



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

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

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 August 19, 2024
2. Approval of Minutes: USDA Public Meeting August 5, 2024
3. Approval of Minutes: Public Hearing & Regular Meeting August 5, 2024
4. Approval of Minutes: Work Session Meeting August 5, 2024

Citizen Appearances

1. Jimmy Norred to Discuss Ordinance Section 54-50

Old Business

1. Ordinance – 2nd Reading & Adoption – Rezoning and Map Amendment – 1101 East Main Street, Tax Map No 021-3D-000-035 from ES-R (Estate Single Family Residential) to CR-MX (Corridor Mixed Use)
2. Ordinance – 2nd Reading & Adoption – Rezoning and Map Amendment – East Boyd Road, Tax Map No 021-3D-000-038 from ES-R (Estate Single Family Residential) to CR-MX (Corridor Mixed Use)
3. Board Appointment – Georgia Initiative for Community Housing (GICH)
4. Royal Theater Change Order
5. Georgia Youth Impact Project Funding

New Business

1. Ordinance – 1st Reading – Watershed Protection Amendment
2. Resolution - Early Voting
3. Variance Request – 414 Foot Log Lane

Executive Session

1. Litigation Exemption
2. Real Estate Exemption

City Manager's Report

Chief of Police Report

Council Member Reports

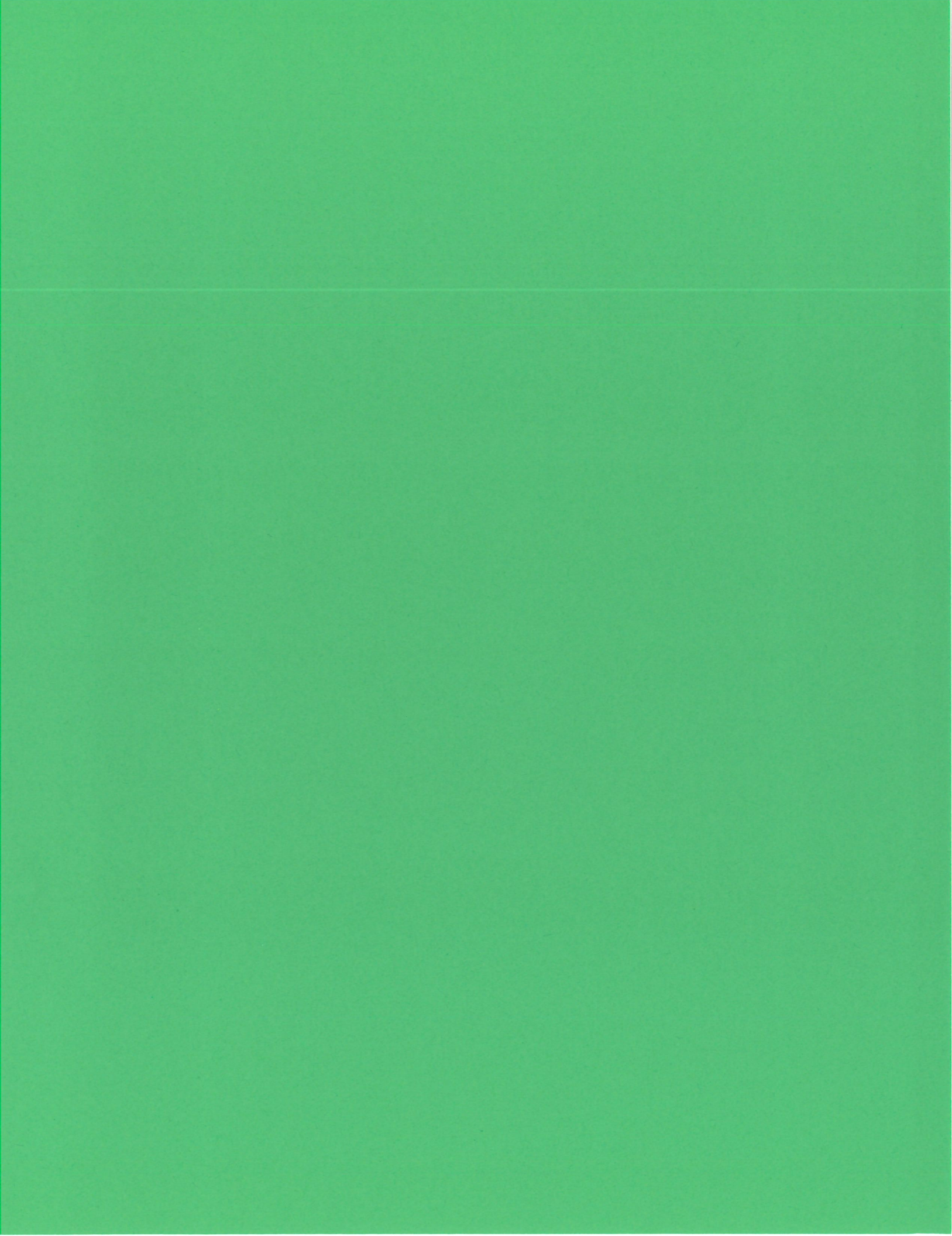
1. Council Member Taylor
2. Council Member Morgan
3. Council Member Neese
4. Council Member Ayers
5. Council Member Strickland

Mayor's Report

Adjourn

Upcoming Dates & Events

- August 20, 2024 – 6:30 pm | Meeting of the Hogansville Historic Preservation Commission at Hogansville City Hall
- August 27, 2024 – 6:30 pm | Meeting of the Downtown Development Authority at Hogansville City Hall
- September 3, 2024 – 7:00 pm | Public Hearing to Hear Citizen Comments on the Millage Rate at Hogansville City Hall
- September 3, 2024 – Immediately Following Public Hearing | Regular Meeting of Mayor and Council at Hogansville City Hall
- September 16, 2024 – 10:00 am and 7:00 pm | Public Hearing to Hear Citizen Comments on the Millage Rate at Hogansville City Hall
- September 16, 2024 – Immediately Following 7pm Public Hearing | Regular Meeting of the Mayor and Council at Hogansville City Hall





08/05/2024

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

PUBLIC HEARING (1)

Mayor Ayers called the Public Hearing (1) to order at 7:07pm to hear citizen comments on rezoning and map amendment for 1101 East Main Street, Tax No 021-3D-000-035 from ES-R (Estate Single Family Residential) to CR-MX (Corridor Mixed Use). There were no citizen comments, and the Public Hearing was adjourned at 7:07pm.

PUBLIC HEARING (2)

Mayor Ayers called the Public Hearing (2) to order at 7:08pm to hear citizen comments on rezoning and map amendment for East Boyd Road, Tax No 021-3D-000-038 from ES-R (Estate Single Family Residential) to CR-MX (Corridor Mixed Use). There were no citizen comments, and the Public Hearing was adjourned at 7:08pm.

REGULAR MEETING

Call to Order: Mayor Jake Ayers called the Regular Meeting to order at 7:08 pm. Present were Council Member Michael Taylor, Council Member Matthew Morgan, Council Member Mandy Neese, Council Member Mark Ayers, and Council Member Kandis Strickland. Also present were City Manager Lisa Kelly, Assistant City Manager Niles Ford, City Attorney Alex Dixon, Police Chief Jeff Sheppard, and City Clerk LeAnn Lehigh.

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

CONSENT AGENDA

Motion: Council Member Neese moved approve the Consent Agenda. The motion was seconded by Council Member Morgan.

Motion Carries 5-0

NEW BUSINESS

- 1. Ordinance – 1st Reading – Rezoning and Map Amendment – 1101 East Main Street, Tax Map No 021-3D-000-035 from ES-R (Estate Single Family Residential) to CR-MX (Corridor Mixed Use)**

City Attorney Alex Dixon read the first reading of the proposed Ordinance to rezone 1101 E. Main St - Tax No 021-3D-000-035 from ES-R to CR-MX. No action was taken at tonight's meeting.

- 2. Ordinance – 1st Reading – Rezoning and Map Amendment – East Boyd Road, Tax Map No 021-3D-000-038 from ES-R (Estate Single Family Residential) to CR-MX (Corridor Mixed Use)**

City Attorney Alex Dixon read the first reading of the proposed Ordinance to rezone E. Boyd Rd - Tax No 021-3D-000-038 from ES-R to CR-MX. No action was taken at tonight's meeting.

- 3. Royal Theater - Checking Account**

Motion: Council Member Neese moved to approve the opening of a new interest bearing business checking account for the City of Hogansville Royal Theater, with online access, overdraft covered by the City of Hogansville Utility Billing checking account, a statement cutoff date of the last day of the month, with the same check signers as are listed on the other City checking accounts: Annette Misciskia Anderson (not a check signer), Jeffrey Allen Sheppard, Jacob Anthony Ayers, Lisa Delaine Kelly, Niles R. Ford, Mandy L. Neese, and Tabettha LeAnn Carter Lehigh. The motion was seconded by Council Member Ayers.

Discussion: None

Motion Carries 5-0

4. Royal Theater – Change Order

Motion: A motion was made by Council Member Neese to table this item until a later meeting. The motion was seconded by Council Member Ayers.

Discussion: None

Motion Carries 5-0

5. Hogansville Police Department Mobile Data Terminals (MDT)

Motion: Council Member Taylor moved to approve the Police Department Policy for the new Mobile Data Terminals (MDT). The motion was seconded by Council Member Neese.

Discussion: None

Motion Carries 5-0

6. Natural Gas Department Study

Motion: Council Member Neese moved to approve the quote from Jabok Energy Services to perform a Natural Gas Study to locate loss and unaccounted for gas in the amount of \$14,576.50. The motion was seconded by Council Member Ayers.

