



City of Hogansville

City Council

Public Hearing & Regular Meeting Agenda

Monday, March 6, 2023

Meeting will be held at Hogansville City Hall,

111 High Street, Hogansville, GA 30230

Mayor: Jake Ayers	2025	Interim City Manager: Lisa E. Kelly
Council Post 1: Michael Taylor, Jr	2025	City Attorney: Alex Dixon
Council Post 2: Matthew Morgan	2025	Chief of Police: Jeffrey Sheppard
Council Post 3: Mandy Neese*	2023	
Council Post 4: Mark Ayers	2023	
Council Post 5: Toni Striblin	2023	* Mayor Pro-Tem

Public Hearing – 7:00 pm

1. Public Hearing for the Rezoning of Parcel Number 024-4W-006-002 (100 Oak Street) from R1-Residential to C-Commercial.

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 March 6, 2023
2. Approval of Minutes: Regular Meeting February 20, 2023
3. Approval of Minutes: Work Session Meeting February 20, 2023
4. Approval of Minutes: Special Called Meeting February 28, 2023

Old Business

1. Diverse Power – Hogansville Lease Agreement

New Business

1. Ordinance – 1st Reading - Rezoning – Parcel Number 024-4W-006-002 (100 Oak Street) from R1-Residential to C-Commercial

Discussion Items

1. Board Appointments – Historic Preservation Commission
2. Board Appointments – Planning and Zoning Commission
3. Board Appointments – Cemetery Commission

Interim City Manager's Report

Chief of Police Report

Council Member Reports

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

Mayor's Report

Adjourn

Upcoming Dates & Events

- March 16, 2023 – 6:00 pm | Meeting of the Planning and Zoning Commission at Hogansville City Hall
- March 17, 2023 – 6:00 pm | W. Crew Cigar Lounge St. Patrick's Day Coin Toss at W. Crew Cigar Lounge
- March 18, 2023-March 19, 2023 – Hogansville Community Yard Sale
- March 18, 2023 – 5:00 pm | Hogansville Alive After Five
- March 20, 2023 – 7:00 pm | Regular Meeting of the Mayor and Council at Hogansville City Hall

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





02/20/2023

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

Regular Meeting

Call to Order: Mayor Jake Ayers called the meeting to order at 7:01 pm. Present were Council Member Michael Taylor, Jr., Council Member Matthew Morgan, Council Member Mandy Neese, Council Member Mark Ayers, and Council Member Toni Striblin. Also present were Interim City Manager Lisa Kelly, Police Chief Jeff Sheppard, City Attorney Alex Dixon, and Deputy City Clerk LeAnn Lehigh.

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

CONSENT AGENDA

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

Motion Carries 5-0

NEW BUSINESS

1. Diverse Power – Hogansville Lease Agreement

Motion: A motion was made by Council Member Neese to table this item until the next meeting on March 6, 2023. The motion was seconded by Council Member Ayers.

Discussion: None

Motion Tabled until future meeting – 5-0

2. Mallard Lake Subdivision – Plat Restriction Removal

Motion: A motion was made by Council Member Neese remove the plat restriction that was placed on Lot 18 in the Mallard Lake Subdivision. The motion was seconded by Council Member Ayers.

Discussion: Lot number 18 in the Mallard Lake Subdivision was recently sold and the title company found a handwritten note on the recorded final plat that referenced a letter from Southern Crescent Venture, Inc. that placed restrictions on building permits from 2003. The restriction must be removed so that the new homeowner could get their loan finalized for Lot 18.

Motion Carries 5-0

EXECUTIVE SESSION

Motion: Council Member Neese made a motion at 7:22 pm to enter into an Executive Session under the Personnel Exemption. The motion was seconded by Council Member Ayers.

Motion Carries 5-0

The meeting was reconvened at 8:17 pm.

ADJOURNMENT

On a motion made by Council Member Ayers and duly seconded, Mayor Jake Ayers adjourned the meeting at 8:18 pm.

