



City of Hogansville  
**City Council**  
Regular Meeting Agenda

**Monday, July 15, 2024 – 7:00 pm**

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

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

**Regular Meeting – 7:00 pm**

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

**Consent Agenda**

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

1. Approval of Agenda: Regular Meeting July 15, 2024
2. Approval of Minutes: Public Hearings & Regular Meeting July 1, 2024
3. Approval of Minutes: Work Session Meeting July 1, 2024

**Presentations**

1. Hogansville Police Department - Chaplain Terry Rainwater Retirement

**Old Business**

1. Ordinance – 2<sup>nd</sup> Reading & Adoption – Rezoning - Parcel No. 0244D009004 (100-102 Lee Street) from TN-R (Traditional Neighborhood Single Family Residential) to CR-MR (Corridor Medium Density Residential)
2. Ordinance – 2<sup>nd</sup> Reading & Adoption - Rezoning – Parcel 0241 C00 1006 (231 Brooks Road) from ES-R (Estate Single Family Residential) to G-RL (General Rural)

**New Business**

1. Demolition of 202 Brazell Street and 409 Pine Street – Bid Awards
2. TAP Grant Application - Approval to Proceed

**City Manager's Report**

**Chief of Police Report**

**Council Member Reports**

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

**Mayor's Report**

**Adjourn**

**Upcoming Dates & Events**

- July 16, 2024 – 6:30 pm | Meeting of the Historic Preservation Commission at Hogansville City Hall
- July 18, 2024 – 6:00 pm – Meeting of the Planning & Zoning Commission at Hogansville City Hall
- July 23, 2024 – 6:30 pm – Meeting of the Downtown Development Authority at Hogansville City Hall
- August 5, 2024 – 7:00 pm | Regular Meeting of Mayor and Council at Hogansville City Hall
- August 6, 2024 – 6-9pm | Hogansville Police Department's National Night Out at Hogansville Elementary School







07/01/2024

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

### **Public Hearing**

Mayor Jake Ayers called the Public Hearing to order at 7:00pm to hear citizen comments on the on the Request to Rezone Parcel No 0244D009004 (100-102 Lee Street) from TN-R (Traditional Neighborhood Single Family Residential) to CR-MR (Corridor Medium Density Residential).

Tommy Jenkins (114 Lee Street) addressed Council stating that he was worried about the increase of property values and is concerned that his property taxes will go up. City Manager Lisa Kelly explained that there is always the possibility of increased property values with new construction. As homes sell, there could be increases in property values. The concept of this development is townhomes. If the developer has met the criteria in the UDO, there is no reason not to rezone.

Willie Cameron (Poplar Street) addressed Council stating that with the new developments, it is a good time to talk about sidewalks. He believes all areas in Hogansville should have sidewalk accessibility. City Manager Lisa Kelly explained that, per the new UDO, new developments are required to install sidewalks the length of the development.

As there were no other citizen comments, Mayor Ayers adjourned the Public Hearing at 7:11pm.

### **Public Hearing**

Mayor Jake Ayers called the Public Hearing to order at 7:11pm to hear citizen comments on the Request to Rezone Parcel 0241C001006 (231 Brooks Road) from ES-R (Estate Single Family Residential) to G-RL (General Rural). There were no citizen comments and Mayor Ayers adjourned the Public Hearing at 7:12pm.

### **Public Hearing**

Mayor Jake Ayers called the Public Hearing to order at 7:12pm to hear citizen comments on the Variance Request to Reduce Required New House Size from 1,500 sf to 1,467 sf, 89 Margaret Way, Parcel 0200000127. There were no citizen comments and Mayor Ayers adjourned the Public Hearing at 7:13pm.

### **Regular Meeting**

**Call to Order:** Mayor Jake Ayers called the Regular Meeting to order at 7:13 pm. Present were Council Member Michael Taylor, Council Member Matthew Morgan, Council Member Mandy Neese, Council Member Mark Ayers, and Council Member Kandis Strickland. Also present were City Manager Lisa Kelly, Assistant City Manager Niles Ford, City Attorney Alex Dixon, Police Chief Jeff Sheppard, and City Clerk LeAnn Lehigh.

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

### **CONSENT AGENDA**

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

**Motion Carries 5-0**

### **NEW BUSINESS**

- 1. Ordinance – 1<sup>st</sup> Reading – Rezoning - Parcel No. 0244D009004 (100-102 Lee Street) from TN-R (Traditional Neighborhood Single Family Residential) to CR-MR (Corridor Medium Density Residential)***

City Attorney Alex Dixon read the first reading of the proposed Ordinance to Rezone 100-102 Lee Street from TN-R to CR-MR. No action was taken at tonight's meeting.

