



cityofhogansville.org

City of Hogansville
400 East Main Street
Hogansville, Georgia 30230
Phone 706-637-8629
Fax 706-637-4813

Memorandum

To: City of Hogansville Mayor and City Council

From: Lynne Miller, Community Development Director *LSM*

Subject: Hogansville Village LLC and MR Woodstock 92, LLC
Rezoning Request – 601 East Main Street – From R1 (Single Family Residential) to C (Commercial) – City Planning & Zoning Commission Recommendation

Date: April 29, 2019

Please be advised that at a special meeting held April 11, 2019, the Hogansville Planning and Zoning Commission considered the Rezoning Request by Hogansville Village LLC and MR Woodstock 92, LLC, to rezone 601 East Main Street from R1 (Single Family Residential) to C-Commercial.

The intended use for this property is for the Childress Dental Practice to move to this site from its current 100 College Street location, which the dental practice has outgrown. Dr. George Childress and Dr. Merideth Gardner will purchase this property from the applicant if rezoning is approved.

Upon motion by Planning & Zoning Commission member Carol Smith, seconded by Planning & Zoning Commission member Mary Margaret Ware, the Commission voted unanimously to recommend City Council approval of the rezoning request.

Attached are:

- 1) Rezoning application; and
- 2) City of Hogansville staff report. City staff recommends approval of the rezoning request.

Thank you.

APPLICATION FOR REZONING

HOGANSVILLE, GEORGIA

Application Number _____ Application Date _____

Property Owner Hogansville Village, LLC and MR Woodstock 92, LLC

Address P. O. Box 100, Hogansville, GA 30230

City, State, Zip: Hogansville, GA 30230

Telephone: 706-302-7379

Authorized Agent Dr. George Childress and Dr. Merideth Gardner

Address 100 College Street

City, State, Zip: Hogansville, GA 30230

Telephone: 706-637-6125

Property Address 601 E. Main Street

City, State, Zip: Hogansville, GA 30230

Tax Parcel Number 021-3B-005-001

Nearest Road Intersection Church Street/E. Main Street

Current Zoning R3 Residential

Proposed Zoning Commercial

Current Use Residential

Proposed Use Dental Practice

If rezoned, when will proposed use start? As soon as the renovations are complete

Size of Property 0.818 acres / 35,617 sq. ft. () Acres or () Square Feet

Is Subject Property Vacant? Yes

Do you request annexation of 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.


Dr. George Childress


Dr. Merideth Gardner

Signature of Owner or Authorized Agent

3/22/2019
Date

AUTHORIZED BY PROPERTY OWNER

CITY OF HOGANSVILLE, GEORGIA

I swear that I am the owner of the property located at (property address) 601 E. Main
Street, Hogansville, GA 30230

which is subject matter of the attached application, as shown in the records of the Troup
County, GEORGIA.

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

Name of Applicant or Agent Dr. George Childress and Dr. Merideth Gardner

Address 100 College Street

City, State, Zip Code: Hogansville, GA 30230

Telephone #: 706-637-6125

Hogansville Village, LLC

Mack Reynolds, JR.
Mack Reynolds, JR., Sole Member

MR Woodstock 92, LLC

Mack Reynolds
Mack Reynolds, Sole Member

REQUEST FOR REZONING

City of Hogansville

This is a written request from Hogansville Village, LLC and
MR Woodstock 92, LLC

the legal owner of Property: 601 E. Main Street, Hogansville,
Troup County, Georgia. At this time we are requesting that the said
property be rezoned from R-¹/~~2~~ Residential to
Commercial.

The request is made on the behalf of placing a Dental Practice
on said property.

The Re-zoning shall be contingent on a sale on the property.