Respectfully,

LeAnn Lehigh
Deputy City Clerk

February 20, 2023



02/20/2023

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

Work Session Meeting

Call to Order: Mayor Jake Ayers called the Work Session to order at 6:01 pm. Present were Mayor Jake Ayers, Council Member Michael Taylor, Jr., Council Member Matthew Morgan, Council Member Mandy Neese, Council Member Mark Ayers, and Council Member Toni Striblin. Also present were City Interim City Manager Lisa Kelly, Police Chief Jeff Sheppard, City Attorney Alex Dixon and Deputy City Clerk LeAnn Lehigh.

DISCUSSION ITEMS

1. Diverse Power – Hogansville Lease Agreement

Diverse Power is placing a prefab building on the City's property on Hightower Road. The current Troup County Facility is currently undersized and allows no room for growth for Hogansville or Diverse Power equipment. The new building would allow the city to house backup batteries and have rack space for storage. The new AMI system would be attached to the outside of the building as well. The agreement would be a five-year lease that would be renewed for 45 years. Diverse Power is asking for a \$20,000 commitment from the City. The City would also pay for the power usage that averages \$120-\$130 a month and would provide gas to the generator. The Council would like some provisions in the agreement. The agreement would state that the AMI would be allowed on the outside of the building. They would like to know the size of the building? Is there potential expansion of rack space if needed?

2. Mallard Lake Subdivision – Plat Restriction Removal

Interim City Manager Lisa Kelly explained that back in 2003 when Mallard Lake Subdivision was being constructed, the recorded final plat for lot 18 had a handwritten note placing a restriction on building for lot 18. A letter written to the City from Southern Crescent Venture, Inc. stated no permits would be pulled until the sidewalks were completed, yet, after the date of the letter, the pool and pool house were constructed. That restriction was never lifted, the pool and pool house were demolished, and a house was permitted and CO issued on that lot. A title company found the restriction and cannot finalize the loan of the new homeowner until the restriction is removed. Council is being asked to remove the restriction on the plat at the Regular Council Meeting tonight.

ADJOURNMENT

Mayor Jake Ayers adjourned the Work Session at 6:34 pm.

Respectfully,

LeAnn Lehigh
Deputy City Clerk



02/28/2023

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

Special Called Meeting

Mayor Jake Ayers called the Special Called Meeting to order at 6:47 pm. Present were Mayor Ayers, Council Members Michael Taylor, Matthew Morgan, Mark Ayers, and Toni Striblin. Also present were Deputy City Clerk LeAnn Lehigh, City Attorney Alex Dixon, and Police Chief Jeff Sheppard. Council Member Neese arrived after the meeting was called to order.

EXECUTIVE SESSION

Motion: Motion was made by Council Member Striblin at 6:47 pm to enter into Executive Session under the Personnel Exemption. The motion was seconded by Council Member Ayers.

Motion Carries 4-0

The Special Called Meeting was reconvened at 9:02 pm.

