



City of Hogansville
City Council
Regular Meeting Agenda
Tuesday, July 5, 2022

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

Mayor: Jake Ayers	2025	Interim City Manager: Lisa E. Kelly
Council Post 1: Michael Taylor, Jr	2025	City Attorney: Alex Dixon
Council Post 2: Matthew Morgan	2025	Chief of Police: Jeffrey Sheppard
Council Post 3: Mandy Neese*	2023	
Council Post 4: Mark Ayers	2023	
Council Post 5: Toni Striblin	2023	* Mayor Pro-Tem

Regular Meeting – 7:00 pm

1. Call to Order – Mayor Jake Ayers
2. Invocation & Pledge

Consent Agenda

All items listed under the Consent Agenda are considered to be routine in nature and will be approved by one blanket motion.

1. Approval of Agenda: Regular Meeting July 5, 2022
2. Approval of Minutes: Public Hearing – 10:00 am June 20, 2022
3. Approval of Minutes: Work Session Meeting June 20, 2022
4. Approval of Minutes: Public Hearing & Regular Meeting June 20, 2022
3. Approval of Minutes: Called Meeting June 30, 2022

Presentation

1. John McKibben – Meriwether/Hogansville Joint Development Authority and Hogansville Development Authority
2. Employee Service Award - Cathy Howard - 5 Years

Executive Session

1. Litigation Exemption

New Business

1. MEAG – Tender Option
2. Resolution - Bid Acceptance – Bass Cross Road Water Line
3. Variance Requests – Mallard Lake

Interim City Manager's Report

Council Member Reports

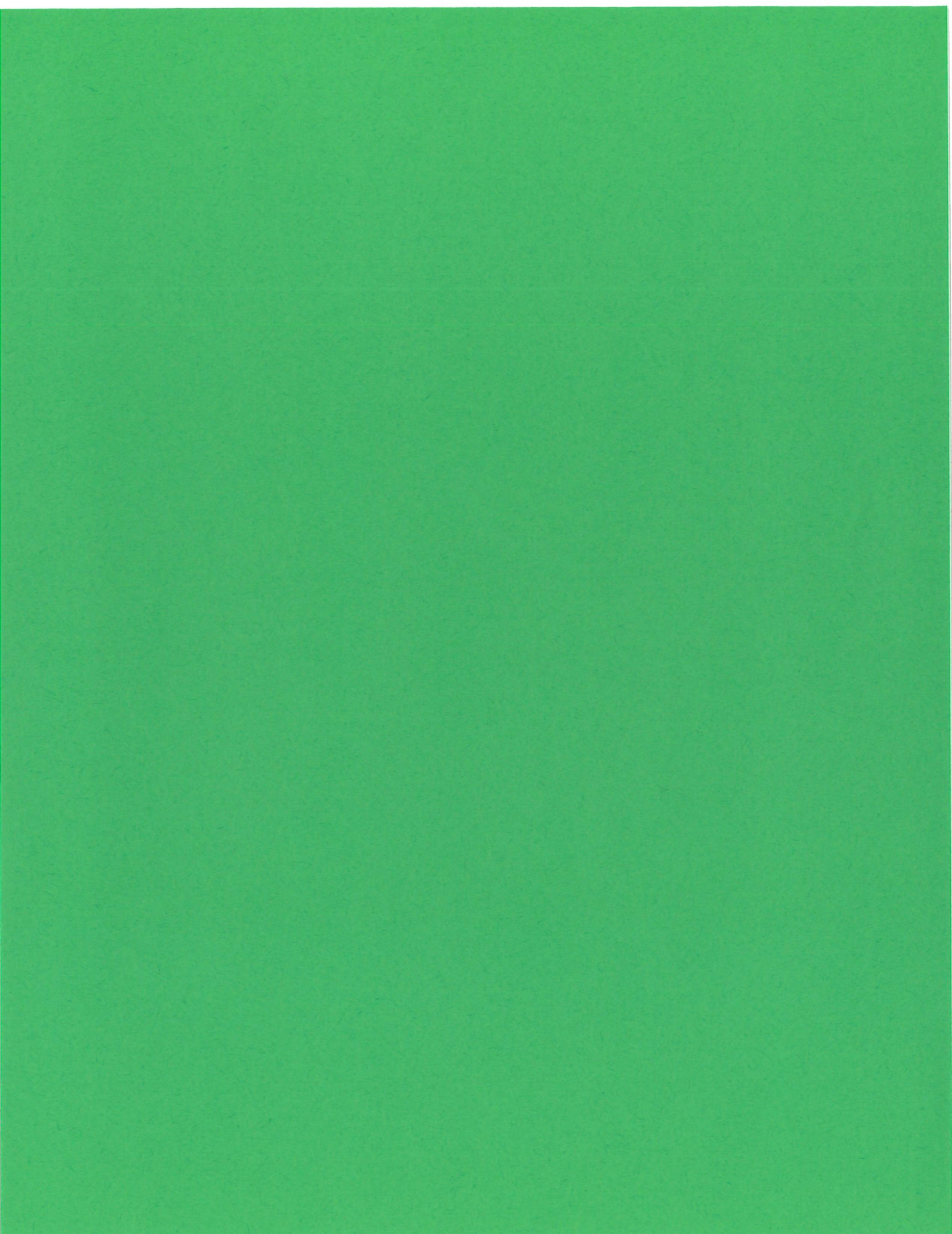
1. Council Member Taylor
2. Council Member Morgan
3. Council Member Neese
4. Council Member Ayers
5. Council Member Striblin

Mayor's Report

Adjourn

Upcoming Dates & Events

- July 12, 2022 10:30 am – Salvation Army Community Information Session at Hogansville City Hall
- July 18, 2022 – 7:00 pm – Regular Meeting of the Mayor and Council at Hogansville City Hall





06/20/2022

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

Public Hearing – 10:00 am

Mayor Jake Ayers called the Public Hearing to order at 10:00 am to hear citizen comments on the proposed budget.

Present were Mayor Jake Ayers, Council Members Michael Taylor, Jr., Matthew Morgan and Toni Striblin. Also present were City Manager Jonathan Lynn, Assistant City Manager Lisa Kelly and Attorney Alex Dixon. Council Members Mandy Neese and Mark Ayers were not present.

Mr. Al Prado of East Main Street inquired as to the funding item for “Youth Centers” and asked that the line items be separated for the two entities proposed to receive funds.

Respectfully,

LeAnn Lehigh
Deputy City Clerk



06/20/2022

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

Work Session Meeting

Call to Order: Mayor Jake Ayers called the Work Session to order at 5:34 pm. Present were Mayor Jake Ayers, Council Member Michael Taylor, Jr., Council Member Matthew Morgan, Council Member Mandy Neese, Council Member Mark Ayers, and Council Member Toni Striblin. Also present were City Manager Jonathan Lynn and Assistant City Manager Lisa Kelly and City Attorney Alex Dixon.

DISCUSSION ITEMS

1. Budget Discussion

- The line item for the Cemetery was discussed and City Manager Lynn explained that there was an increase in the price of grass cutting at the lake and cemetery.
- Council Member Striblin gave an overview of her questions that were answered earlier when she met with City staff.
- City Manager Jonathan Lynn gave an explanation of proposed payroll increases
- There was discussion on funding for Pioneer Youth and how to proceed with voting on the budget with recusal by certain council members.
- The increase in funding the Youth Centers was discussed.

ADJOURNMENT

On a motion made by Council Member Neese and duly seconded, Mayor Jake Ayers adjourned the Work Session at 6:35 pm.

Respectfully,

LeAnn Lehigh
Deputy City Clerk



06/20/2022

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

Public Hearing

Mayor Jake Ayers called the Public Hearing to Order at 7:00 pm to hear citizen comments on the budget. Jason Miles of 816 Askew Ave was concerned about the 10% increase in pay for the City Manager that is in the proposed budget. City Manager Jonathan Lynn explained that the pay increase for City Manager would only come with Council approval after the required evaluation.

The Public Hearing was adjourned at 7:03 pm.

Regular Meeting

Call to Order: Mayor Jake Ayers called the meeting to order at 7:04 pm. Present were Mayor Jake Ayers, Council Member Michael Taylor, Jr., Council Member Matthew Morgan, Council Member Mandy Neese, Council Member Mark Ayers, and Council Member Toni Striblin. Also present were City Manager Jonathan Lynn and Assistant City Manager Lisa Kelly and City Attorney Alex Dixon.

City Attorney Alex Dixon gave an invocation and Mayor Ayers led the Pledge of Allegiance.

CONSENT AGENDA

Motion: Mayor Ayers requested to move the Executive Session to last on the agenda. Council Member Striblin moved to approve the Consent Agenda, with the change to move the Executive Session to the last item on the agenda. The motion was seconded by Council Member Ayers.

Motion carries 5-0

PRESENTATION

1. Recognition of Gina Turner for her service as Hogansville Elementary School Principal

Mrs. Gina Turner is retiring after four years as principal of Hogansville Elementary School. The City recognized Mrs. Turner for her years of service as Hogansville Elementary School's principal. Council Member Neese spoke on her experiences with Mrs. Turner and thanked her for all she has done for the school. Melanie Baswell spoke about her gratitude for Mrs. Turner and thanked her for her service to the school and the kids.

CITIZEN APPEARANCE

1. Paul Darden to Discuss Resignation of Officer Ryan Loubet

Paul Darden of 701 East Main St spoke in favor of former Officer Ryan Loubet. He presented a change.org petition with 114 signatures asking for an investigation into the resignation of Ryan Loubet.

NEW BUSINESS

1. Pursuit Policy Amendment

Motion: Motion was made by Council Member Morgan to approve the amendment to the Police Pursuit Policy to allow discretion by supervisors to use alternate measures to assist in chases in an attempt to stop vehicles and better protect our citizens. The motion was seconded by Council Member Taylor.

Discussion:

Motion carries 5-0

DISCUSSION ITEMS

1. Troup County Parks & Recreation – Meeting Update

Council Members Michael Taylor, Jr and Matthew Morgan, along with City staff, met with Parks & Recreation members to discuss ways to encourage participation, issues at hand, and the need to coordinate projects with the county going forward. Mayor Ayers stated it was a good meeting and trying to figure out how the City can better support Parks & Recreation. Council Member Striblin asked how our board members can be brought into discussions. She said Council would like to know what Hogansville would like to see in the future.

EXECUTIVE SESSION

1. Personnel Exemption

Council Member Striblin made a motion to enter into Executive Session under the Personnel Exemption. The motion was seconded by Council Member Ayers. The Regular Meeting reconvened at 11:13pm.

Motion: Council Member Mandy Neese made a motion to accept the resignation of City Manager Jonathan Lynn. The motion was seconded by Council Member Morgan.

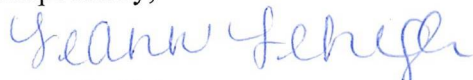
Discussion:

Motion carries 5-0

ADJOURNMENT

On a motion made by Council Member Neese and duly seconded, Mayor Jake Ayers adjourned the meeting at 11:14pm.

