



City of Hogansville
City Council

Public Hearings & Regular Meeting Agenda

Monday, August 5, 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

USDA Public Meeting- 7:00 pm

Public Meeting to Hear Citizen Comments on USDA Grants/Loans for a Street Sweeper and Electronic SCADA System.

Public Hearing (1) - Immediately Following Public Meeting

Public Hearing to Hear Citizen Comments on Rezoning and Map Amendment for 1101 East Main Street, Tax No 021-3D-000-035 from ES-R (Estate Single Family Residential) to CR-MX (Corridor Mixed Use)

Public Hearing (2) - 7:00 pm - Immediately Following Public Hearing (1)

Public Hearing to Hear Citizen Comments on Rezoning and Map Amendment for East Boyd Road, Tax No 021-3D-000-038 from ES-R (Estate Single Family Residential) to CR-MX (Corridor Mixed Use)

Regular Meeting – Immediately Following Public Hearing (2)

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 August 5, 2024
2. Approval of Minutes: Regular Meeting July 15, 2024
3. Approval of Minutes: Work Session Meeting July 15, 2024

New Business

1. Ordinance – 1st Reading – Rezoning and Map Amendment – 1101 East Main Street, Tax Map No 021-3D-000-035 from ES-R (Estate Single Family Residential) to CR-MX (Corridor Mixed Use)
2. Ordinance – 1st Reading – Rezoning and Map Amendment – East Boyd Road, Tax Map No 021-3D-000-038 from ES-R (Estate Single Family Residential) to CR-MX (Corridor Mixed Use)
3. Royal Theater – Checking Account
4. Royal Theater – Change Order
5. Hogansville Police Department Mobile Data Terminals (MDT)
6. Natural Gas Department Study
7. Board Appointment – Georgia Initiative for Community Housing (GICH) – *Discussion Only*
8. USDA – Community Facilities Loan/Grant Program – SCADA System
9. USDA – Community Facilities Loan/Grant Program – Street Sweeper

Executive Session

1. Real Estate Exemption

Meeting to be held at Hogansville City Hall, 111 High Street, Hogansville Ga. 30230

City Manager's Report

Chief of Police Report

Council Member Reports

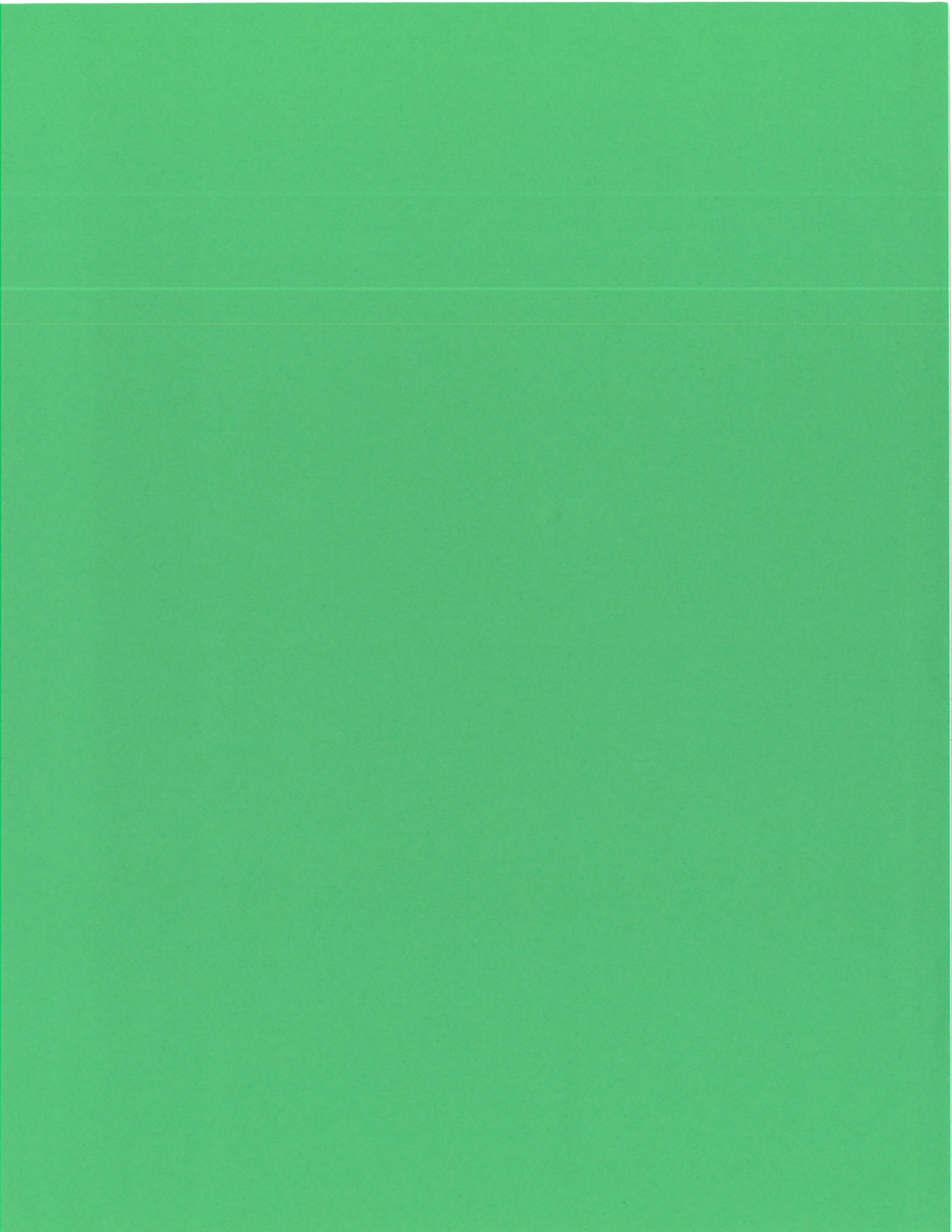
1. Council Member Taylor
2. Council Member Morgan
3. Council Member Neese
4. Council Member Ayers
5. Council Member Strickland

Mayor's Report

Adjourn

Upcoming Dates & Events

- August 6, 2024 – 6-9pm | Hogansville Police Department's National Night Out at Hogansville Elementary School
- August 15, 2024 – 6:00 pm | Meeting of the Planning & Zoning Commission at Hogansville City Hall
- August 19, 2024 – 7:00 pm | Regular Meeting of Mayor and Council at Hogansville City Hall
- August 20, 2024 – 6:30 pm | Meeting of the Hogansville Historic Preservation Commission at Hogansville City Hall
- August 27, 2024 – 6:30 pm | Meeting of the Downtown Development Authority at Hogansville City Hall





07/15/2024

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, 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. Council Member Matthew Morgan was not present at tonight's meeting.

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

CONSENT AGENDA

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

Motion Carries 4-0

PRESENTATIONS

1. Hogansville Police Department – Chaplain Terry Rainwater Retirement

Chief Sheppard presented Police Chaplain Terry Rainwater with a service Glock for his retirement as the Senior Chaplain for the police department. Chaplain Rainwater has been with the Hogansville Police Department serving since 2016. He has served at this role entirely voluntarily.

OLD BUSINESS

1. Ordinance – 2nd Reading & Adoption – Rezoning - Parcel No. 0244D009004 (100-102 Lee Street) from TN-R (Traditional Neighborhood Single Family Residential) to CR-MR (Corridor Medium Density Residential)

Motion: Council Member Neese moved to adopt the ordinance to rezone 100-102 Lee Street from TN-R (Traditional Neighborhood Single Family Residential) to CR-MR (Corridor Medium Density Residential). The motion was seconded by Council Member Ayers.

Discussion: None

Motion Carries 4-0

2. Ordinance – 2nd Reading & Adoption - Rezoning – Parcel 0241 C00 1006 (231 Brooks Road) from ES-R (Estate Single Family Residential) to G-RL (General Rural)

Motion: Council Member Taylor moved to adopt the ordinance to rezone 231 Brooks Road from ES-R (Estate Single Family Residential) to G-RL (General Rural). The motion was seconded by Council Member Neese.

Discussion: None

Motion Carries 4-0

NEW BUSINESS

1. Demolition of 202 Brazell Street and 409 Pine Street – Bid Awards

Motion: Council Member Neese moved to award the bid for the demolition of 202 Brazell Street and 409 Pine Street to Platinum Demolition in the amount of \$8,450 for both. The motion was seconded by Council Member Taylor.

Discussion: None

Motion Carries 4-0

2. TAP Grant Application – Approval to Proceed

Motion: Council Member Taylor moved to approve City staff to proceed with the TAP Grant Application that is due by August 15, 2024, for the amount of \$1,935,528 and would require a 20% match. The motion was seconded by Council Member Strickland.

