City of Hogansville

City Council

Public Hearing & Regular Meeting Agenda

Monday, October 19, 2026 – 7:00 pm

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

Mayor: Jake *Ayers*	*2029*	City Manager: Lisa *E. Kelly*	
Council Post 1: *Michael Taylor, Jr*	*2029*	Assistant City Manager: Oasis Nichols	
Council Post 2: Jason **Baswell**	*2029*	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	

PUBLIC HEARING 7:00pm

Public Hearing to Hear Citizen Comments on Rezoning of the Hogansville Mill from Industrial to CR-MX

REGULAR MEETING – Immediately Following Public Hearing

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 October 19, 2026
2. Approval of Minutes: Public Hearing 10am September 21, 2026
3. Approval of Minutes: Work Session Meeting October 05, 2026
4. Approval of Minutes: Regular Meeting October 05,2026

PRESENTATION

1. Troup County Parks & Recreation Board Update

NEW BUSINESS

1. Ordinance - 1st Reading-Rezoning-Hogansville Mill
2. Proposed Fee Schedule Adoption
3. Board Appointment Introduction-Cemetery Board

CITY MANAGER'S REPORT

ASSISTANT CITY MANAGER'S REPORT

CHIEF OF POLICE REPORT

COUNCIL MEMBER REPORTS

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

MAYOR'S REPORT

ADJOURN

Upcoming Dates & Events

- *October 17-18 – 10:00am – 5pm | Hummingbird Festival/Downtown Hogansville*
- *October 15, 2026 – 6:00 pm | Meeting of the Planning & Zoning Commission at Hogansville City Hall*
- *October 27, 2026 – 6:00 pm | Meeting of the Downtown Development Authority at Hogansville City Hall*
- *November 2, 2026 – 7:00 pm | Regular Meeting of the Mayor and Council at Hogansville City Hall*

The Royal Theater Happenings

- *Friday, October 2, 2026 – 7:00 pm | MOVIE: A Nightmare on Elm Street*
- *Saturday, October 3, 2026 – 7:00 pm | MOVIE: Corpse Bride*
- *Friday, October 9, 2026 – 7:00 pm | MOVIE: Silence of the Lambs*
- *Friday, October 23, 2026 – 7:00 pm | MOVIE: Halloweentown*
- *Saturday, October 24, 2026 – 4:00 pm | MOVIE: Monsters, Inc.*
- *Friday, October 30, 2026 – 7:00 pm | MOVIE: Hocus Pocus*
- *Saturday, October 31, 2026 – MOVIE: Texas Chainsaw Massacre*
- *Saturday Night October 31, 2026 – MIDNIGHT: Rocky Horror Picture Show*

Purchase tickets online 1937royaltheater.org or call the box office 706-955-4870

PERMANENT RECORD
11/3/26

HOGANSVILLE
GEORGIA

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

PUBLIC HEARING & REGULAR MEETING

October 19, 2026

Attendance: Present were Mayor Jake Ayers; Council Members Michael Taylor, Jr., Jason Baswell, Mandy Neese, Mark Ayers, and Kandis Strickland; City Manager Lisa Kelly; Assistant City Manager Oasis Nichols; City Attorney Alex Dixon; Chief of Police Jeffery Sheppard; City Clerk LeAnn Lehigh; and City Deputy Clerk Stephanie Savage.

PUBLIC HEARING

Call to Order: The Public Hearing was called to order at 7:02 p.m. to receive comments regarding the proposed rezoning of the Hogansville Mill property from Industrial to CR-MX.

Mayor Jake Ayers recused himself from discussion due to his involvement as a realtor in the project. Mayor Pro Tem Mandy Neese presided over the discussion.

Nathan Dockery of the Dockery Group presented a conceptual redevelopment plan for the approximately 36-acre mill property, including residential space, shops, restaurants, parking space, and approximately 700 parking spaces. He discussed coordination with GDOT regarding visibility and traffic flow.

