



City of Hogansville  
**City Council**  
**Regular Meeting Agenda**  
**Monday, May 5, 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

**Regular Meeting – Immediately Following Public Hearing**

1. Call to Order – Mayor Jake Ayers
2. Invocation & Pledge

**Consent Agenda**

All items listed under the Consent Agenda are considered to be routine in nature and will be approved by one blanket motion.

1. Approval of Agenda: Regular Meeting May 5, 2025
2. Approval of Minutes: Work Session April 21, 2025
3. Approval of Minutes: Public Hearing & Regular Meeting April 21, 2025

**Presentations**

1. Employee Recognition – Captain Jack Hollis – 5 Year Anniversary
2. Employee Recognition – Andy Jones – 20 Year Anniversary
3. Presentation – Andy Jones – Adopt A Street Program
4. Frederick Manley - Georgia Youth Impact Project Update and Request

**Citizen Appearances**

1. Mike Johnson to Discuss Transparency

**Old Business**

1. Ordinance – 2<sup>nd</sup> Reading & Adoption – UDO Amendments
2. Board Appointments – Planning & Zoning Commission
3. Board Appointments – Parks & Recreation Board

**New Business**

1. Preliminary Plat Approval – Project Hummingbird
2. Anticipated Millage Rate
3. Parks & Recreation – Pickleball Netting Replacement Discussion

**City Manager's Report**

**Assistant 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**

**Executive Session**

1. Real Estate Exemption

**Adjourn**

**Upcoming Dates & Events – May 2025**

- *May 15, 2025 – 6:00 pm | Meeting of the Planning & Zoning Commission at Hogansville City Hall*
- *May 19, 2025 – 7:00 pm | Regular Meeting of the Mayor and Council at Hogansville City Hall*
- *May 20, 2025 – 6:30pm | Meeting of the Historic Preservation Commission at Hogansville City Hall*
- *Thursday, May 22, 2025 – SPLASH PAD OPENING DAY!*
- *May 26, 2025 – City Offices Closed for Memorial Day*
- *May 27, 2025 – 6:30 pm | Meeting of the Downtown Development Authority at Hogansville City Hall*

**The Royal Theater Happenings – May 2025**

- *Saturday, May 10, 2025 – 7:30 pm – LIVE EVENT: 1964 (Beatles Tribute)*
- *Friday, May 16, 2025 – 7:00 pm – MOVIE: Bonnie & Clyde*
- *Saturday, May 17, 2025 – 7:00 pm – MOVIE: The Shining*  
*Purchase tickets online [1937royaltheater.org](http://1937royaltheater.org) or call the box office*



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

## **Public Hearing**

**April 21, 2025**

Mayor Jake Ayers called the Public Hearing to order at 7:00pm to hear Citizen Comments on the Annexation, Rezoning, and Map Amendment for Chisel Mill Development.

Melissa Griffis with Horne & Griffis spoke about the Chisel Mill Development's request to annex 21.17 acres of Bass Cross Road into the City and rezone to CR-MR. The 21.17 acres are currently being planned for 85 single-family residential homes.

There were no citizen comments, and the Public Hearing was adjourned at 7:04pm.

## **Regular Meeting**

**April 21, 2025**

**Call to Order:** Mayor Jake Ayers called the Regular Meeting to order at 7:04 pm. Present were Council Member Michael Taylor, Council Member Jason Baswell, Council Member Mandy Neese, Council Member Mark Ayers and Council Member Kandis Strickland. Also present were Assistant City Manager Oasis Nichols, City Attorney Alex Dixon, Police Chief Jeff Sheppard, and City Clerk LeAnn Lehigh. City Manager Lisa Kelly was not present at tonight's meeting.

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

### **Consent Agenda**

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

**Motion Carries 5-0**

### **Citizen Appearance**

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

Mike Johnson addressed the Council again stressing the importance of transparency and trust in local government. Mr. Johnson has concerns regarding his open record requests and feels that he is not getting all the records he has asked for in the timeframe he deems appropriate.

Mr. Johnson also addressed the fees charged on permits and he does not believe the charges for permitting fees are fair across the board. He feels some properties are not charged the same fees as others for the same work. He said he would again request to address Council at the next meeting on May 5, 2025.

### **Old Business**

#### ***1. Ordinance – 1<sup>st</sup> Reading – UDO Amendments***

City Attorney Alex Dixon read the 1<sup>st</sup> reading of the Ordinance to amend the UDO and stated that he will modify the language in section 30 for preliminary and final plat reviews as discussed in the previous Work Session meeting. No action was taken at tonight's Regular meeting. This item will be on the Regular Meeting agenda for action on May 5, 2025.

#### ***2. Board Appointments – Downtown Development Authority***

Council Member Neese moved to appoint Tiffany Pace and Tamara Manross. The motion was seconded by Council Member Ayers.

**Discussion:** None

**Motion Carries 5-0**

## **New Business**

### **1. Ordinance – 1<sup>st</sup> Reading – Annexation – Chisel Mill Development**

City Attorney Alex Dixon read the 1<sup>st</sup> reading of the Ordinance for the Annexation of the Chisel Mill Development into the City of Hogansville. No action was taken at tonight's Regular meeting. This item will be on the Regular Meeting agenda for 2<sup>nd</sup> Reading & Adoption on May 19, 2025.

### **2. Ordinance – 1<sup>st</sup> Reading – Rezoning and Map Amendment – Chisel Mill Development**

City Attorney Alex Dixon read the 1<sup>st</sup> reading of the Ordinance to rezone and amended the map of the 21.17 acre proposed Chisel Mill Development on Bass Cross Road, rezoning to CR-MR. No action was taken at tonight's Regular meeting. This item will be on the Regular Meeting agenda for 2<sup>nd</sup> Reading & Adoption on May 19, 2025.

### **3. Resolution – Georgia Cities Week 2025**

Mayor Ayers read the Resolution naming April 20-26, 2025, as Georgia Cities Week. There was no Council action on this matter.

### **4. Development Agreement – Project Hummingbird**

Council Member Neese moved to approve the Development Agreement for Project Hummingbird that covers road and traffic improvements pending final GDOT language and design confirmation. The motion was seconded by Council Member Ayers.

**Discussion:** None

**Motion Carries 5-0**

### **5. Board Appointments – Discussion Only**

Council received the applications for appointments to the Planning & Zoning Commission and Park & Recreation Board for review. No action was taken at tonight's meeting. These Board Appointments will be on the next Council Meeting Agenda for action on 5/5/25.

## **Executive Session**

**Motion:** Council Member Neese moved to go into Executive Session under the Real Estate Exemption and Personnel Exemption at 7:43 pm. The motion was seconded by Council Member Ayers.