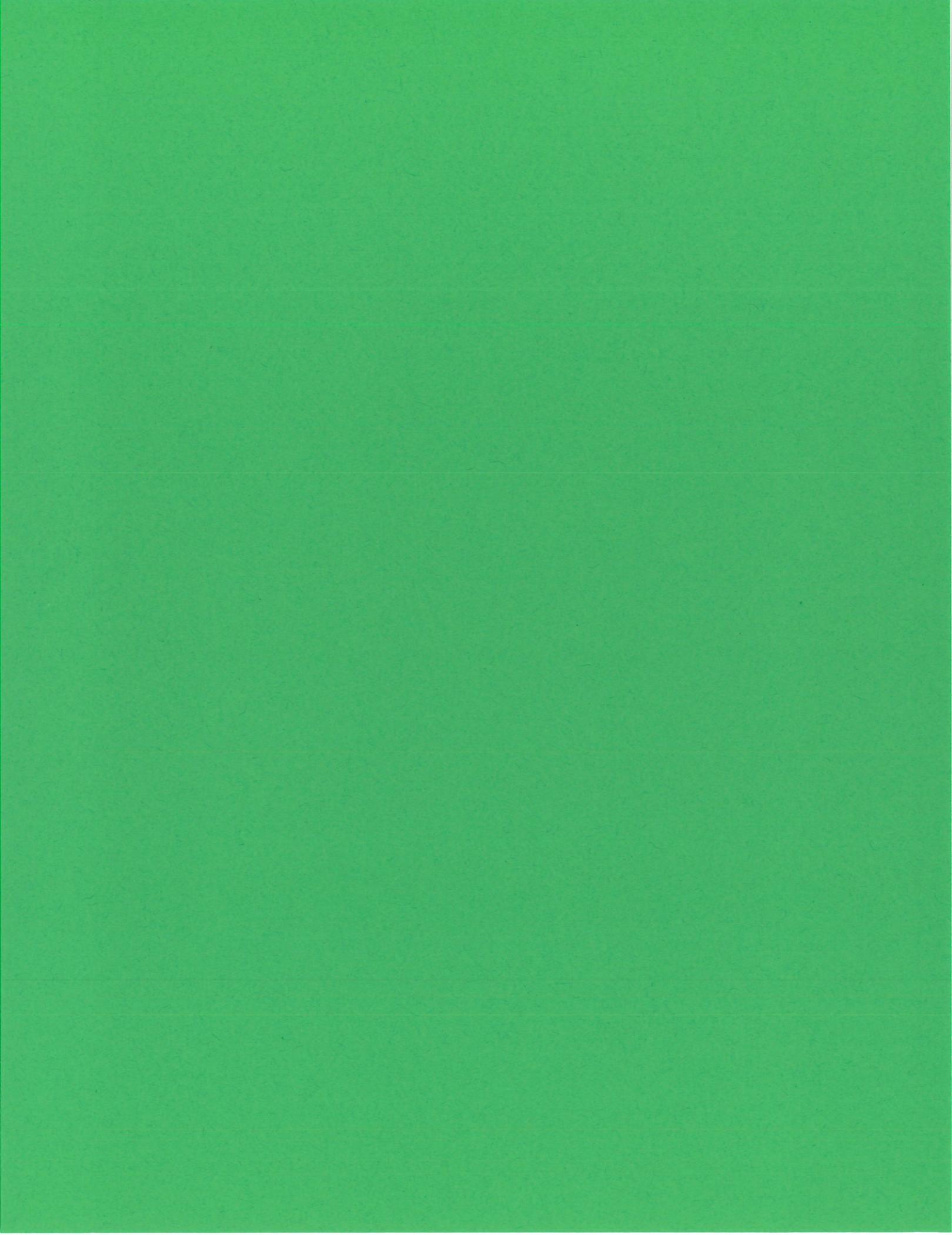
Motion: Council Member Neese made a motion to name Interim City Manager Lisa Kelly as the finalist for the City Manager position. The motion was seconded by Council Member Ayers.

ADJOURNMENT

On a motion made by Council Member Striblin and duly seconded, Mayor Jake Ayers adjourned the meeting at 9:03 pm.

Respectfully,

LeAnn Lehigh
Deputy City Clerk



AN ORDINANCE

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF HOGANSVILLE TO AMEND THE CODE OF THE CITY; TO AMEND THE ZONING MAP AND ORDINANCES OF THE CITY SO AS TO CLASSIFY THE USE ZONE OF REAL ESTATE LOCATED WITHIN THE CITY LIMITS LOCATED AT 100 OAK STREET AND OWNED BY PIONEER DEPOT, LLC; TO RECLASSIFY SUCH PROPERTY FROM SINGLE FAMILY RESIDENTIAL DISTRICT (R-1) TO GENERAL COMMERCIAL DISTRICT (GC); TO REPEAL CONFLICTING ORDINANCES; TO FIX AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

THE COUNCIL OF THE CITY OF HOGANSVILLE HEREBY ORDAINS:

SECTION 1:

That the zoning map and ordinances of the City of Hogansville be amended so as to classify as General Commercial (GC) the following described real estate which is located within the corporate limits of the City of Hogansville, to wit:

All that tract or parcel of land lying and being in Land Lot 10 of the 12th Land District, City of Hogansville, Troup County, Georgia, containing approximately 0.287 acres, more or less, located at 100 Oak Street in the City of Hogansville, Troup County, Georgia, further identified as Tax Map Parcel # 024-4W-009-002.