July 15, 2024

Discussion: None
Motion Carries 4-0

ADJOURNMENT

On a motion made by Council Member Neese and duly seconded, Mayor Ayers adjourned the meeting at 7:46 pm.

Respectfully,

A handwritten signature in black ink, appearing to read 'LeAnn Lehigh', written in a cursive style.

LeAnn Lehigh
City Clerk



07/15/2024

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 5:34 pm. Present were Council Member Michael Taylor, Council Member Mandy Neese, 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. Council Member Matthew Morgan and Council Member Mark Ayers were not present during the Work Session Meeting.

ORDER OF BUSINESS

1. TAP Grant Application

City Manager Lisa Kelly and Community Development Director Lynne Miller explained that the City was invited by Georgia DOT to submit a grant application due August 15, 2024 for sidewalks to be constructed along Boyd Road, Elm Street, Boozer St, Pine St, Homes St, Hightower Rd and W. Main Streets. The project is estimated to cost \$2,419,410. The TAP program would fund \$1,935,528 and the City would need to match 20% of that cost at an amount of \$483,882. There are already funds that have been paid by a developer for future sidewalks in the amount of \$186,100 that could be used for the match amount. That would only leave \$297,786 that the City would need for the match amount of the Grant, which could be funded using SPLOST funds. The approval to apply for the TAP Grant is on the Regular Meeting agenda tonight for Council's vote.

2. Frederick Manley – Georgia Youth Impact Project, Inc.

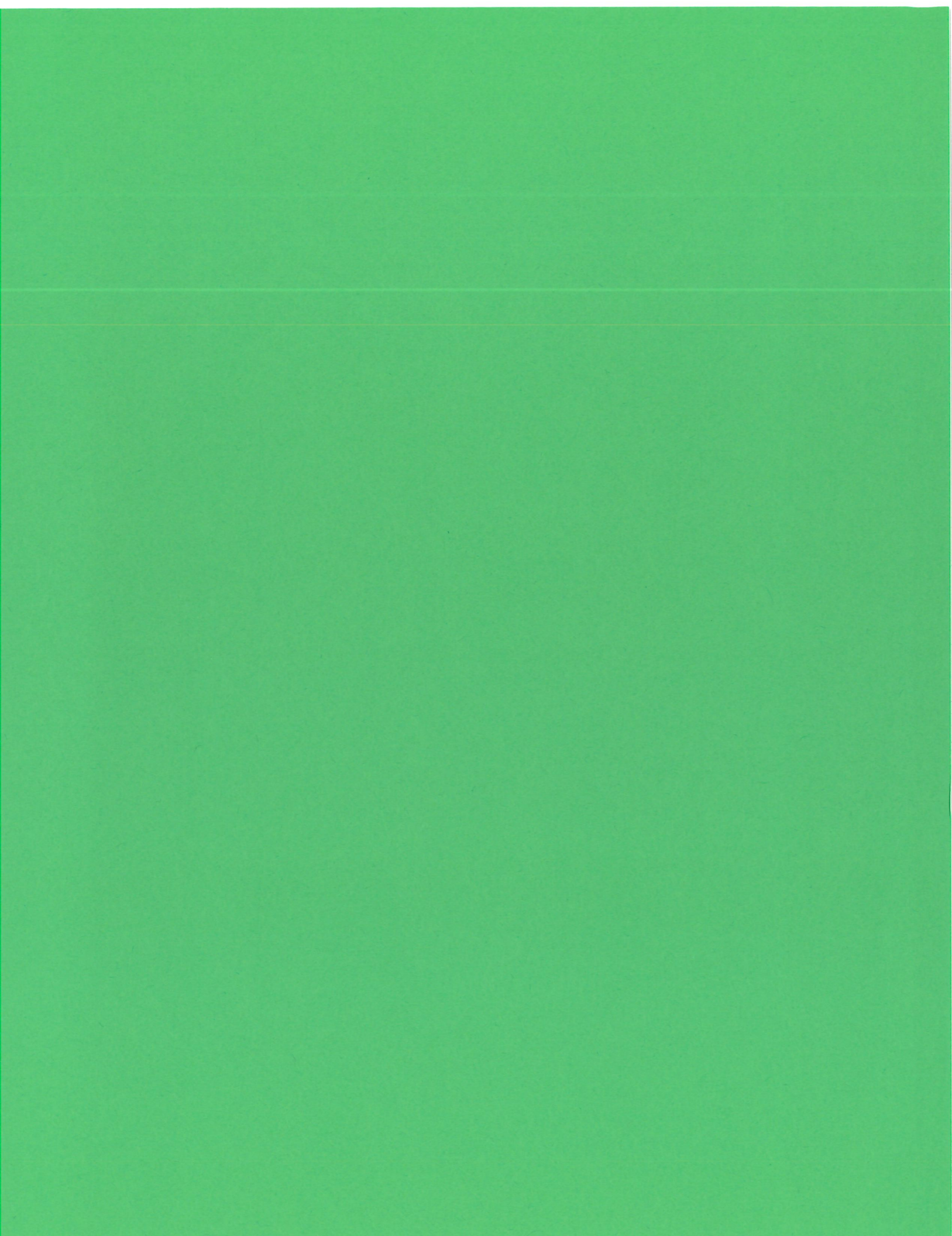
Mr. Manley addressed Council, explaining that a few meetings ago he had requested funding for the Georgia Youth Impact Project that he is trying to start up in Hogansville. Council had asked him to come back with more information on what the camp would look like. Mr. Manley said the program would be housed at St. Mary's Church. He is wanting to begin a summer camp either July 22-26 or July 29-31 for approximately 25-50 kids. Officer Mosely from the LaGrange Police Department spoke on behalf of Mr. Manley and the same program he participated in that was held last year in LaGrange. He said that it was instrumental in having the opportunity to engage with the kids and helping to give the kids skills to interact.

Mr. Manley said that he was going to be meeting with Callaway Middle School principal the following Thursday to discuss a year-round program, that would build relationships with not only students, but parents as well. Mr. Manley is asking Council for 3-months of the requested \$25,000 up front to help with start-up costs. Council Members said they would like the program to be up and operational and that Mr. Manley may be eligible for grants to help with funding. Mr. Manley said that he was already looking at getting grants. Council asked City staff to look into the annual budget to see if funding was available without a budget amendment.

Mayor Ayers adjourned the Work Session at 6:41 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 1101 E.MAIN STREET AND CONTAINING APPROXIMATELY 24 ACRES, MORE OR LESS, AND CURRENTLY OWNED BY JANE HUBBARD, FROM ESTATE SINGLE FAMILY RESIDENTIAL (ES-R) TO CORRIDOR MIXED USE (CR-MX); 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 Corridor Mixed Use (CR-MX) the following described real estate which is located within the corporate limits of the City of Hogansville, to wit:

TRACT ONE:

All that tract or parcel of land situate lying and being in Land Lot 127 of the Eleventh Land District of Troup County, Georgia, containing 23.86 acres, more or less, and being more particularly described as follows: Begin at a point where the center line of the Hogansville-Mountville Road intersects the Southern right-of-way boundary of Boyd Road and from said point run in an easterly direction along the Southern right-of-way boundary of Boyd Road for a distance of 1,340.91 feet to a point marked by an iron pin, which said point shall be the POINT OF BEGINNING of the property herein described; from said point of Beginning proceed North 83° 58' East for a distance of 120.09 feet to a point marked by an iron pin; thence turn right and proceed South 0° 52' East for a distance of 170.80 feet to a point marked by an iron pin; thence turn left and proceed North 89° 08' East for a distance of 227.40 feet to a point marked by an iron pin; thence turn right and proceed South 1° 12' East for a distance of 2016.49 feet to a point marked by an iron pin, which said point lies on the Southern boundary line of Land Lot 127; thence turn right and proceed South 89° 32' West for a distance of 521.02 feet to a point marked by an iron pin; thence turn right and proceed North 0° 48' West for a distance of 1,909.77 feet to a point marked by an iron pin; thence turn right and proceed North 71° 50' East for a distance of 191.39 feet to a point marked by an iron pin; thence turn left and proceed North 07° 14' West for a distance of 206.76 feet to the POINT OF BEGINNING.

Said property is shown per Plat of Survey prepared by R. C. July 16, 1977 and entitled "Property of Paul Hubbard".