Discussion: None

Motion Carries 5-0

7. Board Appointment – Georgia Initiative for Community Housing (GICH) – Discussion Only

Discussion: Community Development Director Lynne Miller explained that the City has an opening and recently accepted citizen applications for the Hogansville Chapter of the Troup County Chapter of the GICH Board. The Board meets quarterly, rotating between LaGrange, Hogansville, and West Point. Members are eligible for statewide training conferences twice a year and can award points that help housing development financing requests. Council was given four applications from interested citizens and will take action to appoint one of them to the GICH Board at the next Council Meeting on August 19.

8. USDA – Community Facilities Loan/Grant Program – SCADA System

Motion: Council Member Neese moved to approve City staff to renew the applications to the USDA for the combination grant/low-interest loan for the purchase of the Supervisory Control and Data Acquisition (SCADA) System. The motion was seconded by Council Member Ayers.

Discussion: None

Motion Carries 5-0

9. USDA – Community Facilities Loan/Grant Program – Street Sweeper

Motion: Council Member Neese moved to approve City staff to renew the applications to the USDA for the combination grant/low-interest loan for the purchase of a Street Sweeper. The motion was seconded by Council Member Ayers.

Discussion: None

Motion Carries 5-0

EXECUTIVE SESSION

Motion: Council Member Neese moved to adjourn into an Executive Session under the Real Estate Exemption at 7:20pm. The motion was seconded by Council Member Strickland.

Discussion: None

Motion Carries – 5-0

The Regular Meeting was reconvened at 7:38pm.

ADJOURNMENT

On a motion made by Council Member Neese and duly seconded, Mayor Ayers adjourned the meeting at 8:07 pm.

Respectfully,



LeAnn Lehigh
City Clerk

August 5, 2024



MINUTES

Public Meeting to Consider USDA Financing for Street Sweeper and SCADA

Monday, August 5, 2024 – 7 pm

City of Hogansville - City Council

Meeting held at Hogansville City Hall, 111 High Street, Hogansville, GA 30230 at 7:00 pm.

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

This City of Hogansville Mayor and Council’s public meeting was called to order at 7:00 pm, August 5, 2024, by Mayor Jake Ayers. Present were Mayor Ayers and Council Members Michael Taylor, Matthew Morgan, Mandy Neese, Mark Ayers and Kandis Strickland.

Also present were City Manager Lisa Kelly, Assistant City Manager Niles Ford, City Clerk LeAnn Lehigh, City Attorney Alex Dixon, Police Chief Jeffrey Sheppard, Public Work Director Andy Jones, City Gas Department Manager Ryan Diaz and Planning & Development Director Lynne Miller.

Lynne Miller presented information about this public meeting, stating that the meeting’s purpose was to inform the public about two USDA grant/loan combinations the City is seeking, and to invite public comments.

This would be for a new remote Supervisory Control and Data Acquisition System (known as SCADA) for the City’s water distribution system, and for a Street Sweeper for the public works department.

In 2022, City Council approved, purchased and installed the SCADA system, Ms. Miller said. The SCADA system monitors tank levels, opens and controls supply valves and regulates the chlorine feed. It replaced a former SCADA system that was obsolete, outdated and subject to breakdowns and lightning strikes. The system costed \$120,900.

The Street Sweeper has not yet been purchased, Ms. Miller noted. It would be the City’s first street sweeper and would enable a complete route of all city streets monthly, replacing a time-consuming process of using shovels and wheelbarrows to remove hardened mud, debris and other material that is packed hard in the gutters. With an estimated cost an estimated \$224,960, the proposed Street Sweeper would enable a complete route of all city streets each month, as opposed to twice a year.

Ms. Miller explained that the program the City is proposing to tap is the USDA Community Facilities grant and loan program for local governments. This program provides grant/loan combinations to help them fund needed equipment. The loan amounts are usually 5 years. The City match amounts are financed by 5-year, low interest USDA loans.

Neither project would negatively impact the environment. The project will also have positive economic impact, by stretching City staff and funds, Ms. Miller said.

USDA requires that this public meeting be held. This is an early step. The loan terms will require City Council approval when the loan closing stage is reached.

There being no questions or comments, this public meeting was adjourned at 7:05 pm.

Respectfully submitted,



Lynne S. Miller
Community Development Director

I certify that these are true minutes of the City of Hogansville Public Meeting held 7:00 pm, August 5, 2024.



LeAnn Lehigh, City Clerk

8/5/24

Date





08/05/2024

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 5:32 pm. Present were Council Member Michael Taylor, Council Member Matthew Morgan, Council Member Mandy Neese, Council Member Mark Ayers and Council Member Kandis Strickland. Also present were City Manager Lisa Kelly, Assistant City Manager Niles Ford, City Attorney Alex Dixon, Police Chief Jeffrey Sheppard, and City Clerk LeAnn Lehigh.

ORDER OF BUSINESS

1. HPD Mobile Data Terminals (MDT) Policy

Chief Sheppard explained that the Police Department recently received the Mobile Data Terminals (MDT), which are tablets and ticket printers that will be installed in each patrol vehicle. These computers will work from anywhere in the City and allow officers to run GCIC from their cars. They will also be able to use the tablets for videos and photos. Dispatchers will be able to type out sensitive information to officers. Because these are new devices, a policy needs to be in place. City Attorney Alex Dixon has read over the policy and is good with it. This item will go before Council at the Regular Meeting tonight for approval.

2. Natural Gas Department Study

City Manager Lisa Kelly explained that the PSC regulates lost and unaccounted for gas. The City has exhausted all efforts to determine where the gas loss is coming from. Gas Supervisor Ryan Diaz explained that they have manually read meters and checked the numbers with AMI readings, and there is nothing there. It doesn't make sense. The City received one quote from Jabok Energy Solutions to study the gas to find where the leaks are. Atlanta Gas Light and City of LaGrange use Jabok Energy Solutions to perform their Loss & Unaccounted For Study. The quote for the gas study is \$14,576.50. It takes an estimated one week to perform the study. If they find indications of the leak sooner, they will adjust the quote accordingly. It is not likely that they would not find the source of the issue. The cost of the study would come from contracted money in the budget. This item is on the Regular Meeting agenda for approval tonight.

3. Royal Theater – Update and Change Orders

The first item discussed was the need to open a checking account for the Royal Theater. This item is on the Regular Meeting Agenda for tonight's meeting. The bank is requiring receiving the minutes specifically listing the approval of an interest-bearing account with check signers: Annette Misciskia Anderson, Jeffrey Allen Sheppard, Jacob Anthony Ayers, Lisa Delaine Kelly, Niles R. Ford, Mandy L. Neese, and Tabettha LeAnn Carter Lehigh.

Update on the Royal Theater: City Manager Lisa Kelly said that the construction is estimated to be completed by the end of August. Diverse Power will be turning on the power soon. A/V, acoustics, curtains will be installed next week. The theater received its first \$3500 Membership. Theater Director, Rob Dippel will host a Meet the Director this Sunday at the theater and will announce the first season of performances at the Royal. The City is asking Council to approve the Theater Director to have authority to sign contracts with talent to lock in performances. Any agreements and contracts will go before City Attorney before signing. The Council agreed to allow Theater Manager to contract with talent. All the Council asks is to be in the loop first before the public.

City Manager Lisa Kelly discussed the rest of the season for the theater, with movies being shown Fridays and Saturdays. She also mentioned that the steering committee has met a couple of times. Council Member Taylor requested meeting minutes for all board and committee meetings, including minutes of the Royal Theater steering committee.

Change Order: City Manager Lisa Kelly explained the requested change order for the Royal Theater concession stand. Since the decision to move the concession stand area, drain lines and water lines need to be installed, and the floor will have to be dug up and a wall will need to be demoed for the installation. The Mayor is concerned about

the \$96,001.42 price of the change order, which he feels is extremely high, especially the plumbing in the amount of \$36,325. Council Member Neese agreed that the price is shocking. Council is concerned with the price of the change order and agree they want to table the item at tonight's Regular Meeting until Council Members can meet at the Royal Theater later this week to speak with contractors and see exactly where the change order costs are coming from before making a decision.

4. Early Voting

City Manager Lisa Kelly had requests from Council Members to look into early voting in Hogansville for the November election. Normally, early voting would last three weeks before the election. Andy Harper with Elections said that the City can choose to allow early voting for one week before the election, with , which would be a lesser cost to the City. Council agrees that the City doesn't necessarily need three weeks of early voting and the one week with the Saturday before would be sufficient. City Attorney Alex Dixon is waiting on a contract from Troup County Elections. City Council definitely wants to have early voting, and this item will be on the next Regular meeting agenda on August 19.