**2. Ordinance – 1<sup>st</sup> Reading - Rezoning – Parcel 0241 C00 1006 (231 Brooks Road) from ES-R (Estate Single Family Residential) to G-RL (General Rural)**

City Attorney Alex Dixon read the first reading of the proposed Ordinance to Rezone 231 Brooks Road from (Estate Single Family Residential) to G-RL (General Rural). No action was taken at tonight's meeting.

**3. Variance Request to Reduce Required New House Size from 1,500 sf to 1,467 sf, 89 Margaret Way, Parcel 0200 000127**

**Motion:** Council Member Neese moved to approve the Variance Request to reduce the house size from 1,500sf to 1,467sf for 89 Margaret Way. The motion was seconded by Council Member Ayers.

**Discussion:** The Hogansville Planning & Zoning Commission approved the variance request. The request would allow the home to fit into the setbacks. Council agreed that even with the reduction in the requested house size, it would still be more square footage than current homes in the subdivision.

**Motion Carries 5-0**

**4. Huntcliff Phase 2 Final Plat**

**Motion:** Council Member Neese moved to approve the final plat for Huntcliff Phase 2, with the conditions that the plat can't be recorded until the sewer interceptor is complete and signed off by Turnipseed Engineers. The motion was seconded by Council Member Taylor.

**Discussion:** The current development agreement in place requires a 1500ft sewer interceptor that connects Ware Street to the City's main trunkline to be completed before the final plat is approved. The interceptor is paid for by the developer and is nearly completed. Developers are asking for approval of the Final Plat tonight for Huntcliff Phase 2 so that addresses can be locked in.

**Motion Carries 5-0**

**5. Bass Crossroad (Treeswift) Phases I & II Preliminary Plat Amendments**

**Motion:** Council Member Neese moved to approve the preliminary plat amendments for Bass Cross Road (Treeswift) Phases I & II. The motion was seconded by Council Member Ayers.


**Discussion:** The proposed amendments to the preliminary plat for the Bass Crossroad Development, Treeswift would allow 25% of the 189 single family detached homes in Phase 1 to be 1,260 sf or larger, and developers would like to replace the 209 proposed townhouse units with 150 single family attached lots with home sizes of 1,260 sf for Phase II.

**Motion Carries 5-0**

**ADJOURNMENT**

On a motion made by Council Member Neese and duly seconded, Mayor Ayers adjourned the meeting at 7:51 pm.

Respectfully,



LeAnn Lehigh  
City Clerk



07/01/2024

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

### **Work Session Meeting**

**Call to Order:** Mayor Jake Ayers called the Work Session to order at 5:35 pm. Present were Council Member Michael Taylor, Council Member Matthew Morgan, Council Member Mandy Neese, and Council Member Kandis Strickland. Also present were City Manager Lisa Kelly, Assistant City Manager Niles Ford, City Attorney Alex Dixon, Police Chief Jeffrey Sheppard, and City Clerk LeAnn Lehigh. Council Member Mark Ayers was not present during the Work Session Meeting.

### **ORDER OF BUSINESS**

#### ***1. Royal Theater Operations and Programming***

Royal Theater Director Rob Dippel gave an update on where the theater is and where it is heading. He said the Royal Theater Facebook page has had really positive responses and a lot of engagement. He has had a great response for volunteers. He talked about Memberships and Sponsorships that will be rolling out soon. Brochures are going in the utility mailers this month with the Membership details. Members will get certain perks depending on the level of membership they select. It is an annual membership. Brochures for Sponsorship opportunities for events will be going out soon. The naming portion will not start until next year. The website should go online at the beginning of September, with tickets being available to Members first before the general public for live events. Mr. Dippel also said the opening day Gala is scheduled for November 9, and will be a black-tie event and will feature Joe Gransden and his Big Band, who will be performing "Music Through the Decades. The Gala will have a reception before the performance, and a reception after to meet the band.

Council Members discussed movies and were concerned about the film schedule for kids' movies. They suggested checking the school calendar for the upcoming year to know when kids would be out of school, and also check with Parks & Rec on sports practice times and games, to have an idea on the best days and times for showing kids movies. Mayor and Council discussed possibly showing movies 2 nights a week to start, and possibly leave open some days for anyone who may want to rent the theater as well.

Council Members would like a plethora of different types of performers for future live events. City Manager Lisa Kelly explained some of the obstacles the City has had with booking performers. Money is the biggest issue, along with technical riders that artists request. The lack of greenroom space is also an issue. However, Mr. Dippel has booked events for the next several months and gave the schedule to the Mayor and Council. He asked to keep the list under wraps for now until a formal announcement to be made public over the next couple of months.

Mr. Dippel discussed volunteer opportunities. Volunteers will be taking tickets, working concessions, ushering in the main level, as well as upstairs for VIP, office help, and hospitality. Volunteers will be required to wear black slacks, black shirts, red vests and red bowties.

The "soft opening" of the Royal Theater will be held early October, featuring local talent.