TRACT TWO:

All that tract or parcel of land lying and being in Land Lot 127 of the 11th Land District, Troup County, Georgia, containing .96 acres being shown on plat recorded in Plat Book 13, Page 73, Troup County, Georgia records and being more particularly described as follows: BEGINNING at the center line of the Hogansville-Mountville Road at a point where the same intersects with the Southern boundary of Boyd Road and running thence East along the Southern boundary of Boyd Road 1,461 feet to a point and the Northeast corner of the property to be described herein; thence running North 81° 44' East 228.27 feet along the Southern boundary of Georgia Highway 54 to a point; thence South 1° 12' East 200.40 feet to a point; thence South 89° 8' West 227.40 feet to a point; thence North 0° 52' West 170.80 feet to a point and the point of beginning. Said property being bounded on the West and South by other property of Hubbard. North by Highway 54 and East by Property formerly owned by J. F. Leverett.

This property is also described on a plat prepared by Raymond C. Barrow, registered land surveyor, and recorded in Plat Book 13, Page 73, Troup County Records, which said plat is, by reference, incorporated herein and made a part hereof for the purpose of a more complete description.

Combined parcels identified as tax parcel no. 021-3D-000-035

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 Kell
Assistant City Manager – Niles For
City Clerk – LeAnn Lehig
City Attorney – Alex Dixo
111 High S
Hogansville GA 30230-119
706-637-8629 | cityofhogansville.or

COUNCIL ACTION FORM

MEETING DATE: August 5, 2024

SUBMITTED BY: Dhayna Portillo

AGENDA TITLE: Public Hearing and First Reading -- Rezoning and Map Amendment for 1101 East Main Street

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

Ordinance (No. ____) Contract Information Only Public Hearing

Resolution (No. ____) Ceremonial Discussion/Action Other

BACKGROUND (Includes description, background, and justification)

Property owner and applicant Jane Hubbard is proposing a rezoning of their 24.84+/- acre site at 1101 East Main Street, Tax Map No. 021-3D-000-035 from ES-R (Estate Single Family Residential) to CR-MX (Corridor Mixed Use) to request a rezoning for a proposed subdivision.

The entrances on the proposed subdivision as a whole will be combined with entrances on East Boyd Road and Mountville Road.

At its July 18, 2024, regular meeting, the Hogansville Planning Commission voted to recommend that the City Council

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

No budget impact.

STAFF RECOMMENDATION (Include possible options for consideration)

Staff recommends that City approve the rezoning application by Jane Hubbard for tax parcel 021-3D-000-035, from ES-R (Estate Residential) to CR-MX (Corridor Mixed Use), as recommended by the Hogansville Planning Commission on July 18, 2024.



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

DATE: 7/18/2024
TO: Hogansville Planning Commission
FROM: Dhayna Portillo, Community Development Director
RE: Subdivision Rezoning Request -- from ES-R to CR-MX
1101 East Main Street
Tax Map No. 021-3D-000-035
Applicant: Jane Hubbard

REQUEST:

Jane Hubbard is seeking a rezoning request for a proposed subdivision in the Estate Single Family Residential (ES-R) district. The request is to consider rezoning the property to Corridor Mixed Use (CR-MX).

LOCATION:

The property is on East Main St, just north of where E. Boyd St. and E. Main St meet.

SITE:

The 24.84-acre site includes an occupied site-built home.

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 Interstate area. This area is primarily large commercial areas such as gas stations, fast food chains, and other retail establishments.

EXISTING LAND USES:

Adjacent uses consist of the following:

WEST: East Boyd Rd. – ES-R – Estate Single-Family Residential, there is a 46.88-acre lot with undeveloped land on it.

NORTH: 1115 E. Main Street – Tax Map No. 021-3D-0000-34 – CR-MX – Corridor Mixed Use, 1.12-acre lot with 1920 square foot site-built commercial building on it.

EAST: Jones Crossing Subdivision is located to the immediate east of the property.

SOUTH: Mountville Rd. – Tax Map No. 020-000-000-46– ES-R – Estate Single-Family Residential, 63-acre lot with undeveloped land on it.

UNIQUE CHARACTERISTICS:

None.

PREVIOUS RELATED ACTIONS:

None.

FINDINGS:

FINDING 1: The site is currently located to the west of established homes, including the Jones Crossing Subdivision, which is expanding with new site-built homes.

FINDING 2: There is currently a site-built home on this site.

FINDING 3: The entire area is all currently zoned ES-R (Estate Single Family Residential)

STANDARDS FOR REZONING:

- 1) Is the proposed use suitable given the zoning and development of adjacent and nearby property? *Yes.*
- 2) Will the proposed use adversely affect the existing use or usability of adjacent or nearby property? *No*
- 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? *Potentially yes.*
- 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? *The comprehensive plan did not foresee the influx of new subdivision developments in this region and called for a diversity of housing price points.*
- 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

STAFF RECOMMENDATION:

Staff recommends approval of the proposed re-zoning request. Developers should consider carving out the site-built house from the rest of the parcel. The proposed subdivision should consider doing a transportation study. The rezoning request meets 5 of the 7 rezoning standards. The requested rezoning 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.

**REQUEST FOR REZONING APPROVAL APPLICATION
CITY OF HOGANSVILLE, GEORGIA**

ATTACHED PLEASE FIND THE FOLLOWING INFORMATION:

- Materials Necessary for a Rezoning Request
- Application for Rezoning Request
- Authorization by Property Owner
- Property Owner's Disclosure of Campaign Contributions
- Agent's Disclosure of Campaign Contributions
- Property and Financial Disclosure
- Site plan requirements
- Application Deadline Dates

THE FOLLOWING IS A GENERAL DESCRIPTION OF THE PROCEDURES USED FOR THE PROCESSING OF AN APPLICATION FOR A REZONING REQUEST.

BOARD OF ZONING APPEALS

After receipt and acceptance of the zoning petition, Staff reviews the requests and develops a recommendation which is forwarded to the Board of Zoning Appeals for review and recommendation. The Board of Zoning meets on the 2nd Wednesday of each month at 4:00 p.m. at City Hall. It is important for the petitioner to attend these meetings to answer questions that may arise from board members. After hearing interested citizens and after reviewing the request, the Board of Zoning Appeals votes to recommend APPROVAL, APPROVAL WITH CONDITIONS, DENIAL, OR TABLING of the request. This recommendation is forwarded to Mayor and Council.

MAYOR AND COUNCIL MEETING

The Mayor and Council will hear a report on the request and determine if the request is reasonable. If the request is deemed to be reasonable, Mayor and Council will place the request on the agenda. Public support in favor or opposition to the request will be received by the Mayor and Council. Mayor and Council will vote on the request.

If you have any questions regarding the application or procedures, please call City Hall.

**MATERIALS NECESSARY FOR A REQUEST
FOR REZONING APPLICATION**

CITY OF HOGANSVILLE, GEORGIA

- A. One (1) copy of this application, completed in full.
- B. A written request to Mayor and Council, signed by the owner and dated, explaining the nature of the rezoning request.
- C. Property Owner's Disclosure of Campaign Contributions
- D. Agent's Disclosure of Campaign Contributions.
- E. Authorization by Property Owner
- F. Property and Financial Disclosure
- G. Two (2) copies of site plan.
- H. Full payment of \$250.00 (NON-REFUNDABLE) application fee.

REQUEST FOR REZONING

City of Hogansville

This is a written request from Jane Hubbard
the legal owner of Property: 1101 E Main Street, Hogansville,
Troup County, Georgia. At this time we are requesting that the said
property be rezoned from ES-R to
CR-MX.

The request is made on the behalf of placing a Subdivision
on said property.

Jane Hubbard

Signature

July 5, 2021

DATE

APPLICATION FOR REZONING
HOGANSVILLE, GEORGIA

Application Number _____ Application Date 7/5/24

Property Owner Jane Hubbard

Address 1101 E Main Street

City, State, Zip: Hogansville, GA 30230

Telephone: _____

Authorized Agent Austin Wallace

Address 285 West Wieuca Road NE, PMB 5402,

City, State, Zip: Atlanta, GA 30342

Telephone: 478-550-8513

Property Address 1101 E Main Street

City, State, Zip: Hogansville, GA 30230

Tax Parcel Number 021-3D-000-035

Nearest Road Intersection E Main St and E Boyd Rd

Current Zoning ES-R

Proposed Zoning CR-MX

Current Use No specified use on land

Proposed Use Subdivision

If rezoned, when will proposed use start? 2025

Size of Property 24 Acres or () Square Feet

Is Subject Property Vacant? No

Do you request annexation of the subject property? N/A

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.

