



City of Hogansville

City Council

Public Hearings & Regular Meeting Agenda

Monday, March 17, 2025 – 7:00 pm

Meeting will be held at Hogansville City Hall,

111 High Street, Hogansville, GA 30230

Mayor: <i>Jake Ayers</i>	2025	City Manager: <i>Lisa E. Kelly</i>
Council Post 1: <i>Michael Taylor, Jr</i>	2025	Assistant City Manager: <i>Oasis Nichols</i>
Council Post 2: <i>Jason Baswell</i>	2025	City Attorney: <i>Alex Dixon</i>
Council Post 3: <i>Mandy Neese *</i>	2027	Chief of Police: <i>Jeffrey Sheppard</i>
Council Post 4: <i>Mark Ayers</i>	2027	City Clerk: <i>LeAnn Lehigh</i>
Council Post 5: <i>Kandis Strickland</i>	2027	* Mayor Pro-Tem

Public Hearing (1) – 7:00 pm

Public Hearing to Hear Citizen Comments on the Comprehensive Plan Update

Public Hearing (2) – Immediately Following Public Hearing (1)

Public Hearing to Hear Citizen Comments on the Proposed Variances for Project Hummingbird

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 March 17, 2025
2. Approval of Minutes: Work Session March 3, 2025
3. Approval of Minutes: Regular Meeting March 3, 2025

Citizen Appearance

1. Mike Johnson to Discuss Transparency

New Business

1. Ordinance - 1<sup>st</sup> Reading – UDO Amendment
2. Ordinance – 1<sup>st</sup> Reading – Amendment to Ordinance 54-50 through 54-54
3. Variances – Project Hummingbird
4. Buffer Encroachment – Project Hummingbird
5. Turnipseed Engineers – Sewer Monitor Proposal

City Manager's Report

Chief of Police Report

Council Member Reports

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

Mayor's Report

Adjourn

Upcoming Dates & Events

- March 20, 2025 – 6:00 pm | Meeting of the Planning & Zoning Commission at Hogansville City Hall
- March 25, 2025 – 6:30 pm | Meeting of the Downtown Development Authority at Hogansville City Hall
- April 7, 2025 – 7:00 pm | Regular Meeting of the Mayor and Council at Hogansville City Hall

The Royal Theater Happenings – March 2025

- Friday, March 21, 2025 – 7:30 pm – LIVE EVENT: *Tiffany*
- Friday, March 28, 2025 – 7:00 pm – MOVIE: *Smokey and the Bandit*
- Saturday, March 29, 2025 – 7:00 pm – MOVIE: *Disney's CARS*

Purchase tickets online [1937royaltheater.org](http://1937royaltheater.org) or call the box office 706-955-4870



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

## **Work Session Meeting**

**March 3, 2025**

**Call to Order:** Mayor Jake Ayers called the Work Session to order at 6:00pm. Present were Council Member Michael Taylor, Interim Council Member Jason Baswell, Council Member Mandy Neese, Council Member Mark Ayers, and Council Member Kandis Strickland. Also present were City Manager Lisa Kelly, Assistant City Manager Oasis Nichols, City Attorney Alex Dixon, Police Chief Jeffery Sheppard, and City Clerk LeAnn Lehigh.

### **Order of Business**

#### **1. UDO Amendments – Aaron Fortner – Canvas Planning**

Aaron Fortner discussed the amendments that are being recommended for the UDO (Unified Development Ordinance). Most of the amendments were discussed in a previous Work Session back in November 2024. Mr. Fortner discussed some of the amendments and wanted to get Council input.

These include:

**New Non-Traditional Tobacco Paraphernalia:** amendments added to the permitted use chart – permitted in CR-MU and SUP in N-MU and DT-MU. Also added as a definition.

**Commercial standards:** added definition for Blighted Properties and language for landscaping, shopping carts, and dumpster loading areas.

**Changing the G-I to G-LI:** The General Industrial would be changed to General Light Industrial throughout the UDO and removing the height limit. Council thinks there should be a height limit. They would like to have some research on height limits to add to that section. Mr. Fortner will look into it.

**Vinyl Building Materials:** revising the building materials regulations to allow vinyl except within designated historic districts. Mr. Fortner recommended adding language for the specific type of vinyl that could be added.

**Electrical:** added language for unsafe electrical systems and equipment.

**Parking:** would prohibit inoperable vehicles. Adding language for no parking where there are no parking signs.

**Outdoor Burning:** amendments to Chapter 54 – Offenses and Miscellaneous Provisions regarding outdoor burning.

Stop Work Order: added language to facilitate stop work orders.

Added language for boarded-up and/or burned structures.

Plats: Added a new review/approval chart. P&Z would approve minor subdivisions without Council input. Major subdivisions would go to Council with P&Z recommendations. Council Member Taylor thinks all subdivision requests should go before the Council whether they are minor or not.

Paving Standards: added paving standards for new streets in subdivisions. Added parking lot paving standards.

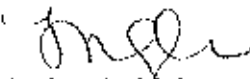
City Manager asked Council to email any concerns or recommendations to her.

## **2. 2024/25 Budget Amendments**

The auditors have the FY2024 draft audit complete. Council was given the budget and actuals for the General Fund, ARPA Fund, Hotel Motel Fund and Confiscated Assets Fund. The budget amendments are a housekeeping item as part of the annual audit. This item is on the Regular Meeting agenda for Council action tonight.

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

Respectfully,



LeAnn Lehigh  
City Clerk



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

**March 3, 2025**

**Regular Meeting**

**Call to Order:** Mayor Jake Ayers called the Regular Meeting to order at 7:00 pm. Present was Council Member Michael Taylor, Interim Council Member Jason Baswell, Council Member Mandy Neese, Council Member Mark Ayers, and Council Member Kandis Strickland. Also present were City Manager Lisa Kelly, City Attorney Alex Dixon, Police Chief Jeffery Sheppard, and City Clerk LeAnn Lehigh.

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

**Consent Agenda**

**Motion:** Council Member Neese moved to approve the consent agenda. The motion was seconded by Council Member Ayers.

**Motion Carries 5-0**

**Presentation**

**1. *Troup County Parks & Recreation – 8U Basketball Champions 2025 – Hogansville Razerbacks***

Mayor Ayers presented the 8U Hogansville Razerbacks basketball team and Coaches with certificates congratulating them on winning the Championship.

**Citizen Appearance**

**1. *Mike Johnson to Discuss Transparency***

Mike Johnson addressed Council regarding an open record request that he requested asking for ten years of demolition documentation that was turned in on February 10. He feels the time it has taken to receive the records is too long, as he received email that his record request was ready today. He also spoke about the fees on permits, and he feels he is being charged more than other residents who pull the same permits. He said he will continue to request to address Council until he gets the answers he is seeking.

**New Business**

**1. *Approval of SPLOST 2025 Checking Account***

Council Member Neese moved to approve the City to open a new checking account with Community Bank & Trust for SPLOST 2025 to begin receiving funds in that account. The motion was seconded by Council Member Ayers.

**Discussion:** None

**Motion Carries 5-0**

*The check signers on the new SPLOST 2025 checking account will be the same as all checking accounts for the City of Hogansville with Community Bank & Trust. These signers are Jeffrey Sheppard, Tabetha LeAnn Lehigh, Mandy Neese, Lisa Kelly, Jacob Ayers, and Oasis Nichols. Niles Ford no longer works for the City of Hogansville and should be removed as a check signer.*

**2. 2024/2025 Budget Amendments**

Council Member Neese made a motion to approve budget amendments as provided by auditors. The motion was seconded by Council Member Ayers.

**Discussion:** None

**Motion Caries 5-0**

**ADJOURNMENT**

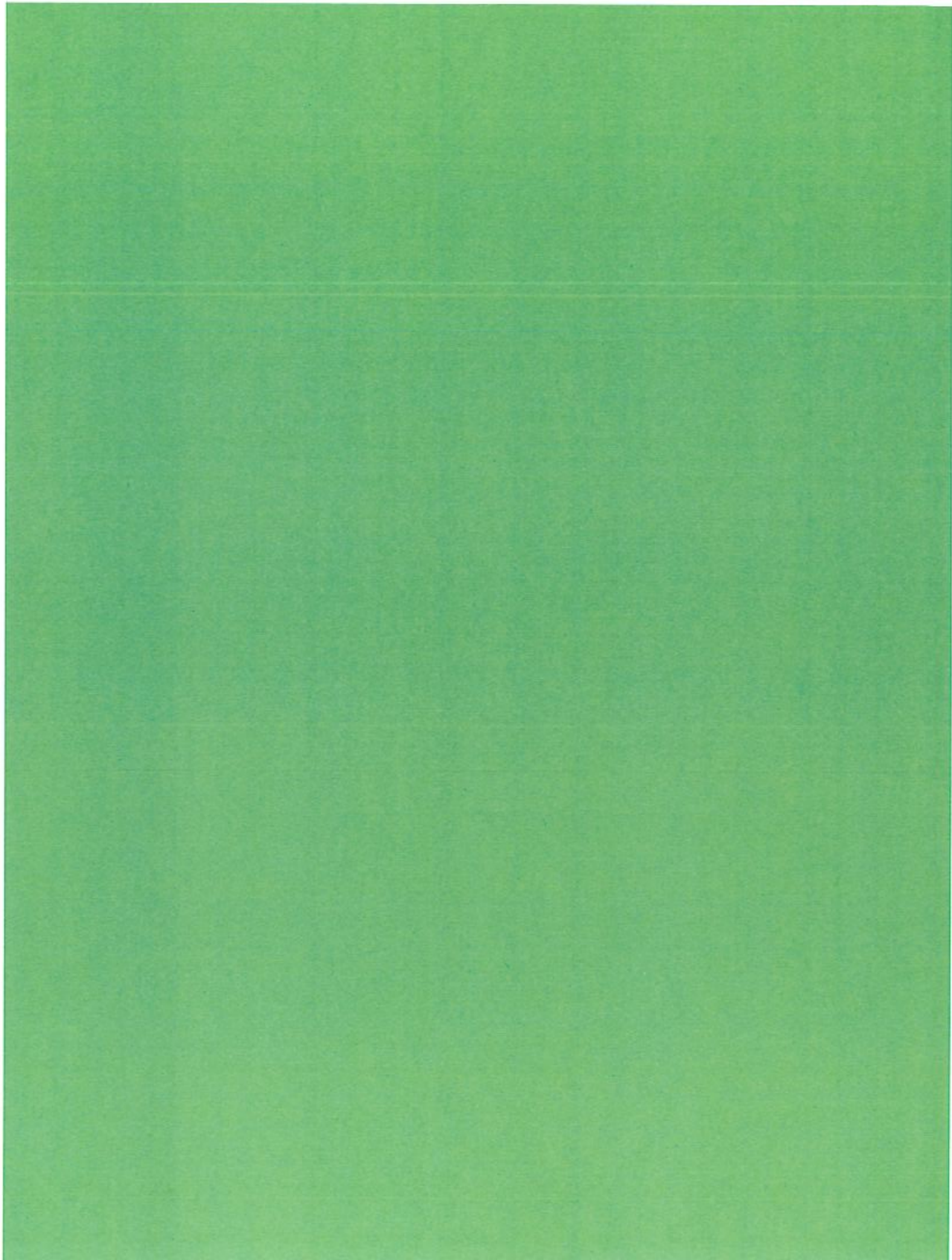
On a motion made by Council Member Neese and duly seconded, Mayor Ayers adjourned the meeting at 7:45pm.

Respectfully,



LeAnn Lehigh

City Clerk



**Entry #:** 20 - Mike Johnson

**Status:** Submitted

**Submitted:** 3/11/2025 11:27 PM

If you would like to request to be placed on the City Council Agenda, please fill out the form below and submit.

**Request must be made no later than 12:00 pm the Wednesday prior to the meeting if you would like to be placed on the next meeting agenda.**

**Name**

Mike Johnson

**Phone**

(404) 909-7236

**Meeting date for which you wish to appear**

3/17/2025

**Question/Issue you wish to discuss:**

Housing, Open Record Request, Transparency

**Please describe in detail:**

Transparency

**Have you previously discussed this with the City Manager?**

No

**If yes, when?**

N/A

**Have you previously discussed this with the Mayor or a member of Council?**

No

**What was the response from such discussion(s)?**

N/A

**Why was the above response not adequate?**

N/A

**What is the resolution you seek?**

Transparency

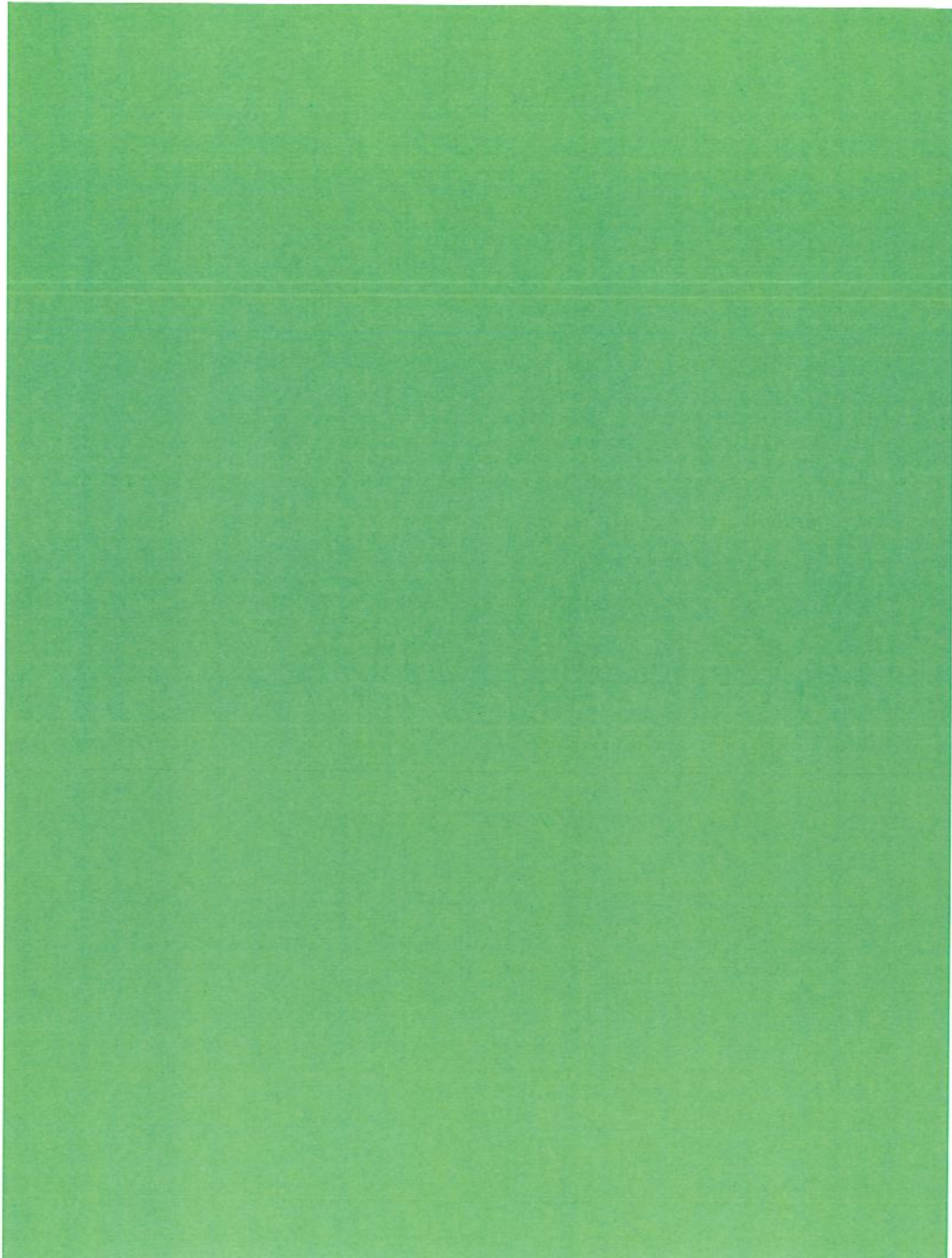
It is the intention of this process to resolve the question/issue without the necessity of an appearance at a Council meeting. I understand that such appearance requires the approval of the Mayor and that the appearance is limited to five (5) minutes.

**Signature**

**Today's Date**

3/11/2025

*Mike Johnson*





**AN ORDINANCE**

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF HOGANSVILLE, GEORGIA TO AMEND THE CODE OF THE CITY; TO AMEND THE CODE TO MODIFY CERTAIN PORTIONS OF THE HOGANSVILLE UNIFIED DEVELOPMENT ORDINANCE (THE "UDO"); TO MODIFY SEC. 102-B-5-3(1)(a) CONCERNING VINYL SIDING ON AN EXISTING STRUCTURE; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE SEPARABILITY; TO FIX AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

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

**SECTION 1:**

That the Code of the City of Hogansville is hereby amended by modifying Sec. 102-A-2-5 of the Hogansville Uniform Development Ordinance, to delete the current language in such section in its entirety and inserting in lieu thereof the following language:

"Sec. 102-A-2-5. Stop work orders and revocations.

- (1) Authority. Whenever the building official finds any work regulated by this chapter being performed in a manner contrary to the provisions of this chapter or in a dangerous or unsafe manner, the building official is authorized to issue a stop work order.
- (2) Issuance. The stop work order shall be in writing and shall be given to the owner of the property involved, or to the owner's agent, or to the person doing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order, and the conditions under which the cited work will be permitted to resume. The stop work order shall be posted on the property and remain, under penalty of law, until the building official or designee authorizes its removal.

(3) Unlawful continuance. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to correct a violation or an unsafe condition, shall be subject to issuance of a court citation to appear in the municipal court of the City and upon conviction shall be subject to a fine and/or imprisonment in accordance with this Code, specifically including under Section 1-7 of the City Code. Where any such offense continues from day to day, each day that any such violation occurs and/or continues shall be deemed a separate offense subject to a separate penalty.”

**SECTION 2:**

That the Code of the City of Hogansville is hereby amended by modifying Sec. 102-B-2-11 of the Hogansville Uniform Development Ordinance, to delete the current language in such section in its entirety and inserting in lieu thereof the following language, thus modifying (G-I) General Industrial District to (G-LI) General Light Industrial District throughout the City Code:

“Sec. 102-B-2-11. G-LI, general light industrial district.

*Purpose and intent.* This zoning district is intended primarily for large-site development of industrial uses and businesses.”

**SECTION 3:**

That the Code of the City of Hogansville is hereby amended by modifying Sec. 102-B-4-1 of the Hogansville Uniform Development Ordinance, to amend the table in such section to modify the maximum height of buildings in the General Light Industrial District (G-LI) to a maximum building height of seventy five feet (75’), with such table amended to read as follows:

“Sec. 102-B-4-1. Dimensional standards of zoning districts.

Space Dimensions Table

SPACE DIMENSIONS	ES-R <sup>1,2</sup>	SU-R <sup>1,2</sup>	TN-R <sup>1,2</sup>	TN-MX <sup>1,10</sup>	CR-MR	CR-MX <sup>10</sup>	DT-MX	G-RL	G-B	G-LI
Maximum number of primary dwellings (per lot)	1	1	1	N/A	N/A	N/A	N/A	1	N/A	N/A
Building Coverage (Maximum, % of lot area)	50% <sup>2</sup>	50% <sup>2</sup>	70% <sup>2</sup>	80% <sup>2</sup>	60% <sup>2</sup>	80% <sup>2</sup>	100%	50%	80%	80%
Lot Size (Minimum, square feet)	14,000	8,000	5,000 <sup>2,3</sup>	None	None	None	None	1 acre	10,000	1 acre
Lot Frontage (Minimum)	75' <sup>11</sup>	60' <sup>11</sup>	50' <sup>2,11</sup>	50' <sup>2</sup>	50' <sup>2</sup>	50' <sup>2</sup>	None	100'	100'	100'
Building Height <sup>4,2</sup> (Maximum)	35'	35'	40'	40'	40' <sup>8</sup>	40' <sup>9</sup>	40' <sup>6</sup>	35'	40' <sup>9</sup>	75' <sup>9</sup>
Side Yard (Minimum) <sup>2</sup>	15' <sup>2</sup>	10' <sup>2</sup>	5' <sup>2</sup>	None	10' <sup>2</sup>	10' <sup>2</sup>	None	20'	15'	15'
Street Side Yard (Minimum)	10' <sup>2</sup>	10' <sup>2</sup>	5' <sup>2</sup>	None	10' <sup>2</sup>	10' <sup>2</sup>	None	15'	10'	10'
Rear Yard (Minimum)	25' <sup>2,7</sup>	25' <sup>2,7</sup>	20' <sup>2,7</sup>	25' <sup>2</sup>	25' <sup>2</sup>	15' <sup>2</sup>	None	40'	15'	15'
Front Yard - Arterials and Collectors (Minimum) <sup>8,13</sup>	35' <sup>2</sup>	35' <sup>2</sup>	30' <sup>2</sup>	25' <sup>2</sup>	25' <sup>2</sup>	25' <sup>2</sup>	None	40'	40'	40'
Front Yard - All other street types (Minimum) <sup>8,13</sup>	20' <sup>2</sup>	20' <sup>2</sup>	20' <sup>2</sup>	25' <sup>2</sup>	25' <sup>2</sup>	25' <sup>2</sup>	None	25'	25'	25'
Front Yard (Maximum) <sup>8,13</sup>	None	None	None	40' <sup>2</sup>	None	None	40' <sup>2</sup>	None	None	None

#### **SECTION 4:**

That the Code of the City of Hogansville is hereby amended by modifying Sec. 102-B-4-5 of the Hogansville Uniform Development Ordinance, to reflect the amendment throughout the City Code changing references in the City Code from (G-I) General Industrial District to (G-LI) General Light Industrial District, specifically as follows:

“Sec. 102-B-4-5. Fences and retaining walls.

(3) Fences, general.

(a) Fences in the front yard:

(i) Maximum height. Fences shall not exceed four feet in height and shall not extend into the public right-of-way. See section 102-B-4-6 for corner lot restrictions.

Properties within G-R and G-LI zoning districts are allowed fences up to six feet in height. Fence posts and pillars shall be permitted to be located an additional one foot higher than the maximum height allowed for the remaining fencing elements.

(ii) Materials. Fences shall not be made of wire, woven metal, or chain link, unless located on property within G-RL and G-LI zoning districts. All other fences shall be ornamental or decorative fences constructed of brick, stone, stucco, split rail, wood, aluminum, or wrought iron. The fence shall be a minimum of 50 percent transparent. Exposed block, tires, junk or other discarded material shall be prohibited fence materials. No barbed wire, razor wire, chain link fence or similar elements shall be visible from any public plaza, ground level or sidewalk level outdoor dining area, street or thoroughfare, or public right-of-way.”

#### **SECTION 5:**

That the Code of the City of Hogansville is hereby amended by modifying Sec. 102-B-5-2 of the Hogansville Uniform Development Ordinance, to modify the heading of the Building Type table in such section of the City Code to reflect the amendment throughout the City Code changing

references in the City Code from (G-I) General Industrial District to (G-LI) General Light Industrial District, specifically modifying the heading of such Building Type table as follows:

“Sec. 102-B-5-2. Building typology.

BUILDING TYPE	ES-R	SU-R	TN-R	TN-MX	CR-MR	CR-MX	DT-MX	G-RL	G-B	G-LI
---------------	------	------	------	-------	-------	-------	-------	------	-----	------

**SECTION 6:**

That the Code of the City of Hogansville is hereby amended by modifying Sec. 102-B-5-2 of the Hogansville Uniform Development Ordinance, to modify the table in such section of the City Code referring to Backyard Cottages, specifically to delete the current Backyard Cottage table contained in such current section in its entirety and inserting in lieu thereof the following Backyard Cottage table as follows:

<b>Backyard Cottage</b>	
A building type designed to accommodate a small self-contained accessory dwelling unit on the same lot as a principal structure for a detached single-family dwelling use.	
Uses allowed in this building type. Allowed only for: Accessory Dwellings for a detached Single-Family Dwelling, and Principle Uses for Camping, Campgrounds, and Glamping.	
See section 102-B-5-3 for additional architectural regulations.	
See section 102-B-7-3 for supplementary regulations for accessory dwellings.	
A	See the Space Dimensions Table in section 102-B-4-1 for maximum number of primary dwellings, building coverage, impervious surface area, lot size, front yard, side yard, street side yard, and rear yard requirements.
	Maximum height: No taller than the principal structure, but never taller than 25 feet.
	Maximum floor area: 1,600 square feet.
	Wheels must be removed from any accessory dwellings wheeled onto the property.
	Exterior finish materials, roofs and roof pitch, windows, and eaves must visually match in type size and placement, the exterior finish materials of the primary dwelling (when used as an Accessory Use).
	Fire escapes or exterior stairs for access to an upper level accessory suite shall not be located on the front of the primary dwelling.

## **SECTION 7:**

That the Code of the City of Hogansville is hereby amended by modifying Sec. 102-B-5-3 of the Hogansville Uniform Development Ordinance, to delete the current language in sub-section (1)(a) and sub-section (4) of such section in their entirety and inserting in lieu thereof the following language:

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

(1) For all uses.

(a) Exterior building materials, excluding architectural accents or metal split seam roofing, shall be primarily brick, glass, wood, hardy plank, stucco, textured concrete masonry, cementitious fiberboard, or stone for all building facades, the sides of buildings perpendicular to the building facade, and for all portions of buildings viewable from a public right-of-way. Vinyl siding may be used as an exterior building material for maintenance, repair and/or replacement of existing vinyl siding legally installed on an existing structure. As part of a permitted existing residential exterior remodeling project, single-family detached homes, two-family dwellings, and attached homes as well as existing accessory structures may utilize vinyl siding, provided that such siding has a verified thickness .42mm or greater.

(1) Additional standards for G-LI zoning districts. No building shall be constructed with a wooden frame. The exterior finish of all buildings shall be common brick, concrete blocks, tile bricks, enamel metal siding, their equivalent or better, but no building thereon shall be covered with asbestos siding or galvanized sheet metal. If the exterior walls are constructed of concrete or concrete blocks, unless the exterior finish is stucco, gunite or their equivalent, the joints shall be rubbed down and the walls covered sufficiently with standard waterproofing paint.

## SECTION 8:

That the Code of the City of Hogansville is hereby amended by modifying Sec. 102-B-5-4 of the Hogansville Uniform Development Ordinance, to reflect the amendment throughout the City Code changing references in the City Code from (G-I) General Industrial District to (G-LI) General Light Industrial District, to modify such section as follows, leaving the diagram titled "Transitional Height Plane Illustration" contained in section as is without any modification to such current illustration, specifically as follows:

"Sec. 102-B-5-4. Transitional heights.

(1) Transitional heights.

(a) Transitional height planes. A transitional height plane is an imaginary plane having a vertical component and angular component specifically designed to restrict the maximum height of all parts of buildings or structures within CR-MR, CR-MX, DT-MX, G-B, and G-LI zoning districts and their relationship to adjoining RS-R, SU-R, TN-R, TN-MX, and G-RL districts. Transitional height planes shall comply with the following components and regulations:

(i) A vertical component measured at the required yard or buffer setback adjoining the common property line by a 40-foot vertical distance above the finished grade;

(ii) An angular component extending inward over an adjoining CR-MR, CR-MX, DT-MX, G-B, and G-LI district at an angle of 45 degree;

(iii) Such vertical and angular component calculations shall be made on a point-by-point basis and not average grade; and

(iv) No portion of any structure shall protrude through the transitional height planes specified in subsection (1)(b) below.

(b) Where CR-MR, CR-MX, DT-MX, G-B, and G-LI zoning districts adjoin ES-R, SU-R, TN-R, TN-MX, and G-RL districts without an intervening public street, height within this district shall be limited by the transitional height plane requirements.”

**SECTION 9:**

That the Code of the City of Hogansville is hereby amended by modifying Sec. 102-B-6-1 of the Hogansville Uniform Development Ordinance, to modify the “Table of Permitted and Prohibited Uses” contained in such section of the City Code in order to allow “Camping, Campgrounds, and Glamping” in certain zoning districts within the City, specifically to delete the current portion of such table contained in such section concerning “Agricultural Uses” and inserting in lieu thereof the following portion of such table concerning permitted and prohibited uses, specifically for “Camping, Campgrounds, Glamping” as “agricultural uses” as follows:

TABLE OF PERMITTED AND PROHIBITED USES	SUPPLEMENTAL	R	R	R	MX	MR	MX	MX	RL	B	LI
	ES	SU	TN	TN	CR	CR	DT	G	G	G	
<b>AGRICULTURAL USES</b>											
Camping, Campgrounds, Glamping	Y	SUP	SUP	SUP				P			
Commercial Agriculture, Forestry, Fishing	Y								P	P	
Commercial Community Garden	Y	SUP	SUP	SUP	P		P	P	P		
Farmers markets, Roadside markets, Roadside stands	Y						SUP		SUP	P	
Non-commercial Agriculture, Forestry, Fishing		P	P	P		SUP			P		P
Timber Harvesting	Y							P			



**SECTION 10:**

That the Code of the City of Hogansville is hereby amended by modifying Sec. 102-B-6-1 of the Hogansville Uniform Development Ordinance, to modify the “Table of Permitted and Prohibited Uses” contained in such section of the City Code in order to allow “Non-traditional Tobacco Paraphernalia” businesses in certain commercial zoning districts within the City, specifically to delete the current portion of such table contained in such section concerning “Commercial Uses” and inserting in lieu thereof the following portion of such table concerning permitted and prohibited uses, specifically for “Non-traditional Tobacco Paraphernalia” businesses as “commercial uses” as follows:

TABLE OF PERMITTED AND PROHIBITED USES	SUPPLEMENTAL	R	R	R	MX	MR	MX	MX	R L	B	LI
	ES	SU	TN	TN	CR	CR	DT	G	G	G	
<b>COMMERCIAL USES</b>											
Museums, Similar Institutions				P		P	P				
Non-traditional Tobacco Paraphernalia						SUP					
Open Yard Sales	Y					P			P	P	

**SECTION 11:**

That the Code of the City of Hogansville is hereby amended by modifying Sec. 102-B-6-1 of the Hogansville Uniform Development Ordinance, to modify the “Table of Permitted and Prohibited Uses” contained in such section of the City Code by deleting that portion of such table in reference to “Industrial Uses” in its entirety and inserting in lieu thereof the following portion of such table for “Light Industrial Uses” as follows:



## SECTION 12:

That the Code of the City of Hogansville is hereby amended by modifying Sec. 102-B-7-3 of the Hogansville Uniform Development Ordinance, to reflect the amendment throughout the City Code changing references in the City Code from (G-I) General Industrial District to (G-LI) General Light Industrial District, specifically as follows:

"Sec. 102-B-7-3. Accessory Uses.

(3) Cargo containers.

(c) Cargo containers utilized for an accessory use shall be permitted without restriction in G-LI districts.

(d) Cargo containers utilized for an accessory use shall have the following additional requirements:

(i) Cargo containers for storage purposes only shall be allowed on a permanent basis. Such cargo containers shall be permanently and fully screened from view from all adjacent properties, with either opaque fencing material one foot higher than the height of the cargo container or planted landscape material that within six months of installation is one foot higher than the height of the cargo container and which is opaque.

(ii) Placement of cargo containers shall comply with all applicable building and setback lines. No more than one permanent cargo container shall be allowed per lot, regardless of lot size.

(iii) Cargo containers within the CR-MX and G-LI districts shall be allowed on a temporary basis on lots of less than one acre, but not for greater than 90 days. Neither a permit nor screening shall be required for the placement of a temporary cargo container.

(e) Cargo containers utilized for a principal use within CR-MX and G-LI districts shall be permitted and shall be classified as a single story shopfront building type (section 102-B-5-2).”

**SECTION 13:**

That the Code of the City of Hogansville is hereby amended by modifying Sec. 102-B-7-4 of the Hogansville Uniform Development Ordinance, to delete the current language in such section in its entirety and inserting in lieu thereof the following language, thereby providing for “Camping, campgrounds, glamping” within certain zoning districts of the City, specifically as follows:

“Sec. 102-B-7-4. Agricultural Uses.

(1) Camping, campgrounds, glamping.