Respectfully,



LeAnn Lehigh
Deputy City Clerk



June 30, 2022
Called Meeting

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

CALLED MEETING

Call to Order: Mayor Jake Ayers called the Meeting to order at 6:00 pm. Present were Council Members Michael Taylor, Jr, Matthew Morgan, Mark Ayers, and Toni Striblin. Council Member Mandy Neese joined via phone. Also present were Assistant City Manager Lisa Kelly, Deputy City Clerk LeAnn Lehigh, and City Attorney Alex Dixon.

Council Member Mark Ayers gave an invocation and Mayor Jake Ayers led the Pledge of Allegiance.

EXECUTIVE SESSION

1. Personnel Exemption

Motion: Motion was made by Council Member Striblin to enter into Executive Session under the Personnel Exemption. The motion was seconded by Council Member Ayers.

Motion Carries 5-0

The Called Meeting was reconvened at 6:20pm.

BUSINESS

2. Appointment of Interim City Manager

Motion: Motion was made by Council Member Striblin to appoint Lisa Kelly as Interim City Manager. The motion was seconded by Council Member Ayers.

Discussion: None

Motion Carries 5-0

3. Adoption of the 2022/2023 Budget

a) Funding of Line Item 001-00611-594 Intrgvnmntl – Youth Centers (page 15)

Motion: Motion was made by Council Member Ayers to approve the funding of line item 001-00611-594 Intgvnmntl - Youth Centers item in the budget. The motion was seconded by Council Member Striblin.

Discussion: Mayor Ayers and Council Member Morgan recused. Mayor Pro-Tem Mandy Neese called for motion.

Roll Call Vote: Taylor (Yea), Neese (Yea), Ayers (Yea), Striblin (Yea), Morgan (recused)

Motion Carries 4-0 with Morgan recusing

b) Adoption of Budget

Motion: Motion was made by Council Member Striblin to adopt the 2022/2023 budget. The motion was seconded by Council Member Ayers.

Discussion: None

Motion Carries 5-0

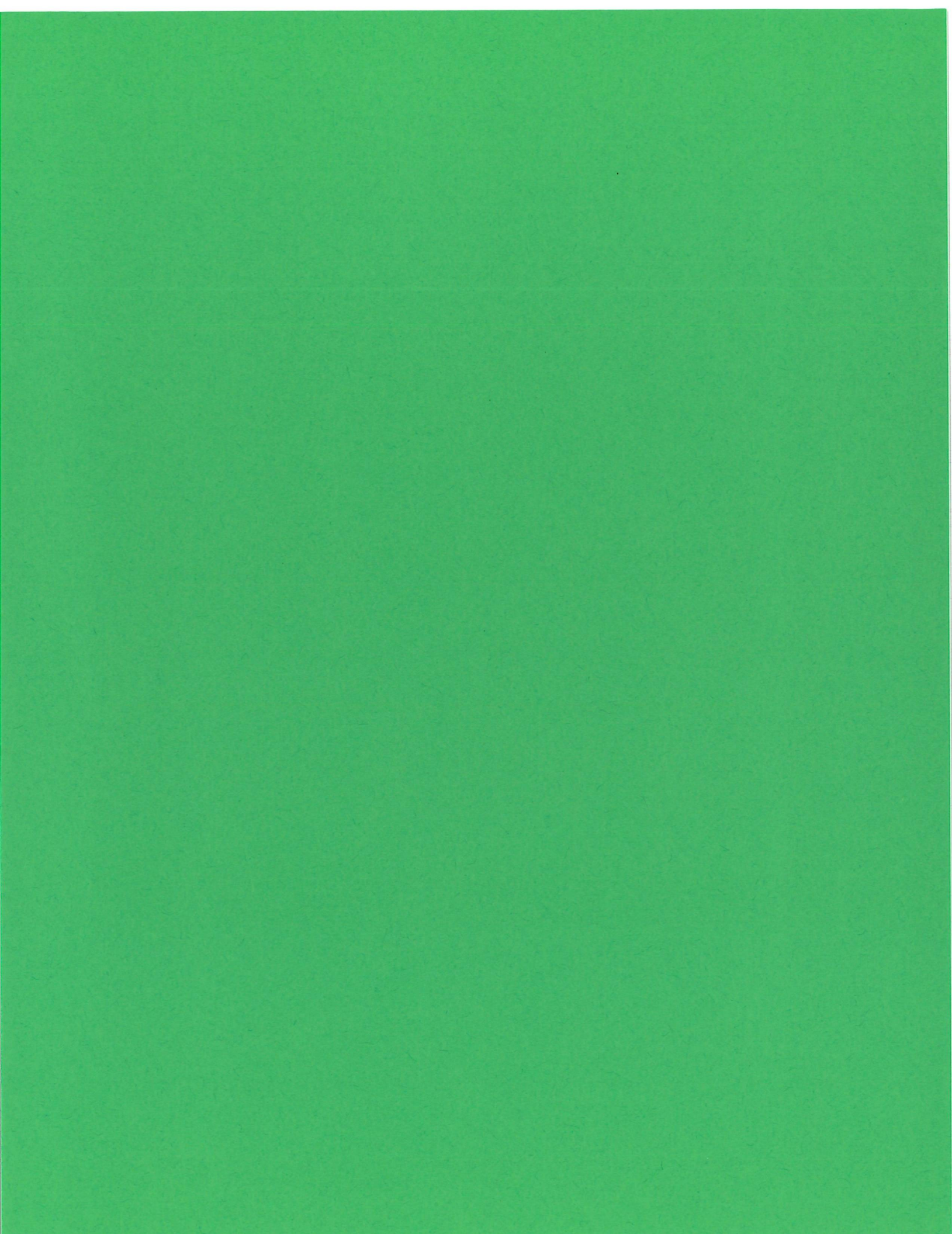
ADJOURNMENT

On a motion made by Council Member Ayers and duly seconded, Mayor Jake Ayers adjourned the meeting at 6:25 pm

Respectfully,



LeAnn Lehigh
Deputy City Clerk



CITY COUNCIL
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

400 E Main St
Hogansville GA 30230-1196
706-637-8629 | cityofhogansville.org

COUNCIL ACTION FORM

MEETING DATE: 07/05/2022

SUBMITTED BY: Lisa Kelly 

AGENDA TITLE: Resolution – Bid Acceptance – Bass Cross Rd. Water Line

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

Ordinance (No. ____)

Contract

Information Only

Public Hearing

Resolution (No. ____)

Ceremonial

Discussion/Action

Other

BACKGROUND (Includes description, background, and justification)

The City secured funding in 2021/2022 to build the backbone water line from Highway 29 at Bass Cross Rd. the entire length of the road to East Main St. to near the existing water tower known as "interstate tank". This phase of the project does not include the ground storage tank that is still under design and will be strategically placed on Bass Cross Rd., nor does it include an additional elevated tank or replacements lines within the City. This line is a critical piece in a major upgrade to the City's water system improvements and will be the beginning stages of overall improvement to the City's water pressure concerns in many areas.

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

The low bid came in for this phase from Smith Pipeline, Inc. at \$2,189,230. Funding will be paid by GEFA loan/grant funds. Total funding for the entire project (all phases) is anticipated to be \$6,633,700 and funded through a combination of GEFA grant/loan and CARES funding.

STAFF RECOMMENDATION (Include possible options for consideration)

Approve the resolution and move forward with construction of the line.

RESOLUTION

WHEREAS bids were received by the City of Hogansville June 21, 2022, for the Water System Improvements Bass Cross Road Water Line, and

WHEREAS the low, responsible, responsive bidder is Smith Pipeline, Inc. of Palmetto, Georgia with a bid in the amount of \$2,189,230.00, and

WHEREAS the low bidder, Smith Pipeline, Inc. of Palmetto, Georgia, appears to have the necessary financial and technical ability to complete the project,

BE IT THEREFORE resolved the City of Hogansville hereby makes tentative contract award of the construction contract to the low bidder, Smith Pipeline, Inc. of Palmetto, Georgia, in the amount of \$2,189,230.00.

Award of this contract is contingent upon the selected bidder meeting the requirements regarding DBE/MBE/WBE compliance and the City obtaining additional funding as requested of the Georgia Environmental Finance Authority.

THIS RESOLUTION was passed by a vote of ____ to ____ at a regular meeting of the Mayor and Council on _____.

CITY OF HOGANSVILLE

Jake Ayers, *Mayor*

Attest: _____
City Clerk



ATLANTA
AUGUSTA
ST. SIMONS ISLAND

June 28, 2022

Mrs. Lisa Kelly
Assistant City Manager
City of Hogansville
111 High Street
Hogansville, Georgia 30230

Re: City of Hogansville, Georgia
Water System Improvements
Bass Cross Road Water Line
Project No. 202385

Dear Mrs. Kelly:

We have checked the bids received June 21, 2022, on subject project. Below is a tabulation of the bids received.

<i>Contractor</i>	<i>Total Amount Bid</i>
1. Smith Pipeline, Inc. Palmetto, Georgia	\$2,189,230.00
2. Crawford Grading and Pipeline, Inc. Luthersville, Georgia	\$2,547,974.70
3. RDJE, Inc. Newnan, Georgia	\$3,256,825.00

As indicated, the low bidder is Smith Pipeline, Inc. of Palmetto, Georgia. Since the low bidder appears to have adequate experience, technical ability and financial capability to complete the project, we recommend contract award be made Smith Pipeline, Inc. of Palmetto, Georgia in the amount of \$2,189,230.00.

We have enclosed a certified tabulation of the bids received and a sample resolution. Please forward us a copy of the City's signed resolution to award. An updated project cost summary showing the proposed funding for this project is also enclosed.

The contract award should be made subject to the low bidder meeting the requirements regarding DBE/WBE/MBE compliance and the Georgia Environmental Finance Authority (GEFA) Board's approval of the additional funds requested. After approval of the contract award by the City and concurrence from GEFA, we will proceed with preparation of the contract documents for execution by both the Contractor and the City.

If you have any questions concerning our recommendations, please call us.

Yours truly,



Greg Ashworth, P.E.
Turnipseed Engineers

GJA:ac
Enclosures

**CITY OF HOGANSVILLE, GEORGIA
WATER SYSTEMS IMPROVEMENTS
PROJECT NO. 202385**

PROJECT COST SUMMARY

A. Construction Costs

ITEM NO.	DESCRIPTION	TOTAL COST
Bid		
1.	Bass Cross Road Water Line - Smith Pipeline, Inc.	\$2,189,230.00
Estimated		
2.	Booster Pump Station	\$400,000.00
3.	Ground Storage Tank (500,000 gallons)	\$700,000.00
4.	Elevated Storage Tank (500,000 gallons)	\$1,500,000.00
5.	Water Line Replacement	\$600,000.00
6.	SCADA Additions	\$50,000.00
7.	Replace Existing PRV / Control Valve	\$25,000.00
Estimated Construction Cost:		<u><u>\$5,464,230.00</u></u>

B. Project Costs

Estimated Construction Cost	\$5,464,230.00
Contingency	\$493,270.00
Engineering	\$377,000.00
Inspection	\$191,200.00
D.O.T. Permits, Right-of-Way Certification	\$10,000.00
Preliminary Engineering Report	\$10,500.00
Environmental Report	\$7,500.00
Legal / Administrative	\$80,000.00
Estimated Project Cost:	<u><u>\$6,633,700.00</u></u>

PROJECT FUNDING SUMMARY

Bond (Non-meter portion)	\$1,600,000.00
GEFA Grant	\$700,000.00
GEFA Loan	\$2,233,700.00
SLFRF Grant	\$2,100,000.00
	<u><u>\$6,633,700.00</u></u>

Prepared by:
Turnipseed Engineers
Atlanta, Georgia
June 24, 2022

**CITY OF HOGANSVILLE, GEORGIA
 WATER SYSTEM IMPROVEMENTS
 BASS CROSS ROAD WATER LINE
 PROJECT NO. 202385
 CERTIFIED BID TABULATION
 BIDS RECEIVED JUNE 21, 2022**

**THIS IS TO CERTIFY THAT THIS
 IS A CORRECT TABULATION**

**Greg Ashworth, P.E.
 Turnipseed Engineers
 Atlanta, Georgia**

CITY OF HOGANSVILLE, GEORGIA	Smith Pipeline, Inc.	Crawford Grading & Pipeline, Inc.
WSI - BASS CROSS ROAD WATER LINE	Palmetto, Georgia	Palmetto, Georgia

For furnishing all materials and equipment and performing all labor necessary for constructing the Water System Improvements as shown on the Drawings and as specified for the following unit prices and approximate quantities shown.

