

CITY COUNCIL
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City of Hogansville



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Lisa Kelly, Assistant City Manager
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400 E Main St
Hogansville GA 30230-1196
706-637-8629 | cityofhogansville.org

COUNCIL ACTION FORM

MEETING DATE: September 8, 2020

SUBMITTED BY:

Lynne Miller

AGENDA TITLE: 301 Askew Avenue and 405 Granite Street Rezoning Request

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

- | | | | |
|--|-------------------------------------|---|---|
| <input type="checkbox"/> Ordinance (No. ____) | <input type="checkbox"/> Contract | <input type="checkbox"/> Information Only | <input type="checkbox"/> Public Hearing |
| <input type="checkbox"/> Resolution (No. ____) | <input type="checkbox"/> Ceremonial | <input checked="" type="checkbox"/> Discussion/Action | <input type="checkbox"/> Other |

BACKGROUND (Includes description, background, and justification)

Property owner Sherman Yarbrough is requesting rezoning of 301 Askew Ave and 405 Granite Street from R2 Residential to Commercial. 301 Askew has a vacant 20' x 60' building on it that once was a community laundromat, and 405 Granite is vacant land. The intent is to sell this property to Aziza and Sam Somani, who would then turn this building into a neighborhood convenience store and create a parking lot for the store on 405 Granite. The Somani's will purchase this property from Mr. Yarbrough if rezoning is approved. The proposed store would sell beer and wine but would be legally distanced from churches and schools.

On 7-16-20 the Hogansville Planning & Zoning Commission recommended that City Council **approve** the rezoning application, with the condition that the off-street parking plan for 405 Granite Street:

- Reduce the number of parking spaces. Per the 2015 International Code, Chap. 8, Off-Street Parking the minimum requirement for retail uses is 1 parking space for every 200 square feet of store footprint.
- Make sure each parking space is at least 20 feet long.
- Put an extra 5 feet between and to the side of each handicapped parking space.
- Create a designated pedestrian cut-through from the Granite Street sidewalk into the parking lot.

On August 17, 2020, the City Council conducted a first reading and public hearing on the rezoning request. There were no public comments. On March 4, 2019, the City Council denied this same rezoning request.

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

N/A

STAFF RECOMMENDATION (Include possible options for consideration)

If parking arrangements are acceptable to City staff, and if the proposed convenience store has presentable front and back door appearance, approve this rezoning request.

AN ORDINANCE

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF HOGANSVILLE TO AMEND THE CODE OF THE CITY; TO AMEND THE ZONING MAP AND ORDINANCES OF THE CITY SO AS TO CLASSIFY THE USE ZONE OF REAL ESTATE LOCATED AT 301 ASKEW AVENUE AND 405 GRANITE STREET; 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 by classifying as GC (General Commercial) the following described real estate, to wit:

That tract or parcel of land located at 301 Askew Avenue and designated as Troup County Tax Map Number 021-2C-015-001;.

and

That tract or parcel of land located at 405 Granite Street and designated as Troup County Tax Map Number 021-2C-015-002.

SECTION 2:

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

SECTION 3:

This Ordinance after adoption by the Council and upon approval by the Mayor shall become effective immediately.

INTRODUCED AND FIRST READING _____

SECOND READING AND ADOPTED/REJECTED _____

SUBMITTED TO MAYOR AND APPROVED/DISAPPROVED _____

BY: _____
Mayor

ATTEST: _____
Clerk

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

DATE: 8/17/2020
TO: Hogansville City Council
FROM: Lynne Miller, Planning and Development Director *LSM*
RE: **Rezoning Request**
301 Askew Avenue and 405 Granite Street,
Tax Map Nos. 0212 C01 5001 and 0212 C01 5002
Sherman Yarbrough

REQUEST:

The applicant and owner, Sherman Yarbrough, is requesting rezoning of approximately 0.34 acres located at 301 Askew Avenue and 405 Granite Street, City of Hogansville, Troup County. The requested zoning is from R2 (Residential) to C (Commercial). 301 Askew Avenue has a vacant building on it now that once was a community laundry mat, and 405 Granite Street is vacant. The applicant has stated that the intended use for these two adjacent properties is to sell them to Aziza and Sam Somani, who would then turn the building into a neighborhood convenience store and 405 Granite Street into store parking. Mr. and Mrs. Somani will purchase these two properties from Mr. Yarbrough if rezoning is approved.

LOCATION:

The subject properties are located at 301 Askew Avenue and 405 Granite Street, at the southeast corner of Askew Avenue and Granite Street, City of Hogansville, Troup County.

SITE:

The 0.13-acre parcel at 301 Askew Avenue is roughly rectangular, with the longer edge along Askew Ave. The vacant building faces Askew Avenue. The building is 60 feet long by 20 feet wide. The property steps up from the sidewalk, with concrete steps leading to the front door. The building also has a back door with a dirt parking area just behind (south of) the building. The building was constructed in 1900, and has public water and sewerage. To the immediate south, 405 Granite Street (0.21 acres) is vacant and intended for parking. Both sites are level. These two properties are located in the Stark Mill and Mill Village National Register District.

ZONING:

Both properties are currently zoned R2 - Residential.

COMPREHENSIVE PLAN:

The City of Hogansville’s adopted 2015-2035 Comprehensive Plan and the Plan’s Character Area (Future Land Use) map place this site within the City’s Village character area. Noting that “A community food market and other neighborhood retail were once located” in this historic mill village, the plan recommends that the City “Allow for neighborhood commercial” here.

EXISTING LAND USES:

The subject property is located in the midst of the historic village, with former mill cottages (c. 1900-1920) and several churches nearby. Adjacent uses consist of the following:

NORTH: 501 Granite Street – historic hip-roofed single-family cottage, zoned residential.

SOUTH: 403 Granite Street – vacant site, zoned residential.

EAST: 207 Askew Avenue – historic hip-roofed single-family cottage, zoned residential.

WEST: 302 Askew Avenue – historic hip-roofed single-family cottage, zoned residential.

UNIQUE CHARACTERISTICS:

The subject site has no unique characteristics.

