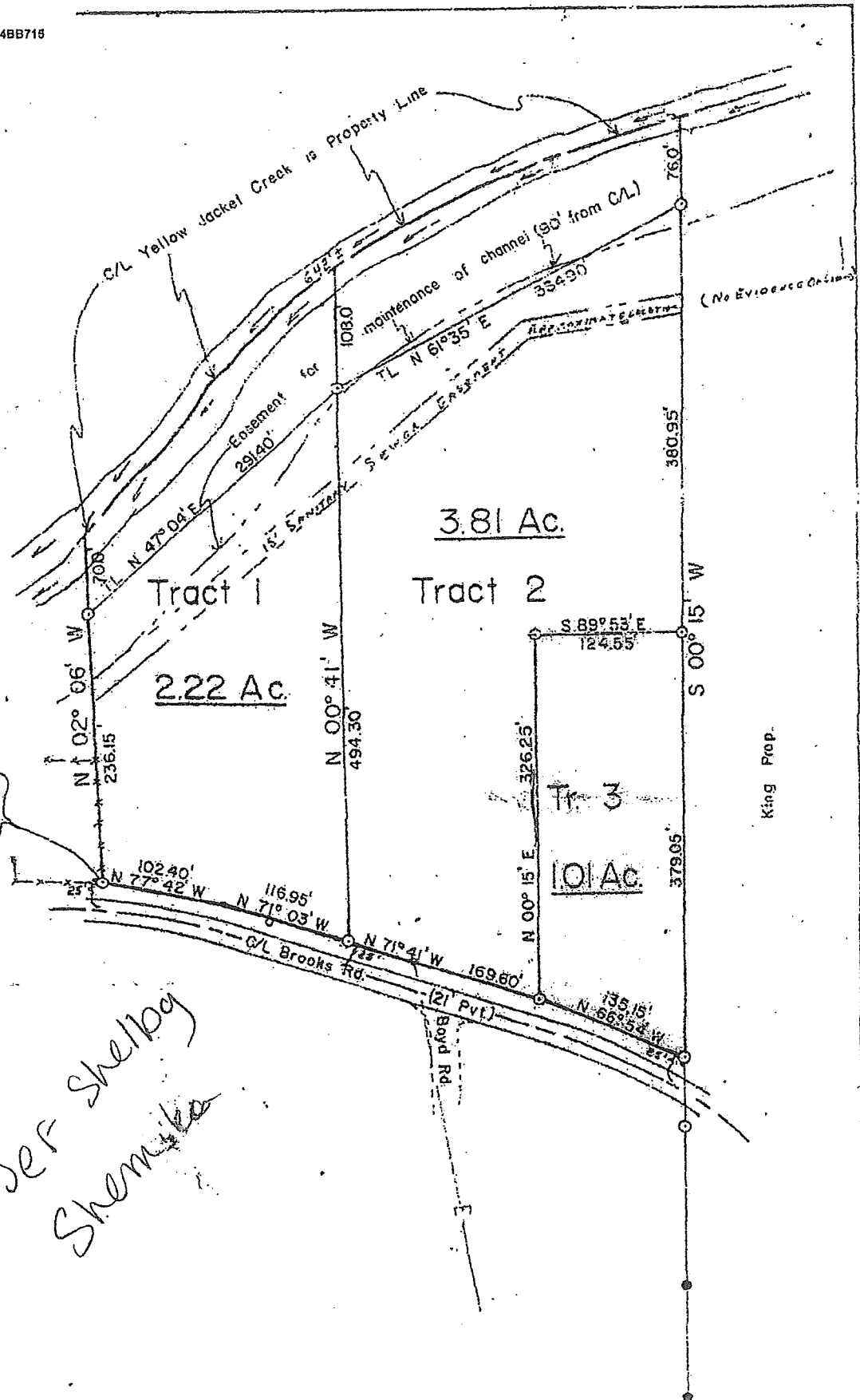
[D]

10/25/2020

Magnetic North

SE corner of Property of City of Hogansville as shown on Plat by C.J White as recorded in PB 10, PP 174 & 175

Jer Shelby Shemka



IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year first above written.



JEF K. SHELBY

Signed, sealed and delivered this the 13
day of Sept 2021 in the presence of:



Unofficial Witness



Notary Public

[seal]



Quitclaim Deed Page 2 of 2
Tract 3, Brooks Road, Hogansville, GA 30230

ROBERTS & LOVEJOY, P.C. has conducted no title examination nor is any insurance provided by the drafting of this deed. This deed has been prepared relying solely on information provided to ROBERTS & LOVEJOY, P.C. No legal advice has been provided and no warranties have been made with respect to any possible Medicaid disqualification, attachment of any liens, loss of prior title insurance, or loss of the property pursuant to any due on sale clause in any Security Deed, Mortgage, or Deed of Trust. ROBERTS & LOVEJOY, P.C. has advised the undersigned Grantor that these issues should be considered prior to execution and recording of deed*



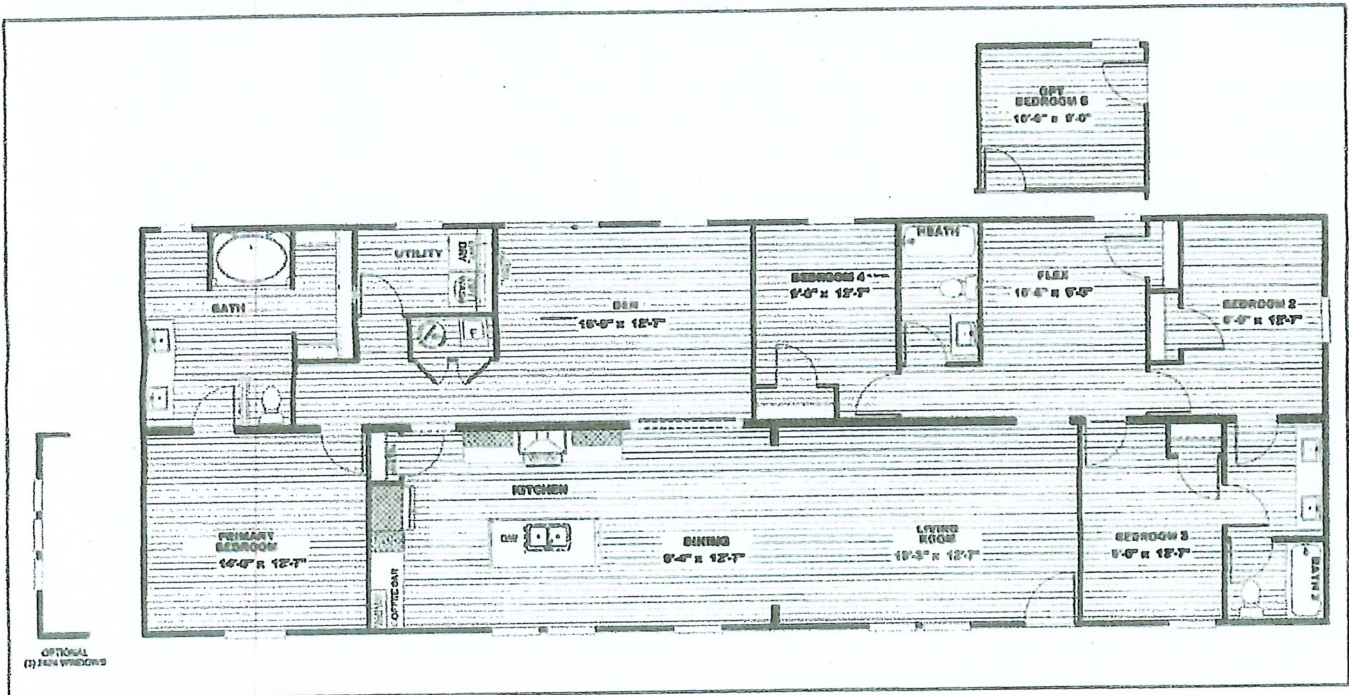
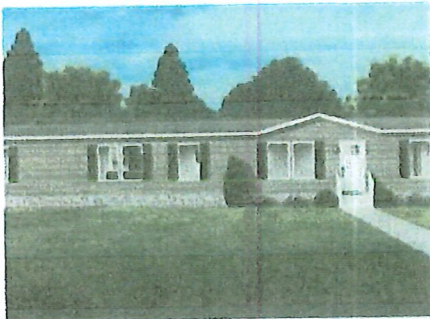


RAINIER

821-43CEA28764AH24-506559

4 beds - 3 baths

2,001 sq. ft.



(334) 749-7048

Monday - Friday: 9am - 6pm

Saturday: 9am - 5pm Sunday: Closed

FREEDOM HOMES-OPELIKA

1900 COLUMBUS PARKWAY

OPELIKA, AL 36804

Our home building facilities invest in continuous product and process improvements. Plans, dimensions, features, materials, specifications, and availability are subject to change without notice or obligation. Renderings and floor plans are representative likenesses of our homes and many differ from actual homes. We invite you to tour a Home Center near you and inspect the highest value in quality housing available or call (334) 749-7048 to speak with a Home Consultant. ©2024, CMH. All rights reserved.

