



City of Hogansville
City Council

Public Hearing and Regular Meeting Agenda

Monday, October 18, 2021

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

Mayor: <i>William C. Stankiewicz</i>	2021	City Manager: <i>Jonathan H. Lynn</i>
Council Post 1: <i>Reginald Jackson</i>	2021	Assistant City Manager: <i>Lisa E. Kelly</i>
Council Post 2: <i>Marichal Price</i>	2021	City Attorney: <i>Alex Dixon</i>
Council Post 3: <i>Mandy Neese*</i>	2023	Chief of Police: <i>Jeffrey Sheppard</i>
Council Post 4: <i>Mark Ayers</i>	2023	
Council Post 5: <i>Toni Striblin</i>	2023	* Mayor Pro-Tem

Public Hearing – 6:00 pm

1. Public Hearing to Hear Citizen Comments on the Annexation and Rezoning of Parcel Nos 0022-000-016, 0214-000-004, and 0023-001-002

Regular Meeting – 7:00 pm

Call to Order - Mayor Stankiewicz
Invocation & Pledge

Consent Agenda

1. Approval of Agenda: Regular Meeting, October 18, 2021
2. Approval of Minutes: Public Hearings and Regular Meeting September 20, 2021

Presentation

1. Recognition of Hummingbird Festival Volunteers
2. Charon Prophet – Elevations Funding

Executive Session

1. Litigation Exemption
2. Personnel Exemption

New Business

1. 1st Reading - Ordinance – Annexation – Parcel No 0022-000-016
2. 1st Reading – Ordinance – Rezoning and Map Amendment - Parcel Nos 0022-000-016, 0214-000-004, and 0023-001-002
3. Resolution – ECG Voting Delegate
4. Ante Litem
5. Acceptance of Property Donation for Future Clock Park Location – Parcel No 0244X002020

City Manager’s Report

Council Member Reports

1. Council Member Jackson
2. Council Member Price
3. Council Member Neese
4. Council Member Ayers
5. Council Member Striblin

Mayor’s Report

Adjourn

Upcoming Dates & Events

- October 24, 2021 | 6:00 pm – Callaway High School Homecoming Parade – Downtown Hogansville
- October 28, 2021 | 6:00 pm – Public Input Session – ATV Trail Grant
- October 30, 2021 | 5:30 pm – Hogansville Trunk-N-Treat – Parking lot across from the Royal Theater
- November 1, 2021 | 7:00 pm – Regular Meeting of the Mayor and Council at Hogansville City Hall
- November 2, 2021 | 7:00 am – 7:00 pm - Hogansville Municipal Elections



Public Hearing – 10:00 am
09/20/2021

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

Public Hearing to Hear Citizen Comments Regarding the Proposed Millage Rate.

Mayor Bill Stankiewicz called the Public Hearing to order at 10:00 am. Present was Council Member Toni Striblin. Council Member Marichal Price and Council Member Mandy Neese joined by phone. Also present were City Manager Jonathan Lynn. Council Members Reginald Jackson and Mark Ayers were not present for the public hearing.

No citizens were present and the Public Hearing was adjourned at 10:01 a.m.

Respectfully,

LeAnn Lehigh
Deputy City Clerk



Meetings were held at Hogansville City Hall, 111 High Street, Hogansville GA 30230

Public Hearing

09/20/2021

Public Hearing to Hear Citizen Comments Regarding the Proposed Millage Rate.

Mayor Bill Stankiewicz called the Public Hearing to order at 7:00 pm. No citizens commented and the public hearing was adjourned at 7:01 pm.

Regular Meeting

09/20/2021

Call to Order: Mayor Bill Stankiewicz called the Regular Meeting to order at 7:02 pm. Present were Council Members Reginald Jackson, Marichal Price, Mandy Neese, Mark Ayers, and Toni Striblin. Also present were City Manager Jonathan Lynn, Assistant City Manager Lisa Kelly, and City Attorney Alex Dixon.

Council Member Mark Ayers gave the Invocation and Mayor Stankiewicz led the Pledge of Allegiance.

CONSENT AGENDA

Motion: Council Member Price moved to approve the Consent Agenda adding #3 under New Business, Consideration of Demolition of Nuisance Properties. The motion was seconded by Council Member Neese.

Roll Call Vote: Jackson (Yea), Price (Yea), Neese (Yea), Ayers (Yea), Striblin (Yea).

Motion Passed 5-0

PRESENTATION

1. Charon Prophet – Elevations Funding Increase. Mr. Prophet was not present for the presentation.

NEW BUSINESS

1. 2nd Reading & Adoption – Ordinance - Annexation - Bass Cross LLC

Motion: Motion was made by Council Member Neese to adopt the ordinance annexing the development for Bass Cross Road Development. The motion was seconded by Council Member Jackson.

Discussion: None

Roll Call Vote: Jackson (Yea), Price (Yea), Neese (Yea), Ayers (Yea), Striblin (Yea)

Motion Passes 5-0

2. 2nd Reading & Adoption – Ordinance – Zoning – Bass Cross Road LLC

Motion: Motion was made by Council Member Striblin to adopt the ordinance zoning the property known as Bass Cross Road Development as Planned Unit Development (PUD). The motion was seconded by Council Member Neese

Discussion: None

Roll Call Vote: Jackson (Yea), Price (Yea), Neese (Yea), Ayers (Yea), Striblin (Yea)

Motion Passed 5-0

3. Zoning Map Amendment considering Bass Cross Road LLC

Motion: The approval of the zoning map for the property known as Bass Cross Road Development was approved with agenda item number 2.

4. Millage Rate Approval

Motion: Motion was made by Council Member Neese to approve the millage rate at 7.95%. The motion was seconded by Council Member Price

Discussion: None

Roll Call Vote: Jackson (Yea), Price (Yea), Neese (Yea), Ayers (Yea), Striblin (Yea)

Motion Passed 5-0

NEW BUSINESS

1. Resolution – DNR RTP Submittal.

Motion: Motion was made by Council Member Neese to adopt the Resolution to allow the City to apply for a grant through the Department of Natural Resources in the amount \$1M to build an ATV park behind the Hogansville Police Department and Maintenance Building, formerly the site of the old Hogansville landfill. The motion was seconded by Council Member Ayers.

Discussion: None

Roll Call Vote: Jackson (Yea), Price (Yea), Neese (Yea), Ayers (Yea), Striblin (Yea)

Motion Passed 5-0

2. Resolution - Georgia Cities Week.

Motion: Motion was made by Council Member Neese to approve the Resolution for Georgia Cities Week Oct 3-9. The motion was seconded by Council Member Jackson.

Discussion: None

Roll Call Vote: Jackson (Yea), Price (Yea), Neese (Yea), Ayers (Yea), Striblin (Yea)

Motion Passed 5-0

3. Consideration of Demolition of Nuisance Properties

Motion: Motion was made by Council Member Neese to approve demolition of 7 nuisance properties by Platinum Services in the amount of \$36,250 with \$9,500 to be reimbursed by John Hardy Jones for the demolition of the building at the corner of Hwy 29 and Main Street to be used for the Clock Park. The motion was seconded by Council Member Price.

Discussion: None

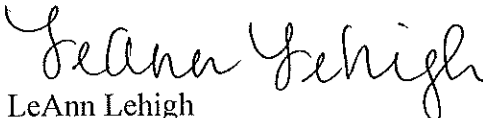
Roll Call Vote: Jackson (Yea), Price (Yea), Neese (Yea), Ayers (Yea), Striblin (Yea)

Motion Passed 5-0

ADJOURNMENT

On a motion made by Council Member Neese and dually seconded, Mayor Bill Stankiewicz adjourned the meeting at 7:16 pm.

Respectfully,



LeAnn Lehigh
Deputy City Clerk

AN ORDINANCE

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF HOGANSVILLE TO ANNEX TO THE CITY CONTIGUOUS REAL PROPERTY OWNED BY THE 2004 WEAVER FAMILY DYNASTY TRUST AND LOCATED OFF OF BLUE CREEK ROAD; TO REPEAL CONFLICTING ORDINANCES; TO FIX AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, The 2004 Weaver Family Dynasty Trust, (hereafter "Owner") is the owner of land herein referred to which is contiguous to the existing corporate limits of the City of Hogansville, Georgia, as defined by the laws of the State of Georgia, such land being described in Exhibit "A" attached hereto;

WHEREAS, the Owner has filed with the City of Hogansville a written and signed application requesting that the land area described within Exhibit "A," consisting of approximately Four Hundred Eighty One (481) acres, more or less, be annexed to and made a part of the City of Hogansville, a copy of such request being attached hereto and made a part hereof as Exhibit "B";

WHEREAS, upon such request the Mayor and Council of the City of Hogansville have determined such application meets the requirements of laws contained within O.C.G.A. '36-36-20 through '36-36-21, *et seq.*;

WHEREAS, the City of Hogansville upon accepting said application timely notified the Board of Commissioners of Troup County, Georgia, of the proposed annexation and attached hereto as Exhibit "C" is evidence that said body interposes no land use classification objection to the annexation pursuant to O.C.G.A. ' 36-36-11;

WHEREAS, the area proposed for annexation adjoins and is contiguous to the present corporate limits of the City of Hogansville as defined by the laws of this state;

WHEREAS, a complete survey of the area to be annexed has been prepared by a competent surveyor and has been filed with and reviewed by the Mayor and Council of the City of Hogansville, Georgia with a copy of said plat of survey being attached to the ordinance as Exhibit "D" and by this reference made a part hereof;

THE COUNCIL OF THE CITY OF HOGANSVILLE HEREBY ORDAINS:

SECTION 1:

That the application of The 2004 Weaver Family Dynasty Trust for annexation of the areas contiguous to the City of Hogansville, as described in Exhibit "A" and as shown on the plat attached as Exhibit "D," be and the same is hereby approved, and the contiguous area proposed for the annexation is hereby annexed to the City of Hogansville so that such land shall constitute a part of the land within the corporate limits of the City of Hogansville as fully and completely as if the limits had been marked and defined by a special act of the General Assembly of Georgia.

SECTION 2:

That a copy of this ordinance, together with a description of the area to be annexed thereto as Exhibit "A," a copy of the written request for annexation attached thereto as Exhibit "B" and a copy of the plat of survey attached thereto as Exhibit "D," all duly certified by the Clerk of the City of Hogansville, be forwarded to and filed with the Georgia Department of Community Affairs and be forwarded to the Board of Commissioners of Troup County, Georgia.

SECTION 3:

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 4:

This ordinance, after adoption and upon approval by the Mayor and Council, shall become effective according to the terms of O.C.G.A. '36-36-2 on the 1st day of December, 2021.

INTRODUCED AND FIRST READING _____

SECOND READING ADOPTED/REJECTED _____

SUBMITTED TO MAYOR AND APPROVED/DISAPPROVED _____

BY: _____
Mayor

ATTEST: _____
Clerk

EXHIBIT "A"

All that tract or parcel of land situate, lying and being in Land Lots 69, 92, 100, 101 and 124 of the 11th Land District, Troup County, Georgia, containing 481 acres, more or less.