ITEM NO.	QTY.	UNITS	DESCRIPTION	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST
1.			PVC WATER LINE				
a.	16,160	LF	12" Pipe Line (Class 235 DR 18)	\$80.00	\$1,292,800.00	\$93.00	\$1,502,880.00
b.	6,990	LF	8" Pipe Line (Class 235 DR 18)	\$47.00	\$328,530.00	\$55.00	\$384,450.00
2.			DUCTILE IRON PIPE				
a.	115	LF	6" Pipe Line and/or F.H. Lead	\$36.00	\$4,140.00	\$31.00	\$3,565.00
b.	100	LF	12" Restrained Joint Pipe Line	\$105.00	\$10,500.00	\$358.00	\$35,800.00
c.	40	LF	Concrete Encasement	\$150.00	\$6,000.00	\$395.00	\$15,800.00
3.	5.7	TON	MECHANICAL JOINT FITTINGS	\$14,400.00	\$82,080.00	\$1.00	\$5.70
4.	57	CY	CONCRETE BLOCKING	\$325.00	\$18,525.00	\$460.00	\$26,220.00
5.			RESILIENT SEATED GATE VALVES				
a.	21	EA	12" G.V. and V.B.	\$3,420.00	\$71,820.00	\$4,000.00	\$84,000.00
b.	11	EA	8" G.V. and V.B.	\$2,050.00	\$22,550.00	\$2,250.00	\$24,750.00
c.	24	EA	6" G.V. and V.B.	\$1,450.00	\$34,800.00	\$1,615.00	\$38,760.00
6.	23	EA	Install 3-Way Fire Hydrant (Include Fire Hydrant, D.I. Fittings, Locking Tee, Megalugs, Locking Adapter and Stone)	\$4,600.00	\$105,800.00	\$6,375.00	\$146,625.00
7.			CONNECT TO EXISTING WATER LINES				
a.	1	EA	12"	\$4,000.00	\$4,000.00	\$3,000.00	\$3,000.00
b.	1	EA	8"	\$3,500.00	\$3,500.00	\$3,000.00	\$3,000.00
c.	2	EA	6"	\$3,000.00	\$6,000.00	\$1,500.00	\$3,000.00
8.	3	EA	Air Release Valve and M.H. (Including Ball Valve, Fittings and Stone)	\$7,000.00	\$21,000.00	\$9,150.00	\$27,450.00
9.	140	LF	18" Steel Casing (0.375" w.t.) Installing by Jack and Bore (In addition to Pipe Price)	\$300.00	\$42,000.00	\$500.00	\$70,000.00

CITY OF HOGANSVILLE, GEORGIA
WSI - BASS CROSS ROAD WATER LINE

Smith Pipeline, Inc.
Palmetto, Georgia

Crawford Grading & Pipeline, Inc.
Palmetto, Georgia

ITEM NO.		QTY.	UNITS	DESCRIPTION	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST
10. REMOVE AND REPLACE								
a.	100	LF		Asphalt Roadway	\$115.00	\$11,500.00	\$209.00	\$20,900.00
b.	60	LF		Asphalt Driveway	\$72.00	\$4,320.00	\$200.00	\$12,000.00
c.	10	LF		Concrete Curb	\$70.00	\$700.00	\$155.00	\$1,550.00
d.	105	LF		Concrete Driveway	\$85.00	\$8,925.00	\$110.00	\$11,550.00
e.	290	LF		Gravel	\$25.00	\$7,250.00	\$11.00	\$3,190.00
11. SOIL EROSION AND SEDIMENT CONTROL								
a.	15,600	LF		Grassing for Water Mains	\$3.00	\$46,800.00	\$1.29	\$20,124.00
b.	16	EA		Haybale Check Dam, Cd-Hb	\$150.00	\$2,400.00	\$210.00	\$3,360.00
d.	1	EA		Inlet Sediment Trap, Sd2-F	\$550.00	\$550.00	\$200.00	\$200.00
e.	40	LF		Silt Fence, Sdl-S	\$15.00	\$600.00	\$16.00	\$640.00
12. STORMWATER MONITORING								
a.	1	LS		Monitoring Sites (Establishing, Constructing and Operating All Sites, Prepare and Submit Notice of Intent and Notice of Termination and all land disturbing fees per Section 3.16)	\$5,500.00	\$5,500.00	\$30,000.00	\$30,000.00
b.	10	EA		Sampling Events	\$225.00	\$2,250.00	\$702.00	\$7,020.00
Subtotal Amount Bid, Items 1 through 12 Inclusive, the amount of:						\$2,144,840.00		\$2,479,839.70

Extra Work if Ordered by Engineer

ITEM NO.		QTY.	UNITS	DESCRIPTION	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST
13. SERVICE CONNECTIONS AND RECONNECTIONS								
a.	150	LF		¾" Service Line (PEX)	\$8.00	\$1,200.00	\$20.00	\$3,000.00
b.	30	LF		1" Service Line (PEX)	\$15.00	\$450.00	\$25.00	\$750.00
c.	80	LF		2" PVC Schedule 40 Casing	\$15.00	\$1,200.00	\$30.00	\$2,400.00
d.	8	EA		Service Bores (In addition to items a, b, c, and f)	\$500.00	\$4,000.00	\$500.00	\$4,000.00
e.	180	LF		Grassing Service Lines	\$3.00	\$540.00	\$7.00	\$1,260.00
14. FREE BORE								
a.	15	EA		12" or 8" (<50' in addition to pipe)	\$1,000.00	\$15,000.00	\$2,215.00	\$33,225.00
b.	1	EA		12" or 8" (>50' in addition to pipe)	\$5,000.00	\$5,000.00	\$9,000.00	\$9,000.00

CITY OF HOGANSVILLE, GEORGIA
WSI - BASS CROSS ROAD WATER LINE

Smith Pipeline, Inc.
Palmetto, Georgia

Crawford Grading & Pipeline, Inc.
Palmetto, Georgia

ITEM					UNIT COST	TOTAL COST	UNIT COST	TOTAL COST
NO.	QTY.	UNITS	DESCRIPTION					
Extra Work if Ordered by Engineer								
15.	100	LF	SOD		<u>\$30.00</u>	<u>\$3,000.00</u>	<u>\$30.00</u>	<u>\$3,000.00</u>
16.	100	CY	ROCK EXCAVATION		<u>\$60.00</u>	<u>\$6,000.00</u>	<u>\$60.00</u>	<u>\$6,000.00</u>
17.	100	CY	CRUSHED STONE STABILIZATION OR BEDDING (Including excavation and removal of unsuitable soil)		<u>\$80.00</u>	<u>\$8,000.00</u>	<u>\$55.00</u>	<u>\$5,500.00</u>
Subtotal Amount Bid, Items 13 through 17 Inclusive, the amount of:						<u>\$44,390.00</u>		<u>\$68,135.00</u>
TOTAL AMOUNT BID, ITEMS 1 THROUGH 17 INCLUSIVE, THE AMOUNT						<u>\$2,189,230.00</u>		<u>\$2,547,974.70</u>

ALTERNATE BID ITEM

The Owner reserves the right to add the following alternate bid items to the work for the purpose of making contract award. Award of the contract may be with or without these items. Each bidder must fill in the unit price amount for each item below.

ITEM					UNIT COST	TOTAL COST	UNIT COST	TOTAL COST
NO.	QTY.	UNITS	DESCRIPTION					
ALT-1			Ductile Iron Water Line (Class 350)					
a.	16,160	LF	12" Pipe Line		<u>\$96.00</u>	<u>\$1,551,360.00</u>	<u>\$85.00</u>	<u>\$1,373,600.00</u>
b.	6,990	EA	8" Pipe Line		<u>\$61.00</u>	<u>\$426,390.00</u>	<u>\$64.00</u>	<u>\$447,360.00</u>
					Dollars	<u>\$1,977,750.00</u>	Dollars	<u>\$1,820,960.00</u>

CITY OF HOGANSVILLE, GEORGIA
 WSI - BASS CROSS ROAD WATER LINE

RDJE, Inc.
 Newnan, Georgia

For furnishing all materials and equipment and performing all labor necessary for constructing the Water System Improvements as shown on the Drawings and as specified for the following unit prices and approximate quantities shown.

ITEM

NO.	QTY.	UNITS	DESCRIPTION	UNIT COST	TOTAL COST
1.			PVC WATER LINE		
	a. 16,160	LF	12" Pipe Line (Class 235 DR 18)	<u>\$119.00</u>	<u>\$1,923,040.00</u>
	b. 6,990	LF	8" Pipe Line (Class 235 DR 18)	<u>\$66.00</u>	<u>\$461,340.00</u>
2.			DUCTILE IRON PIPE		
	a. 115	LF	6" Pipe Line and/or F.H. Lead	<u>\$60.00</u>	<u>\$6,900.00</u>
	b. 100	LF	12" Restrained Joint Pipe Line	<u>\$146.00</u>	<u>\$14,600.00</u>
	c. 40	LF	Concrete Encasement	<u>\$215.00</u>	<u>\$8,600.00</u>
3.	5.7	TON	MECHANICAL JOINT FITTINGS	<u>\$17,000.00</u>	<u>\$96,900.00</u>
4.	57	CY	CONCRETE BLOCKING	<u>\$375.00</u>	<u>\$21,375.00</u>
5.			RESILIENT SEATED GATE VALVES		
	a. 21	EA	12" G.V. and V.B.	<u>\$5,900.00</u>	<u>\$123,900.00</u>
	b. 11	EA	8" G.V. and V.B.	<u>\$3,540.00</u>	<u>\$38,940.00</u>
	c. 24	EA	6" G.V. and V.B.	<u>\$2,630.00</u>	<u>\$63,120.00</u>
6.	23	EA	Install 3-Way Fire Hydrant (Include Fire Hydrant, D.I. Fittings, Locking Tee, Megalugs, Locking Adapter and Stone)	<u>\$7,280.00</u>	<u>\$167,440.00</u>
7.			CONNECT TO EXISTING WATER LINES		
	a. 1	EA	12"	<u>\$5,500.00</u>	<u>\$5,500.00</u>
	b. 1	EA	8"	<u>\$5,100.00</u>	<u>\$5,100.00</u>
	c. 2	EA	6"	<u>\$2,700.00</u>	<u>\$5,400.00</u>
8.	3	EA	Air Release Valve and M.H. (Including Ball Valve, Fittings and Stone)	<u>\$13,150.00</u>	<u>\$39,450.00</u>
9.	140	LF	18" Steel Casing (0.375" w.t.) Installing by Jack and Bore (In addition to Pipe Price)	<u>\$680.00</u>	<u>\$95,200.00</u>