Austin Wallace, Sawgrass Development LLC

Signature of Owner or Authorized Agent

7/5/24

Date

AUTHORIZED BY PROPERTY OWNER

CITY OF HOGANSVILLE, GEORGIA

I swear that I am the owner of the property located at (property address) _____
1101 E Main Street, Hogansville GA 30230

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

Sign Here: *Jane Hubbard*

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

Sign Here: *Jane Hubbard*

Name of Applicant or Agent Austin Wallace, Sawgrass Development LLC

Address 285 West Wieuca Road NE, PMB 5402

City, State, Zip Code: Atlanta, GA 30342

Telephone #: 478-550-8513

Name of Applicant: Sawgrass Development LLC

Subject Property: 1101 E Main Street, Hogansville GA 30230

Council Member: _____

CITY OF HOGANSVILLE, GEORGIA

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

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

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

B. The dollar amount of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution:
Amount: \$ 0
Date of Contribution: NA

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

Signature of Owner Jane Hubbard
Date: 7-5-2024

Subject Property: 1101 E Main Street, Hogansville GA 30230 Case# _____

Name: Sawgrass Development LLC Phone: 478-550-8513

Address: 285 West Wieuca Road NE, PMB 5402, Atlanta, GA 30342

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

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

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

A. Name of local government official to whom the campaign contribution or gift was made:
None

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

Amount: \$ 0

Date of Contribution: N/A

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

N/A

Signature of Owner Austin Wallace, Sawgrass Development LLC

Date: 7/5/24

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.

THE 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.

BOARD OF ZONING APPEALS

Sec. Established.

The board of zoning appeals shall consist of five (5) members, who shall be appointed by the mayor and council for a term of four (4) years, and who may be removed from office at any time by the mayor and council with or without cause. Appointment of the members shall be such that the terms of no more than two (2) members expire concurrently. The establishment of terms required by the modification of the number of members on the board shall be filled for the unexpired term, in the same manner of the initial appointment. Members shall serve without pay but may be reimbursed for any expenses incurred while representing the board.

Sec. Jurisdiction; decisions.

- (a) Each of the five (5) members appointed to the board of zoning appeals shall be residents and citizens of the city and shall so remain as residents during the tenure of their service on the board of zoning appeals.
- (b) On all appeals, applications and other matters brought before the board of zoning appeals, said board shall inform in writing all parties involved of its decision.

Sec. Proceedings generally.

The board of zoning appeals shall elect a chairman and a vice chairman from its members who shall each serve for one (1) year or until reelected or until their successors are elected. The board shall appoint a secretary. The board shall adopt rules and bylaws in accordance with the provisions of this chapter. Meetings of the board shall be held at the call of the chairman, and at such other times as the board may determine. The chairman or in his absence, the vice chairman may administer oaths and compel the attendance of witnesses by subpoena. All meetings of the board shall be open to the public.

Sec. Authority of board.

The board of zoning appeals shall have the authority to perform the functions of the city in the area of planning contemplated by the Constitution and laws of the State of Georgia and shall have the authority conferred by this section, the zoning laws and ordinances of the city and the general laws and Constitution of the State of Georgia. Any action of the board of zoning appeals relating to planning and to zoning other than as relates to zoning appeals as contemplated by this article, shall be in the nature of the city and shall not be binding upon such governing authority.

- (a) Appeals to the board of zoning appeals may be taken by any person aggrieved or by any officer, department, board or bureau of the city affected by any decisions of the building official or other city official based on this chapter. Such appeal shall

be taken within a reasonable time, as provided by the rules of the board, by filing with the building official and with the board of zoning appeals a written notice of appeals specifying the grounds thereof. All papers constituting the record upon which the action appealed from was taken and shall forthwith be transmitted to the board of zoning appeals by the appropriate city official.

- (b) The board of zoning appeals shall fix a reasonable time for the hearing of appeals or other matters referred to it and shall give public notice thereof at least ten (10) days prior to the date of such hearing to the parties in interest and shall decide the same within a reasonable time. At such hearing, any party may appeal in person or by his agent or his attorney.
- (c) In addition thereof, the secretary of the board of zoning appeals shall at least ten (10) days prior to the date fixed for the hearing place on the property for which a variance or conditional use is sought a sign giving notice that a variance is sought for the property upon which the sign is located and shall give a telephone number with the city to call in the event further information is desired.
- (d) A sign giving notice of the proposed conditional use or variance of real estate located within the city, placed upon property proposed for conditional use or variance, shall not be removed by any person from such property until at least twenty-four (24) hours have expired after the scheduled date for the public hearing, or if the public hearing is postponed or rescheduled, not less than twenty-four (24) hours after the rescheduled date of such public hearing, and then such board of zoning appeals or his authorized designee. It shall be unlawful for any person to demolish, tear down, obliterate or remove a sign placed upon a property in the city for the purpose of giving notice of a public hearing on a proposed conditional use or variance by any person other than the secretary of the board of zoning appeals or his authorized designee. Any person who shall violate the provisions of this section shall, upon conviction, be punished by the recorder.

Sec. Stay of proceedings.

An appeal to the board of zoning appeals stays all legal proceedings in furtherance of the action appealed from, unless the building official certifies to the board of zoning appeals, after the notice of appeal shall have been filed with him, that by reason of facts stated in the certificate a stay would, in his opinion, cause imminent peril to life and property. In such case, proceedings shall not be stayed otherwise than by a restraining order granted by court of record on application on notice to the building official and on due cause shown.

Sec. Powers and duties.

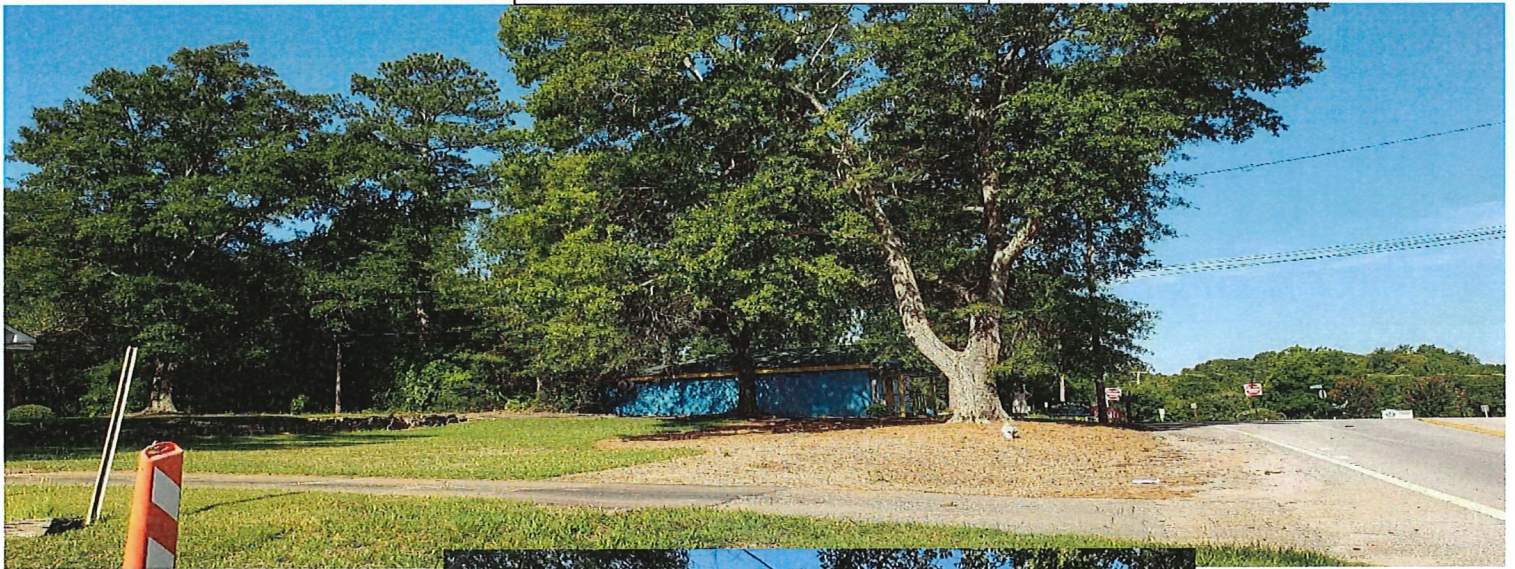
As pertains to appeals to the board of zoning appeals authorized by the provisions hereof, the board shall have the following powers and duties:

1. Administrative review. To hear and decide appeals where it is alleged there is error in any order, requirement, decision or determination made by the building official in the enforcement of this chapter.
2. Special exceptions. To hear and decide special exceptions or conditional uses to the terms of this chapter upon which the board of zoning appeals is required to pass under this chapter and
3. Variances. To authorize upon appeal in specific cases such variance from the terms of this chapter as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this chapter will, in an individual case, result in unnecessary hardship, so that the spirit of this chapter shall be observed, public safety and welfare secured and substantial justice done. The existence of a nonconforming use of neighboring land, buildings or structures in the same district or of permitted or nonconforming uses in other districts shall not constitute a basis for the granting of a variance. A variance may be granted in an individual case of unnecessary hardship upon finding by the board of zoning appeals that the following conditions exist:
 - a. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography.
 - b. The application of this chapter to this particular piece of property would create an unnecessary hardship.
 - c. Such conditions are peculiar to the particular piece of property involved and
 - d. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this chapter, provided, however, that no variance may be granted for a use of land or building or structure that is prohibited by this chapter.