**Motion Carries 5-0**

The Regular Meeting was reconvened at 9:10pm.

## **ADJOURNMENT**

On a motion made by Council Member Neese and duly seconded, Mayor Ayers adjourned the meeting at 9:11pm.

Respectfully,

  
LeAnn Lehigh

City Clerk



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

## **Work Session Meeting April 21, 2025**

**Call to Order:** Mayor Jake Ayers called the Work Session to order at 5:32pm. Present were Council Member Michael Taylor, Council Member Jason Baswell, Council Member Mandy Neese, Council Member Mark Ayers, and Council Member Kandis Strickland. Also present were Assistant City Manager Oasis Nichols, City Attorney Alex Dixon, Police Chief Jeff Sheppard, and City Clerk LeAnn Lehigh. City Manager Lisa Kelly was not present at tonight's work session meeting.

### **Order of Business**

#### **1. Development Agreement – Project Hummingbird**

Matt Brune with Seefried Properties was present to answer questions from the Council regarding the Development Agreement for Project Hummingbird. Mayor Ayers voiced concerns about road improvements and waiting on GDOT cooperation. This item is on the Regular Meeting agenda tonight for Council action.

##### **Overview**

- The development agreement for Project Hummingbird was reviewed by GDOT, building officials, the city attorney, internal staff, and Seaford representatives.
- General consensus was reached; the main outstanding issue is finalizing language on road and traffic improvements with GDOT.

##### **Road & Traffic Improvements**

- Parkway must be open before any operations; no shipping operations allowed until parkway completion.
- Parkway plans are 95% complete; intersection and signal plans with GDOT expected in about a month.
- Anticipated timeline:
  - Parkway permit (city and Meriwether) within 2 months.
  - Building shell completion: December 2026.
  - Operations start: Summer 2027.
  - Sufficient time projected for road completion before operations.

##### **Bridge & Environmental Concerns**

- Blue Creek Bridge realignment and T-intersection are the developer's responsibility per MOU with Meriwether County.
- Environmental permitting for the bridge (Corps of Engineers) could take 6+ months.
- Bridge completion is not critical for initial operations but is targeted before mid-2027.
- Developer will contribute to future repaving for maintenance.

##### **Traffic Management & Temporary Measures**

- Temporary signals will be installed during roundabout construction (outside developer's control); developer is funding and coordinating with GDOT.
- Sidewalk: One sidewalk up to the employee entrance; streetlights to be installed and turned over to the city after functioning.
- Concerns about truck traffic using incorrect GPS routes and crossing Blue Creek Bridge; trucking companies are responsible for any damage.
- Traffic control and signage will prevent construction traffic from using restricted routes.



## **2. Annexation – Chisel Mill Development**

Melissa Griffis with Horne & Griffis addressed Council asking for annexation and rezoning of five parcels totaling 21.17 acres on Bass Cross Road

### **Project Details**

- 21.17 acres on Bass Cross Road, currently zoned SSMD (single-family medium density) in Troup County.
- Application to annex and rezone to CRMR (corridor medium density residential) within city limits.
- Multiple parcels involved; all adjacent homeowners have signed off.

### **Development Plan**

- 85 units proposed.
- Open space required: 1.06 acres (5%); provided: 4.20 acres (19.8%).
- Green space required: 8.47 acres (40%); provided: 15.7 acres (74.2%).
- Updated setbacks and compliance with current UDO confirmed.
- Utilities to be connected through adjacent rezoned property.

### **Legal & Procedural Notes**

- Discrepancy in total acreage (20.48 vs. 21.17 acres) to be clarified before final ordinance.
- Troup County has not objected to annexation but requests the city consider road improvements on Bass Cross Road (still under negotiation).
- First reading of annexation and rezoning scheduled at tonight's Regular Meeting; second reading moved to May 19, 2025, to accommodate applicant's request.

### **Product & Timeline**

- Chisel Mill Homes focuses on affordable, single-family ranch homes (1,200–1,500 sq ft, 3 bed/2 bath, target price under \$300k).
- If approved, vertical construction is approximately two years away.

## **3. Clock Park - Strike due to City Manager absence**

## **4. Stone Street Discussion – Strike due to City Manager absence**

## **5. UDO Amendments**

Aaron Fortner with Canvas Planning was present to give an update on the UDO amendments that have been in discussion for several months.

### **Subdivision Plat Approval**

- Minor subdivisions: Preliminary plat not required; approval will be administrative.
- Major subdivisions: Preliminary and final plat approval will be by City Council (not administrative).
- Chart in Section 32 to be updated for clarity and consistency.

### **Blighted Property & Landscaping Definitions**

- New definition distinguishes between blighted structures and vacant lots.
- “Majority” of property condition used as threshold for enforcement.
- Section 30 (landscape requirements): Applies mainly to commercial/mixed-use, not single-family homes.
- Language to be clarified to avoid over-enforcement on residential properties; majority condition and intent to focus on commercial landscaping maintenance.

### **Code Enforcement & Community Impact**

- Emphasis on practical enforcement given the city's mix of older homes and lack of HOA.
- Council to be involved in the approval process for subdivisions.
- Ongoing review and amendments to ensure clarity and fairness in code enforcement.

**Discussions not on Agenda:**

**DDA**

Council Member Taylor wanted clarification on the bylaws of the Downtown Development Authority. He stated his understanding was that one member had to be a business owner and one a resident. He said one applicant is an employee of CB&T, but not an owner. Community Development Director Dhyana Portillo provided the bylaws of the DDA that says business owner, resident, or employee of a business located in the City of Hogansville.

Mayor Ayers adjourned the Work Session at 6:31pm.

Respectfully,

A handwritten signature in black ink, appearing to read 'LeAnn Lehigh', written over the printed name.

LeAnn Lehigh

City Clerk



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**

5/5/2025

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

Transparency

**Please describe in detail:**

Transparency

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

No

**If yes, when?**

**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?**

N/A

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**

4/22/2025

*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 SECTIONS 102-A-2-5, 102-B-2-11, 102-B-4-1, 102-B-4-5, 102-B-5-2, 102-B-5-3, 102-B-5-4, 102-B-6-1, 102-B-7-3, 102-B-7-4, 102-B-7-5, 102-B-8-1, 102-B-8-6, 102-B-8-9, 102-B-9-1, 102-B-10-7, 102-B-10-9, 102-B-10-11, 102-B-12-4, 102-B-12-7, 102-B-12-9, 102-B-12-10, 102-B-12-11, 102-C-2-3, 102-C-7-4, 102-C-7-6, 102-C-8-2, 102-C-8-21, 102-C-9-4, 102-C-9-8, 102-C-9-52, 102-C-9-53, 102-C-10-3, 102-C-10-23, 102-C-10-24, AND 102-D-1-2, 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>12</sup>	SU-R <sup>12</sup>	TN-R <sup>12</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>9</sup>	40' <sup>9</sup>	40' <sup>6</sup>	35'	40' <sup>9</sup>	75' <sup>9</sup>
Side Yard (Minimum) <sup>5</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
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## 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:

Backyard Cottage	
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 ES-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:

[illegible]

**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	RL	B	LI
		ES	SU	TN	TN	CR	CR	DT	G	G	G
COMMERCIAL USES											
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:



[illegible]



## **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.

- (e) 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.
- (e) 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.