PREVIOUS RELATED ACTIONS:

- February 21, 2019 – The rezoning request for 301 Askew Avenue was presented to the Hogansville Planning & Zoning Commission, who unanimously recommended the rezoning.
- March 4, 2019 – Public hearing held by Hogansville City Council.
- March 4, 2019 – City Council voted unanimously to deny the rezoning request.
- May 29, 2020 – Acting on behalf of the property owner Sherman Yarbrough, Mr. and Mrs. Somani resubmitted the rezoning application for 301 Askew.
- June 18, 2020 – Hogansville Planning & Zoning Commission recommended that the request to rezone 301 Askew be approved by City Council, with the condition that the Somanis provide a parking plan acceptable to City staff prior to July 1, 2020.
- July 1, 2020 – Somanis submitted a parking plan that indicated a need to rezone two properties instead of one in order to accommodate the proposed parking area.
- July 16, 2020 – Hogansville P&Z recommended that City Council **approve** the application by Sherman Yarbrough to rezone these two properties from R2 Residential to C-Commercial, with the condition that the parking lot plan for 405 Granite:
 - 1) Reduce the number of parking spaces. Per 2015 Int’l Code, Chap. 8, Off-Street Parking, the minimum requirement for retail uses is 1 parking space for every 200 square feet of store footprint.
 - 2) Make sure each parking space is at least 20 feet long.
 - 3) Put an extra 5 feet between and to the side of each handicapped parking space.
 - 4) Create a designated pedestrian cut-through from the Granite Street sidewalk into the parking lot.
- August 3, 2020 – City Council held public hearing on this rezoning request with no public comments received.

FINDINGS:

Finding 1. The site is currently unoccupied.

Finding 2. Existing land uses adjacent and close to this property are historic mill cottages, zoned residential.

Finding 3. This site historically provided a neighborhood service, namely, a washeteria.

Finding 4. The proposed convenience store would sell alcohol, but would be legally distanced from churches and schools. A nearby church building is slated for after-school, summer school and adult education programs, but does not qualify as a “school” under State of Georgia Code sections 3-3-21 (Sale of alcoholic beverages near churches, school buildings, or other sites) and 20-2-690 (“Educational Entities”)

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 would serve the surrounding residential neighborhood.

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 it respects its residential neighbors and follows City regulations regarding business hours, parking, signage, etc.

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

Yes. The City’s 2015-2035 Comprehensive Plan plan designates this part of the City as the Village neighborhood, 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? No.

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. If properly managed, the proposed use would be a neighborhood amenity.

STAFF RECOMMENDATION:

Staff recommends **approval** of the proposed re-zoning request. This proposal meets five of the State's seven zoning standards. Future land use (Character Area) mapping designates this area as the Hogansville Village, with neighborhood commercial zoning encouraged.

If approved, this business should be encouraged to minimize adverse impacts on its residential neighbors.

City Council approval should include Hogansville Planning & Zoning's recommended changes to the Somanis' parking lot plan:

- 1) Reduce the number of parking spaces. Per 2015 Int'l Code, Chap. 8, Off-Street Parking, the minimum requirement for retail uses is 1 parking space for every 200 square feet of store footprint.
- 2) Make sure each parking space is at least 20 feet long.
- 3) Put an extra 5 feet between and to the side of each handicapped parking space.
- 4) Create a designated pedestrian cut-through from the Granite Street sidewalk into the parking lot.

Also, the building renovation should include a front façade that does not present a boarded-up appearance.

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.

Section 102-152 (6): Map Amendment Criteria

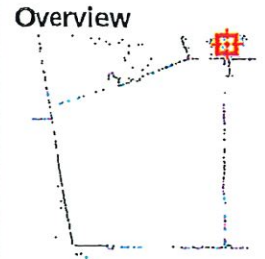
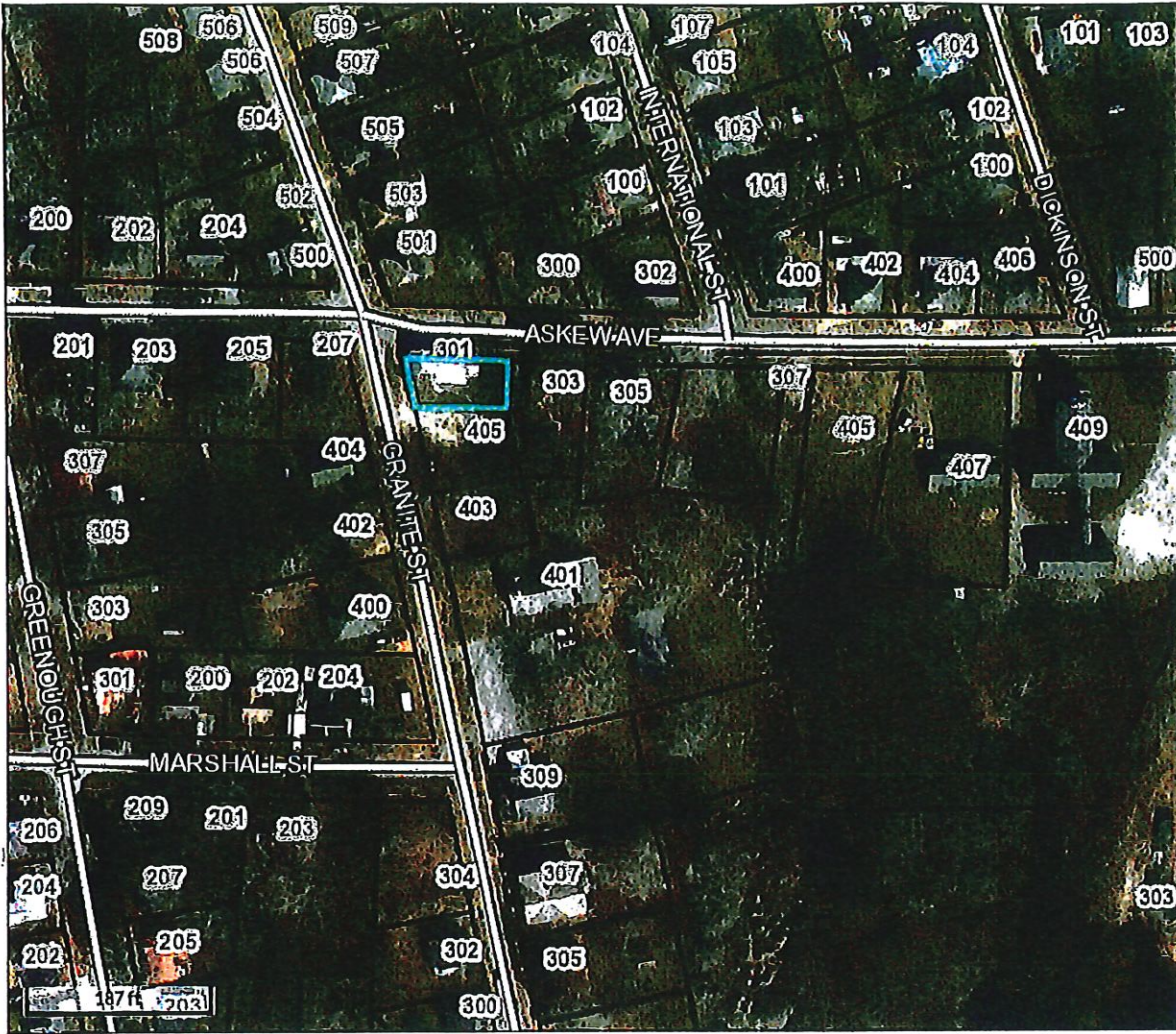
- (6) Each zoning map amendment application, whether submitted by local government or by a party other than local government, shall include with it a complete, written, documented analysis of the impact of the proposed rezoning with respect to each of the following matters:
- a. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties.
 - b. Whether the zoning proposal would adversely affect the existing use or usability of adjacent or nearby property.
 - c. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.
 - d. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.
 - e. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive land use plan.
 - f. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