Wanda Lowe expressed concerns about asbestos, entertainment uses, and competition with existing businesses. Mr. Dockery stated that asbestos testing would be conducted and applicable EPD and EPA requirements followed to protect workers and citizens.

Brandon Rettke, representing Visit Hogansville, encouraged support for restoring the mill and preserving Hogansville's history. Additional public hearing speakers listed were Ila Burdett, Vickie Brown, Al Prado, and Paula Darden.

Citizens asked about train noise and previous development projects. Mr. Dockery discussed design measures to reduce train noise and referenced projects in Fayetteville, Grantville, Savannah, and Augusta. Council Members Mark Ayers and Mandy Neese expressed support for the redevelopment's potential community benefits.

The Public Hearing closed at 7:30 p.m.

REGULAR MEETING

Call to Order: Mayor Jake Ayers called the Regular Meeting to order at 7:31 p.m.

Invocation and Pledge: Council Member Jason Baswell led the invocation and pledge.

CONSENT AGENDA

The Consent Agenda consisted of approval of the October 19, 2026 Regular Meeting agenda; September 21, 2026, 10:00 a.m. Public Hearing minutes; and October 5, 2026 Work Session and Regular Meeting minutes. Agenda additions included Executive Session for personnel matters and New Business Item 4, UDO Text Amendments.

Motion: Council Member Jason Baswell moved to approve the Consent Agenda with the agenda additions, seconded by Council Member Mandy Neese. The motion carried 5-0.

PRESENTATION

Troup County Parks & Recreation Board Update

Lance Dennis provided an update on Parks & Recreation participation, facility access, memberships, and rental procedures. Council discussed pickleball courts, senior participation, online registration difficulties, expanded sports programming, and collaboration with surrounding communities.

Mayor Jake Ayers requested clarification regarding rentals and emphasized improving facility access for Hogansville residents. The presenter discussed possible membership fees based on usage and population.

PERMANENT RECORD 11/3/26

NEW BUSINESS

1. *Ordinance - First Reading - Hogansville Mill Rezoning*

Mayor Jake Ayers recused himself, and Mayor Pro Tem Mandy Neese presided. City Attorney Alex Dixon read the ordinance for the proposed rezoning from Industrial to CR-MX. No action was taken on this item.

Mayor Pro Tem Neese returned the meeting to Mayor Ayers.

2. *Fee Schedule*

City Manager Lisa Kelly presented the proposed fee schedule.

Motion: Council Member Mandy Neese moved to adopt the proposed fee schedule, seconded by Council Member Mark Ayers. The motion carried 5-0.

3. *Cemetery Board Appointments*

Council discussed two Cemetery Board seats with three-year terms. The notes identify John McKibben for reappointment and Robert "Bobby" Conway for the other seat. This was an introduction item and no action was taken.

4. *UDO Text Amendments*

Council considered moving the latest draft of the UDO text amendments forward for the Public Hearing and first reading of the Ordinance at the November 2 Council Meeting. Council Member Michael Taylor Jr. requested further review of legal concerns regarding the UDO language. Council Member Kandis Strickland agreed with the concerns raised by Council Member Taylor.

Motion: Council Member Jason Baswell moved to forward the final draft of the proposed UDO text amendments at the next Council Meeting on November 2, 2026, seconded by Council Member Mark Ayers.

Motion carries 3-2, with Council Members Michael Taylor, Jr. and Kandis Strickland opposed.

EXECUTIVE SESSION

Motion: Council Member Kandis Strickland moved to enter Executive Session to discuss personnel matters, seconded by Council Member Mandy Neese. Council entered Executive Session at 8:24 p.m.

Council returned to open session at 8:37 p.m.

ADJOURNMENT

Council Member Kandis Strickland moved to adjourn, seconded by Council Member Mark Ayers. The motion carried 5-0. The meeting adjourned at 8:37 p.m.

Respectfully,

Stephanie Savage

Stephanie Savage
Deputy City Clerk