AN ORDINANCE

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF HOGANSVILLE TO AMEND THE CODE OF THE CITY; TO AMEND THE ZONING MAP AND ORDINANCES OF THE CITY SO AS TO CLASSIFY THE USE ZONE OF REAL ESTATE WITHIN THE CITY IDENTIFIED AS 231 BROOKS ROAD AND OWNED BY STANTWAN CRAWFORD FROM ESTATE SINGLE FAMILY RESIDENTIAL (ES-R) TO GENERAL RURAL (G-RL); 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 zoning map and ordinances of the City of Hogansville be amended so as to classify as G-RL – General Rural the following described real estate which is located within the corporate limits of the City of Hogansville, to wit:

All that tract or parcel of land situate, lying and being in Land Lot 22 of the 12th Land District of Troup County, Georgia, being Tract 3, containing 1.01 acres, more or less, as more particularly described in 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 records, which plat is made a part of this description by reference thereto, being further identified as 231 Brooks Road, Hogansville, Georgia 30230, and as Troup County, Georgia tax parcel no. 0241C001006.

SECTION 2:

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

SECTION 3:

Pursuant to Official Code of Georgia Annotated Section 36-66-4(d)(4), this ordinance, after adoption by the Council and upon approval by the Mayor, shall become effective upon the latter of the following dates: (1) the date the zoning is approved by the Mayor and Council; or, if applicable, (2) the date that the annexation of the above-referenced property becomes effective pursuant to Official Code of Georgia Annotated 36-36-2, as amended.

INTRODUCED AND FIRST READING _____

SECOND READING AND ADOPTED/REJECTED _____

SUBMITTED TO MAYOR AND APPROVED/DISAPPROVED _____

BY: _____
Mayor

ATTEST: _____
Clerk

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



City Manager – Lisa Kelly
Assistant City Manager – Niles Ford
City Clerk – LeAnn Lehigh
City Attorney – Alex Dixon
111 High St
Hogansville GA 30230-1196
706-637-8629 | cityofhogansville.org

COUNCIL ACTION FORM

MEETING DATE: July 1, 2024

SUBMITTED BY: Dhayna Portillo *DP*

AGENDA TITLE: Public Hearing and First Reading -- Rezoning and Map Amendment for 231 Brooks Rd.

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

- | | | | |
|---|-------------------------------------|---|---|
| <input type="checkbox"/> Ordinance (No. _____) | <input type="checkbox"/> Contract | <input type="checkbox"/> Information Only | <input type="checkbox"/> Public Hearing |
| <input type="checkbox"/> Resolution (No. _____) | <input type="checkbox"/> Ceremonial | <input checked="" type="checkbox"/> Discussion/Action | <input type="checkbox"/> Other |

BACKGROUND (Includes description, background, and justification)

Property owner and applicant Stantwan Crawford is proposing a rezoning of their 1.01+/- acre site at 231 Brooks Road, Tax Map No. 0241 C001 006 from ES-R (Estate Single Family Residential) to G-RL (General Rural) to permit a manufactured home.

Entrance would be from Brooks Rd.

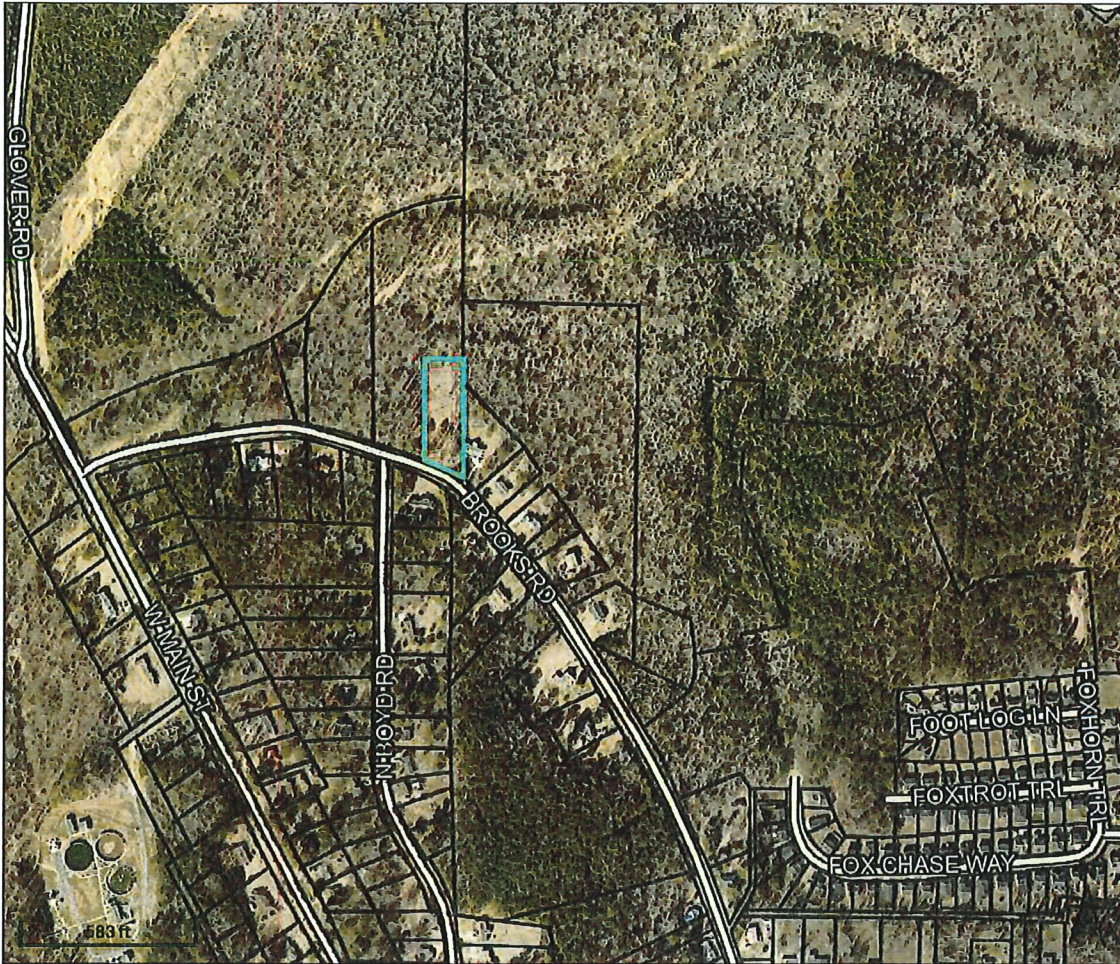
At its June 20, 2024 regular meeting, the Hogansville Planning Commission voted to recommend that the City Council approve the proposed rezoning and map amendment.

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

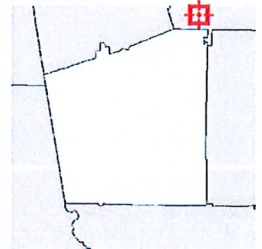
No budget impact.

STAFF RECOMMENDATION (Include possible options for consideration)

This proposal meets three of the State's seven zoning standards. If approved, this building must meet the Hogansville UDO "Building Architecture Standards" (attached) which apply to stick built and factory structures.



Overview



Legend

- Parcels
- Roads

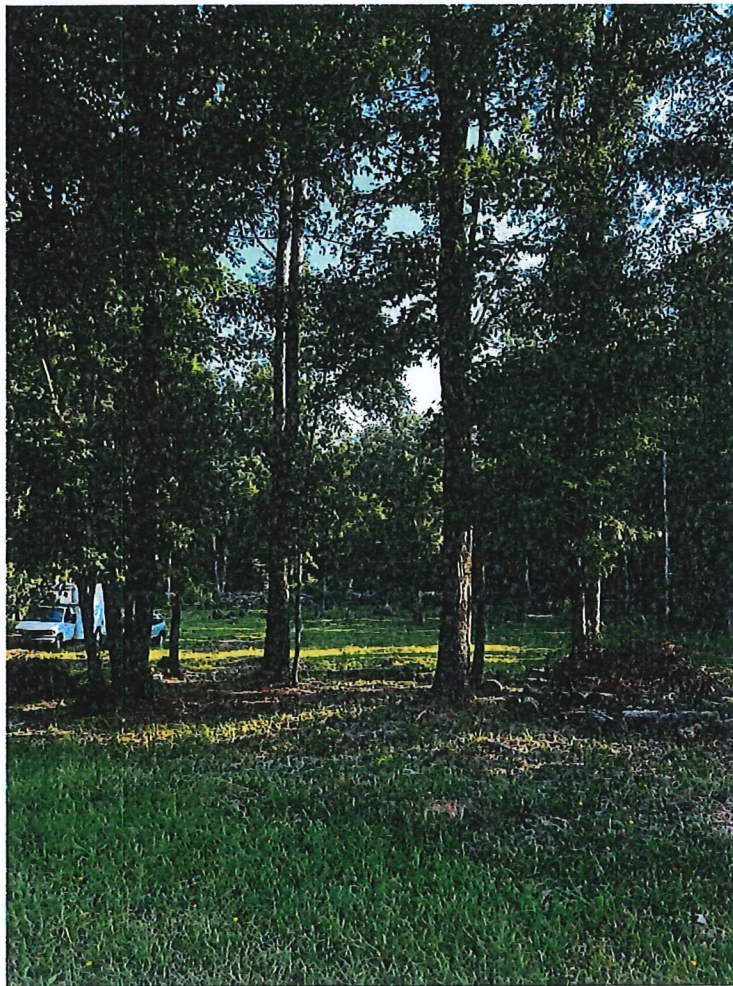
| | | | | | | | |
|-----------------|------------------|-------------------|-----------------------|--------------|---------|--------|------|
| Parcel ID | 0241C001006 | Owner | CRAWFORD STANTWAN | Last 2 Sales | | | |
| Class Code | Residential | | 100 BAPTIST DR | Date | Price | Reason | Qual |
| Taxing District | 18 - HOGANSVILLE | | HOGANSVILLE, GA 30230 | 9/13/2021 | \$9000 | QC | U |
| City | HOGANSVILLE | Physical Address | 231 BROOKS RD | 11/6/2020 | \$15500 | M | U |
| Acres | 1.01 | Assessed Value | Value \$9000 | | | | |
| | | Land Value | Value \$9000 | | | | |
| | | Improvement Value | | | | | |
| | | Accessory Value | | | | | |