5. USDA – Community Facilities Loan/Grant Program

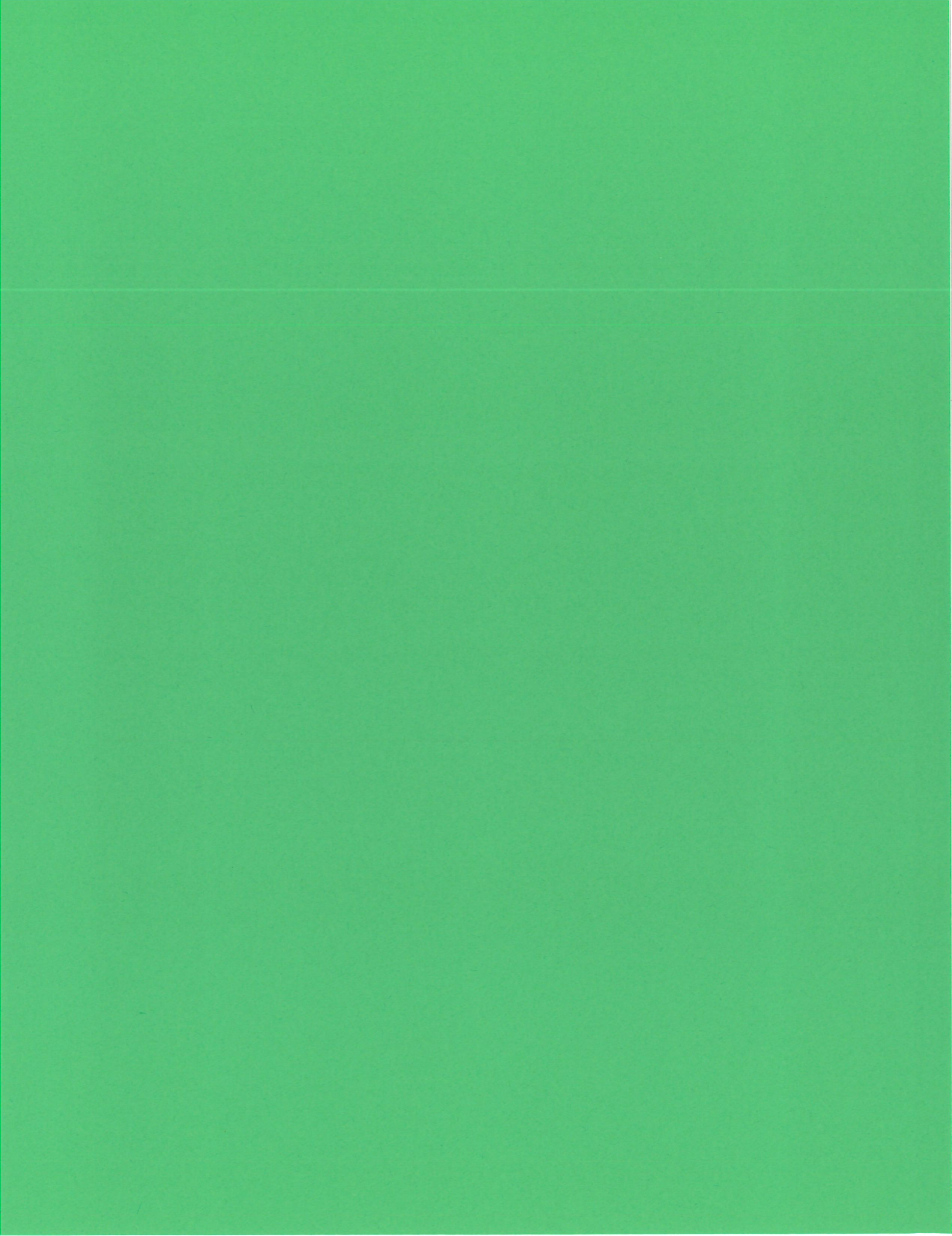
Community Development Director Lynne Miller explained that the City needed to have a Public Meeting, along with Council approval to renew the applications with USDA Community Facilities Loan/Grant for the SCADA system, which has already been purchased, and a new Street Sweeper. This is a part grant, part low-interest loan. This is only for renewing the application for the loan/grant and Council action would be needed later when the loan/grant is ready for closing. There is a Public Meeting scheduled at 7pm tonight before the Regular Council Meeting and Council is being asked for action to allow City staff to renew the applications at the Regular Council Meeting tonight.

Mayor Ayers adjourned the Work Session at 6:53 pm.

Respectfully,



LeAnn Lehigh
City Clerk



Entry #: 15 - Jimmy Norred

Status: Submitted

Submitted: 8/7/2024 8:16 PM

If you would like to request to be placed on the City Council Agenda, please fill out the form below and submit.

Request must be made no later than 12:00 pm the Wednesday prior to the meeting if you would like to be placed on the next meeting agenda.

Name

Jimmy Norred

Phone

(706) 523-1851

Meeting date for which you wish to appear

8/20/2024

Question/Issue you wish to discuss:

Ordinance section 54-50

Please describe in detail:

I wish to discuss the unconstitutionality of the above referenced ordinance .

Have you previously discussed this with the City Manager?

Yes

If yes, when?

6-29-24 by email and a subsequent phone call from her . 7-4-24 an email sent citing a similar ordinance and case law proving the unconstitutionality of this ordinance . 7-31-24 in an email asking for any word from the city attorney and a subsequent email from her stating this could get placed for consideration in September some time .

Have you previously discussed this with the Mayor or a member of Council?

No

What was the response from such discussion(s)?

Only in an email to them .

Why was the above response not adequate?

1st , 30 days without any subsequent communication is not acceptable and then to be told it would take another 30 to 45 days to consider it shows no immediate concern for action .

What is the resolution you seek?

To abolish this ordinance on the basis of its unconstitutionality .

It is the intention of this process to resolve the question/issue without the necessity of an appearance at a Council meeting. I understand that such appearance requires the approval of the Mayor and that the appearance is limited to five (5) minutes.

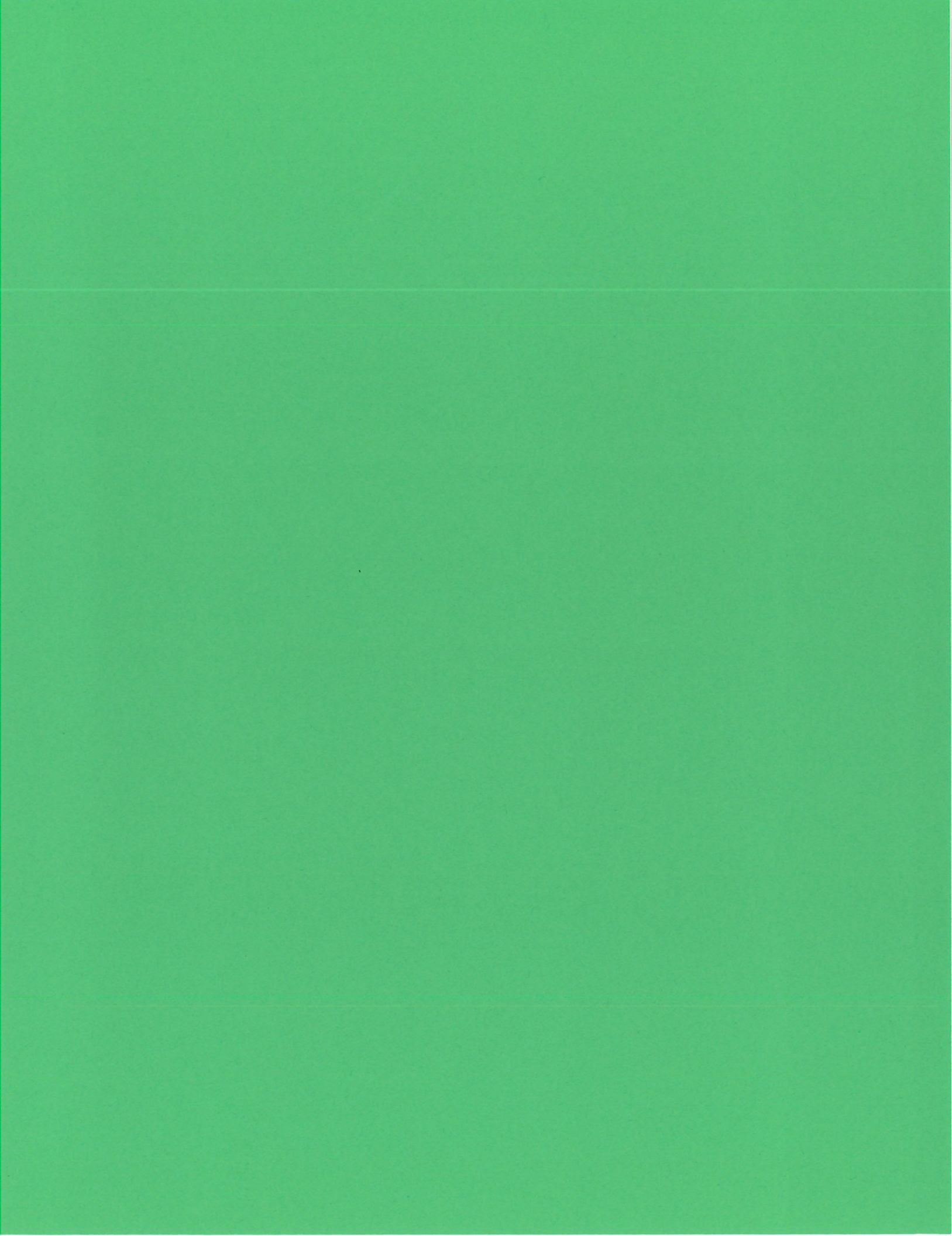
Signature

Today's Date

8/7/2024

Jimmy Norred

City of Hogansville | 111 High Street | Hogansville, GA 30230 | (706) 637-8629



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 WITHIN THE CITY IDENTIFIED AS 1101 E.MAIN STREET AND CONTAINING APPROXIMATELY 24 ACRES, MORE OR LESS, AND CURRENTLY OWNED BY JANE HUBBARD, FROM ESTATE SINGLE FAMILY RESIDENTIAL (ES-R) TO CORRIDOR MIXED USE (CR-MX); 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 Corridor Mixed Use (CR-MX) the following described real estate which is located within the corporate limits of the City of Hogansville, to wit:

TRACT ONE:

All that tract or parcel of land situate lying and being in Land Lot 127 of the Eleventh Land District of Troup County, Georgia, containing 23.86 acres, more or less, and being more particularly described as follows: Begin at a point where the center line of the Hogansville-Mountville Road intersects the Southern right-of-way boundary of Boyd Road and from said point run in an easterly direction along the Southern right-of-way boundary of Boyd Road for a distance of 1,340.91 feet to a point marked by an iron pin, which said point shall be the POINT OF BEGINNING of the property herein described; from said point of Beginning proceed North 83° 58' East for a distance of 120.09 feet to a point marked by an iron pin; thence turn right and proceed South 0° 52' East for a distance of 170.80 feet to a point marked by an iron pin; thence turn left and proceed North 89° 08' East for a distance of 227.40 feet to a point marked by an iron pin; thence turn right and proceed South 1° 12' East for a distance of 2016.49 feet to a point marked by an iron pin, which said point lies on the Southern boundary line of Land Lot 127; thence turn right and proceed South 89° 32' West for a distance of 521.02 feet to a point marked by an iron pin; thence turn right and proceed North 0° 48' West for a distance of 1,909.77 feet to a point marked by an iron pin; thence turn right and proceed North 71° 50' East for a distance of 191.39 feet to a point marked by an iron pin; thence turn left and proceed North 07° 14' West for a distance of 206.76 feet to the POINT OF BEGINNING.