During the Hummingbird Festival this year, there will be a table set up in the lobby of the theater with Membership and Sponsorship information. A local radio station is scheduled to broadcast from out front of the theater during the Hummingbird Festival.

### **ADJOURNMENT**

Mayor Ayers adjourned the Work Session at 6:44 pm.

Respectfully,

LeAnn Lehigh  
City Clerk

July 1, 2024





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



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

## **COUNCIL ACTION FORM**

**MEETING DATE:** July 15, 2024

**SUBMITTED BY:** Lynne Miller

**AGENDA TITLE:** Second Reading -- Rezoning and Map Amendment for 100-102 Lee Street

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

☐ Ordinance (No. \_\_\_\_)

☐ Contract

☐ Information Only

☐ Public Hearing

☐ Resolution (No. \_\_\_\_)

☐ Ceremonial

☒ Discussion/Action

☐ Other

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

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

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

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

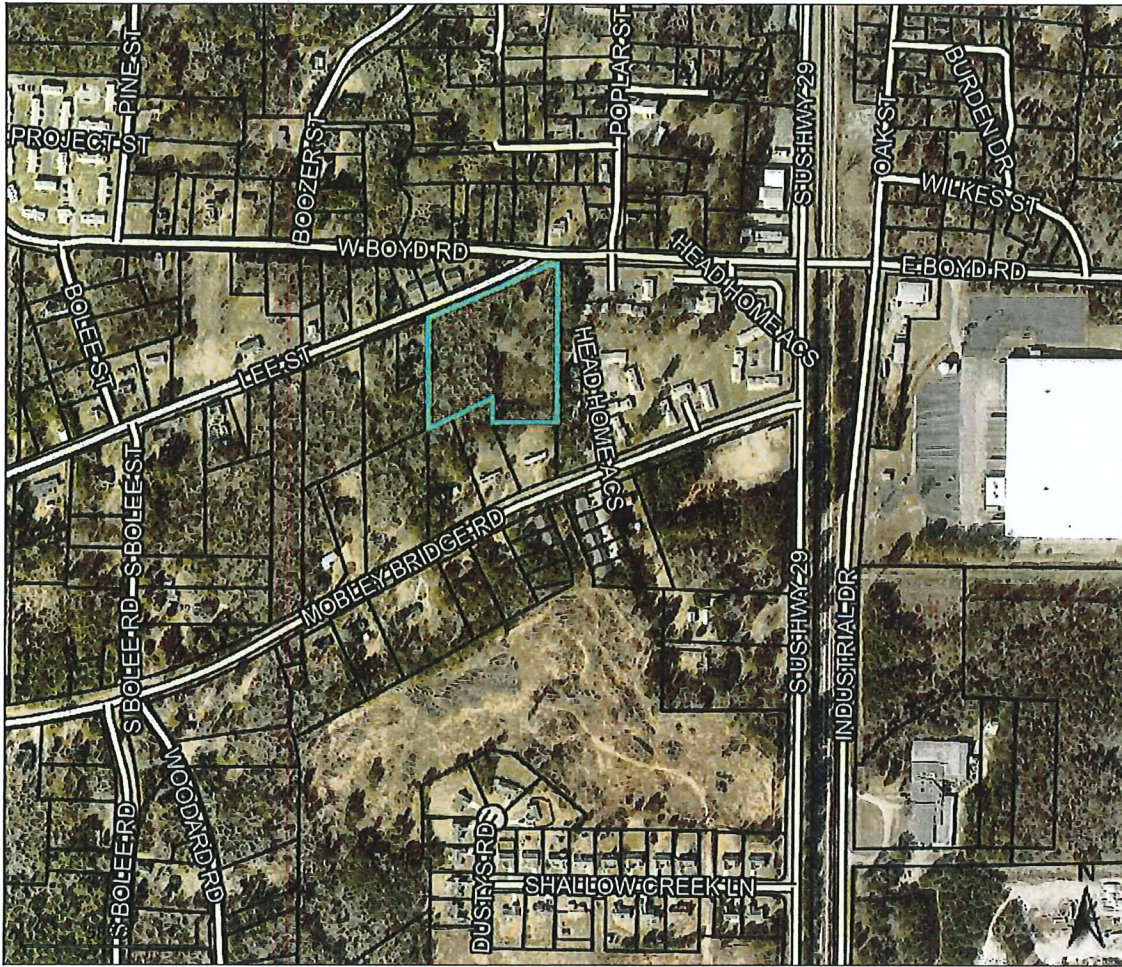
**BUDGETING & FINANCIAL IMPACT** (Includes project costs and funding sources)

No budget impact.