- (l) 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.

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

#### **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-7-6. 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) 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 commercial properties must be maintained as follows: keep required landscaping areas and elements in good health and condition; all 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. This shall specifically include blighted properties as defined in Section 102-D-1-2.”

**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.

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

**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-9-14 of the Hogansville Uniform Development Ordinance concerning application for review of final plat, 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-9-14. Review and approval of preliminary and final plats.

- (1) Preliminary plats for minor subdivisions (not required but may be submitted) and final plats for minor subdivisions (always required) shall be reviewed by the zoning administrator, the Planning Commission, and the City Council. The subdivider may apply directly for final plat approval.
- (2) The Planning Commission shall approve or disapprove all preliminary plats for minor subdivisions (if submitted) and final plats for minor subdivisions. A notation of the action shall be made on the original including a statement of the reasons therefore if the final plat is disapproved.
- (3) All preliminary plats for major subdivisions and final plats for major subdivisions shall be reviewed by the zoning administrator, the Planning Commission, and the City Council.
- (4) The City Council shall approve or disapprove all preliminary plats for major subdivisions and final plats for major subdivisions. A notation of the action shall be made on the original including a statement of the reasons therefore if the final plat is disapproved.”

**SECTION 35:**

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 36:

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:

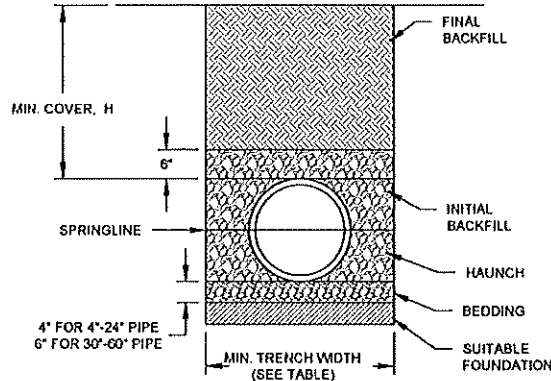
- (a) One and one-half (1.5) inch, twelve and one-half (12.5) mm asphalt wearing course. (Two (2) inch, nine and one-half (9.5) mm wearing course optional with approval of the zoning administrator.)
  - (b) Three (3) inch, nineteen (19) mm binder.
  - (c) Eight (8) inch G.A.B. (graded aggregate base) 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.
- (11) 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.
- (12) 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.
- (13) 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 (½) 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.
- (14) 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.
- (15) 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.
- (16) 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.

- (17) Driveways within the right-of-way shall be constructed according to the latest Georgia Department of Transportation and AASHTO Standard Specifications.
- (18) 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.
- (19) 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.
- (20) 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.
- (21) Standard details and illustrations.



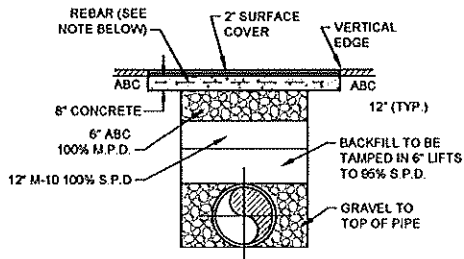


MINIMUM TRENCH WIDTHS	
PIPE DIAM	MIN. TRENCH WIDTH
4"	21"
6"	23"
8"	26"
10"	28"
12"	30"
15"	34"
18"	39"
24"	48"
30"	56"
36"	64"
42"	72"
48"	80"
54"	88"
60"	96"

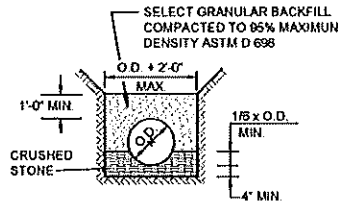
#### NOTES:

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.

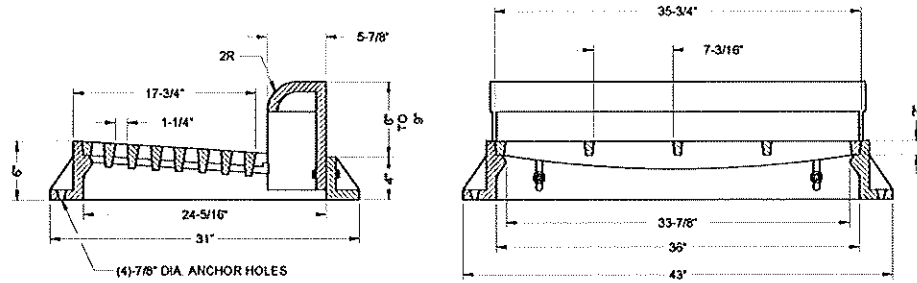
#### PIPE LAYING CONDITIONS FOR HDPE STORM DRAIN N.T.S. (MANUFACTURER'S SPECIFICATIONS)



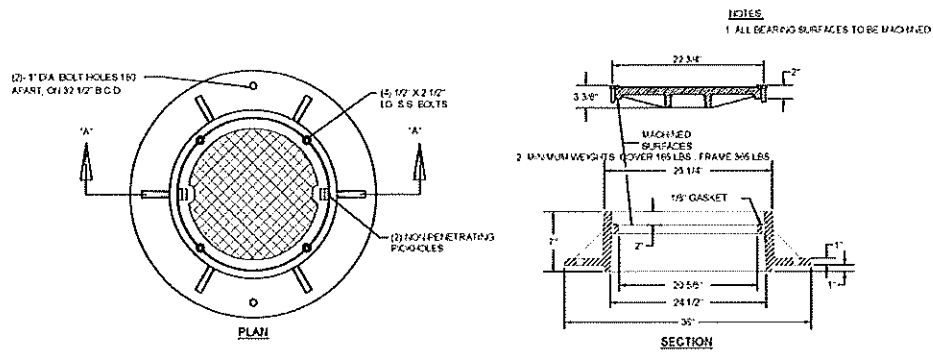
#### ASPHALT REPLACEMENT DETAIL N.T.S.