Said property is shown per Plat of Survey prepared by R. C. July 16, 1977 and entitled "Property of Paul Hubbard".

TRACT TWO:

All that tract or parcel of land lying and being in Land Lot 127 of the 11th Land District, Troup County, Georgia, containing .96 acres being shown on plat recorded in Plat Book 13, Page 73, Troup County, Georgia records and being more particularly described as follows: BEGINNING at the center line of the Hogansville-Mountville Road at a point where the same intersects with the Southern boundary of Boyd Road and running thence East along the Southern boundary of Boyd Road 1,461 feet to a point and the Northeast corner of the property to be described herein; thence running North 81° 44' East 228.27 feet along the Southern boundary of Georgia Highway 54 to a point; thence South 1° 12' East 200.40 feet to a point; thence South 89° 8' West 227.40 feet to a point; thence North 0° 52' West 170.80 feet to a point and the point of beginning. Said property being bounded on the West and South by other property of Hubbard. North by Highway 54 and East by Property formerly owned by J. F. Leverett.

This property is also described on a plat prepared by Raymond C. Barrow, registered land surveyor, and recorded in Plat Book 13, Page 73, Troup County Records, which said plat is, by reference, incorporated herein and made a part hereof for the purpose of a more complete description.

Combined parcels identified as tax parcel no. 021-3D-000-035

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, if applicable, (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

CITY COUNCIL
Mayor Jake Ayers
Michael Taylor, Jr., Post 1
Mathew Morgan, Post 2
Mandy Neese, Post 3
Mark Ayers, Post 4
Kandis Strickland, Post 5



City Manager – Lisa Kell
Assistant City Manager – Niles For
City Clerk – LeAnn Lehig
City Attorney – Alex Dixo
111 High S
Hogansville GA 30230-119
706-637-8629 | cityofhogansville.or

COUNCIL ACTION FORM

MEETING DATE: August 5, 2024

SUBMITTED BY: Dhayna Portillo

AGENDA TITLE: Public Hearing and First Reading -- Rezoning and Map Amendment for 1101 East Main Street

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)

Property owner and applicant Jane Hubbard is proposing a rezoning of their 24.84+/- acre site at 1101 East Main Street, Tax Map No. 021-3D-000-035 from ES-R (Estate Single Family Residential) to CR-MX (Corridor Mixed Use) to request a rezoning for a proposed subdivision.

The entrances on the proposed subdivision as a whole will be combined with entrances on East Boyd Road and Mountville Road.

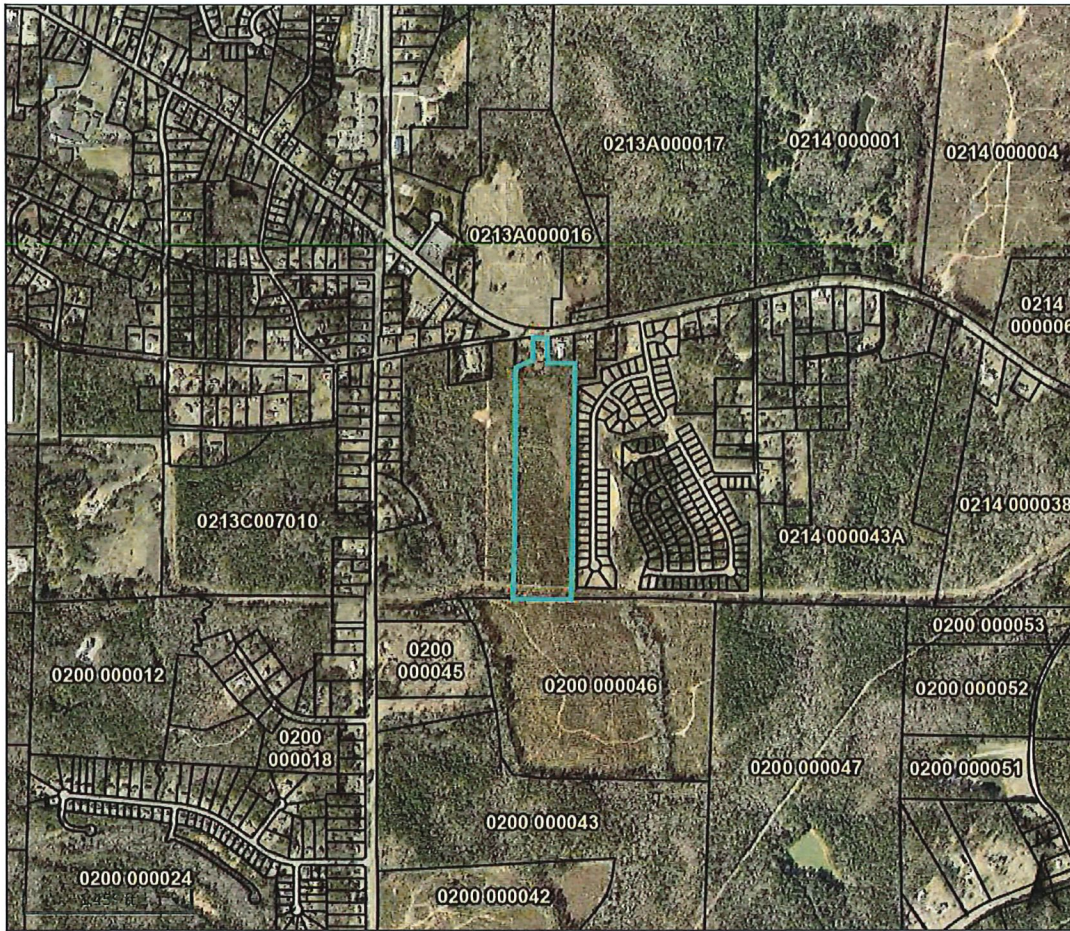
At its July 18, 2024, regular meeting, the Hogansville Planning Commission voted to recommend that the City Council

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

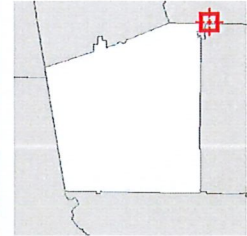
No budget impact.

STAFF RECOMMENDATION (Include possible options for consideration)

Staff recommends that City approve the rezoning application by Jane Hubbard for tax parcel 021-3D-000-035, from ES-R (Estate Residential) to CR-MX (Corridor Mixed Use), as recommended by the Hogansville Planning Commission on July 18, 2024.



Overview



Legend

- Address Numbers
- Parcels
- = Roads

Parcel ID	0213D000035	Owner	HUBBARD JANE H	Last 2 Sales			
Class Code	Consv Use		1101 E MAIN ST	Date	Price	Reason	Qual
Taxing District	18 - HOGANSVILLE		HOGANSVILLE, GA 30230	2/4/1991		N	U
City	HOGANSVILLE	Physical Address	1101 E MAIN ST	1/1/1965		N	U
Acres	24.84	Assessed Value	Value \$430400				
		Land Value	Value \$279800				
		Improvement Value	Value \$137800				
		Accessory Value	Value \$12800				

(Note: Not to be used on legal documents)

Date created: 7/10/2024
 Last Data Uploaded: 7/10/2024 7:07:19 AM

Developed by  **Schneider**
 GEOSPATIAL

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 WITHIN THE CITY IDENTIFIED AS APPROXIMATELY 46.48 ACRES, MORE OR LESS, LOCATED OFF OF EAST BOYD ROAD AND OWNED BY WILLIAM L. MARTIN, III, FROM ESTATE SINGLE FAMILY RESIDENTIAL (ES-R) TO CORRIDOR MIXED USE (CR-MX); 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 Corridor Mixed Use (CR-MX) the following described real estate which is located within the corporate limits of the City of Hogansville, to wit:

TRACT ONE:

All that tract or parcel of land situate, lying and being, in Land Lot 127 of the 11th Land District of Troup County, Georgia, together with all improvements thereon and located on the East side of the Hogansville and Mountville Public Road in the Hogansville District of said Troup County, Georgia, containing ten (10) acres, more or less, and described as follows: commencing at a stake on the Hogansville and Mountville Public Road, which said stake is Four Hundred and Seventy Eight (478) feet on said road South of the Branch. Thence running South along the East side of said road a distance of Seven Hundred and Fifty Nine (759) feet to a stake; thence East, same width, Eight Hundred and Fifteen (815) feet to the center of the Branch that separates this tract from the T. P. Jenkins Estate and Jim Leverett lands, thence North Westerly along the run of said Branch approximately Nine Hundred and Sixteen (916) feet to a line of the tract now owned by Joe Frazier, thence West along the South line of the Joe Frazier tract Four Hundred and Thirty One (431) feet to starting point.

Said tract bounded on the North by Joe Frazier; on the East by said Branch (center of the run) that separates this tract from the T. P. Jenkins Estate and Jim Leverett lands; on the South by Macon Hunt and on the West by the Hogansville and Mountville Public Road.