Tax Parcel ID Number 0022 000016, located off of Blue Creek Road, Hogansville, Troup County, GA 30230.

The above-described tract of land is contiguous to and joins the corporate limits of the City of Hogansville, Georgia through adjacent and adjoining property on the northern boundary, eastern boundary, southern boundary and western boundary of the subject property, all according to the definition of "contiguous property" pursuant to Georgia law.

BINDING APPLICATION FOR FUTURE ANNEXATION

TO: Mayor and Council of the City of Hogansville
DATE: August 13th, 2021

I (we) the undersigned, do hereby make application for future annexation into the corporate limits of the City of Hogansville, Georgia, as follows:

1. The property for which we seek annexation is located at 2134 Blue Creek Rd.
Hogansville, GA 30230 (address
of property to be annexed), also known as Tax Map Number(s) 0022 0000016 (481 Acres)
2. The property requested to be annexed is owned by: The 2004 Weaver Family Dynasty Trust
c/o David Andres Weaver as trustee
(all owners of property to be listed) (please print).
3. Contact information for the owner(s):

Name David Andres Weaver Phone _____
Address 806 Douglas Rd Suite 570 Coral Gables, FL 33134

Name _____ Phone _____
Address _____

Name _____ Phone _____
Address _____

The undersigned, as owner(s) of the property for which annexation is requested, recognize(s) that said parcel(s) is/are not currently contiguous to the corporate limits of the City of Hogansville, and thus any action taken by the Mayor and Council will be taken in the future at such time as lawful annexation is possible. I (we) make this application in full knowledge that it is binding, will bind successor owners and run with the land, and will be a valid voluntary request for annexation at such time as said parcel(s) is/are contiguous or otherwise lawfully available to be annexed by the City.

 **AuthenticSign** 08/16/2021
Owner/Applicant 11:55:56 AM EDT

Owner/Applicant

Owner/Applicant

**MATERIALS NECESSARY FOR A REQUEST
FOR REZONING APPLICATION**

CITY OF HOGANSVILLE, GEORGIA

- A. One (1) copy of this application, completed in full.
- B. A written request to Mayor and Council, signed by the owner and dated, explaining the nature of the rezoning request.
- C. Property Owner's Disclosure of Campaign Contributions
- D. Agent's Disclosure of Campaign Contributions.
- E. Authorization by Property Owner
- F. Property and Financial Disclosure
- G. Two (2) copies of site plan.
- H. Full payment of \$250.00 (NON-REFUNDABLE) application fee.

APPLICATION FOR REZONING
HOGANSVILLE, GEORGIA

Application Number _____ Application Date: _____

PROPERTY OWNER: The 2004 Weaver Family Dynasty Trust c/o David Andres Weaver as trustee

ADDRESS: 806 Douglas Rd Suite 570

CITY, STATE, ZIP: Coral Gables, FL 33134

TELEPHONE: 404-375-9110

AUTHORIZED AGENT: Richard Ferry & Leigh Ann Green

ADDRESS: 270 North Jeff Davis / 1457 Al Roberts Rd

CITY, STATE, ZIP: Fayetteville, GA 30214 / Senoia, GA 30276

TELEPHONE: 678-251-5046 / 770-318-9912

PROPERTY ADDRESS: 2134 Blue Creek Rd.

CITY, STATE, ZIP: Hogansville, GA 30230

TAX PARCEL NUMBER: 0022 0000016 / 0023 001016

NEAREST ROAD INTERSECTION: Blue Creek Rd & County Line / HWY 54 & Basscross Rd.

CURRENT ZONING: AGR PROPOSED ZONING: PUD

CURRENT USE: Vacant Land

PROPOSED USE: Mixed Use Development (single family)

If rezoned, when will proposed use start? End of 2022

SIZE OF PROPERTY: 504 Acres () ACRES OR () SQUARE FEET

IS SUBJECT PROPERTY VACANT: Yes

DO YOU REQUEST ANNEXATION OF THE SUBJECT PROPERTY? Yes

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 arise during the review process.

 
Signature of Owner or Authorized Agent

08/16/2021
Date

**AUTHORIZED BY PROPERTY OWNER
CITY OF HOGANSVILLE, GEORGIA**

I swear that I am the owner of the property located at (property address) _____
2134 Blue Creek Rd. 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 or agent in the pursuit of the rezoning of this property.

Name of Applicant or Agent: Richard Ferry & Leigh Ann Green

Address: 270 North Jeff Davis / 1457 Al Roberts Rd

City, State, Zip Code: Fayetteville, GA 30214 / Senoia, GA 30276

Telephone Number : 678-251-5046 / 770-318-9912

Name of Applicant: The 2004 Weaver Family Dynasty Trust c/o David Andres Weaver as trustee

Subject Property: Parcel ID 0022 0000016 / 0023 001016 - 2134 Blue Creek Rd

Council Member: None

CITY OF HOGANSVILLE, GEORGIA

Pursuit to Section 36-67A-1 eg.seq. of the Georgia Code Annotated, adopted by the Georgia General Assembly, effective July 1, 1986, the following disclosure is mandatory. When any applicant for rezoning action has been, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official, it shall be the duty of the applicant and the agent representing the applicant to file a disclosure report with the governing authority of the respective local government.

Any applicant for rezoning action knowingly failing to make a disclosure as required by Code Section 36-67A-1 et.seq. shall be guilty of a misdemeanor.

A. Name of local government official to whom the campaign contribution or gift was made:

N/A


B. The dollar amount of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution:

Amount: \$ 0

Date of Contribution: _____

C. Enumeration and description of each gift having a value of \$250.00 or more made by the application to the local government official during the two years immediately preceding the filing of this application for rezoning.

Signature of Owner
Date: 08/16/2021

 [Signature]
8/16/2021 11:56:17 AM EDT

Subject Property: Troup Co - Parcel ID 0022 0000016 / 0023 001016 Case# _____

Name: The 2004 Weaver Family Dynasty Trust Phone: 404-375-9110

Address: 2134 Blue Creek Rd. Hogansville, GA 30230

**PROPOSERS/OPPONENTS
DISCLOSURE OF CAMPAIGN CONTRIBUTIONS
CITY OF HOGANSVILLE, GEORGIA**

Pursuit to Section 36-67A-1 et seq. of the Georgia Code Annotated, adopted by the Georgia General Assembly, effective July 1, 1986, the following disclosure is mandatory. When any applicant for rezoning action has been, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official, it shall be the duty of the applicant and the agent representing the applicant to file a disclosure report with the governing authority of the respective local government.

Any applicant for rezoning action knowingly failing to make a disclosure as required by Code Section 36-67A-1 et seq. shall be guilty of a misdemeanor.

A. Name of local government official to whom the campaign contribution or gift was made:
N/A

B. The dollar amount of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution:

Amount: \$ 0

Date of Contribution: _____

C. Enumeration and description of each gift having a value of \$250.00 or more made by the application to the local government official during the two years immediately preceding the filing of this application for rezoning.

Signature of Owner 
Date: 08/16/2021 8/16/2021 11:56:18 AM EDT

SITE PLAN REQUIREMENTS

Site Plans shall contain the following information:

1. Property owner and address
2. Street address of subject property
3. Total property acreage
4. Tax Map and Lot Number
5. Date prepared, Map Scale and North Arrow
6. Location of all property lines on neighboring properties and streets or alleys located 50 feet from subject property.
7. Boundaries of all current zoning districts on the subject properties and all neighboring properties shown on the map. Each zoning district must be labeled.
8. Special markings (shading, cross hatching, or heavy outline) to identify the areas intended to be rezoned.
9. The general location of all existing structures or buildings on the subject property.

THE SKETCH PLAN DOES NOT HAVE TO BE DRAWN TO EXACT SCALE OR PREPARED BY A PROFESSIONAL, BUT IT MUST BE NEAT AND PREPARED IN INK.

**MATERIALS NECESSARY FOR A REQUEST
FOR REZONING APPLICATION**

CITY OF HOGANSVILLE, GEORGIA

- A. One (1) copy of this application, completed in full.
- B. A written request to Mayor and Council, signed by the owner and dated, explaining the nature of the rezoning request.
- C. Property Owner's Disclosure of Campaign Contributions
- D. Agent's Disclosure of Campaign Contributions.
- E. Authorization by Property Owner
- F. Property and Financial Disclosure
- G. Two (2) copies of site plan.
- H. Full payment of \$250.00 (NON-REFUNDABLE) application fee.

Mayor Bill Stankiewicz
Reginald Jackson, Post 1
Marichal Price, Post 2
Mandy Neese, Post 3
Mark Ayers, Post 4
Toni Striblin, Post 5



Jonathan Lynn, City Manager
Lisa Kelly, Assistant City Manager
Alex Dixon, City Attorney

111 High Street
Hogansville GA 30230
706-637-8629 | cityofhogansville.org

August 16, 2021

Troup County Board of Commissioners
Attn: Patrick Crews, Chairman
100 Ridley Avenue
LaGrange, GA 30240

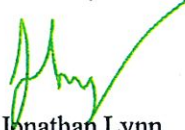
Dear Chairman Crews:

This letter is being hand delivered to the Troup County Board of Commissioners on Monday, August 16th, to provide statutory notice within five (5) business days pursuant to §§O.C.G.A 36-36-6 and 36-36-111 of the acceptance of the City Council of the City of Hogansville, Georgia, of the annexation petition of The 2004 Weaver Family Dynasty Trust c/o David Andres Weaver as Trustee to annex property identified as Troup County Tax Map Parcel 0022000016, and the potential zoning of said property when annexed. On Friday, August 13th, 2021, City Hall staff accepted the annexation petition and authorized moving forward with the annexation requested, and as to the property specifically described therein. This notification is therefore being sent to you within five (5) days of the action of the City of Hogansville, Georgia.

The City of Hogansville, Georgia, believes that there are no public facilities of Troup County located within the property to be annexed. The current zoning under Troup County regulations is Agricultural Residential [AGR]. The proposed zoning for the property when annexed is Planned Unit Development [PUD] to include only residential development. Therefore, the proposed zoning for the property to be annexed shall not result in a substantial change in the intensity of the allowable use of the property, or a change to a significantly different allowable use, or be a use which substantially increases the net cost of infrastructure or significantly diminishes the value of usable life of a capital outlay funded by Troup County. Any necessary utilities provided to this project will be the sole responsibility of the developer and/or the City of Hogansville with no cost burden to Troup County.