CITY OF HOGANSVILLE, GEORGIA
WSI - BASS CROSS ROAD WATER LINE

RDJE, Inc.
Newnan, Georgia

ITEM

ITEM NO.	QTY.	UNITS	DESCRIPTION	UNIT COST	TOTAL COST
10.			REMOVE AND REPLACE		
a.	100	LF	Asphalt Roadway	<u>\$226.00</u>	<u>\$22,600.00</u>
b.	60	LF	Asphalt Driveway	<u>\$226.00</u>	<u>\$13,560.00</u>
c.	10	LF	Concrete Curb	<u>\$54.00</u>	<u>\$540.00</u>
d.	105	LF	Concrete Driveway	<u>\$90.00</u>	<u>\$9,450.00</u>
e.	290	LF	Gravel	<u>\$28.00</u>	<u>\$8,120.00</u>
11.			SOIL EROSION AND SEDIMENT CONTROL		
a.	15,600	LF	Grassing for Water Mains	<u>\$4.00</u>	<u>\$62,400.00</u>
b.	16	EA	Haybale Check Dam, Cd-Hb	<u>\$130.00</u>	<u>\$2,080.00</u>
d.	1	EA	Inlet Sediment Trap, Sd2-F	<u>\$240.00</u>	<u>\$240.00</u>
e.	40	LF	Silt Fence, Sdl-S	<u>\$7.00</u>	<u>\$280.00</u>
12.			STORMWATER MONITORING		
a.	1	LS	Monitoring Sites (Establishing, Constructing and Operating All Sites, Prepare and Submit Notice of Intent and Notice of Termination and all land disturbing fees per Section 3.16)	<u>\$9,000.00</u>	<u>\$9,000.00</u>
b.	10	EA	Sampling Events	<u>\$120.00</u>	<u>\$1,200.00</u>
Subtotal Amount Bid, Items 1 through 12 Inclusive, the amount of:					<u>\$3,206,275.00</u>

Extra Work if Ordered by Engineer

ITEM NO.	QTY.	UNITS	DESCRIPTION	UNIT COST	TOTAL COST
13.			SERVICE CONNECTIONS AND RECONNECTIONS		
a.	150	LF	¾" Service Line (PEX)	<u>\$21.00</u>	<u>\$3,150.00</u>
b.	30	LF	1" Service Line (PEX)	<u>\$27.00</u>	<u>\$810.00</u>
c.	80	LF	2" PVC Schedule 40 Casing	<u>\$28.00</u>	<u>\$2,240.00</u>
d.	8	EA	Service Bores (In addition to items a, b, c, and f)	<u>\$925.00</u>	<u>\$7,400.00</u>
e.	180	LF	Grassing Service Lines	<u>\$15.00</u>	<u>\$2,700.00</u>
14.			FREE BORE		
a.	15	EA	12" or 8" (<50' in addition to pipe)	<u>\$900.00</u>	<u>\$13,500.00</u>
b.	1	EA	12" or 8" (>50' in addition to pipe)	<u>\$1,850.00</u>	<u>\$1,850.00</u>

ITEM

NO.	QTY.	UNITS	DESCRIPTION	UNIT COST	TOTAL COST
-----	------	-------	-------------	-----------	------------

Extra Work if Ordered by Engineer

15.	100	LF	SOD	<u>\$37.00</u>	<u>\$3,700.00</u>
16.	100	CY	ROCK EXCAVATION	<u>\$60.00</u>	<u>\$6,000.00</u>
17.	100	CY	CRUSHED STONE STABILIZATION OR BEDDING (Including excavation and removal of unsuitable soil)	<u>\$92.00</u>	<u>\$9,200.00</u>

Subtotal Amount Bid, Items 13 through 17 Inclusive, the amount of: \$50,550.00

TOTAL AMOUNT BID, ITEMS 1 THROUGH 17 INCLUSIVE, THE AMOUNT \$3,256,825.00

ALTERNATE BID ITEM

The Owner reserves the right to add the following alternate bid items to the work for the purpose of making contract award. Award of the contract may be with or without these items. Each bidder must fill in the unit price amount for each item below.

ITEM

NO.	QTY.	UNITS	DESCRIPTION	UNIT COST	TOTAL COST
-----	------	-------	-------------	-----------	------------

ALT-1			Ductile Iron Water Line (Class 350)		
a.	16,160	LF	12" Pipe Line	<u>\$110.00</u>	<u>\$1,777,600.00</u>
b.	6,990	EA	8" Pipe Line	<u>\$80.00</u>	<u>\$559,200.00</u>
				Dollars	<u>\$2,336,800.00</u>



**BID OPENING FOR THE
 CITY OF HOGANSVILLE, GEORGIA
 WATER SYSTEM IMPROVEMENTS
 BASS CROSS ROAD WATER LINE
 PROJECT NO. 202385
 BID DATE: JUNE 21, 2022 AT 2:00 P.M.**

CONTRACTOR	Bid Bond	Addendum One	Total Amount Base Bid	Total Bid - Alt. A-1
1. Crawford Grading and Pipeline, Inc. Luthersville, Georgia	✓	✓	2,547,974. ⁷⁰	1,820,960. ⁰⁰
2. Gordy Construction Company Fortson, Georgia NA	—	—	—	—
3. RDJE, Inc. Newnan, Georgia	✓	✓	3,256,825. ⁰⁰	2,336,800. ⁰⁰
4. Smith Pipeline, Inc. Palmetto, Georgia	✓	✓	2,189,230. ⁰⁰	1,977,750. ⁰⁰
5. _____ _____	—	—	—	—
6. _____ _____	—	—	—	—
7. _____ _____	—	—	—	—

CITY COUNCIL
Mayor Jake Ayers
Michael Taylor, Jr., Post 1
Mathew Morgan, 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 St
Hogansville GA 30230-1196
706-637-8629 | cityofhogansville.org

COUNCIL ACTION FORM

MEETING DATE: July 5, 2022

SUBMITTED BY: Lynne Miller *LSM*

AGENDA TITLE: Mallard Lake – 4 Front Setback Variance Requests

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)

WJH LLC is requesting front yard setback variances for 4 of its unbuilt properties at Mallard Lake subdivision. The 2003 Mallard Lake Final Plat specifies front yard setbacks of 60 feet from road centerline. The variance requests are:

1. Variance request – WJH, LLC – 210 Duck Walk Way (Lot 39) – Tax Map 0213 B00 3076, reduce front setback from 60 feet from road centerline to 45 feet from road centerline.
2. Variance request – WJH, LLC – 301 Duck Walk Way (Lot 18) – Tax Map 0213 B00 3055, Reduce front setback from 60 feet from road centerline to 45 feet from road centerline.
3. Variance request – WJH, LLC – 310 Duck Walk Way (Lot 33) – Tax Map 0213 B00 3070, Reduce front setback from 60 feet from road centerline to 40 feet from road centerline.
4. Variance request – WJH, LLC – 200 Duck Walk Way (Lot 44) – Tax Map 0213 B00 3081, Reduce front setback from 50 feet from road centerline (approved in 2021) to 40 feet from road centerline.

Owner wants to move houses forward to avoid banks and other slopes, stay on solid ground, and direct stormwater runoff away from the homes.

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

No direct impact.

PLANNING & ZONING RECOMMENDATION (Include possible options for consideration)

On June 16, 2022 the Hogansville Planning Commission voted unanimously to recommend that City Council **approve** requests 1, 2 and 4 above and **deny** request # 3 -- 310 Duck Walk Way – Tax Map 0213 B00 3070 - Reduce front setback from 60 feet from road centerline to 40 feet from road centerline, as the Commission concluded the proposed 310 Duck Walk Way house location would leave insufficient room for on-site parking. See the 4 house location sketches attached, with existing setbacks shaded and requested setbacks in heavy black lines.

AUTHORIZATION LETTER

DATE: 1/20/2022

COMPANY NAME: WJH LLC

MAILING ADDRESS: 3091 Governors Lake Drive Suite 300, Norcross, GA 30071

PHONE: 470-880-2574

I David Roberts, authorize
Tyia Holloway, Jasmine Gordon, and Bruce Milavec to apply for and pick up company
documents on my behalf for my, (permit type) new construction/building
permit(s). My SC license number(s) is RLQA004410.

SIGNATURE *David Roberts*

PRINT David Roberts

DATE _____

NOTARY *Bonita Williams*

STATE OF Georgia

EXPIRATION DATE 10/1/24



GENERAL NOTES

OWNER/BUILDER:

W.J.H.LLC.
3091 GOVERNORS LAKE DRIVE
NORCROSS, GA 30071

24 HOUR EMERGENCY CONTACT:

NIGEL BRODIE
478-556-0454

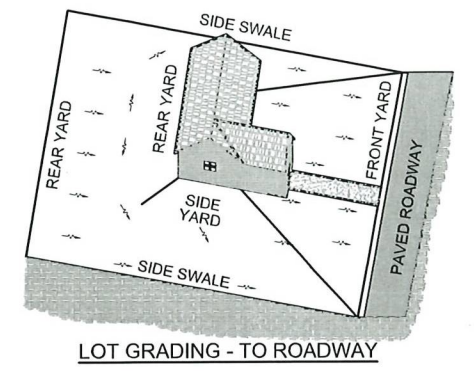
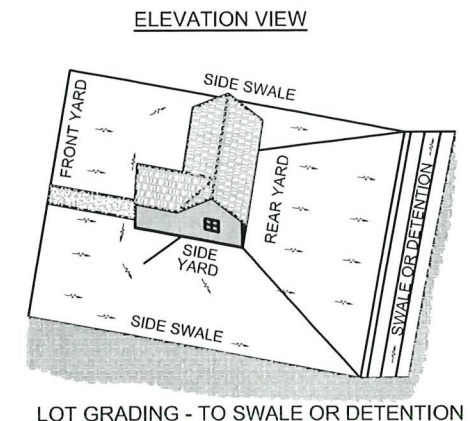
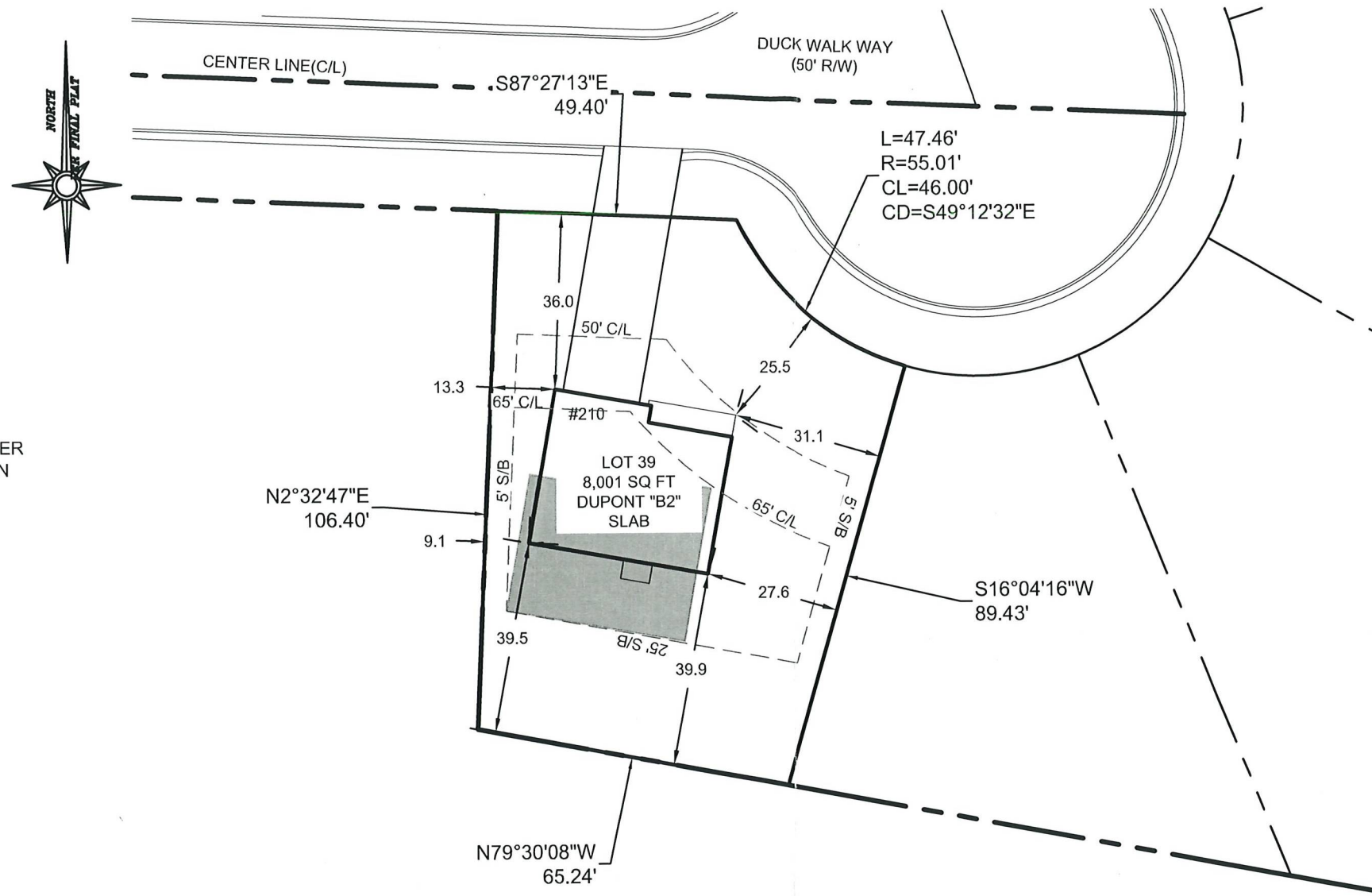
NOTES:

1. BUILDER TO PROVIDE 5% SLOPE AWAY FROM HOUSE FOR DRAINAGE PURPOSES.
2. CONTRACTOR TO MAINTAIN EROSION CONTROL DAILY.
3. ANY REVISIONS THAT WERE NOT DONE UNDER THE SUPERVISION OF THE ENGINEER OF RECORD WILL VOID THE CERTIFICATION OF THIS DOCUMENT.

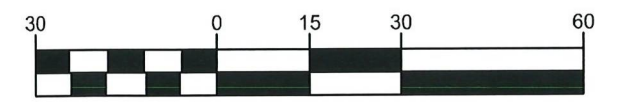
REFERENCES

1. BOUNDARY AND OTHER PERTINENT INFORMATION WAS TAKEN FROM: FINAL PLAT FOR MALLARD'S LAKE SUBDIVISION RECORDED IN PB 20D PG 66-70 IN TROUP COUNTY RECORDS

ACCORDING TO THE F.I.R.M. OF TROUP COUNTY, GEORGIA, PANEL NUMBER 13285C070E, DATED JULY 3, 2012, THIS LOT IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

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	REVIEWED BY:	WR
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1 of 1		

REVISIONS

1.	REVISED PER EMAIL 04-14-2022 RM
2.	REVISED PER EMAIL REQUEST 05-23-2022 RM
3.	REVISED PER REQUEST 06-08-2022 RM
4.	
5.	

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OR DIAL 811

ADAM PRICE
06-08-2022
GSWCC# 0000009371

HOUSE LOCATION PLAN FOR
LOT 39
MALLARD'S LAKE SUBDIVISION
LOCATED IN:
HOGANSVILLE, GEORGIA, TROUP COUNTY
LAND LOT 97, 11TH DISTRICT

CIVIL ENGINEERING
CONSTRUCTION MANAGEMENT

LAND PLANNING
LANDSCAPE ARCHITECT

LAND SURVEYING

STOCKBRIDGE OFFICE
235 CORP. CTR. DR., STE. 200
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40 GREENWAY CT., STE. A
NEWNAN, GEORGIA 30265
Ph: (770) 755-7978

CUMMING OFFICE
500 PIRKLE FERRY RD., STE. C
CUMMING, GEORGIA 30040
Ph: (678) 897-7100

www.fdc-llc.com



City of Hogansville, GA

Application for Zoning Variance

Property Owner Name WJH LLC

Address 210 Duck Walk Way - Mallard's Lake
Hogansville, GA Zip 30230

Phone 912-314-7694 Email tyia.holloway@centurycommunities.com

Address for which variance is requested 210 Duck Walk Way - Mallard's Lake
Hogansville, GA Zip 30230

Nature of Variance Requested – Please be as specific as possible.

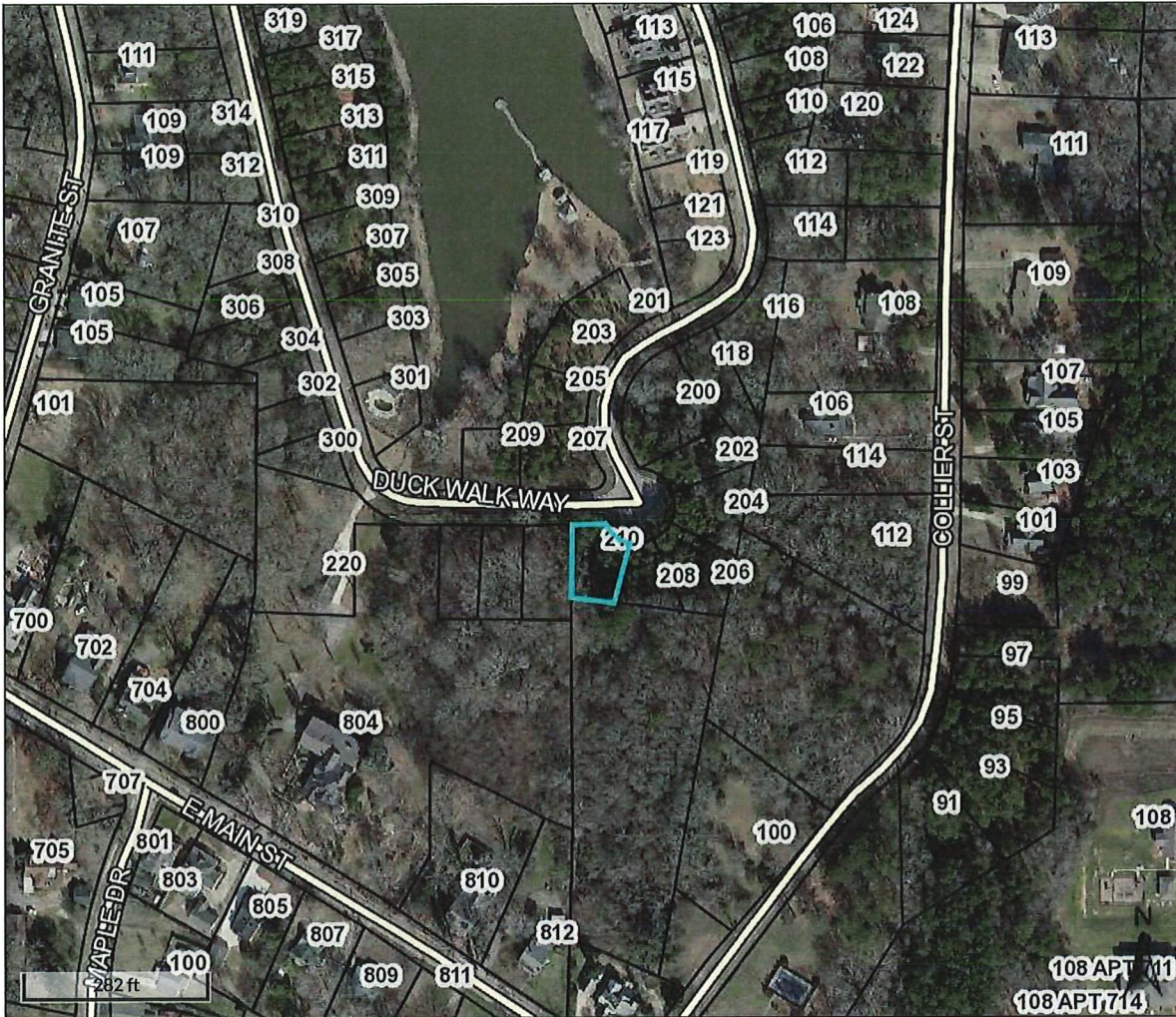
We are asking for a setback reduction of 15', which would reduce the setback to 45' from the centerline of the street. This allows us to move the house forward off of the rear slope and provide at least a 15' backyard.

On a separate sheet, please explain why this variance is necessary.

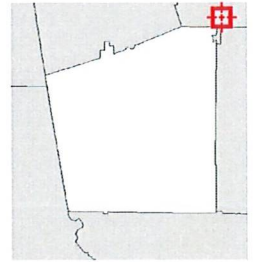
Attach a simple sketch of the property showing the following:

- General location of the existing structures and property lines.
- Present zoning of adjacent property.
- Existing use of adjacent property.
- Locations of proposed buildings and land use.
- A legal description of the property.
- Setback distances.
- Parking spaces, if applicable.