TRACT TWO:

All that tract or parcel of land lying and being in Land Lot 127, 11th District, Troup County, Georgia, containing 36.48 acres, more or less, and being that property described in a plat or survey prepared by Jackson Land Surveying Company dated August 26, 2006, recorded in Plat Book 72, Page 258, Troup County, Georgia Deed Records, said plat being incorporated by reference herein.

Combined parcels identified as tax parcel no. 021-3D-000-038

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, if applicable, (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

CITY COUNCIL
Mayor Jake Ayers
Michael Taylor, Jr., Post 1
Mathew Morgan, Post 2
Mandy Neese, Post 3
Mark Ayers, Post 4
Kandis Strickland, Post 5



City Manager – Lisa Kell
Assistant City Manager – Niles For
City Clerk – LeAnn Lehig
City Attorney – Alex Dixo
111 High S
Hogansville GA 30230-119
706-637-8629 | cityofhogansville.or

COUNCIL ACTION FORM

DP
[Handwritten signature]

MEETING DATE: August 5, 2024 **SUBMITTED BY:** Dhayna Portillo

AGENDA TITLE: Public Hearing and First Reading -- Rezoning and Map Amendment for East Boyd Road

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)

Property owner and applicant William L. Martin III is proposing a rezoning of their 46.88+/- acre site at East Boyd Road, Tax Map No. 021-3D-000-038 from ES-R (Estate Single Family Residential) to CR-MX (Corridor Mixed Use) to request a rezoning for a proposed subdivision.

The entrance would be from East Boyd Road and Mountville Road.

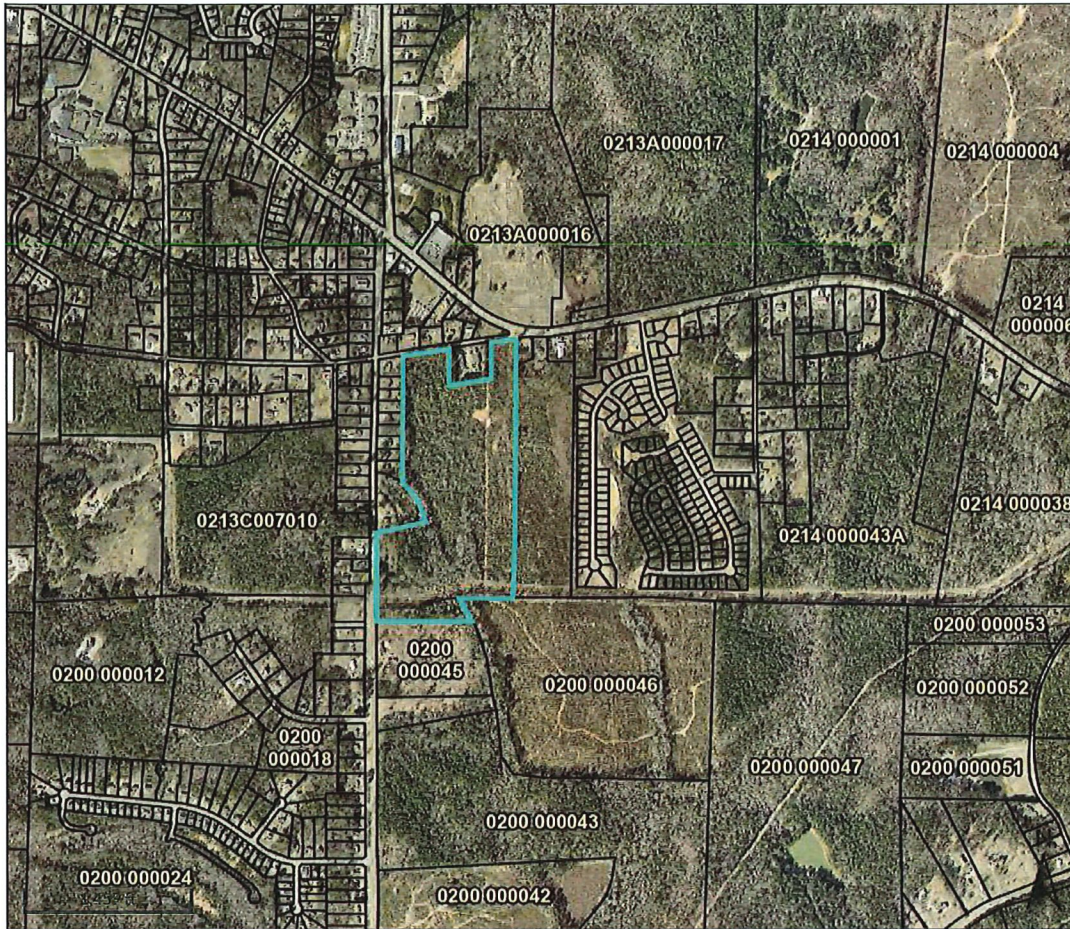
At its July 18, 2024, regular meeting, the Hogansville Planning Commission voted to recommend that the City Council approve the proposed rezoning and map amendment.

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

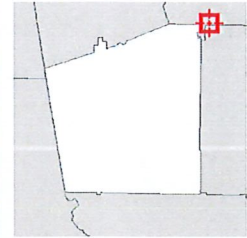
No budget impact.

STAFF RECOMMENDATION (Include possible options for consideration)

Staff recommends that City approve the rezoning application by William L. Martin for tax parcel 021-3D-000-038, from ES-R (Estate Residential) to CR-MX (Corridor Mixed Use), as recommended by the Hogansville Planning Commission on July 18, 2024.



Overview



Legend

- Address Numbers
- Parcels
- = Roads

Parcel ID	0213D000038	Owner	MARTIN WILLIAM L III	Last 2 Sales			
Class Code	Consv Use		3034 CHAPEL HILL RD	Date	Price	Reason	Qual
Taxing District	18 - HOGANSVILLE		DOUGLASVILLE, GA 30135	9/12/2018	\$48000	N	U
City	HOGANSVILLE	Physical Address	E BOYD RD	6/21/2013		N	U
Acres	46.88	Assessed Value	Value \$283200				
		Land Value	Value \$283200				
		Improvement Value					
		Accessory Value					

(Note: Not to be used on legal documents)

Date created: 7/10/2024
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CITY COUNCIL
Mayor Jake Ayers
Michael Taylor, Jr., Post 1
Mathew Morgan, Post 2
Mandy Neese, Post 3
Mark Ayers, Post 4
Kandis Strickland, Post 5



City Manager – Lisa Kelly
Assistant City Manager – Niles Ford
City Clerk – LeAnn Lehigh
City Attorney – Alex Dixon
111 High St
Hogansville GA 30230-1196
706-637-8629 | cityofhogansville.org

COUNCIL ACTION FORM

MEETING DATE: August 5, 2024

SUBMITTED BY: Lynne Miller

AGENDA TITLE: Citizen Appointment – GA Initiative for Community Housing

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 type="checkbox"/> Discussion/Action | <input type="checkbox"/> Other |

BACKGROUND (Includes description, background, and justification)

The City Hogansville has six members on the Troup County chapter of the Georgia Initiative for Community Housing: Jake Ayers, George Bailey, Gayle Devereaux, Lynne Miller, Jason Stewart and Kandis Strickland. This group meets quarterly, rotating between LaGrange, Hogansville and West Point. Team members are also eligible for statewide training conferences twice yearly and can award points that help housing development financing requests. The City recently advertised in our utility mailer for an interested applicant to replace Gayle Devereaux, who would like leave this committee. Attached are applications received from Danielle Guyton, Mary Ann Neureiter, Gloria Jones Poole and Richard Woods.

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

No budget impact.

STAFF RECOMMENDATION (Include possible options for consideration)

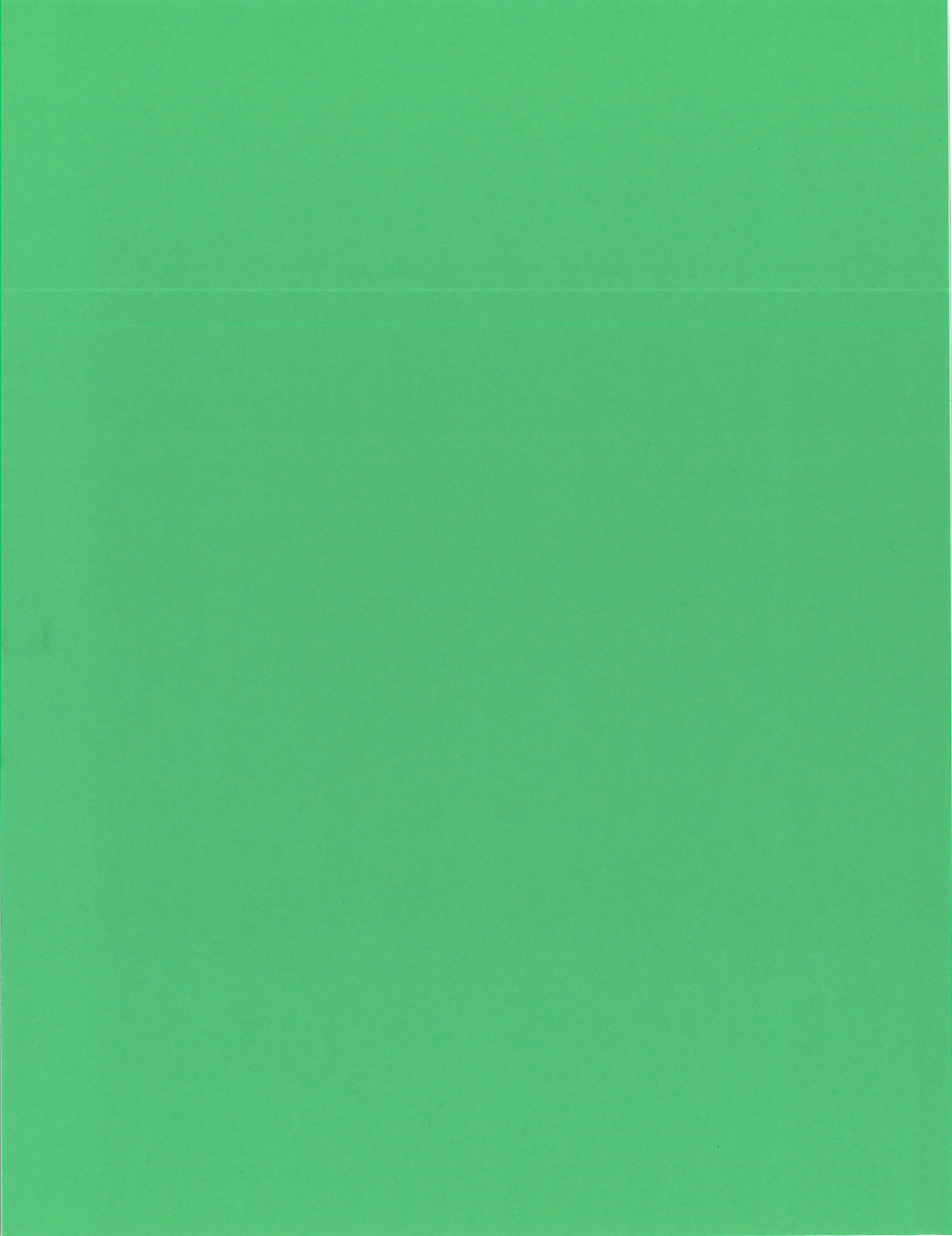
Mary Ann Neureiter currently serves on the Hogansville Historic Preservation Commission and Richard Woods serves on the Hogansville Planning Commission. Danielle Guyton manages the Stony Ridge apartments and is familiar with housing development financing projects that can benefit from points awarded by local GICH teams.