(a) A minimum of 25 percent of the total land area shall be devoted to accessible common open space for recreational use. These areas shall be separate from camper spaces, and shall be grouped and suitable for active and passive recreation and shall be reasonably located for safe and convenient access to campground residents.

(b) The campground owner/operator is responsible for providing a central location for refuse collection and shall adequately screen and buffer such location. Storage, collection and disposal of refuse shall be managed as not to create health hazards, rodent harborage, insect-breeding areas, accident, fire hazards, or air pollution.

(c) Junked, wrecked or inoperable vehicles and/or travel-trailers are prohibited in campgrounds.

(d) One (1) off-street parking space shall be provided and maintained for each campground lodging unit.

- (c) Adequate and safe sewage disposal facilities shall be provided in all campgrounds. No method of sewage disposal shall be installed, altered, or used without the approval of the city manager.
- (f) A minimum 10-foot wide vegetated buffer strip shall be installed and maintained around the perimeter of the campground property boundary. This strip shall be free of all encroachment by buildings, parking/camper areas or impervious coverage.
- (g) Every campground owner or operator shall maintain an accurate register containing a record of all occupants and owners of campers in the campground. The register shall be available for inspection at all times by authorized city officials. The register shall contain the: Name and address of the occupants of each space, and the date when occupancy within the campground begins and the date when occupancy within the campground ceases.
- (h) No campground space shall be used as a permanent place of residence.
- (i) No occupant shall be permitted within a campground for longer than 30 consecutive days and a total of 60 days within a 12-month period.
- (2) Commercial agriculture, forestry, and fishing shall provide a minimum 50-foot buffer from the property line of any adjacent residence.
- (3) Community garden.
  - (a) A community garden must be primarily used for growing and harvesting food and ornamental crops for consumption or donation or for sale off-site.
  - (b) Distribution, pick-up, and delivery of product and goods and services is permitted only between the hours of 7:00 a.m. and 7:00 p.m.
  - (c) Only mechanical equipment designed for household use may be used.

- (d) Detached accessory structures such as storage or utility buildings, gazebos, trellises, or greenhouses are permitted, subject to compliance with the requirements of the zoning district.
- (c) Where lighting is installed, only motion-detecting fixtures are permitted. All-night lighting is prohibited.
- (4) Farmers markets, roadside markets, roadside stands.
  - (a) Such uses are subject to all State health regulations and any other requirements from the State regarding the sale of food and produce.
  - (b) See City Code chapter 62.
- (5) Timber harvesting.
  - (a) It shall constitute non-compliance with this article to engage in land disturbance activity involving clearing, grading, timber harvesting or grubbing without a permit, which activity may immediately warrant citation(s).
  - (b) Such activities shall be conducted consistent with "Georgia's Best Management Practices for Forestry" as established by the state environmental protection division.
  - (c) Nothing in these standards shall be interpreted to prevent standard silviculture practices that promote healthy forest-keeping practices.
  - (d) It shall be unlawful for any timber harvester subject to this article to obstruct, encroach upon, or injure materially any part of any public road.
  - (e) Any timber harvester who unlawfully obstructs, encroaches upon, or injures any part of any public road shall be responsible for reimbursing the impacted jurisdiction for the costs of removal of said obstructions or encroachments and the costs of repairs incurred by the impacted jurisdiction, including any costs associated with traffic management; provided, however, that such costs shall be

limited to those costs which are directly incurred from such damages. Costs incurred for traffic management may include, but are not limited to, costs incurred for flagging, signing, or provision of detours, provided that these activities are directly caused by the obstruction, encroachment, or injury to the public road system.

- (f) The city shall periodically make an inspection of public roads and shall notify each timber harvester then conducting harvesting operations of all actions reasonably necessary to maintain and ensure the return of the condition of the public roads to a state equal to that existing immediately prior to the instituting of harvesting operations. Upon notice from the city on any project that is being done contrary to the provisions of this article, all work shall be immediately stopped. Such notice shall be in writing and shall be given to the timber harvester and the owner of the subject property and shall state the conditions under which work may resume. When an emergency exists, written notice shall not be required. If the timber harvester does not complete such repairs as are reasonably periodically necessary within five days of notice, the city may, at its sole option, complete the repairs and charge the costs of the same (including any costs associated with traffic management which are directly incurred from the obstruction, encroachment upon or injury to any public road caused by the harvesting operations) to the timber harvester and against the posted bond or irrevocable letter of credit. The timber harvester shall remain liable for any additional maintenance cost, traffic management cost, and the cost of returning the public roads to their prior condition upon the completion of harvesting operations.

- (g) No timber harvester shall commence timber harvesting operations until first posting or causing to be posted along the public road onto which the timber operator will enter from the timber harvesting operations at least the following signs: one sign in each direction located 500 feet from the entrance which states "slow trucks entering highway;" one sign in each direction located 1,000 feet from the entrance stating "warning: logging operation ahead." Each such sign shall be 36 inches by 36 inches, orange in color and posted at least three feet from the road surface of said public road.
- (h) No timber harvester shall park or leave unattended a truck or other motor vehicle or trailer upon a public road.
- (i) All harvesting operations shall be conducted on the tract identified in the notice and off public roads and rights-of-way. Logging and skidding of logs on public roads and rights-of-way are strictly prohibited.
- (j) Ditches constituting a part of the public drainage system or otherwise benefitting a public right-of-way shall be kept clear of all debris and residue at all times to permit proper drainage.
- (k) Prior to commencing any timber harvesting operations, the city shall inspect the point of access to the public road from the tract described in the notice in order to determine its suitability. If graveling or a culvert is required at the point of access, it shall be promptly installed by the timber harvester as directed and to the design specifications required by the city. The zoning administrator may also impose such other design specifications and requirements as in his/her sole discretion are necessary to protect and to provide for the safe and efficient use of the public road system. The point of access shall be maintained by the timber harvester so long as timber harvesting operations are ongoing.



(f) The timber harvester shall give written notification to the city within 24 hours following completion of the timber harvesting operations. The city shall inspect all affected public property and public rights-of-way to assure that the same has not been damaged or has been restored to its original condition, including any shaping of ditches, grading or seeding as required. The timber harvester shall be notified in writing of any deficiencies and given 15 business days to correct said deficiencies. If not accomplished during that period, the city shall be authorized to complete the work at the cost of the timber harvester.”

#### **SECTION 14:**

That the Code of the City of Hogansville is hereby amended by modifying Sec. 102-B-7-5 of the Hogansville Uniform Development Ordinance, to add a sub-section (14) to the current language in such section, thereby providing for “Non-traditional Tobacco Paraphernalia” within such commercial uses within certain zoning districts of the of the City, specifically as follows:

“Sec. 102-B-7-5. Commercial Uses.

(14) Non-traditional Tobacco Paraphernalia. See City Code chapter 18. Businesses.”

#### **SECTION 15:**

That the Code of the City of Hogansville is hereby amended by modifying Sec. 102-B-8-1 of the Hogansville Uniform Development Ordinance concerning Off-Street Parking, to delete the current language in such section in its entirety and inserting in lieu thereof the following language, specifically as follows:

“Sec. 102-B-8-1. General Requirements.

(1) It is the intent of the UDO that all buildings, structures, and uses of land shall provide off-street vehicular and bicycle parking and loading space in an amount sufficient to meet the needs caused by the building or use of land and that such parking and loading spaces be so oriented that they are readily useable for such purposes.

(2) Each use of land and each building or structure hereafter constructed or established shall provide off-street parking and loading according to the standards set forth herein. When a change is proposed to a building that is nonconforming as to parking or loading requirements, a conforming amount of parking or loading shall be supplied based upon the size of the addition.

(3) No addition, renovation, or change of use to an existing building shall be constructed which reduces the number of spaces, area, or usability of existing parking or loading space unless such building and its addition conform with the regulations for parking and loading contained herein.

(4) The parking lot shall not be modified, enlarged, relocated or expanded in a manner that violates any portion of the UDO.

(5) No parking area may be used for the sale, repair, dismantling, servicing or long-term storage of any vehicles or equipment, unless such use is permitted by the zoning district in which the area is located.

(6) Inoperable vehicles may not be parked in required parking spaces or in any side or front yard. Inoperable vehicles may be parked in rear yards when such vehicles are completely screened from view from all surrounding public streets or are located within completely enclosed structures.

(7) It shall be unlawful for any person to park an automobile or truck or any vehicle propelled by gasoline at any place on any street in the city where there is a yellow curb or a "No Parking" sign.

(8) Parking of a motor vehicle in front of or which blocks the entrance to a public alley or public or private driveway is prohibited.

(9) In order to provide for safe sight distance, it shall be unlawful to park a motor vehicle within up to thirty (30) feet on either side of the entrance to a public or private driveway. The area upon which parking is prohibited shall be clearly marked by a yellow stripe along the curb. The zoning administrator is hereby granted the discretion to determine the distance from the entrance to the driveway

upon which parking shall be prohibited in order to protect appropriate sight distance up to and including a distance of thirty (30) feet.

**SECTION 16:**

That the Code of the City of Hogansville is hereby amended by modifying Sec. 102-B-8-6 of the Hogansville Uniform Development Ordinance concerning parking lot standards, to delete the current language in such section in its entirety and inserting in lieu thereof the following language, specifically as follows:

“Sec. 102-B-8-6. Parking lot standards.

- (1) Off-street surface parking shall not be located between the principal building and a street except where otherwise permitted below.
  - (a) Automobile dealership uses.
  - (b) Lots within CR zoning districts shall be permitted to have a maximum of 60 percent of all provided automobile parking located between a building's primary frontage and the street. Private drives meeting the standards for thoroughfares contained in article IX of subchapter 102-C shall be permitted to count as streets for purposes of complying with this requirement.
  - (c) Lots within G-RL, G-B, and G-I shall be permitted to have automobile parking located between the building and the street.
- (2) All off-street automobile parking spaces, except for single-family residential uses, shall be so arranged that vehicles will not be required to back onto a public street, road or highway when leaving the premises.
- (3) Required dimensions for each parking space. Each automobile parking space shall be not less than eight and one-half feet wide and 18 feet deep. Parking spaces for compact cars shall not be less than eight feet wide and 15 feet deep. Adequate interior driveways shall connect each parking space with a public right-of-way.
- (4) All off-street surface parking lots shall:
  - (a) Have access to a public street or private drive;

- (b) Be graded and paved with asphalt or concrete, including access drive(s), and be curbed when needed for effective drainage control;
- (c) Have all spaces marked with painted lines, curbstones or other similar devices;
- (d) Be drained so as to prevent damage to abutting properties or public streets and where possible shall be drained towards infiltration swales located in the landscape strips required between vehicles;
- (e) Provide future inter parcel access to adjoining off-street surface parking areas;
- (f) Have adequate lighting if the facilities are to be used at night, provided such lighting shall be arranged and installed so as not to reflect or cause glare on abutting properties. The lighting shall be designed to comply with [section 102-B-5-6](#) (outdoor lighting);
- (g) Be designed so that wheel bumpers shall be placed at the head of all parking spaces that do not abut a curb and any spaces that abut a sidewalk. Wheel bumpers shall be made of concrete a minimum of six feet long, five inches high and six inches wide and securely fastened to the pavement by steel re-bars or steel anchors. Individual wheel bumpers shall be placed a minimum of 24 inches from the end of each required parking space;
- (h) Be designed to facilitate safe and convenient use by pedestrians;
- (i) Provide safe pathways from aisles of parking to the nearest building entrance and to the adjacent sidewalks for parking areas with more than 50 parking spaces. Such pathways shall be at least five feet wide and consist of pathways constructed of pavers or other contrasting material;
- (j) All parking areas shall be paved with asphalt, concrete, similar smooth material, or pervious materials as approved by the zoning administrator.
- (k) All paved areas shall be of sufficient size and strength to support the weight of service vehicles and emergency apparatus.
- (l) All parking spaces shall be provided adequate access by means of maneuvering lanes. Backing directly onto a street from an off-street parking space shall be prohibited.
- (m) Adequate ingress and egress to the parking lot by means of clearly limited and defined drives shall be provided for all vehicles.

(n) All maneuvering lane widths shall permit one-way traffic movement, except that the ninety (90) degree pattern may permit two-way movement.

(o) Parking lots designed to accommodate 20 or more spaces should be designed with curb and gutter to protect landscaped areas, sidewalks, buildings or adjacent property from vehicles that might otherwise extend beyond the edge of the parking lot. The extent of curb and gutter shall be determined during the development plan review process.

(6) Shopping carts must be stored in designated and secured areas that do not obstruct the flow of vehicular or pedestrian traffic and that are not located in required yards, setbacks, or buffers.”

#### **SECTION 17:**

That the Code of the City of Hogansville is hereby amended by modifying Sec. 102-B-8-9 of the Hogansville Uniform Development Ordinance concerning parking for residential uses, to delete the current language in such section in its entirety and inserting in lieu thereof the following language, specifically as follows:

“Sec. 102-B-8-9. Parking for residential uses.

(1) If garages or carports are converted to living area, then the off-street parking requirements must be met elsewhere on the lot.

(2) Commercial vehicles, licensed by the state, buses and recreational vehicles shall not be allowed to park overnight on the street in any residential district.

(3) Commercial vehicles may be kept on properties that allow residential uses as follows:

(a) When such vehicle is parked or stored within a fully enclosed structure that meets all other criteria of the zoning district.

(b) When such vehicle is engaged in loading or unloading.

(2) No inoperable vehicle shall be permitted in any residential district for more than 14 days unless it is in an enclosed garage. All major repairs including but not

limited to rebuilding engines, transmissions or heavy bodywork shall be in an enclosed garage or accessory building in residential districts.

(3) There shall be no parking on a residential street directly across from another vehicle already parked or within 50 feet of that vehicle.

(4) There shall be no on-street parking within any residential cul-de-sac.

(5) There shall be no on-street parking within 50 feet of a residential street intersection.

(6) There shall be no parking on a residential street facing in the direction of oncoming traffic.

(7) There shall be no parking on a residential street opposite a driveway.”

#### **SECTION 18:**

That the Code of the City of Hogansville is hereby amended by modifying Sec. 102-B-9-1 of the Hogansville Uniform Development Ordinance concerning provision of off-street loading, to modify sub-section (d) of such section in its entirety and inserting in lieu thereof the following language for sub-section (d) of such section, with the remaining portions of such current section remaining unchanged, specifically as follows:

“Sec. 102-B-9-1. Provision of off-street loading.

(d) Loading structures and bays. Loading structures and bays associated with loading areas shall have the following screening requirements:

- (i.) Loading structures and loading areas, including waste grease containers, compactors and dumpsters, shall be screened and placed upon a site in a manner that prohibits visibility of such areas from a public right-of-way.
- (ii.) The enclosure shall be a minimum of eight (8) feet in height or two (2) feet taller than the highest point of the waste grease containers, compactors or dumpsters, whichever is greater.
- (iii.) The enclosure shall be constructed of material that is opaque and compatible with the design, materials and color selections used on

the principal building. The building materials shall be masonry with metal framing. Where the interior of the dumpster enclosure will be visible from within or off-site, all unfinished surfaces on the interior of the dumpster enclosure shall be painted or stained black or dark brown.

- (iv.) The enclosure shall contain gates for access and security, which must be maintained in good working order and kept closed when the dumpster is not being used.
- (v.) Trash containment areas shall be placed in the rear or side yard and shall be located a minimum of five (5) feet from property lines.
- (vi.) Access to trash containment areas shall be provided via a paved, dust-free surface.
- (vii.) Temporary construction trash and recycling dumpsters, which are not enclosed, shall be permitted up until such time as the certificate of occupancy is issued.”

**SECTION 19:**

That the Code of the City of Hogansville is hereby amended by modifying Sec. 102-B-10-7 of the Hogansville Uniform Development Ordinance concerning General sign requirements, to add sub-section (13) to the current language in such section, specifically as follows:

“Sec. 102-B-10-7. General sign requirements.

(13) Standard informational signs. Signs designed for temporary display and not permanently affixed to the ground that do not exceed an aggregate sign area of sixteen (16) square feet per lot in nonresidential districts and eight (8) square feet per lot in residential districts. Such signs shall have a maximum height of five (5) feet from ground level and be set back at least two (2) feet from any right-of-way.”

**SECTION 20:**

That the Code of the City of Hogansville is hereby amended by modifying Sec. 102-B-10-9 of the Hogansville Uniform Development Ordinance concerning standard informational sign, to

delete the current language in such section in its entirety, including the table contained therein, and inserting in lieu thereof the following language, specifically as follows:

“Sec. 102-B-10-9. Standard informational sign.

In addition to any other sign authorized by this section, each lot zoned residential may contain no more than three (3) standard informational signs. Provided, however, to the extent said sign is a commercial sign, the copy of the commercial sign shall be limited to commercial activities lawfully occurring on the premises as zoned. Examples of this allowed commercial sign category include real estate signs and signs regarding on-going home renovation or repair. Nothing contained in this section shall be construed to prohibit non-commercial speech to be included on such standard informational signs, wholly or partially, at the discretion of the sign owner.”

**SECTION 21:**

That the Code of the City of Hogansville is hereby amended by modifying Sec. 102-B-10-11 of the Hogansville Uniform Development Ordinance concerning Sign standards for CR-MX, G-B, and G-I zoning districts be amended to reflect the amendment throughout the City Code changing references in the City Code from (G-I) General Industrial District to (G-LI) General Light Industrial District, specifically changing the title of such section to “Sign standards for CR-MX, G-B, and G-LI zoning districts” as well as changing all such references in such section from (G-I) to (G-LI), including all such references within the table in such section.

**SECTION 22:**

That the Code of the City of Hogansville is hereby amended by modifying Sec. 102-B-12-4 of the Hogansville Uniform Development Ordinance concerning notice of public hearings, to modify sub-section (5) of such section in its entirety and inserting in lieu thereof the following language for sub-section (5) of such section, with the remaining portions of such current section remaining unchanged, specifically as follows:



"Sec. 102-B-12-4. Amendments, procedures, and standards.

"(5) Notice of public hearings.

(a) Legal notice. Due notice of public hearings, pursuant to this section, shall be published in a newspaper of general circulation within the city. The legal advertisement shall be published prior to the date of each required public hearing. When the public hearing being advertised is to be held by the planning commission, the legal advertisement shall be published at least 30 days but not more than 45 days prior to the date of each required public hearing. When the public hearing being advertised is to be held by the city council, the legal advertisement shall be published at least 15 days but not more than 45 days prior to the date of each required public hearing.

(b) Signs posted. For an application to amend the official zoning map or comprehensive plan character area map, or a special permit, or a variance from the requirements of this zoning ordinance, the zoning administrator shall post a sign or signs prior to each public hearing required by this section. A sign shall not be required for amendments to the text of the zoning ordinance, nor for amendments to the zoning map initiated by the city council. When the posted sign is for a public hearing being advertised is to be held by the planning commission, the sign shall be posted at least 30 days but not more than 45 days prior to the date of each required public hearing. When the posted sign is for a public hearing being advertised to be held by the city council, the sign shall be posted at least 15 days but not more than 45 days prior to the date of each required public hearing."

#### **SECTION 22:**

That the Code of the City of Hogansville is hereby amended by modifying Sec. 102-B-12-4 of the Hogansville Uniform Development Ordinance concerning time limit for action by the Planning Commission, to modify sub-section (8)(c) of such section in its entirety and inserting in lieu thereof the following language for sub-section (8)(c) of such section, with the remaining portions of such current section remaining unchanged, specifically as follows:

“Sec. 102-B-12-4. Amendments, procedures, and standards.

“(8) (c) Time limit. The planning commission shall have 60 days from the date of receipt for a proposed amendment from the zoning administrator within which to forward its report and recommendation to the city council, which shall be done at the next regular meeting of the city council following action of the planning commission. If the planning commission shall fail to file such report and recommendation within the 60-day period, it shall be deemed to have given a recommendation of "approval" on the proposed amendment.”

#### **SECTION 23:**

That the Code of the City of Hogansville is hereby amended by modifying Sec. 102-B-12-7 of the Hogansville Uniform Development Ordinance concerning action by the Planning Commission on special use permits, to modify sub-section (6)(a) of such section in its entirety and inserting in lieu thereof the following language for sub-section (6)(a) of such section, with the remaining portions of such current section remaining unchanged, specifically as follows:

“Sec. 102-B-12-7. Special use permits.

(6) Action by the planning commission.

(a) The secretary shall provide the members of the planning commission complete information on each proposed application for a special use permit, which the planning commission considers including a copy of the application and supporting materials, and the written report of the zoning administrator applying the required criteria in subsection [102-B-12-6\(5\)](#) and the supplemental regulations of article VII of this subchapter, where applicable, to each application.”

#### **SECTION 24:**

That the Code of the City of Hogansville is hereby amended by modifying Sec. 102-B-12-9 of the Hogansville Uniform Development Ordinance concerning action by the Planning Commission on variances, to modify sub-section (9)(a) of such section in its entirety and inserting in lieu thereof the following language for sub-section (9)(a) of such section, with the remaining portions of such current section remaining unchanged, specifically as follows:

“Sec. 102-B-12-9. Variances.

(9) Action by the planning commission.

(a) The secretary shall provide the members of the planning commission complete information on each proposed application for a variance, which the planning commission considers including a copy of the application and supporting materials, and the written report of the zoning administrator applying the required criteria in subsection (8) of this section to each application.”

#### **SECTION 25:**

That the Code of the City of Hogansville is hereby amended by modifying Sec. 102-B-12-10 of the Hogansville Uniform Development Ordinance concerning appeals to the Planning Commission, to modify sub-section (3) of such section in its entirety and inserting in lieu thereof the following language for sub-section (3) of such section, with the remaining portions of such current section remaining unchanged, specifically as follows:

“Sec. 102-B-12-10. Appeals to the planning commission.

(3) Decisions of the planning commission. Following the consideration of all testimony, documentary evidence and matters of record, the planning commission shall make a determination on each appeal. The planning commission shall decide the appeal within a reasonable time but, in no event, more than 45 days from the date of the initial hearing. An appeal may be sustained only upon an expressed finding by the planning commission that the administrative official's action was based on an erroneous finding of a material fact or a misinterpretation of a regulation of this Code.”

#### **SECTION 26:**

That the Code of the City of Hogansville is hereby amended by modifying Sec. 102-B-12-11 of the Hogansville Uniform Development Ordinance concerning appeals to the Planning Commission, to modify sub-section (3) of such section in its entirety and inserting in lieu thereof the following language for sub-section (3) of such section, with the remaining portions of such current section remaining unchanged, specifically as follows:

“Sec. 102-B-12-11. Appeals from decisions of the planning commission.

(2) Notice to the planning commission. In any such petition filed, the secretary of the planning commission shall be authorized to acknowledge service of a copy of the petition and writ for the planning commission. Service upon the city as defendant shall be as otherwise provided by law. Within the time prescribed by law, the planning commission shall cause to be filed with the county superior court a duly certified record of the proceedings before the planning commission, including a transcript or detailed minutes of the evidence heard before it, and the decision of the planning commission.”

#### **SECTION 27:**

That the Code of the City of Hogansville is hereby amended by modifying Sec. 102-C-2-3 of the Hogansville Uniform Development Ordinance concerning “Minimum requirements for erosion, sedimentation and pollution control using best management practices,” to modify such section to change all references to the “board” in such section to the “city council,” specifically in sub-sections (2)(d) and (3)(p) of such section, with the remaining portions of such current section remaining unchanged.

#### **SECTION 28:**

That the Code of the City of Hogansville is hereby amended by modifying Sec. 102-C-7-4 of the Hogansville Uniform Development Ordinance concerning solid waste collection, to add sub-section (6) to the current language in such section, specifically as follows:

“Sec. 102-C-7-4. Collection.

(6) All businesses must provide outdoor garbage containers that are made of metal and specifically manufactured for outdoor use. The containers must not detract from the overall appearance of the property or surrounding properties and should not draw attention to the garbage container. Garbage containers must be of the size and count that can accommodate the garbage generated by that business. Garbage containers must be emptied every day. If a business is situated within a plaza of businesses (or strip mall), each individual business should have its own exterior trash can to help minimize the loose trash that scatters in and around the parking areas.”

**SECTION 29:**

That the Code of the City of Hogansville is hereby amended by modifying Sec. 102-C-7-6 of the Hogansville Uniform Development Ordinance concerning open burning, to delete the current language in such section in its entirety and inserting in lieu thereof the following language, specifically as follows:

“Sec. 102-C-7-4. Open burning.

- (1) Outdoor burning may not be conducted during any burn ban imposed by the Georgia Environmental Protection Division, which is typically from May 1 through September 30.
- (2) This section is in addition to any restrictions or requirements imposed by state law as set forth in O.C.G.A 12-6-90, and as permitted/ required by the Georgia Forestry Commission.
- (3) Residential Outdoor burning shall comply with the following requirements:
  - (a) All burns must have a permit issued by City of Hogansville;
  - (b) The fire must be attended at all times by an adult;
  - (c) The fire must be a minimum of 50 feet away from any structure, vehicle, or fixed flammable object;
  - (d) A garden hose, water supply or extinguisher must be readily available at the site of the fire;
  - (e) The material to be burned may not exceed four (4) feet by four (4) feet by four (4) feet in size.
  - (f) Only natural products (i.e., leaves, tree limbs, etc.) may be burned. No household garbage or other hazardous materials (e.g., tires, plastics, etc.) may be burned;
  - (g) Burning of any type of structure is prohibited;
  - (h) Burning is prohibited when wind speeds or gusts are over 10 miles per hour;
  - (i) All fires must be extinguished one hour before dark;
  - (j)

- (k) Burning is prohibited when smoke presents a health hazard to persons in the vicinity of the fire or causes or may cause smoke or heat damage to structures or vehicles in the vicinity of the fire.
- (4) Commercial Outdoor burning shall comply with the following requirements:
  - (a) All burns must be permitted by the City of Hogansville;
  - (b) Open burns may not exceed eight (8) feet by eight (8) feet by eight (8) feet unless otherwise directed by the zoning administrator;
  - (c) Any persons intending to burn for the purpose of land clearing must first contact City of Hogansville Permitting Office for application and must comply with the requirements of State Law and permit issuing authority.”

**SECTION 30:**

That the Code of the City of Hogansville is hereby amended by modifying Sec. 102-C-8-2 of the Hogansville Uniform Development Ordinance concerning tree preservation and replacement standards, to add sub-section (3) to the current language in such section, specifically as follows:

“Sec. 102-C-8-2. Applicability.

(3) All properties must keep required landscaping areas and elements in good health and condition. Dead plants, grasses, or trees must be removed and replaced with healthy growth. Shrubs, trees, leafy growth, grasses, and the like must be kept trimmed as not to impair public right of way, public navigation, or visibility.”

**SECTION 31:**

That the Code of the City of Hogansville is hereby amended by modifying Sec. 102-C-8-21 of the Hogansville Uniform Development Ordinance concerning property line buffers be amended to reflect the amendment throughout the City Code changing references in the City Code from (G-I) General Industrial District to (G-LI) General Light Industrial District, specifically changing all such references in such section from (G-I) to (G-LI), including all such references within the tables in such section.

**SECTION 32:**

That the Code of the City of Hogansville is hereby amended by modifying Sec. 102-C-9-4 of the Hogansville Uniform Development Ordinance concerning plat approval, to delete the current language in such section in its entirety and inserting in lieu thereof the following language, specifically as follows:

“Sec. 102-C-9-4. Plat approval.

After this article shall have been put into effect, any subdivision that fails to meet the requirements of this article shall be disapproved by the planning commission (minor subdivision) or city council (major subdivision). The review and approval process will be as provided in the Plan Approval Chart.

PLAT APPROVAL CHART	MINOR SUBDIVISIONS		MAJOR SUBDIVISIONS	
	Preliminary Plat	Final Plat	Preliminary Plat	Final Plat
Zoning Administrator	Review + Approval	Review	Review + Approval	Review
Planning Commission	Review	Review + Approval	Review	Review
City Council	Review	Review	Review	Review + Approval

**SECTION 33:**

That the Code of the City of Hogansville is hereby amended by modifying Sec. 102-C-9-8 of the Hogansville Uniform Development Ordinance concerning application for preliminary plat approval, to delete the current language in such section in its entirety and inserting in lieu thereof the following language, specifically as follows:

“Sec. 102-C-9-8. Application for preliminary plat approval.

- (1) A preliminary plat shall not be required for a minor subdivision. The subdivider may apply directly for final plat approval.
- (2) For a major subdivision, following the preapplication review, the subdivider or his agent shall submit to the city:
  - (a) The preliminary plat which shall meet the requirements of section 102-C-9-9.”

**SECTION 34:**

That the Code of the City of Hogansville is hereby amended by modifying Sec. 102-C-9-52 of the Hogansville Uniform Development Ordinance concerning thoroughfare specifications, to delete the "Street Thoroughfare Table" contained in such current section in its entirety and inserting in lieu thereof the following "Street Thoroughfare Table," with the remaining portions of such current section remaining unchanged, specifically as follows:

"Sec. 102-C-9-52. Thoroughfare specifications.

**Street Thoroughfares Table**

<b>Thoroughfare Elements</b>	<b>Lane</b>	<b>Alley</b>	<b>Road</b>	<b>Residential Street</b>	<b>Non-residential Street</b>	<b>Residential Avenue</b>	<b>Non-Residential Avenue</b>
Design Speed (max)	10 MPH	10 MPH	35 MPH	25 MPH	25 MPH	30 MPH	30 MPH
Number of Travel Lanes	1 or 2	2	2	2	2	4	6
Pavement Width (min/max)	8'/24'	20'	24'/30'	24'/50'	24'/50'	48'/85'	60'/115'
Right-of-Way Width (min/max)	8'/24'	10'/20'	24'/40'	34'/60'	44'/60'	68'/105'	80'/135'
Compacted subgrade	12"	12"	12"	12"	12"	12"	12"
Graded aggregate base	6"	6"	6"	6"	8"	10"	10"



Asphalt base course	-	-	-	-	-	3"	3"
Asphalt binder	2"	2"	2"	2"	2"	2"	2"
Asphalt surface	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"
Parking Lane Allowance	Not allowed	Not allowed	Not allowed	Yes on both sides	Yes on both sides	Yes on both sides	Yes on both sides
Curb Requirement	No	No	No	Yes	Yes	Yes	Yes
Curb and gutter	24"	24"	24"	24"	24"	30"	30"
Street Tree Zone Requirement (min)	No	No	No	5' on both sides	5' on both sides	5' on both sides	5' on both sides
Sidewalk Requirement (min)	No	No	No	5' on both sides	5' on both sides	5' on both sides	5' on both sides
Street Lights Requirement			300' to 500' apart	300' to 500' apart	300' to 500' apart	300' to 500' apart	300' to 500' apart

## **SECTION 35:**

That the Code of the City of Hogansville is hereby amended by modifying Sec. 102-C-9-53 of the Hogansville Uniform Development Ordinance concerning required improvements for public and private streets, to delete the current language in such section in its entirety and inserting in lieu thereof the following language, specifically as follows:

“Sec. 102-C-9-53. Required improvements for public and private streets.

- (1) Specifications not covered herein shall be performed in accordance with the latest Georgia Department of Transportation and AASHTO standard specifications.
- (2) A maintenance bond or other surety shall be furnished which shall name the city as a principal equally with the owner and shall be worded to include in its coverage a one-year maintenance warranty period following acceptance of the improvements by the city.
- (3) The arrangement, character, extent, width, grade and location of all streets shall conform to the comprehensive plan. New streets shall be considered in their relation to existing and planned streets, topographic conditions, public convenience and safety, and in their appropriate relation to the proposed uses of the land to be served by such streets.
- (4) When such is not shown in the comprehensive plan, the arrangement of streets in a subdivision shall:
  - (a) Extend existing streets or their projections at the same or greater width, but in no case less than the minimum required width, unless variations are deemed necessary by the zoning administrator for reasons of topography or design;
  - (b) Connect to existing streets if required by the city to create connectivity and traffic circulation; and
  - (c) Provide traffic management features for traffic calming if required at the discretion of the zoning administrator.
- (5) Where a subdivision abuts or contains an existing or proposed through street with a speed limit greater than thirty (30) mph, access shall be limited to ensure adequate protection of residential properties and maintain public safety. The following measures may be required by the zoning administrator:
  - (a) Deceleration stacking lane with taper.
  - (b) Acceleration lane with taper.
  - (c) Left turn stacking lanes with tapers.
  - (d) Reverse frontage lots with screen planting strip along the rear property line or such other treatment as may be required to afford adequate separation from through street.