Hogansville Village, LLC

Mack Reynolds, Jr.
Mack Reynolds, Jr., Sole Member

Signature

3/22/2019

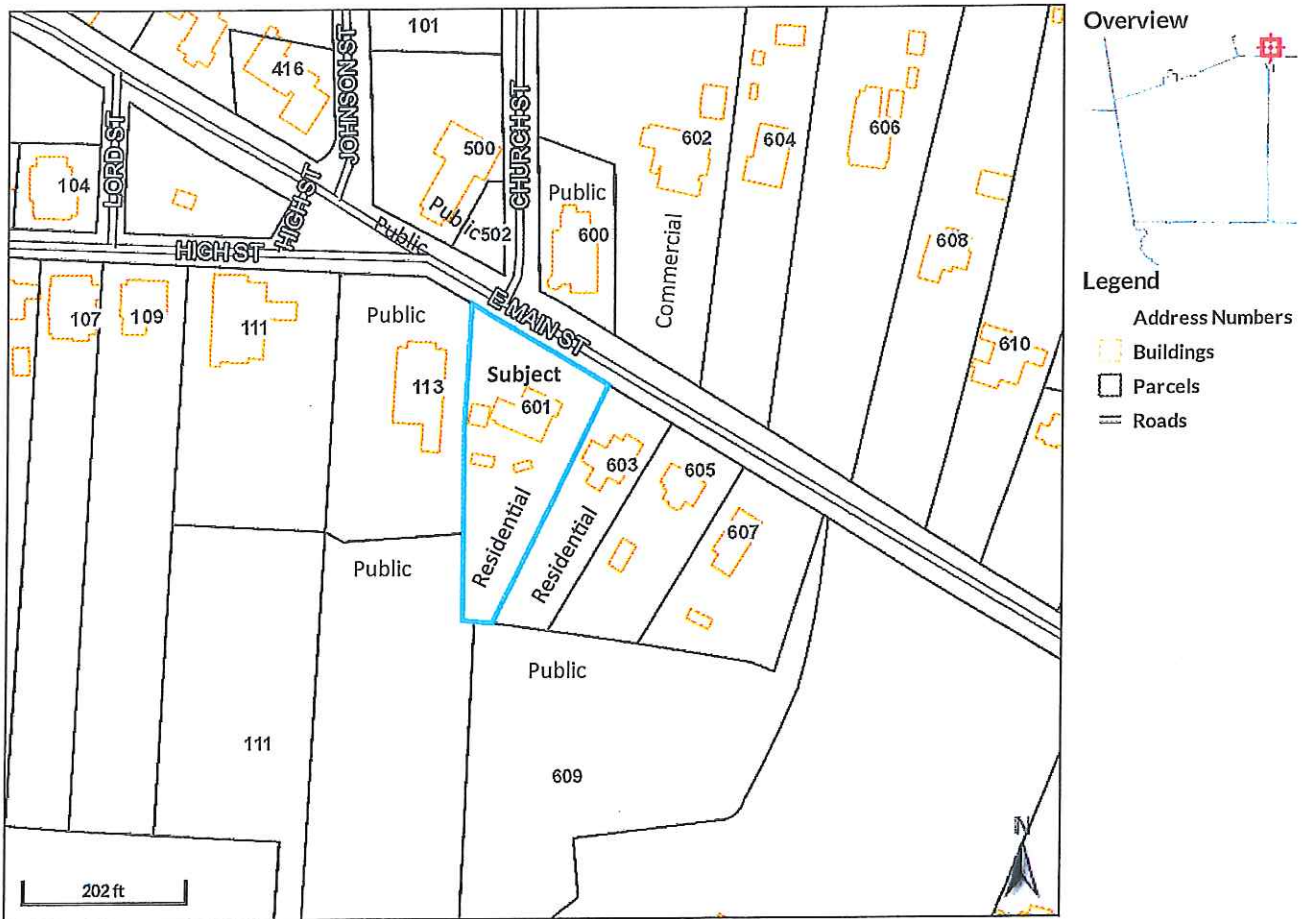
DATE

MR Woodstock 92, LLC

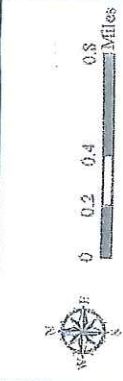
Mack Reynolds
Mack Reynolds, Sole Member

