



City of Hogansville
City Council
Work Session Meeting Agenda
Monday, March 3, 2025 – 6:00 pm

Meeting will be held at Hogansville City Hall

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

WORK SESSION – 6:00 pm

ORDER OF BUSINESS

1. UDO Amendments – Aaron Fortner – Canvas Planning
2. 2024/25 Budget Amendments

SUMMARY OF UDO REVISIONS (10.7.24)

1. Non-traditional Tobacco Paraphernalia

- New Non-traditional Tobacco Paraphernalia amendments need to be added to chapter 18 – Businesses and not put into the UDO
- Added Non-traditional Tobacco Paraphernalia to the Permitted Use chart – Permitted in CR-MU, and SUP in N-MU and DT- MU
- Added Non-traditional Tobacco Paraphernalia to the Supplemental Uses article with a reference to Chapter 18 – Businesses
- Added Non-traditional Tobacco Paraphernalia as a definition in Definitions 102-D-1-2

2. Extended Stay Hotels

- New Extended Stay Hotels amendments need to be added to chapter 18 – Businesses and not put into the UDO
- Deleted the existing provisions for Extended Stay Hotels in the Supplemental Uses article and replaced it with a new reference to Chapter 18 – Businesses

3. Commercial standards

- Added a definition in 102-D-1-2 for Blighted Properties to better enable you to qualify areas that are blighted
- Added to 102-C-8-2 additional language requiring properties to maintain all required landscaping areas and landscaping elements required by the code
- Added language for shopping carts to be stored and corralled in 102-B-8-6
- Added language for commercial garbage containers to 102-C-7-4
- Add language for dumpster and loading area screening into the off-street loading section 102-B-9-1

4. Changing the G-I district to G-LI

- The G-I district has been changed to G-LI (Light Industrial) throughout the UDO

5. Vinyl building materials

- Revised the building materials regulations to allow vinyl as a building material except when within designated historic districts

6. Electrical

- Added language for unsafe electrical systems and equipment in 102-C-10-3

7. Parking

- Added language prohibiting parking where there are no parking signs, parking that blocks

driveways, and parking too close to intersections in 102-B-8-1

- Added language prohibiting inoperable vehicles past 14 days in residential districts, parking in residential cul-de-sacs, and parking in the opposite direction of traffic in 102-B-8-9

8. Outdoor burning

- New amendments need to be added to Chapter 54 – Offenses and Miscellaneous Provisions
- Added new reference to Chapter 54 in the existing UDO section 102-C-7-6. Open Burning

9. Stop work order

- Added the new language to facilitate stop work orders to 102-A-2-5

10. Boarded-up structures

- Added language for boarded-up structures to a newly created 102-C-10-23

11. Burned structures

- Added the burned structures language to a newly created 102-C-10-24

12. Plats

- Added new review/approval chart in 102-C-9-4
- Removed the preliminary plat fee in 102-C-9-8
- Updated the preliminary plat submittal requirements in 102-C-9-10 to revise the tree plan and HOA items

13. Paving standards

- Added paving standards for new streets in the Subdivisions section of 102-C-9-52
- Added parking lot paving standards in 102-B-8-6

14. Board of Commissioners references

- Board of Commissioners has been replaced throughout the document

10.7.24 HOGANSVILLE UDO UPDATES

SUBCHAPTER 102-B

- Yellow highlights indicate proposed revisions
- Red ~~crossed-out~~ text indicates proposed deleted text
- **Bold** text indicates proposed new text

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

~~The zoning administrator or building official may issue a stop work order, which shall be served on the applicant or other responsible person. The stop work order shall remain in effect until the applicant or other responsible person has taken the remedial measures set forth in the notice of violation or has otherwise cured the violation or violations described therein, provided the stop work order may be withdrawn or modified to enable the applicant or other responsible person to take necessary remedial measures to cure such violation or violations.~~

- (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. Where any offense continues from day to day, each days continuance thereof shall be deemed a separate offense.

SUBCHAPTER 102-B

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

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

Space Dimensions Table

SPACE DIMENSIONS	ES- R 12	SU- R 12	TN- R 12	TN- MX 1,10	CR-MR	CR- MX 10	DT-MX	G- RL	G- B	G- LI
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Sec. 102-B-4-5. Fences and retaining walls.

(2) General conditions.

(e) Barbed wire shall be permitted on fences and walls on properties within G-RL, and G-LI zoning districts. Fences and walls for all other uses are prohibited from utilizing barbed wire.

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.

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

(3) For all uses.

- (a) Exterior building materials, excluding architectural accents or metal split seam roofing, shall be primarily brick, glass, vinyl, 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~~ shall be prohibited from use in any historic district established by this chapter.

(4) 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.

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.

Sec. 102-B-6-1. Table of permitted and prohibited uses.