- (e) The Georgia Department of Transportation Driveway Manual "Regulations for Driveway and Encroachment Control" shall be used as a design guide.
- (f) A subdivision plat involving new or existing streets crossing railroad tracks shall provide adequate right-of-way, including approach right-of-way and slope easements for construction of underpass or overpass unless otherwise determined by the zoning administrator.
- (6) Privately owned reserve strips controlling access to streets shall be prohibited.
- (7) Street jogs with centerline offsets of less than one hundred twenty-five (125) feet shall be prohibited.
- (8) Street intersections should be as nearly at right angles as practical.
- (9) Street right-of-way width and curb and gutter requirements shall be provided as regulated in the Street Thoroughfares Table of Sec. 102-C-9-52.
- (10) Curb and gutter shall be required on all streets and shall be furnished and installed by the subdivider or his agent in conformance with the latest thoroughfare design standards. Distance from back of curb to back of curb must not be less than twenty-six (26) feet.

Base and paving. Minimum road width of twenty-six (26) feet from back of curb to back of curb shall be furnished and paid for by the subdivider or their agent. Installation shall conform to the Street Thoroughfares Table of Sec. 102-C-9-52. The minimum acceptable paving cross section, unless otherwise modified by the zoning administrator for proposed city streets shall be:

- (a) One and one-half (1.5) inch, twelve and one-half (12.5) mm asphalt wearing course. (Two (2) inch, nine and one-half (9.5) mm wearing course optional with approval of the zoning administrator.)
- (b) Three (3) inch, nineteen (19) mm binder.
- (c) Eight (8) inch G.A.B. (graded aggregate base) compacted to one hundred (100) percent. STD density per ASTM D698. The asphalt-wearing course must be laid before a period of one (1) year after the streets have passed final inspection and the final plat has been recorded.
- (10) Testing thickness and compaction. The zoning administrator or their designee shall make as many tests as necessary to determine the average thickness and compaction of the base course prior to placing of surface course. Tests shall also be made on the finished courses if necessary. When the subdivider or their agent or contractor disagrees with the administrator's tests and prefers a consulting firm to be employed, said consulting firm shall be employed at the subdivider or their agent's expense.
  - (a) *Compaction.* Fill shall be placed in uniform, horizontal layers not more than six (6) inches thick (loose measurement). Moisture content shall be adjusted as

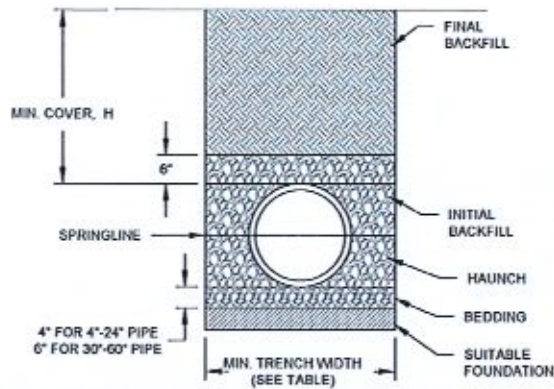
necessary to compact material to ninety-eight (98) percent maximum laboratory dry density as determined by ASTM D698.

- (b) *Utility installation.* After the earthwork has been completed, all storm drainage, water, and sanitary sewer utilities have been installed within the right-of-way as appropriate, and the backfill in all such ditches thoroughly compacted, the sub-grade shall be brought to the lines, grades, and typical roadway section shown on the approved plans.
- (c) *Compaction testing.* Utility trenches cut in the sub-grade shall be backfilled as specified herein. Compaction tests at the rate of one (1) per one hundred fifty (150) feet of trench may be required to verify compaction.
- (d) *Proof-roll.* Test 1 Sub-grade must pass roll testing with a fully loaded tandem axle dump truck prior to placement of the base material. With the approval of the zoning administrator, a geo-textile or grid may be used to stabilize a sub-grade that does not pass proof rolling.
- (e) *Subgrade and base inspection.* The owner/developer/ contractor shall notify the zoning administrator a minimum of forty-eight (48) hours in advance to schedule required inspections.
- (f) *Test 2.* Base must pass roll testing with a fully loaded tandem axle dump truck prior to placement of the base material.
- (g) *Use of roads as construction roads.* When the street is to be used for construction traffic before the paving work is completed, a layer of stone (except crusher run) shall be laid as a traffic surface. This material shall not be used as a part of the base material. It may be worked into the sub-grade, or it shall be removed before the base course is set up for paving.
- (h) *Temporary drainage.* Provisions shall be made to drain low points in the road construction when the final paving is delayed. A break in the berm section is required when the curbing has not been constructed. After installation, drainage under the curb to side slopes is required, using minimum four (4) inch diameter pipe sections.
- (i) Manhole covers and valve boxes projecting above the intermediate course shall have temporary ramps of cold mix asphalt placed at a five (5) foot radius. Prior to application of the surface course, the cold mix asphalt shall be removed. The elevation of the top-of-structure shall be inspected by the director of public services or his designee and any needed adjustment to match the final pavement elevation shall be made. The intermediate asphalt course shall be inspected by the city to determine surface uniformity and integrity. Any settlement or other deficiencies found shall be repaired to the city's satisfaction before placement of the surface course.

- (11) Curb and gutter standards.
- (a) Twenty-four (24) inch curb and gutter similar to GDOT STD. 9032B Type 2.
- (i) Curb and gutter material shall be Portland cement concrete, class "A" as defined by GDOT, and shall have a minimum break strength of three thousand (3,000) psi at twenty-eight (28) days. All construction shall be in conformance with Section 430, GDOT Standard Specifications Construction of Transportation Systems, most current edition, with supplements and revisions.
  - (ii) Base roadway aggregate base six (6) inches thick shall extend under the curb and gutter for a distance of six (6) inches beyond the back-of-curb.
  - (iii) Joints one-half ( $\frac{1}{2}$ ) inch asphalt-impregnated expansion joints shall be provided at all structures and radius points, and at intervals not to exceed one hundred (100) feet in the remainder. Contraction joints shall be provided at intervals not to exceed ten (10) feet. Curb and gutter shall be set true to the line and grade of the street and finished to the section shown on the plans. Line and grade shall be field staked and set by the developer's engineer or surveyor. All gutters shall drain positively with no areas of ponding.
  - (iv) Damage to curb and gutter caused by construction or development activity shall be repaired from joint to joint at no cost to the City of Hogansville within thirty (30) days or prior to the issuance of a certificate of occupancy, whichever is earlier.
  - (v) Workmanship. Inferior workmanship or unprofessional construction methods resulting in unacceptable curb and gutter will be cause for rejection of the finished work. Unacceptable construction shall be removed and replaced from joint to joint. Disturbed areas along all curbing shall be backfilled, stabilized, and grassed.
- (b) Roll back curbs and header curbs are prohibited.
- (12) Cul-de-sacs, if approved, shall have a minimum radius of sixty (60) feet to the right-of-way, and a minimum radius of forty-eight (48) feet to the face of curb.
- (13) Access to subdivisions shall be provided over a public street. Where subdivisions abut a public street that has a right-of-way width of less than fifty (50) feet (larger right-of-way widths are required for some streets), the subdivider or their agent shall dedicate additional land to provide a width of twenty-five (25) feet (or half the total width required) on the subdivider's side of the centerline. Where public streets less than fifty (50) feet in width (larger right-of-way widths may be required for certain roads) traverse subdivisions, the subdivider or his agent shall dedicate additional land to provide a width of twenty-five (25) feet (or half the total

width required) on both sides of the centerline. Nothing herein shall be construed to obligate the City of Hogansville or subdivider or his agent to improve such road or street frontage.

- (14) Approval may be denied of a proposed subdivision if the zoning administrator deems a public street to the subdivision as being inadequate due to right-of-way width or construction until such time as the road has been modified to meet city standards.
- (15) Driveways within the right-of-way shall be constructed according to the latest Georgia Department of Transportation and AASHTO Standard Specifications.
- (16) The developer or their agent shall furnish and install required striping and all regulatory signage (stop signs, yield signs, etc.) at proposed street intersections during construction of the streets. The city will install the street name signs and speed limit signs once the streets have been accepted. Subdivision entrance markers are not permitted within the existing or proposed public right-of-way.
- (17) Inspection. The zoning administrator shall be notified prior to each phase of construction. Each developer/contractor shall notify the zoning administrator a minimum of forty-eight (48) hours in advance of each requested inspection.
- (18) Sewer.
  - (a) Where a public sanitary sewer is within 400 feet of the subdivision at its nearest point and connection by gravity flow is feasible, the subdivider shall connect with such sanitary sewer and provide a connection for each lot. The size of the mains shall be at least eight inches. The subdivider shall be responsible for the costs to existing facilities. Where sanitary sewers are not available, oxidation pond, septic tank, or other disposal device designed and installed according to the health department may be permitted.
  - (b) Where a public water main is within 400 feet of the subdivision at its nearest point, the subdivider shall connect with such water main. In such cases, mains of at least six inches shall be required. The subdivider shall be responsible for the costs of all taps and extensions to existing facilities. Where an adequate public water supply is not reasonably accessible as determined by the planning commission, the subdivider shall provide evidence of an individual water supply to be approved by the health department.
- (19) Standard details and illustrations.

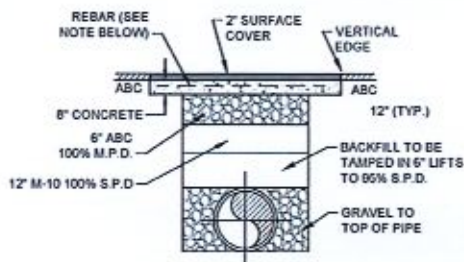


MINIMUM TRENCH WIDTHS	
PIPE DIAM.	MIN. TRENCH WIDTH
4"	21"
6"	23"
8"	26"
10"	28"
12"	30"
15"	34"
18"	39"
24"	48"
30"	55"
36"	64"
42"	72"
48"	80"
54"	88"
60"	96"

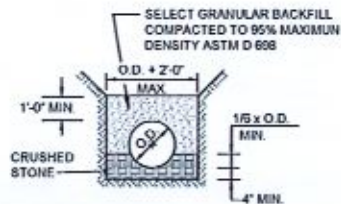
**NOTES:**

1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION
2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
3. **FOUNDATION:** WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER.
4. **BEDDING:** SUITABLE MATERIAL SHALL BE CLASS I, II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" FOR 4'-24" PIPE; 6" FOR 30'-60" PIPE.
5. **INITIAL BACKFILL:** SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
6. **MINIMUM COVER:** MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE.

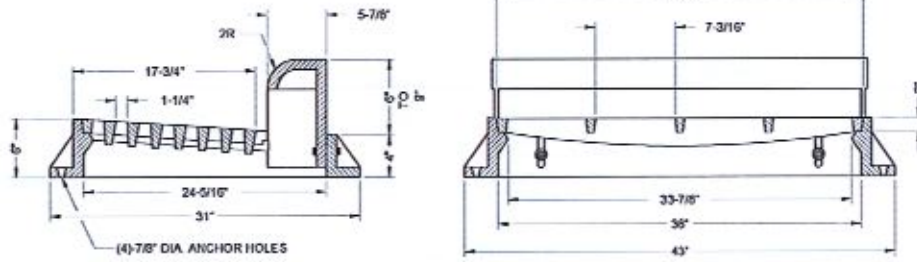
**PIPE LAYING CONDITIONS FOR HDPE STORM DRAIN**  
N.T.S. (MANUFACTURER'S SPECIFICATIONS)



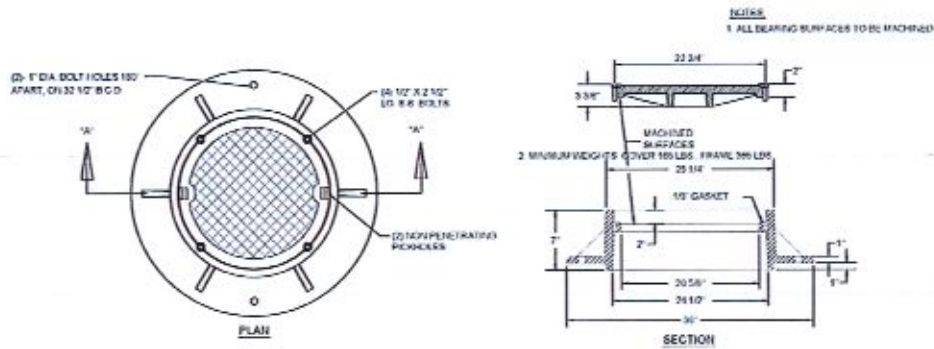
**ASPHALT REPLACEMENT DETAIL**  
N.T.S.



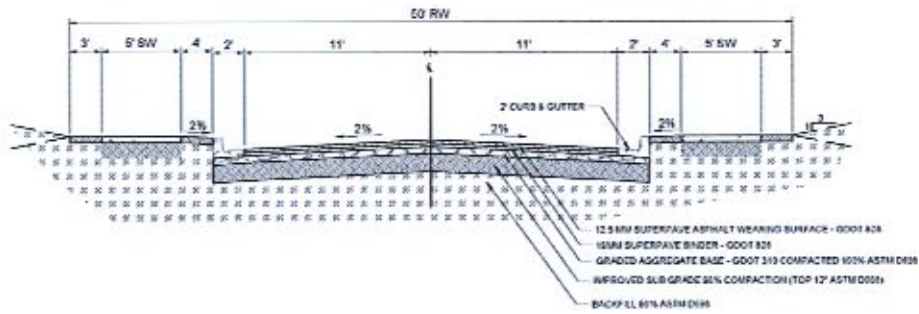
**PIPE BEDDING FOR RCP STORM DRAIN**  
N.T.S.



**USF 5130 CURB & GUTTER INLET FRAME, HOOD AND GRATE SERIES**  
**N.T.S.**



**USF 420 MANHOLE RING AND COVER (OR EQUIVALENT)**  
**N.T.S.**

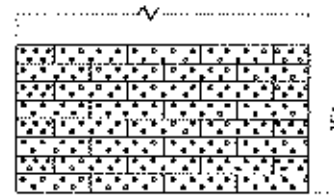


**STANDARD ROADWAY DETAIL**  
**N.T.S.**



STREET BUILDUP			
CLASSIFICATION	PARKING LOTS	ROADWAYS WITHIN PUBLIC RIGHT-OF-WAYS	COMMERCIAL & INDUSTRIAL
	LIGHT DUTY CLASS II	STANDARD DUTY CLASS IV ASPHALT/BASE	HEAVY DUTY CLASS V
WEARING SURFACE (GDOT 828)	1 1/2"	2"	2"
BINDER (GDOT 828)	2"	3"	3"
GRADED AGGREGATE BASE (GDOT 310)	6"	8"	10"

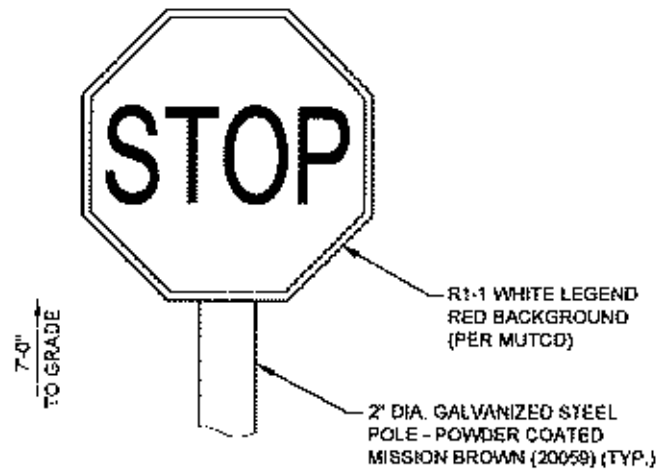
NOTES: MINER SHALL COMPLY WITH THE LATEST EDITION OF THE DESIGN DETAIL GUIDE OF MISSOURI FOR STANDARD SPECIFICATIONS



IMAGINARY WALL SECTION

LOOPS DETECTABLE WARNING SHALL BE MADE OF LAYERS OF CONCRETE BLOCKS OR POLYURETHANE KEYPSTONE HARDWARES (NON-REFLECTIVE) BY 24 HOUR CURE PERMANENT COLOR

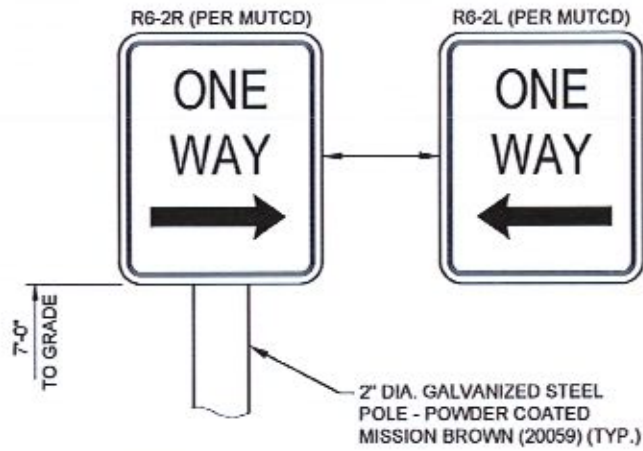
DETECTABLE WARNING SURFACE  
N.T.S.



NOTES:

1. MOUNT EACH SIGN W/ 2 5/16" GALV. STL. BOLTS TO 3-1/2" (4LB/FT) "U" CHANNEL SET 1'-8" MIN. BELOW FINISH GRADE AND ENCASED IN 6"Ø CONCRETE FILLED HOLE.
2. STOP SIGN PER MUTCD STANDARD 305.30' R1-1.

REGULATORY STREET SIGN (STOP)  
N.T.S.



**NOTES:**

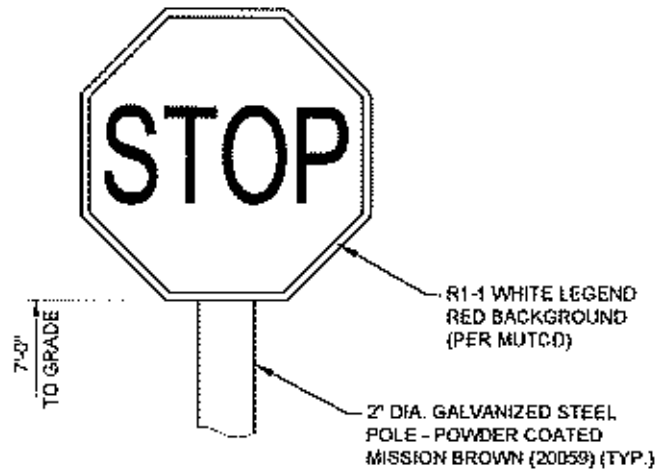
1. MOUNT EACH SIGN W/2 5/16" GALV. STL. BOLTS TO 3-1/2" (4LB/FT) "U" CHANNEL SET 1'-6" MIN. BELOW FINISH GRADE AND ENCASED IN 6"Ø CONCRETE FILLED HOLE.
2. ONE WAY SIGNS PER MUTCD STANDARD R6-2 (24"x30").

ONE WAY SIGN  
N.T.S.



**NOTES:**

1. MOUNT EACH SIGN W/2 5/16" GALV. STL. BOLTS TO 3-1/2" (4LB/FT) "U" CHANNEL SET 1'-6" MIN. BELOW FINISH GRADE AND ENCASED IN 6"Ø CONCRETE FILLED HOLE.
2. DO NOT ENTER SIGN PER MUTCD STANDARD R5-1 (30"x30").



**NOTES:**

1. MOUNT EACH SIGN W/2 5/16" GALV. STL. BOLTS TO 3-1/2" (4LB/FT) "U" CHANNEL SET 1'-6" MIN. BELOW FINISH GRADE AND ENCASED IN 6"Ø CONCRETE FILLED HOLE.
2. STOP SIGN PER MUTCD STANDARD 30"x30" R1-1.

REGULATORY STREET SIGN (STOP)  
N.T.S.

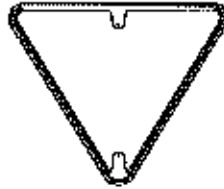
**POLE:**  
 SP3X12 - 3" x 12" FLUTED POLE  
 EXTRUDED ALUMINUM ALLOY  
 8065-T6  
 WALL THICKNESS - .125"



**FINIAL:**  
 FIN-A3 - ACORN FINIAL FOR  
 3" ROUND POLE.  
 CAST ALUMINUM ALLOY #356



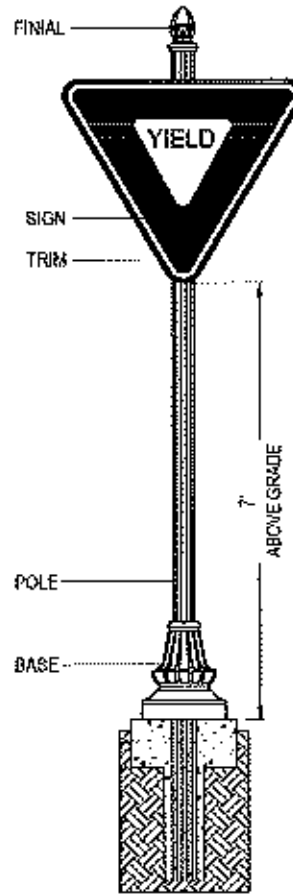
**TRIM:**  
 TYIELD36N - TRIM FOR  
 36" YIELD SIGN  
 CAST ALUMINUM ALLOY #356



**SIGN:**  
 R1-2/38 - REFLECTIVE  
 36" YIELD SIGN  
 SPECIFY VINYL TYPE



**BASE:**  
 SB-93 - SLIP-OVER BASE AND 2P30D  
 ADAPTER FOR 3" OD POLE  
 CAST ALUMINUM ALLOY #356  
 (ALSO AVAILABLE IN TWO-PIECE  
 OPTION 2PC33)



SHOWN WITH 2' BELOW GRADE POLE BURIAL

REGULATORY STREET SIGN (YIELD)  
 N.T.S.



**NOTES:**

1. MOUNT EACH SIGN W/2 5/16" GALV. STL. BOLTS TO 3-1/2" (4LB/FT) "U" CHANNEL SET 1'-6" MIN. BELOW FINISH GRADE AND ENCASED IN 6"Ø CONCRETE FILLED HOLE.
2. PEDESTRIAN WARNING SIGN PER MUTCD STANDARD W11-2 (30"X30") WITH W16-7P (24"x12") ARROW.

WARNING SIGN (PEDESTRIAN)  
N.T.S.

GDOT DETAILS WITH REFERENCE #:

- |                              |   |
|------------------------------|---|
| 1. PRECAST CB                | GDOT STANDARD 1019A TYPE "C" (WITH OR WITHOUT WEIR)                                 |
| 2. PRECAST CB WITH HOOD      | GDOT STANDARD 1019 TYPE "E"   |
| 3. SINGLE WING CB            | GDOT STANDARD 1033D   |
| 4. DOUBLE WING CB            | GDOT STANDARD 1034D   |
| 5. STANDARD MANHOLE          | GDOT STANDARD 1011AP  |
| 6. STANDARD PRECAST HEADWALL | GDOT STANDARD 1001-B (STRAIGHT WALL, "U" TYPE BEND, 45-DEG WINGS OR "L" TYPE WINGS) |
| 7. CROSS WALK                | GDOT STANDARD T-11A   |
| 8. TYPICAL CURB RAMP         | GDOT STANDARD A3 (TYPES A,B,C, OR D)  |
| 9. CURB AND GUTTER           | GDOT STANDARD 9032B   |

SIGHT DISTANCE AT INTERSECTIONS; ALIGNMENT

A) SIGHT DISTANCE REQUIREMENTS AT INTERSECTIONS SHALL BE AS FOLLOWS:

SPEED LIMIT (MPH)	SIGHT DISTANCE (EACH WAY) (FT)
55	550
45	400
35	250
25	200

DISTANCES SHALL BE MEASURED FROM CENTERLINE OF INGRESS / EGRESS ROAD EXTENDING TO EITHER SIDE OF ABUTTING STREET ALONG THOROUGHFARE. INTERSECTIONS WITHIN SUBDIVISIONS SHALL BE DESIGNED FOR A MINIMUM SIGHT DISTANCE OF 200 FEET.

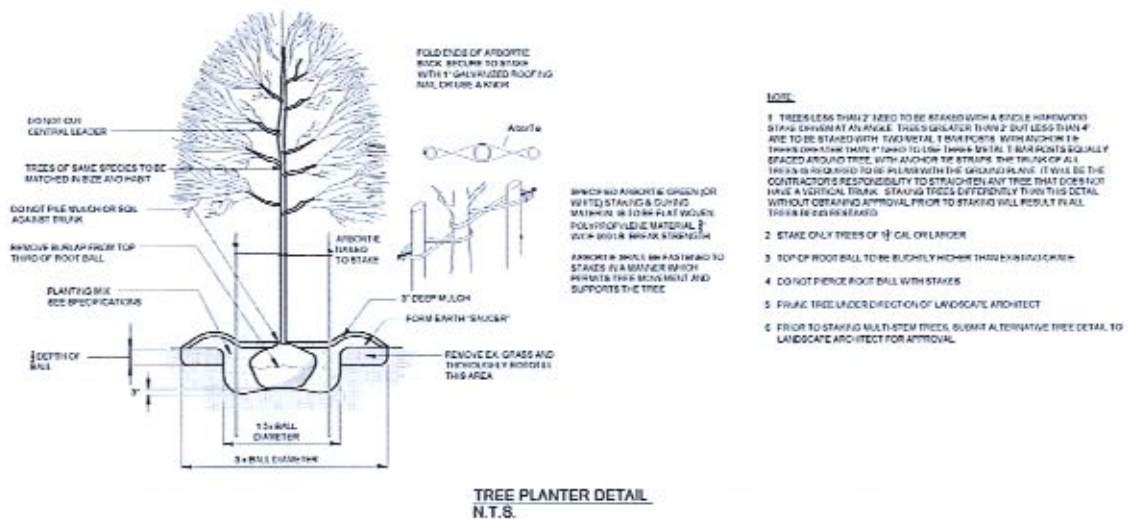
B) VERTICAL ALIGNMENT MUST BE DESIGNED IN CONJUNCTION WITH THE HORIZONTAL ALIGNMENT. ALL CHANGES IN STREET PROFILE GRADES HAVING AN ALGEBRAIC DIFFERENCE GREATER THAN ONE (1%) SHALL BE CONNECTED BY A PARABOLIC CURVE.

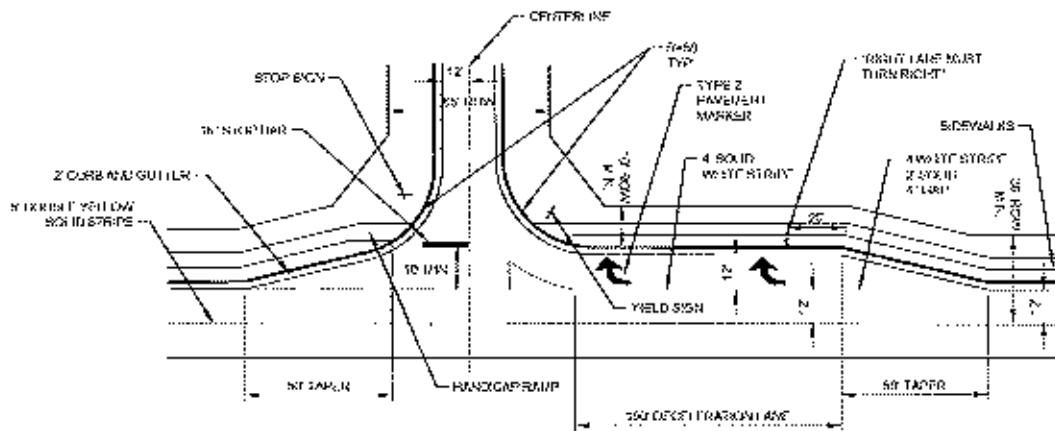
C) MINIMUM SAFE STOPPING DISTANCE IS A DIRECT FUNCTION OF THE DESIGN SPEED, TWENTY-FIVE (25) M.P.H. IN RESIDENTIAL AREAS, AND THIRTY-FIVE (35) M.P.H. IN LOCAL, NON-RESIDENTIAL AND COMMERCIAL AREAS. A HEIGHT OF EYE OF THREE AND ONE HALF (3.5) FEET AND HEIGHT OF OBJECT OF ONE-HALF (0.5) FOOT IS USED TO DETERMINE SAFE STOPPING SIGHT DISTANCE.

D) THE MINIMUM LENGTH OF VERTICAL CURVE REQUIRED FOR SAFE STOPPING SIGHT DISTANCE SHALL BE CALCULATED USING AASHTO "A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS," LATEST EDITION.

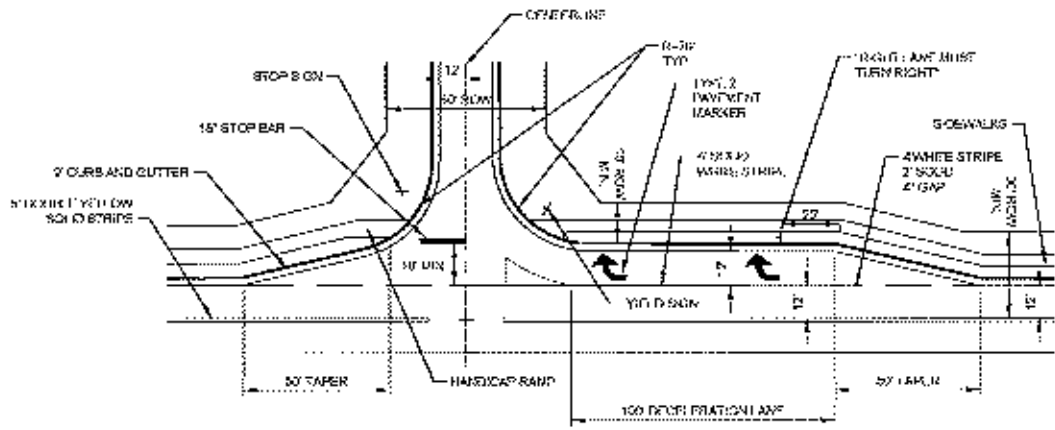
SIGHT DISTANCE FOR HORIZONTAL CURVES

THE SIGHT DISTANCE FOR HORIZONTAL CURVES AT SUBDIVISION ENTRANCES IS DETERMINED BY THE LINE OF SIGHT AVAILABLE TWO (2) FEET ABOVE THE STREET SURFACE. THE SIGHT DISTANCE IS MEASURED ALONG THE EXISTING EDGE OF PAVEMENT BEGINNING AT THE CENTERLINE OF THE PROPOSED ENTRANCE AND ENDING WHERE THE LINE OF SIGHT INTERSECTS IT. THE LINE OF SIGHT IS THE PROJECTED LINE OF VISIBILITY BEGINNING AT THE ENTRANCE CENTERLINE AND TANGENT TO AN OBSTRUCTION TWO (2) FEET ABOVE THE STREET SURFACE. EXAMPLES OF OBSTRUCTIONS ARE VEGETATION, GROUND COVER, SIGNS, UTILITIES, EXISTING TOPOGRAPHY, ETC.