(Note: Not to be used on legal documents)

Date created: 6/12/2024
 Last Data Uploaded: 6/12/2024 5:49:25 AM

Developed by  **Schneider**
 GEOSPATIAL

231 Brooks Rd, June 14, 2024



Looking north



**CITY OF HOGANVILLE
REZONING REQUEST
STAFF ANALYSIS AND REPORT**

DATE: 6/20/2024
TO: Hogansville Planning Commission
FROM: Dhayna Portillo, Community Development Director
RE: Manufactured Home Rezoning Request -- from ES-R to G-RL
231 Brooks Rd
Tax Map No. 0241C001006
Applicant: Stantwan Crawford

REQUEST:

Applicant and owner Stantwan Crawford is seeking a rezoning request for a proposed new manufactured home to be located within the Estate Single Family Residential (ES-R) district, which does not allow manufactured homes. The request is to consider rezoning the property to General Rural (G-RL) which does allow manufactured homes.

LOCATION:

The property is 231 Brooks Rd, just east of where Brooks Road meets N. Boyd Road.

SITE:

The 1.01-acre site is vacant, grassed, and leveled with trees surrounding it.

ZONING:

The property is zoned ES-R – Estate Single-Family Residential.

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 Area. This area is primarily established single-family residential properties.

EXISTING LAND USES:

Adjacent uses consist of the following:

WEST: 0 Brooks Road – Tax Map No. 0241 C 001 005– ES-R – Estate Single-Family Residential, 3.81-acre lot with undeveloped land on it.

NE: 0 Brooks Road – Tax Map No. 0241 C 001 007– TN-R –Traditional Neighborhood Residential, 8.27-acre lot with undeveloped land on it.

EAST: 227 Brooks Rd – Tax Map No. 0241 C 001 007A – TN-R –Traditional Neighborhood Residential, 1.02-acre lot with 1,773 square foot site-built home on it.

SOUTH: 729 N Boyd Rd – Tax Map No. 0241 C 004 001– TN-R –Traditional Neighborhood Residential, 0.85-acre lot with 2,921 square foot site built home on it.

UNIQUE CHARACTERISTICS:

None.

PREVIOUS RELATED ACTIONS:

None.

FINDINGS:

FINDING 1: The site is currently located in the middle of, and surrounded by, two residential areas: TN-R (Traditional Neighborhood Residential) and ES-R (Established Single Family Residential), with established homes, including the Huntcliff Subdivision, which is expanding to the west with new site-built homes.

FINDING 2: Manufactured homes are not permitted in the City’s residential zones. The City’s Unified Development Ordinance restricts mobile homes to the City’s General Rural (G-RL) districts.

FINDING 3: The property does have 1 acre, which is the minimum lot size for General Rural (G-RL).

STANDARDS FOR REZONING:

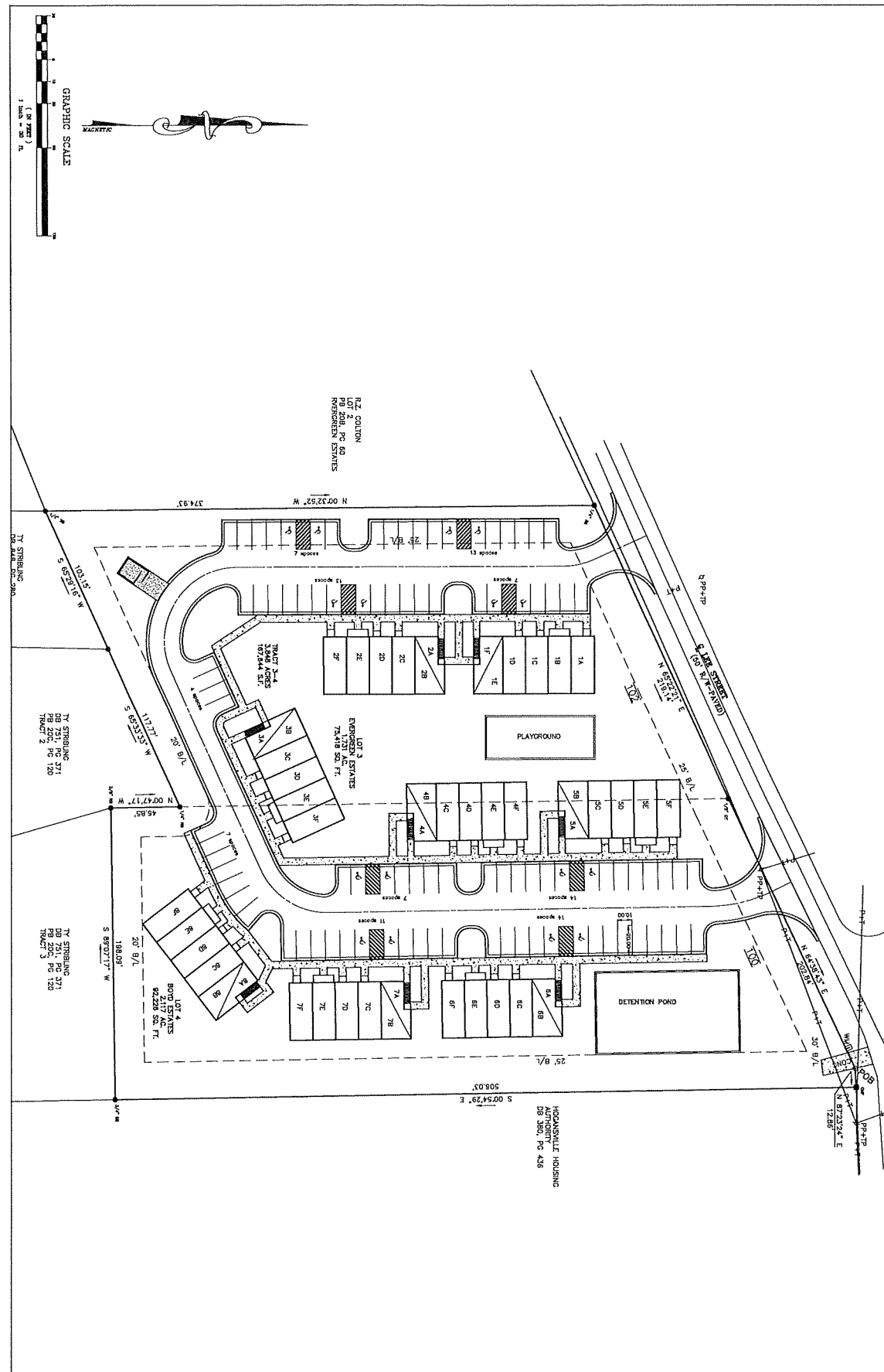
- 1) Is the proposed use suitable given the zoning and development of adjacent and nearby property? *No, adjacent and nearby properties are site-built, unlike the proposed manufactured home.*
- 2) Will the proposed use adversely affect the existing use or usability of adjacent or nearby property? *It could encourage an influx of manufactured homes to this area.*
- 3) Is the proposed use compatible with the purpose and intent of the Comprehensive Plan?
Yes

- 4) Are there substantial reasons why the property cannot or should not be used as currently zoned? *No*
- 5) Will the proposed use cause an excessive or burdensome use of public utilities or services, including but not limited to streets, schools, water or sewer utilities, and police or fire protection? *No*.
- 6) Is the proposed use supported by new or changing conditions not anticipated by the Comprehensive Plan or reflected in the existing zoning on the property or surrounding properties? *No*
- 7) Does the proposed use reflect a reasonable balance between the promotion of public health, safety, morality, or general welfare and the right to unrestricted use of property?
Yes

The rezoning request meets 3 of the 7 rezoning standards. The requested manufactured home would not harm the public.

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 their regularly scheduled meetings.