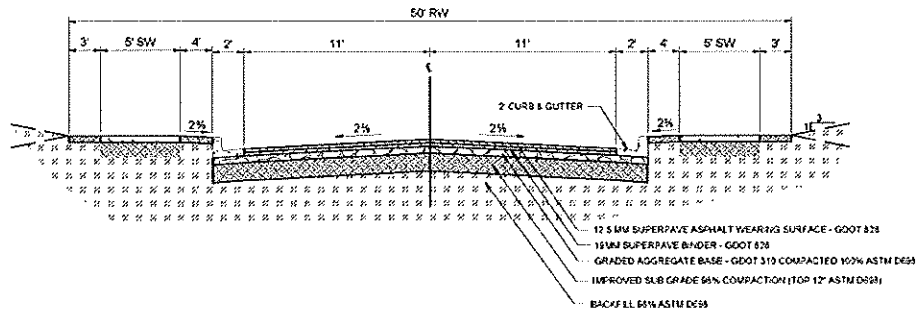
#### PIPE BEDDING FOR RCP STORM DRAIN N.T.S.



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



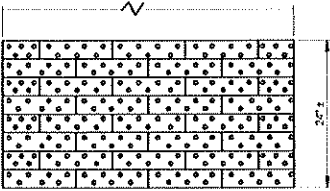
**USF 420 MANHOLE RING AND COVER (OR EQUIVALENT)**  
N.T.S.



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

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

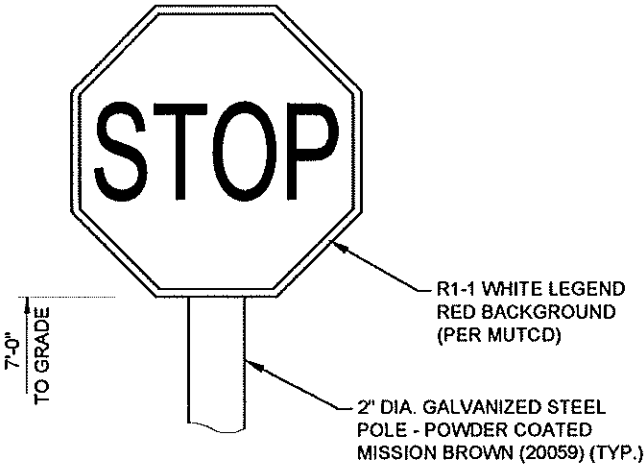
NOTES: MIXES SHALL COMPLY WITH THE LATEST EDITION OF THE GEORGIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS



BRICKS ARE 2" X 7" X 6" THICK

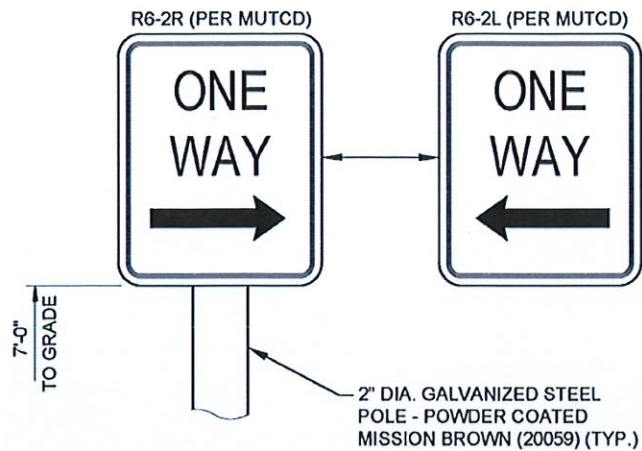
NOTES: DETECTABLE WARNING SHALL BE MADE OF DRY CAST CONCRETE BRICK AS MANUFACTURED BY KEYSTONE HARDSCAPES (HOLLAND STONE EDUW ADA PAVERS CHARCOAL FINISH)

**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'-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.



NOTES:

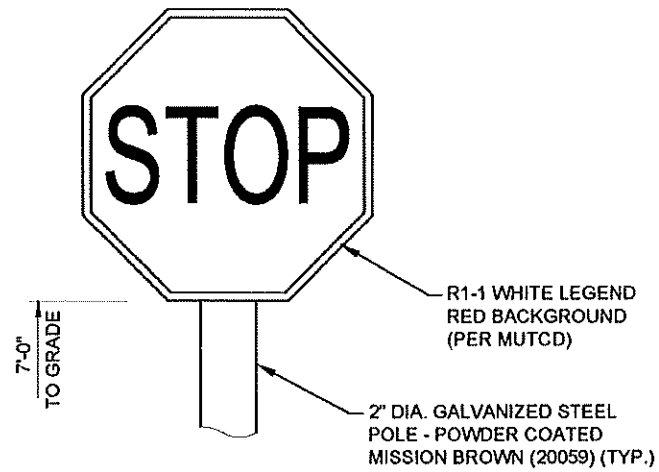
1. MOUNT EACH SIGN W/2 5/16" GALV. STL. BOLTS TO 3-1/2" (4LB/FT) "U" CHANNEL SET 1'-6" MIN. BELOW FINISH GRADE AND ENCASED IN 6"Ø CONCRETE FILLED HOLE.
2. ONE WAY SIGNS PER MUTCD STANDARD R6-2 (24"x30").

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.

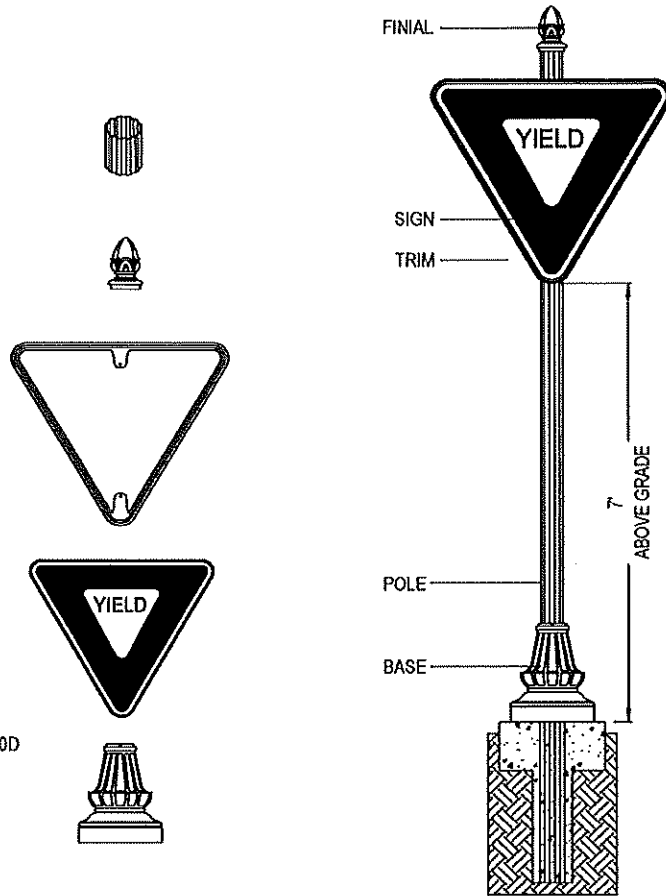
**POLE:**  
 SP3X12 - 3" x 12' FLUTED POLE  
 EXTRUDED ALUMINUM ALLOY  
 6005-T5  
 WALL THICKNESS - .125"

**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:**  
 R1-2/36 - 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 2PC83)



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 RAMPS	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:

<u>SPEED LIMIT (MPH)</u>	<u>SIGHT DISTANCE (EACH WAY) (FT)</u>
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.