1101 E. Main Street, July 11, 2024



Looking northwest,

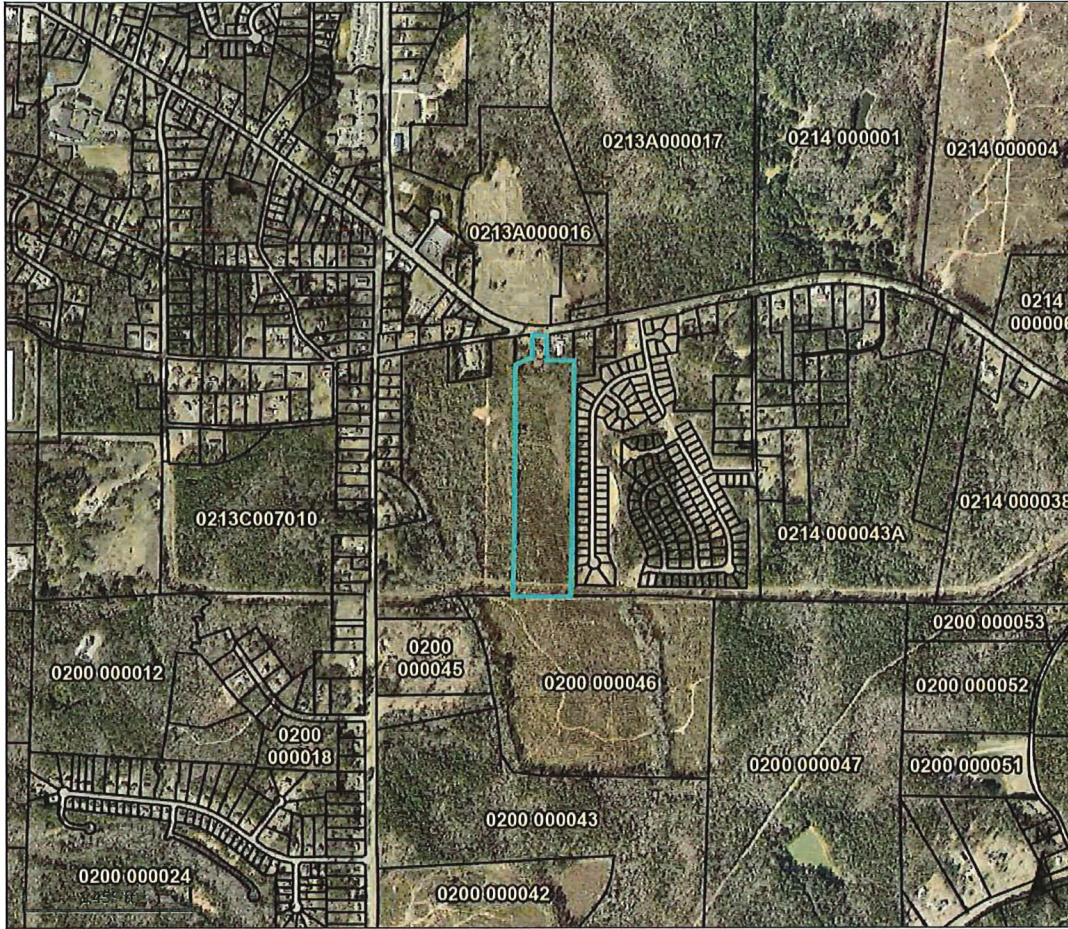


Looking northeast, the intersection of E. Main St. and E. Boyd Rd.

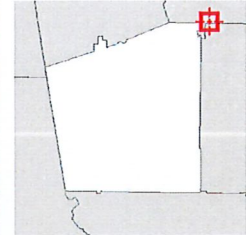


Looking northwest





Overview



Legend

- Address Numbers
- Parcels
- Roads

Parcel ID	0213D000035	Owner	HUBBARD JANE H	Last 2 Sales		
Class Code	Consv Use		1101 E MAIN ST	Date	Price	Reason
Taxing District	18 - HOGANSVILLE		HOGANSVILLE, GA 30230	2/4/1991		N
City	HOGANSVILLE	Physical Address	1101 E MAIN ST	1/1/1965		N
Acres	24.84	Assessed Value	Value \$430400			U
		Land Value	Value \$279800			U
		Improvement Value	Value \$137800			
		Accessory Value	Value \$12800			

(Note: Not to be used on legal documents)

Date created: 7/10/2024
 Last Data Uploaded: 7/10/2024 7:07:19 AM

Developed by  **Schneider**
 GEOSPATIAL

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 APPROXIMATELY 46.48 ACRES, MORE OR LESS, LOCATED OFF OF EAST BOYD ROAD AND OWNED BY WILLIAM L. MARTIN, III, FROM ESTATE SINGLE FAMILY RESIDENTIAL (ES-R) TO CORRIDOR MIXED USE (CR-MX); 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 Corridor Mixed Use (CR-MX) the following described real estate which is located within the corporate limits of the City of Hogansville, to wit:

TRACT ONE:

All that tract or parcel of land situate, lying and being, in Land Lot 127 of the 11th Land District of Troup County, Georgia, together with all improvements thereon and located on the East side of the Hogansville and Mountville Public Road in the Hogansville District of said Troup County, Georgia, containing ten (10) acres, more or less, and described as follows: commencing at a stake on the Hogansville and Mountville Public Road, which said stake is Four Hundred and Seventy Eight (478) feet on said road South of the Branch. Thence running South along the East side of said road a distance of Seven Hundred and Fifty Nine (759) feet to a stake; thence East, same width, Eight Hundred and Fifteen (815) feet to the center of the Branch that separates this tract from the T. P. Jenkins Estate and Jim Leverett lands, thence North Westerly along the run of said Branch approximately Nine Hundred and Sixteen (916) feet to a line of the tract now owned by Joe Frazier, thence West along the South line of the Joe Frazier tract Four Hundred and Thirty One (431) feet to starting point.

Said tract bounded on the North by Joe Frazier; on the East by said Branch (center of the run) that separates this tract from the T. P. Jenkins Estate and Jim Leverett lands; on the South by Macon Hunt and on the West by the Hogansville and Mountville Public Road.

TRACT TWO:

All that tract or parcel of land lying and being in Land Lot 127, 11th District, Troup County, Georgia, containing 36.48 acres, more or less, and being that property described in a plat or survey prepared by Jackson Land Surveying Company dated August 26, 2006, recorded in Plat Book 72, Page 258, Troup County, Georgia Deed Records, said plat being incorporated by reference herein.

Combined parcels identified as tax parcel no. 021-3D-000-038

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 Kell
Assistant City Manager – Niles For
City Clerk – LeAnn Lehig
City Attorney – Alex Dixo
111 High S
Hogansville GA 30230-119
706-637-8629 | cityofhogansville.or

COUNCIL ACTION FORM

DP
[Handwritten signature]

MEETING DATE: August 5, 2024 **SUBMITTED BY:** Dhayna Portillo

AGENDA TITLE: Public Hearing and First Reading -- Rezoning and Map Amendment for East Boyd Road

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

Ordinance (No. ____)

Contract

Information Only

Public Hearing

Resolution (No. ____)

Ceremonial

Discussion/Action

Other

BACKGROUND (Includes description, background, and justification)

Property owner and applicant William L. Martin III is proposing a rezoning of their 46.88+/- acre site at East Boyd Road, Tax Map No. 021-3D-000-038 from ES-R (Estate Single Family Residential) to CR-MX (Corridor Mixed Use) to request a rezoning for a proposed subdivision.

The entrance would be from East Boyd Road and Mountville Road.

At its July 18, 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 approve the rezoning application by William L. Martin for tax parcel 021-3D-000-038, from ES-R (Estate Residential) to CR-MX (Corridor Mixed Use), as recommended by the Hogansville Planning Commission on July 18, 2024.



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

DATE: 7/18/2024
TO: Hogansville Planning Commission
FROM: Dhayna Portillo, Community Development Director
RE: Subdivision Rezoning Request -- from ES-R to CR-MX
East Boyd Rd.
Tax Map No. 021-3D-000-038
Owner: William L. Martin III

REQUEST:

William L. Martin III is seeking rezoning for a proposed subdivision in the Estate Single Family Residential (ES-R) district. The request is to consider rezoning the property to Corridor Mixed Use (CR-MX).