- NOTES:
1. TOTAL AREA: 187,644 SQ. FT. (4.28 AC.)
 2. ZONING: R-2, R-200 SQ. FT. (20,000)
 3. THIS PLANING PREPARED FROM A SURVEY BY [Name]
 4. CONFORMS TO THE [Code]
 5. CONFORMS TO THE [Code]
 6. TOTAL AREA: 187,644 SQ. FT. (4.28 AC.)
 7. TOTAL AREA: 187,644 SQ. FT. (4.28 AC.)
 8. TOTAL AREA: 187,644 SQ. FT. (4.28 AC.)
 9. TOTAL AREA: 187,644 SQ. FT. (4.28 AC.)
 10. TOTAL AREA: 187,644 SQ. FT. (4.28 AC.)



| <p>STAFFORD ENGINEERING, INC. 1008 COLLETT ST. LAGANES, GA 30241 PHONE: 706-884-2272 FAX: 706-884-2273 www.stafford-engineering.com LAND SURVEYING CIVIL ENGINEERING (LICENSED IN GEORGIA)</p> | <p>NOT A VALID OR REPRODUCIBLE PLAN OR MAP UNLESS SIGNED AND SEALED WITH ORIGINAL SIGNATURE OF SURVEYOR.</p> <p>REFERENCE: DR 2014, PG 155; DR 24, PG 1 & 2 (REV); IS 2008, PG 60</p> <p>BEARING BASIS: PG 2008, PG 60</p> | <p>THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GENERAL AS SET FORTH IN CHAPTER 150-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND IS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.</p> | <p>THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A BEARING OF [Value] AND AN ACCURACY OF [Value]. THIS PLAN IS BASED UPON THE EXISTING ALL INFORMATION AND RECORDS ON FILE IN THE OFFICE OF THE SURVEYOR AND HAS BEEN CHECKED BY THE SURVEYOR AND FOUND TO BE CORRECT AND ACCURATE.</p> | <p>DATE: [Date]</p> <p>BY: [Name]</p> <p>DESCRIPTION: [Description]</p> | <p>PROJECT: LEE STREET TOWNHOMES</p> <p>PREPARED FOR: DAN-RIC, INC</p> <p>LOCATED IN: LAND LOT 09, 12TH LAND DISTRICT, THE CITY OF HOGANVILLE, TROUP COUNTY, GEORGIA</p> <p>REVISIONS:</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> <p>PROJECT NO. [Number] CLIENT: [Name] DATE: [Date] DESIGN BY: [Name] DRAWN BY: [Name] CHECKED BY: [Name] SCALE: [Scale] SHEET: 2 OF 3</p> | NO. | DATE | BY | DESCRIPTION | | | | | | | | | | | | |
|--|--|---|--|---|---|-----|------|----|-------------|--|--|--|--|--|--|--|--|--|--|--|--|
| NO. | DATE | BY | DESCRIPTION | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | |

Application for Rezoning – City of Hogansville, Georgia

Property Owner: MAA DEVELOPMENT LLC
Property Owner Address: 87 MAGGIE PL
City, State, Zip: NEWNAH GA 30263
Phone Number: 678-612-2509
Email: maa.development1@gmail.com

Authorized Agent: Steven Bobbers
Agent's Address: 118 N Belair Rd Suite 1
City, State, Zip: Evans, GA 30809
Phone Number: 706-594-9002
Email: steven@jbedevelopment.com

Subject Property Address: 100 and 102 Lee St
City, State, Zip: Hogansville GA 30230
Troup Tax Parcel Number: 0244 D009004
Size of property (acres): 3.85
Current Zoning: R3 Proposed Zoning TMX
Current Use: Vacant - Zoned R3
Proposed Use: Town Homes
If rezoned, when will the proposed use start? 8/1/2024

Is subject property vacant? Yes
Are you also asking to annex the subject property?
No

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

Steven Bobbers Date 6/11/24
Signature of Owner or Authorized Agent Date

APPLICANT'S REZONING DISCLOSURE STATEMENT
(OC.GA. 36 (7A 1 eg sec.))

Property/Financial Disclosure

Does any member of the Hogansville City Council or Hogansville Planning and Zoning Commission have a financial or property interest in the subject property requested for zoning change or in a corporation, partnership, firm, trust, or association which has a property interest in the subject property?

_____ NO _____

If so, describe the nature and extent of such interest: _____ N/A _____

Campaign Contribution Disclosure

Has the applicant made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating \$250 or more, or made gifts having a combined value of \$250 or more to a member or members of the Hogansville City Council or Hogansville Planning and Zoning Commission?

_____ NO _____

If so, give the name of the member(s) to whom the campaign contribution or gifts were made, the dollar amount of each campaign contribution, and an enumeration and description of each gift:

_____ N/A _____

I certify that the foregoing information is true and correct, this 12th _____

day of June 2024.

_____ Saville J _____

Applicant's Signature

OWNER'S AUTHORIZATION TO LET THIRD PARTY REPRESENTATIVE

I swear that I am the owner of the property located at (property address):

100 and 102 Lee St Hogansville, GA
which is subject matter of the attached application, as shown in the records of Troup
County Georgia.

I authorize the person named below to act as applicant in the pursuit of the rezoning of this
property.

Agent Name: Steven Boggus

Agent Address: 118 N Belair Rd Suite 1

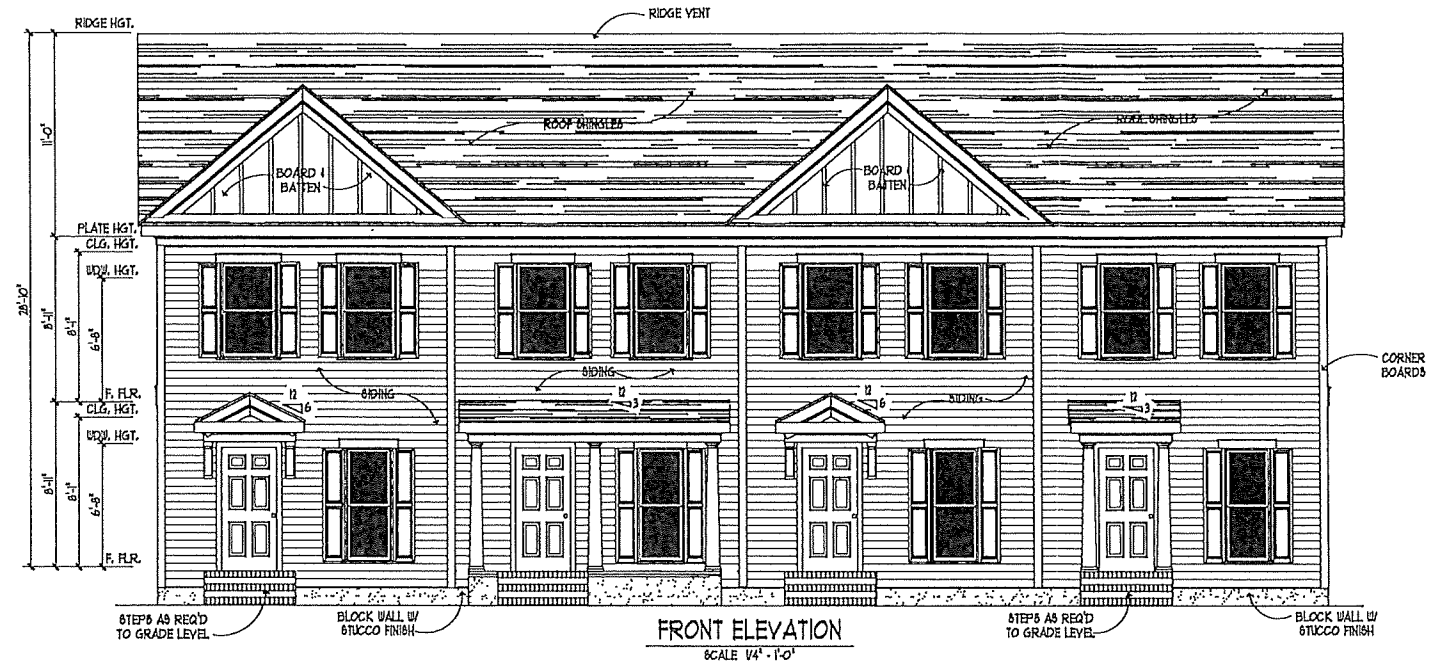
City, State, Zip: EVANS, GA 30809

Telephone: 706-594-9002

Email: steven@jbcdevelopment.com

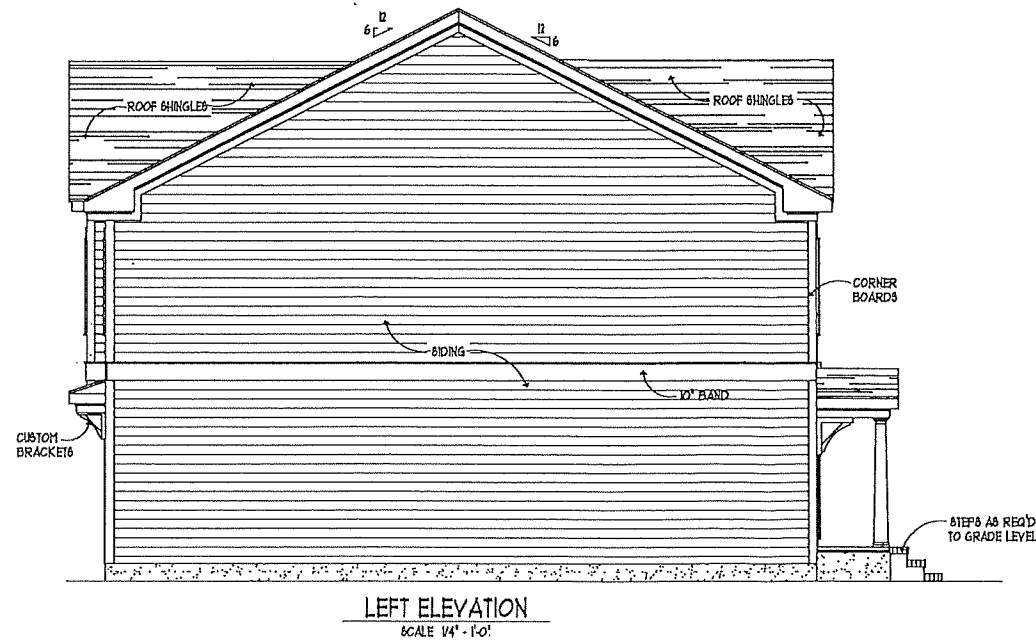
Steven Boggus
Property Owner Signature

6/11/24
Date:



FRONT ELEVATION
SCALE 1/4" = 1'-0"

NOTE: UNITS FROM 4 TO 8 UNIT PER BLDG. BY OPTIONAL SINGLE BORN UNIT SEE FIG. 6 OF 7



LEFT ELEVATION
SCALE 1/4" = 1'-0"

- GENERAL NOTES**
- 1) DO NOT SCALE DRAWING.
 - 2) CONTRACTOR SHOULD VERIFY ALL CONDITIONS & DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION.
 - 3) ANY DISCREPANCIES SHOULD BE REPORTED TO RIG CUSTOM HOME DESIGN FOR VERIFICATION AND/OR CORRECTIONS BEFORE PROCEEDING WITH WORK.
 - 4) CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
 - 5) ALL WORK SHOULD BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE INTERNATIONAL BUILDING CODES.
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TOWNHOUSES

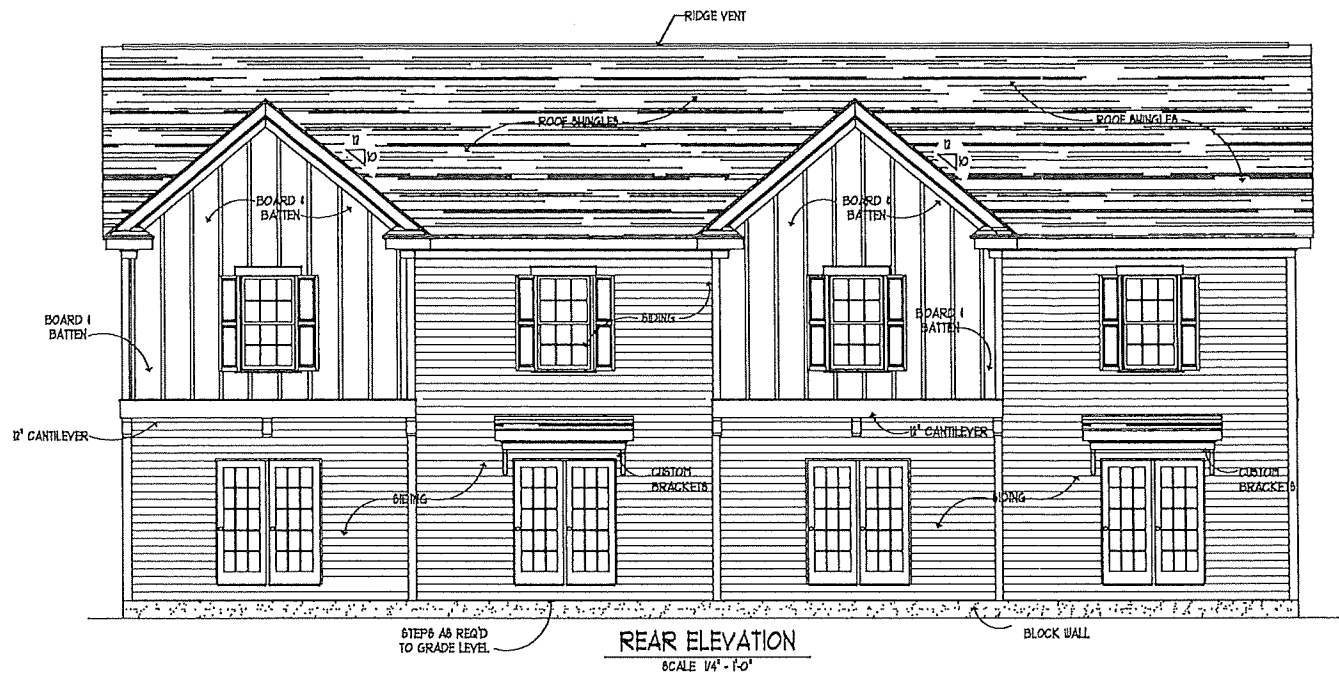
DATE: 3/11/2008

DRAWN BY: R.G.

471 North Betsy Rd.
Evans, GA 30803
Office: 706-364-8954
Fax: 706-310-0110
E-mail: Ray@RGoodDesign.com

PROJECT:
5042

1 OF 11



GENERAL NOTES

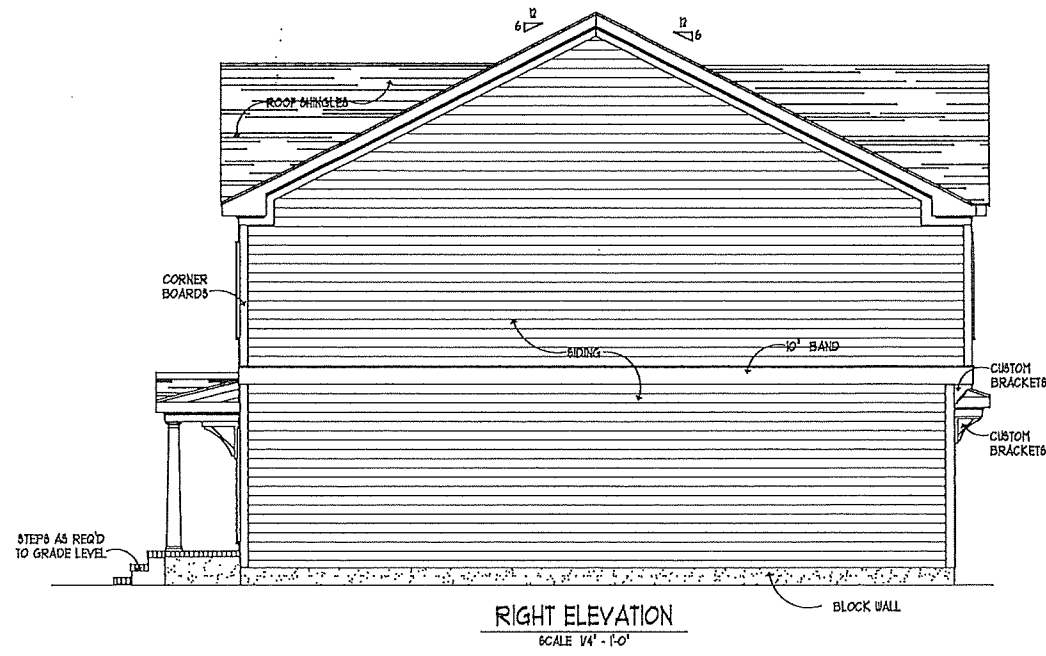
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TOWNHOUSES