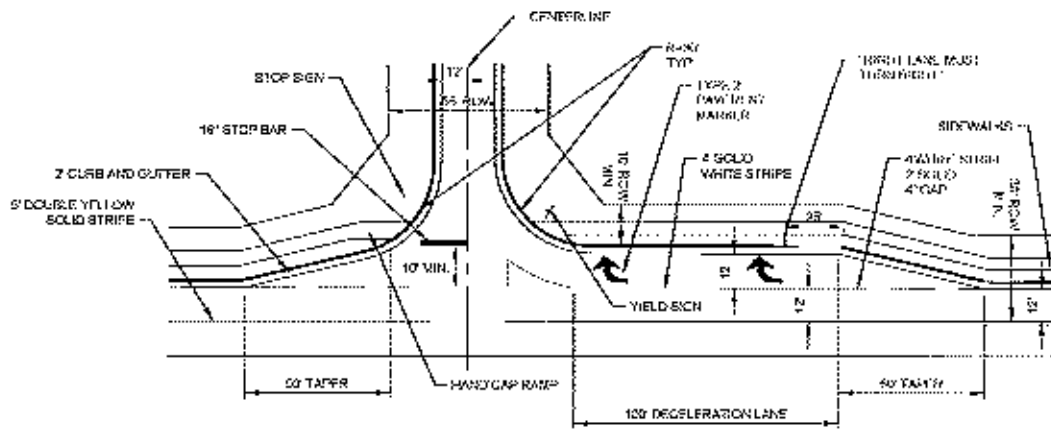




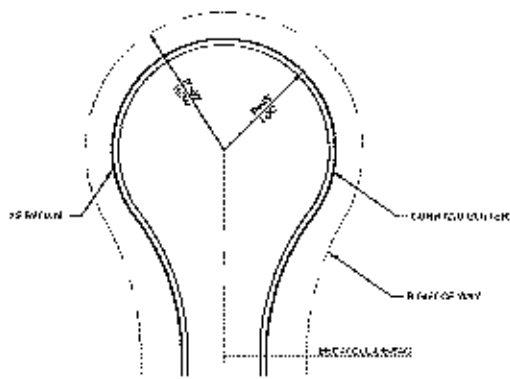
TYPICAL COMMERCIAL STREET  
N.T.S.



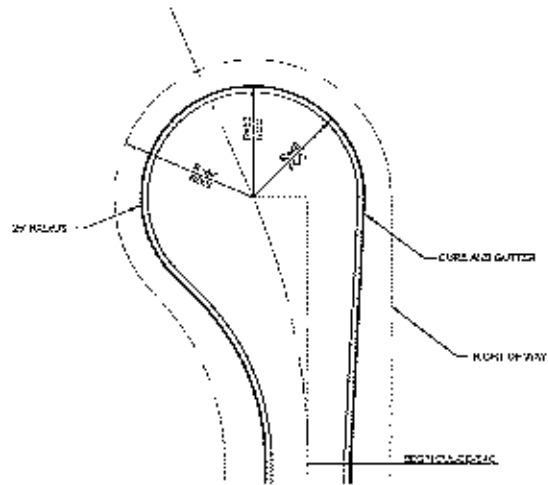
TYPICAL INDUSTRIAL STREET  
N.T.S.



TYPICAL RESIDENTIAL STREET  
N.T.S.



STANDARD CUR-DE-SAC - 60' ROW  
N.T.S.



OFFSET CUR-DE-SAC - 60' ROW  
N.T.S.



### **SECTION 36:**

That the Code of the City of Hogansville is hereby amended by modifying Sec. 102-C-10-3 of the Hogansville Uniform Development Ordinance concerning the adoption of building codes, to add sub-section (3) to the current language in such section, specifically as follows:

“Sec. 102-C-10-3. Building codes adopted.

- (3) Unsafe electrical systems or equipment.
  - (a) Electrical systems or equipment regulated by this article which are unsafe, or which constitute a fire hazard, or are otherwise dangerous to human life are, for the purpose of this section, unsafe. Use of electrical systems or equipment regulated by this article constituting a hazard to safety, health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, fire hazard, disaster, damage or abandonment is, for the purpose of this section, an unsafe use.
  - (b) Unsafe electrical systems or equipment are declared to be public nuisances and shall be abated by repair, rehabilitation, demolition or removal in accordance with the procedures set forth in this article. The building official may institute other appropriate action to prevent, restrain, correct or abate the violation.”

### **SECTION 37:**

That the Code of the City of Hogansville is hereby amended by adding Sec. 102-C-10-23 to the Hogansville Uniform Development Ordinance concerning burned structures, to add such new section to the City Code, specifically as follows:

“Sec. 102-C-10-23. Burned structures.

Whenever any building or structure is partially burned, the owner or person in control shall, within 30 days after completion of the scene investigation by the fire department or insurer of the property, remove from the premises all refuse debris and all charred and partially burned lumber and material. If such building or structure shall be burned to such extent that it is rendered incapable of being repaired, the owner or person in control shall within 60 days after completion of the scene investigation by the fire department or insurer of the property, remove from the premises all the remaining portion of the building or structure. If the

building or structure is to be repaired, a permit shall be obtained and work shall begin within 60 days after completion of the scene investigation by the by the fire department or insurer of the property and shall be completed within 180 days from the date a permit is obtained.”

#### **SECTION 38:**

That the Code of the City of Hogansville is hereby amended by adding Sec. 102-C-10-24 to the Hogansville Uniform Development Ordinance concerning boarded-up structures, to add such new section to the City Code, specifically as follows:

“Sec. 102-C-10-24. Boarded-up structures.

(1) No person, firm, association or corporation shall erect, install, place, or maintain boards over the doors, windows or other opening of any building or structure or otherwise secure such opening by a means other than the conventional method used in the original construction and design of the building or structure without first obtaining a valid boarding-up permit in accordance with this section. Any properties with boards existing at the time of the adoption of this section will have 60 days from the date of the adoption of this section to submit an application to the zoning administrator for a permit to continue to board.

(2) The zoning administrator may issue a boarding-up permit only upon satisfaction of the following conditions:

- a. Submission of a written application by the owner of the property or his authorized representative, including the following information:
  - i. Name, address and telephone number of the owner;
  - ii. Name, address and telephone number of any local agent of the owner;
  - iii. Tax parcel identification number of the premises on which the structure is situated;
  - iv. Common address of the structure;
  - v. Other information as may be required by the zoning administrator.
- b. Payment of the required fee by the owner of the property or an authorized representative.

- c. Submission of a written statement or plan by the owner of the property or an authorized representative specifying:
    - i. Length of time the owner expects the boarding-up to continue;
    - ii. Proposed plan to secure or board up the structure, including a detailed description regarding the manner and materials.
    - iii. Proposed maintenance plan detailing the monitoring and maintenance of the structure and premises in conformance with this subchapter.
  - d. The city may conduct an inspection of the subject property to ensure that the structure is boarded up in accordance with the plan approved by the zoning administrator.
- (3) A boarding-up permit issued pursuant to this section shall authorize the boarding-up or other securing of a building or structure for a period of six months and may not be renewed except as in subsection (4) below.
- (4) An owner of a property desiring to continue to board a property beyond the six-month term must submit a renewal application to renew the boarding-up permit for an additional 3 months from the expiration of the registration subject to all of the following conditions:
- (a) The owner shall submit a detailed plan for correction, repair or rehabilitation of violations of state or local building and housing standards and for the securing of the doors, windows, and other openings by the conventional method used in the original construction and design of the building or structure or, alternatively, a detailed plan for the sale of the property to another person or entity with provision in the sale of correction, repair or rehabilitation. The owner may also choose to demolish the structure(s) and submit a timeline for doing so.
  - (b) The owner shall submit a timeline for applying for appropriate permits for such work and for completing such work prior to the expiration of the renewal permit or alternatively, a timeline for the sale of the property;
  - (c) The renewal permit may be revoked by written notice of the building official if the owner fails to comply with the plan for such work or fails to conform to the timeline submitted.
- (5) No boarding-up permit shall be required to board-up a building for up to 30 days in the event of a temporary emergency situation, including but not

limited to damage caused by vandalism, theft or weather. In the event an emergency situation requires a building or structure to be boarded-up for more than 30 days, the owner of the building or structure or his authorized representative must obtain a valid building permit for repair or a valid boarding-up permit in accordance with this section.

- (6) The boarding of doors, windows, or other openings of any building or structure or any means of securing such openings, other than by the conventional method used in the original construction and design of the building or structure, shall be according to the specifications approved under the permit. All boarded openings shall be painted with a minimum of two coats of exterior paint, which is of a color compatible with the exterior color of the building or structure.
- (7) Any structure which is boarded shall be in compliance with all applicable codes and ordinances of City of Hogansville.
- (8) Any structure which is boarded up shall be posted with the name, permit information, and 24-hour contact phone number of the local agent.
- (9) It shall be unlawful for an owner to board up a building in a manner that does not comply with the department's guidelines unless the owner has obtained the department's prior written approval for an alternative method of boarding up a building.

#### **SECTION 39:**

That the Code of the City of Hogansville is hereby amended by modifying Sec. 102-D-1-2 of the Hogansville Uniform Development Ordinance concerning definitions within the Code, to modify and/or add the following definitions, in alphabetical order, to the language in such section, with the remaining portions of such current section remaining unchanged, specifically as follows:

“Sec. 102-D-1-2. Definitions.

*Blighted property.* Areas of properties, buildings, or structures with litter, debris, tires, car parts, mattresses, discarded food, animal excrement, discarded building materials, and dumped materials. This definition shall also include properties without structures where the majority of the property consists of fallen limbs, dead vegetation, or vegetation that poses a threat to public health, safety, and welfare.

*Campground.* Temporary accommodation in temporary structures such as, but not limited to tents and yurts for recreational purposes.

*Extended-stay hotels/motels.* A hotel or motel consisting of one or more buildings, with more than five dwelling units with provisions for living, sanitation, and sleeping, that is specifically constructed, kept, used, maintained, advertised, and held out to the public to be a place where temporary residence is offered for pay: To persons for non-transient extended stays or stays longer than 30 days, regardless of the presence of rentals or leases for shorter periods of time; or for stays longer than 15 days in rooms equipped with kitchen facilities.

*Glamping Facility.* A structure or shelter designed and intended for temporary occupancy by persons engaged in camping for recreation. Glamping facilities include but are not limited to camping cabins, tents, tepees, yurts and other similar shelters.

*Light Industrial use(s).* The uses listed as industrial uses in section 102-B-6-1, Table of permitted and prohibited uses.

*Major subdivision.* The division, re-subdivision or assemblage of a lot, tract or parcel of land that does require the approval of a preliminary plan of subdivision prior to the submittal of a record plat application. Residential subdivisions/developments of six lots or more are to be considered major subdivisions. All developments of land to support or to be utilized for commercial, industrial, multi-family residential and institutional subdivisions shall be considered major subdivisions.

*Minor subdivision.* The division, re-subdivision or assemblage of a lot, tract or parcel of land, including minor adjustments to existing lot lines, that does not require the approval of a preliminary plan of subdivision prior to the submittal of a record plat application. Residential subdivisions/developments of five lots or less are to be considered minor subdivisions. All developments of land to support or to be utilized for commercial, industrial, multi-family residential and institutional subdivisions shall be considered major subdivisions.

*Non-traditional tobacco paraphernalia.* Non-traditional instruments designed so to facilitate the smoking, consumption or ingestion of tobacco or nicotine in any form (such as bong, hookah pipes, or faux jewelry, bracelets, or necklaces commonly associated with tobacco, vaping, or drug use, with one purpose of such items being the inhalation or ingestion of tobacco or drugs); provided, however, that the term "non-traditional tobacco paraphernalia" shall exclude alternative nicotine products, cigarette papers or wrappers, blunt wraps, traditional tobacco pipes (such as brand names Briar and Meerschaum), holders, cigarette rolling machines, or other products, devices, or substances used for the purpose of making tobacco cigarettes."

**SECTION 2:**

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

**SECTION 3:**

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

INTRODUCED AND FIRST READING \_\_\_\_\_

SECOND READING AND ADOPTED/REJECTED .. \_\_\_\_\_

SUBMITTED TO MAYOR AND APPROVED/DISAPPROVED \_\_\_\_\_

BY: \_\_\_\_\_  
Mayor

ATTEST: \_\_\_\_\_  
Clerk

AN ORDINANCE

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF HOGANSVILLE TO AMEND THE CODE OF THE CITY; TO AMEND CHAPTER 54, ARTICLE III, SECTIONS 54-50 THROUGH 54-54, THE COMMERCIAL SOLICITATION ORDINANCE OF THE CITY IN ORDER TO PROHIBIT AGGRESSIVE SOLICITATION AND SOLICITATION IN THE ROADWAYS; 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 Chapter 54, Article III, including Sections 54-50 through 54-54 of the Code of Ordinances of the City of Hogansville be modified by deleting Article II and all sections therein, in their entirety, and inserting in lieu thereof a new Article III, Sections 54-50 through 54-54, to read as follows:

**\*CHAPTER 54, ARTICLE III. COMMERCIAL SOLICITATION.**

**Sec. 54-50. Solicitation defined.**

*Solicitation defined.* For the purposes of this Article III, solicitation means an in-person request by another individual either orally or by gesture, for an immediate distribution or donation of money, an object or anything of value or soliciting the sale of goods or services.

**Sec. 54-51. Aggressive solicitation prohibited.**

- (1) It shall be unlawful for any person to solicit in an aggressive manner, including which would place citizens in actual risk of harm to persons or property, which would cause a person to be in reasonable fear of safety or fear of bodily harm to themselves or others, and/or reasonably fear damage to or loss of property. An aggressive manner shall include the following:
- (a) Blocking the path or passage of the person being solicited;
  - (b) Continuing to solicit from a person after the person has given a negative response to such soliciting;
  - (c) Intentionally touching or having physical contact with the person being solicited; and
  - (d) Making any statement, gesture or other form of communication before, during, or after soliciting that is intended or is likely to cause a reasonable person to fear bodily harm to oneself or to another and/or to fear damage or loss of property, to be intimidated into giving money, an object or thing of value to the solicitor.

- (2) It shall be unlawful for any person to solicit on residential or private property, including commercial property, without having been requested, invited or given permission by the person lawfully in possession of such property. Documentation of such authority or permission must be presented upon request by law enforcement.
- (3) It shall be unlawful for any person to solicit within fifteen (15) feet of any entrance or exit of any financial institution, check cashing business, or within fifteen (15) feet of any automated teller machine without having been requested, invited or given permission by the person lawfully in possession of such property. When an automated teller machine is located within an automated teller machine facility, the distance of fifteen (15) feet shall be measured from the entrance or exit of the facility.
- (4) It shall be unlawful for any person to solicit from any operator or occupant of a motor vehicle on a public street in exchange for blocking, occupying or reserving a public parking space.

**Sec. 54-52. Solicitation in roadway prohibited.**

It shall be unlawful for any person to solicit upon or within the public streets or roadways within the City.

**Sec. 54-53. False or misleading representations while soliciting.**

It shall be unlawful for any person to knowingly make a false or misleading representation during a solicitation. Such misrepresentations include, but are not limited to:

- (a) Claiming that the solicitor is homeless when they are not.
- (b) Claiming that the solicitor is physically disabled when they are not afflicted with such disability or to the extent claimed.
- (c) Claiming that the solicitor is a veteran of the United States Uniformed Services when they are not.

**Sec. 54-54. Penalties.**

Any person who shall violate the provisions of this ordinance shall upon conviction in the municipal court of the City be punished as provided in Section 1-7 of the City Code.”

**SECTION 2:**

Other than as specifically set forth in Section 1 of this new ordinance, the remaining sections of Chapter 54, Article III, are hereby reserved.



**SECTION 3:**

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

**SECTION 4:**

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

INTRODUCED AND FIRST READING \_\_\_\_\_

SECOND READING AND ADOPTED/REJECTED

SUBMITTED TO MAYOR AND APPROVED/DISAPPROVED \_\_\_\_\_

BY: \_\_\_\_\_  
Mayor

ATTEST: \_\_\_\_\_  
Clerk


CITY COUNCIL  
Mayor Jako Ayers  
Michael Taylor, Jr., Post 1  
Jason Baswell, Post 2  
Mandy Neese, Post 3  
Mark Ayers, Post 4  
Kandis Strickland, Post 5



City Manager – Lisa Kelly  
Assistant City Manager- Oasis Nichols  
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:** March 17, 2025

**SUBMITTED BY:** Dhayna Portillo 

**AGENDA TITLE:** Variances for Project Hummingbird

**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 Blue Creek Developers and The Scarbrough Group are proposing five variance requests, including:

- Increasing the maximum fence height from 6ft. to 8ft.
- Reducing the required parking spaces from 3,294 to 1,200
- Eliminating wheel stops, except for spaces adjacent to walking paths
- Increasing the maximum retaining wall height up to 45 ft
- Increasing the maximum building height from 40ft. to 65ft.

At its regular meeting on February 20, 2025, the Hogansville Planning Commission voted to recommend approval of all five variance requests to the City Council.

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

No budget impact.

**STAFF RECOMMENDATION** (Include possible options for consideration)

Staff recommends approval of the variances for Project Hummingbird, following the recommendation of the Hogansville Planning Commission.



## Owner Authorization Form

City of Hogansville

This is a written request from Blue Creek Developers, LLC., the legal owner of Property located north of E. Main St. and west of Interstate 85, Hogansville, Troup County, Georgia and the Tax Parcel Numbers 0023001016A, 0023001001, and 0022000016. At this time, we are requesting that the said property be considered for a variance for:

- Increased Building Height
- Reduction in required parking
- Fence height
- Use of wheel stops in parking lot
- Fence and retaining wall combined height

\*\*As indicated on preliminary plat for Project Hummingbird dated 11-19-24

Richard Ferry, Manager, Blue Creek Developers, LLC

Name

Signature

11/19/2024

Date



## Owner Authorization Form

City of Hogansville

This is a written request from The Scarbrough Group, Inc., the legal owner of Property located north of E. Main St. and west of Interstate 85, Hogansville, Troup County, Georgia and the Tax Parcel Number 0023001002. At this time, we are requesting that the said property be considered for a variance for:

- Increased Building Height
- Reduction in required parking
- Fence height
- Use of wheel stops in parking lot
- Fence and retaining wall combined height

\*\*As indicated on preliminary plat for Project Hummingbird dated 11-19-24

Dawn Scarbrough, President

Name

Signature

11/20/24

Date



City of Hogansville, GA

Application for Zoning Variance

Property Owner Name Blue Creek Developers & The Scarbrough Group, Inc. – Represented by Seefried Properties (Matt Brune)

Address 3333 Riverwood Parkway, Suite 200

Atlanta, Ga 30339

Phone 404-405-4052 Email mattbrune@seefriedproperties.com

Troup Tax Map No. 022000016, 023001001, 0023001002, and 0023001016A as represented by Preliminary Plant for "Protect Hummingbird" prepared by Eberly & Associates, dated 11-19-24

Address for which variance is requested Lots located north of Hwy 54 and west of I-85, address not yet assigned

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

Variance from the minimum number of parking spaces required based on the proposed square footage of the facility from a minimum of 3,294 spaces to minimum of 1,200 spaces

You can attach a separate sheet to explain why this variance is necessary.

Attach a simple sketch of the property showing the following: **See included preliminary plat**

- General location of the existing structures and property lines.
- Present zoning of adjacent property.
- Existing use of adjacent property.
- Locations of proposed buildings and land use.
- A legal description of the property.
- Setback distances.
- Parking spaces, if applicable.

I certify that the foregoing information is true and correct,

this day of December 18<sup>th</sup> 20 24

Matt Brune  
Applicant's Signature

Melissa A. Iverson  
Notary Public

(Affix Raised Seal)





City of Hogansville, GA

Zoning Variance Checklist

Property Owner Name Blue Creek Developers & The Scarbrough Group, Inc.

Address for which \_\_\_\_\_  
 variance is requested 022000016, 023001001, 0023001002, and 0023001016A as  
represented by Preliminary Plant for "Project Hummingbird" prepared by Eberly & Associates, date 11-  
19-24 (lots located north of Hwy 54 and west of I-85, address not yet assigned).

	By	Date
Application received	DP	12-26
Application fee received	DP	12-26
Conditions described (See Instructions)	DP	12-26
Complete property sketch attached	DP	12-26
Statement(s) from adjacent property owners		
Scheduled for Planning Commission action	DP	12-26
Planning action taken		
City Council action taken		

City decision

Approved

Denied





## Zoning Variance Application Instructions

A variance will be authorized upon application to the City of Hogansville Planning Commission in specific cases where such variance will not be contrary to the public interest and when owing to special conditions a literal enforcement of the provisions of the Zoning Ordinance will result in unnecessary hardship. An application for a variance must be completed and signed by the applicant and submitted to City Hall at least 7 days before the next regularly scheduled Planning Commission meeting.

Attach the following to the application:

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

The Planning Commission will consider the application at its next regular meeting. It is important that the petitioner attend both the Planning Commission meeting and City Council meeting to answer questions that may arise from the Planning Commission or City Council. It is the practice of the Commission to deny any application where the applicant is not present. Witnesses may be called, and the applicant has the right to question any witness.

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

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

**REQUIREMENTS FOR VARIANCES:**

Please fill the following questions to the best of your ability.

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

The subject property fits squarely within the intended purpose of variances as stated in the Hogansville UDO. The subject property contains challenging topography requiring a more concentrated development. Additionally, the industrial building to accommodate the transfer of goods between trucks has a larger than usual square footage which, without the proposed variance, would require a much larger parking area under current code guidelines than is necessary to service the facility. The proposed variance will allow only the necessary parking spaces for the users of the facility (as opposed to the large operations areas that probably do not need to be "parked") and will allow the parking field to fit within a smaller geographic area.

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

As set forth above and as is apparent from a review of the surveys and maps of the area, there are environmentally sensitive areas and severe grade changes which require efforts to reduce the limits of development and the proposed variance will allow the reduction of required parking spaces to only those actually needed for the facility. If the variance is not permitted the parking field would be more than twice as large and require adverse impacts to the surrounding environmentally sensitive areas. In short, the increased parking above the true facilities' needs would require more land development and impacts than necessary. This would unnecessarily cause a much greater impact to surrounding wooded areas and streams for parking spaces that would never be used.

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

Hogansville's future land use plan and the UDO have limited industrial zoning and future land use (and thus industrial development) to the area including and surrounding the subject property. This area of the City has good proximity to the highway and other features that make it desirable for industrial development, but the area also has environmentally sensitive properties and topography that make development of the subject property challenging. The UDO allows variances to deal with these challenges. Hogansville has designated this area near the highway for industrial type development and so variances are being sought to deal with these site challenges. Other industrial settings would allow similar measures to reduce the areas of development and parking fields by reducing the number of required parking spaces.

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

Neither the property owner nor the applicant have done anything on the site and the proposed development requires the variances to deal with the unique challenges of the physical features of the subject property and try to avoid the hardship that would be caused by the strict application of the regulations in the UDO under



the circumstances and since the proposed building tenant does not need the number of parking spaces required by the UDO.

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

The intent of the sought variance is to protect the adjacent environmentally sensitive areas and the surrounding properties while allowing the approved and allowed scale of industrial development to be constructed. The current property owner seeking the variances also owns the majority of the surrounding properties and will not be impaired nor injured by the proposed variance or improvements. The proposed reduced number of parking spaces will allow for a smaller parking field and thus reduce the impacts in the area by allowing the industrial development to be more concentrated within the site. The proposed limited parking field will have no impact on traffic, fire or air navigation. It will not endanger the public safety or diminish any property values. In short, because the facility will be parked based on its actual needs, granting the proposed variance will not impact neighboring properties.

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

Tenant expects 300-400 max employees per shift. Based on building's large square footage the UDO would require over 3000 spaces and most would never be used.

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

As referenced above, the comprehensive plan and UDO designate this particular area of Hogansville as "Industrial" and set forth the use of variances to mitigate the impacts of unusual proximate environmentally sensitive areas and/or unique geologic features, etc. that might otherwise prevent development. As such, this request for to reduce the number of parking spaces and, by doing so the size of the required parking field, is completely consistent with the spirit and intent of the UDO and the comprehensive plan. The variance is requested specifically to minimize land disturbance and only construct the improvements necessary to operate the facility.



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

**DATE:** 1/16/2025  
**TO:** Hogansville Planning Commission  
**FROM:** Dhayna Portillo, Community Development Director  
**RE:** Parking Spots Request  
Tax Map Nos. 0022 000016, 0023 001001, 0023 001002, and 0023001016A  
Owners: Blue Creek Developers & The Scarbrough Group, INC

**REQUEST:**

Applicant and owner: Blue Creek Developers & The Scarbrough Group, INC are seeking a variance for a parking spots reduction for a proposed distribution center. The request is to reduce the amount of parking spots from the required 3,294 spaces to 1,200 spaces.

**LOCATION:**

These lots are located north of HWY 54 and West of I-85.

**SITE:**

The 611.33-acre site is vacant, grassed, and wooded.

**ZONING:**

The lots are zoned – CR-MX – Corridor Mixed Use and – GI– General Industrial.

**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, characterized by being mixed-use commercial area which includes multi-family residential, light industrial, and greenspace.

**EXISTING LAND USES:**

Adjacent uses consist of the following:

WEST: Blue Creek Road – Tax Map No. 0211 000052 TN-R – Traditional Neighborhood Residential, 166.65-acre lot.

NORTH: 1961-2163 Blue Creek Road – Single Family Homes

EAST: Mcriwether Park Drive – Tax Map No. 0023 001001A – G1 – General Industrial, 23.99-acre lot.

SOUTH: 1890 E. Main Street – Tax Map No. 00214 000076 – CR-MX – Corridor Mixed Use, commercial building with 53, 630square foot grocery store on it.

**UNIQUE CHARACTERISTICS:**

None.

**PREVIOUS RELATED ACTIONS:**

None.

**REQUIREMENTS FOR VARIANCES:**

- 1) There are extraordinary and exceptional conditions to the particular piece of property in question because of its size, shape or topography. *Yes.*
- 2) Such conditions are peculiar to the particular piece of property involved. *Yes*
- 3) Such conditions are not a result of any action of the property owner. *Yes*
- 4) Denial of this variance would create unnecessary hardship. *Yes*
- 5) Relief, if granted, would not cause a substantial detriment to the public good or impair the purposes and intent of the City of Hogansville Unified Development Ordinance. *It would not.*

The variance request meets 5 of the 5 variance standards. The reduction of parking spots 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.*



City of Hogansville, GA

Application for Zoning Variance

Property Owner Name Blue Creek Developers & The Scarbrough Group, Inc. – Represented by Seefried Properties (Matt Brune)

Address 3333 Riverwood Parkway, Suite 200

Atlanta, Ga 30339

Phone 404-405-4052 Email mattbrune@seefriedproperties.com

Troup Tax Map No. 022000016, 023001001, 0023001002, and 0023001016A as represented by Preliminary Plat for "Project Hummingbird" prepared by Eberly & Associates, date 11-19-24.

Address for which variance is requested Lots located north of Hwy 54 and west of I-85, address not yet assigned

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

Variance requested to allow a number of parking spots without wheel stops. Under the requested variance, wheel stops would only be provided on spots adjacent to designated walking pathways on grade with the parking spot. Parking spots adjacent to a curb with sidewalk would require the sidewalk to be 6' wide minimum.

You can attach a separate sheet to explain why this variance is necessary.

Attach a simple sketch of the property showing the following: See included preliminary plat

- General location of the existing structures and property lines.
- Present zoning of adjacent property.
- Existing use of adjacent property.
- Locations of proposed buildings and land use.
- A legal description of the property.
- Setback distances.
- Parking spaces, if applicable.

I certify that the foregoing information is true and correct,

this day of December 18<sup>th</sup> 20    

[Handwritten Signature]

Applicant's Signature

[Handwritten Signature]  
Notary Public





City of Hogansville, GA

Zoning Variance Checklist

Property Owner Name Blue Creek Developers & The Scarbrough Group, Inc.

Address for which \_\_\_\_\_

variance is requested 022000016, 023001001, 0023001002, and 0023001016A as represented by Preliminary Plant for "Project Hummingbird" prepared by Eberly & Associates, date 11-19-24 (lots located north of Hwy 54 and west of I-85, address not yet assigned).

	By	Date
Application received	<u>DP</u>	<u>12-26</u>
Application fee received	<u>DP</u>	<u>12-24</u>
Conditions described (See Instructions)	<u>DP</u>	<u>12-26</u>
Complete property sketch attached	<u>DP</u>	<u>12-26</u>
Statement(s) from adjacent property owners	_____	_____
Scheduled for Planning Commission action	<u>DP</u>	<u>12-26</u>
Planning action taken	_____	_____
City Council action taken	_____	_____

City decision

Denied





## Zoning Variance Application Instructions

A variance will be authorized upon application to the City of Hogansville Planning Commission in specific cases where such variance will not be contrary to the public interest and when owing to special conditions a literal enforcement of the provisions of the Zoning Ordinance will result in unnecessary hardship. An application for a variance must be completed and signed by the applicant and submitted to City Hall at least 7 days before the next regularly scheduled Planning Commission meeting.

Attach the following to the application:

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

The Planning Commission will consider the application at its next regular meeting. It is important that the petitioner attend both the Planning Commission meeting and City Council meeting to answer questions that may arise from the Planning Commission or City Council. It is the practice of the Commission to deny any application where the applicant is not present. Witnesses may be called, and the applicant has the right to question any witness.

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

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

REQUIREMENTS FOR VARIANCES:

Please fill the following questions to the best of your ability.

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

The subject property fits squarely within the intended purpose of variances as stated in the Hogansville UDO. Applicant has sought to reduce the required parking spaces to 1,200 but that remains a very large parking field and an unusually large and potentially unreasonable amount of required wheel bumpers if placed at every spot - especially if other measures are taken to protect pedestrians which applicant is proposing and willing to do. In short, the facility still requires a large amount of car and truck parking but those vehicles do not need a wheel bumper in every location.

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

Efforts have been made to reduce the development area however a significant amount of parking will still be required and we feel 1,200 wheel bumpers is not reasonable.

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

In this instance the UDO requires wheel bumpers on all parking spaces, but it may be impractical and unreasonable to apply this requirement to a large industrial facility contemplating approximately 1200 parking spots. Other industrial settings would not require a wheel bumper in all stalls.

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

Neither the property owner nor the applicant have done anything on the site and the proposed development requires the variances to deal with the unique challenges of a developing a large distribution center with over 1000 parking spots. The UDO's requirement that all parking spots have a parking bumper is probably not practical or reasonable in this context.

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

The intent of the sought variance is to protect resources and only provide what is practical and reasonable under the circumstances. The current property owner seeking the variances also owns the majority of the surrounding properties and will not be impaired nor injured by the proposed variance or improvements.

The proposed variance from the requirement for parking spot wheel bumpers will have no impacts on traffic, fire or air navigation. It will not endanger the public safety or diminish any property values. The proposed variance will have no impact on surrounding land owners.

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

As referenced above, requiring over 1000 parking spot wheel bumpers could make the use of the site for our intended use unreasonable. Additionally, site engineering has determined that pedestrian pathways and other site development measures can be implemented to accomplish the same goals without requiring all the wheel bumpers.

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

Tenant will provide designated protected pathways from parking areas to the building.





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

**DATE:** 1/16/2025  
**TO:** Hogansville Planning Commission  
**FROM:** Dhayna Portillo, Community Development Director  
**RE:** Parking spots without Wheel Stops Variance Request  
Tax Map Nos. 0022 000016, 0023 001001, 0023 001002, and 0023001016A  
Owners: Blue Creek Developers & The Scarbrough Group, INC

**REQUEST:**

Applicant and owner: Blue Creek Developers & The Scarbrough Group, INC are seeking a variance for parking spots to be without wheel stops for a proposed distribution center. The request is to reduce the number of wheel stops, except for those spaces adjacent to designated walking paths.

**LOCATION:**

These lots are located north of HWY 54 and West of I-85.

**SITE:**

The 611.33-acre site is vacant, grassed, and wooded.

**ZONING:**

The lots are zoned – CR-MX – Corridor Mixed Use and – GI– General Industrial.

**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, characterized by being mixed-use commercial area which includes multi-family residential, light industrial, and greenspace.

**EXISTING LAND USES:**

Adjacent uses consist of the following:

- WEST: Blue Creek Road – Tax Map No. 0211 000052 TN-R – Traditional Neighborhood Residential, 166.65-acre lot.
- NORTH: 1961-2163 Blue Creek Road – Single Family Homes
- EAST: Meriwether Park Drive – Tax Map No. 0023 001001A – GI – General Industrial, 23.99-acre lot.
- SOUTH: 1890 E. Main Street – Tax Map No. 00214 000076 – CR-MX – Corridor Mixed Use, commercial building with 53, 630square foot grocery store on it.