Lisa Kelly

From: Fred Manley <manley30222@yahoo.com>
Sent: Friday, August 9, 2024 5:18 PM
To: Lisa Kelly
Subject: Pilot Program

My proposal will request \$6000 matching funds from city along with my personal committed donation. I would revisit to give update in 3 months and move forward from there.

Sent from my iPhone



RESOLUTION

A RESOLUTION OF THE CITY OF HOGANSVILLE, GEORGIA (CITY) TO AUTHORIZE EARLY VOTING FOR THE NOVEMBER 5, 2024 ELECTION; TO AUTHORIZE THE EXECUTION OF APPROPRIATE AGREEMENTS BETWEEN THE CITY OF HOGANSVILLE AND THE TROUP COUNTY BOARD OF ELECTIONS WITH RESPECT TO SUCH EARLY VOTING; FOR THE APPROVAL OF EXPENSES INCURRED FOR SUCH EARLY VOTING; AND TO DIRECT AND AUTHORIZE THE MAYOR TO UNDERTAKE ANY FURTHER ACTIONS CONSISTENT WITH SUCH ARRANGEMENTS FOR EARLY VOTING.

WHEREAS, in an effort to assist the citizens of Hogansville, Georgia in exercising their right to vote, specifically including allowing citizens the option of early voting within the City limits of the City of Hogansville, Georgia rather than traveling to the Troup County Courthouse, as well as help alleviate burdens at the voting precinct in Hogansville, Georgia on election day;

IT IS THEREFORE, RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF HOGANSVILLE, GEORGIA AS FOLLOWS:

Section 1. Early voting shall be authorized at a physical location within the city limits of the City of Hogansville, Georgia at a location mutually agreed upon by the City of Hogansville and the Troup County Board of Elections, with such location currently planned to be 600 E. Main Street, Hogansville, Georgia 30230, identified as the "City Annex" building;

Section 2. The City hereby agrees to pay for the expenses related to such early voting, with such expenses currently estimated to be *approximately* \$7,000 per early voting period;

Section 3. The City hereby agrees that the dates for such early voting period for the November 5, 2024 election will be Friday October 25, 2024 through Friday November 1, 2024 from 8am until 5pm, as well as one Saturday, October 26, 2024, from 9am until 5pm;

Section 4. The city hereby directs and authorizes the Mayor of the City of Hogansville, Georgia or the designee of the Mayor to act in connection with this Resolution.

Section 5. Any motions, orders, ordinances, bylaws, resolutions, and parts thereof inconsistent herewith are hereby repealed to the extent only of such inconsistency. This repealer shall not be construed as reviving any motion, order, ordinance, bylaw, resolution, or part thereof.

PASSED, ADOPTED, APPROVED, SIGNED and EFFECTIVE this ___ day of August, 2024.

City of Hogansville, Mayor

City Clerk

Troup County Board of Commissioners, Chairman

County Clerk

Troup County Board of Elections, Chairman

Notary

CITY COUNCIL
Mayor Jake Ayers
Michael Taylor, Jr., Post 1
Mathew Morgan, Post 2
Mandy Neese, Post 3
Mark Ayers, Post 4
Kandis Strickland, Post 5



City Manager – Lisa Kelly
Assistant City Manager – Niles Ford
City Clerk – LeAnn Lehigh
City Attorney – Alex Dixon
111 High St
Hogansville GA 30230-1196
706-637-8629 | cityofhogansville.org

COUNCIL ACTION FORM

MEETING DATE: August 19, 2024

SUBMITTED BY: Dhayna Portillo

AGENDA TITLE: Variance for 414 Foot Log Lane

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

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

BACKGROUND (Includes description, background, and justification)

Property owner and applicant G. Wilson Alfaro is proposing a house size variance of their site at 414 Foot Log Ln, Tax Map No. 0241 D00 3080 to reduce required new house size from 1,500 sf to 1,100 sf instead.

Nearby properties range from 1092 sq ft to 1,344 sqft. Entrance would be from Foot Log Ln.

At its August 15, 2024 regular meeting, the Hogansville Planning Commission did not have a quorum, so there was no official recommendation.

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

No budget impact.

STAFF RECOMMENDATION (Include possible options for consideration)

The proposed house size is appropriate for 414 Foot Log Lane, which is a relatively small lot.



**CITY OF HOGANSVILLE
VARIANCE REQUEST
STAFF ANALYSIS AND REPORT**

DATE: 8/19/2024
TO: Hogansville Planning Commission
FROM: Dhayna Portillo, Community Development Director
RE: House Size Variance Request -- from 1,500 sf to 1,100 sf
414 Foot Log Lane
Tax Map No. 0241 D00 3080
Applicant: Wilson Alfaro

REQUEST:

Applicant and owner: Wilson Alfaro is seeking a house size variance for a proposed new house in the Huntcliff subdivision. The request is to reduce the size of the house from the required 1,500 square feet to 1,100 square feet.

LOCATION:

The property is in the Huntcliff subdivision, at the end southwestern corner of Foot Log Lane.

SITE:

The 0-acre site is vacant, grassed, and level.

ZONING:

The property is zoned – TN-R – Traditional Neighborhood Residential.

COMPREHENSIVE PLAN:

The City of Hogansville's adopted 2021-2041 Comprehensive Plan and the Plan's Character Area (Future Land Use) map place this site within the City's West End Area, characterized by having low density, single-family, and multi-family residential areas.

EXISTING LAND USES:

Adjacent uses consist of the following:

WEST: 416 Foot Log Ln – Tax Map No. 0241 D003 081 – TN-R – Traditional Neighborhood Residential, small lot with 1,344 square foot home on it.

NORTH: 415 Foot Log Ln – Tax Map No. 0241 D00 3084– TN-R – Traditional Neighborhood Residential, small vacant lot.

EAST: 412 Foot Log Ln – Tax Map No. 0241 D00 3079 – TN-R – Traditional Neighborhood Residential, small lot with 1,279 square foot home on it.

SOUTH: 315 Foxtrot Trl – Tax Map No. 0241 D00 3070 – TN-R – Traditional Neighborhood Residential, small lot with 1,600 square foot home on it.

UNIQUE CHARACTERISTICS:

None.

PREVIOUS RELATED ACTIONS:

None.

REQUIREMENTS FOR VARIANCES:

- 1) There are extraordinary and exceptional conditions to the particular piece of property in question because of its size, shape or topography. *None.*
- 2) Such conditions are peculiar to the particular piece of property involved. *N/A*
- 3) Such conditions are not a result of any action of the property owner. *N/A*
- 4) Denial of this variance would create unnecessary hardship. *No.*
- 5) Relief, if granted, would not cause a substantial detriment to the public good or impair the purposes and intent of the City of Hogansville Unified Development Ordinance. *It would not.*

The variance request meets 1 of the 5 variance standards. The requested 400-sf foot variance would not harm the public.

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



City of Hogansville, GA

Application for Zoning Variance

Property Owner Name Wilson Alfaro

Address 208 Royal Ave, Hogansville GA

Zip 30230

Phone 706-224-7591 Email 28wilsonalfaro@gmail.com

Troup Tax Map No. 0241D003080

Address for which variance is requested 414FOOT LOG ~~LN~~ LN

Hogansville GA Zip 30230

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

It is because we like the design of the plan and the property is suitable for that design because it is a small lot and meets the dimensions for that house.