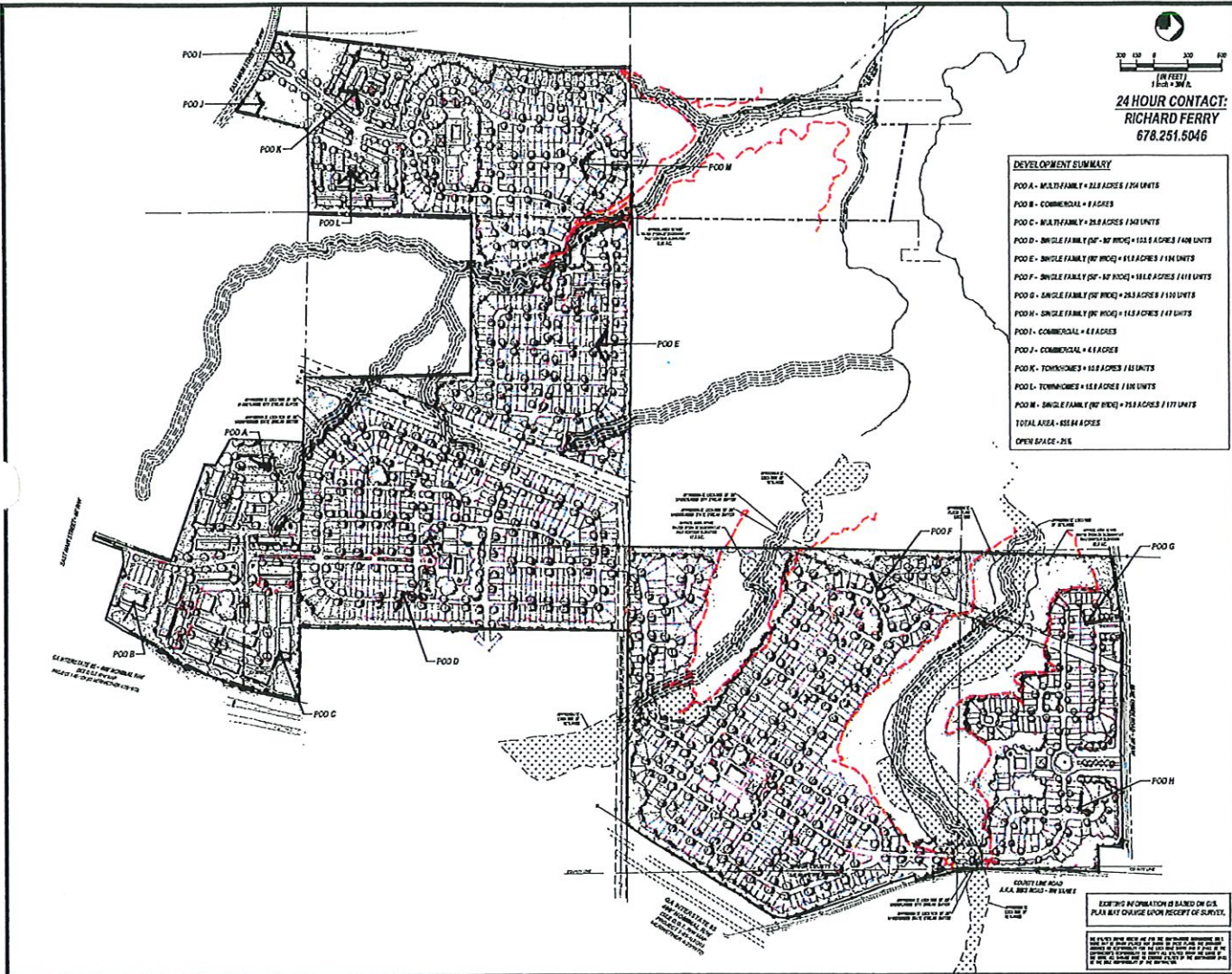
At your convenience, I would be glad to answer any questions that you have or discuss the annexation of this property with anyone that may have questions.

Sincerely,

A handwritten signature in green ink, appearing to read 'Jonathan Lynn', with a long, sweeping flourish extending to the right.

Jonathan Lynn
City Manager

CC: Hogansville Mayor and City Council
Mr. Eric Mosley, County Manager
Mr. Alex Dixon, City Attorney





 24 HOUR CONTACT:
RICHARD FERRY
 678.251.5046

DEVELOPMENT SUMMARY

POD A - MULTIFAMILY + 22.8 ACRES / 254 UNITS
POD B - COMMERCIAL + 8 ACRES
POD C - MULTIFAMILY + 26.8 ACRES / 340 UNITS
POD D - SINGLE FAMILY (DUP-10) + 153.8 ACRES / 146 UNITS
POD E - SINGLE FAMILY (DUP-10) + 61.8 ACRES / 114 UNITS
POD F - SINGLE FAMILY (DUP-10) + 181.8 ACRES / 111 UNITS
POD G - SINGLE FAMILY (DUP-10) + 26.8 ACRES / 114 UNITS
POD H - SINGLE FAMILY (DUP-10) + 14.8 ACRES / 11 UNITS
POD I - COMMERCIAL + 4.8 ACRES
POD J - COMMERCIAL + 4.8 ACRES
POD K - TOWNHOMES + 15.8 ACRES / 43 UNITS
POD L - TOWNHOMES + 14.8 ACRES / 18 UNITS
POD M - SINGLE FAMILY (DUP-10) + 75.8 ACRES / 177 UNITS
TOTAL AREA - 658.6 ACRES
OPEN SPACE - 25%



CONCEPTUAL ZONING PLAN
 HUNTSVILLE
 LAND USE PLAN AND SECTION 11 ZONING AND SECTION 11 ZONING COUNTY, GEORGIA

OWNER/DEVELOPER
 BERRY HOLDINGS, LLC
 279 NORTH LANTANA DRIVE
 FAYETTEVILLE, GA 30215
 PHONE: 770.422.8222

ONLY 50% OF PLANNED AND
 EXPOSED TO 10:30 AM



REVISIONS

NO.	DATE	DESCRIPTION

CONCEPTUAL ZONING PLAN
Z100

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 TO BE ANNEXED INTO THE CITY LOCATED OFF OF BLUE CREEK ROAD AND EAST MAIN STREET AND OWNED BY THE 2004 WEAVER FAMILY DYNASTY TRUST, THE SCARBROUGH GROUP, INC. AND JOHN H. JONES; TO REPEAL CONFLICTING ORDINANCES; TO FIX AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

THE COUNCIL OF THE CITY OF HOGANSVILLE HEREBY ORDAINS:

SECTION 1:

That the zoning map and ordinances of the City of Hogansville be amended so as to classify as Planned Unit Development the following described real estate which is to be annexed into the corporate limits of the City of Hogansville, to wit:

All that tract or parcel of land located in Land Lots 130 and 159 of the 11th Land District of Troup County, Georgia, located at the intersection of Bass Cross Road and Mountville-Hogansville Road consisting of a total of approximately 161 acres, more or less, and being more particularly described in Exhibit "A" attached hereto and incorporated herein by reference.

SECTION 2:

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

SECTION 3:

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

INTRODUCED AND FIRST READING _____

SECOND READING AND ADOPTED/REJECTED _____

SUBMITTED TO MAYOR AND APPROVED/DISAPPROVED _____

BY: _____
Mayor

ATTEST: _____
Clerk

EXHIBIT "A"

69, 92, 94, 99, 100, 101, 124, 125 and 126 of the 11th Land District, Troup County, Georgia, containing 481 acres, more or less.

Tax Parcel ID Number 0022 000016 (481 Acres), 0023 001016 (68.16 Acres), 0023 001002 (46.38 Acres) and 0214 000004 (107.24 Acres) (for a total of approximately 702.78 Acres, more or less) located off of and between Blue Creek Road and East Main Street, Hogansville, Troup County, GA 30230.

APPLICATION FOR REZONING
HOGANSVILLE, GEORGIA

Application Number _____ Application Date: _____

PROPERTY OWNER: The 2004 Weaver Family Dynasty Trust c/o David Andres Weaver as trustee

ADDRESS: 806 Douglas Rd Suite 570

CITY, STATE, ZIP: Coral Gables, FL 33134

TELEPHONE: 404-375-9110

AUTHORIZED AGENT: Richard Ferry & Leigh Ann Green

ADDRESS: 270 North Jeff Davis / 1457 Al Roberts Rd

CITY, STATE, ZIP: Fayetteville, GA 30214 / Senoia, GA 30276

TELEPHONE: 678-251-5046 / 770-318-9912

PROPERTY ADDRESS: 2134 Blue Creek Rd.

CITY, STATE, ZIP: Hogansville, GA 30230

TAX PARCEL NUMBER: 0022 0000016 / 0023 001016

NEAREST ROAD INTERSECTION: Blue Creek Rd & County Line / HWY 54 & Basscross Rd.

CURRENT ZONING: AGR PROPOSED ZONING: PUD

CURRENT USE: Vacant Land

PROPOSED USE: Mixed Use Development (single family)



If rezoned, when will proposed use start? End of 2022

SIZE OF PROPERTY: 504 Acres () ACRES OR () SQUARE FEET

IS SUBJECT PROPERTY VACANT: Yes

DO YOU REQUEST ANNEXATION OF THE SUBJECT PROPERTY? Yes

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 arise during the review process.

Signature of Owner or Authorized Agent

08/16/2021

Date

**AUTHORIZED BY PROPERTY OWNER
CITY OF HOGANSVILLE, GEORGIA**

I swear that I am the owner of the property located at (property address) _____
2134 Blue Creek Rd. 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 or agent in the pursuit of the rezoning of this property.

Name of Applicant or Agent: Richard Ferry & Leigh Ann Green

Address: 270 North Jeff Davis / 1457 Al Roberts Rd

City, State, Zip Code: Fayetteville, GA 30214 / Senoia, GA 30276

Telephone Number : 678-251-5046 / 770-318-9912

Name of Applicant: The 2004 Weaver Family Dynasty Trust c/o David Andres Weaver as trustee

Subject Property: Parcel ID 0022 0000016 / 0023 001016 - 2134 Blue Creek Rd

Council Member: None

CITY OF HOGANSVILLE, GEORGIA

Pursuit to Section 36-67A-1 eg.seq. of the Georgia Code Annotated, adopted by the Georgia General Assembly, effective July 1, 1986, the following disclosure is mandatory. When any applicant for rezoning action has been, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official, it shall be the duty of the applicant and the agent representing the applicant to file a disclosure report with the governing authority of the respective local government.

Any applicant for rezoning action knowingly failing to make a disclosure as required by Code Section 36-67A-1 et.seq. shall be guilty of a misdemeanor.

A. Name of local government official to whom the campaign contribution or gift was made:

N/A

B. The dollar amount of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution:

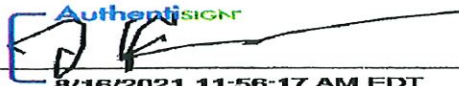
Amount: \$ 0

Date of Contribution: _____

C. Enumeration and description of each gift having a value of \$250.00 or more made by the application to the local government official during the two years immediately preceding the filing of this application for rezoning.