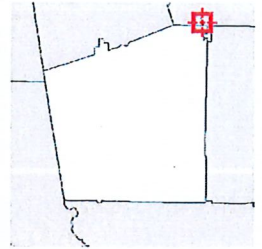
**STAFF RECOMMENDATION** (Include possible options for consideration)

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





Overview



Legend

- Parcels
- Roads

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

(Note: Not to be used on legal documents)

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

Developed by  **Schneider**  
 GEOSPATIAL



Application for Rezoning - City of Hogsansville : Georgia

Property Owner: MAA DEVELOPMENT LLC

Property Owner Address: 87 MAGGILL PL

City, State, Zip: NEWNAH GA 30263

Phone Number: 678-612-2509

Email: maa.development1@gmail.com

Authorized Agent: Steven Boggers

Agent's Address: 118 N Belair Rd Suite 1

City, State, Zip: Evans, GA 30809

Phone Number: 706-594-9002

Email: stevan@jbcdevelopment.com

Subject Property Address: 100 and 102 Lee St

City, State, Zip: Hogansville GA 30230

Troup Tax Parcel Number: 0244 D009004

Size of property (acres): 3.85

Current Zoning: R3 Proposed Zoning: TMX

Current Use: Vacant - Zoned R3

Proposed Use: Town Homes

If rezoned, when will the proposed use start? 8/1/2024

Is subject property vacant? Yes

Are you also asking to annex the subject property?  
No

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

Steven Boggers  
Signature of Owner or Authorized Agent

Date: 6/11/24

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

Property/Financial Disclosure

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

NO

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

N/A

Campaign Contribution Disclosure

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

NO

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

N/A

I certify that the foregoing information is true and correct, this 12<sup>th</sup>

day of

June

20 24

Serv. H. J.