DATE
3/11/11

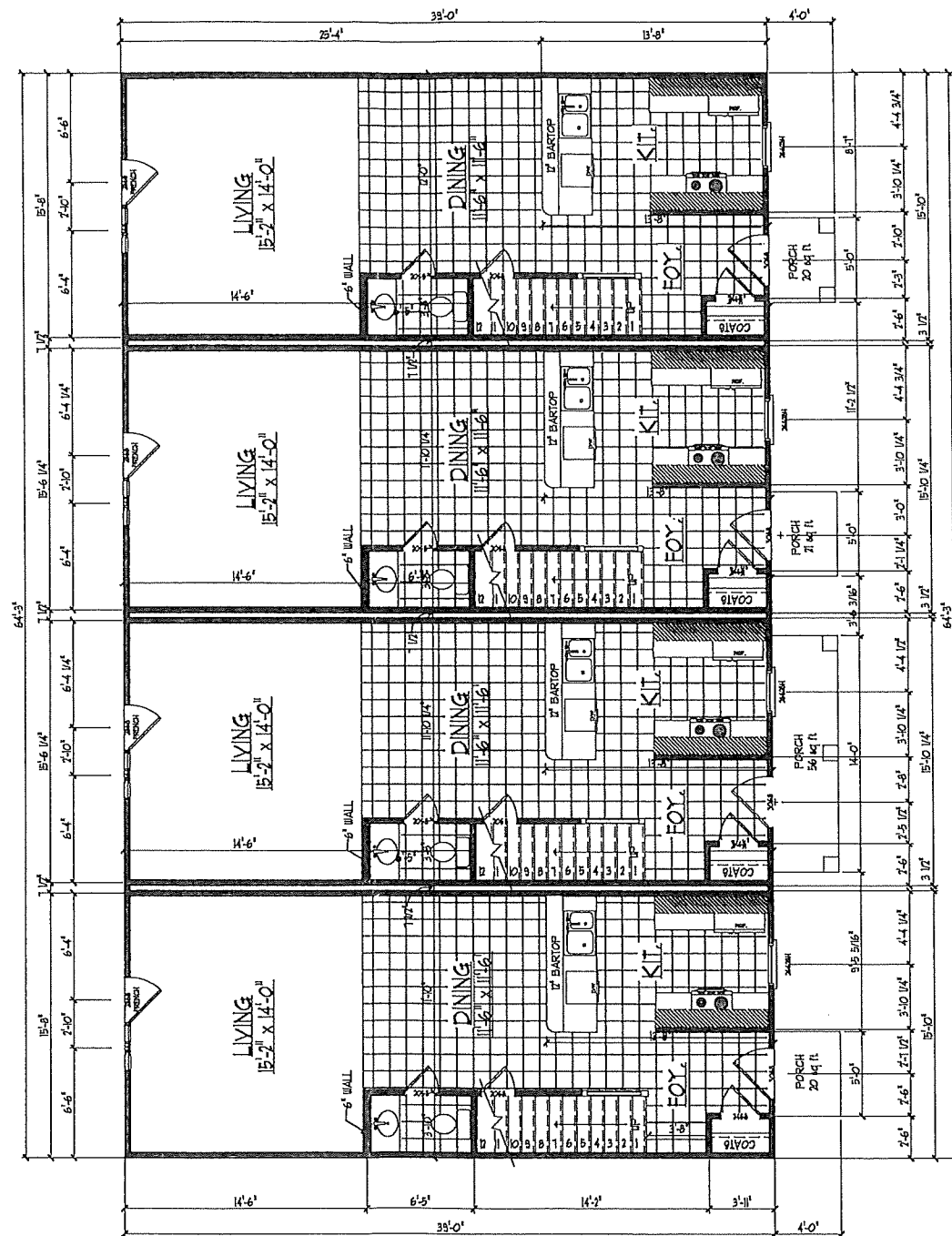
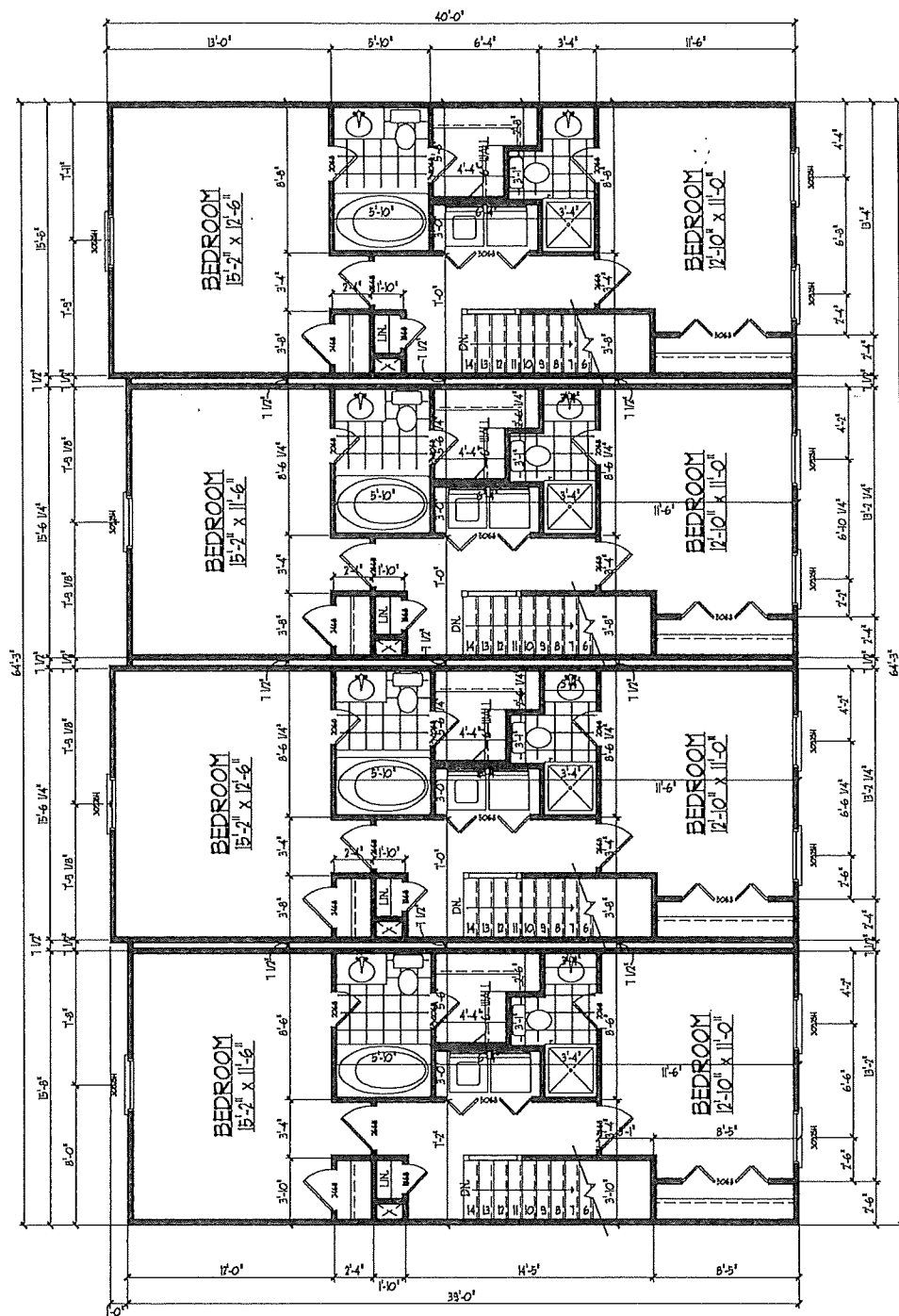
DRAWN BY
R.G.



471 North Belair Rd.
Evans, GA 30803
Office: 706-844-8554
Fax: 706-710-0110
E-mail: Ray@RGoodDesign.com

PROJECT
5042

2 OF **11**



| ESTIMATED SQUARE FOOTAGE | |
|--------------------------|--------------|
| FIRST FLOOR HTD. | 2505 SQ. FT. |
| SECOND FLOOR HTD. | 2531 SQ. FT. |
| TOTAL HTD. | 5041 SQ. FT. |
| FRONT PORCHES | 116 SQ. FT. |
| TOTAL | 5158 SQ. FT. |



GENERAL NOTES

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TOWNHOUSES

DATE
3/11/2009

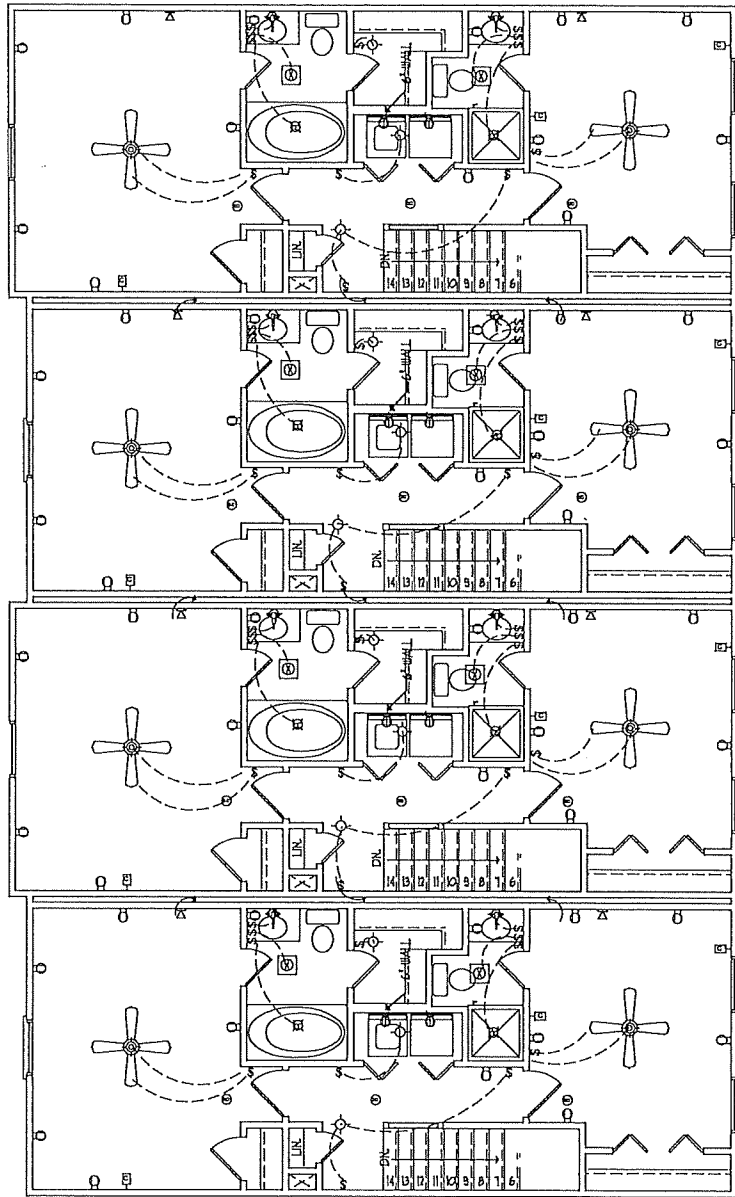
DESIGNER
R.G.