Signature of Owner

Date: 08/16/2021

Authentisign
8/16/2021 11:56:17 AM EDT

Subject Property: Troup Co - Parcel ID 0022 0000016 / 0023 001016 Case# _____

Name: The 2004 Weaver Family Dynasty Trust Phone: 404-375-9110

Address: 2134 Blue Creek Rd. Hogansville, GA 30230

**PROPOSERS/OPPONENTS
DISCLOSURE OF CAMPAIGN CONTRIBUTIONS
CITY OF HOGANSVILLE, GEORGIA**

Pursuit to Section 36-67A-1 eg.seq. of the Georgia Code Annotated, adopted by the Georgia General Assembly, effective July 1, 1986, the following disclosure is mandatory. When any applicant for rezoning action has been, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official, it shall be the duty of the applicant and the agent representing the applicant to file a disclosure report with the governing authority of the respective local government.

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N/A

B. The dollar amount of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution:

Amount: \$ 0

Date of Contribution: _____

C. Enumeration and description of each gift having a value of \$250.00 or more made by the application to the local government official during the two years immediately preceding the filing of this application for rezoning.

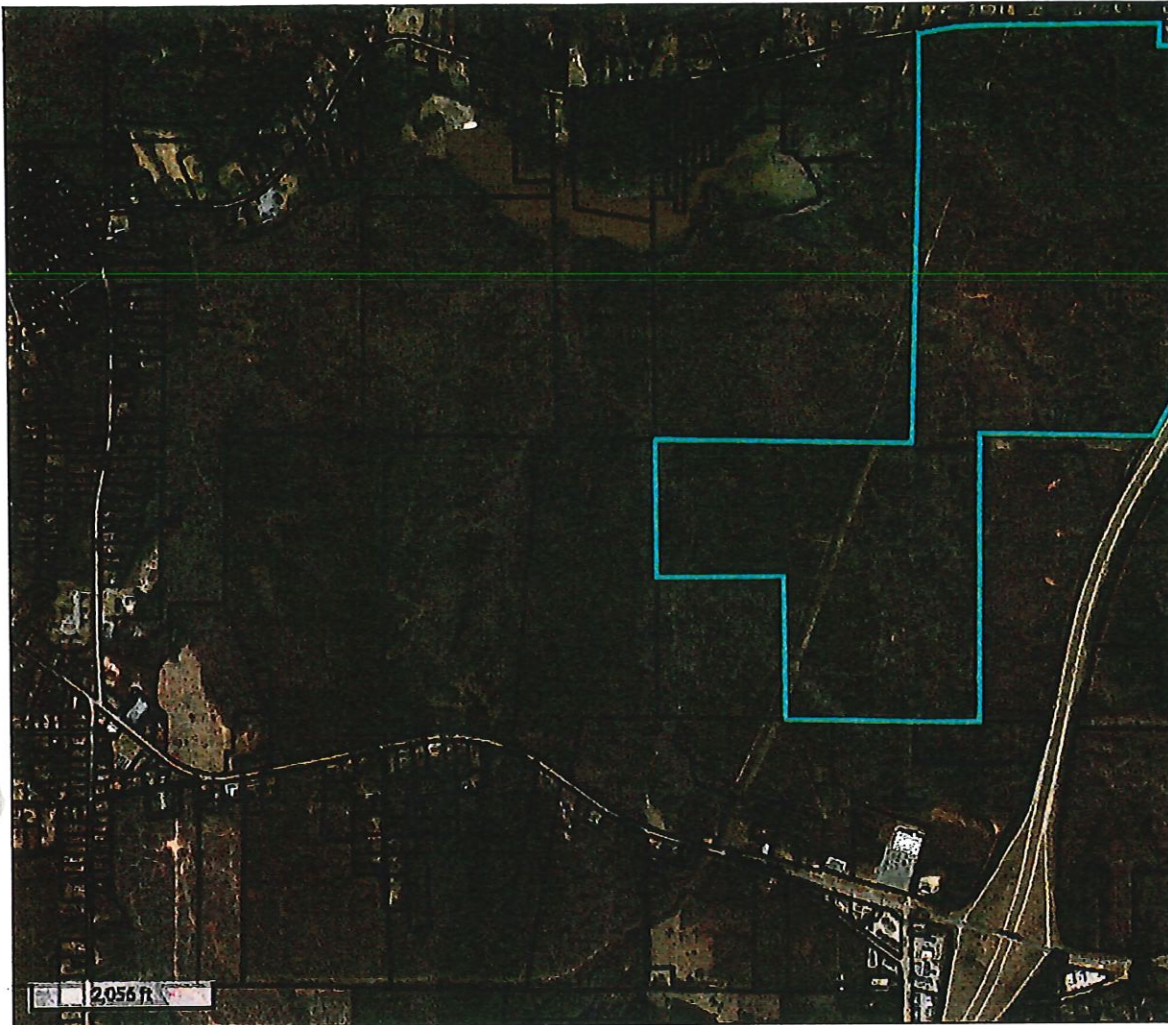
Signature of Owner  _____
Date: 08/16/2021  8/16/2021 11:56:18 AM EDT

SITE PLAN REQUIREMENTS

Site Plans shall contain the following information:

1. Property owner and address
2. Street address of subject property
3. Total property acreage
4. Tax Map and Lot Number
5. Date prepared, Map Scale and North Arrow
6. Location of all property lines on neighboring properties and streets or alleys located 50 feet from subject property.
7. Boundaries of all current zoning districts on the subject properties and all neighboring properties shown on the map. Each zoning district must be labeled.
8. Special markings (shading, cross hatching, or heavy outline) to identify the areas intended to be rezoned.
9. The general location of all existing structures or buildings on the subject property.



THE SKETCH PLAN DOES NOT HAVE TO BE DRAWN TO EXACT SCALE OR PREPARED BY A PROFESSIONAL, BUT IT MUST BE NEAT AND PREPARED IN INK.



Overview



Legend

- Address Numbers
-  Parcels
-  Roads

Parcel ID	0022 000016	Owner	WEAVER DAVID ANDRES AS TRUSTEE	Last 2 Sales			
Class Code	Agricultural		OF	Date	Price	Reason	Qual
Taxing	01-UNINCORPORATED		THE 2004 WEAVER FAMILY DYNASTY	2/5/2015	\$1115000	M	U
District	TROUP		TRUST	11/8/1999	\$695000	A	U
City	UNINCORPORATED		806 DOUGLAS RD SUITE 570				
	TROUP		CORAL GABLES, FL 33134				
Acres	481	Physical Address	2134 BLUE CREEK RD				
		Assessed Value	Value \$914200				
		Land Value	Value \$914200				
		Improvement Value					
		Accessory Value					

(Note: Not to be used on legal documents)

Date created: 9/7/2021
 Last Data Uploaded: 9/6/2021 11:55:49 PM



Overview



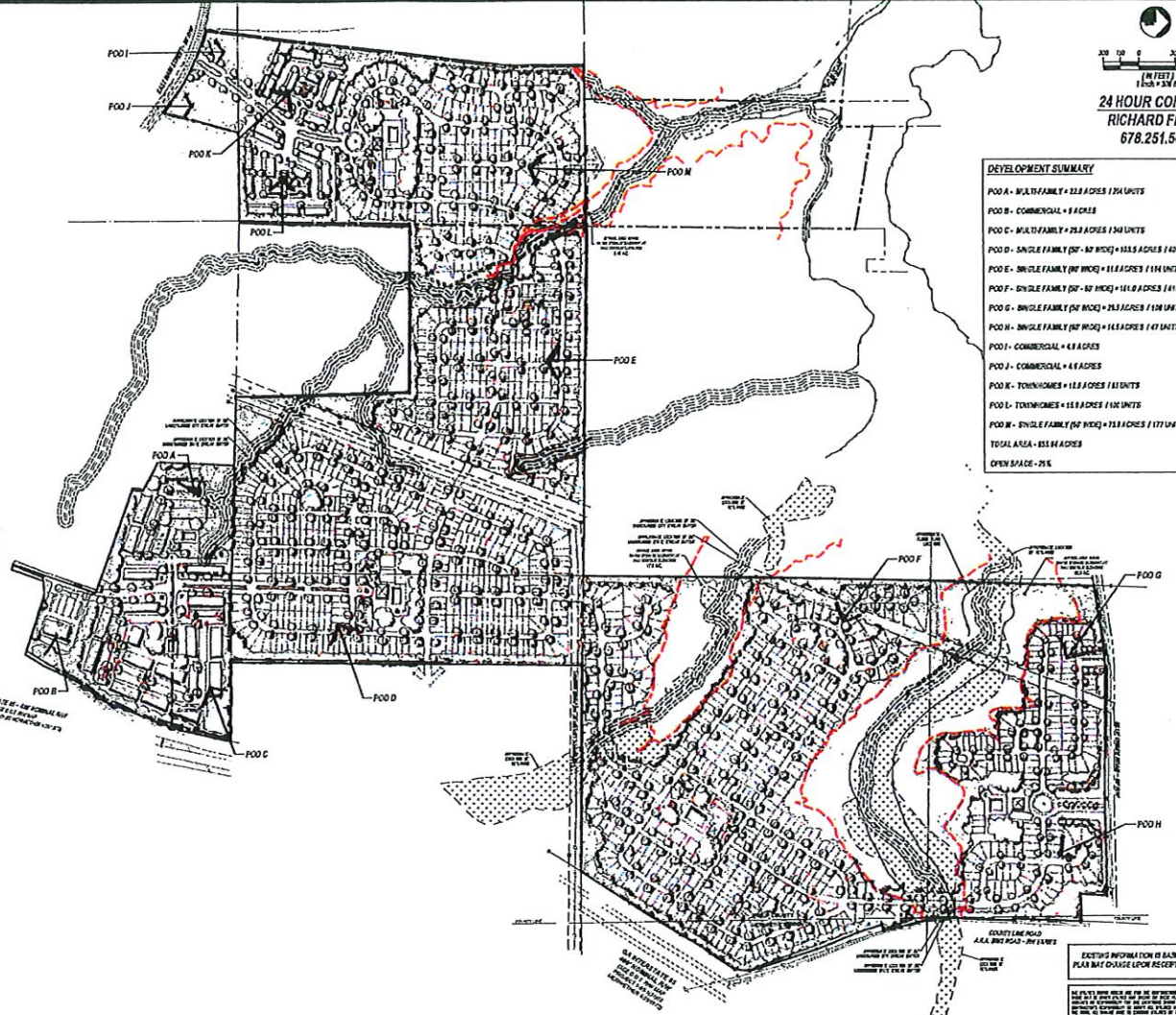
Legend

- Address Numbers
- Parcels
- Roads

Parcel ID	0023 001016	Owner	WEAVER DAVID ANDRES AS TRUSTEE	Last 2 Sales			
Class Code	Agricultural		OF	Date	Price	Reason	Qual
Taxing District	18-HOGANSVILLE		THE 2004 WEAVER FAMILY DYNASTY TRUST	2/5/2015	\$1115000	M	U
City	HOGANSVILLE		806 DOUGLAS RD SUITE 570	6/23/1999	\$120000	LM	Q
Acres	68.16		CORAL GABLES, FL 33134				
		Physical Address	E MAIN ST				
		Assessed Value	Value \$252400				
		Land Value	Value \$252400				
		Improvement Value					
		Accessory Value					