Applicant's Signature



OWNER'S AUTHORIZATION TO USE THIRD PARTY REPRESENTATIVE

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

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

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

Agent Name: Steven Boggus

Agent Address: 118 N Belair Rd Suite 1

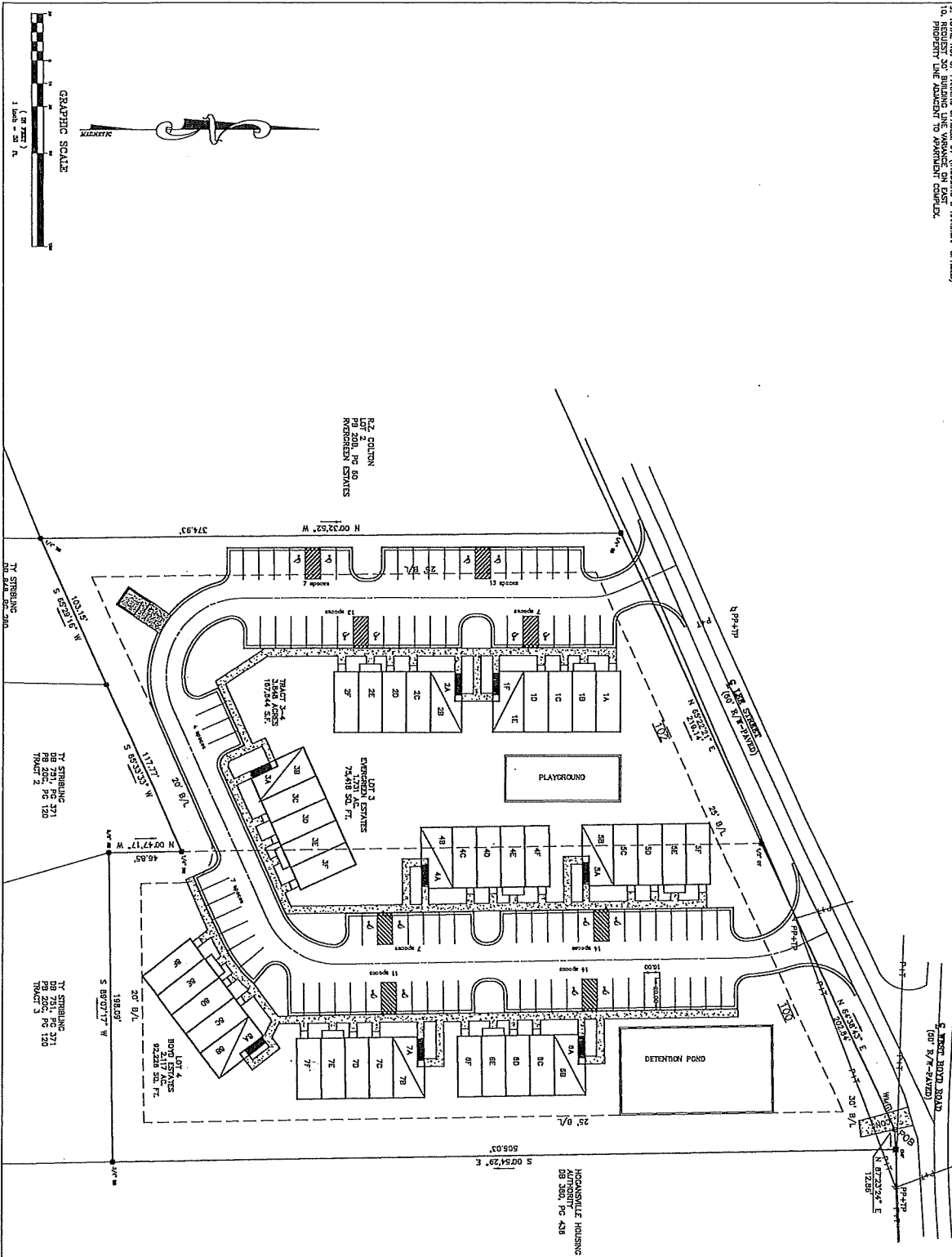
City, State, Zip: EVANS, GA 30809

Telephone: 706-594-9002

Email: Steven@jbcdevelopment.com

Steven Boggus 6/11/24  
Property Owner Signature Date:

- NOTES:
1. TOTAL AREA: 187,244 SQ. FT. (2,446 AC.)
  2. ZONING: R-2
  3. PREPARED BY: STOTHEARD ENGINEERING, INC. (2/23/23)
  4. PREPARED FOR: DAN-RIC, INC. (2/23/23)
  5. CONTRACTOR: STOTHEARD ENGINEERING, INC. DATED JULY 14, 2021.
  6. CONTRACTOR FROM ASHPL TOPOGRAPHY FOR TROUP COUNTY.
  7. DATE: N/A
  8. TOTAL AREA: 187,244 SQ. FT. (2,446 AC.)
  9. TOTAL BUILDING AREA: 28,800 SQ. FT. (6.52 AC.)
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<p>STATE OF GEORGIA, CITY OF HOGANVILLE, TROUP COUNTY</p> <p>I, Gregory Scott Hight, a Licensed Land Surveyor in the State of Georgia, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the owner of the property and that the same has been prepared in accordance with the laws of the State of Georgia and the rules and regulations of the Board of Surveyors of the State of Georgia.</p> <p>WITNESSED my hand and the seal of my office this 23rd day of February, 2023.</p> <p>GREGORY SCOTT HIGHT, Licensed Land Surveyor, No. 12345</p>		<p>THIS SURVEY WAS PREPARED IN CONFORMANCE WITH THE TECHNICAL STANDARDS FOR PRACTICE SET FORTH IN THE RULES OF THE GEORGIA BOARD OF SURVEYORS AND IS SUBJECT TO THE JURISDICTION OF THE BOARD OF THE GEORGIA BOARD OF SURVEYORS FOR PROFESSIONAL ENGINEERING AND SURVEYING AND AS SET FORTH IN THE GEORGIA PRACTICE ACT (O.C.G.A. 13-6-27).</p> <p>REFERENCES: DO 2019, PG 135; DO 2021, PG 135; DO 2022, PG 135; DO 2023, PG 135.</p>		<p>NOT A VALID OR RECOVERABLE PLAN OR MAP UNLESS SHOWN ACCORDS TO THE ORIGINAL SURVEYOR'S SIGNATURE.</p>																																																																																					
<p>REVISIONS:</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>2/23/23</td> <td>ST</td> <td>INITIAL DESIGN</td> </tr> <tr> <td>2</td> <td>2/23/23</td> <td>ST</td> <td>REVISIONS</td> </tr> <tr> <td>3</td> <td>2/23/23</td> <td>ST</td> <td>REVISIONS</td> </tr> <tr> <td>4</td> <td>2/23/23</td> <td>ST</td> <td>REVISIONS</td> </tr> <tr> <td>5</td> <td>2/23/23</td> <td>ST</td> <td>REVISIONS</td> </tr> <tr> <td>6</td> <td>2/23/23</td> <td>ST</td> <td>REVISIONS</td> </tr> <tr> <td>7</td> <td>2/23/23</td> <td>ST</td> <td>REVISIONS</td> </tr> <tr> <td>8</td> <td>2/23/23</td> <td>ST</td> <td>REVISIONS</td> </tr> <tr> <td>9</td> <td>2/23/23</td> <td>ST</td> <td>REVISIONS</td> </tr> <tr> <td>10</td> <td>2/23/23</td> <td>ST</td> <td>REVISIONS</td> </tr> <tr> <td>11</td> <td>2/23/23</td> <td>ST</td> <td>REVISIONS</td> </tr> <tr> <td>12</td> <td>2/23/23</td> <td>ST</td> <td>REVISIONS</td> </tr> <tr> <td>13</td> <td>2/23/23</td> <td>ST</td> <td>REVISIONS</td> </tr> <tr> <td>14</td> <td>2/23/23</td> <td>ST</td> <td>REVISIONS</td> </tr> <tr> <td>15</td> <td>2/23/23</td> <td>ST</td> <td>REVISIONS</td> </tr> <tr> <td>16</td> <td>2/23/23</td> <td>ST</td> <td>REVISIONS</td> </tr> <tr> <td>17</td> <td>2/23/23</td> <td>ST</td> <td>REVISIONS</td> </tr> <tr> <td>18</td> <td>2/23/23</td> <td>ST</td> <td>REVISIONS</td> </tr> <tr> <td>19</td> <td>2/23/23</td> <td>ST</td> <td>REVISIONS</td> </tr> <tr> <td>20</td> <td>2/23/23</td> <td>ST</td> <td>REVISIONS</td> </tr> </tbody> </table>		NO.	DATE	BY	DESCRIPTION	1	2/23/23	ST	INITIAL DESIGN	2	2/23/23	ST	REVISIONS	3	2/23/23	ST	REVISIONS	4	2/23/23	ST	REVISIONS	5	2/23/23	ST	REVISIONS	6	2/23/23	ST	REVISIONS	7	2/23/23	ST	REVISIONS	8	2/23/23	ST	REVISIONS	9	2/23/23	ST	REVISIONS	10	2/23/23	ST	REVISIONS	11	2/23/23	ST	REVISIONS	12	2/23/23	ST	REVISIONS	13	2/23/23	ST	REVISIONS	14	2/23/23	ST	REVISIONS	15	2/23/23	ST	REVISIONS	16	2/23/23	ST	REVISIONS	17	2/23/23	ST	REVISIONS	18	2/23/23	ST	REVISIONS	19	2/23/23	ST	REVISIONS	20	2/23/23	ST	REVISIONS	<p>PROJECT: <b>LEE STREET TOWNHOMES</b></p> <p>PREPARED FOR: <b>DAN-RIC, INC.</b></p> <p>LOCATED IN: LAND LOT 09, 12TH LAND DISTRICT, THE CITY OF HOGANVILLE, TROUP COUNTY, GEORGIA</p>		<p>STOTHEARD ENGINEERING, INC. 1008 CALDWELL ST. LAURENS, GA 30546 706-884-6272 www.stotheard-engineering.com DATE: 2/23/23 (Geometric &amp; Utility)</p>	
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**AN ORDINANCE**