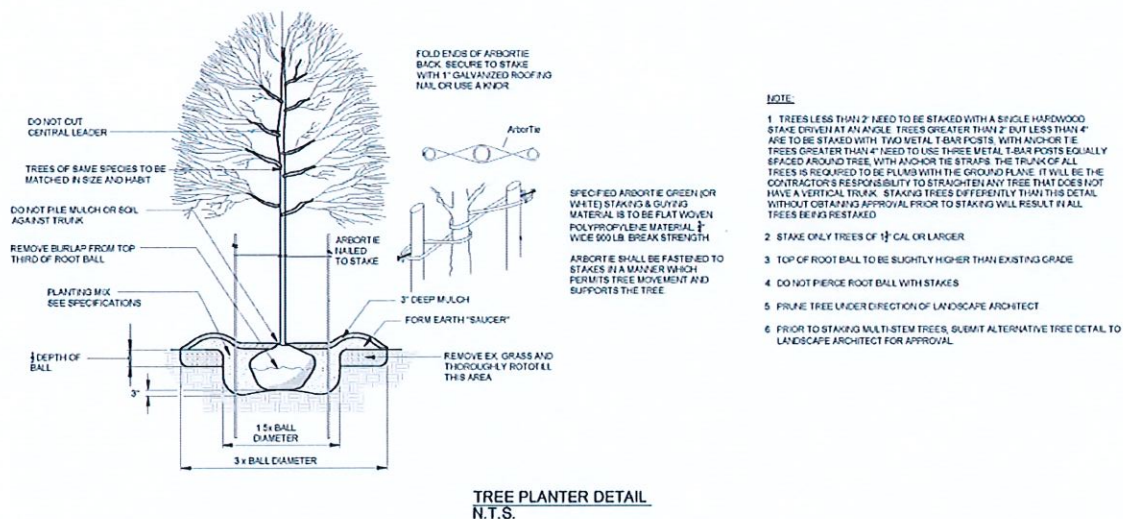
B) VERTICAL ALIGNMENT MUST BE DESIGNED IN CONJUNCTION WITH THE HORIZONTAL ALIGNMENT. ALL CHANGES IN STREET PROFILE GRADES HAVING AN ALGEBRAIC DIFFERENCE GREATER THAN ONE (1%) SHALL BE CONNECTED BY A PARABOLIC CURVE.

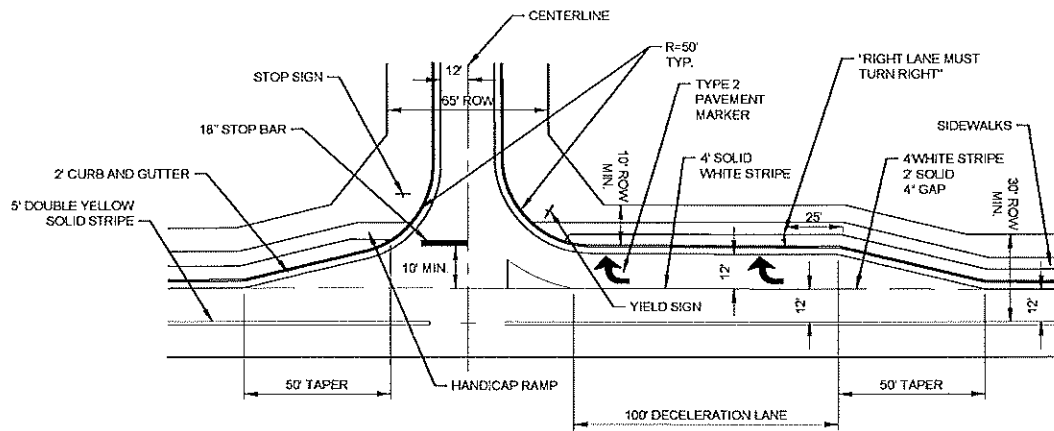
C) MINIMUM SAFE STOPPING DISTANCE IS A DIRECT FUNCTION OF THE DESIGN SPEED, TWENTY-FIVE (25) M.P.H. IN RESIDENTIAL AREAS, AND THIRTY-FIVE (35) M.P.H. IN LOCAL, NON-RESIDENTIAL AND COMMERCIAL AREAS. A HEIGHT OF EYE OF THREE AND ONE HALF (3.5) FEET AND HEIGHT OF OBJECT OF ONE-HALF (0.5) FOOT IS USED TO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

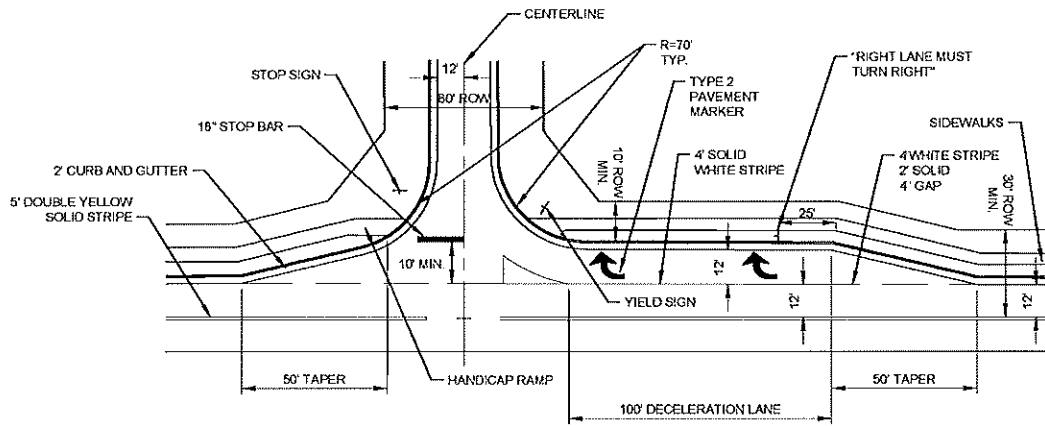
## SIGHT DISTANCE FOR HORIZONTAL CURVES

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.