SECTION 2:

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

SECTION 3:

Pursuant to Official Code of Georgia Annotated Section 36-66-4(d)(4), this ordinance after adoption by the Council and upon approval by the Mayor, shall become effective upon the date the zoning is officially approved by the Mayor and Council.

INTRODUCED AND FIRST READING _____

SECOND READING AND ADOPTED/REJECTED _____

SUBMITTED TO MAYOR AND APPROVED/DISAPPROVED _____

BY: _____
Mayor

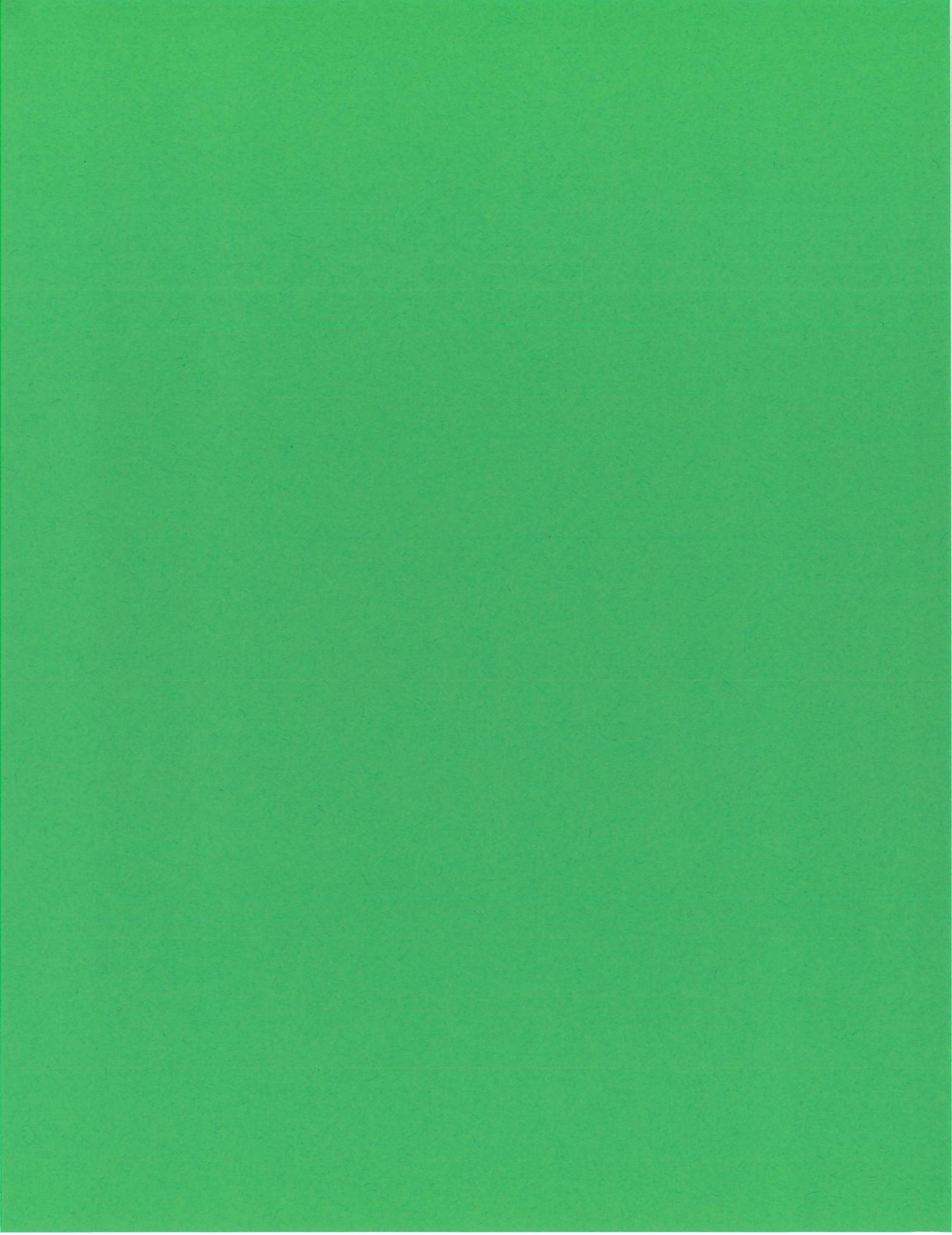
ATTEST: _____
Clerk

EXHIBIT "A"