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF HOGANSVILLE TO AMEND THE CODE OF THE CITY; TO AMEND THE ZONING MAP AND ORDINANCES OF THE CITY SO AS TO CLASSIFY THE USE ZONE OF REAL ESTATE WITHIN THE CITY IDENTIFIED AS 100 AND 102 LEE STREET AND OWNED BY MAA DEVELOPMENT, LLC FROM (TN-R) TRADITIONAL NEIGHBORHOOD SINGLE FAMILY RESIDENTIAL TO (CR-MR) CORRIDOR MEDIUM DENSITY RESIDENTIAL; TO REPEAL CONFLICTING ORDINANCES; TO FIX AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

THE COUNCIL OF THE CITY OF HOGANSVILLE HEREBY ORDAINS:

**SECTION 1:**

That the zoning map and ordinances of the City of Hogansville be amended so as to classify as CR-MR - Corridor Medium Density Residential the following described real estate which is located within the corporate limits of the City of Hogansville, to wit:

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

**SECTION 2:**

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

**SECTION 3:**

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

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

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

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

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

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



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



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

## **COUNCIL ACTION FORM**

**MEETING DATE:** July 15, 2024

**SUBMITTED BY:** Lynne Miller

**AGENDA TITLE:** Second Reading -- Rezoning and Map Amendment for 231 Brooks Rd.

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

☐ Ordinance (No. \_\_\_\_)

☐ Contract

☐ Information Only

☐ Public Hearing

☐ Resolution (No. \_\_\_\_)

☐ Ceremonial

☒ Discussion/Action

☐ Other

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

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

Entrance would be from Brooks Rd.

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

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

No budget impact.

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

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

**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 façade, and for all portions of buildings viewable from a public right-of-way.
- (b) Vinyl may be incorporated around the soffit, gables, eaves and window area for trim.
- (c) Cementitious fiberboard lap siding shall only be permitted on buildings less than four (4) stories.
- (d) HVAC units shall be either physically located or screened with vegetative or fence buffer so as not to be visible from the right-of-way.

**(2) Additional standards for ES-R, SU-R, and TN-R zoning districts.**

- (a) Streetlights shall be required in type and number as determined by City.
- (e) No duplicate exterior elevations (front facade designs) including similar massing shall be constructed on the same street within 125 linear feet in either direction, measured from the center of the front property line. The developer/builder will be responsible for providing documentation certifying compliance with this requirement prior to issuance of any building permit.
- (f) Residential dwellings with front doors set back and recessed from all or a portion of the primary building façade shall provide a horizontal structural awning a minimum depth of two (2) feet and a minimum length of 10 feet that connects the front door façade and area to the further extended primary building façade. Such structural awnings shall incorporate the roofing materiality of the principle structure, or a roofing material of similar or greater quality.