Sec. 102-156. - Standards governing exercise of city's zoning power.

In addition to the standards enumerated in other sections of this chapter, the planning commission and city council shall consider the following matters in reference to any rezoning application:

- (1) The existing land use patterns.
- (2) The possible creation of an isolated district unrelated to adjacent and nearby districts.
- (3) The population density pattern and possible increase or overtaxing of the load on public facilities, including, but not limited to, schools, utilities, and streets.
- (4) Whether the proposed change will adversely influence living conditions in the neighborhood.
- (5) Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.
- (6) Whether the proposed change will create adverse environmental impacts to water, erosion and sedimentation control regulations, or sewage systems.
- (7) Whether the proposed change will adversely affect property values in the adjacent area.
- (8) Whether the proposed change will seriously reduce light and air to adjacent areas.
- (9) Whether there are substantial reasons why the property cannot be used in accordance with existing zoning.
- (10) Whether the change suggested is out of scale with the needs of the neighborhood or the city.
- (11) The extent to which the zoning decision is consistent with the comprehensive plan adopted by the city council.
- (12) Any other factors relevant to balancing the interest in promoting the public health, safety, morality, or general welfare against the right to the unrestricted use of property.
- (13) Whether or not any parcel is located in a wetland as determined by the wetland protection district map and by determination of the U.S. Army Corps of Engineers. If the U.S. Army Corps of Engineers determines that wetlands are present, a Section 404 permit as provided by the Clean Water Act is required to be issued before any parcel is rezoned.

(Ord. of 7-7-2003, § 16.8)



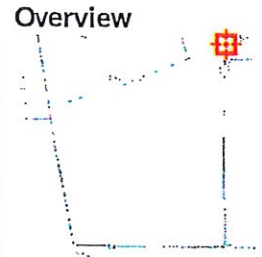
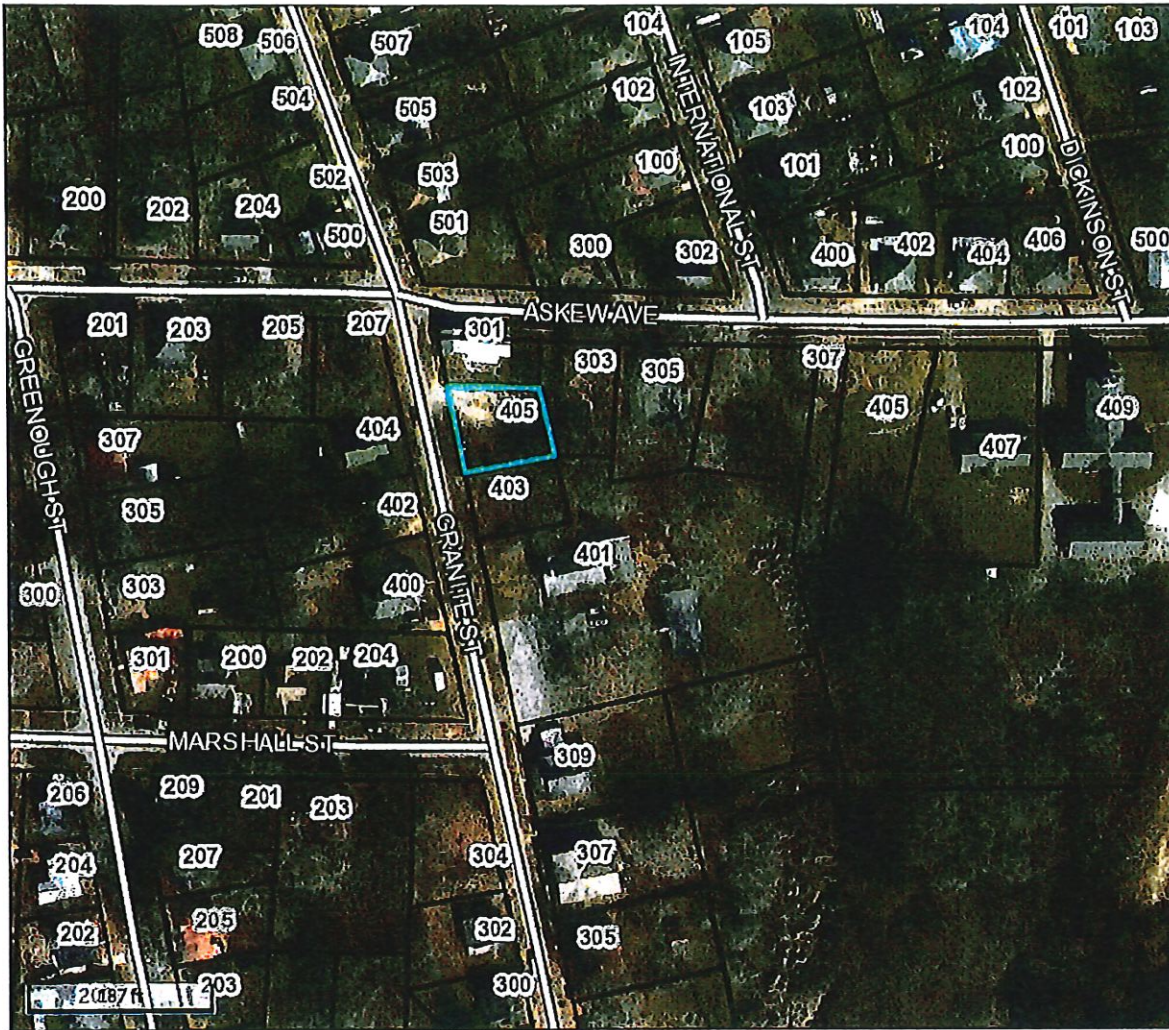
- Legend**
- Address Numbers
 - Parcels
 - Roads