All that tract or parcel of land, lying and being in Land Lot 10 of the 12th Land District, City of Hogansville, Troup County, Georgia containing 15,510 sq. ft. (0.287 acres) as shown on plat of survey entitled "The Property of John Hardy Jones" dated August 19, 1993, by Henry H. Jackson, Georgia Registered Land Surveyor No. 2274, recorded in Plat Book 41, Page 148, in the Office of the Clerk of the Superior Court of Troup County, Georgia, said plat and record thereof are by reference incorporated herein.

100 Oak Street, Hogansville, GA 30230 (0.287 acres, more or less)

Tax Parcel ID No. 024-4W-009-002



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



City Manager - Open
Lisa Kelly, Interim City Manager
Alex Dixon, City Attorney

111 High St
Hogansville GA 30230-1196
706-637-8629 | cityofhogansville.org

COUNCIL ACTION FORM

MEETING DATE: March 6, 2023

SUBMITTED BY: Lynne Miller

AGENDA TITLE: Citizen Appointment – Historic Preservation 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"/> <u>Discussion/Action</u> | <input type="checkbox"/> Other |

BACKGROUND (Includes description, background, and justification)

The City of Hogansville Historic Preservation Commission has an incumbent who would like to be reappointed and an opening created when one of the HPC's members resigned. In late January 2023, the City advertised for citizens interested in serving on several of the City commissions, including the HPC. For the Historic Preservation Commission, two full applications were received – from incumbent Carol Smith, whose term expired in January 2023 and who would like to be reappointed, and from Nicholas S. Murphy. Both appointments would be for 3-year terms running through January 31, 2026.

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

No budget impact.

No recommendation.

STAFF RECOMMENDATION (Include possible options for consideration)

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



City Manager - Open
Lisa Kelly, Interim City Manager
Alex Dixon, City Attorney

111 High St
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COUNCIL ACTION FORM

MEETING DATE: March 6, 2023

SUBMITTED BY: Lynne Miller *LSM*

AGENDA TITLE: Citizen Appointment – Planning & Zoning 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"/> <u>Discussion/Action</u> | <input type="checkbox"/> Other |

BACKGROUND (Includes description, background, and justification)

The City of Hogansville Planning & Zoning Commission has 5 members with 2-year terms. One of the members – Mary Margaret Ware -- recently stepped down. Three of the four remaining incumbents – Chair Ricky Thrash, Carol Smith and Mark Brummett – have terms that expired January 30, 2023, and these three would like to be reappointed. In late January 2023, the City advertised for citizens interested in serving on several of the City commissions, including the P&Z Commission. One full application was received – from Ellen Shellabarger, a former P&Z member. If Ms. Shellabarger were appointed and Ricky Thrash, Carol Smith and Mark Brummett were reappointed, those four two-year terms would extend to January 31, 2025.

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

No budget impact.

No recommendation.

STAFF RECOMMENDATION (Include possible options for consideration)

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



City Manager - Open
Lisa Kelly, Interim City Manager
Alex Dixon, City Attorney

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COUNCIL ACTION FORM

MEETING DATE: March 6, 2023

SUBMITTED BY: Lynne Miller *LSM*

AGENDA TITLE: Citizen Appointment – Cemetery 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 City of Hogansville Cemetery Commission has two incumbents who would like to be reappointed. John McKibben's term will be up for renewal or replacement in June 2023. Robert Leek's term expired June 30, 2022. In late January 2023, the City advertised for citizens interested in serving on several of the City commissions, including the Cemetery Commission. No new full applications were received for this Commission. If reappointed, Mr. McKibben's new term would extend to June 30, 2026 and Mr. Leek's would extend to June 30, 2025.

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

No budget impact.

No recommendation.

STAFF RECOMMENDATION (Include possible options for consideration)