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).

Sec. 102-B-7-5. Commercial uses.

(6) Extended-stay hotels and motels.

- (a) ~~Extended-stay motels/hotels are limited to no more than 25 guest rooms per acre. See City Code chapter 18. Businesses.~~
- (b) ~~Each guest unit must contain a minimum square footage per unit of 300 square feet.~~
- (c) ~~Extended-stay hotels/motels shall not be more than four stories in height.~~
- (d) ~~Extended-stay hotels/motels must be constructed on a tract of land containing at least two acres.~~
- (e) ~~Extended-stay hotels/motels must contain an enclosed, heated and air-conditioned laundry space containing a minimum of three clothes washers and three clothes dryers for the use of guests.~~
- (f) ~~Extended-stay hotels/motels must provide a minimum of 1,000 square feet for recreational use by guests. In computing the 1,000 square feet requirement, swimming pools, fitness or recreation centers and other recreational facilities may be used in determining the square footage required by this subsection.~~
- (g) ~~Management must be on the property 24 hours a day, seven days a week.~~
- (h) ~~Daily maid service must be included in the standard room rate.~~
- (i) ~~No applicant shall operate, conduct, manage, engage in, or carry on an extended-stay motel/hotel under any name other than their name and the name of the business as specified on the occupation tax certificate.~~
- (j) ~~Any application for an extension or expansion of a building or other place of business where an extended-stay motel/hotel is located shall require inspection and shall comply with the provisions and regulations of this article.~~

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

(12) Open yard sales. All items and structures sold or held as inventory to be sold shall be located a minimum distance of 75 feet from any public right-of-way.

(13) Pet care and veterinary services. (a) All structures, and elements used for housing animals shall be located at least 200 feet from any property zoned or used for residential purposes. (b) Outdoor kennels or runs must be at least 300 feet from the nearest property with any zoning designation that allows dwellings.

(14) Short term vacation rentals. (a) Must obtain the proper business licenses to operate a short term vacation rental. (b) Amplified music is prohibited outside after 10:00 p.m. (c) No parking within the public right-of-way. (d) Exterior lighting shall be designed to prevent spillover onto adjacent property. (e) Unless lower occupational limits are required by the fire marshal after inspection of the dwelling unit, the number of overnight occupants shall not exceed two persons per bedroom plus two additional persons per residence, but in no case shall exceed 15 overnight per total. Additional non-overnight guests are permitted up to the same amount as the occupancy limit. For example, a three-bedroom home could have up to eight overnight occupants and eight additional guests. Children three and under do not count against these numbers.

Sec. 102-B-8-1. General requirements.

(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.

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

(4) All off-street surface parking lots shall:

(h) Be designed to facilitate safe and convenient use by pedestrians; **and**

(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.

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

(5) 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.

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

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

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

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

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

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

(1) This section shall apply to all activities related to loading and unloading.

(d) Loading structures and bays. Loading structures and bays associated with loading areas shall have the following screening requirements ~~be either screened or placed upon a site in a manner that prohibits visibility of such areas from view from a public right-of-way.~~

(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.

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.

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 **one 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.

DELETE THIS TABLE IN SEC 102-B-10-9

Sign-Type	Maximum-Number	Maximum-Size	Maximum-Height	Minimum-Setback
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Project entrance sign (monument signs)	1 per entrance if two-sided; 2 per entrance if placed on symmetrical structures	40 square feet	8 feet	15 feet from the edge of the street, pavement or 2 feet behind the right-of-way, whichever is greater
Monument signs for permitted non-residential uses in lieu of project entrance sign	1 per street frontage, up to maximum of 2	36 square feet per sign (up to 25% may be changeable copy)	6 feet	15 feet from the edge of the street, pavement or 2 feet behind the right-of-way, whichever is greater
Building signs for permitted non-residential uses	1 per street frontage	24 square feet in total per street facing wall for wall, awning, canopy signs	N/A	N/A
		16 square feet for projecting signs		
Miscellaneous signs (Sec. 102-B-10-7(3))	2 per driveway	6 square feet	3 feet if within the setback; 6 feet if beyond the setback	N/A

Sec. 102-B-10-11. Sign standards for CR-MX, G-B, and G-LI zoning districts.
In the CR-MX, G-B, and G-LI zoning districts, the following signs are permitted:

- (2) Freestanding signs are permitted on individual parcels subject to the following:
 - (a) One freestanding sign per street frontage.
 - (b) Maximum height. In CR-MX, G-B, and G-LI zoning districts, the maximum height is 15 feet.
 - (c) Maximum freestanding sign face area. In CR-MX, G-B, and G-LI zoning districts, the freestanding sign face area is 100 square feet.

Sec. 102-B-10-11.