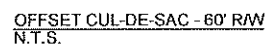
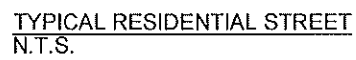




TYPICAL COMMERCIAL STREET  
N.T.S.



TYPICAL INDUSTRIAL STREET  
N.T.S.



## **SECTION 37:**

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 38:**

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 39:**

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.
- (5) 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.
- (6) 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.
- (7) 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.

- (8) 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.
- (9) Any structure which is boarded shall be in compliance with all applicable codes and ordinances of City of Hogansville.
- (10) Any structure which is boarded up shall be posted with the name, permit information, and 24-hour contact phone number of the local agent.
- (11) 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 40:**

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 bongs, 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 41:**

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

**SECTION 42:**

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 Jake 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:** April 21, 2025 **SUBMITTED BY:** Dhayna Portillo

**AGENDA TITLE:** Citizen Appointments – Planning Commission

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

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

**BACKGROUND** (Includes description, background, and justification)

The Hogansville Planning Commission has one open seat that was advertised in the March 2025 Hogansville utility mailers, city website, and Facebook with an application deadline of April 1, 2025. The City received one application for the open seat which was from Sue Harrell whose application is attached.

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

No budget impact.

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

Appoint Sue Harrell to the Planning Commission

**Entry #:** 5 - Sue Harrell

**Status:** Submitted

**Submitted:** 4/10/2025 12:35 PM

Citizens provide great insight and knowledge to City government. An avenue that the City of Hogansville uses to get this insight is through the City's various boards and commissions. The members of the boards and commissions make decisions and help recommend and review policies for the City of Hogansville and its Mayor and Council. This questionnaire will assist the Mayor and Council in the review process and in determining applicant eligibility requirements and qualifications for board or commission membership.

Questions to consider before applying for membership on a board or commission:

- Do I fully understand what this board or commission expects from me?
- Am I committed to the goals and mission of this board or commission?
- Can I afford the demands on my time, resources, and energy?
- Will I attend meetings regularly, making them a priority for the duration of my appointment?
- Am I willing to perform a reasonable amount of work outside of regularly scheduled board or commission meetings and prepare for each meeting?
- Can I work effectively with the other members of the board or commission?
- Am I willing to participate in necessary board or commission training, education, and development activities that will improve my effectiveness in my position?

### Applicant Information

**Which Board or Commission do you wish to be appointed?**

Planning & Zoning Commission

**If other, which board or commission are you interested in serving?**

Downtown Development Authority

**Name**

Sue Harrell

**Occupation**

University Professor

**Employer**

Horry Georgetown Technical College

**Home Address**

708 Askew Ave

**City**

Hogansville

**Zip**

30230

**Home Phone**

8439994847

**Home Email**

spanish4u02@yahoo.com

**Work Phone**

843-999-4847

**Work Email**

**Cell Phone**

843-999-4847

**Preferred Email**

Home

**Name and address of the business entity you own, located within the city limits of Hogansville (if applicable)**

none

**How long have you been a resident of the City of Hogansville?**

1 year



**Are you current with all of your financial obligations to the City?**

Yes

**Are you willing and available to attend training sessions on-site and/or off-site if provided by the City?**

Yes

**Are you able to meet the attendance requirements of the position for which you are applying?**

Yes

**Do you know of any circumstances that would result in you having to abstain from voting on any action before the board or commission?**

No

**If the answer above is yes, please explain:**

**Do you or your employer, or your spouse, child, relative or their employers, do business with the City of Hogansville?**

No

**If the answer above is yes, please explain:**

**Do you have employment or contractual relationships with the City of Hogansville that would create conflict with regard to your participation on a board or commission?**

No

**If the answer above is yes, please explain:**

**Why do you feel qualified for the board or commission you selected?**

My education and training have been focused on large picture development of entities. I've worked on boards with other organizations and enjoyed the interaction and outcomes. I am also invested in Hogansville in the sense that I want to see it thrive and grow. I would be honored to be a part of this commission.

**Attach Resume if you would like.**

## **BOARD AND COMMISSION INFORMATION**

- **Cemetery Board** – This City Council-appointed board monitors the conditions and needs of the City Cemetery and makes related recommendations to the City Council. Meets as needed.
- **Council on Aging (COA)** – The Three Rivers Council on Aging includes volunteers from each of its member cities and counties. The Hogansville City Council appoints one city resident to this 10-county group, which meets quarterly.
- **Downtown Development Authority (DDA)** – The DDA's mission is to revitalize and redevelop the City's downtown. The DDA is composed of seven members who are residents of the city or who own and operate a business within the city. Four of the members must have a specific economic interest in the downtown area. Potential new or renewed members are recommended by the DDA, and then appointed by Mayor and Council. The DDA meets once a month.



- **Historic Preservation Commission** – This group’s mission is to identify, recognize, protect enhance and promote the city’s historic properties, sites and districts. The Historic Preservation Commission also reviews major changes proposed for building exteriors in the City’s locally designated historic district. The group meets quarterly and as needed.
- **Hogansville Development Authority** – This authority encourages and promotes the expansion and development of industrial, agricultural, recreational and trade facilities, acquires land toward these ends, and meets as needed.
- **Keep Troup Beautiful** – Keep Troup Beautiful encourages behavioral changes and individual responsibility through educational activities that result in a cleaner Troup County. An affiliate of Keep Georgia Beautiful and Keep America Beautiful, this county affiliate has five working committees: Beautification, Development, Education, Media/Public Relations, and Recycling. Keep Troup Beautiful recommends Hogansville representatives to this group, for the City Council to appoint.
- **LaGrange-Callaway Airport Advisory Committee** – This committee provides input to the Troup County Board of Commissioners regarding airport facilities, operations and maintenance. The City Council appoints one city resident to this committee, which meets quarterly.
- **Library Board** – This Board hires and supervises the directors for the 2-county (Troup and Harris) regional library. Troup County appoints one Hogansville citizen to this Board, which meets quarterly.
- **Meriwether County-Hogansville Joint Development Authority** – This authority was created to issue bonds and hold title for industrial projects in Hogansville’s small corner of the Meriwether County Industrial Park. The City Council appoints members to one-year terms, and the authority meets quarterly.
- **Personnel Advisory Board** – This 3-member board hears employee grievances. The City Council appoints one city resident to this board. The Hogansville City staff chooses an employee representative, and those two members appoint another city resident. This group meets as needed.
- **Planning & Zoning Commission** – This group recommends proposed zoning variances and changes to the City zoning ordinance and map, and reviews and approves special use applications, proposed subdivisions, and development permits for new commercial uses. The Commission also updates the City Comprehensive Plan. Members meet monthly as needed.
- **Troup County Board of Elections and Registration** – This board registers all eligible citizens in Troup County to vote and encourages citizens to vote. This board also conducts and supervises all special and regular elections. The Hogansville City Council appoints one Hogansville resident to this board.
- **Troup County Recreation Board** – This board advises the Troup County Parks and Recreation Department regarding county-wide recreation facilities and programs. The Hogansville City Council appoints two city residents to this countywide board. One of the two residents must have a child who participates in the Parks & Recreation program.
- **Troup Tourism Committee** – This county-wide group oversees spending of hotel-motel tax revenues collected in Troup County and its three cities. The Hogansville City Council appoints one resident to this committee, which meets monthly.