Parcel ID	0212C015001	Owner	YARBROUGH SHERMAN	Last 2 Sales			
Class Code	Commercial		P O BOX 27547	Date	Price	Reason	Qual
Taxing District	18-HOGANSVILLE		PANAMA CITY FL 32411	7/24/2001	\$20000	N	U
	18-HOGANSVILLE	Physical Address	301 ASKEW AVE	8/1/1985	\$62500	N	U
Acres	0.13	Assessed Value	Value \$21300				
		Land Value					
		Improvement Value					
		Accessory Value					

(Note: Not to be used on legal documents)

Date created: 6/10/2020
 Last Data Uploaded: 6/10/2020 12:00:05 AM

Developed by  Schneider
 GEOSPATIAL



Legend

- Address Numbers
- Parcels
- == Roads

Parcel ID	0212C015002	Owner	YARBROUGH SHERMAN	Last 2 Sales			
Class Code	Residential		P O BOX 27547	Date	Price	Reason	Qual
Taxing District	18-HOGANSVILLE		PANAMA CITY FL 32411	7/25/2001	\$20000	M	U
	18-HOGANSVILLE	Physical Address	405 GRANITE ST	7/24/2001		L	U
Acres	0.21	Assessed Value	Value \$5700				
		Land Value					
		Improvement Value					
		Accessory Value					

(Note: Not to be used on legal documents)

Date created: 7/8/2020
 Last Data Uploaded: 7/8/2020 12:27:19 AM

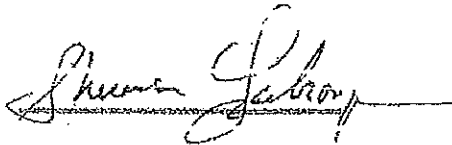
Developed by  **Schneider**
 GEOSPATIAL

REQUEST FOR REZONING

City of Hogansville

This is a written request from Sherman Yarbrough, the legal owner of Property : 301 Askew Ave and 405 Granite street, Hogansville, Troup County, Georgia. At this time, we are requesting that the said property be rezoned from Residential to Commercial.

The request is made on the behalf of placing a Convenience Store on said property.



Signature

May 29th 2020

DATE

Lynne Miller

From: LYNN YARBROUGH <lynnandsherm@comcast.net>
Sent: Tuesday, June 30, 2020 10:38 AM
To: zubairsomani@yahoo.com; Lynne Miller
Subject: Fw: Tax Records - Diagram for Parking Lot
Attachments: Washeteria 2019 Tax Bill.pdf; Washeteria Lot on Granite.pdf

Lynne and Sam,

Here is the documentation on both the Washeteria at 301 Askew and the lot behind it for parking, at 405 Granite St. Tax records attached. Tax bills will be paid and brought current within the next 2 weeks:

301 Askew: Washeteria, proposed as convenience store

>>>> Parcel ID: 0212C-015-001

>>>> Sherman Yarbrough, owner

>>>> **giving permission for Sam & Aziza Zubair to represent us in the Planning and Zoning meeting**

405 Granite: Lot behind the building, to be used for parking

>>>> Parcel ID: 0212C-015-002

>>>> Lot 12 Blk 11 US Rubber Co

>>>> Sherman Yarbrough, owner

>>>> **giving permission for Sam & Aziza Zubair to represent us in the Planning and Zoning meeting**

Thank you so much, Lynn and Sherman Yarbrough

Lynn Yarbrough, REALTOR®
KELLER WILLIAMS SUCCESS REALTY
Cell and Text: 850-890-1637
lynnandsherm@comcast.net
www.pcbeachliving.com

On 06/29/2020 3:25 PM zubair somani <zubairsomani@yahoo.com> wrote:

fyi

Sent from Yahoo Mail on Android

----- Forwarded Message -----

From: "Lynne Miller" <lynne.miller@cityofhogansville.org>

To: "zubair somani" <zubairsomani@yahoo.com>

Cc: "Lisa Kelly" <lisa.kelly@cityofhogansville.org>

Sent: Mon, Jun 29, 2020 at 4:14 PM

Subject: RE: Diagram for Parking Lot, version 2

Ms. Somani. Could you please:

1. Show property lines on your diagram. Your lot is 0.13 acres, and the parking lot as shown covers 0.27 acres.
2. Are you incorporating that back lot?
3. If so, can you show permission from the lot owner to use that back lot?

Thanks.

Lynne S. Miller, AICP

Planning & Development Director

City of Hogansville – 400 E. Main Street

Hogansville, GA 30230

lynne.miller@cityofhogansville.org

706.637.8629 – office

770.301.6251 – cell

From: zubair somani <zubairsomani@yahoo.com>

Sent: Monday, June 29, 2020 3:34 PM

To: Lynne Miller <lynne.miller@cityofhogansville.org>

Subject: Diagram for Parking Lot, version 2

Hi Lynn

Attaching a parking diagram.

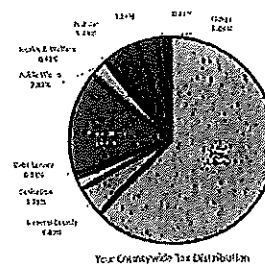
Let me know if it is acceptable.

aziza

2019 Property Tax Statement



SHANE FRAILEY
 TROUP COUNTY TAX COMMISSIONER
 100 RIDLEY AVENUE • LAGRANGE, GEORGIA 30240
 706-883-1620



PROPERTY OWNERS(S)	MAP CODE	LOCATION	BILL #	DISTRICT			
YARBROUGH SHERMAN	0212C 015 001	301 ASKEW AVE	2019-33556	HOGANSVILLE CITY			
	BUILDING VALUE	LAND VALUE	TOTAL FAIR MARKET VALUE	ACRES	BILLING DATE	PAYMENT GOOD THROUGH	EXEMPTIONS
	\$17,900.00	\$3,400.00	\$21,300.00	0.1300		7/15/2020	
PROPERTY DESCRIPTION							
301 ASKEW AVE/LOT 11 BLK 11 US RUBBER CO							