(Note: Not to be used on legal documents)

Date created: 9/7/2021
Last Data Uploaded: 9/6/2021 11:55:49 PM



24 HOUR CONTACT:
RICHARD FERRY
678.251.5046

DEVELOPMENT SUMMARY

POOL A - MULTIFAMILY + 52.8 ACRES / 764 UNITS
POOL B - COMMERCIAL + 8 ACRES
POOL C - MULTIFAMILY + 25.8 ACRES / 340 UNITS
POOL D - SINGLE FAMILY (DUP - 80 UNITS) + 143.5 ACRES / 400 UNITS
POOL E - SINGLE FAMILY (DUP WOOD) + 11.8 ACRES / 114 UNITS
POOL F - SINGLE FAMILY (DUP WOOD) + 16.8 ACRES / 141 UNITS
POOL G - SINGLE FAMILY (DUP WOOD) + 23.5 ACRES / 108 UNITS
POOL H - SINGLE FAMILY (DUP WOOD) + 14.5 ACRES / 147 UNITS
POOL I - COMMERCIAL + 4.8 ACRES
POOL J - COMMERCIAL + 4.8 ACRES
POOL K - TOWNHOMES + 11.8 ACRES / 81 UNITS
POOL L - TOWNHOMES + 11.8 ACRES / 81 UNITS
POOL M - SINGLE FAMILY (DUP WOOD) + 73.3 ACRES / 177 UNITS
TOTAL AREA - 655.84 ACRES
OPEN SPACE - 25%

RIDGE PLANNING AND ENGINEERING®
11501 GALLATIN BLVD., SUITE 100
 BOYD, NORTH CAROLINA 27008
 PHONE: 703.512.3300

CONCEPTUAL ZONING PLAN
 ROCKWELL
 LAND LOTS WITH LIVING RESOURCES
 12 IMPROVED, 2ND SECTION
 100% AFFORDABLE HOUSING

COMMERCIAL/RESIDENTIAL
 PRELIMINARY PLANNING
 275 NORTH JONES BLVD
 FAYETTEVILLE, NC 27804
 PHONE: 703.744.7879

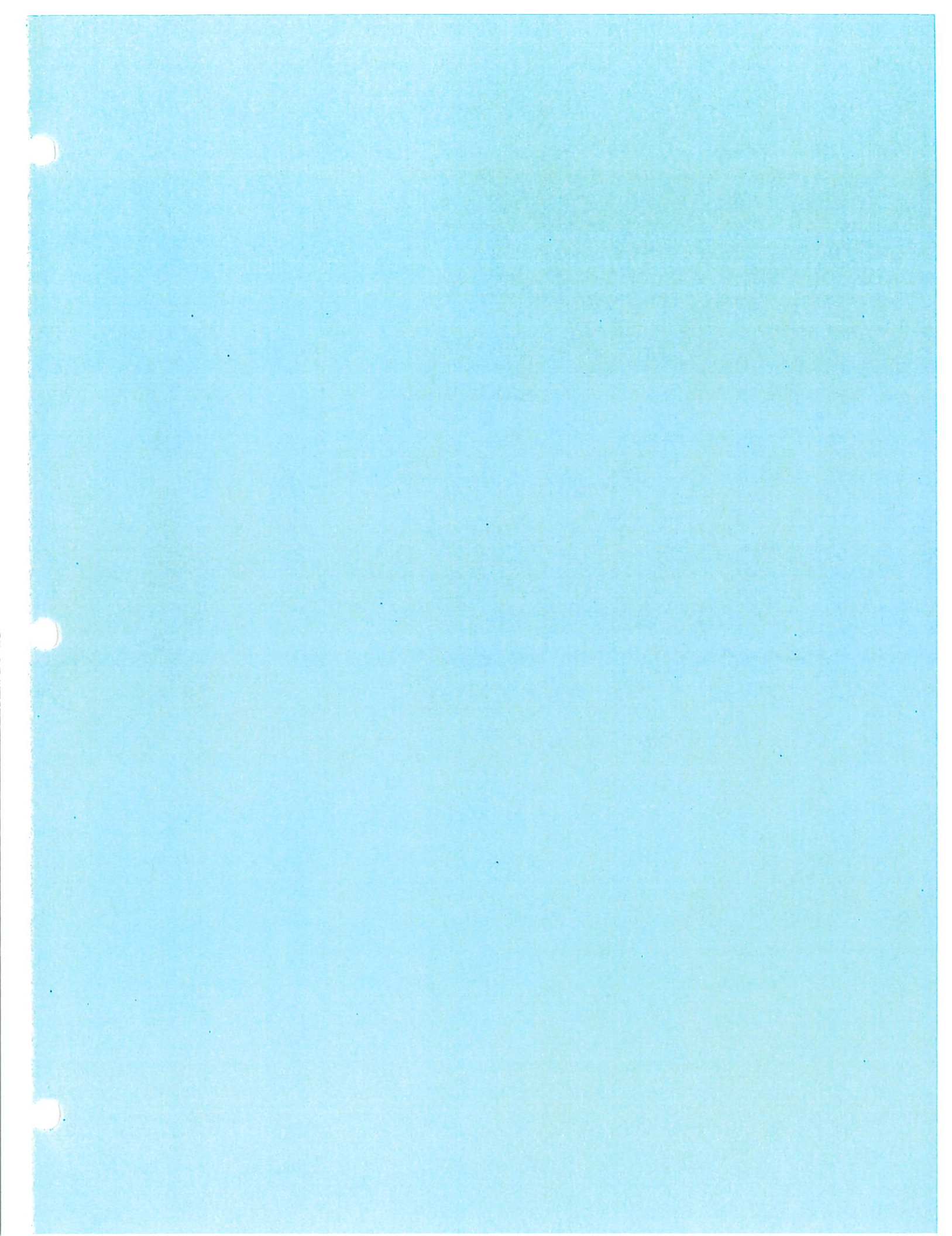


REVISIONS

NO.	DATE	DESCRIPTION

CONCEPTUAL ZONING PLAN
Z100

EXISTING INFORMATION IS BASED ON G.I.C. PLAN BUT CHANGE UPON RECEIPT OF SURVEY.
 ALL DIMENSIONS SHALL BE PER THE SURVEYING INSTRUMENTS AND FIELD NOTES. ALL DIMENSIONS SHALL BE PER THE SURVEYING INSTRUMENTS AND FIELD NOTES. ALL DIMENSIONS SHALL BE PER THE SURVEYING INSTRUMENTS AND FIELD NOTES. ALL DIMENSIONS SHALL BE PER THE SURVEYING INSTRUMENTS AND FIELD NOTES.



APPLICATION FOR REZONING
HOGANSVILLE, GEORGIA

Application Number _____ Application Date: _____

PROPERTY OWNER: John Hardy Jones

ADDRESS: 252 Smokerise Trace

CITY, STATE, ZIP: Peachtree City, GA 30269

TELEPHONE: 770-318-9912

AUTHORIZED AGENT: Leigh Ann Green

ADDRESS: 1457 Al Roberts Rd

CITY, STATE, ZIP: Senoia, GA 30276

TELEPHONE: 770-318-9912

PROPERTY ADDRESS: East Main Street

CITY, STATE, ZIP: Hogansville, GA 30230

TAX PARCEL NUMBER: 0214 000004

NEAREST ROAD INTERSECTION: Interstate 85 Ramp & East Main St

CURRENT ZONING: R1 PROPOSED ZONING: PUD

CURRENT USE: Vacant Land

PROPOSED USE: Mixed Use

If rezoned, when will proposed use start? End of 2022

SIZE OF PROPERTY: 103 Acres () 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 arise during the review process.



Signature of Owner or Authorized Agent

8/13/2021

Date

**AUTHORIZED BY PROPERTY OWNER
CITY OF HOGANSVILLE, GEORGIA**

I swear that I am the owner of the property located at (property address) East Main Street
Parcel ID - 0214 00004

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 or agent in the pursuit of the rezoning of this property.

Name of Applicant or Agent: Leigh Ann Green

Address: 1457 Al Roberts Rd

City, State, Zip Code: Senoia, GA 30276

Telephone Number : 770-318-9912

Name of Applicant: John Hardy Jones

Subject Property: East Main Street - Parcel ID 0214 00004

Council Member: None

CITY OF HOGANSVILLE, GEORGIA

Pursuit to Section 36-67A-1 et seq. of the Georgia Code Annotated, adopted by the Georgia General Assembly, effective July 1, 1986, the following disclosure is mandatory. When any applicant for rezoning action has been, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official, it shall be the duty of the applicant and the agent representing the applicant to file a disclosure report with the governing authority of the respective local government.

Any applicant for rezoning action knowingly failing to make a disclosure as required by Code Section 36-67A-1 et seq. shall be guilty of a misdemeanor.

A. Name of local government official to whom the campaign contribution or gift was made:

N/A

B. The dollar amount of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution:

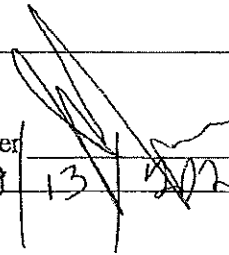
Amount: \$ 0

Date of Contribution: _____

C. Enumeration and description of each gift having a value of \$250.00 or more made by the application to the local government official during the two years immediately preceding the filing of this application for rezoning.

Signature of Owner

Date:


8/13/2021

Subject Property: Troup Co - Parcel ID 0214 000004 Case# _____

Name: John Hardy Jones Phone: 770-318-9912

Address: 252 Smokerise Trace

**PROponents/OPponents
DISCLOSURE OF CAMPAIGN CONTRIBUTIONS
CITY OF HOGANSVILLE, GEORGIA**

Pursuit to Section 36-67A-1 eg.seq. of the Georgia Code Annotated, adopted by the Georgia General Assembly, effective July 1, 1986, the following disclosure is mandatory. When any applicant for rezoning action has been, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official, it shall be the duty of the applicant and the agent representing the applicant to file a disclosure report with the governing authority of the respective local government.