UNIQUE CHARACTERISTICS:

None.

PREVIOUS RELATED ACTIONS:

None.

REQUIREMENTS FOR VARIANCES:

- 1) There are extraordinary and exceptional conditions to the particular piece of property in question because of its size, shape or topography. *Yes.*
- 2) Such conditions are peculiar to the particular piece of property involved. *Yes*
- 3) Such conditions are not a result of any action of the property owner. *Yes*
- 4) Denial of this variance would create unnecessary hardship. *No.*
- 5) Relief, if granted, would not cause a substantial detriment to the public good or impair the purposes and intent of the City of Hogansville Unified Development Ordinance. *It would not.*

The variance request meets 4 of the 5 variance standards. The reduction of wheel stops 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.*



City of Hogansville, GA

Application for Zoning Variance

Property Owner Name Blue Creek Developers & The Scarbrough Group, Inc. – Represented by Seefried Properties (Matt Brune)

Address 3333 Riverwood Parkway, Suite 200

Atlanta, Ga 30339

Phone 404-405-4052 Email mattbrune@seefriedproperties.com

Troup Tax Map No. 022000016, 023001001, 0023001002, and 0023001016A as represented by Preliminary Plat for "Project Hummingbird" prepared by Eberly & Associates, date 11-19-24.

Address for which variance is requested Lots located north of Hwy 54 and west of I-85, address not yet assigned

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

Variance from the height limits on retaining walls and fencing to allow an increased retaining wall height up to forty-five feet (45') tall with four feet (4') of chain link fence for safety at the top of the retaining wall.

You can attach a separate sheet to explain why this variance is necessary.

Attach a simple sketch of the property showing the following: **See included preliminary plat**

- General location of the existing structures and property lines.
- Present zoning of adjacent property.
- Existing use of adjacent property.
- Locations of proposed buildings and land use.
- A legal description of the property.
- Setback distances.
- Parking spaces, if applicable.

I certify that the foregoing information is true and correct,

this day of 18<sup>th</sup> of December 2024

Matt Brune

Applicant's Signature

Melissa A Iverson  
Notary Public





City of Hogansville, GA

Zoning Variance Checklist

Property Owner Name Blue Creek Developers & The Scarbrough Group, Inc.

Address for which variance is requested 022000016, 023001001, 0023001002, and 0023001016A as represented by Preliminary Plant for "Project Hummingbird" prepared by Eberly & Associates, date 11-19-24 (lots located north of Hwy 54 and west of I-85, address not yet assigned).

	By	Date
Application received	DP	12-26
Application fee received	DP	12-26
Conditions described (See Instructions)	DP	12-26
Complete property sketch attached	DP	12-26
Statement(s) from adjacent property owners		
Scheduled for Planning Commission action	DP	12-28
Planning action taken		
City Council action taken		

City decision

Approved

Denied





## Zoning Variance Application Instructions

A variance will be authorized upon application to the City of Hogansville Planning Commission in specific cases where such variance will not be contrary to the public interest and when owing to special conditions a literal enforcement of the provisions of the Zoning Ordinance will result in unnecessary hardship. An application for a variance must be completed and signed by the applicant and submitted to City Hall at least 7 days before the next regularly scheduled Planning Commission meeting.

Attach the following to the application:

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

The Planning Commission will consider the application at its next regular meeting. It is important that the petitioner attend both the Planning Commission meeting and City Council meeting to answer questions that may arise from the Planning Commission or City Council. It is the practice of the Commission to deny any application where the applicant is not present. Witnesses may be called, and the applicant has the right to question any witness.

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

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

**REQUIREMENTS FOR VARIANCES:**

**Please fill the following questions to the best of your ability.**

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

The subject property fits squarely within the intended purpose of variances as stated in the Hogansville UDO. The subject property and the surrounding properties contain significant elevation changes across the acreage including an over one hundred and twenty feet (120') in elevation change across the site. Due to this grade change and to avoid and mitigate additional adverse impacts to the environment, the use of retaining walls is necessary and will help the developer to limit land disturbance and avoid or limit impacts to the environmentally sensitive areas.

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

As set forth above and as is apparent from a review of the surveys and maps of the area, there are environmentally sensitive areas and significant grade changes requiring the use of retaining walls to make effective use of the subject property without causing additional impacts to those areas. In other words, limiting the use of retaining walls as would be required by a strict application of the UDO would cause a much larger area of subject property to be disturbed, including greater stream impacts. Allowing the use of more significant retaining walls allows those areas to be avoided and is one of the stated purposes of variances in the UDO.

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

Hogansville's future land use plan and the UDO have limited industrial zoning and future land use and thus industrial development to the area including and surrounding the subject property. This area of the City has good proximity to the highway and other features that make it desirable for industrial development but the area also has environmentally sensitive properties and topography that is challenging. The UDO allows variances to deal with these challenges. Other industrial settings would allow similar measures for grading a site under these conditions.

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

Neither the property owner nor the applicant have done anything on the site and the proposed development requires the variances to deal with the unique challenges of the physical features of the subject property and try to avoid the hardship that would be caused by the strict application of the regulations in the UDO under the circumstances.

5. The granting of the variance will not impair nor injure other properties or improvements in the neighborhood in which the subject property is located, nor impair an adequate supply of light or air to

adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, create a hazard to air navigation, endanger the public safety or substantially diminish or impair property values within the neighborhood.

The intent of the variance is to provide for a larger retaining wall minimize impacts to the adjacent environmentally sensitive areas and the surrounding properties while allowing the scale of industrial development. Additionally, the current property owner seeking the variances also owns the majority of the surrounding properties and as such will not be impaired nor injured by the proposed variance or improvements. The proposed taller retaining wall and fence will limit the impacts in the area by allowing the industrial development to be more concentrated within the site. The proposed retaining wall will have no impacts on traffic, fire or air navigation. It will not endanger the public safety or diminish any property values.

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

Limiting the use of the proposed retaining wall could make the use of the site for our intended use unreasonable. Additionally, site engineering has determined that the proposed increased wall size is the minimum that will work and the fence at the top is required for safety.

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

As referenced above, the comprehensive plan and UDO designate this area of Hogansville as industrial and set forth the use of variances to mitigate the impacts of proximate environmentally sensitive areas and unique geologic features, etc. that might otherwise prevent development. As such, this request is completely consistent with the spirit and intent of the UDO and the comprehensive plan.



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

**DATE:** 1/16/2025  
**TO:** Hogansville Planning Commission  
**FROM:** Dhayna Portillo, Community Development Director  
**RE:** Retaining Wall Height Request  
Tax Map Nos. 0022 000016, 0023 001001, 0023 001002, and 0023001016A  
Owners: Blue Creek Developers & The Scarbrough Group, INC

**REQUEST:**

Applicant and owner: Blue Creek Developers & The Scarbrough Group, INC are requesting a variance to increase the maximum allowable height for a retaining wall for a proposed distribution center, from four (4) feet to forty-five (45) feet.

**LOCATION:**

These lots are located north of HWY 54 and West of I-85.

**SITE:**

The 611.33-acre site is vacant, grassed, and wooded.

**ZONING:**

The lots are zoned – CR-MX – Corridor Mixed Use and – GI– General Industrial.

**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, characterized by being mixed-use commercial area which includes multi-family residential, light industrial, and greenspace.

**EXISTING LAND USES:**

Adjacent uses consist of the following:



- WEST: Blue Creek Road – Tax Map No. 0211 000052 – TN-R – Traditional Neighborhood Residential, 166.65-acre lot.
- NORTH: 1961-2163 Blue Creek Road – Single Family Homes
- EAST: Meriwether Park Drive – Tax Map No. 0023 001001A – GI – General Industrial, 23.99-acre lot.
- SOUTH: 1890 E. Main Street – Tax Map No. 00214 000076 – CR-MX – Corridor Mixed Use, commercial building with 53, 630square foot grocery store on it.

**UNIQUE CHARACTERISTICS:**

None.

**PREVIOUS RELATED ACTIONS:**

None.

**REQUIREMENTS FOR VARIANCES:**

- 1) There are extraordinary and exceptional conditions to the particular piece of property in question because of its size, shape or topography. *Yes.*
- 2) Such conditions are peculiar to the particular piece of property involved. *Yes*
- 3) Such conditions are not a result of any action of the property owner. *Yes*
- 4) Denial of this variance would create unnecessary hardship. *No.*
- 5) Relief, if granted, would not cause a substantial detriment to the public good or impair the purposes and intent of the City of Hogansville Unified Development Ordinance. *It would not.*

The variance request meets 4 of the 5 variance standards. The proposed increase in the maximum retaining wall height 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.*



City of Hogansville, GA

Application for Zoning Variance

Property Owner Name Blue Creek Developers & The Scarbrough Group, Inc. – Represented by Seefried Properties (Matt Brune)

Address 3333 Riverwood Parkway, Suite 200

Atlanta, Ga 30339

Phone 404-405-4052 Email mattbrune@seefriedproperties.com

Troup Tax Map No. 022000016, 023001001, 0023001002, and 0023001016A as represented by Preliminary Plant for "Project Hummingbird" prepared by Eberly & Associates, date 11-19-24.

Address for which variance is requested Lots located north of Hwy 54 and west of I-85, address not yet assigned

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

Variance from the limitations on fence height to increase the height of the proposed exterior fencing at the subject property from six feet (6') tall to eight feet (8') tall but also a variance to allow the use of exposed barbed wire at the top of the fencing.

You can attach a separate sheet to explain why this variance is necessary.

Attach a simple sketch of the property showing the following: **See Included preliminary plat**

- General location of the existing structures and property lines.
- Present zoning of adjacent property.
- Existing use of adjacent property.
- Locations of proposed buildings and land use.
- A legal description of the property.
- Setback distances.
- Parking spaces, if applicable.

I certify that the foregoing information is true and correct,

this day of December 18<sup>th</sup> 20 24

[Signature]

Applicant's Signature

[Signature]  
Notary Public





City of Hogansville, GA

Zoning Variance Checklist

Property Owner Name Blue Creek Developers & The Scarbrough Group, Inc.

Address for which \_\_\_\_\_  
variance is requested

022000016, 023001001, 0023001002, and 0023001016A as represented by Preliminary Plant for "Project Hummingbird" prepared by Eberly & Associates, date 11-19-24 (lots located north of Hwy 54 and west of I-85, address not yet assigned).

	By	Date
Application received	DP	12/26
Application fee received	DP	12/26
Conditions described (See Instructions)	DP	12/26
Complete property sketch attached	DP	12/26
Statement(s) from adjacent property owners		
Scheduled for Planning Commission action	DP	12/26
Planning action taken		
City Council action taken		
City decision	<input type="checkbox"/> Approved <input type="checkbox"/> Denied	





## Zoning Variance Application Instructions

A variance will be authorized upon application to the City of Hogansville Planning Commission in specific cases where such variance will not be contrary to the public interest and when owing to special conditions a literal enforcement of the provisions of the Zoning Ordinance will result in unnecessary hardship. An application for a variance must be completed and signed by the applicant and submitted to City Hall at least 7 days before the next regularly scheduled Planning Commission meeting.

Attach the following to the application:

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

The Planning Commission will consider the application at its next regular meeting. It is important that the petitioner attend both the Planning Commission meeting and City Council meeting to answer questions that may arise from the Planning Commission or City Council. It is the practice of the Commission to deny any application where the applicant is not present. Witnesses may be called, and the applicant has the right to question any witness.

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

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

**REQUIREMENTS FOR VARIANCES:**

Please fill the following questions to the best of your ability.

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

Although the subject property fits squarely within the intended purpose of variances as stated in the Hogansville UDO due to its proximity to environmentally sensitive areas and severe elevation changes, this variance is due to security concerns. The proximity to the highway that makes the property desirable for intense processing and distribution center use also increases the security risk. The industrial use, and the intended storage and processing of inventory, requires increased security measures to deter intruders, vandalism, and theft. The taller fence and visible barbed wire are required to provide adequate protection of not only the facility and its contents but more importantly the significant numbers of employees that will be present on the site.

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

The proximity to the highway that makes the site advantageous for the proposed distribution center use also requires increased security measures to protect the facility, its contents and the numerous employees. Additionally, the proximate greenspace areas necessary to protect the environmentally sensitive areas also increases the security needs. Securing a large site to protect employees and products can be difficult, even with surveillance cameras. The proposed variance to allow a taller fence with visible barbed wire will enable greater control of the site's perimeter.

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

Hogansville's future land use plan and the UDO have limited industrial zoning and future land use (and thus industrial development) to the area including and surrounding the subject property. This area of the City has good proximity to the highway and other features that make it desirable for industrial development, but the area also has environmentally sensitive properties and topography that make development of the subject property challenging. The UDO allows variances to deal with these challenges. The proximity to the highway and those greenspace areas both increase the security risk for the property and require additional security measures in the form of the taller fence and visible barbed wire. Such fencing and barbed wire are typical measures in industrial parks and other industrial settings would allow similar measures for security.

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

Neither the property owner nor the applicant have done anything on the site and the proposed development requires the variances for increased fence height and barbed wire to deter intruders that might seek to enter the site either from the highway or from the greenspace natural areas in close proximity to the site. A six foot fence without visible barbed wire would not be reasonable on such a facility in such an area and the requested variance is necessary to deal with the unique challenges of the subject property and avoid the

hardship that would be caused by the strict application of the regulations in the UDO under the circumstances.

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

The current property owner seeking the variances also owns the majority of the surrounding properties and will not be impaired nor injured by the proposed variance or improvements. The requested taller fence with visible barbed wire will serve as a deterrent to individuals that might seek to trespass or enter the site from adjoining or nearby properties.

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

As referenced above, due to the proximity of the developable area to the highway and the environmentally sensitive areas a taller fence is necessary to deter intruders. The proposed eight-foot (8') fence with barbed wire is the minimum protection recommended by security experts for this type of facility. Due to the large area of overall project, security of the site would likely not be possible with only the allowed 6' fencing.

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

As referenced above, the comprehensive plan and UDO designate this particular area of Hogansville as "Industrial" and set forth the use of variances to mitigate the impacts of unusual proximate environmentally sensitive areas and/or unique geologic features, etc. that might otherwise prevent development. The unique security needs of developing in such an area should also be considered and, as such, applicant is requesting the proposed eight-foot (8') fence with visible barbed wire.



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

**DATE:** 1/16/2025  
**TO:** Hogansville Planning Commission  
**FROM:** Dhayna Portillo, Community Development Director  
**RE:** Exterior Fence Height Request  
Tax Map Nos. 0022 000016, 0023 001001, 0023 001002, and 0023001016A  
Owners: Blue Creek Developers & The Scarborough Group, INC

**REQUEST:**

Applicant and owner: Blue Creek Developers & The Scarborough Group, INC are requesting a variance to increase the maximum allowable height for an exterior fence for a proposed distribution center, from six (6) feet to eight (8) feet.

**LOCATION:**

These lots are located north of HWY 54 and West of I-85.

**SITE:**

The 611.33-acre site is vacant, grassed, and wooded.

**ZONING:**

The lots are zoned – CR-MX – Corridor Mixed Use and – GI – General Industrial.

**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, characterized by being mixed-use commercial area which includes multi-family residential, light industrial, and greenspace.

**EXISTING LAND USES:**

Adjacent uses consist of the following:

- WEST: Blue Creek Road · Tax Map No. 0211 000052 – TN-R – Traditional Neighborhood Residential, 166.65-acre lot.
- NORTH: 1961-2163 Blue Creek Road – Single Family Homes
- EAST: Meriwether Park Drive · Tax Map No. 0023 001001A – GI – General Industrial, 23.99-acre lot.
- SOUTH: 1890 E. Main Street – Tax Map No. 00214 000076 · CR-MX – Corridor Mixed Use, commercial building with 53, 630square foot grocery store on it.

**UNIQUE CHARACTERISTICS:**

None.

**PREVIOUS RELATED ACTIONS:**

None.

**REQUIREMENTS FOR VARIANCES:**

- 1) There are extraordinary and exceptional conditions to the particular piece of property in question because of its size, shape or topography. *Yes.*
- 2) Such conditions are peculiar to the particular piece of property involved. *Yes*
- 3) Such conditions are not a result of any action of the property owner. *Yes*
- 4) Denial of this variance would create unnecessary hardship. *No.*
- 5) Relief, if granted, would not cause a substantial detriment to the public good or impair the purposes and intent of the City of Hogansville Unified Development Ordinance. *It would not.*

The variance request meets 4 of the 5 variance standards. The proposed increase in the maximum fence height 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.*





City of Hogansville, GA

Application for Zoning Variance

Property Owner Name Blue Creek Developers & The Scarbrough Group, Inc. – Represented by Seefried Properties (Matt Brune)

Address 3333 Riverwood Parkway, Suite 200

Atlanta, Ga 30339

Phone 404-405-4052 Email mattbrune@seefriedproperties.com

Troup Tax Map No. 022000016, 023001001, 0023001002, and 0023001016A as represented by Preliminary Plant for "Project Hummingbird" prepared by Eberly & Associates, dated 11-19-24

Address for which variance is requested Lots located north of Hwy 54 and west of I-85, address not yet assigned

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

Variance from the current applicable height limits in the UDO to increase the maximum building height from forty feet (40') to sixty-five feet (65')

You can attach a separate sheet to explain why this variance is necessary.

Attach a simple sketch of the property showing the following: **See Included preliminary plat**

- General location of the existing structures and property lines.
- Present zoning of adjacent property.
- Existing use of adjacent property.
- Locations of proposed buildings and land use.
- A legal description of the property.
- Setback distances.
- Parking spaces, if applicable.

I certify that the foregoing information is true and correct,

this day of December 18th 2024

Matt Brune

Applicant's Signature

Melissa A Iverson  
Notary Public

(Affix Rubber Stamp)





## City of Hogansville, GA

### Zoning Variance Checklist

Property Owner Name Blue Creek Developers & The Scarbrough Group, Inc.

Address for which \_\_\_\_\_  
variance is requested

022000016, 023001001, 0023001002, and 0023001016A as represented by Preliminary Plant for "Project Hummingbird" prepared by Eberly & Associates, date 11-19-24 (lots located north of Hwy 54 and west of I-85, address not yet assigned).

	By	Date
Application received	<u>DP</u>	<u>12/26</u>
Application fee received	<u>DP</u>	<u>12/26</u>
Conditions described (See instructions)	<u>DP</u>	<u>12/26</u>
Complete property sketch attached	<u>DP</u>	<u>12/26</u>
Statement(s) from adjacent property owners	_____	_____
Scheduled for Planning Commission action	<u>DP</u>	<u>12/26</u>
Planning action taken	_____	_____
City Council action taken	_____	_____

City decision

Approved

Denied





## Zoning Variance Application Instructions

A variance will be authorized upon application to the City of Hogansville Planning Commission in specific cases where such variance will not be contrary to the public interest and when owing to special conditions a literal enforcement of the provisions of the Zoning Ordinance will result in unnecessary hardship. An application for a variance must be completed and signed by the applicant and submitted to City Hall at least 7 days before the next regularly scheduled Planning Commission meeting.

Attach the following to the application:

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

The Planning Commission will consider the application at its next regular meeting. It is important that the petitioner attend both the Planning Commission meeting and City Council meeting to answer questions that may arise from the Planning Commission or City Council. It is the practice of the Commission to deny any application where the applicant is not present. Witnesses may be called, and the applicant has the right to question any witness.

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

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

**REQUIREMENTS FOR VARIANCES:**

**Please fill the following questions to the best of your ability.**

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

The subject property fits squarely within the intended purpose of variances as stated in the Hogansville UDO. The subject property contains environmentally sensitive areas as well as severe elevation changes across the acreage including one hundred twenty feet (120') in elevation change across the site. Due to this excessive grade change and to mitigate impacts to the environmentally sensitive areas efforts have been made to concentrate the development within a smaller footprint which requires a taller building. In this instance, the main section of the building has an interior mezzanine to accommodate material handling conveyance systems and the height of the building must be increased to accommodate the mezzanine. Without increasing the height of the building to accommodate the mezzanine and material handling equipment, the footprint of the building would have to be significantly increased which would increase the necessary land area and additional impacts to those environmental sensitive areas.

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

Increasing the footprint of the building would be difficult on this site due to surrounding streams and desire to minimize environmental impact.

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

Hogansville's future land use plan and the UDO have limited industrial zoning and future land use (and thus industrial development) to the area including and surrounding the subject property. This area of the City has good proximity to the highway and other features that make it desirable for industrial development but the area also has environmentally sensitive properties and topography that make development of the subject property challenging. The UDO allows variances to deal with these challenges. Typically, industrial development is encouraged by communities by choosing locations without streams and topography to reduce the costs of development. Hogansville has designated this area near the highway for industrial type development and so variances are being sought to deal with these site challenges. Other industrial settings would allow similar measures to reduce building footprints by allowing greater building heights.

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

Neither the property owner nor the applicant have done anything on the site and the proposed development requires the variances to deal with the unique challenges of the physical features of the subject property and try to avoid the hardship that would be caused by the strict application of the regulations in the UDO under the circumstances.

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

The current property owner seeking the variances also owns the majority of the surrounding properties and will not be impaired nor injured by the proposed variance or improvements. The proposed increased height will limit the impacts in the area by allowing the industrial development to be more concentrated within the site. The proposed height increase will have no impacts on traffic, fire or air navigation. It will not endanger the public safety or diminish any property values. Additionally, the increased height should not be noticeable to surrounding landowners. The proposed facility will be sufficiently set back from the Parkway and the existing vegetation will keep the facility in scale with surroundings.

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

Limiting the height to only forty feet (40') could make the use of the site for our intended use unreasonable. Additionally, site engineering has estimated that the building will require sixty-five (65) feet but applicant is willing to agree to the height required to accommodate the necessary improvements within the building and a maximum height as determined by the final building design. In other words, there are no objections to capping the granted variance at the exact final building design height if that is deemed more acceptable.

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

As referenced above, the comprehensive plan and UDO designate this particular area of Hogansville as "Industrial" and set forth the use of variances to mitigate the impacts of unusual proximate environmentally sensitive areas and/or unique geologic features, etc. that might otherwise prevent development. As such, this request for a height increase so that the footprint of the facility can be smaller is completely consistent with the spirit and intent of the UDO and the comprehensive plan.



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

**DATE:** 1/16/2025  
**TO:** Hogansville Planning Commission  
**FROM:** Dhayna Portillo, Community Development Director  
**RE:** Building Height Request  
Tax Map Nos. 0022 000016, 0023 001001, 0023 001002, and 0023001016A  
Owners: Blue Creek Developers & The Scarbrough Group, INC

**REQUEST:**

Applicant and owner: Blue Creek Developers & The Scarbrough Group, INC are requesting a variance to increase the maximum allowable building height for a proposed distribution center, from sixty (60) feet to sixty-five (65) feet.

**LOCATION:**

These lots are located north of HWY 54 and West of I-85.

**SITE:**

The 611.33-acre site is vacant, grassed, and wooded.

**ZONING:**

The lots are zoned – CR-MX – Corridor Mixed Use and – GI– General Industrial.

**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, characterized by being mixed-use commercial area which includes multi-family residential, light industrial, and greenspace.

**EXISTING LAND USES:**

Adjacent uses consist of the following:

WEST: Blue Creek Road – Tax Map No. 0211 000052 – TN-R – Traditional Neighborhood Residential, 166.65-acre lot.

NORTH: 1961-2163 Blue Creek Road – Single Family Homes

EAST: Meriwether Park Drive – Tax Map No. 0023 001001A – GI – General Industrial, 23.99-acre lot.

SOUTH: 1890 E. Main Street – Tax Map No. 00214 000076 – CR-MX – Corridor Mixed Use, commercial building with 53, 630square foot grocery store on it.

**UNIQUE CHARACTERISTICS:**

None.

**PREVIOUS RELATED ACTIONS:**

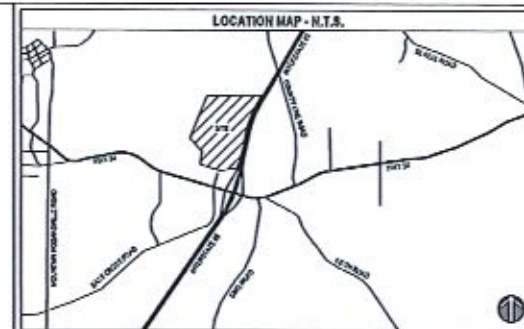
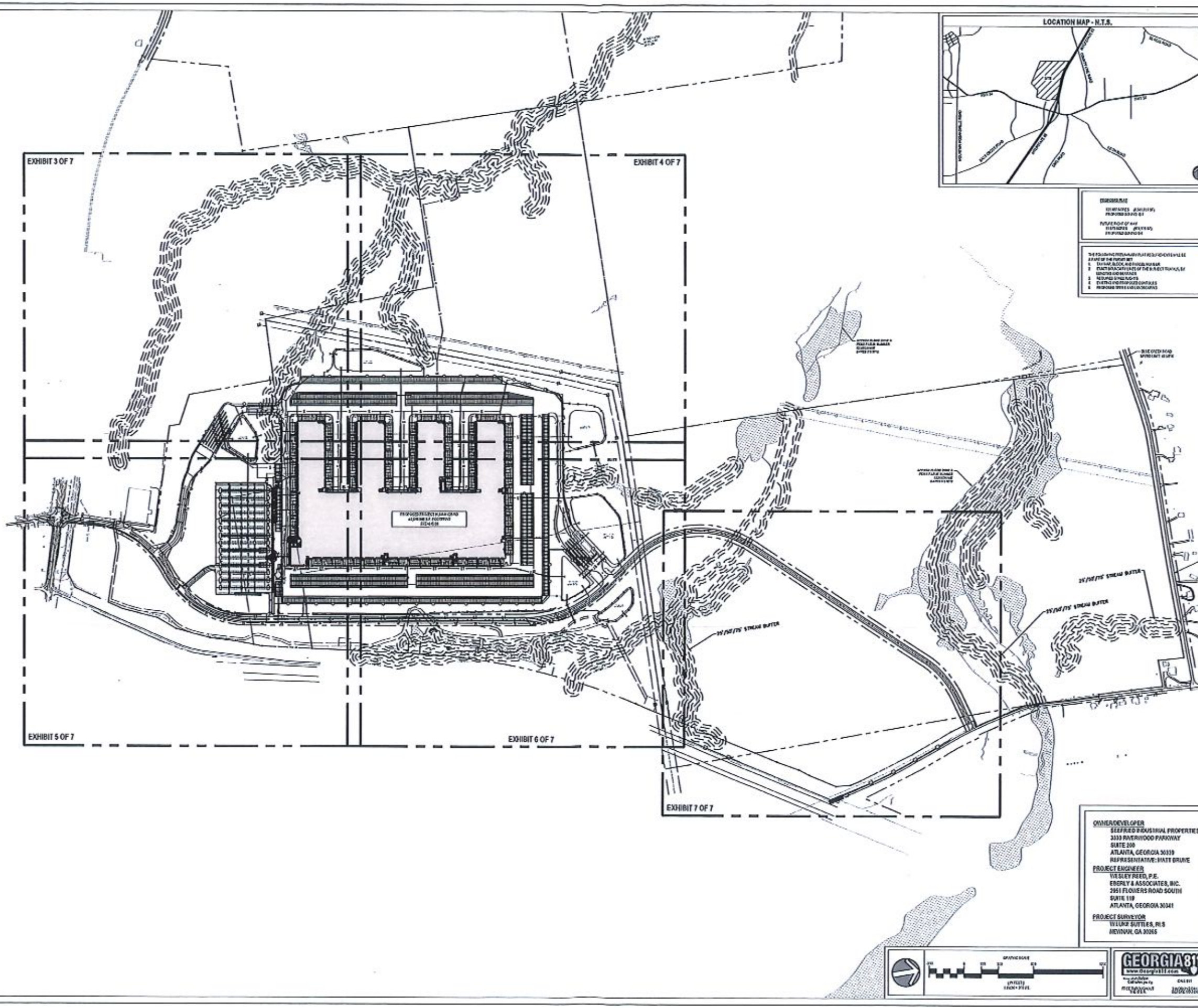
None.

**REQUIREMENTS FOR VARIANCES:**

- 1) There are extraordinary and exceptional conditions to the particular piece of property in question because of its size, shape or topography. *Yes.*
- 2) Such conditions are peculiar to the particular piece of property involved. *Yes*
- 3) Such conditions are not a result of any action of the property owner. *Yes*
- 4) Denial of this variance would create unnecessary hardship. *No.*
- 5) Relief, if granted, would not cause a substantial detriment to the public good or impair the purposes and intent of the City of Hogansville Unified Development Ordinance. *It would not.*

The variance request meets 4 of the 5 variance standards. The proposed increase in the maximum building height 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.*



TEL 770 452 7819 FAX 770 452 6008  
 2951 FLOWERS ROAD SOUTH, STE 119  
 ATLANTA, GEORGIA 30341  
 WWW.EBERLY.NET  
 LAND PLANNING  
 CIVIL ENGINEERING  
 LANDSCAPE ARCHITECTURE



**DISCLAIMER**  
 THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION.  
 THE ENGINEER HAS NOT BEEN ADVISED OF ANY CHANGES TO THE PROJECT SINCE THE DATE OF THE PRELIMINARY PLAN.  
 THE ENGINEER HAS NOT BEEN ADVISED OF ANY CHANGES TO THE PROJECT SINCE THE DATE OF THE PRELIMINARY PLAN.  
 THE ENGINEER HAS NOT BEEN ADVISED OF ANY CHANGES TO THE PROJECT SINCE THE DATE OF THE PRELIMINARY PLAN.  
 THE ENGINEER HAS NOT BEEN ADVISED OF ANY CHANGES TO THE PROJECT SINCE THE DATE OF THE PRELIMINARY PLAN.