TAXING ENTITY	TOTAL FAIR MARKET VALUE	40% ASSESSED VALUE	LESS EXEMPTIONS	TAXABLE VALUE	MILLAGE RATE	GROSS TAX	LESS CREDITS	NET TAX
STATE TAX	\$21,300.00	\$8,520.00	\$0.00	\$8,520.00	0.0000	\$0.00	\$0.00	\$0.00
COUNTY M&O	\$21,300.00	\$8,520.00	\$0.00	\$8,520.00	13.0670	\$111.33	\$0.00	\$111.33
SALES TAX ROLLBACK	\$0.00	\$0.00	\$0.00	\$8,520.00	-2.4580	\$0.00	-\$20.94	-\$20.94
COUNTY BOND	\$21,300.00	\$8,520.00	\$0.00	\$8,520.00	0.1740	\$1.48	\$0.00	\$1.48
SCHOOL M&O	\$21,300.00	\$8,520.00	\$0.00	\$8,520.00	18.8500	\$160.60	\$0.00	\$160.60
HOGANSVILLE	\$21,300.00	\$8,520.00	\$0.00	\$8,520.00	7.9500	\$67.73	\$0.00	\$67.73
SANITATION	\$21,300.00	\$8,520.00	\$0.00	\$8,520.00	0.5270	\$4.49	\$0.00	\$4.49
<i>Please note that your Tax Commissioner is responsible for the billing and collection of tax and is not responsible for the property value or the millage rates which are used to determine the tax amount due.</i>								
Totals					38.1100	\$345.63	-\$20.94	\$324.69

PAYMENT OPTIONS

Online: www.troupcountytax.com [e-check, Discover, Mastercard, Visa]
Mail: Please make check or money order payable to: Troup County Tax Commissioner. Please include daytime phone number and driver's license number on your check. If receipt is desired, please send a stamped, self-addressed envelope. We accept Visa, MasterCard, and Discover. PayPal fees will apply.
Drop Box: Located as you exit the parking deck at 100 Ridley Ave, LaGrange, GA 30240.
In Person: Office open M-F 8:00 - 5:00 • Troup County Government Center.
 For Phone-in Payments Call 1-855-508-6636

2019 Current Due	\$324.69
Penalty	\$16.23
Interest	\$17.20
Other Fees	\$0.00
Previous Payments	\$0.00
Delinquent Tax as of Billing Date	\$0.00
TOTAL DUE	\$358.12

2019

Property Tax Statement

SHANE FRAILEY TROUP COUNTY TAX COMMISSIONER

100 RIDLEY AVENUE • LAGRANGE, GEORGIA 30240
 706-883-1620

33556



YARBROUGH SHERMAN

P O BOX 27547
 PANAMA CITY, FL 32411

BILL #	DUE DATE	TOTAL DUE	LOCATION
2019-33556	11/15/2019	\$358.12	301 ASKEW AVE
MAP CODE		DESCRIPTION	
0212C 015 001		301 ASKEW AVE/LOT 11 BLK 11 US RUBBER CO	

www.troupcountytax.com

Make check payable to Troup County Tax Commissioner and include bill number on check. Payments by Mastercard/Discover/Visa accepted. Please fill out information below and return by mail, fax or email:

AMOUNT \$ _____ EXPIRATION DATE _____
 CREDIT CARD # _____
 SECURITY CODE (ON BACK OF CARD) _____
 CARDHOLDER PRINTED NAME _____
 CARDHOLDER SIGNATURE _____
 PHONE NUMBER _____

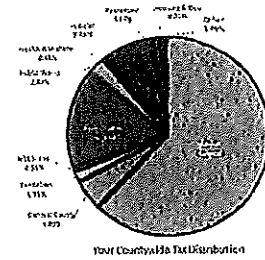


Scan this code with your mobile phone to view or pay. All credit and debit card payments will incur a bank

2019 Property Tax Statement



SHANE FRAILEY
 TROUP COUNTY TAX COMMISSIONER
 100 RIDLEY AVENUE • LAGRANGE, GEORGIA 30240
 706-883-1620



PROPERTY OWNERS(S)	MAP CODE	LOCATION	BILL #	DISTRICT			
YARBROUGH SHERMAN	0212C 015 002	405 GRANITE ST	2019-33557	HOGANSVILLE CITY			
	BUILDING VALUE	LAND VALUE	TOTAL FAIR MARKET VALUE	ACRES	BILLING DATE	PAYMENT GOOD THROUGH	EXEMPTIONS
	\$0.00	\$4,810.00	\$4,810.00	0.2100		7/15/2020	
PROPERTY DESCRIPTION							
405 GRANITE ST/LOT 12 BLK 11 US RUBBER CO							

TAXING ENTITY	TOTAL FAIR MARKET VALUE	40% ASSESSED VALUE	LESS EXEMPTIONS	TAXABLE VALUE	MILLAGE RATE	GROSS TAX	LESS CREDITS	NET TAX
STATE TAX	\$4,810.00	\$1,924.00	\$0.00	\$1,924.00	0.0000	\$0.00	\$0.00	\$0.00
COUNTY M&O	\$4,810.00	\$1,924.00	\$0.00	\$1,924.00	13.0670	\$25.14	\$0.00	\$25.14
SALES TAX ROLLBACK	\$0.00	\$0.00	\$0.00	\$1,924.00	-2.4580	\$0.00	-\$4.73	-\$4.73
COUNTY BOND	\$4,810.00	\$1,924.00	\$0.00	\$1,924.00	0.1740	\$0.33	\$0.00	\$0.33
SCHOOL M&O	\$4,810.00	\$1,924.00	\$0.00	\$1,924.00	18.8500	\$36.27	\$0.00	\$36.27
HOGANSVILLE	\$4,810.00	\$1,924.00	\$0.00	\$1,924.00	7.9500	\$15.30	\$0.00	\$15.30
SANITATION	\$4,810.00	\$1,924.00	\$0.00	\$1,924.00	0.5270	\$1.01	\$0.00	\$1.01

Please note that your Tax Commissioner is responsible for the billing and collection of tax and is not responsible for the property value or the millage rates which are used to determine the tax amount due.