## PROCEDURES FOR BOARD AND COMMISSION APPOINTMENT

1. Approximately sixty days before the end of a Board or Commission term, the City Manager will notify the City Council and the members of the Board or Committee affected of the positions and citizens whose terms will be expiring.
2. The City Manager will cause this information to be posted via the City’s bulletin boards, website, social media sites, utility billing statements or other means approximately sixty days before the end of a Board or Commission term to inform the residents in the city. This notice will also include qualifications (if any) to serve. The City Council will set the timeframe for the acceptance of applicants.
3. Applications may be sent to the City Clerk who will provide copies to the City Council for its review. The City Council may interview candidates at its discretion. The City Council retains all responsibilities and rights to select candidates, nominate and confirm appointments as required by City Ordinance.
4. If no applications are received for the opening, City Clerk notifies Mayor and Council, who may decide to continue running the opening.
5. Incumbents wishing for a new term must also reapply and be interviewed. Said incumbents may not participate in interviewing other applicants or in the decision-making process.
6. It is up to the board or commission to coordinate any required public interviews of the applicants and incumbents.



7. The Chair of the board or commission sends the board opening recommendation to the City Clerk who will then place it on the agenda of the next meeting of the Mayor and Council.
8. After any appointment, the new Board or Commission member, as well as the other members of that Board or Commission is sent a letter notifying them of their appointment.
9. The City Clerk will notify all applicants of the Mayor and Council's decision via email and mail

### **Applicant Statement**

I understand that I am applying to a board or commission office of the City of Hogansville that the appointing authority may require an interview prior to consideration for appointment; that I will be required to take an oath of office to uphold the City's charter and ordinances; that I may be removed from office for any reason permitted by law or City charter; and that my application will remain on file for consideration for a period of six (6) months, after which time, I will need to file a new application. All statements and information provided in this application are true to the best of my knowledge.

**Signature**

**Today's Date**

4/10/2025

*Sue Harrell*

*City of Hogansville | 111 High Street | Hogansville, GA 30230 | (706) 637-8629*



CITY COUNCIL  
Mayor Jake 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:** April 21, 2025      **SUBMITTED BY:** Dhayna Portillo 

**AGENDA TITLE:** Citizen Appointments – Troup County Parks & Recreation

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

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

**BACKGROUND** (Includes description, background, and justification)

The Troup County Parks & Recreation has one open seat that was advertised in the March 2025 Hogansville utility mailers, city website, and Facebook with an application deadline of April 1, 2025. The City received two applications for the open seat which was from Frederick Manley and Chelsey Reynolds whose applications are attached.

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

No budget impact.

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

Let the Council decide who to appoint whether it is Chelsey Reynolds or Frederick Manley

Citizens provide great insight and knowledge to City government. An avenue that the City of Hogansville uses to get this insight is through the City's various boards and commissions. The members of the boards and commissions make decisions and help recommend and review policies for the City of Hogansville and its Mayor and Council. This questionnaire will assist the Mayor and Council in the review process and in determining applicant eligibility requirements and qualifications for board or commission membership.

Questions to consider before applying for membership on a board or commission:

- Do I fully understand what this board or commission expects from me?
- Am I committed to the goals and mission of this board or commission?
- Can I afford the demands on my time, resources, and energy?
- Will I attend meetings regularly, making them a priority for the duration of my appointment?
- Am I willing to perform a reasonable amount of work outside of regularly scheduled board or commission meetings and prepare for each meeting?
- Can I work effectively with the other members of the board or commission?
- Am I willing to participate in necessary board or commission training, education, and development activities that will improve my effectiveness in my position?

## Applicant Information

Which Board or Commission do you wish to be appointed?

Troup County Recreation Board

If other, which board or commission are you interested in serving?

**Name**

Chelsey Reynolds

**Occupation**

Registered Nurse

**Employer**

Wellstar

**Home Address**

208 Frederick Street

**City**

Hogansville

**Zip**

30230

**Home Phone**

**Home Email**

Chelseydeereynolds@gmail.com

**Work Phone**

**Work Email**

**Cell Phone**

7069572220

**Preferred Email**

Home

Name and address of the business entity you own, located within the city limits of Hogansville (if applicable)

N/A

How long have you been a resident of the City of Hogansville?

26 years



**Are you current with all of your financial obligations to the City?**

**Are you willing and available to attend training sessions on-site and/or off-site if provided by the City?**

Yes

**Are you able to meet the attendance requirements of the position for which you are applying?**

Yes

**Do you know of any circumstances that would result in you having to abstain from voting on any action before the board or commission?**

No

**If the answer above is yes, please explain:**

**Do you or your employer, or your spouse, child, relative or their employers, do business with the City of Hogansville?**

No

**If the answer above is yes, please explain:**

**Do you have employment or contractual relationships with the City of Hogansville that would create conflict with regard to your participation on a board or commission?**

No

**If the answer above is yes, please explain:**

**Why do you feel qualified for the board or commission you selected?**

I feel I'd be a benefit to the board considering that my daughter participates in multiple sports offered through the Troup County Recreation Department. I will be capable of providing input and recommendations on improvements of parks and gather public feedback on any park needs. My younger children utilize playgrounds at parks, this enables me to assess the condition and indentify areas in need of repairs and/or renovations.

**Attach Resume if you would like.**

## **BOARD AND COMMISSION INFORMATION**

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of the members must have a specific economic interest in the downtown area. Potential new or renewed members are recommended by the DDA, and then appointed by Mayor and Council. The DDA meets once a month.