LOCATION:

The property is on East Boyd Rd, just north of where Mountville Rd. and E. Boyd Rd meet.

SITE:

The 46.88-acre site is vacant, grassed, and level 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 Residential Character Area. This area is primarily single-family residential properties, multi-family dwelling units, and accessory dwellings.

EXISTING LAND USES:

Adjacent uses consist of the following:

- WEST: 4818- 4740 Mountville Rd. – ES-R – Estate Single-Family Residential, there are seven 1,000-1,200 square foot site-built homes to the west of the property.
- NORTH: 707 E. Boyd Rd – Tax Map No. 0213 D0000 3700035 – ES-R – Estate Single-Family Residential, 2.02-acre lot with 5,520 square foot site-built home on it.
- EAST: 1101 E. Main St – Tax Map No. 0213 D0 00035 – ES-R – Estate Single-Family Residential, 24.84-acre lot with 1,927 square foot site-built home on it.
- SOUTH: 4584 Mountville Rd. – Tax Map No. 0200 0000 45– ES-R – Estate Single-Family Residential, 13.06-acre lot with 2,622 square foot site-built home on it.

UNIQUE CHARACTERISTICS:

None.

PREVIOUS RELATED ACTIONS:

None.

FINDINGS:

FINDING 1: The site is currently located to the west of established homes, including the Jones Crossing Subdivision, which is expanding with new site-built homes.

FINDING 2: These future subdivisions should provide buffers between the single-family homes to the east of the property.

FINDING 3: The entire area is all currently zoned ES-R (Estate Single Family Residential)

STANDARDS FOR REZONING:

- 1) Is the proposed use suitable given the zoning and development of adjacent and nearby property? *Yes.*
- 2) Will the proposed use adversely affect the existing use or usability of adjacent or nearby property? *No*
- 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 excessive or burdensome use of public utilities or services including but not limited to streets, schools, water or sewer utilities or police or fire protection? *Potentially yes.*
- 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? *The comprehensive plan did not foresee the influx of new subdivision developments in this region and called for a diversity of housing price points.*
- 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

STAFF RECOMMENDATION:

Staff recommends approval of the proposed re-zoning request. The rezoning request meets 4 of the 7 rezoning standards. The proposed subdivision should consider conducting a transportation study. The requested rezoning 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.

REQUEST FOR REZONING APPROVAL APPLICATION CITY OF HOGANSVILLE, GEORGIA

ATTACHED PLEASE FIND THE FOLLOWING INFORMATION:

- Materials Necessary for a Rezoning Request
- Application for Rezoning Request
- Authorization by Property Owner
- Property Owner's Disclosure of Campaign Contributions
- Agent's Disclosure of Campaign Contributions
- Property and Financial Disclosure
- Site plan requirements
- Application Deadline Dates

THE FOLLOWING IS A GENERAL DESCRIPTION OF THE PROCEDURES USED FOR THE PROCESSING OF AN APPLICATION FOR A REZONING REQUEST.

BOARD OF ZONING APPEALS

After receipt and acceptance of the zoning petition, Staff reviews the requests and develops a recommendation which is forwarded to the Board of Zoning Appeals for review and recommendation. The Board of Zoning meets on the 2nd Wednesday of each month at 4:00 p.m. at City Hall. It is important for the petitioner to attend these meetings to answer questions that may arise from board members. After hearing interested citizens and after reviewing the request, the Board of Zoning Appeals votes to recommend APPROVAL, APPROVAL WITH CONDITIONS, DENIAL, OR TABLING of the request. This recommendation is forwarded to Mayor and Council.

MAYOR AND COUNCIL MEETING

The Mayor and Council will hear a report on the request and determine if the request is reasonable. If the request is deemed to be reasonable, Mayor and Council will place the request on the agenda. Public support in favor or opposition to the request will be received by the Mayor and Council. Mayor and Council will vote on the request.

If you have any questions regarding the application or procedures, please call City Hall.

**MATERIALS NECESSARY FOR A REQUEST
FOR REZONING APPLICATION**

CITY OF HOGANSVILLE, GEORGIA

- A. One (1) copy of this application, completed in full.
 - B. A written request to Mayor and Council, signed by the owner and dated, explaining the nature of the rezoning request.
 - C. Property Owner's Disclosure of Campaign Contributions
 - D. Agent's Disclosure of Campaign Contributions.
 - E. Authorization by Property Owner
 - F. Property and Financial Disclosure
 - G. Two (2) copies of site plan.
 - H. Full payment of \$250.00 (NON-REFUNDABLE) application fee.
-

REQUEST FOR REZONING

City of Hogansville

This is a written request from William L Martin III
the legal owner of Property: E Boyd Road, Hogansville,
Troup County, Georgia. At this time we are requesting that the said
property be rezoned from ES-R to
CR-MX.

The request is made on the behalf of placing a Subdivision
on said property.

DocuSigned by:
William L Martin III
1586A043474524BC...

Signature

6/20/2024

DATE

APPLICANTS REZONING DISCLOSURE STATEMENT
(O.C.G.A. 36-67A-1 eg seq.)

Property/Financial Disclosure

Does any member of the Board of Commissioners; or Planning Commission; or family member of a member of the Board of Commissioners; or Planning 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, 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 Board of Commissioners or Planning Commission?

N/A

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 20th day of June, 2024.

Austin Wallace, Sawgrass Development LLC
Applicant's Signature

APPLICATION FOR REZONING
HOGANSVILLE, GEORGIA

Application Number _____ Application Date 6/20/24

Property Owner William L Martin III

Address 3034 Chapel Hill Rd

City, State, Zip: Douglasville, GA 30135

Telephone: 404-786-8352

Authorized Agent Austin Wallace

Address 285 West Wieuca Road NE, PMB 5402,

City, State, Zip: Atlanta, GA 30342

Telephone: 478-550-8513

Property Address E Boyd Road

City, State, Zip: Hogansville, GA 30230

Tax Parcel Number 021-3D-000-038

Nearest Road Intersection E Main St and E Boyd Rd

Current Zoning ES-R

Proposed Zoning CR-MX

Current Use No specified use on land

Proposed Use Subdivision

If rezoned, when will proposed use start? 2025

Size of Property 46 Acres or () Square Feet

Is Subject Property Vacant? yes

Do you request annexation of the subject property? N/A

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.

Austin Wallace, Sawgrass Development LLC

Signature of Owner or Authorized Agent

06/20/24

Date

AUTHORIZED BY PROPERTY OWNER

CITY OF HOGANSVILLE, GEORGIA

I swear that I am the owner of the property located at (property address) _____
E Boyd Rd, Hogansville, 30230

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

Sign here: DocuSigned by:
William L Martin III
1586AA3474524BC...

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

Sign here: DocuSigned by:
William L Martin III
1586AA3474524BC...

Name of Applicant or Agent Austin Wallace, Sawgrass Development LLC

Address 285 West Wieuca Road NE, PMB 5402

City, State, Zip Code: Atlanta, GA 30342

Telephone #: 478-550-8513

Name of Applicant: Sawgrass Development LLC

Subject Property: E Boyd Rd, Hogansville, 30230

Council Member: _____

CITY OF HOGANSVILLE, GEORGIA

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

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

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

N/A

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

Amount: \$ N/A

Date of Contribution: N/A

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

Signature of Owner
Date: 6/20/2024

DocuSigned by:
William L Martin III
1586AA3474524BC

Subject Property: E Boyd Rd, Hogansville, 30230 Case# _____

Name: Sawgrass Development LLC Phone: 478 550 8513

Address: 285 West Wieuca Road NE, PMB 5402, Atlanta, GA 30342

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

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

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

A. Name of local government official to whom the campaign contribution or gift was made:
None

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

Amount: \$ 0

Date of Contribution: N/A

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

N/A

Signature of Owner Austin Wallace, Sawgrass Development LLC

Date: 06/20/24

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.

THE 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.

BOARD OF ZONING APPEALS

Sec. Established.

The board of zoning appeals shall consist of five (5) members, who shall be appointed by the mayor and council for a term of four (4) years, and who may be removed from office at any time by the mayor and council with or without cause. Appointment of the members shall be such that the terms of no more than two (2) members expire concurrently. The establishment of terms required by the modification of the number of members on the board shall be filled for the unexpired term, in the same manner of the initial appointment. Members shall serve without pay but may be reimbursed for any expenses incurred while representing the board.

Sec. Jurisdiction; decisions.

- (a) Each of the five (5) members appointed to the board of zoning appeals shall be residents and citizens of the city and shall so remain as residents during the tenure of their service on the board of zoning appeals.
- (b) On all appeals, applications and other matters brought before the board of zoning appeals, said board shall inform in writing all parties involved of its decision.