Totals					38.1100	\$78.05	-\$4.73	\$73.32
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PAYMENT OPTIONS

Online: www.troupcountytax.com [e-check, Discover, Mastercard, Visa]
Mail: Please make check or money order payable to: Troup County Tax Commissioner. Please include daytime phone number and driver's license number on your check. If receipt is desired, please send a stamped, self-addressed envelope. We accept Visa, MasterCard, and Discover. PayPal fees will apply.
Drop Box: Located as you exit the parking deck at 100 Ridley Ave, LaGrange, GA 30240.
In Person: Office open M-F 8:00 - 5:00 • Troup County Government Center.
 For Phone-In Payments Call 1-855-508-6636

2019 Current Due	\$73.32
Penalty	\$3.67
Interest	\$3.86
Other Fees	\$0.00
Previous Payments	\$0.00
Delinquent Tax as of Billing Date	\$0.00
TOTAL DUE	\$80.85

2019
Property Tax Statement
 SHANE FRAILEY TROUP COUNTY TAX
 COMMISSIONER
 100 RIDLEY AVENUE • LAGRANGE, GEORGIA 30240
 706-883-1620

33557



YARBROUGH SHERMAN

P O BOX 27547
 PANAMA CITY, FL 32411

BILL #	DUE DATE	TOTAL DUE	LOCATION
2019-33557	11/15/2019	\$80.85	405 GRANITE ST
MAP CODE		DESCRIPTION	
0212C 015 002		405 GRANITE ST/LOT 12 BLK 11 US RUBBER CO	

www.troupcountytax.com

Make check payable to Troup County Tax Commissioner and include bill number on check. Payments by Mastercard/Discover/Visa accepted. Please fill out information below and return by mail, fax or email:

AMOUNT \$ _____ EXPIRATION DATE _____
 CREDIT CARD # _____
 SECURITY CODE (ON BACK OF CARD) _____
 CARDHOLDER PRINTED NAME _____
 CARDHOLDER SIGNATURE _____
 PHONE NUMBER _____



Scan this code with your mobile phone to view or pay this bill

All credit and debit card payments will incur a bank fee of 2.5% plus \$0.30 cent transaction fee.

APPLICANTS REZONING DISCLOSURE STATEMENT
(O.C.G.A. 36-67A-1 eg seq.)

Property/Financial Disclosure

Does any member of the Board of Commissioners; or Planning Commission; or family member of a member of the Board of Commissioners; or Planning 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 Board of Commissioners or Planning 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 29th day of May, 2020.


Applicant's Signature

APPLICATION FOR REZONING

HOGANSVILLE, GEORGIA

Application Number _____ Application Date _____

Property Owner Sherman Gasbrough

Address 333 Wahoo Rd # 27547,

City, State, Zip: Panama City Beach, FL. 32408

Telephone: 850-890-1637 / 770-883-1865

Authorized Agent _____

Address _____

City, State, Zip: _____

Telephone: _____

Property Address 301 Askew Ave.

City, State, Zip: Hogansville, GA 30230

Tax Parcel Number 0212C-015-001
Lot 11 Blk 11 US

Nearest Road Intersection Granite & Askew

Current Zoning Residential

Proposed Zoning Commercial

Current Use Vacant building

Proposed Use Convenience Store

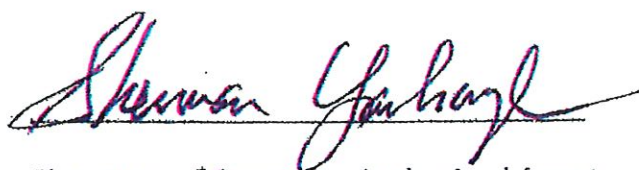
If rezoned, when will proposed use start? _____

Size of Property 0.13 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.



Signature of Owner or Authorized Agent

Date

AUTHORIZED BY PROPERTY OWNER

CITY OF HOGANSVILLE, GEORGIA

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

301 Astor Ave, 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 _____

Address _____

City, State, Zip Code: _____

Telephone #: _____

Sharon Jacoby
5-29-2020

Lynn and Sherman Yarbrough

535 Wahoo Road
Bay Point Box 27547
Panama City Beach, FL 32408
Lynn: 850-890-1637
Sherman: 770-883-1865
lynnandsherm@comcast.net

May 29, 2020

Selling Washateria in Hogansville, GA

Property: 301 Askew
Parcel ID: 0212C-015-001; Lot 11 Block 11 US
Name on Deed: Sherman Yarbrough

To Hogansville City Hall, Zoning Committee and Others as Needed

I am in the process of selling 301 Askew to Aziza Somani. The sale of this property is contingent on the commercial zoning of this building as a convenience store, as it was permitted several years ago. As we start to process the paperwork for the sale of this property, she will be inquiring and applying for the commercial zoning of this building.

Please note that she and her husband, Sam, already own and operate a convenience store just outside Hogansville at the intersection of Route 100 and 27.

You have my permission to work with her on this zoning request as the future owner of the property. If you have any questions, please feel free to contact me or my wife at either number above.

Many thanks,

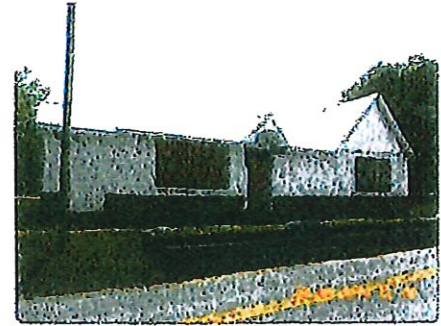

Sherman and Lynn Yarbrough



Summary

Parcel Number 0212C015001
 Location Address 301 ASKEW AVE
 Legal Description 301 ASKEW AVE/LOT 11 BLK 11 US RUBBER CO
 (Note: Not to be used on legal documents)
 Class C3-Commercial
 (Note: This lot is in a subdivision. Not to be used for platting)
 Zoning
 Tax District 18-HOGANSVILLE (District 18)
 Millage Rate 38.11
 Acres 0.13
 Neighborhood US Rubber Subdivision (USR-12)
 Homestead Exemption No (50)
 Landlot/District N/A
 Subdivision US Rubber Company

[View Map](#)



Owner

[YARBROUGH SHERMAN](#)
 P O BOX 27547
 PANAMA CITY, FL 32411

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Commercial	FF - 75.00	Front Feet	5,390	49	110	0.12	0
Commercial	FF - 75.00	Front Feet	440	4	110	0.01	0

Commercial Improvement Information

Description Churches-3
 Value \$17,900
 Actual Year Built 1900
 Effective Year Built 1950
 Square Feet 1380
 Wall Height 14
 Wall Frames
 Exterior Wall
 Roof Cover
 Interior Walls
 Floor Construction
 Floor Finish
 Ceiling Finish
 Lighting
 Heating
 Number of Buildings 1

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
7/24/2001	953 663		\$20,000	Non Fair Market Sale	JOANN MASSENGALE	YARBROUGH SHERMAN
8/1/1985	448 724		\$62,500	Non Fair Market Sale	NOVELLE S GRAY	JOANN MASSENGALE
1/1/1972	282 492		\$0	NQ	C LEAMON GRAY	NOVELLE S GRAY
3/24/1960	137 530		\$0	NQ	US RUBBER	C LEAMON GRAY
9/22/1959	134 450		\$0	NQ		US RUBBER

