



City of Hogansville  
City Council

Public Hearings & Regular Meeting Agenda

Monday, July 1, 2024 – 7:00 pm

Meeting will be held at Hogansville City Hall,

111 High Street, Hogansville, GA 30230

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

**Public Hearing – 7:00 pm**

Public Hearing to Hear Citizen Comments on the Request to Rezone Parcel No. 0244D009004 (100-102 Lee Street) from TN-R (Traditional Neighborhood Single Family Residential) to CR-MR (Corridor Medium Density Residential)

**Public Hearing – Immediately Following Public Hearing on Rezoning 100-102 Lee Street**

Public Hearing to Hear Citizen Comments on the Request to Rezone Parcel 0241 C00 1006 (231 Brooks Road) from ES-R (Estate Single Family Residential) to G-RL (General Rural)

**Public Hearing – Immediately Following Public Hearing on Rezoning 231 Brooks Road**

Public Hearing to Hear Citizen Comments on the Variance Request to Reduce Required New House Size from 1,500 sf to 1,467 sf, 89 Margaret Way, Parcel 0200 000127

**Regular Meeting – Immediately Following Public Hearings**

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 1, 2024
2. Approval of Minutes: Public Hearing – 10am June 17, 2024
3. Approval of Minutes: Public Hearing & Regular Meeting June 17, 2024
4. Approval of Minutes: Work Session Meeting June 17, 2024

**New Business**

1. Ordinance – 1<sup>st</sup> Reading – Rezoning - Parcel No. 0244D009004 (100-102 Lee Street) from TN-R (Traditional Neighborhood Single Family Residential) to CR-MR (Corridor Medium Density Residential)
2. Ordinance – 1<sup>st</sup> Reading - Rezoning – Parcel 0241 C00 1006 (231 Brooks Road) from ES-R (Estate Single Family Residential) to G-RL (General Rural)
3. Variance Request to Reduce Required New House Size from 1,500 sf to 1,467 sf, 89 Margaret Way, Parcel 0200 000127
4. Huntcliff Phase 2 Final Plat
5. Bass Crossroad (Treeswift) Phases I & II Preliminary Plat Amendments

**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**

- July 4 & 5, 2024 | City offices closed for Independence Day Holiday
- July 5, 2024 – 9:30 pm | Independence Celebration Fireworks in Downtown Hogansville
- July 15, 2024 – 7:00 pm | Regular Meeting of Mayor and Council at Hogansville City Hall
- July 16, 2024 – 6:30 pm | Meeting of the Historic Preservation Commission at Hogansville City Hall
- July 18, 2024 – 6:00 pm – Meeting of the Planning & Zoning Commission at Hogansville City Hall
- July 23, 2024 – 6:30 pm – Meeting of the Downtown Development Authority at Hogansville City Hall



07/01/2024

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

**Public Hearing**

Mayor Jake Ayers called the Public Hearing to order at 7:00pm to hear citizen comments on the on the Request to Rezone Parcel No 0244D009004 (100-102 Lee Street) from TN-R (Traditional Neighborhood Single Family Residential) to CR-MR (Corridor Medium Density Residential).

Tommy Jenkins (114 Lee Street) addressed Council stating that he was worried about the increase of property values and is concerned that his property taxes will go up. City Manager Lisa Kelly explained that there is always the possibility of increased property values with new construction. As homes sell, there could be increases in property values. The concept of this development is townhomes. If the developer has met the criteria in the UDO, there is no reason not to rezone.

Willie Cameron (Poplar Street) addressed Council stating that with the new developments, it is a good time to talk about sidewalks. He believes all areas in Hogansville should have sidewalk accessibility. City Manager Lisa Kelly explained that, per the new UDO, new developments are required to install sidewalks the length of the development.

As there were no other citizen comments, Mayor Ayers adjourned the Public Hearing at 7:11pm.