CR-MX, G-B, and G-LI Districts Signage Table

Sign Type	Maximum Number	Maximum Size	Maximum Height	Minimum Setback
Freestanding signs	1 per street frontage, up to a maximum of 2 per property	Monument = 150 square feet per sign (up to 50% may be changeable copy, or, in the CR-MX, a changing sign)	Monument = 15 feet	15 feet from the edge of the street pavement or 2 feet behind the right-of-way, whichever is greater; 50 feet from all other freestanding signs
		Pole = 100 square feet per sign (up to 50% may be changeable copy, or, in the CR-MX, a changing sign)	G-B and G-L Pole = 15 feet	
Building sign (wall, canopy, awning)	N/A	Single tenant: 10% of the area of the wall, up to 200 square feet	N/A	N/A
		Multi-tenant: 10% of the front façade for each individual business		
Projecting Signs	1 per street facing storefront	16 square feet	At least 8' clearance to bottom of sign	N/A
Gas canopy signs	1 sign on each of 3 sides of the canopy	20% of the area of the canopy wall	N/A	N/A
Special Interstate signs (CR-MX only)	1 sign on a lot at least 0.75 of an acre and within 1,000 feet of the centerline of I-85 and within 1,500 feet of the centerline of Lafayette Parkway, Hamilton Road or Whitesville Road	400 square feet	75 feet	At least 10 feet but not more than 100 feet from I-85 R/W; At least 40 feet from all other property lines; At least 1,000 feet from all other freestanding signs
Miscellaneous signs	2 per driveway	6 square feet	3 feet if within the setback; 6 feet if beyond the setback	N/A

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 **board of commissioners 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 **board of commissioners 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.

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

(8) *Action by planning commission.* In making a recommendation on a proposed amendment to the comprehensive plan character area map or to the official zoning map, a special permit, or a text amendment, the planning commission shall review and consider the application and materials of record, the findings and recommendations of the zoning administrator and the applicable standards in subsection (7) of this section.

(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 **board 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.

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 **board 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.

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 **board 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.

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

- (1) *Decisions of the board 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 **board 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.

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

- (2) *Notice to the board 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.

SUBCHAPTER 102-C

- Yellow highlights indicate proposed revisions
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- **Bold** text indicates proposed new text

Sec. 102-C-2-3. Minimum requirements for erosion, sedimentation and pollution control using best management practices.

(2) Minimum requirements/BMPs.

(d) The building official may require, in accordance with regulations adopted by the **board city council**, reasonable and prudent monitoring of the turbidity level of receiving waters into which discharges from land disturbing activities occur.

Sec. 102-C-2-3. Minimum requirements for erosion, sedimentation and pollution control using best management practices.

(3) The rules and regulations, ordinances, or resolutions adopted pursuant to O.C.G.A. § 12-7-1 et seq. for the purpose of governing land-disturbing activities shall require, as a minimum, protections at least as stringent as the state general permit; and best management practices, including sound conservation and engineering practices to prevent and minimize erosion and resultant sedimentation, which are consistent with, and no less stringent than, those practices contained in the Manual for Erosion and Sediment Control in Georgia published by the Georgia Soil and Water Conservation Commission as of January 1 of the year in which the land-disturbing activity was permitted, as well as the following:

(p) There is established a 50-foot buffer as measured horizontally from the point where vegetation has been wrested by normal stream flow or wave action, along the banks of any state waters classified as "trout streams" pursuant to O.C.G.A. tit. 12, ch. 5, art. 2, the "Georgia Water Quality Control Act", except where a roadway drainage structure must be constructed; provided, however, that small springs and streams classified as trout streams which discharge an average annual flow of 25 gallons per minute or less shall have a 25-foot buffer or they may be piped, at the discretion of the landowner, pursuant to the terms of a rule providing for a general variance promulgated by the **board city council**, so long as any such pipe stops short of the downstream landowner's property and the landowner complies with the buffer requirement for any adjacent trout streams. The building official may grant a variance from such buffer to allow land-disturbing activity, provided that adequate erosion control measures are incorporated in the project plans and specifications and are implemented. The following requirements shall apply to such buffer:

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.

Sec. 102-C-7-6. Open Burning.

(2) See Chapter 54 – Offenses and Miscellaneous Provisions for additional provisions regarding Open Burning.

Sec. 102-C-8-2. Applicability.

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

Sec. 102-C-8-21. Buffers.

Adjacent Parcel Zoning	Zoning of Parcel to be developed, redeveloped or expanded					
	G-B, G-LI	DT-MX	CR-MR, CR-MX	TN-MX	TN-R	ES-SR, SU-R, G-RL
ES-R, SU-R, G-RL	Type D	None	Type C	Type B	Type A	None
TN-R	Type D	None	Type C	Type A	None	Type A
TN-MX	Type D	None	Type C	None	None	Type A
CR-MR, CR-MX	Type B	None	None	Type A	None	Type B
DT-MX, G-B, G-LI	None	None	None	None	None	Type A

Sec. 102-C-9-4. Plat approval.