471 North Belair Rd.
Evans, GA 30809
Office: 706-364-8554
Fax: 706-310-0112

Email: RayRGoodDesigns.com

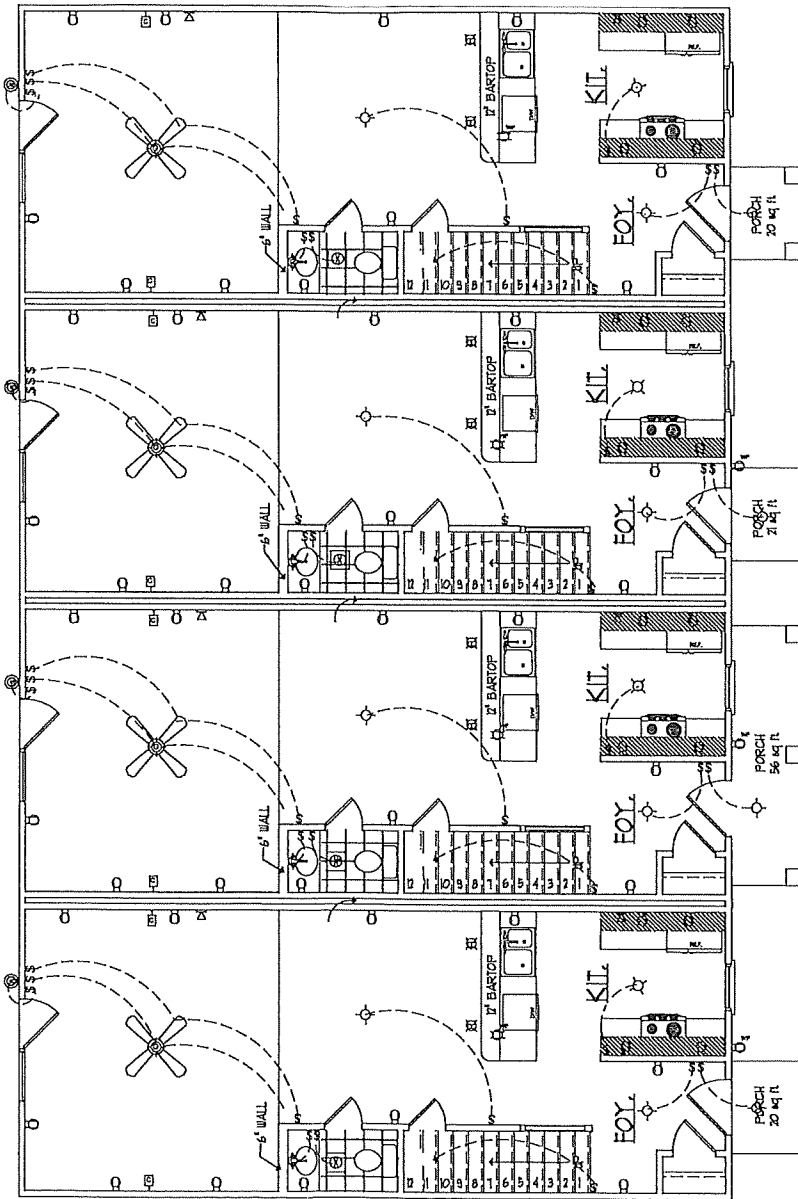
PROJECT
5042

5 OF 11



| ELECTRICAL LEGEND | |
|-------------------|---------------------------|
| SYMBOL | DESCRIPTION |
| | CEILING FAN W/ LIGHT |
| | FLUORESCENT LIGHT FIXTURE |
| | RECESSED LIGHT FIXTURE |
| | SINGLE POLE SWITCH |
| | OUTDOOR SWITCH |
| | OUTLET |
| | TELEPHONE JACK |
| | SMOKE DETECTOR |
| | DONOR FAN |

ELECTRICAL PLAN
SCALE 1/4" = 1'-0"



| ELECTRICAL LEGEND | |
|-------------------|---------------------------|
| SYMBOL | DESCRIPTION |
| | CEILING FAN W/ LIGHT |
| | FLUORESCENT LIGHT FIXTURE |
| | RECESSED LIGHT FIXTURE |
| | SINGLE POLE SWITCH |
| | OUTDOOR SWITCH |
| | OUTLET |
| | TELEPHONE JACK |
| | SMOKE DETECTOR |
| | DONOR FAN |

ELECTRICAL PLAN
SCALE 1/4" = 1'-0"



GENERAL NOTES

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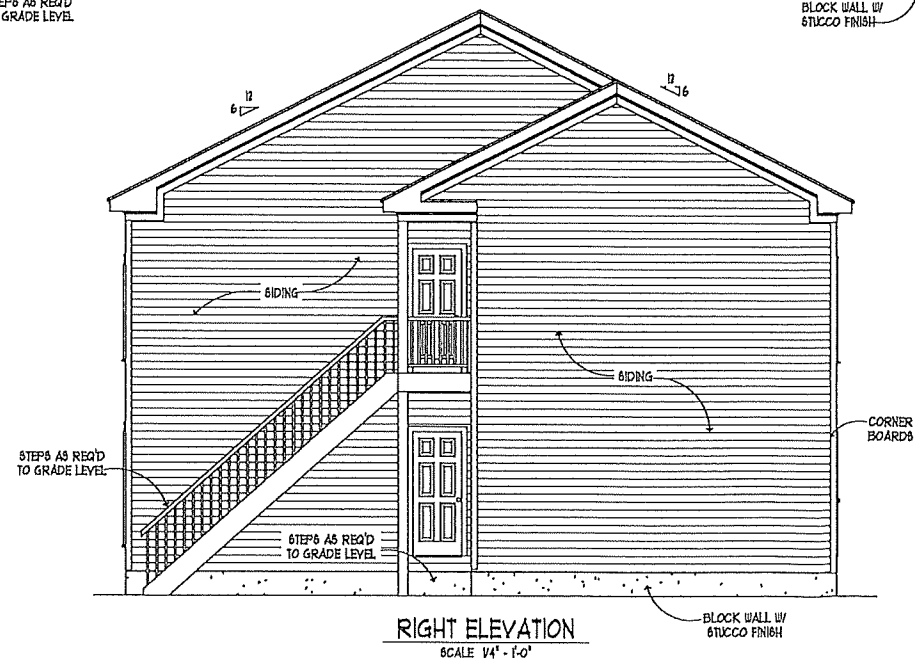
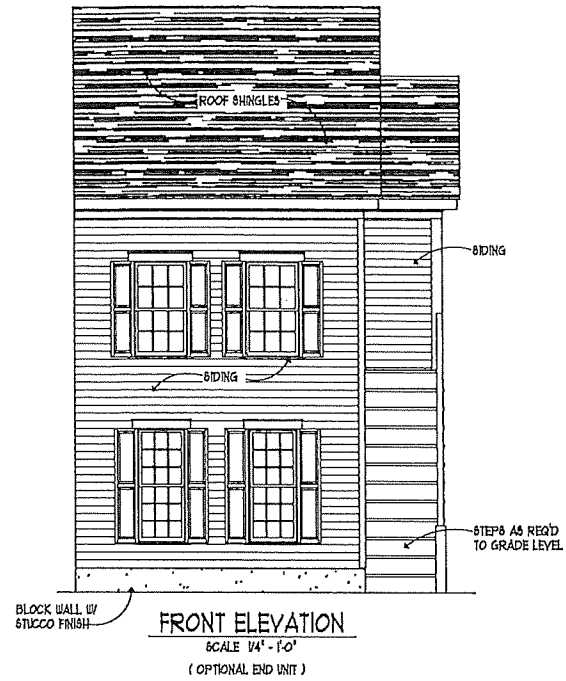
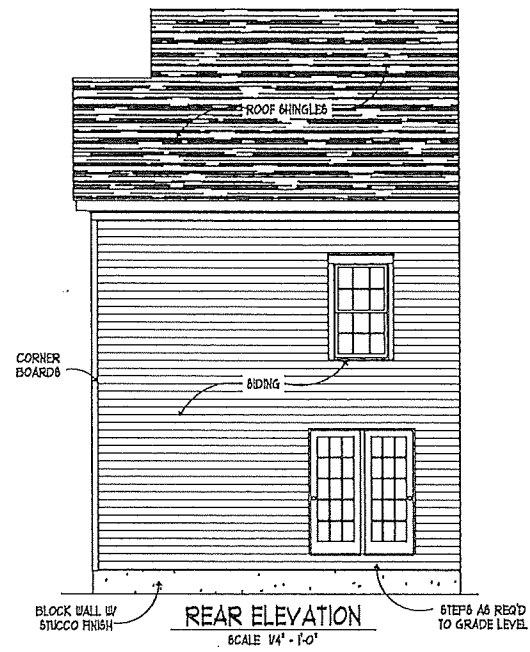
TOWNHOUSES

DATE: 3/11/2009

DESIGNED BY: R.G.