Site Plan

- 1. **Property Owner:** Hogansville Village LLC & MR Woodstock 92 LLC
P.O. Box 100 Hogansville GA 30230
- 2. **Subject Property:** 601 E. Main St. Hogansville GA 30230
- 3. **Total Property Acreage:** 0.82 acres
- 4. **Tax Map and Lot Number:** Parcel number 0213B005001
- 5. **Date Prepared:** 3/22/2019 by Mack Reynolds Jr.
- 6. **Location of all property lines on neighboring properties and streets or alleys located 50 feet from subject property:** See Map below
- 7. **Boundaries of all current zoning districts on the subject Property and all neighboring properties.** See Map
- 8. **Special Markings(heavy Outline) to identify the area intend to be rezoned:** Heavy outline in Blue
- 9. **The general location of all existing structures or buildings on the subject property:**



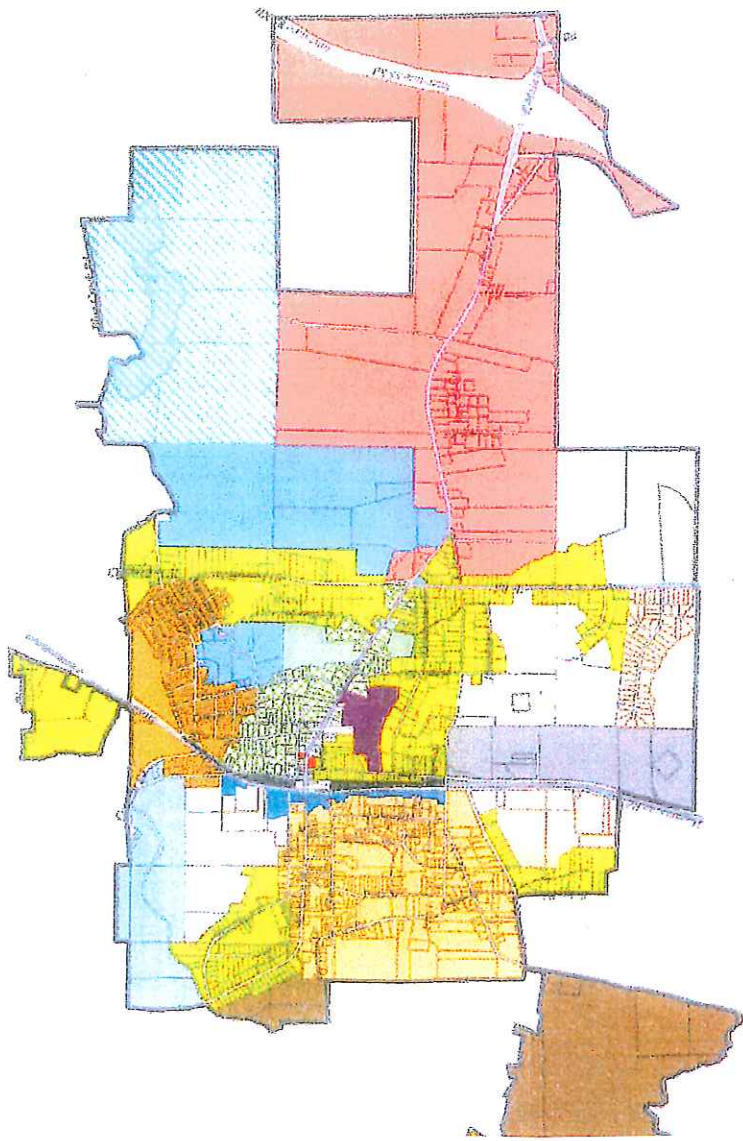
Character Areas Hogansville 2010-2030



- Hogansville City Limits
- Reservoir
- Blue Creek Reservoir
- City Waste Treatment Area
- Community Services Strip
- Developing Subdivisions
- Downtown Business District
- East-McIntosh Historic District
- Established Residential
- Interstate Corridor
- Lakeside Residential
- Main Street Theater District
- Outer Amphitheater Area
- Public Service Zone
- Railroad
- Southside Industrial District
- Undeveloped Space
- Upper Westside Residential
- The Village
- Westside Community
- Yolter Jacket Creek Corridor
- Heritage Highway Segments



Produced by: Three Rivers Regional Watershed Council
 May 2010



Please note
 the subject property
 is located in
 the "Downtown Business
 District"

