



City of Hogansville
City Council
Work Session Meeting Agenda

Monday, December 2, 2024 – 5:30 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>Niles Ford</i>
Council Post 2: <i>Matthew Morgan</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

WORK SESSION – 5:30 pm

ORDER OF BUSINESS

1. Permitting – Nuisance Abatement – 302 Pine St.
2. Preliminary Plat – Martin’s Meadows
3. Preliminary Plat – Lee St. Townhomes
4. Board Appointments – Meriwether Joint Development Authority & Historic Preservation Commission

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 5:32 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 at tonight's Work Session meeting.

ORDER OF BUSINESS

1. Permitting – Nuisance Abatement – 302 Pine Street

At the last Regular meeting, the bid award for the demo of 302 Pine Street failed. The property was under nuisance abatement and ordered to be demoed by the judge. The property owner obtained a building permit for repairs, but the permit was issued in error as a permit cannot be issued for a property under a judge's order to be demolished. As a result, the permit was withdrawn. Since the property was under nuisance abatement and the timeframe to request the permit had lapsed, the property owner could not complete any repairs to the home. The property owner will receive a refund of any money paid for the permit. City Attorney Alex Dixon said that the Council has three options regarding the property: (1) Ultimately approve the demolition pursuant to the judge's order, (2) Request the Court Order to be vacated and the nuisance abatement be terminated, or (3) do nothing and the property would have to sit for a year until the judge's orders expire. The property has been vacant since 2019 with no utility service. The property owner was given 90 days to pull a permit to repair the property but did not until after the 90 days was up. If the property owner had pulled the permit within the 90-day period, he would have 6 months to begin repairs. This item will come before Council in the near future for a decision.

2. Preliminary Plat – Martin's Meadows

This development has been discussed at a previous Work Session meeting. This development is at East Boyd Rd and Mountville Hogansville Road. The Preliminary Plat was brought before the Planning & Zoning Commission and was recommended by them with a Development Agreement that would be based on the traffic study. The Development Agreement would require the traffic study be completed; and include traffic improvements and require that sidewalks must front City streets before issuance of an LDP. This item is on the Regular Meeting agenda tonight.

3. Preliminary Plat – Lee St. Townhomes

The Preliminary Plat for the Lee St Townhomes was brought before the Planning & Zoning Commission and was recommended by them with conditions that a Development Agreement be in place with the conditions that sidewalks must front City streets, patching and paving City streets the length of the property, and sewer/gravity feed in place before issuance of an LDP. Council also wants the conditions that clear lot lines are delineated, hydrant placement and sidewalks must be shown on drawings prior to site review. This development will have 56 townhomes. Council Member Neese is concerned that the extra traffic in the area will destroy the road. Council Members discussed how to handle traffic in the dangerous intersection at Lee St and W. Boyd Roads. It was suggested to make it a three-way stop. This item is on the Regular Meeting agenda for approval of the preliminary plat tonight.

4. Board Appointments – Meriwether Joint Development Authority & Historic Preservation Commission

City Manager discussed the difficulty in getting applicants for board appointments. City staff has discussed putting applications and information on the City's website and posting to our Facebook page to get the word out. Council agrees and thinks putting flyers on all media outlets will help. Council will table these appointments at the Regular Meeting tonight to see if putting the flyers online will help get more citizen applicants.

Mayor Ayers adjourned the Work Session at 7:01 pm.

Respectfully,



LeAnn Lehigh
City Clerk

December 2, 2024