**PROJECT HUMMINGBIRD**  
 18TH DISTRICT  
 LAND LOT 92, 93, 100, 101, 124, & 125  
 TROUP COUNTY, GEORGIA  
 CITY OF HOGANSVILLE

REVISION	
NO. 01	DATE 05/05/11 BY EBERLY
NO. 02	DATE 05/10/11 BY EBERLY
NO. 03	DATE 05/10/11 BY EBERLY
NO. 04	DATE 05/10/11 BY EBERLY
NO. 05	DATE 05/10/11 BY EBERLY
NO. 06	DATE 05/10/11 BY EBERLY
NO. 07	DATE 05/10/11 BY EBERLY
NO. 08	DATE 05/10/11 BY EBERLY
NO. 09	DATE 05/10/11 BY EBERLY
NO. 10	DATE 05/10/11 BY EBERLY
NO. 11	DATE 05/10/11 BY EBERLY
NO. 12	DATE 05/10/11 BY EBERLY
NO. 13	DATE 05/10/11 BY EBERLY
NO. 14	DATE 05/10/11 BY EBERLY
NO. 15	DATE 05/10/11 BY EBERLY
NO. 16	DATE 05/10/11 BY EBERLY
NO. 17	DATE 05/10/11 BY EBERLY
NO. 18	DATE 05/10/11 BY EBERLY
NO. 19	DATE 05/10/11 BY EBERLY
NO. 20	DATE 05/10/11 BY EBERLY

SCALE: DATE: DRAWN BY: PROJECT NUMBER: DATE REVISIONS:

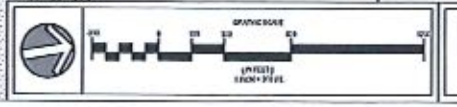
**OVERALL PRELIMINARY PLAT**

PROJECT NUMBER: **24-113**  
 EXHIBIT **1 OF 7**  
 ISSUED FOR CONSTRUCTION

**OWNER/DEVELOPER**  
 SEAFRIG INDUSTRIAL PROPERTIES  
 3333 RIVERWOOD PARKWAY  
 SUITE 200  
 ATLANTA, GEORGIA 30339  
 REPRESENTATIVE: HATT BRUNE

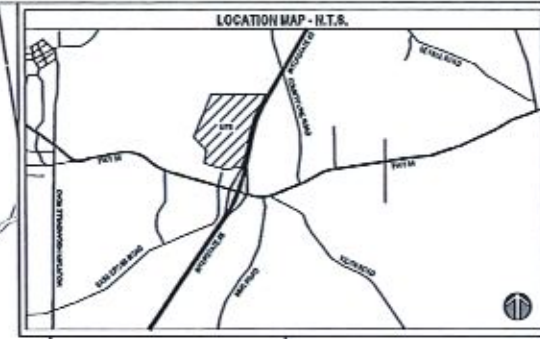
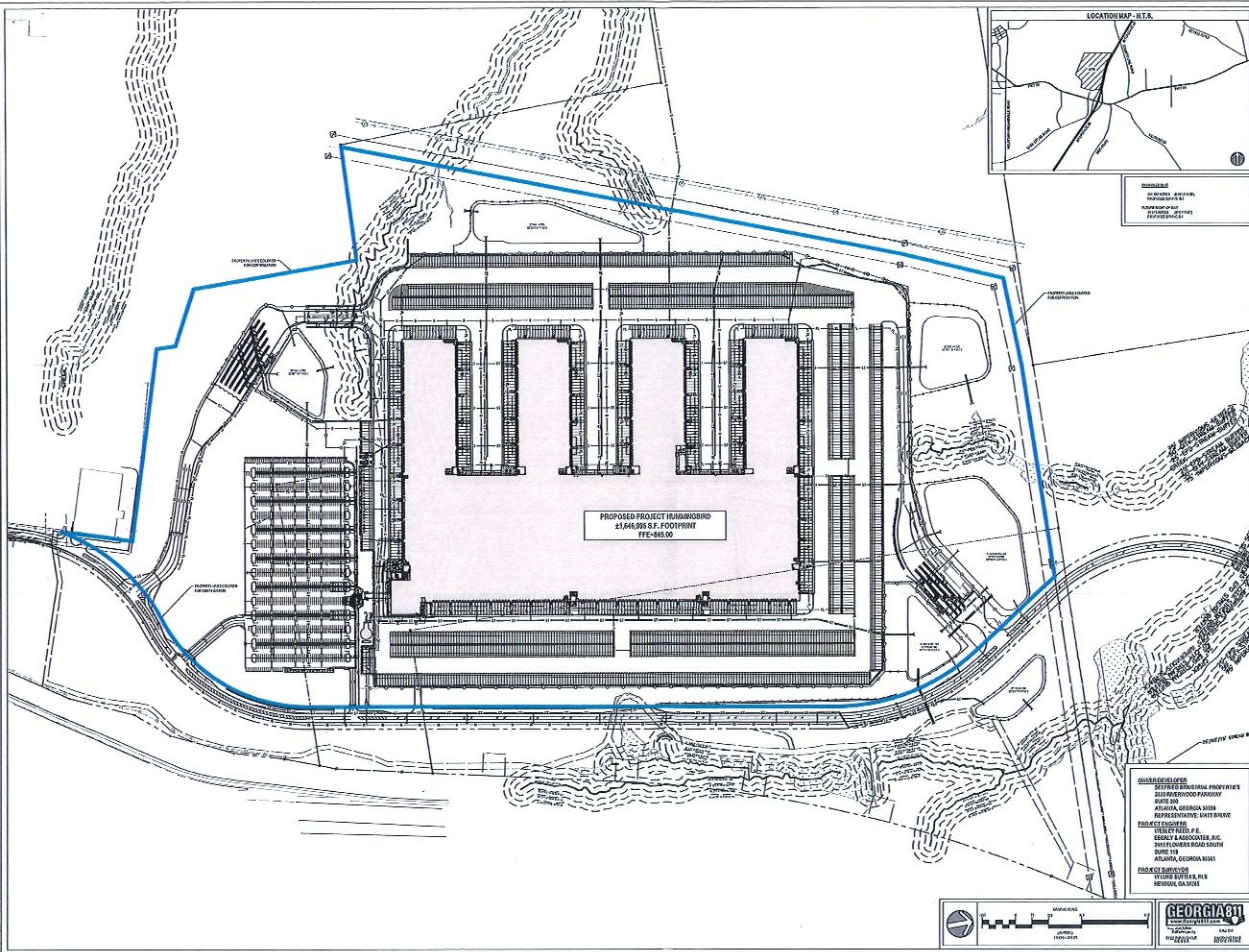
**PROJECT ENGINEER**  
 VI SILEY REED, P.E.  
 EBERLY & ASSOCIATES, INC.  
 2951 FLOWERS ROAD SOUTH  
 SUITE 119  
 ATLANTA, GEORGIA 30341

**PROJECT SURVEYOR**  
 WELBET SUTTER, P.L.S.  
 REVENUE, GA 30265



PROJECT NUMBER: 24-113 EXHIBIT 1 OF 7 ISSUED FOR CONSTRUCTION





BOUNDARY  
 SUBMITTAL AREA BY  
 PROPOSED LOT 91  
 PROPERTY OF SAIT  
 (SUBMITTAL AREA)  
 PROPOSED LOT 91

TEL 770.452.7849 FAX 770.452.0086  
 2951 FLOWERS ROAD SOUTH, STE  
 119 ATLANTA, GEORGIA 30341  
 WWW.EBERLY.NET  
 LAND PLANNING  
 CIVIL ENGINEERING  
 LANDSCAPE ARCHITECTURE

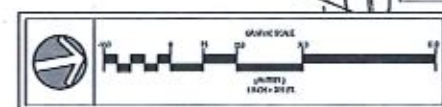


**PROJECT HUMMINGBIRD**  
 18TH DISTRICT  
 LAND LOT 92, 93, 100, 101, 124, & 125  
 TROUP COUNTY, GEORGIA  
 CITY OF HOGANSVILLE

REVISION	DATE	BY	DESCRIPTION

COLOR PROPERTY LINES	DATE	BY	DESCRIPTION

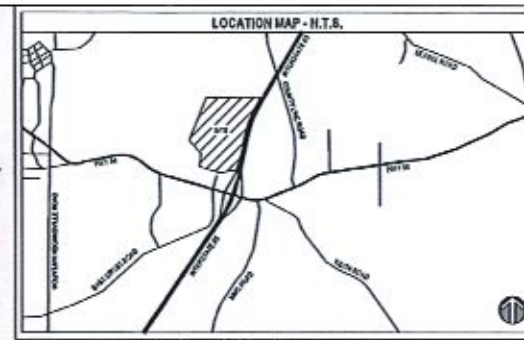
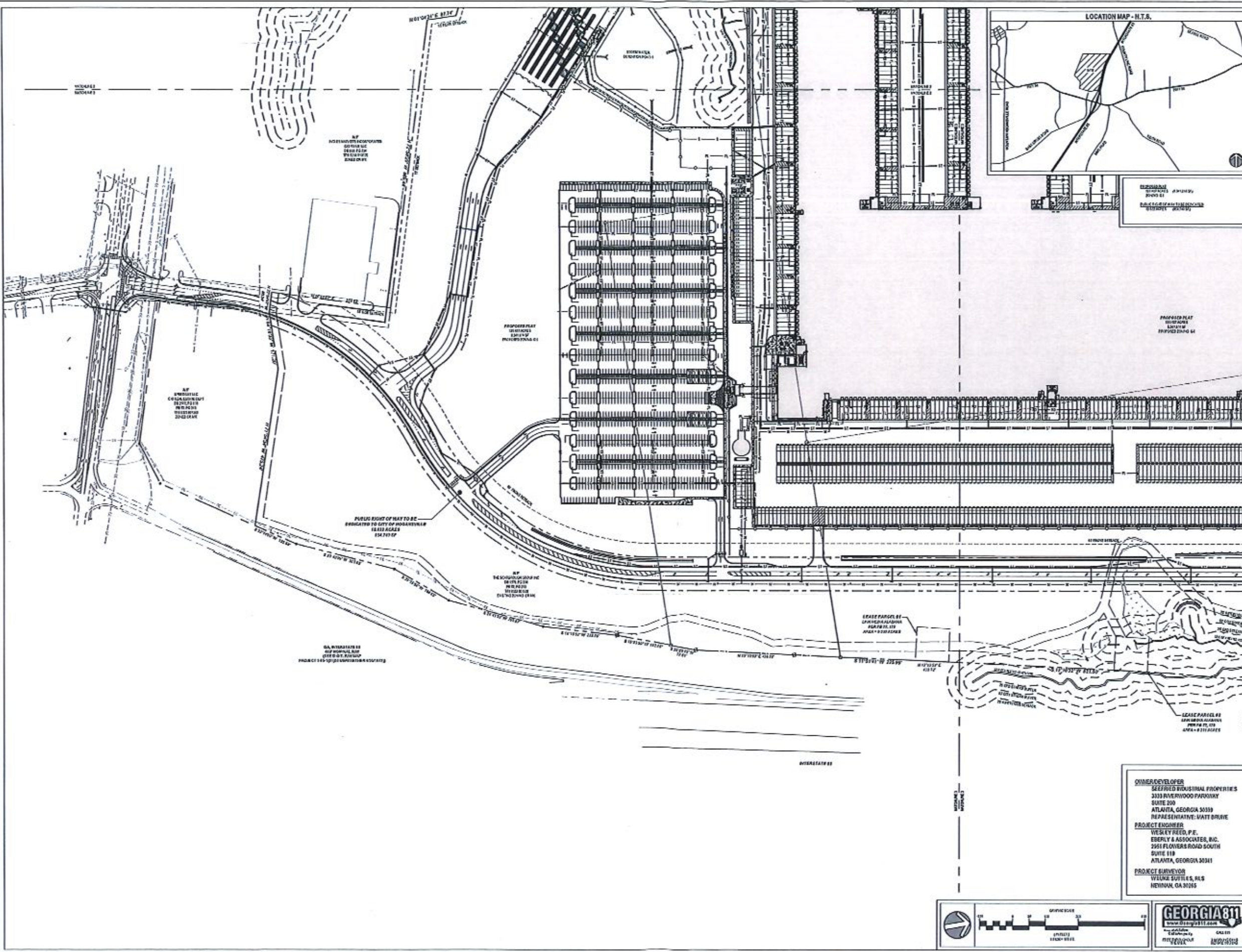
**OWNER/DEVELOPER**  
 STEFFED BUSINESS PROPERTIES  
 3333 BERRYWOOD PARKWAY  
 SUITE 300  
 ATLANTA, GEORGIA 30339  
 REPRESENTATIVE: MIATT BILVET  
**PROJECT ENGINEER**  
 WESLEY REED, P.E.  
 EBERLY & ASSOCIATES, INC.  
 2951 FLOWERS ROAD SOUTH  
 SUITE 119  
 ATLANTA, GEORGIA 30341  
**PROJECT SURVEYOR**  
 WYLINE SUTTERS, PLS  
 NEWNAN, GA 30568



24-113

**EXHIBIT**  
**2 OF 7**  
 ISSUED FOR CONSTRUCTION

11/11/11 11:30 AM 11/11/11 11:30 AM 11/11/11 11:30 AM



**E&A**  
**EBERLY & ASSOCIATES**  
 TEL: 770.452.7849 FAX: 770.452.0098  
 2951 FLOWERS ROAD SOUTH, STE 119  
 ATLANTA, GEORGIA 30341  
 WWW.EBERLY.NET  
 LAND PLANNING  
 CIVIL ENGINEERING  
 LANDSCAPE ARCHITECTURE



**PROJECT HUMMINGBIRD**  
 18TH DISTRICT  
 LAND LOT 92, 93, 100, 101, 124, & 125  
 TROUP COUNTY, GEORGIA  
 CITY OF HOGANSVILLE

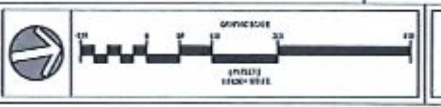
NO.	REVISION	DATE	BY

SCALE	DATE	DRAWN BY	CHECKED BY	PROJECT ENGINEER

**OWNER/DEVELOPER**  
 SEAFORD INDUSTRIAL PROPERTIES  
 3333 RIVERWOOD PARKWAY  
 SUITE 200  
 ATLANTA, GEORGIA 30339  
 REPRESENTATIVE: WATT DRIVE

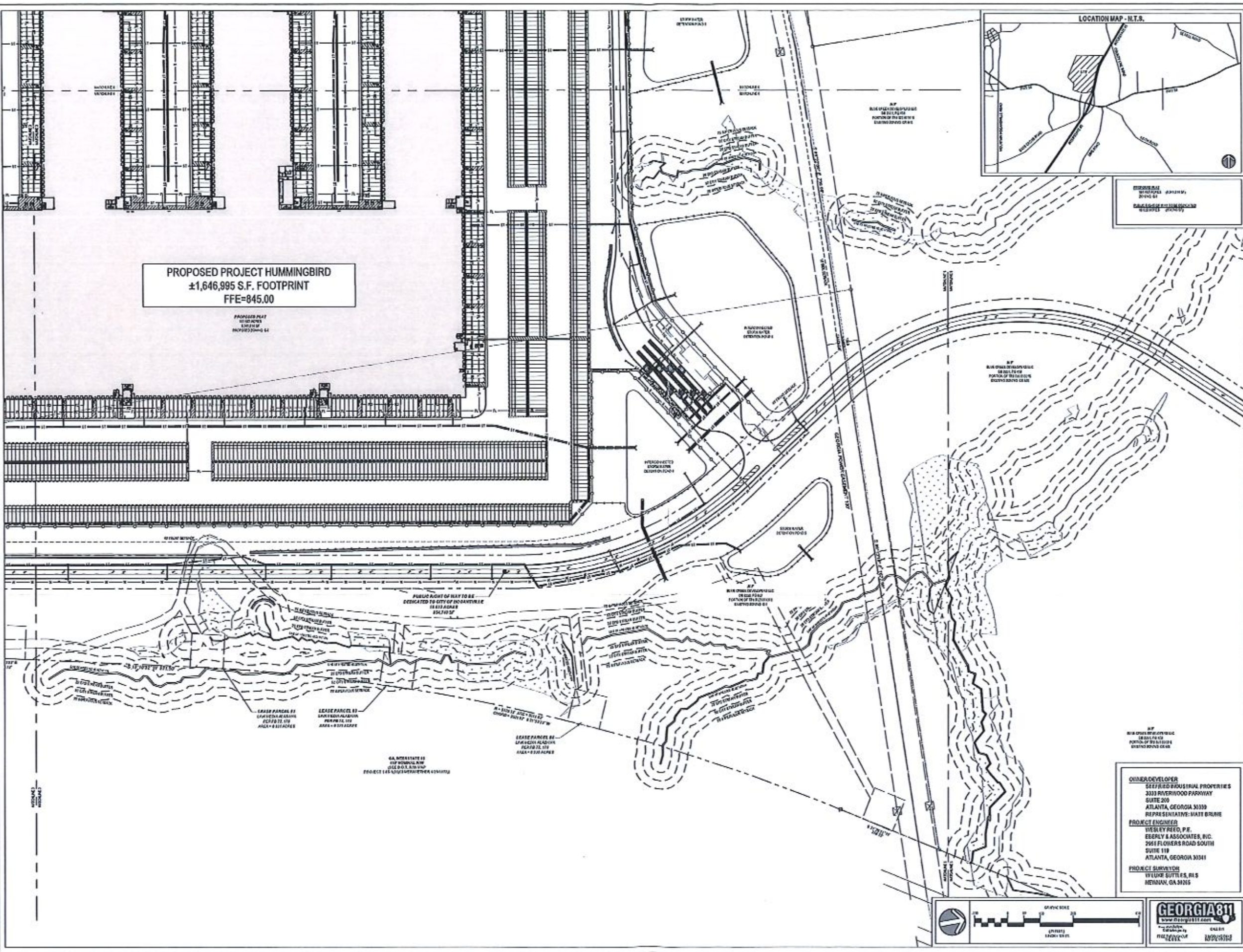
**PROJECT ENGINEER**  
 WESLEY REED, P.E.  
 EBERLY & ASSOCIATES, INC.  
 2951 FLOWERS ROAD SOUTH  
 SUITE 119  
 ATLANTA, GEORGIA 30341

**PROJECT SURVEYOR**  
 WELDE SUTLIS, PLS  
 NEWNAM, GA 30268



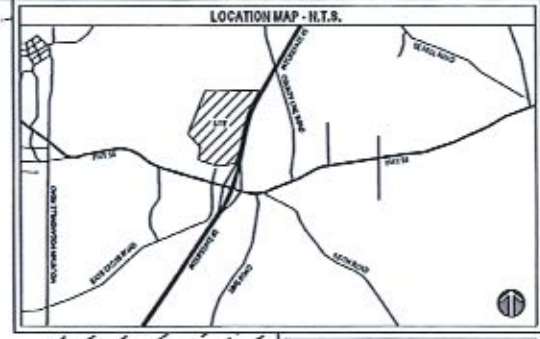
**PRELIMINARY PLAT**  
 24-113

**EXHIBIT**  
 5 OF 7  
 ISSUED FOR CONSTRUCTION



**PROPOSED PROJECT HUMMINGBIRD**  
 ±1,646,995 S.F. FOOTPRINT  
 FFE=845.00

PROPOSED PLANT UTILITIES LOCATED SOUTH OF PROPOSED PARKING



**E&A**  
**EBERLY & ASSOCIATES**  
 TEL: 770.452.1818 FAX: 770.452.0566  
 2951 FLOWERS ROAD SOUTH, STE 119  
 ATLANTA, GEORGIA 30341  
 WWW.EBERLY.NET  
 LAND PLANNING  
 CIVIL ENGINEERING  
 LANDSCAPE ARCHITECTURE



**PROJECT HUMMINGBIRD**  
 18TH DISTRICT  
 LAND LOT 92, 93, 100, 101, 124, & 125  
 TROUP COUNTY, GEORGIA  
 CITY OF HOGANSVILLE

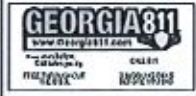
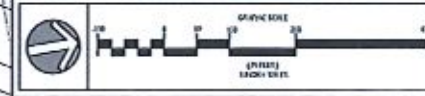
REVISION	
NO. 1	DATE: 08/14/13
NO. 2	DATE: 08/14/13
NO. 3	DATE: 08/14/13
NO. 4	DATE: 08/14/13
NO. 5	DATE: 08/14/13
NO. 6	DATE: 08/14/13
NO. 7	DATE: 08/14/13
NO. 8	DATE: 08/14/13
NO. 9	DATE: 08/14/13
NO. 10	DATE: 08/14/13

PRELIMINARY PLAT	
SCALE:	AS SHOWN
DATE:	08/14/13
DRAWN BY:	MATT BRUNE
PROJECT ENGINEER:	MATT BRUNE
CHECKED BY:	

**OWNER/DEVELOPER**  
 DEERFIELD INDUSTRIAL PROPERTIES  
 2333 RIVERWOOD PARKWAY  
 SUITE 200  
 ATLANTA, GEORGIA 30339  
 REPRESENTATIVE: MATT BRUNE

**PROJECT ENGINEER**  
 MATT BRUNE, P.E.  
 EBERLY & ASSOCIATES, INC.  
 2951 FLOWERS ROAD SOUTH  
 SUITE 119  
 ATLANTA, GEORGIA 30341

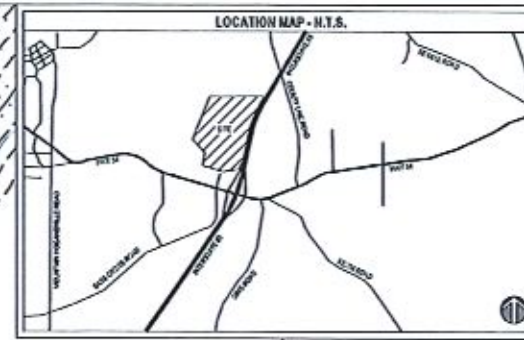
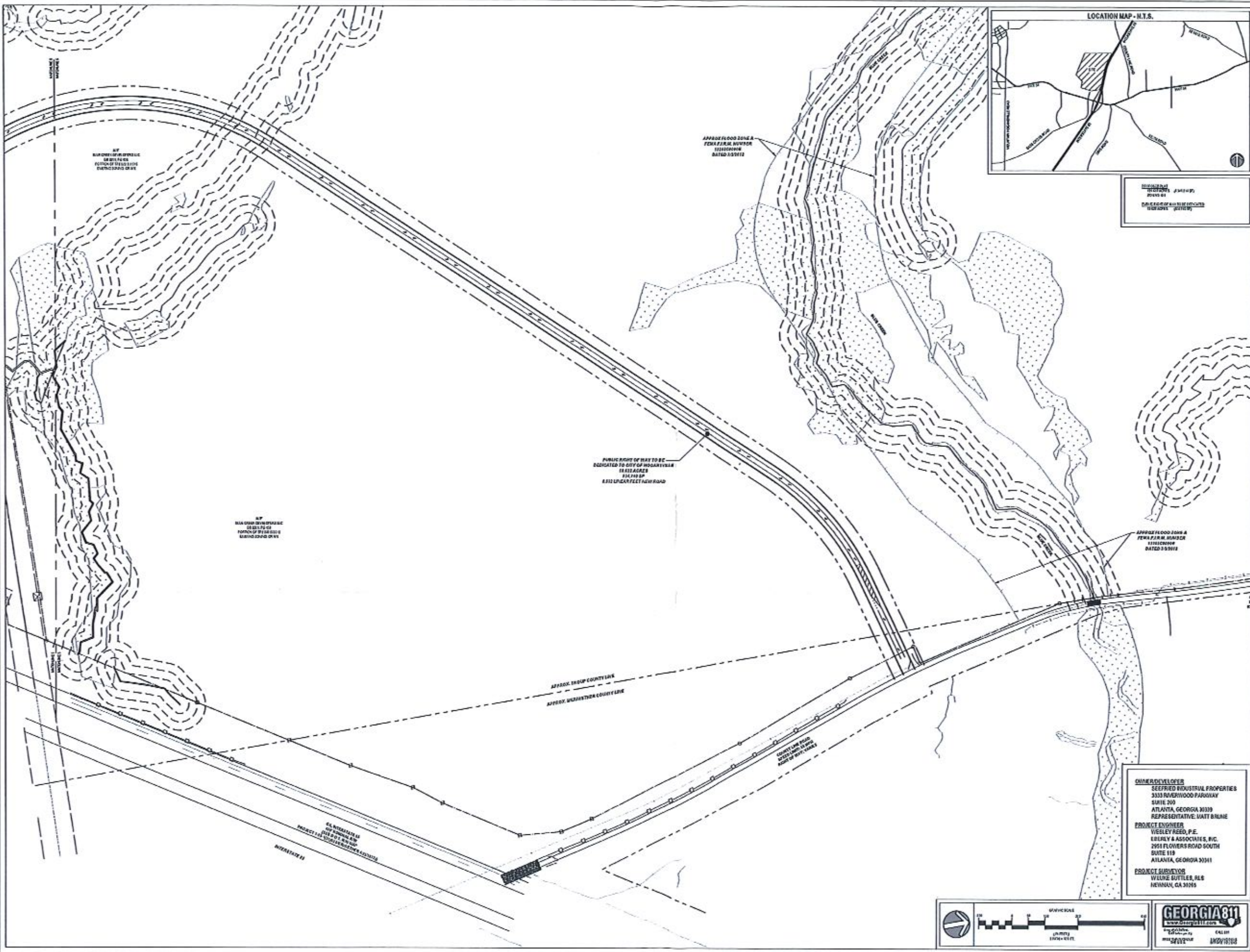
**PROJECT SURVEYOR**  
 WALTER SUTHERS, RLS  
 MEYER, GA 5215



24-113

**EXHIBIT**  
 6 OF 7  
 ISSUED FOR CONSTRUCTION

DATE PLOTTED: 08/14/13 11:11 AM. PLOTTER: HP DesignJet 2445. PLOT SCALE: 1"=100'-0".



PROPOSED PLAT  
 REVISIONS  
 DATE OF REVISION  
 DRAWN BY  
 CHECKED BY



**E&A**  
**EBERLY & ASSOCIATES**  
 TEL 770 452 7849 FAX 770 452 6998  
 2951 FLOWERS ROAD SOUTH, STE 119  
 ATLANTA, GEORGIA 30341  
 WWW.EBERLY.NET  
 LAND PLANNING  
 CIVIL ENGINEERING  
 LANDSCAPE ARCHITECTURE



**PROJECT HUMMINGBIRD**  
 18TH DISTRICT  
 LAND LOT 92, 93, 100, 101, 124, & 125  
 TROUP COUNTY, GEORGIA  
 CITY OF HOGANSVILLE

REVISION

NO.	DATE	BY	DESCRIPTION
01	11/11/2010	WESLEY REED, P.E.	FINAL PLAT
02	11/11/2010	WESLEY REED, P.E.	FINAL PLAT
03	11/11/2010	WESLEY REED, P.E.	FINAL PLAT
04	11/11/2010	WESLEY REED, P.E.	FINAL PLAT
05	11/11/2010	WESLEY REED, P.E.	FINAL PLAT

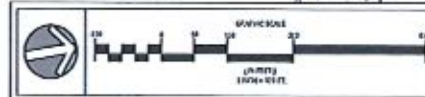
**PRELIMINARY PLAT**

DATE	DATE	DRAWN BY	CHECKED BY

**OWNER/DEVELOPER**  
 SEEFRIED INDUSTRIAL PROPERTIES  
 3333 RIVERWOOD PARKWAY  
 SUITE 200  
 ATLANTA, GEORGIA 30339  
 REPRESENTATIVE: JAMIE BLANE

**PROJECT ENGINEER**  
 WESLEY REED, P.E.  
 EBERLY & ASSOCIATES, INC.  
 2951 FLOWERS ROAD SOUTH  
 SUITE 119  
 ATLANTA, GEORGIA 30341

**PROJECT SURVEYOR**  
 WILBUR BUTLER, RLS  
 NEWNAN, GA 30565



24-113

**EXHIBIT**  
**7 OF 7**  
 ISSUED FOR CONSTRUCTION

11/11/2010 11:00 AM W:\Projects\24-113\_Hummingbird\24-113\_Preliminary\24-113\_Preliminary.plt User: wreed 11/11/2010



February 13<sup>th</sup>, 2025

City of Hogansville  
Attn: Lisa E. Kelly, City Manager  
111 High St  
Hogansville, GA 30230

RE: Project Hummingbird Buffer Encroachment

Dear Ms. Kelly,

I'm writing to formally request the City's permission to encroach buffers and setbacks established in Section 102-C-3-3 of the City's Unified Development Ordinance for watershed protection for the construction of Project Hummingbird. This project will include a 1,646,995 SF warehouse with associated parking, driveways, and utilities over a 191.5 acre site.

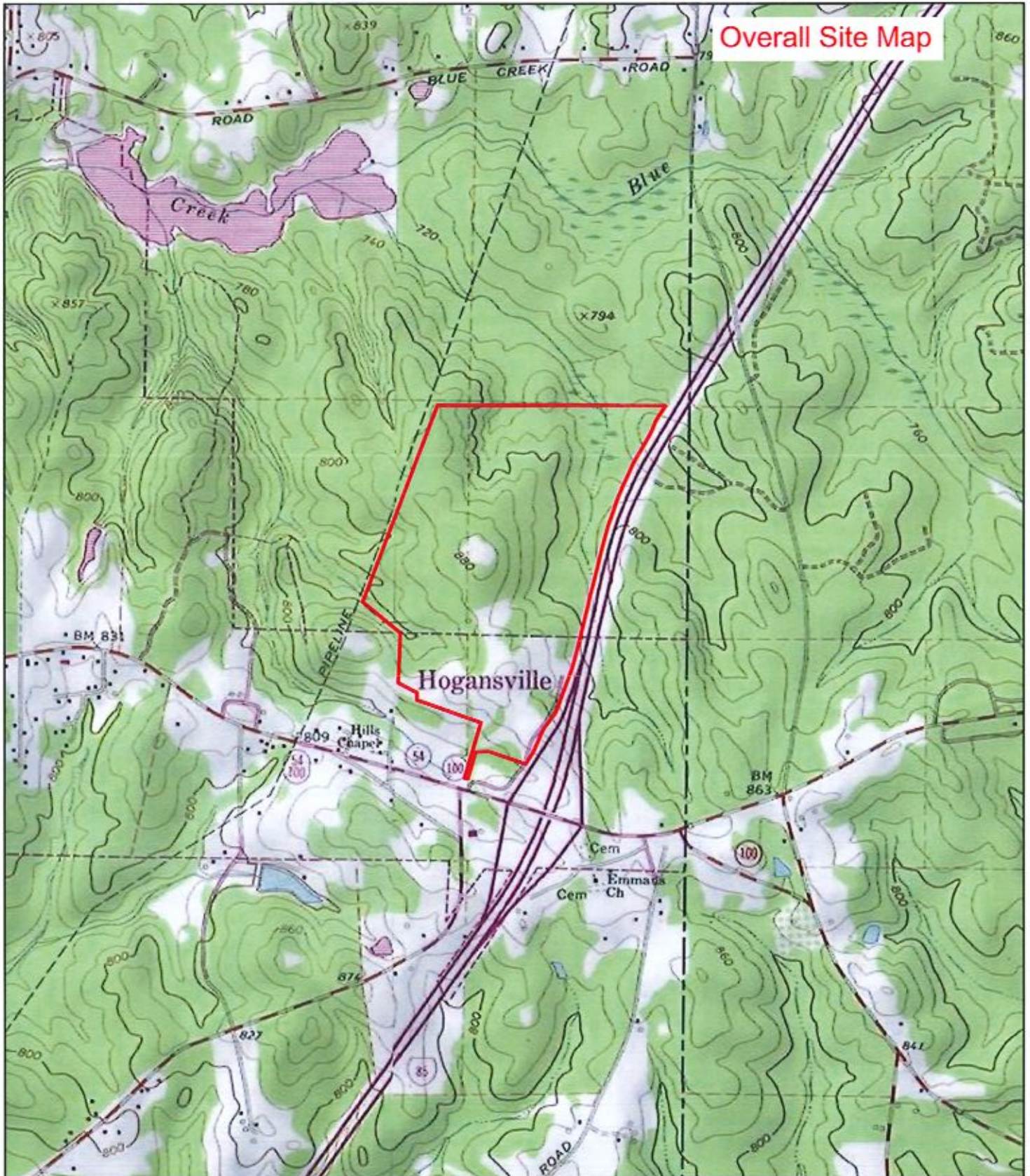
This site contains wetlands and streams on three sides and the project is situated to minimize impacts to the area. However, some grading and driveway crossings would impact 0.295 acres of wetlands, 372 feet of intermittent stream and 97 feet of perennial stream. Site grading work and wetland impacts are shown on the attached exhibits.

The Georgia EPD has already granted permission to encroach the State's 25' buffer and the Army Corp of Engineers has granted permission to impact the noted streams and wetlands under a Nationwide Permit pending purchase of mitigation credits. This documentation will be provided separately for your review.

Please let me know if any additional information is necessary for the City to review this request.