**CITY OF HOGANSVILLE
PLANNING DEPARTMENT
STAFF ANALYSIS AND REPORT**

DATE: 4/11/2019
TO: Planning & Zoning Commission
FROM: Lynne Miller, Planning and Development Director *LSM*
RE: **Rezoning Request**
601 East Main Street, Tax Map No. 0213 B00 5001
Hogansville Village, LLC and MR Woodstock 92, LLC

REQUEST:

The applicant and owners, Hogansville Village, LLC and MR Woodstock 92, LLC, are requesting rezoning of approximately 0.82 acres, more or less, located at 601 E. Main Street, City of Hogansville, Troup County. The requested zoning is from R1 (Single Family Residential) to C (Commercial). The applicant has stated that the intended use for the property is for the Childress Dental Practice to move to this site from its current 100 College Street location, which the dental practice has outgrown. Dr. George Childress and Dr. Merideth Gardner will purchase this property from the applicant if rezoning is approved.

LOCATION:

The subject property is located at 601 E. Main Street, in Troup County's 18th District, City of Hogansville (See Location Map).

SITE:

This 0.82-acre site is roughly pie shaped, with the widest end at the street (SR 54). The vacant house sits on the wide end, with the property tapering toward the back. The house is located relatively close to the road, with a neatly grassed front yard, and trees out back. The house is one-story, brick, built in 1935, with side facing gables and front facing dormers and porch. There is a small garden feature on the east side of the house. The site has public water and sewerage.

ZONING:

The property is currently zoned R1- Single Family Residential.

COMPREHENSIVE PLAN:

The City of Hogansville's adopted 2010-2030 Comprehensive Plan, 2015-2035 Comprehensive Plan Update, and Character Area (Future Land Use) mapping for the Plan and Update – each of which have been adopted by the City Council – place this site well within the Plan's Downtown District, which allows a variety of uses, including commercial, public and residential.

EXISTING LAND USES:

The subject property is located in the midst of a large Downtown District, with a variety of existing uses, including commercial, residential and public facilities. Adjacent uses consist of the following:

NORTH: East Main Street (State Route 54). Then north of East Main, the First Baptist Church of Hogansville, zoned Public.

SOUTH: City of Hogansville property, with the City’s walking trail and tennis courts.

EAST: Residence owned by Jeremy Geren and Emily Mann, zoned R1 – Single Family residential.

WEST: Hogansville Post Office, owned by 113 High Street Hogansville GA LLC.

UNIQUE CHARACTERISTICS:

The subject site has no unique characteristics.

PREVIOUS RELATED ACTIONS:

No previous City actions.

FINDINGS:

Finding 1. The site is currently unoccupied.

Finding 2. Existing land uses adjacent and close to this property are a combination of vacant property, the Hogansville Post Office, a residence, public uses, and churches.

Finding 3. The site is located in the City’s Downtown District, which allows commercial, residential and public uses.

Finding 4. The house on this site is historic, and is located within the City’s Historic overlay. Any material changes to the exterior of this house or to its landscaped setting will need approval from the City Historic Preservation Commission.

ZONING STANDARDS:

STANDARD 1. Is the proposed use suitable in view of the zoning and development of adjacent and nearby property?

Yes. The proposed use is located with the City’s Downtown District, a land use area with a range of commercial, residential and public uses within it.

STANDARD 2. Will the proposed use adversely affect the existing use or usability of adjacent or nearby property?

No. The use should have no adverse impact on adjacent properties, assuming that it will: (1) follow the City's Design Guidelines for major exterior changes to historic properties and their landscaped settings in the City's historic district, and (2) follow City parking requirements.

STANDARD 3. Is the proposed use compatible with the purpose and intent of the Comprehensive Plan?

Yes. The City's 2010-2030 Comprehensive Plan and 2015-2035 Update to that plan designate this part of the City as its Downtown District, and the proposed use is compatible with that designation.

STANDARD 4. Are there substantial reasons why the property cannot or should not be used as currently zoned? No.

STANDARD 5. Will the proposed use cause an excessive or burdensome use of public utilities or services, including but not limited to streets, schools, water or sewer utilities, and police or fire protection? No.