**Public Hearing**

Mayor Jake Ayers called the Public Hearing to order at 7:11pm to hear citizen comments on the Request to Rezone Parcel 0241C001006 (231 Brooks Road) from ES-R (Estate Single Family Residential) to G-RL (General Rural). There were no citizen comments and Mayor Ayers adjourned the Public Hearing at 7:12pm.

**Public Hearing**

Mayor Jake Ayers called the Public Hearing to order at 7:12pm to hear citizen comments on the Variance Request to Reduce Required New House Size from 1,500 sf to 1,467 sf, 89 Margaret Way, Parcel 0200000127. There were no citizen comments and Mayor Ayers adjourned the Public Hearing at 7:13pm.

**Regular Meeting**

**Call to Order:** Mayor Jake Ayers called the Regular Meeting to order at 7:13 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.

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

**CONSENT AGENDA**

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

**Motion Carries 5-0**

**NEW BUSINESS**

- 1. Ordinance – 1<sup>st</sup> Reading – Rezoning - Parcel No. 0244D009004 (100-102 Lee Street) from TN-R (Traditional Neighborhood Single Family Residential) to CR-MR (Corridor Medium Density Residential)*

City Attorney Alex Dixon read the first reading of the proposed Ordinance to Rezone 100-102 Lee Street from TN-R to CR-MR. No action was taken at tonight's meeting.

**2. Ordinance – 1<sup>st</sup> Reading - Rezoning – Parcel 0241 C00 1006 (231 Brooks Road) from ES-R (Estate Single Family Residential) to G-RL (General Rural)**

City Attorney Alex Dixon read the first reading of the proposed Ordinance to Rezone 231 Brooks Road from (Estate Single Family Residential) to G-RL (General Rural). No action was taken at tonight's meeting.

**3. Variance Request to Reduce Required New House Size from 1,500 sf to 1,467 sf, 89 Margaret Way, Parcel 0200 000127**

**Motion:** Council Member Neese moved to approve the Variance Request to reduce the house size from 1,500sf to 1,467sf for 89 Margaret Way. The motion was seconded by Council Member Ayers.

**Discussion:** The Hogansville Planning & Zoning Commission approved the variance request. The request would allow the home to fit into the setbacks. Council agreed that even with the reduction in the requested house size, it would still be more square footage than current homes in the subdivision.

**Motion Carries 5-0**

**4. Huntcliff Phase 2 Final Plat**

**Motion:** Council Member Neese moved to approve the final plat for Huntcliff Phase 2, with the conditions that the plat can't be recorded until the sewer interceptor is complete and signed off by Turnipseed Engineers. The motion was seconded by Council Member Taylor.

**Discussion:** The current development agreement in place requires a 1500ft sewer interceptor that connects Ware Street to the City's main trunkline to be completed before the final plat is approved. The interceptor is paid for by the developer and is nearly completed. Developers are asking for approval of the Final Plat tonight for Huntcliff Phase 2 so that addresses can be locked in.

**Motion Carries 5-0**

**5. Bass Crossroad (Treeswift) Phases I & II Preliminary Plat Amendments**

**Motion:** Council Member Neese moved to approve the preliminary plat amendments for Bass Cross Road (Treeswift) Phases I & II. The motion was seconded by Council Member Ayers.

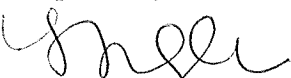
**Discussion:** The proposed amendments to the preliminary plat for the Bass Crossroad Development, Treeswift would allow 25% of the 189 single family detached homes in Phase 1 to be 1,260 sf or larger, and developers would like to replace the 209 proposed townhouse units with 150 single family attached lots with home sizes of 1,260 sf for Phase II.

**Motion Carries 5-0**

**ADJOURNMENT**

On a motion made by Council Member Neese and duly seconded, Mayor Ayers adjourned the meeting at 7:51 pm.

Respectfully,



LeAnn Lehigh  
City Clerk