Sincerely,

**Matt Brune**  
Seefried Industrial Properties  
Vice President of Development



Overall Site Map

Hogansville

Produced By:



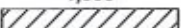
**FIGURE 1: SITE LOCATION MAP  
7.5 MIN USGS TOPOGRAPHIC QUAD**

Hogansville Site  
Troup County, Georgia  
For  
Seefried Industrial Properties  
100255769  
August 7, 2024

**LEGEND**

 Approx. Property Boundary



1,600  
  
Feet

Delineation of all Site wetlands and streams



Produced By:

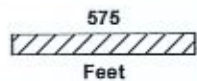


**FIGURE 2: AQUATIC RESOURCE DELINEATION MAP**

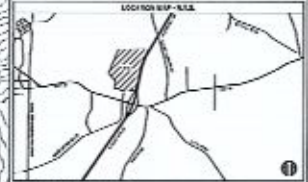
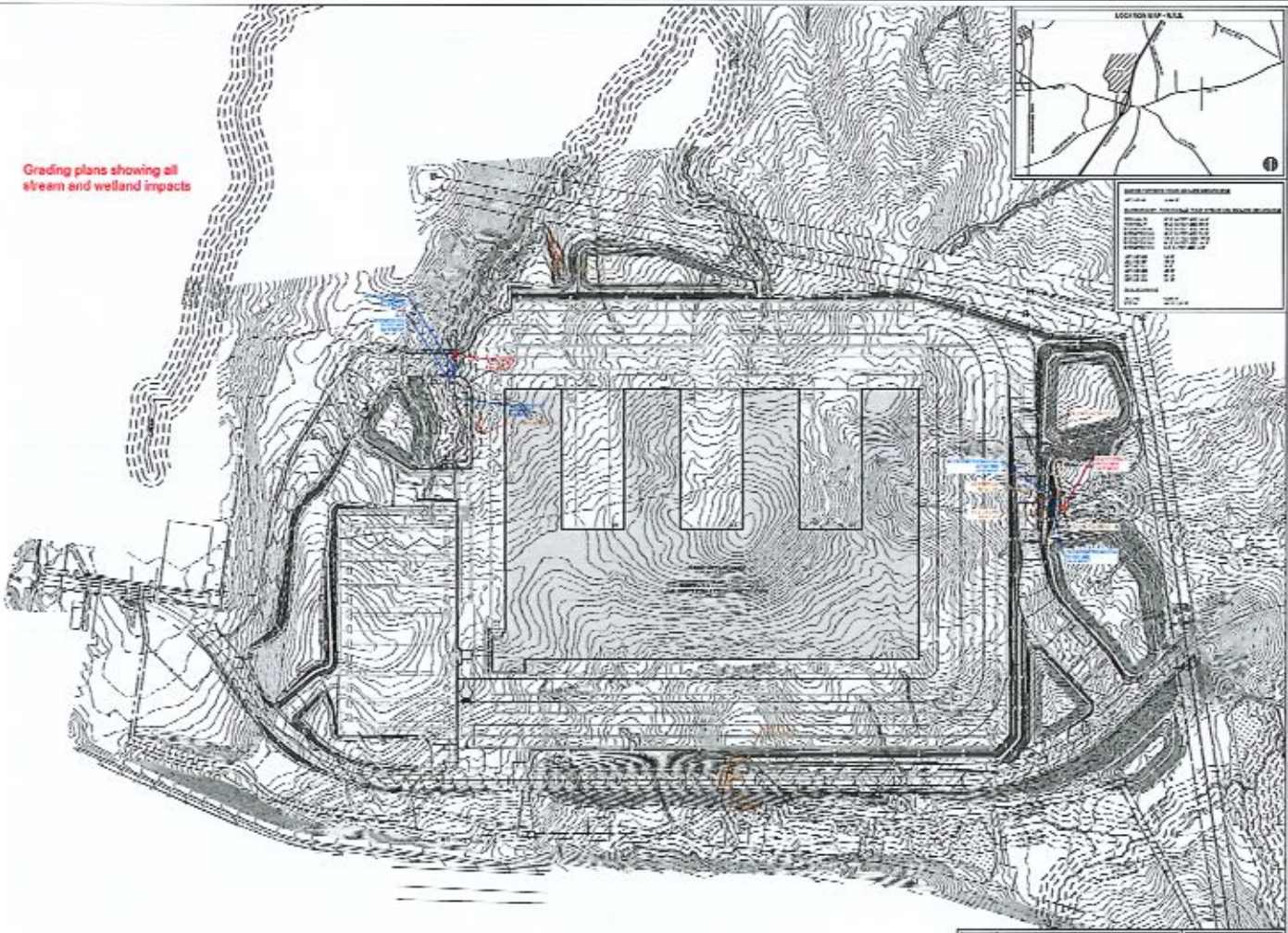
Hogansville Site  
 Troup County, Georgia  
 For  
 Seefried Industrial Properties  
 100255769  
 August 9, 2024

**LEGEND**

- Approx. Property Boundary
- Perennial Stream
- Intermittent Stream
- Wetland
- Culvert



Grading plans showing all stream and wetland impacts



PROPERTY INFORMATION	
OWNER	2014-11-26
APPLICANT	2014-11-26
PROJECT NO.	2014-11-26
DATE	2014-11-26
DRAWN BY	2014-11-26
CHECKED BY	2014-11-26



REGISTERED PROFESSIONAL ENGINEER  
REGISTERED PROFESSIONAL ARCHITECT  
REGISTERED PROFESSIONAL SURVEYOR  
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT  
REGISTERED PROFESSIONAL CITY PLANNER

**PROJECT NUMBER**  
1811-1811-0001  
**LAND LOT NO. OR TRACT NO. & 1811-1811-0001**  
**TOWNSHIP, COUNTY, SECTION**  
**CITY OR TOWNSHIP**

DATE	
1811-1811-0001	
1811-1811-0002	
1811-1811-0003	
1811-1811-0004	
1811-1811-0005	
1811-1811-0006	
1811-1811-0007	
1811-1811-0008	
1811-1811-0009	
1811-1811-0010	
1811-1811-0011	
1811-1811-0012	
1811-1811-0013	
1811-1811-0014	
1811-1811-0015	
1811-1811-0016	
1811-1811-0017	
1811-1811-0018	
1811-1811-0019	
1811-1811-0020	

STREAM AND WETLAND IMPACTS	
NO	NO
NO	NO
NO	NO
NO	NO
NO	NO

24-113



**EXHIBIT**  
FOR EXAMINATION  
AND RECORD





# GEORGIA

DEPARTMENT OF NATURAL RESOURCES

## ENVIRONMENTAL PROTECTION DIVISION

Jeffrey W. Cown, Director

---

EPD Director's Office  
2 Martin Luther King, Jr. Drive  
Suite 1456, East Tower  
Atlanta, Georgia 30334  
404-656-4713

Mr. Matt Brune  
Seefried Industrial Properties  
3333 Riverwood Parkway, Suite 200  
Atlanta, GA 30339

Dec 03, 2024

RE: Request for Variance under the Provisions of O.C.G.A. § 12-7-6(b)(15)  
Seefried Industrial Site  
Hogansville, Troup County  
File: BV-141-24-04

Dear Mr. Brune:

The Georgia Environmental Protection Division (EPD) has reviewed your stream buffer variance application for the above-referenced project. The review was conducted to consider the potential impacts of the proposed project's encroachment on buffers to State waters within the context of the Georgia Erosion and Sedimentation Act and the potential impact to State waters within the context of Georgia's National Pollutant Discharge Elimination System (NPDES) General Permits for Stormwater Discharges Associated with Construction Activities. This review, and the variance granted herein, is limited to only the request(s) in the application that you submitted for permission to conduct land-disturbing activities within 25-foot areas located immediately adjacent to the banks of State waters where vegetation has been wrested by normal stream flow or wave action. To the extent that your buffer variance application includes a request to conduct land-disturbing activities within 25 feet of State waters where there is no vegetation that has been wrested by normal stream flow or wave action, such request has not been considered by EPD, and the related activity is not addressed in the variance granted herein.

Pursuant to Ga. Comp. R. and Regs. 391-3-7-.05(2)(h) and subject to the conditions and contingencies described further below, authorization is hereby granted to encroach within the 25-foot buffer adjacent to State waters as delineated in your application dated August 27, 2024. ***Buffer impacts authorized by this variance must be completed within five years of the date of this approval letter. If the approved buffer impacts cannot be completed prior to the expiration date, a time extension must be requested in writing at least 90 calendar days prior to the expiration date with justifiable cause demonstrated.***

Authorization for the above referenced project is subject to the following conditions and contingencies:

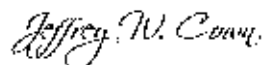
- 1) All graded slopes 3:1 or greater must be hydroseeded and covered with Georgia DOT approved wood fiber matting or coconut fiber matting. If not hydroseeded, Georgia DOT approved matting that has been incorporated with seed and fertilizer must be used. All slopes must be properly protected until a permanent vegetative stand is established;
- 2) The amount of land cleared during construction must be kept to a minimum;

- 3) All disturbed areas must be seeded, fertilized, and mulched as soon as the final grade is achieved. Also, these disturbed areas must be protected until permanent vegetation is established;
- 4) A double row of Georgia DOT type "C" silt fence or an approved high performance silt fence must be installed between the land disturbing activities and State waters where appropriate;
- 5) Buffer variance conditions must be incorporated into any Land Disturbing Activity Permit issued by the City of Hogansville for this project;
- 6) This project must be conducted in strict adherence to the approved erosion and sedimentation control plan and any Land Disturbing Activity Permit issued by the City of Hogansville;
- 7) Before you may conduct any land-disturbing activity you must: a) receive authorization from the United States Army Corps of Engineers (USACE) to act under an individual, regional, or nationwide permit issued pursuant to Section 404 of the Clean Water Act; and b) at least 14 days prior to any land disturbance on site, submit to EPD a copy of that authorization by return receipt certified mail (or similar service) or delivery receipt email. Proof of delivery and receipt is the applicant's responsibility; and
- 8) Post-construction stormwater management systems must be maintained to ensure pollutant removal efficiencies for water quality protection.

The granting of this approval does not relieve you of any obligation or responsibility for complying with the provisions of any other law or regulations of any federal, local, or additional State authority, nor does it obligate any of the aforementioned to permit this project if they do not concur with its concept of development/control. As a delegated "Issuing Authority," the City of Hogansville is expected to ensure that the stream buffer variance requirements are met for this project and is empowered to be more restrictive in this regard.

If you have questions concerning this letter, please contact Brian Kent, Erosion and Sedimentation Control Unit, Nonpoint Source Program, at (470) 604-9419.

Sincerely,



Jeffrey W. Cown  
Director

Mr. Matt Brunc  
Seefried Industrial Properties  
Page 3

cc: Seth Carey, Rinkus, Inc  
Jake Ayers, Mayor of Hogansville  
Lisa Kelly, City Manager  
Lilian Drake, Accounts Payable and Permitting  
Jim Hakala, Wildlife Resources Division, Region 1 Fisheries Management  
Robert Amos, Georgia Soil and Water Conservation Commission  
Tilden Bembry, EPD West Central District Manager

File: BV-141-24-04



DEPARTMENT OF THE ARMY  
U.S. ARMY CORPS OF ENGINEERS, SAVANNAH DISTRICT  
4751 BEST ROAD, SUITE 140  
COLLEGE PARK, GEORGIA 30337

February 12, 2025

Regulatory Division  
SAS-2008-01036

Mr. Matt Brune  
Seefriend Industrial Properties, Incorporated  
3333 Riverwood Parkway, Suite 200  
Atlanta, Georgia 30339

Dear Mr. Brune:

I refer to the Pre-Construction Notification, received on August 12, 2024 and supplemental information provided on September 27, 2024, October 1, 2024, and January 30, 2025, submitted on your behalf by Rimkus Consulting Group, Incorporated, requesting verification for use of Nationwide Permit 39 for proposed permanent impacts to 0.295-acre of seven (7) wetlands, 372 linear feet (0.022-acre) of five (5) intermittent streams, and 97 linear feet (0.008-acre) of two perennial streams in conjunction with the construction of a commercial warehouse and associated infrastructure. The approximately 221-acre property is located north of East Main Street, west of Pearl Harbor Memorial Highway, east of Hogansville Road, and south of Blue Creek Road in Hogansville, Troup County, Georgia (centered at latitude: 33.1699, longitude: -84.8706). This project has retained the previously assigned number SAS-2008-01036, and it is important to reference this number in all communication concerning this matter.

The proposed project will involve the construction of a 1,646,995 square foot industrial building and associated infrastructure such as roadways, trailer parking stalls, a parking lot with 1,229 spaces, and stormwater drainage systems. The project has four distinct impact areas in the north, east, west-southwest, and south-southwest. The northern impact area will impact 37 linear feet of perennial stream P5, 79 linear feet of intermittent stream I9, 88 linear feet of intermittent stream I10, 0.009-acre of wetland W21, 0.002-acre of wetland W22, and 0.01-acre of wetland W23. The eastern impact area will impact 0.250-acre of wetland W3. The west-southwestern impact area will impact 0.015-acre of wetland W27. The south-southwestern impact area will impact 60 linear feet of perennial stream P7, 136 linear feet of intermittent stream I13, 64 linear feet of intermittent stream I14, and 5 linear feet of intermittent stream I15, and 0.006-acre of wetland W29. The details of the proposed project are depicted on the enclosed exhibit entitled, "Project Hummingbird – Stream and Wetland Impacts", dated July 22, 2024, as prepared by Eberly & Associates, Incorporated.

We have completed a preliminary JD for the site. The aquatic resources within the review area may be waters of the United States within the jurisdiction of Section 404 of

the Clean Water Act (33 United States Code § 1344) and/or Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403). The placement of dredged or fill material into any waterways and/or their adjacent wetlands or mechanized land clearing of those aquatic resources may require prior Department of the Army authorization pursuant to Section 404.

The attached exhibit entitled, "Figure 2: Aquatic Resources Delineation Map", dated August 9, 2024, as prepared by Rimkus Consulting Group, Incorporated, identifies the delineation limits of all aquatic resources within the project area. The aquatic resources were delineated in accordance with criteria contained in the 1987 "Corps of Engineers Wetland Delineation Manual," as amended by the most recent regional supplements to the manual. Please note, should this delineation require reverification, it is subject to change based on site conditions at the time of reevaluation.

The delineation included herein has been conducted to identify the location and extent of the aquatic resource boundaries and/or the jurisdictional status of aquatic resources for purposes of the Clean Water Act for the particular site identified in this request. This delineation and/or jurisdictional determination may not be valid for the Wetland Conservation Provisions of the Food Security Act of 1985, as amended. If you or your tenant are U.S. Department of Agriculture (USDA) program participants, or anticipate participation in USDA programs, you should discuss the applicability of a certified wetland determination with the local USDA service center, prior to starting work.

Preliminary JDs are advisory in nature and may not be appealed (see 33 Code of Federal Regulations 331.2). If you are not in agreement with this preliminary JD, then you may request an approved JD for your project site or review area.

If you intend to sell property that is part of a project that requires Department of the Army Authorization, it may be subject to the Interstate Land Sales Full Disclosure Act. The Property Report required by Housing and Urban Development Regulation must state whether, or not a permit for the development has been applied for, issued, or denied by the U.S. Army Corps of Engineers (Part 320.3(h) of Title 33 of the Code of Federal Regulations).

This communication does not convey any property rights, either in real estate or material, or any exclusive privileges. It does not authorize any injury to property, invasion of rights, or any infringement of federal, state, or local laws, or regulations. It does not obviate your requirement to obtain state or local assent required by law for the development of this property. If the information you have submitted, and on which the U.S. Army Corps of Engineers has based its determination is later found to be in error, this decision may be revoked.

We have completed coordination with other federal and state agencies as described in Part C (32)(d) of our NWP Program, published in the January 13, 2021, Federal Register, Vol. 86, No. 8, Pages 2744-2877 (86 FR) and/or the December 27, 2021, Federal Register, Vol. 86, No. 245, Pages 73522-73583 (86 FR). The NWPs and Savannah District's Regional Conditions for NWPs can be found on our website at <http://www.sas.usace.army.mil/Missions/Regulatory/Permitting/GeneralPermits/NationwidePermits.aspx>. During our coordination procedure, no adverse comments regarding the proposed work were received.

As a result of our evaluation of your project, we have determined that the proposed activity is authorized under the applicable NWP. Your use of this NWP is valid only if:

- a. The activity is conducted in accordance with the information submitted and meets the conditions applicable to the NWP, as described at Part C of the NWP Program and the Savannah District's Regional Conditions for NWPs.
- b. Prior to the commencement of any permitted work in aquatic resources, the permittee shall purchase 0.24 riverine/lacustrine fringe wetland mitigation credits from the Beaverdam Creek Mitigation Bank and submit documentation of this credit purchase to the U.S. Army Corps of Engineers. The credit purchase documentation must reference the Corps file number assigned to the permitted project. If all or a portion of the required credits are not available from the Beaverdam Creek Mitigation Bank, the permittee shall obtain written approval from the Corps prior to purchasing credits from an alternate mitigation bank.
- c. Prior to the commencement of any permitted work in aquatic resources, the permittee shall purchase 383.60 perennial stream (less than 3 square mile) mitigation credits and 85.40 perennial stream (greater than 3 square mile) from the Beaverdam Creek Mitigation Bank and submit documentation of this credit purchase to the U.S. Army Corps of Engineers. The credit purchase documentation must reference the Corps file number assigned to the permitted project. If all or a portion of the required credits are not available from the Beaverdam Creek Mitigation Bank, the permittee shall obtain written approval from the Corps prior to purchasing credits from an alternate mitigation bank.
- d. You shall notify the Corps, in writing, at least 10 days in advance of commencement of work authorized by this permit.
- e. You fill out and sign the enclosed certification and return it to our office within 30 days of completion of the activity authorized by this permit.

This proposal was reviewed in accordance with Section 7 of the Endangered Species Act. Based on the information we have available, we have determined that the project will have no effect on any listed species or critical habitat of any proposed species. Authorization of an activity by a NWP does not authorize the "take" of threatened or endangered species. In the absence of separate authorization, both lethal and non-lethal "takes" of protected species are in violation of the Endangered Species Act. See Part I of 86 FR for more information.

This verification is valid until the NWP is modified, reissued, or revoked. All of the existing NWPs are scheduled to expire on March 14, 2026. It is incumbent upon you to remain informed of changes to the NWPs. Furthermore, if you commence or are under contract to commence this activity before the date that the relevant NWP is modified or revoked, you will have 12 months from the date of the modification or revocation of the NWP to complete the activity under the present terms and conditions of this NWP.

This authorization should not be construed to mean that any future projects requiring Department of the Army authorization would necessarily be authorized. Any new proposal, whether associated with this project or not, would be evaluated on a case-by-case basis. Any prior approvals would not be a determining factor in deciding on any future request.

Revisions to your proposal may invalidate this authorization. In the event changes to this project are contemplated, I recommend that you coordinate with us prior to proceeding with the work.

This communication does not relieve you of any obligation or responsibility for complying with the provisions of any other laws or regulations of other federal, state, or local authorities. It does not affect your liability for any damages or claims that may arise as a result of the work. It does not convey any property rights, either in real estate or material, or any exclusive privileges. It also does not affect your liability for any interference with existing or proposed federal projects. If the information you have submitted and on which the Corps bases its determination/decision of authorization under the NWP is later found to be in error, this determination may be subject to modification, suspension, or revocation.

An electronic copy of this letter is being provided to the following party: Mr. Seth Carey of Rimkus Consulting Group, Incorporated, via email at [seth.carey@rimkus.com](mailto:seth.carey@rimkus.com).

Thank you in advance for completing our on-line Customer Survey Form located at <https://regulatory.ops.usace.army.mil/customer-service-survey/>. We value your comments and appreciate you taking the time to complete a survey each time you interact with our office.

If you have any questions, please contact me at (678) 422-2727 or [Nathan.C.Driggers@usace.army.mil](mailto:Nathan.C.Driggers@usace.army.mil).

Sincerely,

**Nathan  
Driggers**

Nathan C Driggers  
Regulatory Specialist, Piedmont Branch

Digitally signed by  
Nathan Driggers  
Date: 2025.02.12  
16:19:40 -05'00'

Enclosures



Regulatory Division

CERTIFICATION OF COMPLIANCE  
WITH DEPARTMENT OF THE ARMY  
NATIONWIDE PERMIT (39)

PERMIT FILE NUMBER: SAS-2008-01036

PERMITTEE/ADDRESS: Seefried Industrial Properties, Inc., ATTN: Matt Brune, 3333 Riverwood Parkway, Suite 200, Atlanta, Georgia 30339.

LOCATION OF WORK: The approximately 221-acre project site is located north of East Main Street, west of Pearl Harbor Memorial Highway, east of Hogansville Road, and south of Blue Creek Road in Hogansville, Troup County, Georgia (centered at latitude: 33.1699, longitude: -84.8706).

PROJECT DESCRIPTION: The proposed project will involve the construction of a 1,646,995 square foot industrial building and associated infrastructure such as roadways, trailer parking stalls, a parking lot with 1,229 spaces, and stormwater drainage systems.

WATERS OF THE UNITED STATES IMPACTED: Permanent total impacts to 0.295-acre of seven (7) wetlands, 372 linear feet (0.022-acre) of five (5) intermittent streams, and 97 linear feet (0.008-acre) of two perennial streams.

COMPENSATORY MITIGATION REQUIRED: 0.24 (2018) riverine/lacustrine fringe wetland credits, 372 (2018) non-perennial stream credits, and 97 (2018) perennial stream (less than 3 square miles) credits.

DATE WORK IN WATERS OF UNITED STATES COMPLETED: \_\_\_\_\_

I understand that the permitted activity is subject to a U.S. Army Corps of Engineers' Compliance Inspection. If I fail to comply with the permit conditions at Part C of the Nationwide Permit Program, published in the January 13, 2021, Federal Register, Vol. 86, No. 8, Pages 2744-2877 (86 FR)) and/or the December 27, 2021, Federal Register, Vol. 86, No. 245, Pages 73522-73583 (86 FR), it may be subject to suspension, modification, or revocation.

I hereby certify that the work authorized by the above referenced permit as well as any required mitigation (if applicable) has been completed in accordance with the terms and conditions of the said permit.

\_\_\_\_\_  
Signature of Permittee

\_\_\_\_\_  
Date

**PRELIMINARY JURISDICTIONAL DETERMINATION (PJD) FORM  
(RGL 16-01 Appendix 2)**

**BACKGROUND INFORMATION**

**A. REPORT COMPLETION DATE FOR PJD: 2/11/2025**

**B. NAME AND ADDRESS OF PERSON REQUESTING PJD:** Seefried Industrial Properties, Inc., ATTN: Matt Brune, 3333 Riverwood Parkway, Suite 200, Atlanta, Georgia 30339

**C. DISTRICT OFFICE, FILE NAME, AND NUMBER: SAS-2008-01036**

**D. PROJECT LOCATION(S) AND BACKGROUND INFORMATION: (USE THE TABLE BELOW TO DOCUMENT MULTIPLE AQUATIC RESOURCES AND/OR AQUATIC RESOURCES AT DIFFERENT SITES)**

State: Georgia County/parish/borough: Troup City: Hogansville  
Center coordinates of site (lat/long in degree decimal format):  
Lat. 33.1699° Long. -84.8706°  
Universal Transverse Mercator: 16 698819.199537, 3672273.494518  
Name of nearest waterbody: Blue Creek

**E. REVIEW PERFORMED FOR SITE EVALUATION (CHECK ALL THAT APPLY):**

- Office (Desk) Determination. Date: February 11, 2025 – CESAS -RDP
- Field Determination. Date(s): March 31, 2023 - Applicant

**TABLE OF AQUATIC RESOURCES IN REVIEW AREA WHICH "MAY BE" SUBJECT TO REGULATORY JURISDICTION.**

Site number	Latitude (decimal degrees)	Longitude (decimal degrees)	Estimated amount of aquatic resource in review area (acreage and linear feet, if applicable)	Type of aquatic resource (i.e. wetland vs. non-wetland waters)	Geographic authority to which the aquatic resource "may be" subject (i.e. Section 404 or Section 10/404)
P1	33.17373	-84.86605	2,933.51 lf / 0.269 acre	Non-wetland waters	Section 404
P2	33.17276	-84.86567	533.68 lf / 0.042 acre	Non-wetland waters	Section 404
P5	33.17345	-84.8708	49.72 lf / 0.032 acre	Non-wetland waters	Section 404
P7	33.16679	-84.87502	1,222.50 lf / 0.098 acre	Non-wetland waters	Section 404
I1	33.16861	-84.86702	680.09 lf / 0.039 acre	Non-wetland waters	Section 404

I2	33.16927	-84.86713	79.68 lf / 0.003 acre	Non-wetland waters	Section 404
I3	33.16928	-84.86696	15.66 lf / 0.0007 acre	Non-wetland waters	Section 404
I4	33.17174	-84.86634	95.04 lf / 0.005 acre	Non-wetland waters	Section 404
I9	33.17305	-84.87079	78.509 lf / 0.004 acre	Non-wetland waters	Section 404
I10	33.17311	-84.87094	87.697 lf / 0.005 acre	Non-wetland waters	Section 404
I12	33.17005	-84.87501	722.79 lf / 0.033 acre	Non-wetland waters	Section 404
I13	33.16622	-84.87307	549.51 lf / 0.037 acre	Non-wetland waters	Section 404
I14	33.16618	-84.87402	63.295 lf / 0.003 acre	Non-wetland waters	Section 404
I15	33.16632	-84.87362	56.348 lf / 0.003 acre	Non-wetland waters	Section 404
W1	33.16883	-84.86698	0.104 acre	Wetland	Section 404
W2	33.16881	-84.86696	0.006 acre	Wetland	Section 404
W3	33.16886	-84.86727	0.431 acre	Wetland	Section 404
W4	33.17013	-84.86672	0.132 acre	Wetland	Section 404
W5	33.17144	-84.86627	1.272 acre	Wetland	Section 404
W6	33.17424	-84.86619	0.550 acre	Wetland	Section 404
W19	33.17401	-84.87061	0.938 acre	Wetland	Section 404
W20	33.17323	-84.87075	0.009 acre	Wetland	Section 404
W21	33.17293	-84.87076	0.009 acre	Wetland	Section 404
W22	33.17316	-84.87096	0.002 acre	Wetland	Section 404
W23	33.17299	-84.87093	0.009 acre	Wetland	Section 404
W25	33.16985	-84.87508	0.072 acre	Wetland	Section 404
W27	33.16759	-84.87594	0.056 acre	Wetland	Section 404
W28	33.16745	-84.8759	0.001 acre	Wetland	Section 404
W29	33.16648	-84.87319	0.005 acre	Wetland	Section 404

- 1) The Corps of Engineers believes that there may be jurisdictional aquatic resources in the review area, and the requestor of this PJD is hereby advised of his or her option to request and obtain an approved JD (AJD)

for that review area based on an informed decision after having discussed the various types of JDs and their characteristics and circumstances when they may be appropriate.

- 2) In any circumstance where a permit applicant obtains an individual permit, or a Nationwide General Permit (NWP) or other general permit verification requiring "pre-construction notification" (PCN), or requests verification for a non-reporting NWP or other general permit, and the permit applicant has not requested an AJD for the activity, the permit applicant is hereby made aware that: (1) the permit applicant has elected to seek a permit authorization based on a PJD, which does not make an official determination of jurisdictional aquatic resources; (2) that the applicant has the option to request an AJD before accepting the terms and conditions of the permit authorization, and that basing a permit authorization on an AJD could possibly result in less compensatory mitigation being required or different special conditions; (3) the applicant has the right to request an individual permit rather than accepting the terms and conditions of the NWP or other general permit authorization; (4) the applicant can accept a permit authorization and thereby agree to comply with all the terms and conditions of that permit, including whatever mitigation requirements the Corps has determined to be necessary; (5) undertaking any activity in reliance upon the subject permit authorization without requesting an AJD constitutes the applicant's acceptance of the use of the PJD; (6) accepting a permit authorization (e.g., signing a proffered individual permit) or undertaking any activity in reliance on any form of Corps permit authorization based on a PJD constitutes agreement that all aquatic resources in the review area affected in any way by that activity will be treated as jurisdictional, and waives any challenge to such jurisdiction in any administrative or judicial compliance or enforcement action, or in any administrative appeal or in any Federal court; and (7) whether the applicant elects to use either an AJD or a PJD, the JD will be processed as soon as is practicable. Further, an AJD, a proffered individual permit (and all terms and conditions contained therein), or individual permit denial can be administratively appealed pursuant to 33 C.F.R. Part 331. If, during an administrative appeal, it becomes appropriate to make an official determination whether geographic jurisdiction exists over aquatic resources in the review area, or to provide an official delineation of jurisdictional aquatic resources in the review area, the Corps will provide an AJD to accomplish that result, as soon as is practicable. This PJD finds that there "may be" waters of the U.S. and/or that there "may be" navigable waters of the U.S. on the subject review area, and identifies all aquatic features in the review area that could be affected by the proposed activity, based on the following information:

**SUPPORTING DATA. Data reviewed for PJD (check all that apply)**

<sup>1</sup> Districts may establish timeframes for requestor to return signed PJD forms. If the requestor does not respond within the established time frame, the district may presume concurrence and no additional follow up is necessary prior to finalizing an action.

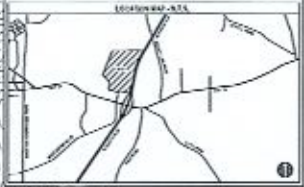
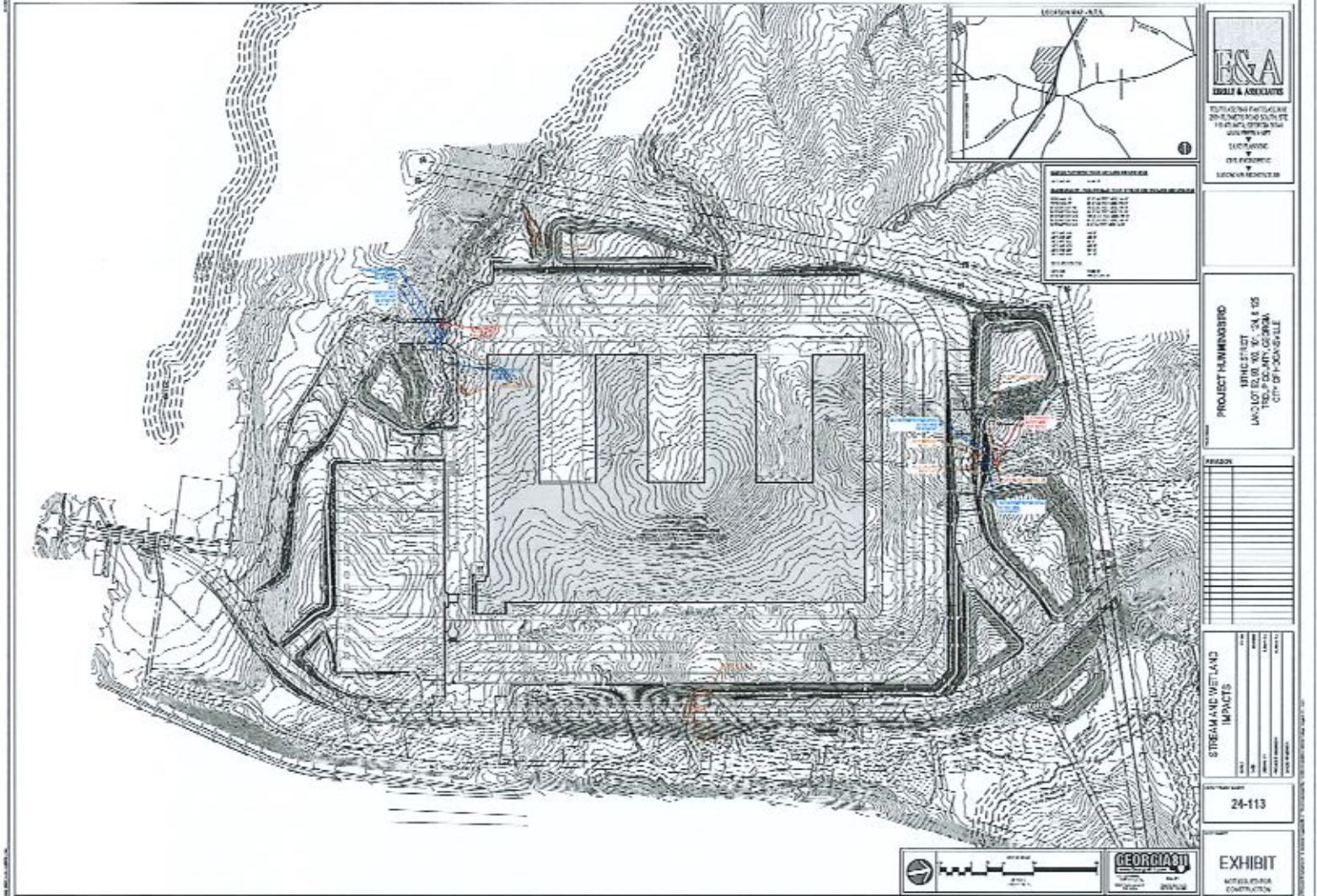
Checked items should be included in subject file. Appropriately reference sources below where indicated for all checked items:

- Maps, plans, plots or plat submitted by or on behalf of the PJD requestor:  
Map: "Project Hummingbird – Stream and Wetland Impacts", dated July 22, 2024, as prepared by Eberly & Associates, Incorporated and "Figure 2: Aquatic Resources Delineation Map", dated August 9, 2024, as prepared by Rimkus Consulting Group, Incorporated
- Data sheets prepared/submitted by or on behalf of the PJD requestor.
  - Office concurs with data sheets/delineation report.
  - Office does not concur with data sheets/delineation report.
- Data sheets prepared by the Corps: .
- Corps navigable waters' study: .
- U.S. Geological Survey Hydrologic Atlas: .
  - USGS NHD data.
  - USGS 8 and 12 digit HUC maps.
- U.S. Geological Survey map(s). Cite scale & quad name: .
- Natural Resources Conservation Service Soil Survey. Citation: Soil Map – Coweta, Heard, and Troup Counties dated 8/7/2024.
- National wetlands inventory map(s). Cite name: "NWI" dated 8/7/2024 prepared by the Applicant.
- State/Local wetland inventory map(s): .
- FEMA/FIRM maps: FEMA National Flood Hazard Layer dated 8/7/2024 prepared by the applicant.
- 100-year Floodplain Elevation is: (National Geodectic Vertical Datum of 1929)
- Photographs:  Aerial (Name & Date): .  
or  Other (Name & Date): Hogansville Site Photos of PS 1, PS2, IS1, IS2, W3, W4, W5, W2, and W6..
- Previous determination(s). File no. and date of response letter: .
- Other information (please specify): .