Area Sales Report

Sale date range:

From:

01/01/2017

To:

05/29/2020

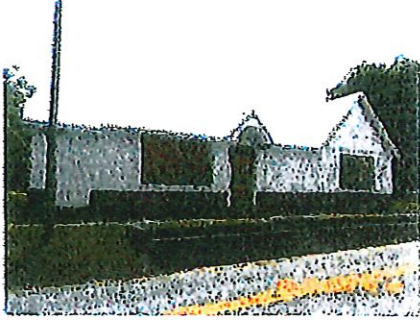
1500

Feet

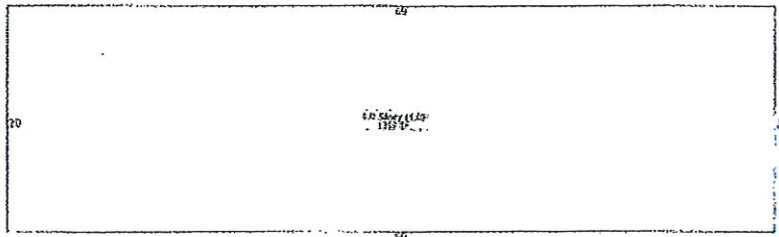
Valuation

	2019	2018	2017	2016
Previous Value	\$3,400	\$3,400	\$3,390	\$3,390
Land Value	\$3,400	\$3,400	\$3,400	\$3,390
- Improvement Value	\$17,900	\$0	\$0	\$0
- Accessory Value	\$0	\$0	\$0	\$0
= Current Value	\$21,300	\$3,400	\$3,400	\$3,390

Photos



Sketches



No data available for the following modules: Rural Land, Conservation Use (rural Land), Residential Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Permits.



Summary

Parcel Number 0212C015002
 Location Address 405 GRANITE ST
 Legal Description 405 GRANITE ST/LOT 12 BLK 11 US RUBBER CO
 (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 0.21
 Neighborhood US Rubber Subdivision (USR-12)
 Homestead Exemption No (S0)
 Landlot/District N/A
 Subdivision US Rubber Company

[View Map](#)

Owner

[YARBROUGH SHERMAN](#)
 P O BOX 27547
 PANAMA CITY, FL 32411

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	FF - 75.00	Front Feet	0	70	102	0.16	0
Residential	FF - 75.00	Front Feet	2,142	21	102	0.05	0

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
7/25/2001	953 663		\$20,000	Multi-Sale	JOANN P MASSENGALE	YARBROUGH SHERMAN
7/24/2001	953 662		\$0	DeltaReason L	JAMES C MASSENGALE	JOANN P MASSENGALE
8/1/1985	448 224		\$62,500	Non Fair Market Sale	NOVELLE S GRAY	JAMES C MASSENGALE
1/1/1972	282 493		\$0	DeltaReason NQ	C LEAMON GRAY	NOVELLE S GRAY
4/2/1963	161 312		\$0	DeltaReason NQ	MISS BESSIE BROWN	C LEAMON GRAY

Area Sales Report

Sale date range:

From: 01/01/2017 To: 07/08/2020

Sales by Neighborhood

Sales by Area

1500 Feet Sales by Distance

Valuation

	2020	2019	2018	2017	2016
Previous Value	\$4,810	\$4,810	\$4,810	\$4,810	\$4,810
Land Value	\$5,700	\$4,810	\$4,810	\$4,810	\$4,810
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$5,700	\$4,810	\$4,810	\$4,810	\$4,810

Assessment Notices

2020 Assessment Notice

GA Real Property Appeal Form

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

The Troup County Board of Assessors makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data or its use in any application. The assessment information is from the last certified tax roll. Sales information is updated each month. All other data is subject to change.

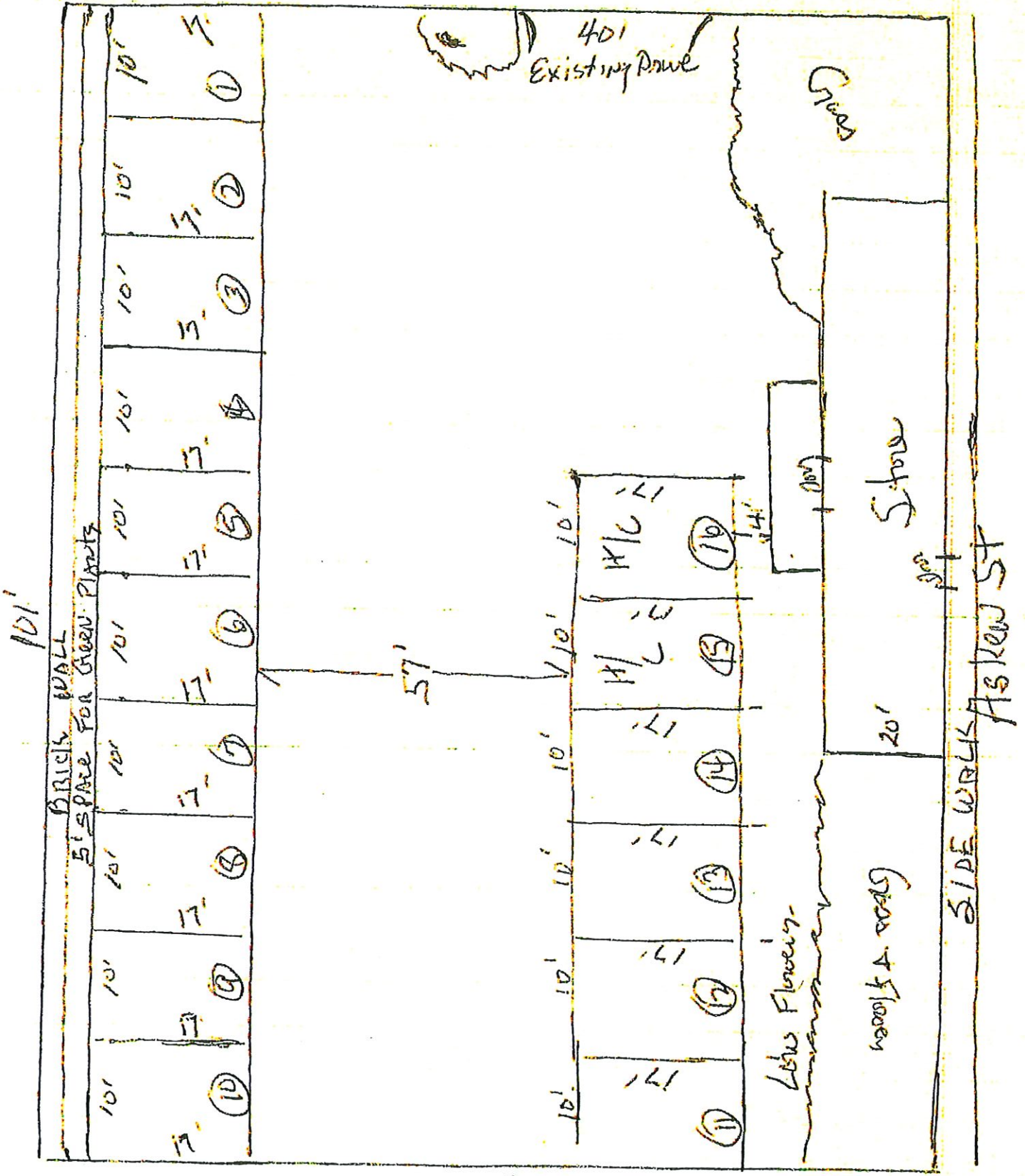
[User Privacy Policy](#)
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Last Data Upload: 7/8/2020, 12:27:19 AM