**(3) Additional standards for CR-MR, and CR-MX zoning districts.**

- (a) Structural steel or structural aluminum. Corrugated metal panels shall be permitted on a maximum of 25 percent of front building facades and side exterior building facades. Aluminum composite material (ACM) panels are permitted without limitation.
  - (b) All elevations of the building should be designed in a consistent and coherent architectural manner. Where a change in material, color, or texture along the exterior side of a building is proposed, the demarcation of the change shall occur a minimum of 20 feet on both adjacent sides of the building or to the natural dividing point established by the physical plane of the building.
  - (c) Roofs: Exposed roof materials for pitched roofs shall consist of asphalt shingles, standing seam metal roof or lap seam metal roofing panel, tile or similar roof materials.
  - (d) Pre-engineered color coated wall panels. Pre-engineered color coated wall panels with a 20-year color warranty shall be permitted on a maximum of 35 percent of exterior building facades.
  - (e) Multi-family dwelling units shall be independently served by interior stairways.
- (4) Additional standards for G-I 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.
- (5) Industrialized buildings.
- (a) All such structures shall be built in accordance with the building typology regulations provided in this article.
  - (b) All structures erected or located within the City shall be constructed, erected or installed on a permanent foundation and meet the physical

requirements of the zoning district in which it is constructed including, but not limited to, setbacks, minimum square footage, etc.

(c) Where an industrialized building (residential, commercial or industrial) is to be installed, the unit must bear the insignia of the State department of community affairs (DCA) or the Southern Building Code Congress International (ICC). All such structures shall be affixed to the foundation in accordance with minimum standards of the certifying agency. All manufactured housing shall be considered for ad valorem tax purposes as real property. All such modular and industrialized buildings shall meet the following standards:

- (i) The pitch of the roof shall have a minimum vertical rise of six (6) feet for each 12 feet of horizontal run; and shall be finished with a type of shingle commonly used in conventional residential construction;
- (ii) The exterior siding of the home shall consist of wood, hardboard, vinyl, brick, masonry or aluminum (vinyl covered or painted) comparable in composition, appearance and durability to the exterior siding commonly used in conventional residential construction;
- (iii) A curtain wall, not pierced except for required ventilation and access and constructed of masonry, shall be installed so it encloses the area under the manufactured home to the ground level;
- (iv) The tongue, axles, transporting lights and towing apparatus are removed after placement on the lot and before a certificate of occupancy is issued;
- (v) All modular homes shall be installed in accordance with O.C.G.A. §§ 8-2-110—8-2-121 et seq.

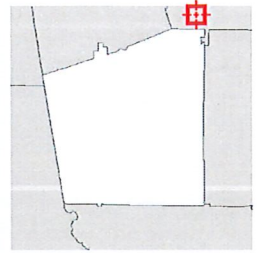
#### **Sec. 102-B-5-4. Transitional heights.**

(1) Transitional Heights.





Overview



Legend

Address Numbers

 Parcels

 Roads

Parcel ID 0241C001006  
 Class Code Residential  
 Taxing District 18 - HOGANSVILLE  
 City HOGANSVILLE  
 Acres 1.01

Owner CRAWFORD STANTWAN  
 100 BAPTIST DR  
 HOGANSVILLE, GA 30230

Physical Address 231 BROOKS RD  
 Assessed Value Value \$9000  
 Land Value Value \$9000  
 Improvement Value  
 Accessory Value

Last 2 Sales

Date	Price	Reason	Qual
9/13/2021	\$9000	QC	U
11/6/2020	\$15500	M	U

(Note: Not to be used on legal documents)

Date created: 7/12/2024

Last Data Uploaded: 7/12/2024 6:09:52 AM

Developed by  **Schneider**  
 GEOSPATIAL

## Application for Rezoning – City of Hogansville Georgia

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

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

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

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

Stantwan Crawford  
Signature of Owner or Authorized Agent

6-12-24  
Date

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

Property/Financial Disclosure

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

NO

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

\_\_\_\_\_  
\_\_\_\_\_

Campaign Contribution Disclosure

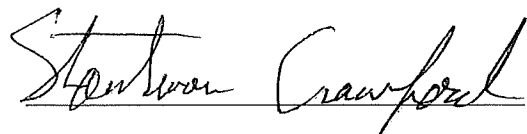
Has the applicant made, with two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating \$250 or more, or made gifts having a combined value of \$250 or more to a member or members of the Hogansville City Council or Hogansville Planning and Zoning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

NO

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

\_\_\_\_\_  
\_\_\_\_\_

I certify that the foregoing information is true and correct, this June  
day of 12 2021.