STANDARD 6. Is the proposed use supported by new or changing conditions not anticipated by the Comprehensive Plan or reflected in the existing zoning on the property or surrounding properties?

Yes. The adjacent post office is now owned by an LLC, and should be considered commercial. Also, the City's new Rural Tax credit zone, conferred by State of Georgia, covers a large commercial area immediately west of the subject property, and will promote small scale commercial development in this vicinity.

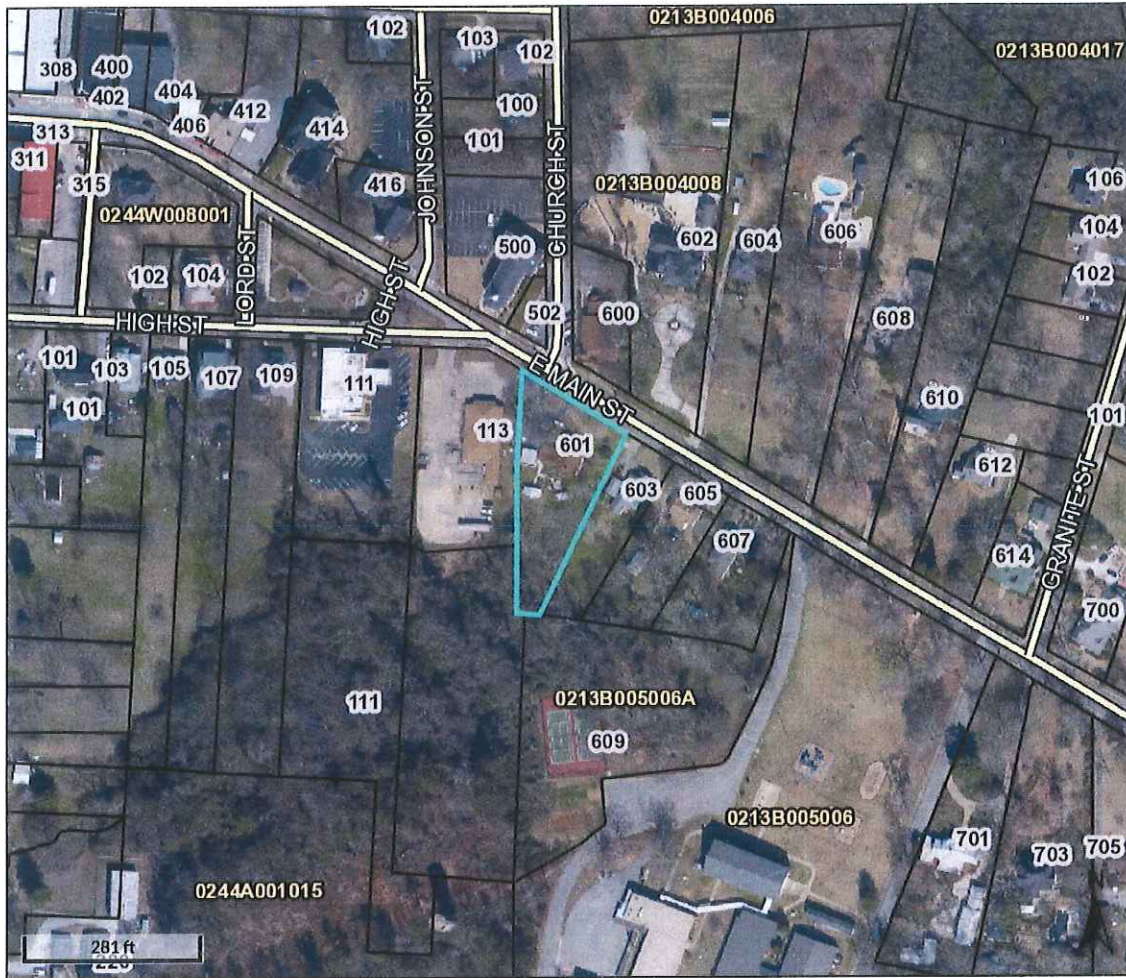
STANDARD 7. Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property?

Yes. The City of Hogansville's zoning code promotes public health, safety and general welfare by clustering uses in zones. The City's downtown zone allows commercial, residential and public uses.