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 

Date: 07/23/2024



City of Hogansville, GA

Zoning Variance Checklist

Property Owner Name Wilson Alfaro

Address for which variance is requested 414 FOOT LOG LN

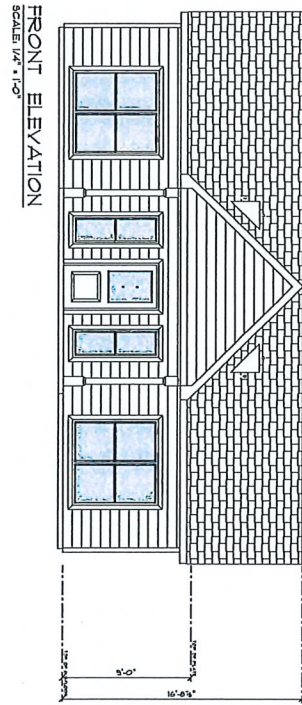
Hogansville GA, 30230

	By	Date
Application received	<u>DP</u>	<u>07-23</u>
Application fee received	<u>DP</u>	<u>07-23</u>
Conditions described (See instructions)	<u>DP</u>	<u>07-07-24</u>
Complete property sketch attached	<u>DP</u>	<u>07-23</u>
Statement(s) from adjacent property owners	<u>DP</u>	<u>07-24</u>
Scheduled for Planning & Zoning action	<u>DP</u>	<u>08-05</u>
Planning & Zoning action taken	<u>DP</u>	<u>08-15</u>
City Council action taken	<u> </u>	<u> </u>

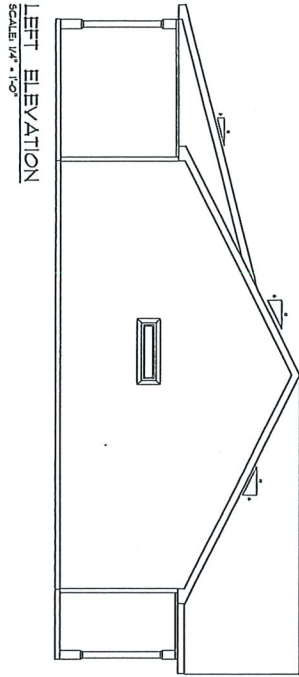
City decision

Approved

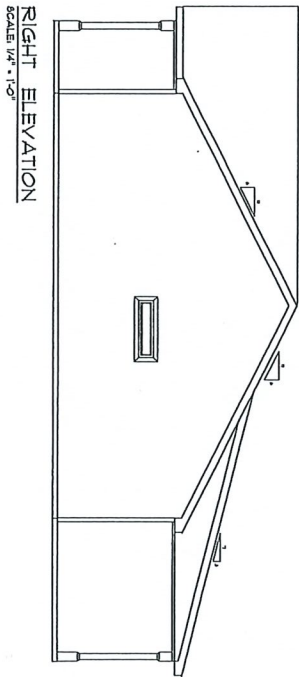
Denied



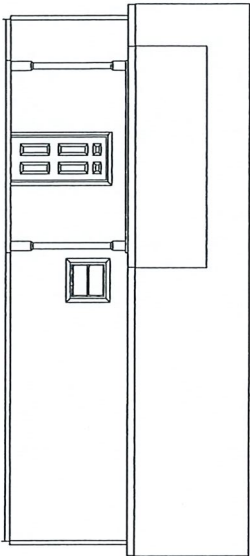
FRONT ELEVATION
SCALE 1/4" = 1'-0"



LEFT ELEVATION
SCALE 1/4" = 1'-0"



RIGHT ELEVATION
SCALE 1/4" = 1'-0"



REAR ELEVATION
SCALE 1/4" = 1'-0"

GUZMAN COTTAGE

PHONE:
FAX:
MOBILE:

G&B HOUSE PLANS
Drafting & Estimating
1304 LAFAYETTE PKWY
LAGRANGE, GA 30240
706-302-4325
PLANS@DRAFTINGGMAIL.COM



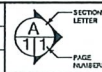
G&B PLANS

1304 LAFAYETTE PKWY PHONE: 706-302-4325
LAGRANGE FAX
GA MOBILE: 706-302-4325
30240 PLANS@DRAFTINGGMAIL.COM

SCALE: 1/4" = 1'-0"

DRAWN BY:

DATE: Tuesday, July 16, 2024



SECTION
LETTER
PAGE
NUMBERS

APPROVED:

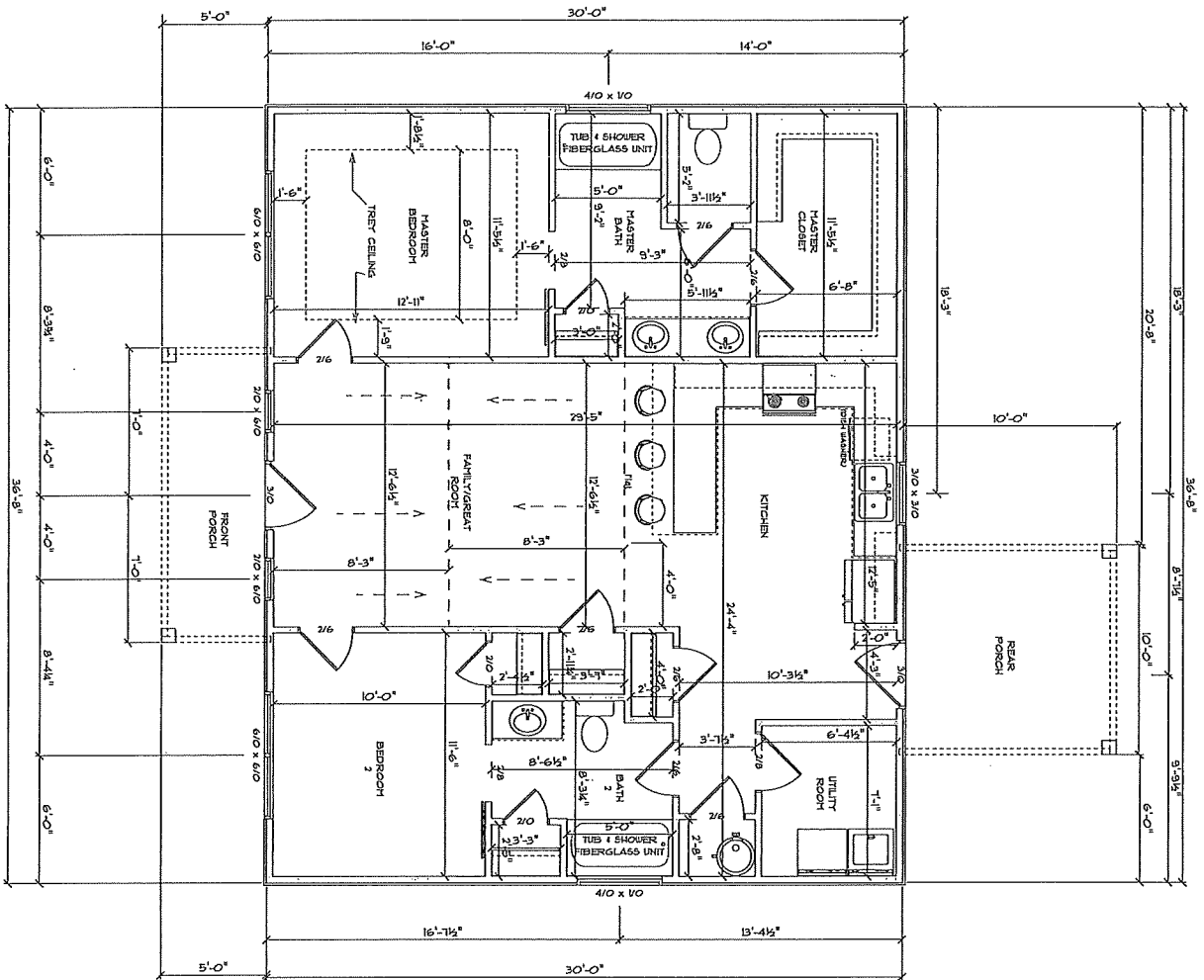
CHECKED BY:

PAGE:

1/4

ELEVATIONS

MAIN FLOOR
SCALE: 3/8" = 1'-0"



SQFT AREA SCHEDULE	
NAME	AREA
HEATED	1100 sq ft.
FRONT PORCH	70 sq ft.
REAR PORCH	100 SQFT
TOTAL UNDER ROOF	1270 SQFT

GUZMAN COTTAGE

PHONE:
FAX:
MOBILE:

G&B HOUSE PLANS
Drafting & Estimating
1304 LAFAYETTE PKWY
LAGRANGE, GA 30240
706-302-4325
PLANS@GMAIL.COM

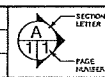


G&B PLANS

1304 LAFAYETTE PKWY PHONE: 706-302-4325
LAGRANGE, GA FAX: MOBILE: 706-302-4325
20240 FLA/SNDRAFTING@GMAIL.COM

SCALE: 3/8" = 1'-0"

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DATE: Tuesday, July 16, 2024