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

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

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

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

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.

Sec. 102-C-10-23. Burned structures

- (1) 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.

Sec. 102-C-10-23. Boarded-up structures.

- (1) No person, firm, association or corporation shall erect, install, place, or maintain boards over the doors, windows or other opening of any building or structure or otherwise secure such opening by a means other than the conventional method used in the original construction and design of the building or structure without first obtaining a valid boarding-up permit in accordance with this section. Any properties with boards existing at the time of the adoption of this section will have 60 days from the date of the adoption of this section to submit an application to the zoning administrator for a permit to continue to board.
- (2) The zoning administrator may issue a boarding-up permit only upon satisfaction of the following conditions:
- (a) Submission of a written application by the owner of the property or his authorized representative, including the following information:
 - i. Name, address and telephone number of the owner;
 - ii. Name, address and telephone number of any local agent of the owner;
 - iii. Tax parcel identification number of the premises on which the structure is situated;
 - iv. Common address of the structure;
 - v. Other information as may be required by the zoning administrator.
 - (b) Payment of the required fee by the owner of the property or an authorized representative.
 - (c) Submission of a written statement or plan by the owner of the property or an authorized representative specifying:
 - i. Length of time the owner expects the boarding-up to continue;
 - ii. Proposed plan to secure or board up the structure, including a detailed description regarding the manner and materials.
 - iii. Proposed maintenance plan detailing the monitoring and maintenance of the structure and premises in conformance with this subchapter.

- (d) The city may conduct an inspection of the subject property to ensure that the structure is boarded up in accordance with the plan approved by the zoning administrator.
- (3) A boarding-up permit issued pursuant to this section shall authorize the boarding-up or other securing of a building or structure for a period of six months and may not be renewed except as in subsection (4) below.
- (4) An owner of a property desiring to continue to board a property beyond the six-month term must submit a renewal application to renew the boarding-up permit for an additional 3 months from the expiration of the registration subject to all of the following conditions:
 - (a) The owner shall submit a detailed plan for correction, repair or rehabilitation of violations of state or local building and housing standards and for the securing of the doors, windows, and other openings by the conventional method used in the original construction and design of the building or structure or, alternatively, a detailed plan for the sale of the property to another person or entity with provision in the sale of correction, repair or rehabilitation. The owner may also choose to demolish the structure(s) and submit a timeline for doing so.
 - (b) The owner shall submit a timeline for applying for appropriate permits for such work and for completing such work prior to the expiration of the renewal permit or alternatively, a timeline for the sale of the property;
 - (c) The renewal permit may be revoked by written notice of the building official if the owner fails to comply with the plan for such work or fails to conform to the timeline submitted.
- (5) No boarding-up permit shall be required to board-up a building for up to 30 days in the event of a temporary emergency situation, including but not limited to damage caused by vandalism, theft or weather. In the event an emergency situation requires a building or structure to be boarded-up for more than 30 days, the owner of the building or structure or his authorized representative must obtain a valid building permit for repair or a valid boarding-up permit in accordance with this section.
- (6) The boarding of doors, windows, or other openings of any building or structure or any means of securing such openings, other than by the conventional method used in the original construction and design of the building or structure, shall be according to the specifications approved under the permit. All boarded openings shall be painted with a minimum of two coats of exterior paint, which is of a color compatible with the exterior color of the building or structure.
- (7) Any structure which is boarded shall be in compliance with all applicable codes and ordinances of City of Hogansville.
- (8) Any structure which is boarded up shall be posted with the name, permit information, and 24-hour contact phone number of the local agent.
- (9) It shall be unlawful for an owner to board up a building in a manner that does not comply with the department's guidelines unless the owner has obtained the department's prior written approval for an alternative method of boarding up a building.

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 an 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 fire department or insurer of the property and shall be completed within 180 days from the date a permit is obtained.

SUBCHAPTER 102-D

- Yellow highlights indicate proposed revisions
- Red ~~crossed-out~~ text indicates proposed deleted text
- **Bold** text indicates proposed new text

The following definitions should be added in alphabetical order to Sec. 102-D-1-2.

Sec. 102-D-1-2.

Blighted property. Areas of properties, buildings, or structures with litter, debris, tires, car parts, mattresses, discarded food, animal excrement, discarded building materials, dumped materials, fallen limbs, or dead plants, grasses, or trees.

Extended-stay hotels/motels. A hotel or motel ~~containing ten or more sleeping rooms used for temporary occupancy of transients and containing cooking facilities in more than 50 percent of the individual rooms~~ 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.

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

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

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.