Applicant's Signature

OWNER'S AUTHORIZATION TO USE THIRD PARTY REPRESENTATIVE

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

231 Brooks Rd Hogsenville Ga 30230  
which is subject matter of the attached application, as shown in the records of Troup  
County, Georgia.

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

Agent Name: Kameeka Crawford

Agent Address: 100 Baptist Dr

City, State, Zip: Hogsenville Ga 30230

Telephone: 706-351-2292

Email: Kameeka@gmail.com

Stanton Crawford  
Property Owner Signature

6-12-24  
Date:



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

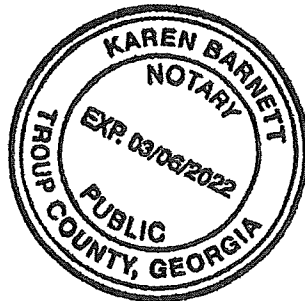
  
\_\_\_\_\_  
JEF K. SHELBY

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

  
\_\_\_\_\_  
Unofficial Witness

  
\_\_\_\_\_  
Notary Public

[seal]



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

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

**AN ORDINANCE**

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF HOGANSVILLE TO AMEND THE CODE OF THE CITY; TO AMEND THE ZONING MAP AND ORDINANCES OF THE CITY SO AS TO CLASSIFY THE USE ZONE OF REAL ESTATE WITHIN THE CITY IDENTIFIED AS 231 BROOKS ROAD AND OWNED BY STANTWAN CRAWFORD FROM ESTATE SINGLE FAMILY RESIDENTIAL (ES-R) TO GENERAL RURAL (G-RL); TO REPEAL CONFLICTING ORDINANCES; TO FIX AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

THE COUNCIL OF THE CITY OF HOGANSVILLE HEREBY ORDAINS:

**SECTION 1:**

That the zoning map and ordinances of the City of Hogansville be amended so as to classify as G-RL – General Rural the following described real estate which is located within the corporate limits of the City of Hogansville, to wit:

All that tract or parcel of land situate, lying and being in Land Lot 22 of the 12<sup>th</sup> Land District of Troup County, Georgia, being Tract 3, containing 1.01 acres, more or less, as more particularly described in that certain plat of survey prepared by Robert P. Briggs, GRLS 2116, dated November 18, 1983, entitled survey for “Robbie Leslie Ligon,” as recorded in Plat Book 26, Page 98, Troup County, Georgia records, which plat is made a part of this description by reference thereto, being further identified as 231 Brooks Road, Hogansville, Georgia 30230, and as Troup County, Georgia tax parcel no. 0241C001006.

**SECTION 2:**

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

**SECTION 3:**

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

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

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

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

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

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

Platinum Demo and Grading LLC

260 Joe Cox Rd

Sharpsburg GA

30277

770-500-5445

platinumservicesofga@gmail.com

ESTIMATE  
EST0026

DATE  
Jul 7, 2024

TOTAL  
USD \$8,450.00

TO

City of Hogansville

111 High st. Hogansville

7064168369

Lillian.drake@cityofhogansville.org

DESCRIPTION	RATE	QTY	AMOUNT
202 Brazell st. Demo structure haul out all debris grade lot seed and straw.	\$8,450.00	1	\$8,450.00
409 Pine st. Demo structure hauling out all debris grade lot seed and straw	\$2950.00		
Clear under brush and raise canopy to see through property for safety	\$1250.00		
TOTAL			USD \$8,450.00



## ESTIMATE

All American Lawn and Tree LLC  
1180 Highway 29 S  
Newnan, GA 30263

mike@allamericanlawnandtreellc.com  
+1 (404) 925-4782



# All American Lawn & Tree

### City of Hogansville

#### Bill to

Rick Milliron  
City of Hogansville

#### Ship to

Rick Milliron  
City of Hogansville

#### Estimate details

Estimate no.: 1223  
Estimate date: 06/25/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Services	202 Brazell St. Hogansville, Ga.  The following services will be provided:  - Demo house on property and haul away  - Clean and haul away yard debris/trash  - Install straw on disturbed areas	1	\$4,200.00	\$4,200.00
Total						\$4,200.00

## ESTIMATE

All American Lawn and Tree LLC  
1180 Highway 29 S  
Newnan, GA 30263

mike@allamericanlawnandtreelc.com  
+1 (404) 925-4782



# All American Lawn & Tree

### City of Hogansville

#### Bill to

Rick Milliron  
City of Hogansville

#### Ship to

Rick Milliron  
City of Hogansville

#### Estimate details

Estimate no.: 1225  
Estimate date: 06/25/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Services	409 Pine St. Hogansville, Ga.	1	\$5,800.00	\$5,800.00
The following services will be provided:						
- Demo house on property and haul away						
- Clean and haul away yard debris/trash						
- Install straw on disturbed areas						
- Mulch small trees and shrubs on lot						
Total					\$5,800.00	