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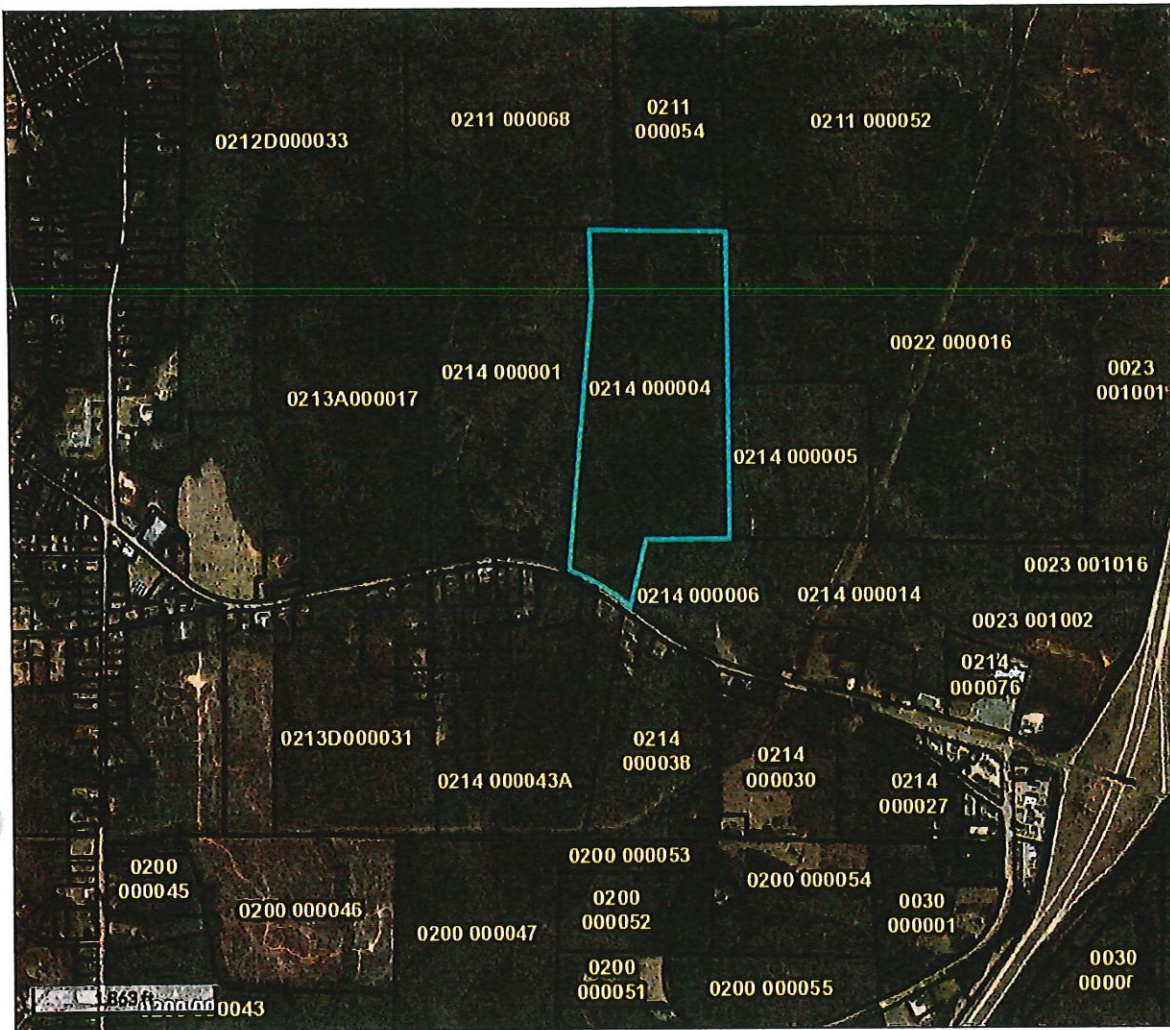
Amount: \$ 0

Date of Contribution: _____

C. Enumeration and description of each gift having a value of \$250.00 or more made by the application to the local government official during the two years immediately preceding the filing of this application for rezoning.



Signature of Owner _____

Date: 8/13/2021



Overview

Legend

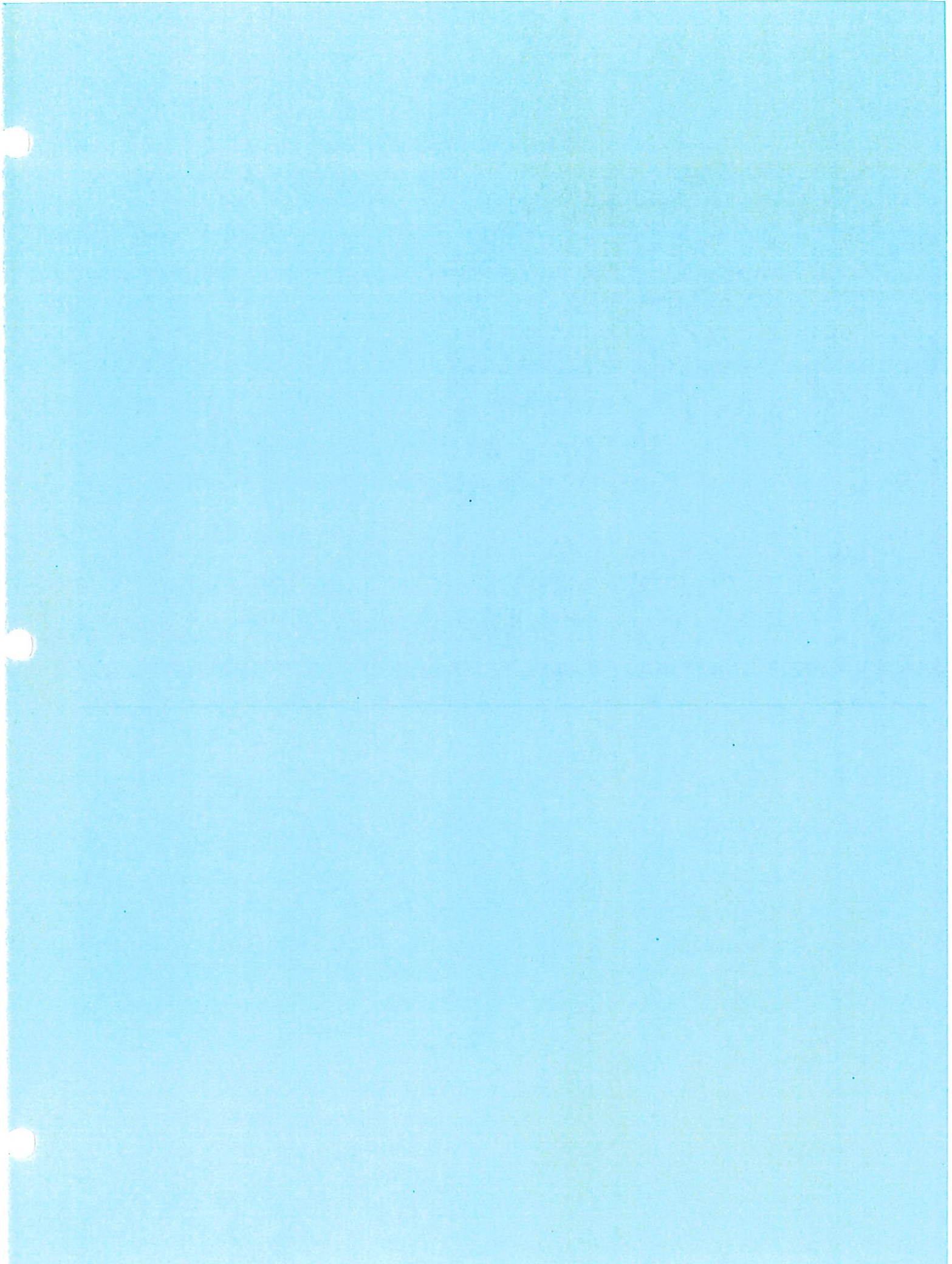
- Address Numbers
-  Parcels
-  Roads

Parcel ID	0214 000004	Owner	JONES JOHN H	Last 2 Sales			
Class Code	Agricultural		252 SMOKERISE TRCE	Date	Price	Reason	Qual
Taxing District	18-HOGANSVILLE		PEACHTREE CITY, GA 30269	12/16/1993	\$473000	M	U
City	HOGANSVILLE	Physical Address	E MAIN ST	10/17/1990		NQ	U
Acres	107.24	Assessed Value	Value \$340400				
		Land Value	Value \$340400				
		Improvement Value					
		Accessory Value					

(Note: Not to be used on legal documents)

Date created: 9/7/2021
 Last Data Uploaded: 9/7/2021 10:57:14 AM

Developed by 



APPLICATION FOR REZONING
HOGANSVILLE, GEORGIA

Application Number _____ Application Date: _____

PROPERTY OWNER: The Scarbrough Group Inc.

ADDRESS: 518 Main Street

CITY, STATE, ZIP: Palmetto, GA 30268

TELEPHONE: 678-429-2903

AUTHORIZED AGENT: Richard Ferry & Leigh Ann Green

ADDRESS: 270 North Jeff Davis / 1457 Al Roberts Rd

CITY, STATE, ZIP: Fayetteville, GA 30214 / Senoia, GA 30276

TELEPHONE: 678-251-5046 / 770-318-9912

PROPERTY ADDRESS: East Main Street

CITY, STATE, ZIP: Hogansville, GA 30230

TAX PARCEL NUMBER: 0028 001002

NEAREST ROAD INTERSECTION: Interstate 85 Ramp & East Main Street

CURRENT ZONING: Commercial PROPOSED ZONING: PUD

CURRENT USE: Vacant Land

PROPOSED USE: Mixed Used

If rezoned, when will proposed use start? End of 2022

SIZE OF PROPERTY: 46.38 Acres () 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 arise during the review process.



Signature of Owner or Authorized Agent

8-13-21

Date

AUTHORIZED BY PROPERTY OWNER
CITY OF HOGANSVILLE, GEORGIA

I swear that I am the owner of the property located at (property address) East Main Street
Parcel ID - 0023 001002

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 or agent in the pursuit of the rezoning of
this property.

Name of Applicant or Agent: Richard Ferry & Leigh Ann Green

Address: 270 North Jeff Davis / 1457 Al Roberts Rd

City, State, Zip Code: Fayetteville, GA 30214 / Senoia, GA 30276

Telephone Number : 678-251-5046 / 770-318-9912

Name of Applicant: The Scarbrough Group Inc.

Subject Property: East Main Street - Parcel ID 0023 001002

Council Member: None

CITY OF HOGANSVILLE, GEORGIA

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Any applicant for rezoning action knowingly failing to make a disclosure as required by Code Section 36-67A-1 et seq. shall be guilty of a misdemeanor.

A. Name of local government official to whom the campaign contribution or gift was made:

N/A

B. The dollar amount of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution:

Amount: \$ 0

Date of Contribution: _____

C. Enumeration and description of each gift having a value of \$250.00 or more made by the application to the local government official during the two years immediately preceding the filing of this application for rezoning.