**IMPORTANT NOTE: The information recorded on this form has not necessarily been verified by the Corps and should not be relied upon for later jurisdictional determinations.**

\_\_\_\_\_  
Signature and date of  
Regulatory staff member  
completing PJD

\_\_\_\_\_  
Signature and date of  
person requesting preliminary JD  
(REQUIRED, unless obtaining  
the signature is impracticable)<sup>1</sup>



**MEASUREMENT INFORMATION**

POINT	ELEVATION
1	100.00
2	100.00
3	100.00
4	100.00
5	100.00
6	100.00
7	100.00
8	100.00
9	100.00
10	100.00
11	100.00
12	100.00
13	100.00
14	100.00
15	100.00
16	100.00
17	100.00
18	100.00
19	100.00
20	100.00
21	100.00
22	100.00
23	100.00
24	100.00
25	100.00
26	100.00
27	100.00
28	100.00
29	100.00
30	100.00
31	100.00
32	100.00
33	100.00
34	100.00
35	100.00
36	100.00
37	100.00
38	100.00
39	100.00
40	100.00
41	100.00
42	100.00
43	100.00
44	100.00
45	100.00
46	100.00
47	100.00
48	100.00
49	100.00
50	100.00
51	100.00
52	100.00
53	100.00
54	100.00
55	100.00
56	100.00
57	100.00
58	100.00
59	100.00
60	100.00



**PROJECT NAME:** PROJECT HANNINGBRO  
**CLIENT:** SHANE STREET LANDS LTD.  
**ADDRESS:** 1111-1115 W. 40TH AVE.  
**CITY:** CALGARY, ALBERTA

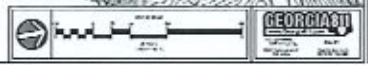
**REVISION**

NO.	DESCRIPTION	DATE

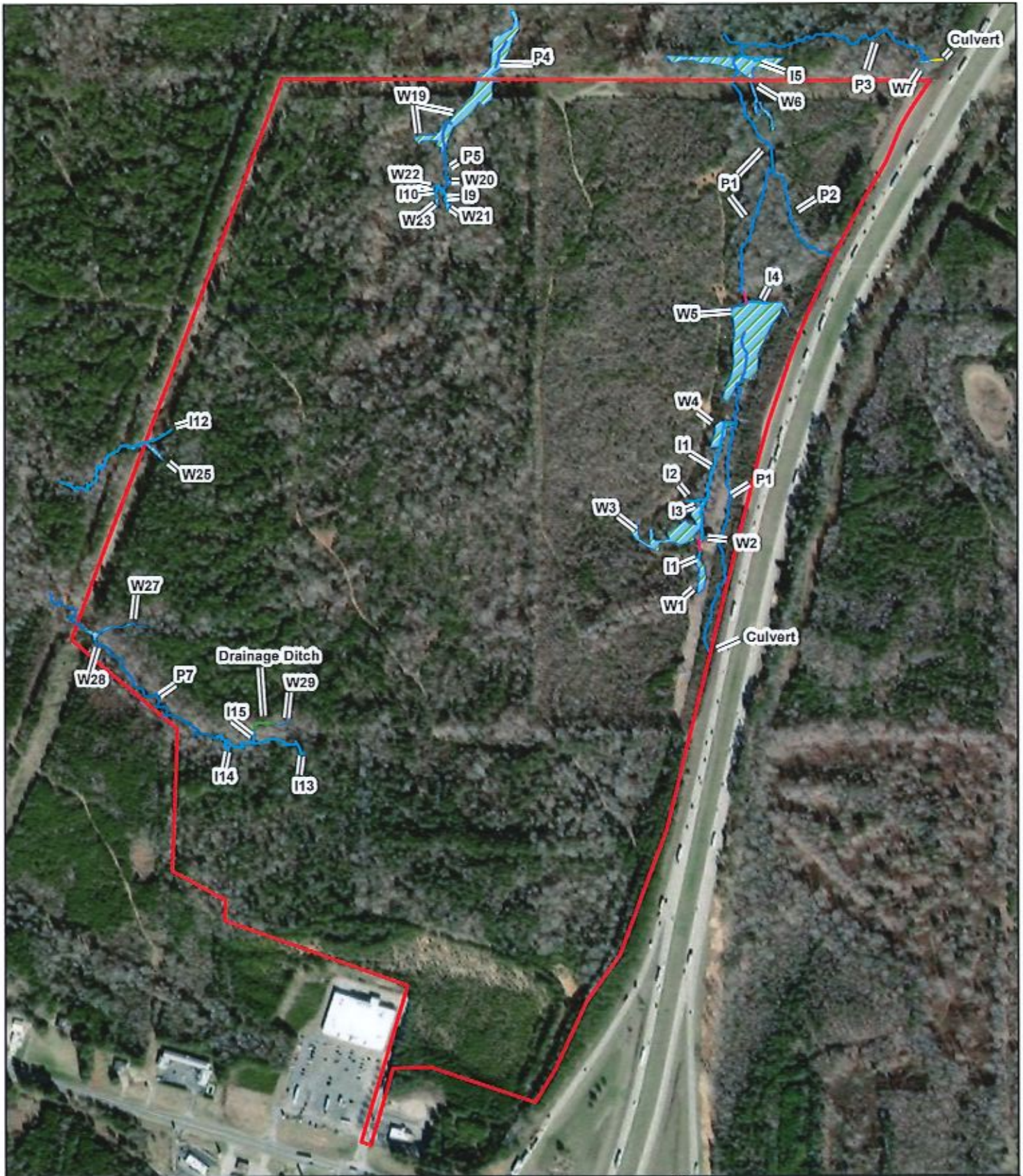
**STREAM AND WETLAND IMPACTS**

NO.	STREAM / WETLAND	IMPACTS	DATE

24-113



**EXHIBIT**  
 SITE PLAN  
 CONSTRUCTION








Produced By:



**FIGURE 2: AQUATIC RESOURCE  
DELINEATION MAP**

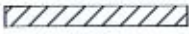
Hogansville Site  
Troup County, Georgia  
For  
Seefried Industrial Properties  
100255769  
August 9, 2024

**LEGEND**

-  Approx. Property Boundary
-  Perennial Stream
-  Intermittent Stream
-  Wetland
-  Culvert



575  
Feet

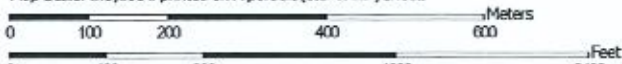


Soil Map—Coweta, Heard, and Troup Counties, Georgia  
(Property Boundary)



Soil Map may not be valid at this scale.

Map Scale: 1:9,160 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84





U.S. Fish and Wildlife Service  
National Wetlands Inventory

NWI



August 7, 2024

Wetlands

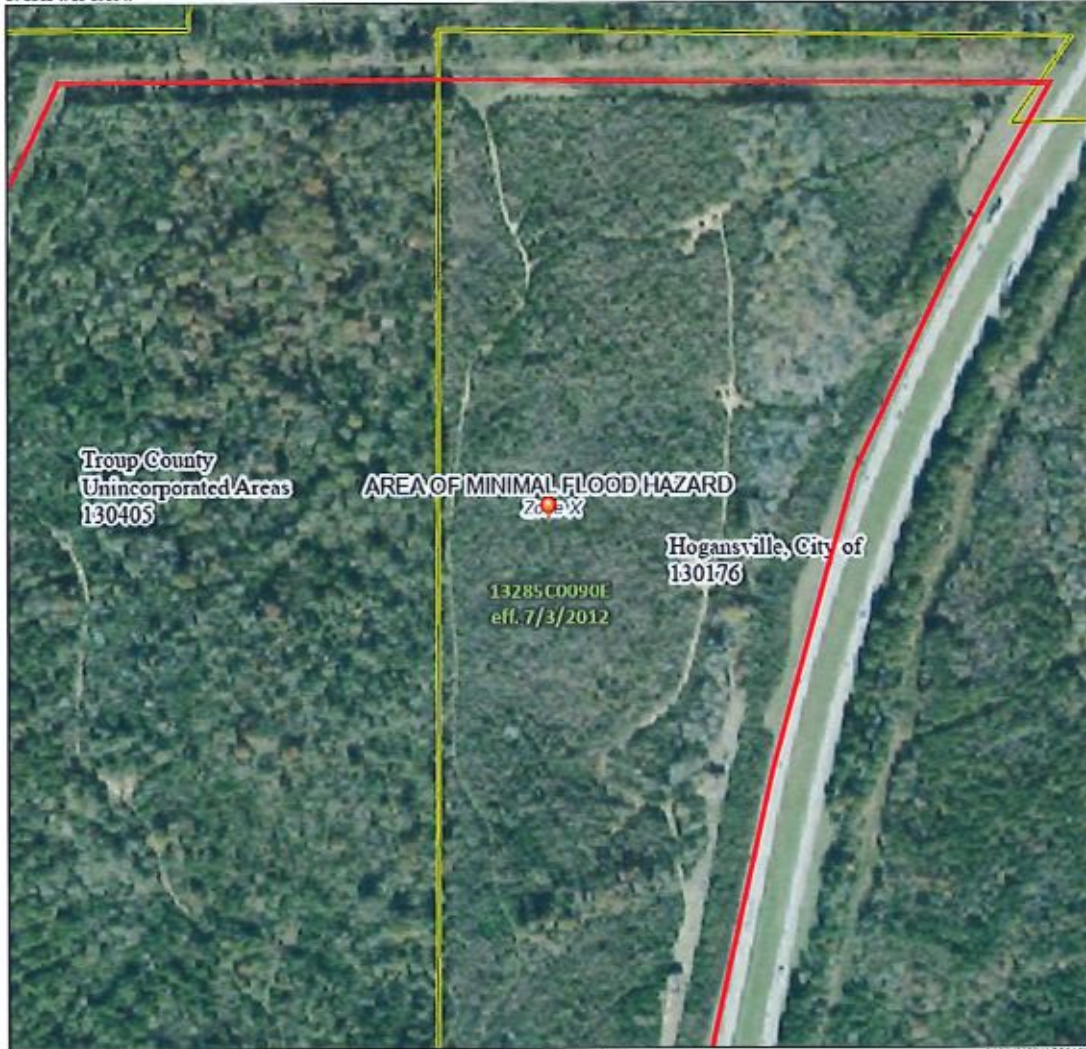
- |                                |                                   |          |
|--------------------------------|-----------------------------------|----------|
| Estuarine and Marine Deepwater | Freshwater Emergent Wetland       | Lake     |
| Estuarine and Marine Wetland   | Freshwater Forested/Shrub Wetland | Other    |
|                                | Freshwater Pond                   | Riverine |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

# National Flood Hazard Layer FIRMette



84°52'25"W 33°10'30"N



## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, X, AE9
		With BFE or Depth Zone AE, AO, AH, VE, AF
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee, See Notes, Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMits
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		28.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		47.4 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/1/2024 at 12:52 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

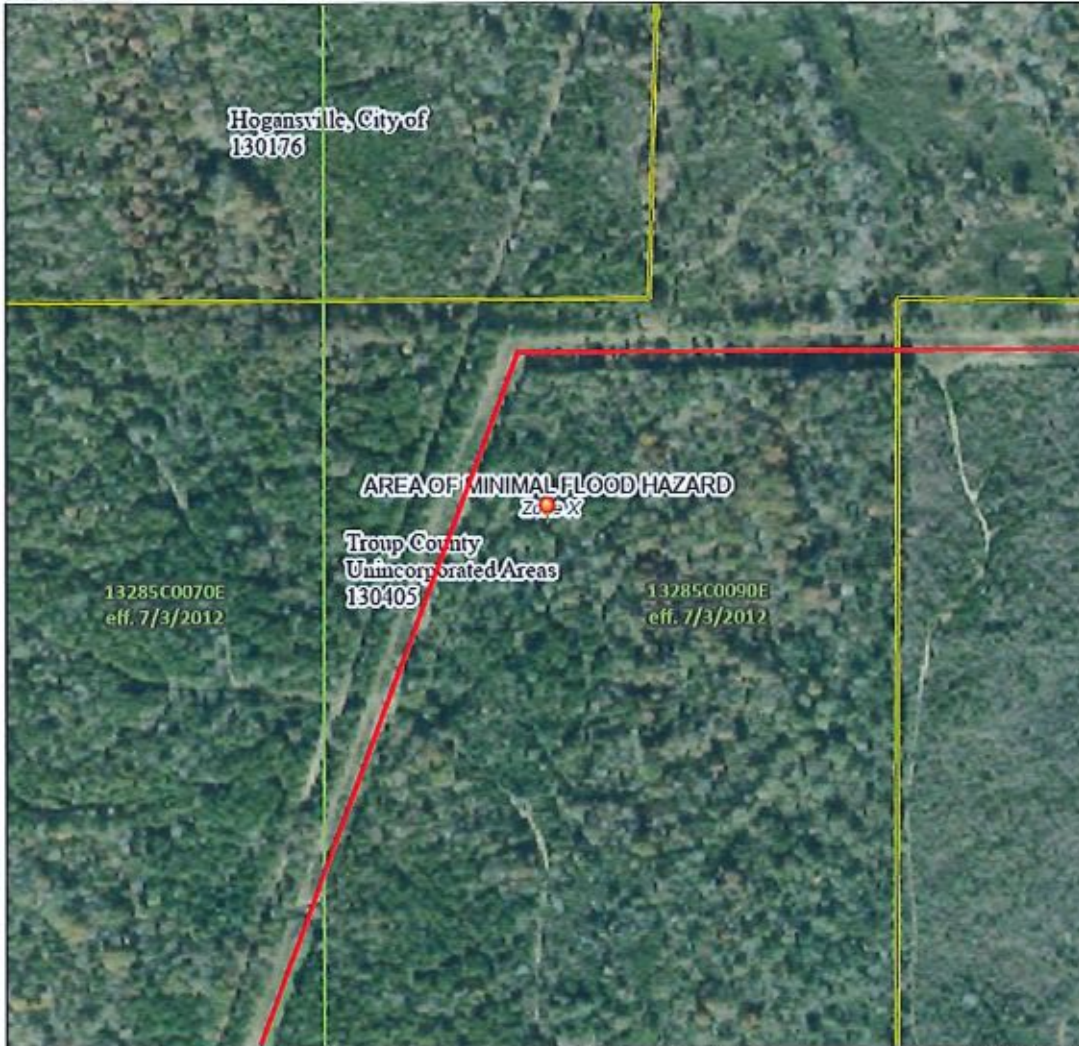
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

0 250 500 1,000 1,500 2,000 Feet 1:6,000 84°51'48"W 33°10'N  
Basemap Imagery Source: USGS National Map 2023

# National Flood Hazard Layer FIRMette



81°52'41"W 33°10'38"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000  
 Basemap Imagery Source: USGS National Map 2023

## Legend

SEE FIG REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

<b>SPECIAL FLOOD HAZARD AREAS</b>	<ul style="list-style-type: none"> <li>Without Base Flood Elevation (BFE) Zone A, X, A99</li> <li>With BFE or Depth Zone AE, AO, AH, VE, AF</li> <li>Regulatory Floodway</li> </ul>
<b>OTHER AREAS OF FLOOD HAZARD</b>	<ul style="list-style-type: none"> <li>0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X</li> <li>Future Conditions 1% Annual Chance Flood Hazard Zone X</li> <li>Area with Reduced Flood Risk due to Levee. See Notes. Zone X</li> <li>Area with Flood Risk due to Levee Zone D</li> </ul>
<b>OTHER AREAS</b>	<ul style="list-style-type: none"> <li>NO SCREEN Area of Minimal Flood Hazard Zone X</li> <li>Effective LOMRs</li> <li>Area of Undetermined Flood Hazard Zone D</li> </ul>
<b>GENERAL STRUCTURES</b>	<ul style="list-style-type: none"> <li>Channel, Culvert, or Storm Sewer</li> <li>Levee, Dike, or Floodwall</li> </ul>
<b>OTHER FEATURES</b>	<ul style="list-style-type: none"> <li>Cross Sections with 1% Annual Chance Water Surface Elevation</li> <li>Coastal Transect</li> <li>Base Flood Elevation Line (BFE)</li> <li>Limit of Study</li> <li>Jurisdiction Boundary</li> <li>Coastal Transect Baseline</li> <li>Profile Baseline</li> <li>Hydrographic Feature</li> </ul>
<b>MAP PANELS</b>	<ul style="list-style-type: none"> <li>Digital Data Available</li> <li>No Digital Data Available</li> <li>Unmapped</li> </ul>

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

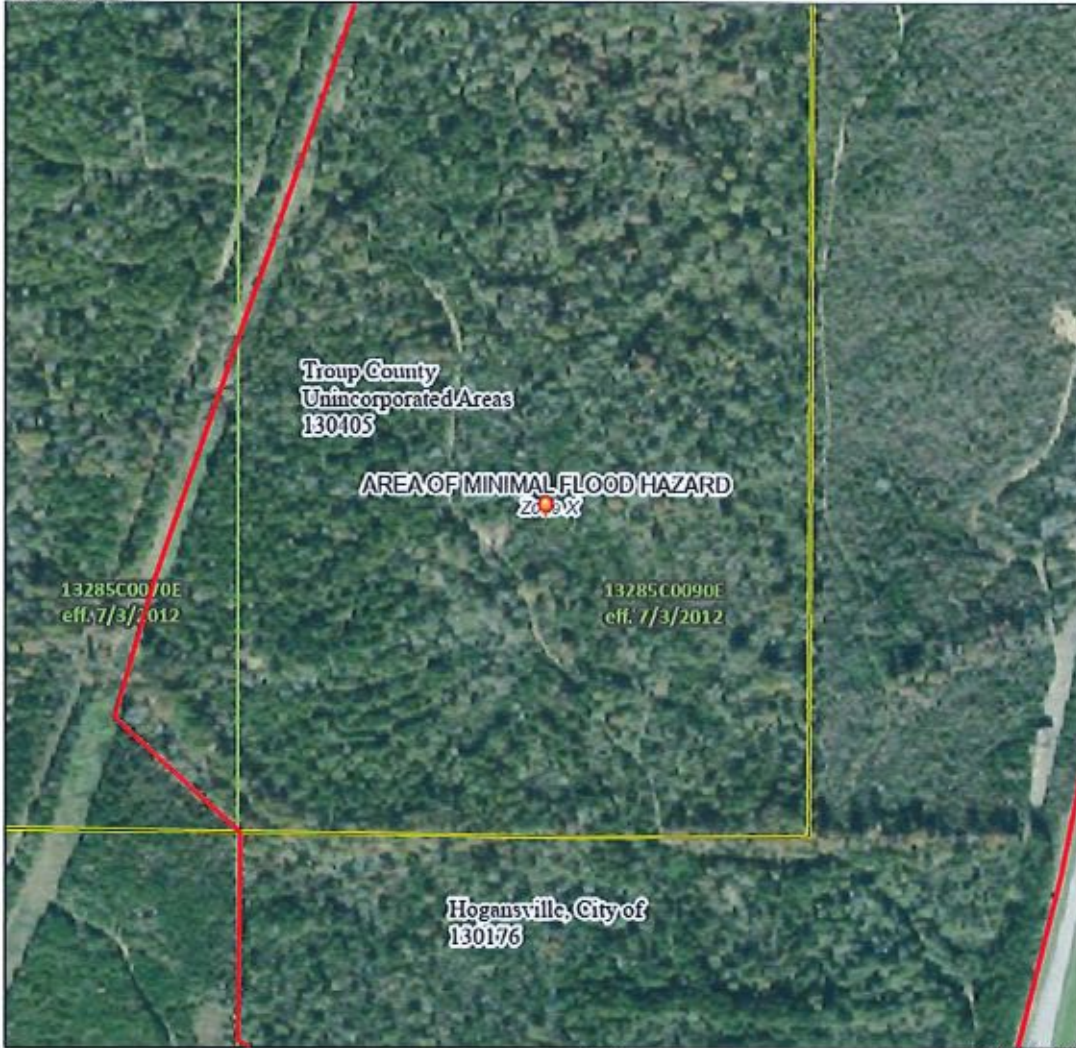
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/7/2024 at 12:54 PM and does not reflect changes or amendments subsequent to this data and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

# National Flood Hazard Layer FIRMette



84°52'38"W 33°10'23"N



1:6,000

Basemap Imagery Source: USGS National Map 2023

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- |                                    |  |   |
|------------------------------------|--|---|
| <b>SPECIAL FLOOD HAZARD AREAS</b>  |  | Without Base Flood Elevation (BFE)<br>Zone A, V, AE3  |
|                                    |  | With BFE or Depth Zone AE, AO, AH, VE, AR   |
|                                    |  | Regulatory Floodway   |
| <b>OTHER AREAS OF FLOOD HAZARD</b> |  | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X |
|                                    |  | Future Conditions 1% Annual Chance Flood Hazard Zone X  |
|                                    |  | Area with Reduced Flood Risk due to Levee, See Notes, Zone X  |
|                                    |  | Area with Flood Risk due to Levee Zone D  |
| <b>OTHER AREAS</b>                 |  | Area of Minimal Flood Hazard Zone X   |
|                                    |  | Effective LOMRs   |
|                                    |  | Area of Undetermined Flood Hazard Zone D  |
| <b>GENERAL STRUCTURES</b>          |  | Channel, Culvert, or Storm Sewer  |
|                                    |  | Levee, Dike, or Floodwall   |
| <b>OTHER FEATURES</b>              |  | Cross Sections with 1% Annual Chance Water Surface Elevation  |
|                                    |  | Coastal Transect  |
|                                    |  | Base Flood Elevation Line (BFE)   |
|                                    |  | Limit of Study  |
|                                    |  | Jurisdiction Boundary   |
| <b>OTHER FEATURES</b>              |  | Coastal Transect Baseline   |
|                                    |  | Profile Baseline  |
| <b>MAP PANELS</b>                  |  | Digital Data Available  |
|                                    |  | No Digital Data Available   |
|                                    |  | Unmapped  |
|                                    |  | The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.                              |

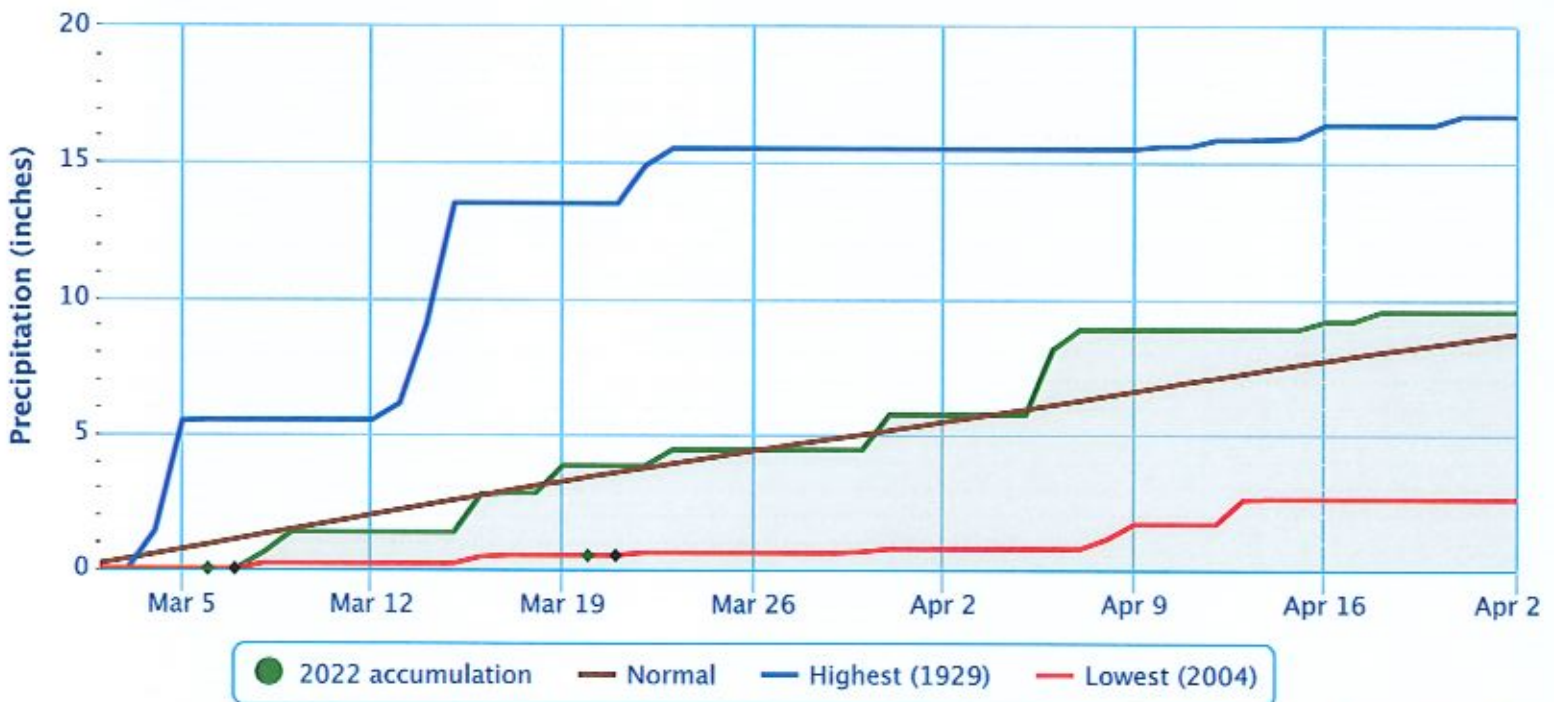
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The base map shown complies with FEMA's base map accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was reported on 8/7/2024 at 12:53 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: base map imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

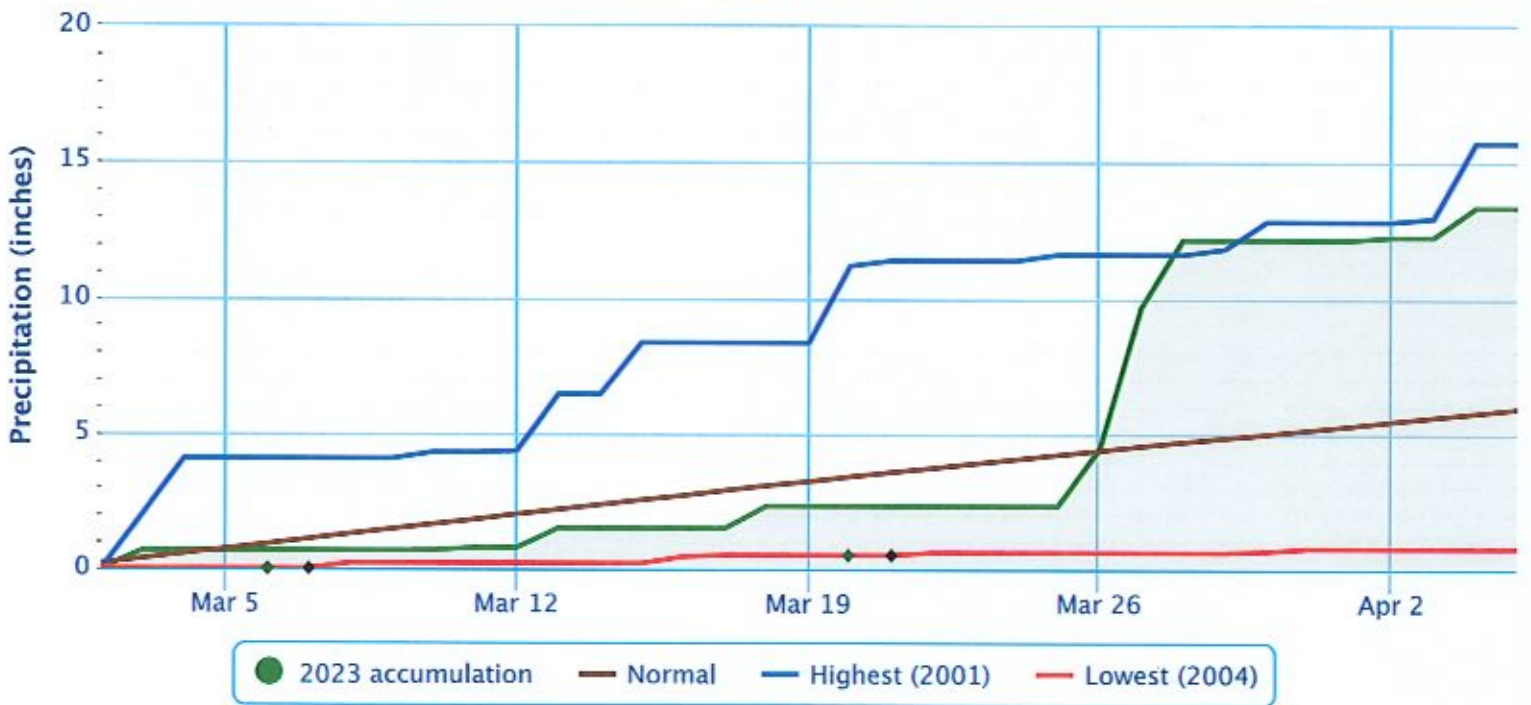
## Accumulated Precipitation – WEST POINT, GA

Click and drag to zoom to a shorter time interval; green/black diamonds represent subsequent/missing values



## Accumulated Precipitation – WEST POINT, GA

Click and drag to zoom to a shorter time interval; green/black diamonds represent subsequent/missing values



3/17/25  
meeting



ATLANTA  
AUGUSTA  
ST. SIMONS ISLAND

February 28, 2025

Mrs. Lisa Kelly  
City Manager  
City of Hogansville  
111 High Street  
Hogansville, Georgia 30230

Re: City of Hogansville  
Proposal for Engineering Services  
Sewer Monitoring

Dear Mrs. Kelly:

As requested, we are providing a proposal to extend the sewer monitor project for one year.

The proposed scope of work includes the following tasks:

<i>Qty.</i>	<i>Description</i>	<i>Unit Cost</i>	<i>Total Cost</i>
12	Install and Calibrate Manhole Monitors Per Location	\$500	\$6,000
12	Monitor and Analyze Data Per Location Per Year	\$1,800	\$21,600
<i>Subtotal for One Year of Additional Monitoring</i>			<i>\$27,600</i>

We propose to invoice quarterly based on percentage of completion. A copy of our General Conditions, which shall be part of this letter proposal, is enclosed. To authorize our firm to proceed, please sign and date the following page and return a copy of this proposal to our office.

We appreciate the opportunity to continue working with you and the City of Hogansville. To authorize our firm to proceed, please sign and date below and return a copy of this proposal to our office.

Yours truly,

Kenneth E. Green, P.E., *President*  
Turnipseed Engineers

KEG:ga  
Enclosure

Mrs. Kelly, City Manager  
City of Hogansville / Proposal for Engineering Services

February 28, 2025  
Page 2

**AUTHORIZATION TO PROCEED – SEWER MONITORS**

**CITY OF HOGANSVILLE, GEORGIA**

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Date