Sec. Proceedings generally.

The board of zoning appeals shall elect a chairman and a vice chairman from its members who shall each serve for one (1) year or until reelected or until their successors are elected. The board shall appoint a secretary. The board shall adopt rules and bylaws in accordance with the provisions of this chapter. Meetings of the board shall be held at the call of the chairman, and at such other times as the board may determine. The chairman or in his absence, the vice chairman may administer oaths and compel the attendance of witnesses by subpoena. All meetings of the board shall be open to the public.

Sec. Authority of board.

The board of zoning appeals shall have the authority to perform the functions of the city in the area of planning contemplated by the Constitution and laws of the State of Georgia and shall have the authority conferred by this section, the zoning laws and ordinances of the city and the general laws and Constitution of the State of Georgia. Any action of the board of zoning appeals relating to planning and to zoning other than as relates to zoning appeals as contemplated by this article, shall be in the nature of the city and shall not be binding upon such governing authority.

- (a) Appeals to the board of zoning appeals may be taken by any person aggrieved or by any officer, department, board or bureau of the city affected by any decisions of the building official or other city official based on this chapter. Such appeal shall

be taken within a reasonable time, as provided by the rules of the board, by filing with the building official and with the board of zoning appeals a written notice of appeals specifying the grounds thereof. All papers constituting the record upon which the action appealed from was taken and shall forthwith be transmitted to the board of zoning appeals by the appropriate city official.

- (b) The board of zoning appeals shall fix a reasonable time for the hearing of appeals or other matters referred to it and shall give public notice thereof at least ten (10) days prior to the date of such hearing to the parties in interest and shall decide the same within a reasonable time. At such hearing, any party may appeal in person or by his agent or his attorney.
- (c) In addition thereof, the secretary of the board of zoning appeals shall at least ten (10) days prior to the date fixed for the hearing place on the property for which a variance or conditional use is sought a sign giving notice that a variance is sought for the property upon which the sign is located and shall give a telephone number with the city to call in the event further information is desired.
- (d) A sign giving notice of the proposed conditional use or variance of real estate located within the city, placed upon property proposed for conditional use or variance, shall not be removed by any person from such property until at least twenty-four (24) hours have expired after the scheduled date for the public hearing, or if the public hearing is postponed or rescheduled, not less than twenty-four (24) hours after the rescheduled date of such public hearing, and then such board of zoning appeals or his authorized designee. It shall be unlawful for any person to demolish, tear down, obliterate or remove a sign placed upon a property in the city for the purpose of giving notice of a public hearing on a proposed conditional use or variance by any person other than the secretary of the board of zoning appeals or his authorized designee. Any person who shall violate the provisions of this section shall, upon conviction, be punished by the recorder.

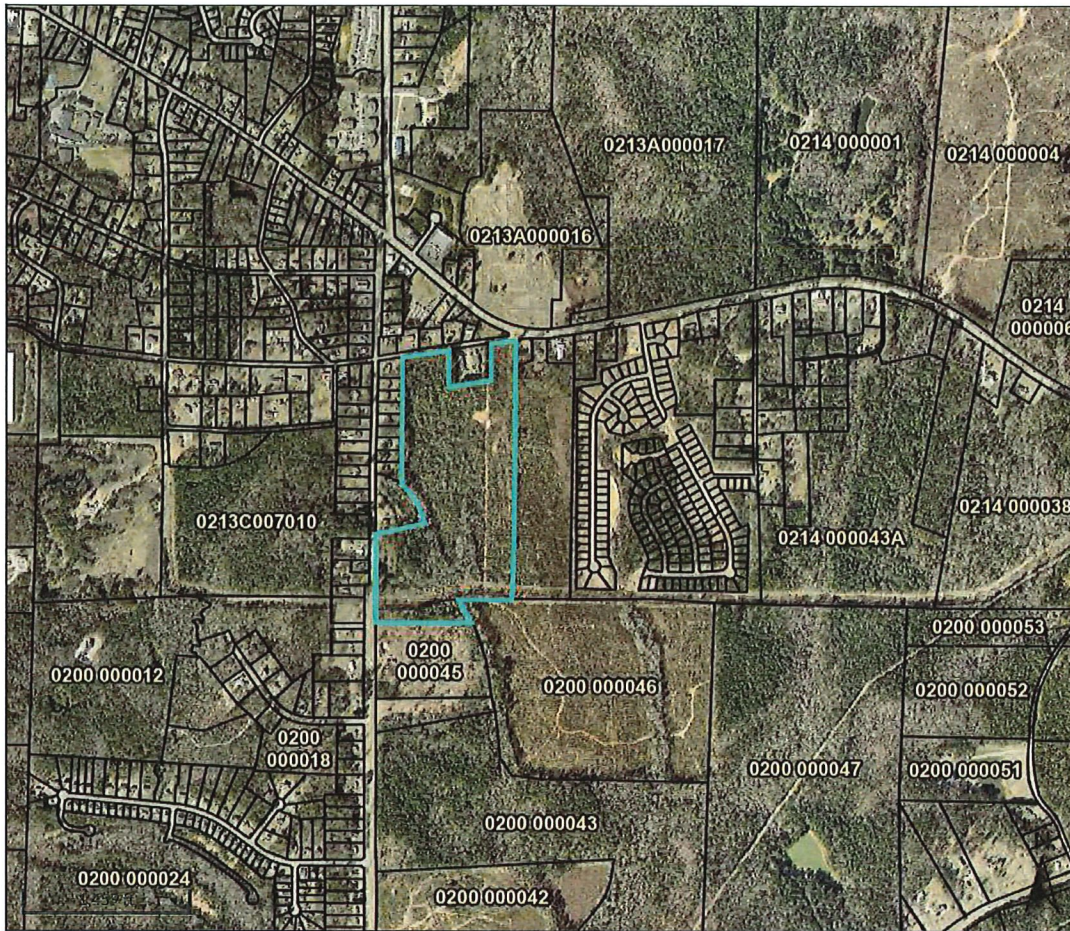
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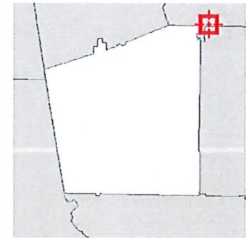
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 - c. Such conditions are peculiar to the particular piece of property involved and
 - d. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this chapter, provided, however, that no variance may be granted for a use of land or building or structure that is prohibited by this chapter.



Overview



Legend

- Address Numbers
- Parcels
- Roads

Parcel ID	0213D000038	Owner	MARTIN WILLIAM L III	Last 2 Sales			
Class Code	Consv Use		3034 CHAPEL HILL RD	Date	Price	Reason	Qual
Taxing District	18 - HOGANSVILLE		DOUGLASVILLE, GA 30135	9/12/2018	\$48000	N	U
City	HOGANSVILLE	Physical Address	E BOYD RD	6/21/2013		N	U
Acres	46.88	Assessed Value	Value \$283200				
		Land Value	Value \$283200				
		Improvement Value					
		Accessory Value					

(Note: Not to be used on legal documents)

Date created: 7/10/2024
Last Data Uploaded: 7/10/2024 7:07:19 AM

Developed by Schneider
GEOSPATIAL

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: August 5, 2024

SUBMITTED BY: Lynne Miller

AGENDA TITLE: Citizen Appointment – GA Initiative for Community Housing

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 type="checkbox"/> Discussion/Action | <input type="checkbox"/> Other |

BACKGROUND (Includes description, background, and justification)

The City Hogansville has five members on the Troup County chapter of the Georgia Initiative for Community Housing: Jake Ayers, George Bailey, Gayle Devereaux, Lynne Miller and Jason Stewart. This group meets quarterly, rotating between LaGrange, Hogansville and West Point. Team members are also eligible for statewide training conferences twice yearly and can award points that help housing development financing requests. The City recently advertised in our utility mailer for an interested applicant to replace Gayle Devereaux, who would like leave this committee. Attached are applications received from Danielle Guyton, Mary Ann Neureiter, Gloria Jones Poole and Richard Woods.

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

No budget impact.

STAFF RECOMMENDATION (Include possible options for consideration)

Mary Ann Neureiter currently serves on the Hogansville Historic Preservation Commission and Richard Woods serves on the Hogansville Planning Commission. Danielle Guyton manages the Stony Ridge apartments and is familiar with housing development financing projects that can benefit from points awarded by local GICH teams.