Signature of Owner Dan S. L. Pres.
Date: 8-13-21

Subject Property: Troup Co - Parcel ID 0023 001002 Case# _____

Name: The Scarbrough Group Inc. Phone: 678-429-2903

Address: 518 Main Street Palmetto, GA 30268

**PROPOSERS/OPPONENTS
DISCLOSURE OF CAMPAIGN CONTRIBUTIONS
CITY OF HOGANSVILLE, GEORGIA**

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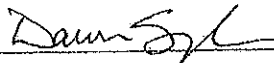
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Amount: \$ 0

Date of Contribution: _____

C. Enumeration and description of each gift having a value of \$250.00 or more made by the application to the local government official during the two years immediately preceding the filing of this application for rezoning.

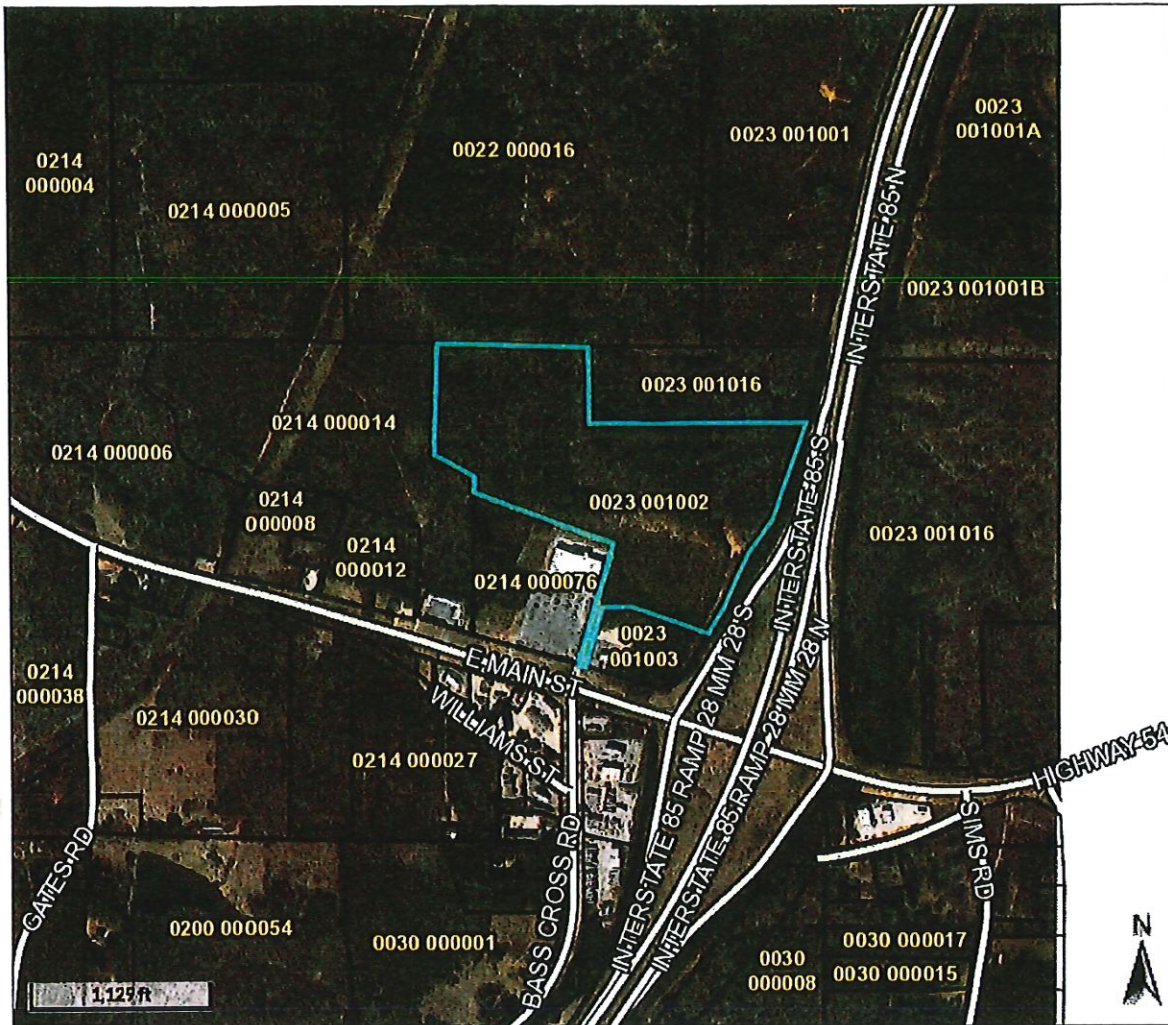
Signature of Owner 
Date: 8-13-21

SITE PLAN REQUIREMENTS

Site Plans shall contain the following information:

1. Property owner and address
2. Street address of subject property
3. Total property acreage
4. Tax Map and Lot Number
5. Date prepared, Map Scale and North Arrow
6. Location of all property lines on neighboring properties and streets or alleys located 50 feet from subject property.
7. Boundaries of all current zoning districts on the subject properties and all neighboring properties shown on the map. Each zoning district must be labeled.
8. Special markings (shading, cross hatching, or heavy outline) to identify the areas intended to be rezoned.
9. The general location of all existing structures or buildings on the subject property.



THE SKETCH PLAN DOES NOT HAVE TO BE DRAWN TO EXACT SCALE OR
PREPARED BY A PROFESSIONAL, BUT IT MUST BE NEAT AND PREPARED IN INK.



Overview



Legend

- Address Numbers
-  Parcels
-  Roads

Parcel ID	0023 001002	Owner	THE SCARBROUGH GROUP INC	Last 2 Sales			
Class Code	Agricultural		518 MAIN ST	Date	Price	Reason	Qual
Taxing District	18-HOGANSVILLE		PALMETTO, GA 30268	12/4/2006	\$1500000	LM	Q
City	HOGANSVILLE	Physical Address	E MAIN ST	3/1/1988		N	U
Acres	46.38	Assessed Value	Value \$464900				
		Land Value	Value \$464900				
		Improvement Value					
		Accessory Value					

(Note: Not to be used on legal documents)

Date created: 9/7/2021
 Last Data Uploaded: 9/7/2021 10:57:14 AM

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)

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.
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- (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.
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 - 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.

A RESOLUTION

BE IT RESOLVED by the **City of Hogansville** (the "Participant") that the following is hereby appointed as authorized official of the Participant ("Authorized Official") with full power and authority to communicate the decisions of the Participant to Electric Cities of Georgia, Inc. ("ECG"), including, but not limited to, completing service confirmation forms, nomination forms for the Board of Directors of ECG and submitting ballots for the election of the Board of Directors of ECG. In addition, an alternate authorized official (the "Alternate") is hereby appointed as the alternate Authorized Official with the same full power and authority of the Authorized Official to the extent that it is convenient for the Participant to make such communications to ECG through the Alternate.

Authorized Official **Bill Stankiewicz, Mayor**

Alternate **Jonathan Lynn, City Manager**

This **18th** day of **October**, 2021.

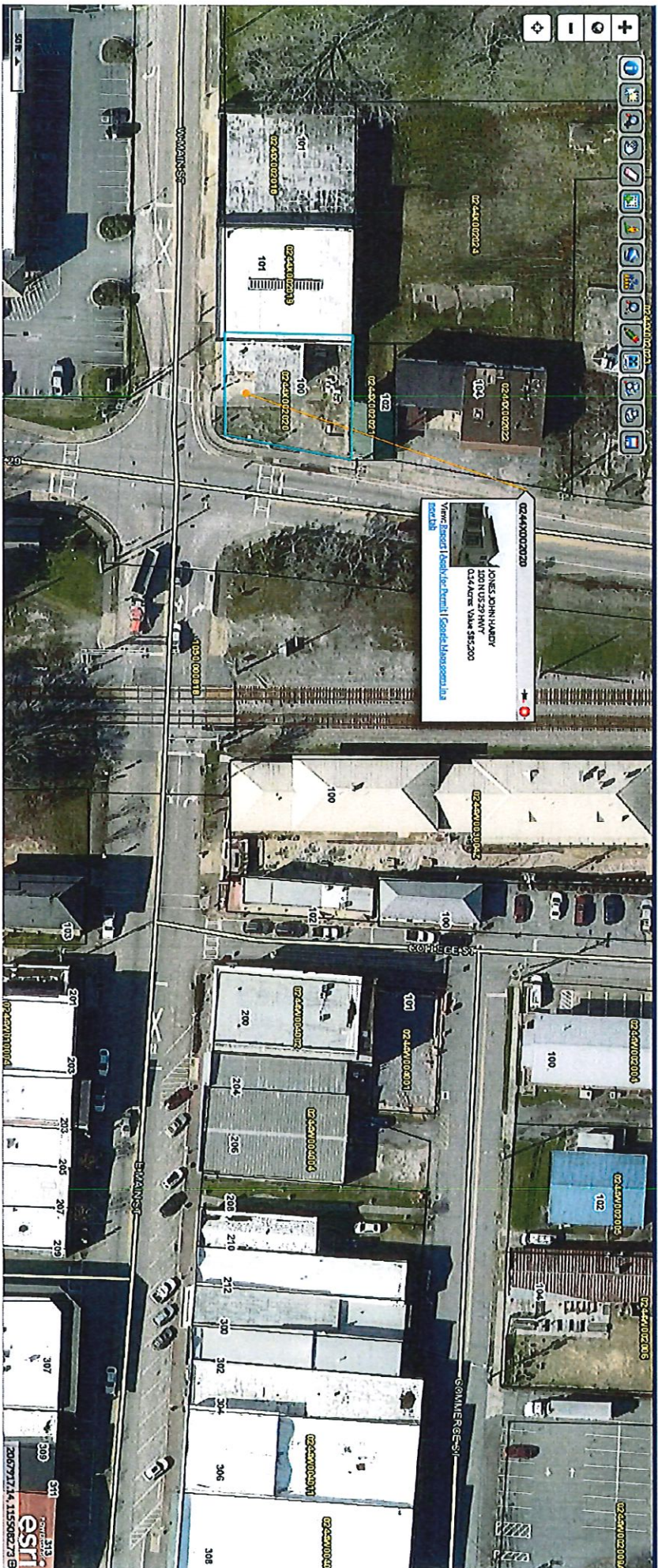
City of

Mayor

ATTEST:

City Clerk

[SEAL]



0244000200
 JONES JOHN HARDY
 300 N US 29 HWY
 0.24 Acres Value \$85,200
[View Street View/360° Street View/Measure/Link](#)

Parcel ID 0244000200
 Class Code Commercial
 Tract/District 18-HOCANVILLE
 CITY HOCANVILLE
 Acres 0.24

Owner JONES JOHN HARDY
 252 SMOCKENSE TRCE
 PEACHTREE CITY, GA 30229
 Physical Address 300 N US 29 HWY
 Assessed Value Value \$85,200
 Land Value Value \$25,200
 Improvement Value Value \$57,100
 Accessory Value Value \$2,900

Parcel ID	Price	Reason	Qual
0244000200	\$85,200	QC	U
0244000201	\$33,000	FM	Q

(Notice: Not to be used on legal documents)