Owner Signature Tyia Holloway



Overview



Legend

- Address Numbers
- Parcels
- Roads

Parcel ID	0213B003076	Owner	WJH LLC	Last 2 Sales			
Class Code	Residential		3091 GOVERNORS LAKE DR SUITE 300	Date	Price	Reason	Qual
Taxing District	18-HOGANSVILLE		NORCROSS, GA 30071				
City	HOGANSVILLE	Physical Address	210 DUCK WALK WAY				
Acres	n/a	Assessed Value	Value \$25000				
		Land Value	Value \$25000				
		Improvement Value					
		Accessory Value					

(Note: Not to be used on legal documents)

Date created: 6/23/2022
 Last Data Uploaded: 6/21/2022 11:31:03 PM

Developed by  Schneider GEOSPATIAL

GENERAL NOTES

OWNER/BUILDER:

W.J.H.LLC.
3091 GOVERNORS LAKE DRIVE
NORCROSS, GA 30071

24 HOUR EMERGENCY CONTACT:

NIGEL BRODIE
478-556-0454

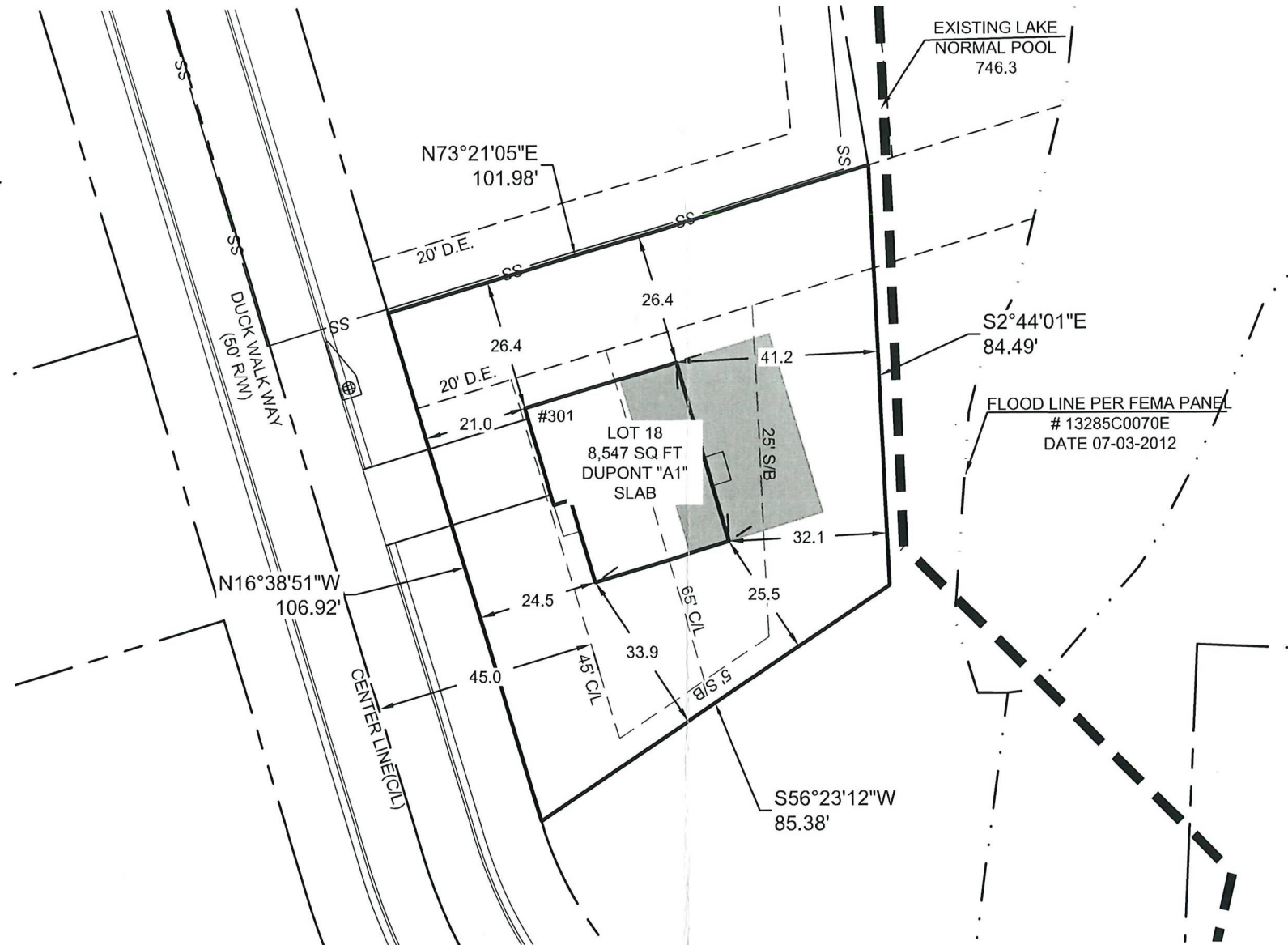
NOTES:

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2. CONTRACTOR TO MAINTAIN EROSION CONTROL DAILY.
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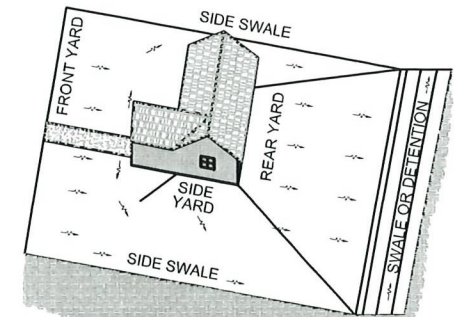
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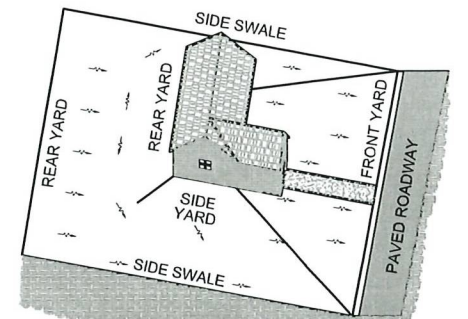
ACCORDING TO THE F.I.R.M. OF TROUP COUNTY, GEORGIA, PANEL NUMBER 13285C070E, DATED JULY 3, 2012, THIS LOT IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.



ELEVATION VIEW



LOT GRADING - TO SWALE OR DETENTION



LOT GRADING - TO ROADWAY

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

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	REVIEWED BY:	WR
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REVISIONS	
1.	REVISED PER EMAIL REQUEST 05-23-2022 RM
2.	REVISED PER REQUEST 06-08-2022 RM
3.	
4.	
5.	

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OR DIAL 811

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06-08-2022
GSWCC# 000009371

HOUSE LOCATION PLAN FOR
LOT 18
MALLARD'S LAKE SUBDIVISION
LOCATED IN:
HOGANSVILLE, GEORGIA, TROUP COUNTY
LAND LOT 97, 11TH DISTRICT

CIVIL ENGINEERING LAND PLANNING LAND SURVEYING

CONSTRUCTION MANAGEMENT LANDSCAPE ARCHITECT

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235 CORP. CTR. DR., STE 200
STOCKBRIDGE, GEORGIA 30281
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NEWNAN OFFICE
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NEWNAN, GEORGIA 30265
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CUMMING OFFICE
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Ph: (678) 807-7100

www.fdc-llc.com

lot 18



City of Hogansville, GA

Application for Zoning Variance

Property Owner Name WJH LLC

Address 301 Duck Walk Way - Mallard's Lake
Hogansville, GA 30230 Zip 30230

Phone 912-314-7694 Email tyia.holloway@centurycommunities.com

Address for which variance is requested 301 Duck Walk Way - Mallard's Lake
Hogansville, GA Zip 30230

Nature of Variance Requested – Please be as specific as possible.

A variance request is being proposed to make the house plan fit on the lot. The front setback from the centerline of the street should be 45ft.

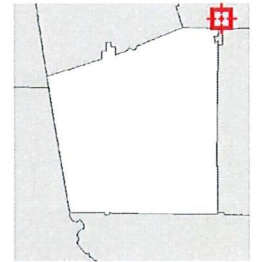
On a separate sheet, please explain why this variance is necessary.
Attach a simple sketch of the property showing the following:

- General location of the existing structures and property lines.
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- Existing use of adjacent property.
- Locations of proposed buildings and land use.
- A legal description of the property.
- Setback distances.
- Parking spaces, if applicable.

Owner Signature Tyia Holloway



Overview



Legend

- Address Numbers
- Parcels
- Roads

Parcel ID	0213B003055	Owner	WJH LLC	Last 2 Sales			
Class Code	Residential		3091 GOVERNORS LAKE DR SUITE	Date	Price	Reason	Qual
Taxing District	18-HOGANSVILLE		300	6/18/2020	\$35000	FM	Q
City	HOGANSVILLE		NORCROSS, GA 30071				
Acres	0.2	Physical Address	301 DUCK WALKWAY				
		Assessed Value	Value \$47300				
		Land Value	Value \$25000				
		Improvement Value					
		Accessory Value	Value \$22300				

(Note: Not to be used on legal documents)

Date created: 6/23/2022
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GENERAL NOTES

OWNER/BUILDER:

W.J.H.LLC.
3091 GOVERNORS LAKE DRIVE
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24 HOUR EMERGENCY CONTACT:

NIGEL BRODIE
478-556-0454



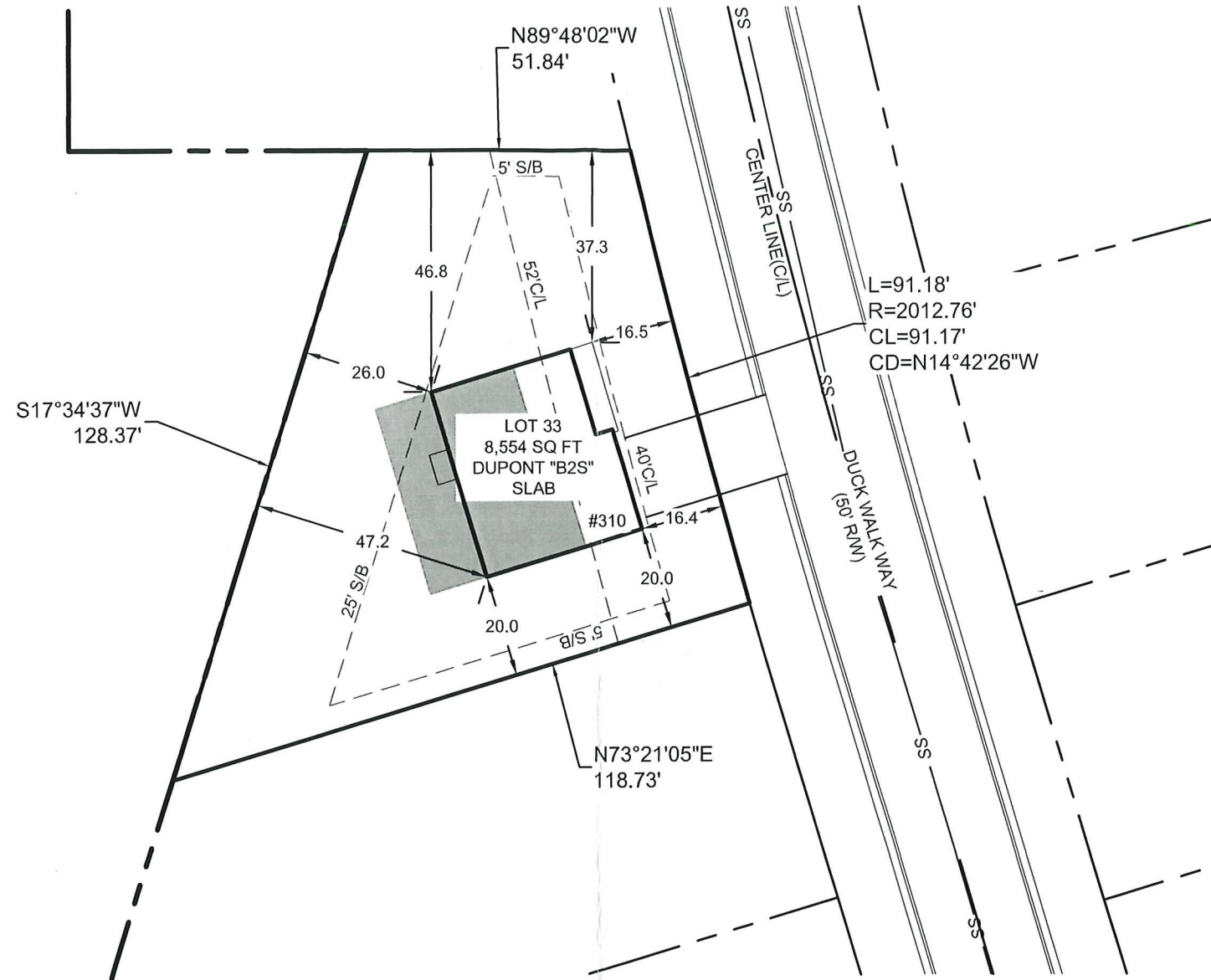
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2. CONTRACTOR TO MAINTAIN EROSION CONTROL DAILY.
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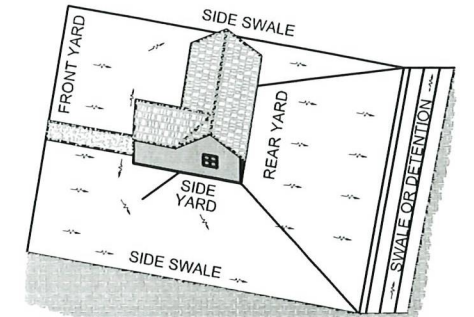
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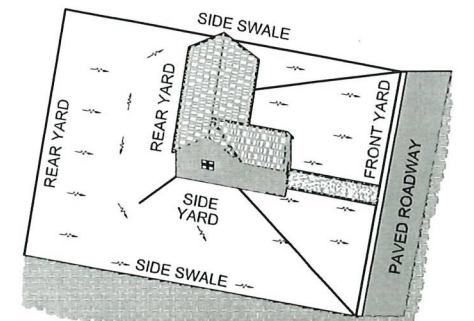
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ELEVATION VIEW