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COUNCIL ACTION FORM

MEETING DATE: August 5, 2024

SUBMITTED BY: Lynne Miller

AGENDA TITLE: USDA Grants/Loans for Street Sweeper and SCADA

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 type="checkbox"/> Discussion/Action | <input type="checkbox"/> Other |

BACKGROUND (Includes description, background, and justification)

In November 2022 the City of Hogansville submitted applications to USDA for combination grant/low interest loans for (1) a street sweeper, and (2) updated Supervisory Control and Data Acquisition (SCADA) system for the City water system. USDA gave preliminary approval to both, including authorization to purchase the SCADA system, for which the City then advertised, selected a vendor for, and installed. To close the two grants/loans, USDA is now asking for new paperwork including minutes of a public meeting to be held tonight (August 5, 2024.)

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

City Council approved the SCADA system October 3, 2022 – at \$120,900.49 – and installed it. The street sweeper -- valued at \$224,960 in 2022 – has not yet been purchased.

STAFF RECOMMENDATION (Include possible options for consideration)

Renew the USDA grant/loan applications for the City's new SCADA system and first-ever street sweeper to be purchased. Formal City approvals will be needed at the USDA Loan Closing conference.

Please publish Wednesday, July 24, 2024

CITY OF HOGANSVILLE
PUBLIC MEETING NOTICE

The City of Hogansville will hold a public meeting on Monday, August 5, 2024, 7 pm at the Hogansville City Hall, 111 High Street, Hogansville Georgia 30230. The purpose of this meeting is to receive comments on proposed loans and grants from the United States Department of Agriculture Community Facilities Grants and Loans Program for:

- 1) A street sweeper, and
- 2) An electronic SCADA – Supervisory Control and Data Acquisition – system for the City's water system.

Persons requiring assistance participating in this meeting may contact City Clerk LeAnn Lehigh at 706-637-8629 at least three business days prior to this public meeting to request an accommodation. This Notice is published as part of the requirements of the Application Packages to Community Facilities Loan and Grant Program, U.S. Department of Agriculture, Rural Development.

APPLICANT'S FEASIBILITY REPORT

1. Existing Facility. Briefly describe what facilities you currently have or how service is currently provided.

The five City of Hogansville Street Department employees currently spend half their time physically cleaning streets. This consists primarily of removing hardened mud, debris and other material that is often packed rock hard in the gutters. The City workers use shovels and other tools to loosen and pry this material out, transfer it into wheelbarrows and then into a truck. This activity is time consuming, difficult, exposes the workers to traffic and sometimes damages the curbs, requiring new curbing to be poured. City workers can make a complete route of all city streets roughly twice a year at most.

2. Proposed Facility. Describe what you want to purchase or construct. Indicate what the facility will be used for, approximate size, and expected method of procurement. For buildings indicate location, basic materials or type of construction, and attach a sketch or working drawings. For items of major equipment, indicate new or used, existing or custom-built, and any special features.

The City Street Department is proposing to purchase its first street sweeper. This would be new equipment. The new street sweeper would have 17,950 lb. gross vehicle weight with 150-inch wheel base. It would have twin gutter brooms. It would have a 4-cylinder diesel auxiliary engine with 148.5 cubic inch displacement, 140 ft lbs @ 2,100 RPM. Other features will include a fuel/water separator, air filter with precleaner, and "BlueLogic" digital control system. This street sweeper would enable a complete route of all city streets monthly.

3. Need for the Facility. Indicate why the proposed facility is needed.

The sweeper is needed to free City street personnel from time consuming manual cleaning of streets.

4. Service Area. Indicate what area the proposed facility will serve and, if known, the population or number of families served.

City of Hogansville, population approximately 3,100.

5. Cost Estimate.

Development and construction.....	\$ _____
Land and rights.....	_____
Legal fees.....	_____
Architect and Engineer.....	_____
Equipment.....	_____ 224,960.00
Refinancing.....	_____
Other (describe).....	_____
Total.....	_____ \$224,960.00

6. Income. List the sources and estimate the amount of expected revenue for a typical year.

The City of Hogansville's 2024-2025 budget is \$21,335,676. That number represents expected revenue, balanced against expected expense, which is also \$21,335,676. Revenue sources include: Enterprise Funds - including gas, water distribution, sewer collection and sanitation revenues. General Funds - including general fund, police, court and code enforcement/animal control revenues. Other Funds -- Hotel motel, confiscated drugs; 2013, 2019 and 2025 Special Project Local Option Sales tax; grants, internal service fund revenue, and ARPA/SFLRP revenue

7. Other Funds. List the sources and amount of funds that may be available other than from USDA, to fund part of the project (such as applicant's contributions, commercial loans, or loans or grants from other government agencies).

City Match will be paid from 2019 Special Project Local Option Sales Tax.

8. Operating History. If you have operated a similar facility, attach audits, financial statements, or lists of income and expenses for the past five years. N/A

9. Signature and Title of Applicant Official	Date
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APPLICANT'S FEASIBILITY REPORT

1. Existing Facility. Briefly describe what facilities you currently have or how service is currently provided.

The City of Hogansville furnishes its citizens water purchased from City of LaGrange and Coweta County Water & Sewerage Authority. The City's water distribution network uses a remote Supervisory Control and Data Acquisition (SCADA) system to monitor tank levels, open and control supply valves and regulate the chlorine feed. The City's SCADA system data points currently include a Pine Street standpipe, Granite Street standpipe, valves at the LaGrange and Coweta connections and elevated tank near Interstate 85. The City's existing SCADA system is outdated, limited and problematic. The existing SCADA equipment at these points is obsolete, frequently hit by lightning, unable to communicate with current technology and unable to be expanded to new locations. In September 2022 one tank was bypassed entirely. Replacement parts cannot be found for the obsolete equipment.

2. Proposed Facility. Describe what you want to purchase or construct. Indicate what the facility will be used for, approximate size, and expected method of procurement. For buildings indicate location, basic materials or type of construction, and attach a sketch or working drawings. For items of major equipment, indicate new or used, existing or custom-built, and any special features.

The City recently solicited vendor qualifications for a complete update of its SCADA water system. Nine vendors submitted their qualifications. The two highest ranked firms were then asked for priced proposals and equipment demonstrations. The City Council then approved the lower bid of the two.

The proposed new SCADA system will be installed as Remote Terminal Units at the LaGrange Valve/Meter, Coweta Valve/Meter, Pine Street standpipe, Interstate elevated tank, and City booster pump station at the Heard County/Coweta County line.

At each of these five sites, the new system will provide a 30" x 24" x 8" stainless steel card SCADA control panel; panel heater with thermostat; one 4G cell modem and installation kit; uninterruptible power supply, data management with 3D graphics and cloud-based storage, spare parts, engineering, programming and startup/checkout. The Pine Street standpipe and the Interstate Elevated tank will have Microscan Generation 5 virtual input-output controllers. The City booster pump station, LaGrange Valve/Meter and Coweta Valve/Meter will have Microscan Generation 5 universal controllers. As the City grows, this new SCADA system will adapt to any additions or other changes to the City's water distribution system. At the Pine Street standpipe location, for example, an elevated tank is now under construction.

3. Need for the Facility. Indicate why the proposed facility is needed.

The Supervisory Control and Data Acquisition System serving the City of Hogansville's water system has exceeded its useful life and needs to be replaced. The existing equipment is obsolete and replacement parts cannot be found for the inoperable equipment. An updated SCADA system is needed to monitor water tank levels, open and control supply valves and regulate the chlorine feed.

4. Service Area. Indicate what area the proposed facility will serve and, if known, the population or number of families served.

The proposed SCADA update would serve the entire City population of approximately 3,100 people.

5. Cost Estimate.

Development and construction.....	\$ _____
Land and rights.....	_____
Legal fees.....	_____
Architect and Engineer.....	_____
Equipment.....	_____ 120,900.49
Refinancing.....	_____
Other (describe)	_____
Total.....	_____ \$120,900.49

6. Income. List the sources and estimate the amount of expected revenue for a typical year.

The City of Hogansville's 2024-2025 budget is \$21,335,676. That number represents expected revenue, balanced against expected expense, which is also \$21,335,676. Revenue sources include: Enterprise Funds - including gas, water distribution, sewer collection and sanitation revenues. General Funds - including general fund, police, court and code enforcement/animal control revenues. Other Funds -- Hotel motel, confiscated drugs; 2013, 2019 and 2025 Special Project Local Option Sales tax; grants, internal service fund revenue, and ARPA/SFLRP revenue.

7. Other Funds. List the sources and amount of funds that may be available other than from USDA, to fund part of the project (such as applicant's contributions, commercial loans, or loans or grants from other government agencies).

City Match will be paid from 2019 Special Project Local Option Sales Tax.

8. Operating History. If you have operated a similar facility, attach audits, financial statements, or lists of income and expenses for the past five years. N/A

9. Signature and Title of Applicant Official	Date
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