Version 2.3.67



Granite St



Proposed Parking Spaces are 10x17' 115'

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CHAPTER 8 GENERAL PROVISIONS

SECTION 801 OFF-STREET PARKING

801.1 General.

Off-street parking shall be provided in compliance with this chapter where any building is erected, altered, enlarged, converted or increased in size or capacity.

801.2 Parking space requirements.

Parking spaces shall be in accordance with [Sections 801.2.1](#) through [801.2.4](#).

801.2.1 Required number.

The off-street parking spaces required for each use permitted by this code shall be not less than that found in [Table 801.2.1](#), provided that any fractional parking space be computed as a whole space.

**TABLE 801.2.1
OFF-STREET PARKING SCHEDULE**

USE	NUMBER OF PARKING SPACES REQUIRED
Assembly	1 per 300 gross square feet
Dwelling unit	2 per dwelling unit
Health club	1 per 100 gross square feet
Hotel/motel	1 per sleeping unit plus 1 per 500 square feet of common area
Industry	1 per 500 square feet
Medical office	1 per 200 gross square feet
Office	1 per 300 gross square feet
Restaurant	1 per 100 gross square feet
Retail	1 per 200 gross square feet
School	1 per 3.5 seats in assembly rooms plus

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- ▶ CHAPTER 8 GENERAL PROVISIONS
 - ▶ SECTION 801 OFF-STREET PARKING
 - ▶ SECTION 802 FENCE HEIGHTS
 - ▶ SECTION 803 LOCATION OF ACCESSORY BUILDINGS
 - ▶ SECTION 804 ALLOWABLE PROJECTIONS INTO YARDS
 - ▶ SECTION 805 LANDSCAPING REQUIREMENTS



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Industry	1 per 500 square feet
Medical office	1 per 200 gross square feet
Office	1 per 300 gross square feet
Restaurant	1 per 100 gross square feet
Retail	1 per 200 gross square feet
School	1 per 3.5 seats in assembly rooms plus 1 per faculty member
Warehouse	1 per 500 gross square feet

For SI: 1 square foot = 0.0929 m².

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▶ SECTION 801 OFF-STREET PARKING

▶ SECTION 802 FENCE HEIGHTS

▶ SECTION 803 LOCATION OF
ACCESSORY BUILDINGS▶ SECTION 804 ALLOWABLE
PROJECTIONS INTO YARDS▶ SECTION 805 LANDSCAPING
REQUIREMENTS**801.2.3 Location of lot.**

The parking spaces required by this code shall be provided on the same lot as the use or where the exclusive use of such is provided on another lot not more than 500 feet (152 m) radially from the subject lot within the same or less-restrictive zoning district.

**801.2.4 Accessible spaces.**

Accessible parking spaces and passenger loading zones shall be provided in accordance with the building code. Passenger loading zones shall be designed and constructed in accordance with [ICCA117.1](#).

**801.3 Parking stall dimension.**

Parking stall dimensions shall be in accordance with [Sections 801.3.1](#) and [801.3.2](#).

**801.3.1 Width.**

A minimum width of 9 feet (2743 mm) shall be provided for each parking stall.

Exceptions:

1. Compact parking stalls shall be not less than 8 feet (2438 mm) wide.
2. Parallel parking stalls shall be not less than 8 feet (2438 mm) wide.
3. The width of a parking stall shall be increased 10 inches (254 mm) for obstructions located on either side of the stall within 14 feet (4267 mm) of the access aisle.
4. Accessible parking spaces shall be designed in accordance with [ICCA117.1](#).

**801.3.2 Length.**

A minimum length of 20 feet (6096 mm) shall be provided for each parking stall.

Exceptions:

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SECTION 802 FENCE HEIGHTS

SECTION 803 LOCATION OF ACCESSORY BUILDINGS

SECTION 804 ALLOWABLE PROJECTIONS INTO YARDS

SECTION 805 LANDSCAPING REQUIREMENTS

801.4.1 Driveway width.

Every parking facility shall be provided with one or more access driveways, the width of which shall be the following:

1. Private driveways not less than 9 feet (2743 mm).
2. Commercial driveways:
 - 2.1. Twelve feet (3658 mm) for one-way enter/ exit.
 - 2.2. Twenty-four feet (7315 mm) for two-way enter/exit.



801.4.2 Driveway and ramp slopes.

The maximum slope of any *driveway* or ramp shall not exceed 20 percent. Transition slopes in driveways and ramps shall be provided in accordance with the standards set by the code official and the jurisdiction's engineer.



801.4.3 Stall access.

Each required parking stall shall be individually and easily accessed. No automobile shall be required to back onto any public street or sidewalk to leave any parking stall where such stall serves more than two dwelling units or other than residential uses. Portions of a public lot or garage shall be accessible to other portions thereof without requiring the use of any public street.



801.4.4 Compact-to-standard stall ratio.

The maximum ratio of compact stalls to standard stalls in any parking area shall not exceed 1 to 2.



801.4.5 Screening.

A 3-foot-high (914 mm) buffer at the public way shall be provided for all parking areas of five or more parking spaces.



801.4.6 Striping.

Parking stalls shall be striped.

Exception: A *private garage* or parking area for the exclusive use of a single-family dwelling.

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