STAFF RECOMMENDATION:

Staff recommends approval of the proposed re-zoning request. This proposal meets six of the State's seven zoning standards. Future land use (Character Area) mapping designates this area as a Downtown District, with Commercial uses allowed.

The recommendations made herein are the opinions of the City of Hogansville staff and do not constitute a final decision. The Hogansville City Council makes the final decision on all Rezoning/Annexation/Special Use Applications at their regularly scheduled meetings.



Overview



Legend

- Address Numbers
- Parcels
- Roads

Parcel ID	0213B005001	Owner	HOGANSVILLE VILLAGE LLC &	Last 2 Sales			
Class Code	Residential		MR WOODSTOCK 92 LLC	Date	Price	Reason	Qual
Taxing District	18-HOGANSVILLE		P O BOX 100	12/4/2018	\$86900	BK	Q
	18-HOGANSVILLE		HOGANSVILLE GA 30230	3/23/2001		L	U
Acres	0.82	Physical Address	601 E MAIN ST				
		Assessed Value	Value \$109120				
		Land Value					
		Improvement Value					
		Accessory Value					

(Note: Not to be used on legal documents)

Date created: 4/3/2019
 Last Data Uploaded: 4/2/2019 10:28:35 PM

Developed by  Schneider
 GEOSPATIAL

Summary

Parcel Number 0213B005001
 Location Address 601 E MAIN ST
 Legal Description 601 E MAIN ST
 (Note: Not to be used on legal documents)
 Class R3-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning
 Tax District 18-HOGANSVILLE (District 18)
 Millage Rate 38.11
 Acres 0.82
 Homestead Exemption No (50)
 Landlot/District 97 / 11
 Subdivision

[View Map](#)



Owner

[HOGANSVILLE VILLAGE LLC & MR WOODSTOCK 92 LLC](#)
 P O BOX 100
 HOGANSVILLE, GA 30230

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	FF - 150.00	Front Feet	0	35	315	0.25	0
Residential	FF - 150.00	Front Feet	48,825	155	315	0.57	0

Residential Improvement Information

Style One Family
 Heated Square Feet 2201
 Interior Walls Sheetrock
 Exterior Walls Brick / Frame
 Foundation Masonry
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 1935
 Roof Type Asphalt Shingles
 Flooring Type Carpet/Hardwood
 Heating Type Central Heat/AC
 Number Of Rooms 6
 Number Of Bedrooms 4
 Number Of Full Bathrooms 2
 Number Of Half Bathrooms 0
 Number Of Plumbing Extras 3
 Value \$82,400
 Condition Average
 Fireplaces\Appliances Const. 1 Sty / 1 Box 1
 House Address 601 MAIN

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Utility / Metal / Avg	1999	24x12 / 0	0	\$2,100
Det.Carport/Metal/Floor/Low	1990	22x22 / 0	0	\$1,000

Permits

Permit Date	Permit Number	Type	Description
02/19/2013	22324	ADDITION	ADDING A PORCH

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
12/4/2018	1958 622	26 203	\$86,900	Bank Sale	GALLOWAY RONALD L & BETTY S/ BRANCH BANK	HOGANSVILLE VILLAGE LLC &
3/23/2001	929 604		\$0	L	RONALD L GALLOWAY	GALLOWAY RONALD L & BETTY S
11/1/1985	453 642		\$48,000	E	ANN PETRY (EXT) OF MRS CARDEN	RONALD L GALLOWAY
1/1/1971	257 346		\$0	Non Fair Market Sale	MR & MRS M B CARDEN	ANN PETRY (EXT) OF MRS CARDEN
1/1/1969	229 155		\$0	Non Fair Market Sale	JOHN R HINES JR ETAL	MR & MRS M B CARDEN