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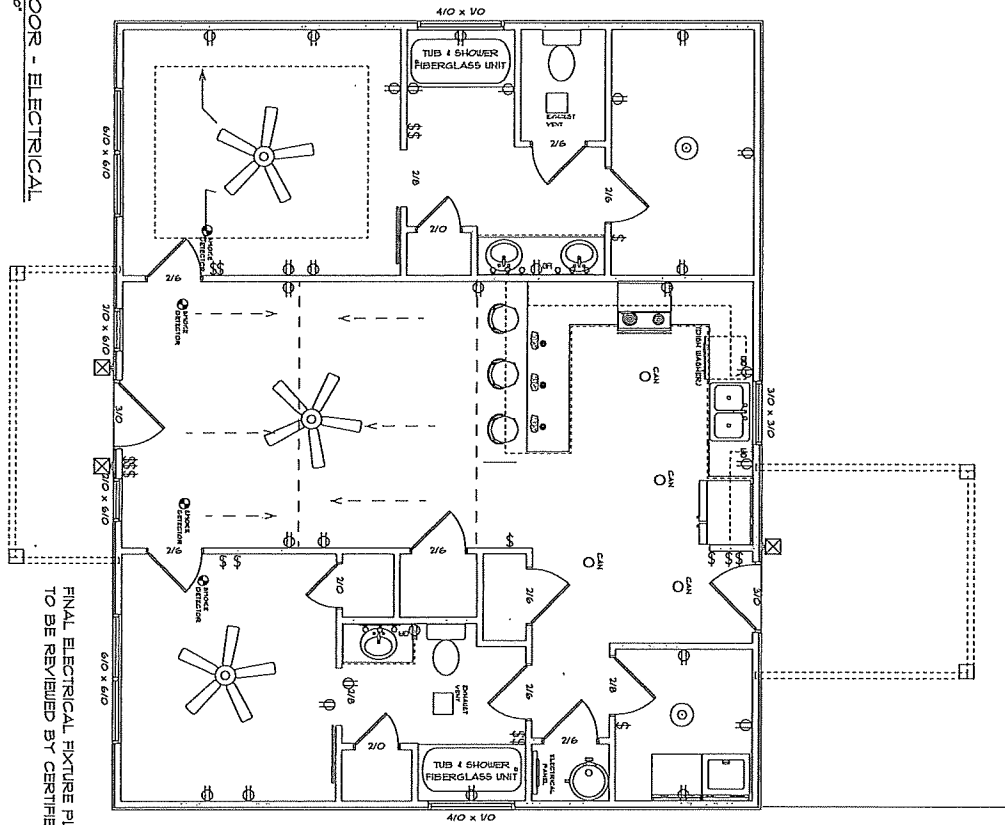
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FLOOR PLAN

MAIN FLOOR - ELECTRICAL
SCALE: 3/8" = 1'-0"



FINAL ELECTRICAL FIXTURE PLACEMENT
TO BE REVIEWED BY CERTIFIED ELECTRICIAN.

GUZMAN COTTAGE

PHONE:
FAX:
MOBILE:

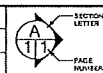
G&B HOUSE PLANS
Drafting & Estimating
1304 LAFAYETTE PKWY
LAGRANGE, GA 30240
708-302-4325
PLANS@GIBHOUSEPLANS.COM

G&B PLANS
1304 LAFAYETTE PKWY PHONE: 706-302-4325
LAGRANGE, GA FAX:
MOBILE: 706-202-4325
PLANS@GIBHOUSEPLANS.COM

SCALE: 3/8" = 1'-0"

DRAWN BY:

DATE: Tuesday, July 16, 2024



APPROVED:

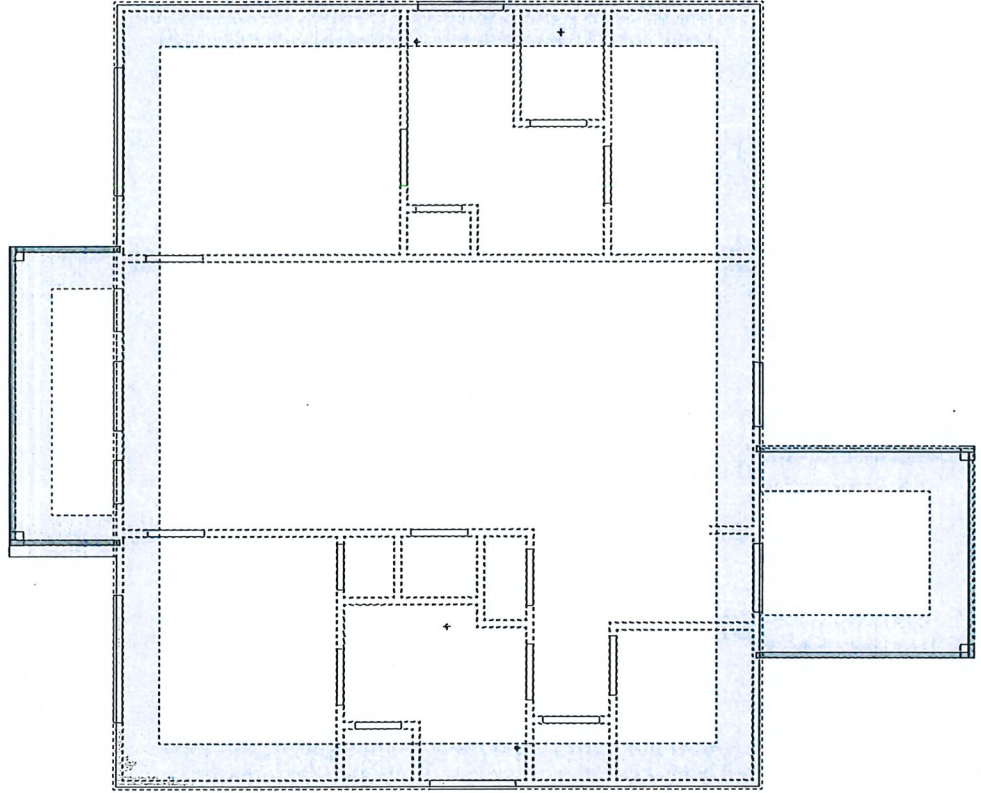
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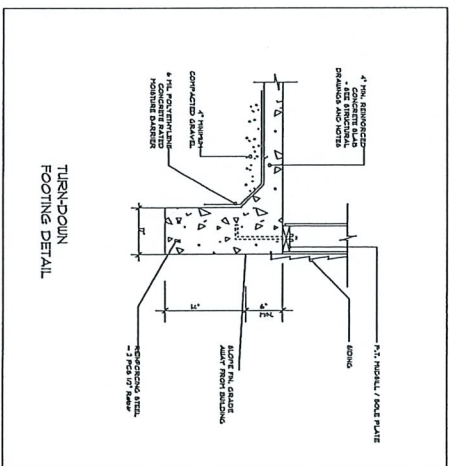
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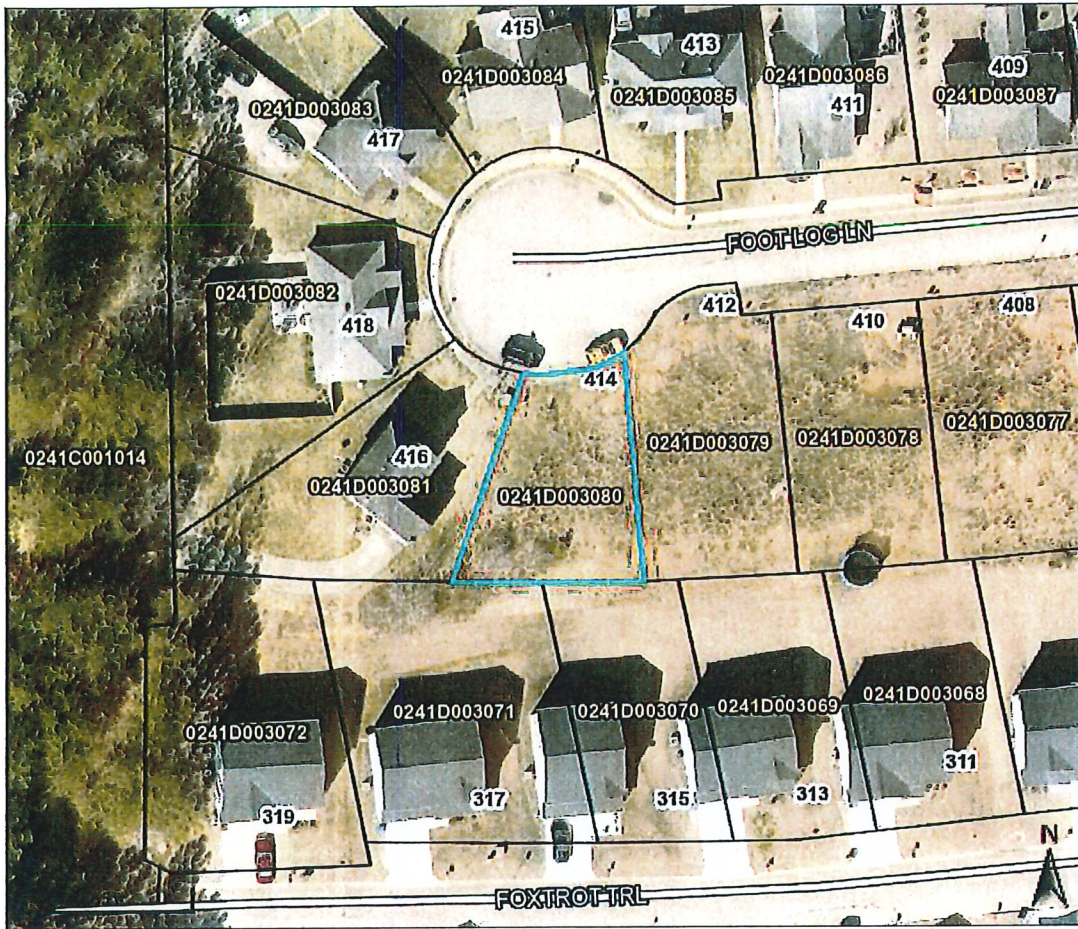
ELECTRICAL

MAIN FLOOR - FLOOR SYSTEM
SCALE 3/8" = 1'-0"



SLAB
SCALE 1/4" = 1'-0"





Legend
 Address Numbers
 □ Parcels
 = Roads

Parcel ID	0241D003080	Owner	ALFARO PROPERTIES & INVESTMENTS LLC	Last 2 Sales			
Class Code	Residential	Physical Address	208 ROYAL AVE	Date	Price	Reason	Qual
Taxing District	18 - HOGANSVILLE	Assessed Value	HOGANSVILLE, GA 30230	7/31/2023	\$10000	LM	Q
City	HOGANSVILLE	Land Value	414 FOOT LOG LN	7/22/2022	\$17000	FM	Q
Acres	n/a	Improvement Value					
		Accessory Value					

(Note: Not to be used on legal documents)

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