CITY OF HOGANSVILLE 

CITY MANAGER'S REPORT

DATE OCTOBER 18, 2021

LETTER TO THE MAYOR AND
COUNCIL

**"CHILDREN ARE
THE WORLD'S
MOST
VALUABLE
RESOURCE AND
ITS BEST HOPE
FOR THE
FUTURE."**

-JOHN F. KENNEDY

*Greetings Honorable Mayor and
City Council Members,*

*I am honored to present a summary of the City of
Hogansville's monthly administrative activities.*

*To kick-off October, we spent the first week celebrating
Georgia Cities Week in Hogansville. The events of the week
consisted of: Mock City Council with Hogansville elementary
students, Coffee with a Cop, "If I Were Mayor..." Essay
submissions from Hogansville elementary students, a picnic
at Lake Jimmy Jackson to recognize our staff, council, and
volunteers, Shop Small Saturday, and a Hogansville Fact
Sheet was sent home with each elementary student.*

*The theme of this year's Georgia Cities Week was "Shaping
the Future," and we focused our activities on ways to get
Hogansville elementary students involved with our local
government and give insights into how our city operates.*

*It's almost the third weekend of October-and you know what
that means! We are looking forward to the Hummingbird
Festival on October 16-17th and hope to see you all there!*



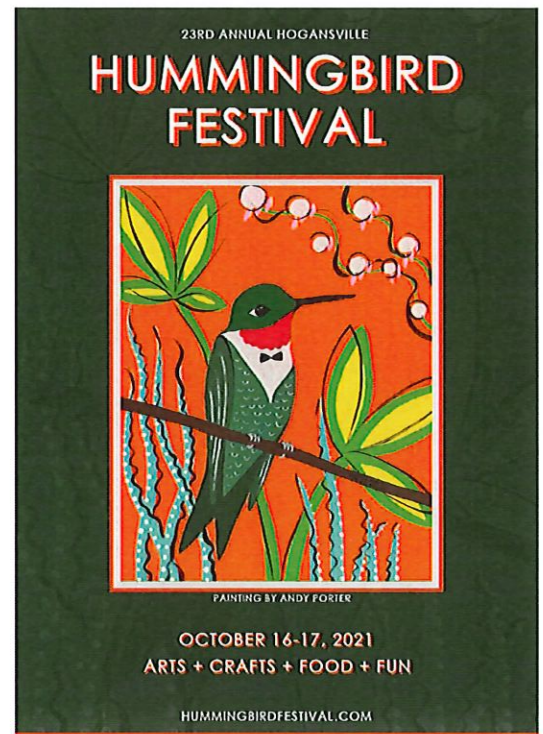
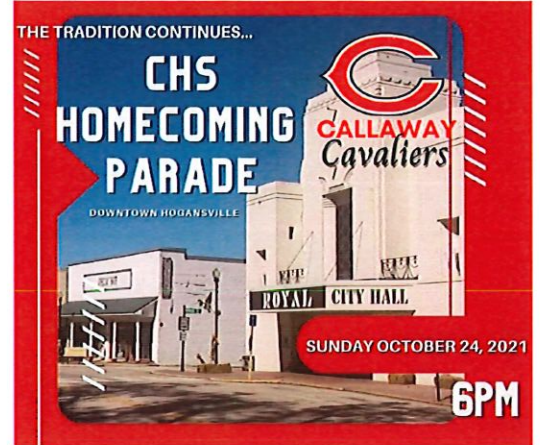
We have a lot of exciting events coming up in Hogansville and are enthusiastic about all that is happening throughout the community.

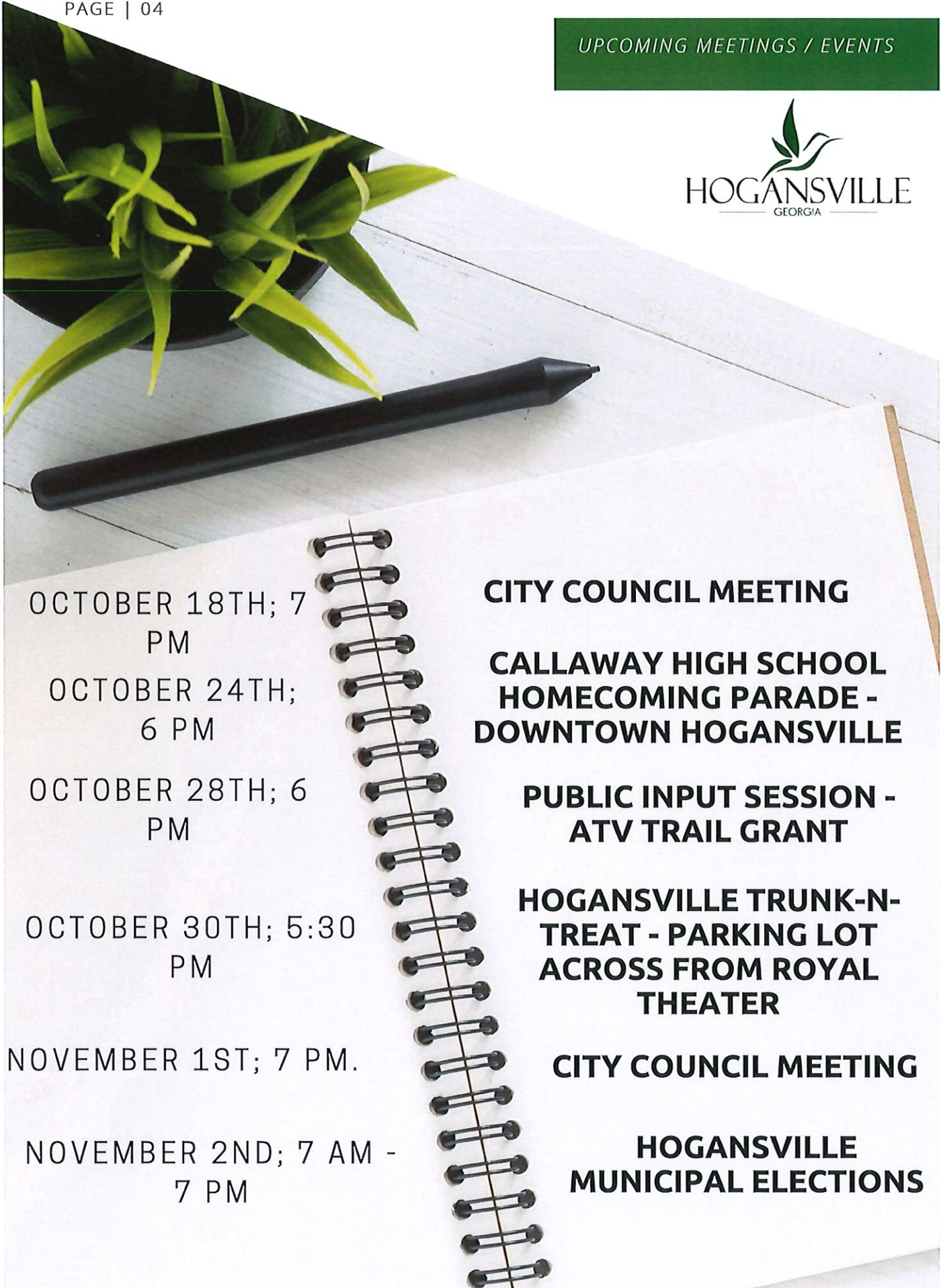
We are excited Callaway High School has decided to continue the tradition with a homecoming parade here in Hogansville. Please note: ALL parade participants must register online using this link:

<https://forms.gle/uUN9AfepsqyPPK7LA> by October 22nd at the latest. We would love to see a really good turnout to support our Callaway Cavaliers and hope to see you there!

As we all know, the Hummingbird Festival was unable to take place last year like many other social gatherings due to the pandemic; however, we are so excited to attend the 23rd annual Hogansville Hummingbird Festival October 16th-17th. We all missed this event last year and are so glad it is back. Come out and enjoy!

HIGHLIGHTS & ACCOMPLISHMENTS





OCTOBER 18TH; 7
PM

CITY COUNCIL MEETING

OCTOBER 24TH;
6 PM

**CALLAWAY HIGH SCHOOL
HOMECOMING PARADE -
DOWNTOWN HOGANSVILLE**

OCTOBER 28TH; 6
PM

**PUBLIC INPUT SESSION -
ATV TRAIL GRANT**

OCTOBER 30TH; 5:30
PM

**HOGANSVILLE TRUNK-N-
TREAT - PARKING LOT
ACROSS FROM ROYAL
THEATER**

NOVEMBER 1ST; 7 PM.

CITY COUNCIL MEETING

NOVEMBER 2ND; 7 AM -
7 PM

**HOGANSVILLE
MUNICIPAL ELECTIONS**

October 4-9, 2021

CITY SPOTLIGHT: GEORGIA CITIES WEEK

**"IT'S ALL ABOUT BEING A PART
OF SOMETHING IN THE
COMMUNITY, SOCIALIZING
WITH PEOPLE WHO SHARE
INTERESTS AND COMING
TOGETHER TO HELP IMPROVE
THE WORLD WE LIVE IN."**

JOYCE MEYER

After over a year of limiting social gatherings due to Covid-19, we have been reminded of the importance to come together-that is exactly what we did during Georgia Cities Week.

During the week of October 3rd-9th, we celebrated Georgia Cities Week, which celebrates community achievements and recognizes volunteers and city employees for their dedication and commitment to enhancing the communities in which we work, live, and play. This year's theme was "Shaping the Future", and each planned activity celebrated how our city moves forward through coming together and engaging the next generation.

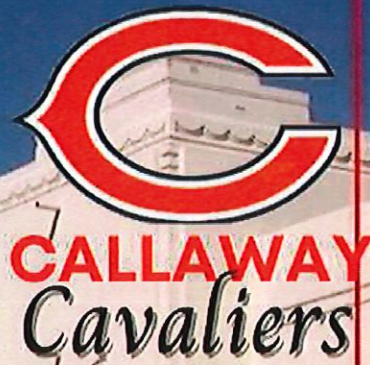
We did a Mock City Council with local elementary school students, Coffee with a Cop (this event was so successful they are now doing Coffee with a Cop weekly), "If I were a Mayor" essay contest with local 4th and 5th graders, a picnic Lake Jimmy Jackson to celebrate our staff, council, and volunteers, Shop Small Saturday, and a fact sheet was sent home with each elementary school student that had facts about the city and what local governments do! At the Mock City Council, the students took an actual vote and chose the Christmas lights the city is purchasing this year. We had so much fun participating in Georgia Cities Week and hope you did too!



THE TRADITION CONTINUES...

CHS HOMECOMING PARADE

DOWNTOWN HOGANSVILLE



SUNDAY OCTOBER 24, 2021

6PM



**WOULD YOU LIKE
AN OFF-ROAD
MOTORIZED TRAIL
IN HOGANSVILLE?**

PUBLIC INPUT
REQUESTED

THURSDAY, OCTOBER 28TH/
6-PM / CITY HALL