Area Sales Report

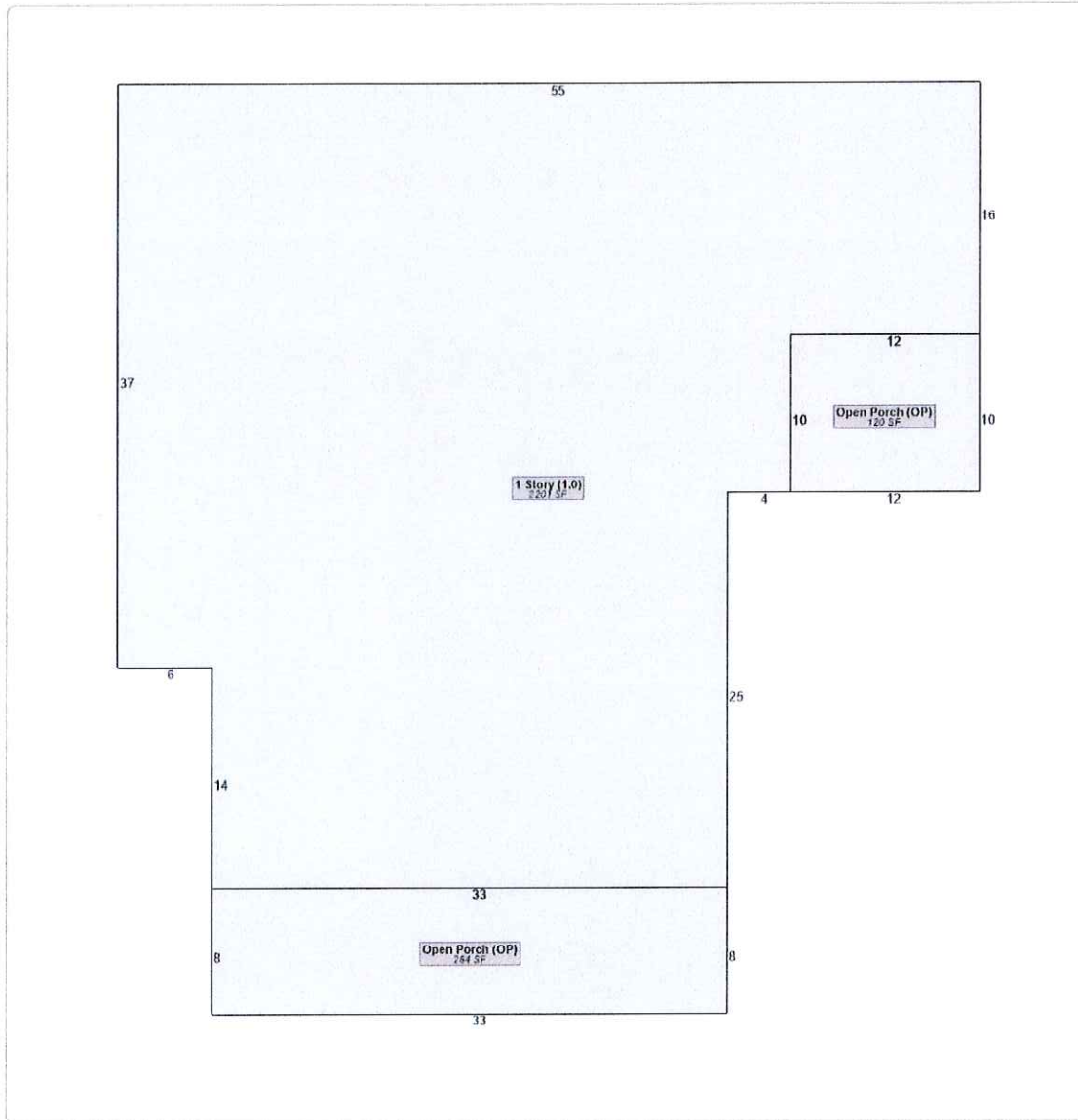
Valuation

	2018	2017	2016	2015
Previous Value	\$109,120	\$106,422	\$106,422	\$102,064
Land Value	\$23,620	\$23,620	\$23,620	\$23,620
+ Improvement Value	\$82,400	\$82,400	\$79,574	\$79,574
+ Accessory Value	\$3,100	\$3,100	\$3,228	\$3,228
= Current Value	\$109,120	\$109,120	\$106,422	\$106,422

Photos



Sketches



No data available for the following modules: Rural Land, Conservation Use Rural Land, Commercial Improvement Information, Mobile Homes, Prebill Mobile Homes.



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