- **Historic Preservation Commission** – This group's mission is to identify, recognize, protect enhance and promote the city's historic properties, sites and districts. The Historic Preservation Commission also reviews major changes proposed for building exteriors in the City's locally designated historic district. The group meets quarterly and as needed.
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- **Personnel Advisory Board** – This 3-member board hears employee grievances. The City Council appoints one city resident to this board. The Hogansville City staff chooses an employee representative, and those two members appoint another city resident. This group meets as needed.
- **Planning & Zoning Commission** – This group recommends proposed zoning variances and changes to the City zoning ordinance and map, and reviews and approves special use applications, proposed subdivisions, and development permits for new commercial uses. The Commission also updates the City Comprehensive Plan. Members meet monthly as needed.
- **Troup County Board of Elections and Registration** – This board registers all eligible citizens in Troup County to vote and encourages citizens to vote. This board also conducts and supervises all special and regular elections. The Hogansville City Council appoints one Hogansville resident to this board.
- **Troup County Recreation Board** – This board advises the Troup County Parks and Recreation Department regarding county-wide recreation facilities and programs. The Hogansville City Council appoints two city residents to this countywide board. One of the two residents must have a child who participates in the Parks & Recreation program.
- **Troup Tourism Committee** – This county-wide group oversees spending of hotel-motel tax revenues collected in Troup County and its three cities. The Hogansville City Council appoints one resident to this committee, which meets monthly.

## PROCEDURES FOR BOARD AND COMMISSION APPOINTMENT

1. Approximately sixty days before the end of a Board or Commission term, the City Manager will notify the City Council and the members of the Board or Committee affected of the positions and citizens whose terms will be expiring.
2. The City Manager will cause this information to be posted via the City's bulletin boards, website, social media sites, utility billing statements or other means approximately sixty days before the end of a Board or Commission term to inform the residents in the city. This notice will also include qualifications (if any) to serve. The City Council will set the timeframe for the acceptance of applicants.
3. Applications may be sent to the City Clerk who will provide copies to the City Council for its review. The City Council may interview candidates at its discretion. The City Council retains all responsibilities and rights to select candidates, nominate and confirm appointments as required by City Ordinance.
4. If no applications are received for the opening, City Clerk notifies Mayor and Council, who may decide to continue running the opening.
5. Incumbents wishing for a new term must also reapply and be interviewed. Said incumbents may not participate in interviewing other applicants or in the decision-making process.



6. It is up to the board or commission to coordinate any required public interviews of the applicants and incumbents.
7. The Chair of the board or commission sends the board opening recommendation to the City Clerk who will then place it on the agenda of the next meeting of the Mayor and Council.
8. After any appointment, the new Board or Commission member, as well as the other members of that Board or Commission is sent a letter notifying them of their appointment.
9. The City Clerk will notify all applicants of the Mayor and Council's decision via email and mail

### **Applicant Statement**

I understand that I am applying to a board or commission office of the City of Hogansville that the appointing authority may require an interview prior to consideration for appointment; that I will be required to take an oath of office to uphold the City's charter and ordinances; that I may be removed from office for any reason permitted by law or City charter; and that my application will remain on file for consideration for a period of six (6) months, after which time, I will need to file a new application. All statements and information provided in this application are true to the best of my knowledge.

**Signature**

**Today's Date**

12/11/2024

*Chelsey Reynolds*

*City of Hogansville | 111 High Street | Hogansville, GA 30230 | (706) 637-8629*



# CITY OF HOGANSVILLE

111 High Street, Hogansville GA 30230

## Application for Board or Commission Appointment

Citizens provide great insight and knowledge to City government. An avenue that the City of Hogansville uses to get this insight is through the City's various boards and commissions. The members of the boards and commissions make decisions and help recommend and review policies for the City of Hogansville and its Mayor and Council. This questionnaire will assist the Mayor and Council in the review process and in determining applicant eligibility requirements and qualifications for board or commission membership.

Questions to consider before applying for membership on a board or commission:

- Do I fully understand what this board or commission expects from me?
- Am I committed to the goals and mission of this board or commission?
- Can I afford the demands on my time, resources and energy?
- Will I attend meetings regularly, making them a priority for the duration of my appointment?
- Am I willing to perform a reasonable amount of work outside of regularly scheduled board or commission meetings and prepare for each meeting?
- Can I work effectively with the other members of the board or commission?
- Am I willing to participate in necessary board or commission training, education and development activities that will improve my effectiveness in my position?

### APPLICANT INFORMATION

Applicant Name: Frederick Manley

Occupation: CEO Employer: Georgia Youth Impact Project

Home Address: 105C Granite Street City: Hogansville Zip: 30230

Home Phone: (678) 672-7351 Home E-Mail: manley30222@yahoo.com

Work Phone: ( ) Work E-Mail:

Cell Phone: ( ) Preferred E-Mail: ☐ Home ☐ Work

Name and address of the business entity you own, located within the city limits of Hogansville (if applicable)

Georgia Youth Impact Project

- a) Which board or commission do you wish to be appointed to? Troup Rec Board
- b) How long have you been a resident of the City of Hogansville? 17 Years \_\_\_ Months
- c) Are you current with all of your financial obligations to the City? ☐ Yes ☒ No
- d) Are you willing and available to attend training sessions on-site and/or off-site if provided by the City? ☒ Yes ☐ No
- e) Available boards and commissions and their terms and meeting schedules are listed at the end of this application. Are you able to meet the attendance requirements of the position for which you are applying? ☒ Yes ☐ No
- f) Do you know of any circumstances that would result in you having to abstain from voting on any action before the board or commission? ☐ Yes ☒ No If yes, please explain:

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- g) Do you or your employer, or your spouse, child, relative or their employers, do business with the City of Hogansville? ☒ Yes ☐ No If yes, please explain:

City contributed to non-profit organization.

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- h) Do you have any employment or contractual relationship with the City of Hogansville that would create a continuing or frequently recurring conflict regarding your participation on a board or commission? ☐ Yes ☒ No If yes, please explain:

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i) Why do you feel qualified for the board or commission you selected? (Attach resume if you like):

I feel that my experience working with Youth for over 20 years, including Twin Cedars. Menominee School System, partnering with LaGrange C.A. to work summer programs has prepared me to help with idea's for programs.

#### APPLICANT STATEMENT

I understand that I am applying for appointment to a board or commission office of the City of Hogansville that the appointing authority may require an interview prior to consideration for appointment; that I will be required to take an oath of office to uphold the City's charter and ordinances; that I may be removed from office for any reason permitted by law or City charter; and that my application will remain on file for consideration for a period of six (6) months, after which time, I will need to file a new application. I agree to comply at all times with all requirements of the office for which I am applying and to which I may be appointed. All statements and information provided in this application are true to the best of my knowledge.

Frederick D. Manley  
Signature

Frederick Manley  
Printed Name

10-1-2024  
Date

Please return signed application to:

City Clerk  
City of Hogansville  
111 High Street  
Hogansville, GA 30230