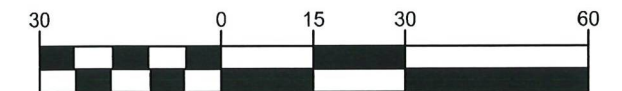


LOT GRADING - TO SWALE OR DETENTION



LOT GRADING - TO ROADWAY

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

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1 of 1	THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.	

REVISIONS	
1.	REVISED FRONT SETBACK 05-04-2022 RM
2.	REVISED PER EMAIL REQUEST 05-23-2022 RM
3.	REVISED PER REQUEST 06-08-2022 RM
4.	
5.	

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GSWCC# 000009371

HOUSE LOCATION PLAN FOR
LOT 33
MALLARD'S LAKE SUBDIVISION
LOCATED IN:
HOGANSVILLE, GEORGIA, TROUP COUNTY
LAND LOT 97, 11TH DISTRICT

CIVIL ENGINEERING LAND PLANNING LAND SURVEYING
CONSTRUCTION MANAGEMENT LANDSCAPE ARCHITECT

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CUMMING, GEORGIA 30040
Ph: (678) 807-7100

www.fdc-llc.com



City of Hogansville, GA

Application for Zoning Variance

Property Owner Name WJH LLC

Address 310 Duck Walk Way

Hogansville, GA Zip 30230

Phone 912-314-7694 Email tyia.holloway@centurycommunities.com

Address for which variance is requested 310 Duck Walk Way

Hogansville, GA Zip 30230

Nature of Variance Requested – Please be as specific as possible.

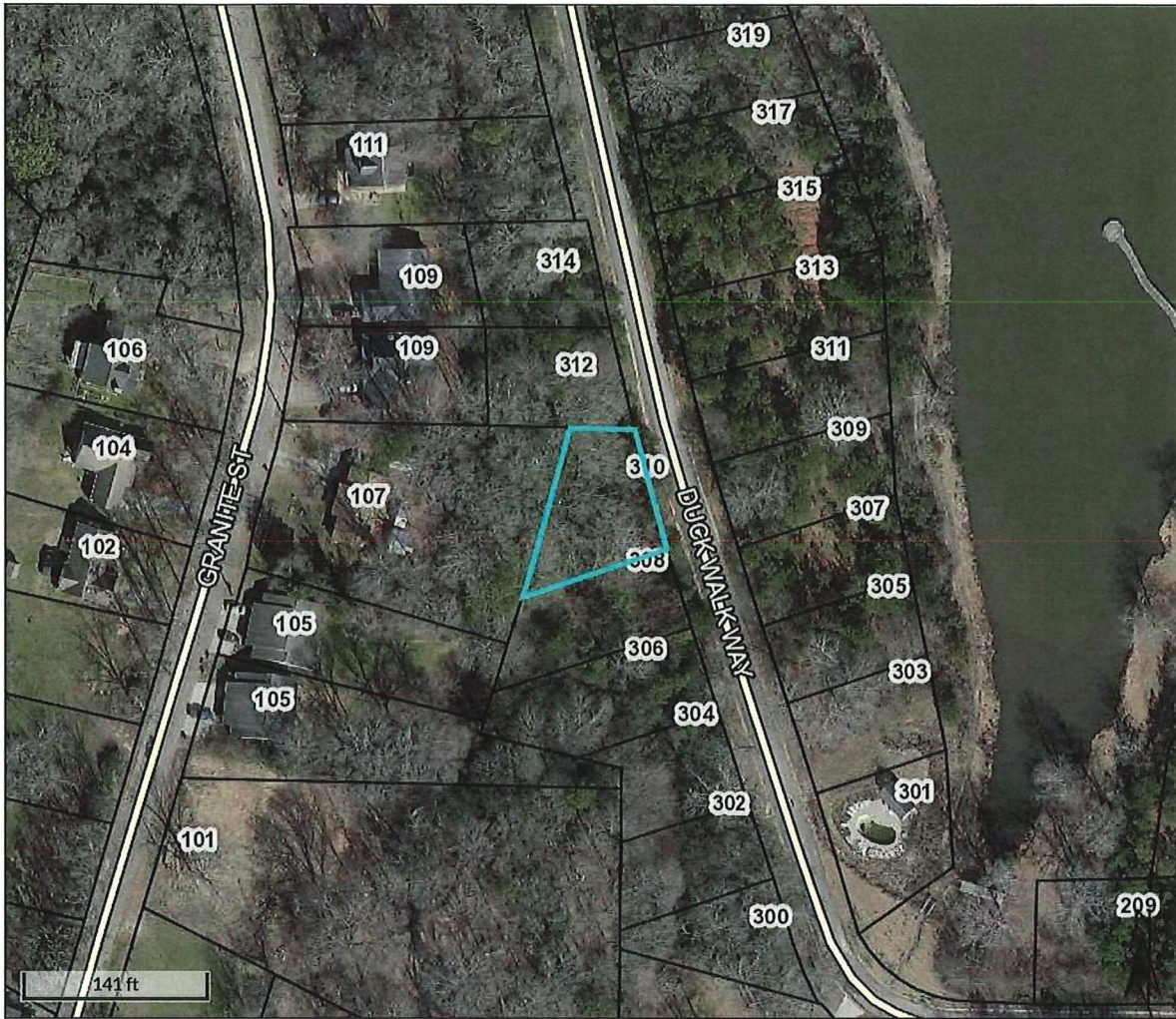
We are asking for a variance change to be moved 15 ft to the right on the lot due to the topography slope. The variance reduces the setback to 40 ft from the centerline of the street.

On a separate sheet, please explain why this variance is necessary.

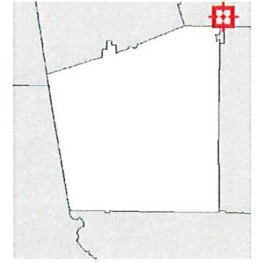
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Owner Signature Tyia Holloway



Overview



Legend

- Address Numbers
- Parcels
- Roads

Parcel ID	0213B003070	Owner	WJH LLC	Last 2 Sales
Class Code	Residential		3091 GOVERNORS LAKE DR SUITE 300	Date Price Reason Qual
Taxing District	18-HOGANSVILLE		NORCROSS, GA 30071	
City	HOGANSVILLE	Physical Address	310 DUCK WALKWAY	
Acres	n/a	Assessed Value	Value \$25000	
		Land Value	Value \$25000	
		Improvement Value		
		Accessory Value		

(Note: Not to be used on legal documents)

Date created: 6/23/2022
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Developed by 

GENERAL NOTES

OWNER/BUILDER:

W.J.H., LLC.
3091 GOVERNORS LAKE DR.
NORCROSS, GA 30071

24 HOUR EMERGENCY CONTACT:

NIGEL BRODIE
470-556-0454



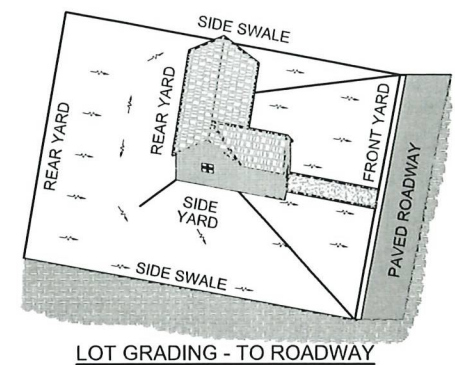
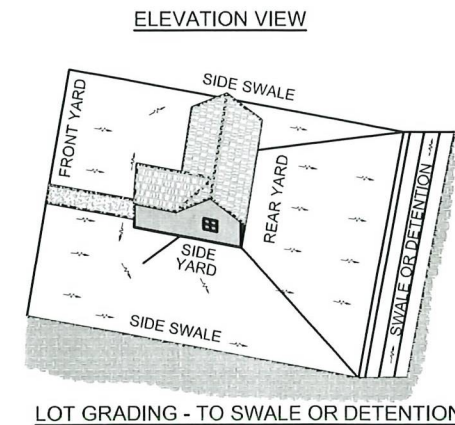
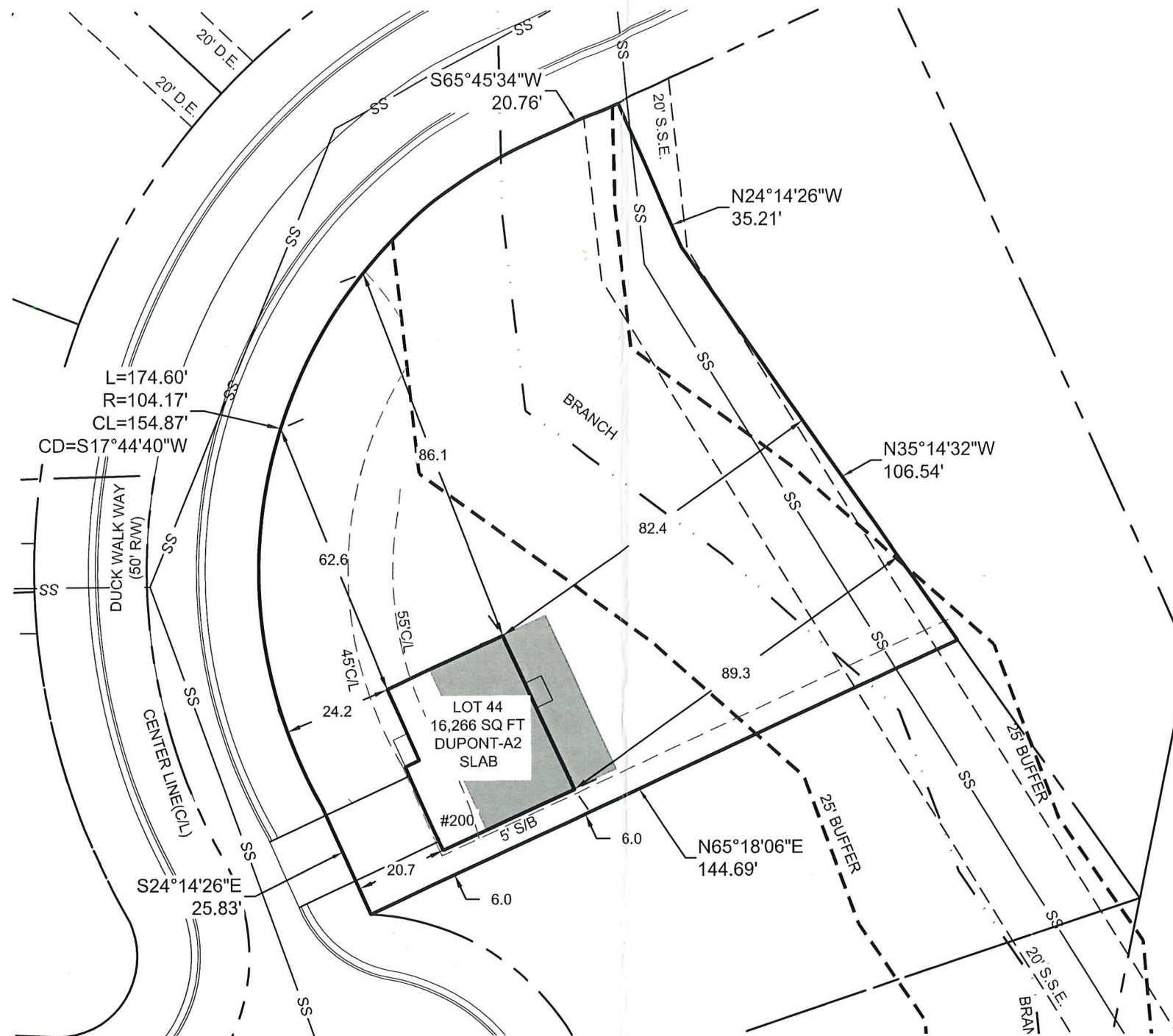
NOTES:

1. BUILDER TO PROVIDE 5% SLOPE AWAY FROM HOUSE FOR DRAINAGE PURPOSES.
2. CONTRACTOR TO MAINTAIN EROSION CONTROL DAILY.
3. ANY REVISIONS THAT WERE NOT DONE UNDER THE SUPERVISION OF THE ENGINEER OF RECORD WILL VOID THE CERTIFICATION OF THIS DOCUMENT.

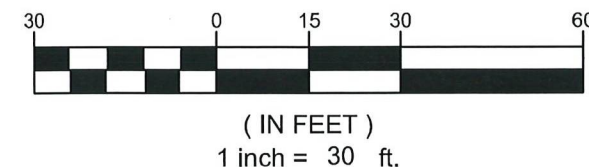
REFERENCES

1. BOUNDARY AND OTHER PERTINENT INFORMATION WAS TAKEN FROM: FINAL PLAT FOR MALLARD'S LAKE SUBDIVISION RECORDED IN PB 20D PG 66-70 IN TROUP COUNTY RECORDS

ACCORDING TO THE F.I.R.M. OF TROUP COUNTY, GEORGIA, PANEL NUMBER 13285C070E, DATED JULY 3, 2012, THIS LOT IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.



GRAPHIC SCALE



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REVISIONS

1.	REVISED PER EMAIL 04-14-2022 RM
2.	REVISED PER EMAIL REQUEST 05-23-2022 RM
3.	REVISED PER REQUEST 06-08-2022 RM
4.	
5.	



GSWCC# 000009371



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1 (800) 282-7411 THROUGHOUT GEORGIA
OR DIAL 811



SHEET NUMBER:	DATE:	2-9-2022
	SCALE:	1" = 30'
	DRAWN BY:	BC
	REVIEWED BY:	WR
1 of 1	THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.	

HOUSE LOCATION PLAN FOR
LOT 44
MALLARD'S LAKE SUBDIVISION
LOCATED IN:
HOGANSVILLE, GEORGIA, TROUP COUNTY
LAND LOT 97, 11TH DISTRICT

CIVIL ENGINEERING LAND PLANNING LAND SURVEYING

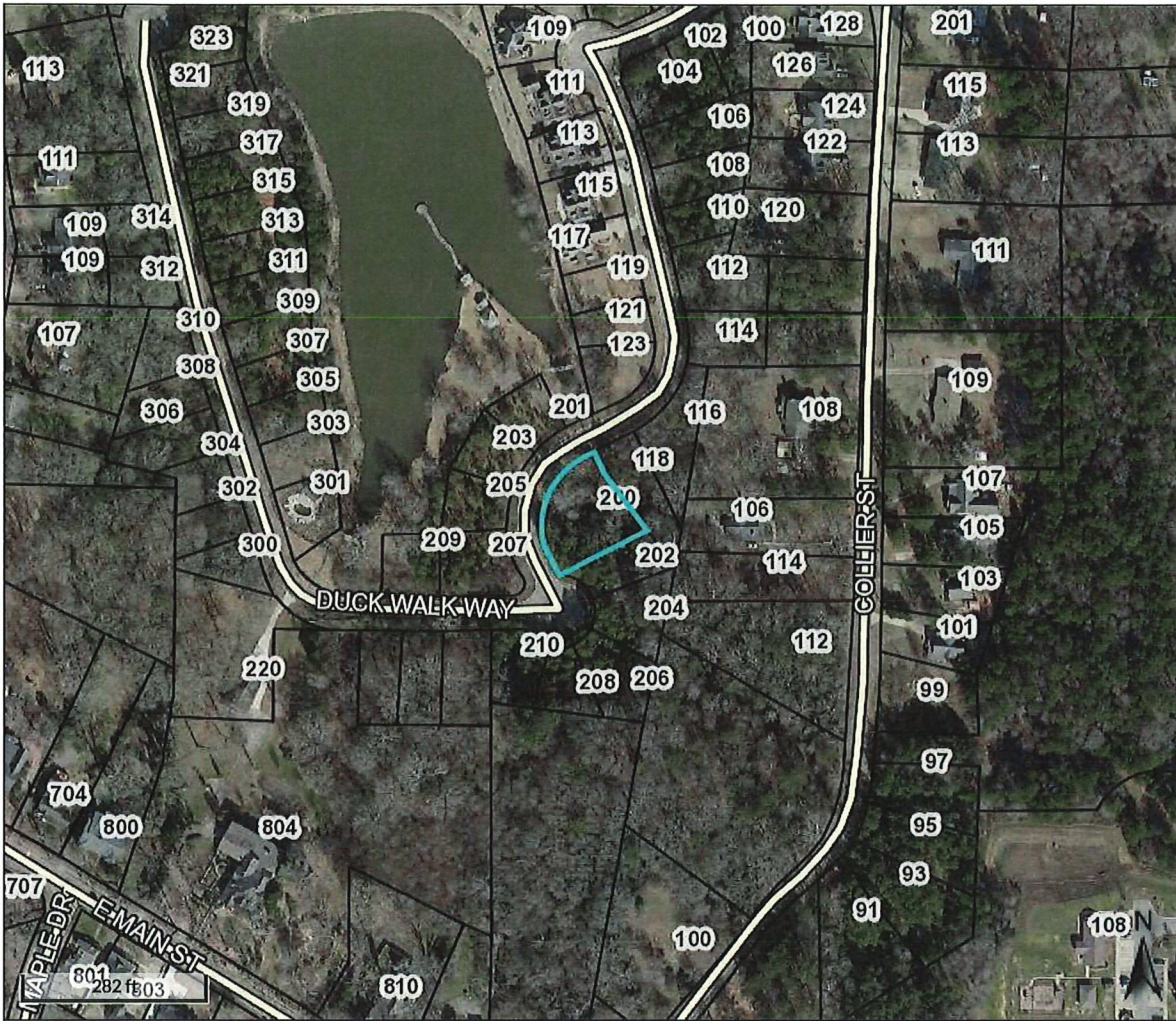
CONSTRUCTION MANAGEMENT LANDSCAPE ARCHITECT

STOCKBRIDGE OFFICE
235 CORP. CTR. DR., STE 200
STOCKBRIDGE, GEORGIA 30281
Ph: (770) 389-8666 - Fax: (770) 389-8656

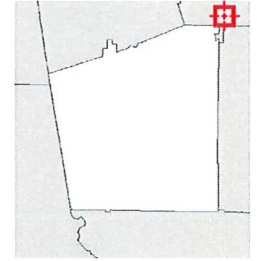
NEWNAN OFFICE
300 GREENWAY CT., STE A
NEWNAN, GEORGIA 30265
Ph: (770) 755-7978

CUMMING OFFICE
500 PIRKLE FERRY RD., STE C
CUMMING, GEORGIA 30040
Ph: (678) 897-7100

www.fdc-llc.com



Overview



Legend

- Address Numbers
- Parcels
- Roads

Parcel ID	0213B003081	Owner	WJH LLC	Last 2 Sales
Class Code	Residential		3091 GOVERNORS LAKE DR SUITE 300	Date Price Reason Qual
Taxing District	18-HOGANSVILLE		NORCROSS, GA 30071	
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Developed by  Schneider GEOSPATIAL



note: lot previously had a setback approved prior to this proposal.

City of Hogansville, GA

Lot 44

Application for Zoning Variance

Property Owner Name WJH LLC

Address 200 Duck Walk Way - Mallard's Lake
Hogansville, GA Zip 30230

Phone 912-314-7694 Email tyia.holloway@centurycommunities.com

Address for which variance is requested 200 Duck Walk Way - Mallard's Lake
Hogansville, GA Zip 30230

Nature of Variance Requested – Please be as specific as possible.

The variance request proposed is to have the current setback of 30 ft reduced to 20 ft. The house sits with the left rear corner 4 ft from the edge of the cliff, which leads down to the creek below. Moving it forward 10 ft gives room for landscaping to provide a back yard.

On a separate sheet, please explain why this variance is necessary.

Attach a simple sketch of the property showing the following:

- General location of the existing structures and property lines.
- Present zoning of adjacent property.
- Existing use of adjacent property.
- Locations of proposed buildings and land use.
- A legal description of the property.
- Setback distances.
- Parking spaces, if applicable.

Owner Signature Tyia Holloway