471 North Belair Rd.
Evans, GA 30829
Office: 706-364-8354
Fax: 706-210-0110
Email: Ray@RGoodDesign.com

PROJECT
5042



GENERAL NOTES

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TOWNHOUSES

DATE
3/11/11

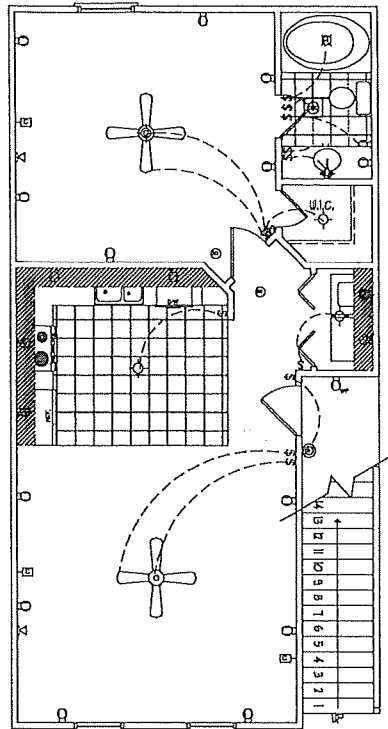
DESIGNED BY
R.G.

471 North Balair Rd.
Evans, GA 30809
Office: 706-344-8554
Fax: 706-344-0170

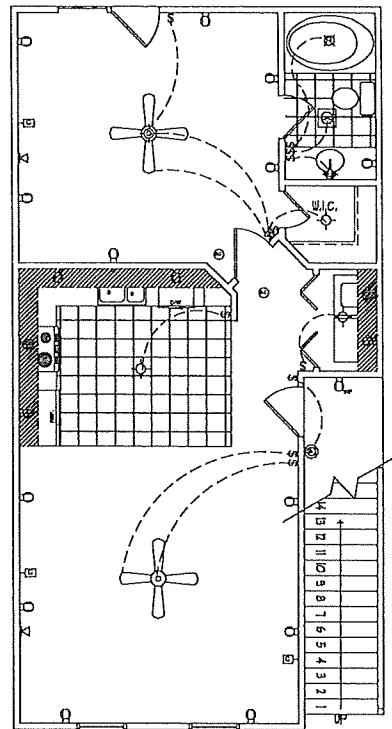
Email: Ray@RGoodDesigns.com

PROJECT
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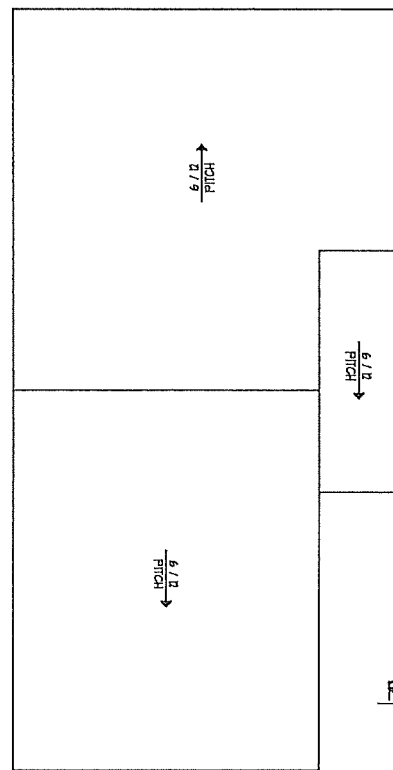
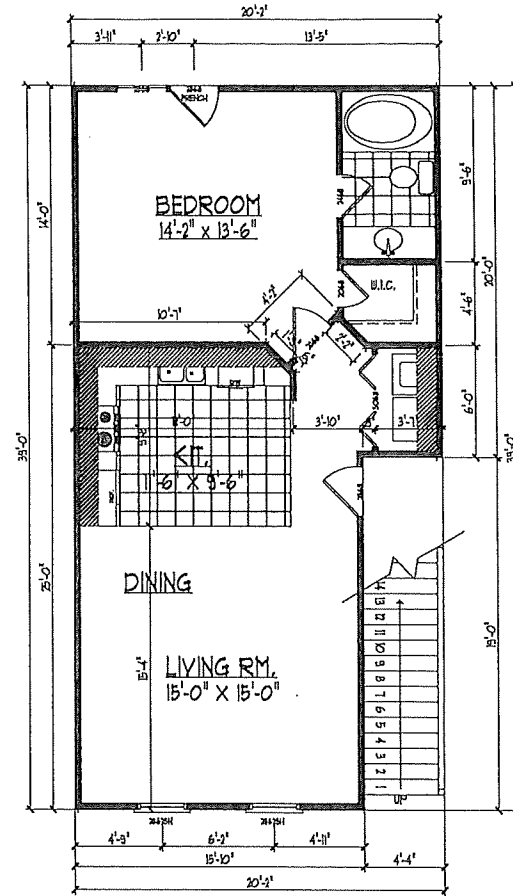
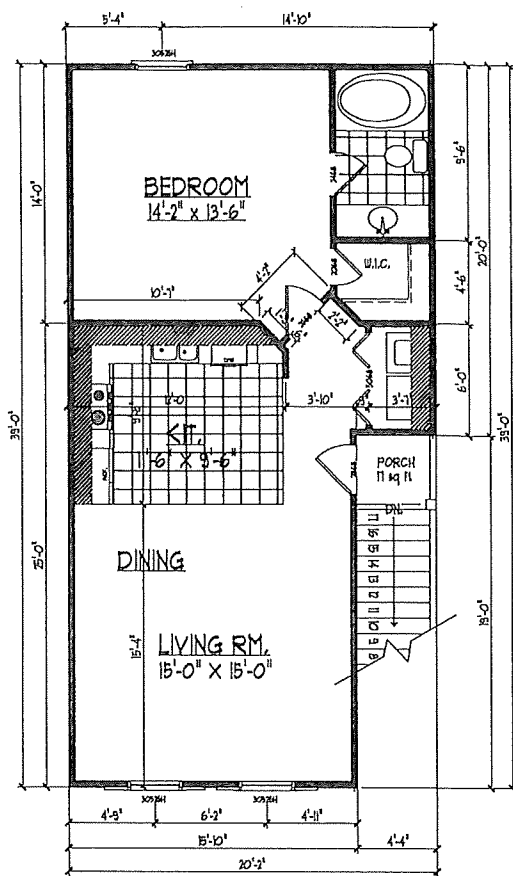
7 OF 11



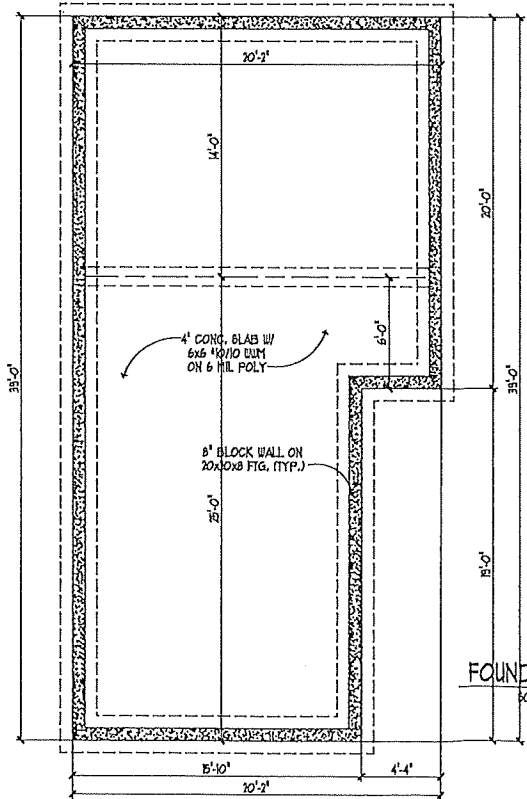
ELECTRICAL PLAN
SCALE 1/4" = 1'-0"



ELECTRICAL PLAN
SCALE 1/4" = 1'-0"



ROOF PLAN
SCALE 1/4" = 1'-0"



FOUNDATION PLAN
SCALE 1/4" = 1'-0"

| ESTIMATED SQUARE FOOTAGE | |
|--------------------------|---------------------|
| FIRST FLOOR HTD. | 104 SQ. FT. |
| SECOND FLOOR HTD. | 104 SQ. FT. |
| TOTAL HTD. | 1408 SQ. FT. |
| FRONT PORCHES | 11 SQ. FT. |
| TOTAL | 1475 SQ. FT. |



GENERAL NOTES

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TOWNHOUSES

DATE: 3/11/2005

DESIGNER: R.G.

471 North Belair Rd.
Evans, GA 30803
Office: 706-364-8554
Fax: 706-310-0710

Email: Rg@RGoodDesigns.com

PROJECT:

5042

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