



City of Hogansville
City Council
Public Hearing & Regular Meeting Agenda
Monday, June 2, 2025 – 7:00 pm

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

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

Public Hearing – 7:00 pm

Public Hearing to Hear Citizen Comments on the Annexation of Parcel Number 0030 000008 and Rezoning of Parcel Numbers 0030 000008 and 0030 000007A to G-LI.

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 June 2, 2025
2. Approval of Minutes: Work Session May 19, 2025
3. Approval of Minutes: Regular Meeting May 19, 2025

Old Business

1. Board Appointments – Historic Preservation Commission
2. Board Appointments – Hogansville Development Authority Discussion

New Business

1. Ordinance – 1st Reading – Annexation of Parcel Number 0030 000008
2. Ordinance – 1st Reading – Rezoning of Parcel Numbers 0030 000008 and 0030 000007A to G-LI
3. Authorization to Open New Checking Account

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 – May/June 2025

- June 16, 2025 – 7:00 pm | Regular Meeting of the Mayor and Council at Hogansville City Hall
- June 19, 2025 – City Offices Closed for Juneteenth Holiday
- June 21, 2025 – 2pm-6pm – Smokin' Sounds Fest 2025 (BBQ Cookoff and LIVE Country Music!) *FREE EVENT
- June 24, 2025 – 6:30 pm | Meeting of the Downtown Development Authority at Hogansville City Hall

The Royal Theater Happenings - June 2025

- Friday, June 6, 2025 – 7:00 pm – MOVIE: American Graffiti
 - Saturday, June 7, 2025 – 2:00 pm – DOCUMENTARY: Lunatic Farmer (followed by open-air market outside after the movie)
 - Saturday, June 7, 2025 – 7:00 pm - MOVIE: The Lion King
 - **Saturday, June 21, 2025 – 7:30 pm – LIVE EVENT: Collin Raye**
 - Friday, June 27, 2025 – 7:00 pm - MOVIE: Shrek
 - Saturday, June 28, 2025 – 10:00 am - MOVIE: Cartoon Capers (\$2 Movie)
 - Saturday, June 28, 2025 – 7:00 pm - MOVIE: Jeremiah Johnson
- Purchase tickets online 1937royaltheater.org or call the box office 706-955-4870

Meeting to be held at Hogansville City Hall, 111 High Street, Hogansville Ga. 30230



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

Public Hearing
June 2, 2025

City Attorney Alex Dixon called the Public Hearing to order at 7:00 pm to hear citizen comments on the annexation of parcel number 0030 000008 and rezoning of parcel numbers 0030 000008 and 0030 000007A to G-LI.

Civil Engineer John Wise gave a presentation on the requested annexation of approximately 85 acres on Emmaus Church Road and rezoning an additional 9-acre tract already within the City limits of Hogansville from CR-MX to G-LI (General Light Industrial) for a planned small to mid-sized industrial warehouse development, consisting of three buildings. Infrastructure plans include standard water quality and detention measures per Georgia stormwater management requirements, with 41 acres of impervious area (about 44% of the total site). The development is concentrated in the middle of the property, surrounded by undisturbed areas, including two streams and their buffers. A 75-foot zoning buffer is maintained on the south and east sides, preserving significant native trees and landscape, so the warehouses will be largely screened from view. Sanitary sewer service will be provided by Meriwether County, pending ongoing coordination and meetings. Other utilities (water, electricity, etc.) will be managed by the City of Hogansville. The project will undergo a full traffic study as part of the Three Rivers Regional Commission DRI (Development of Regional Impact) process, involving coordination with GDOT, city officials, and other agencies. Anticipated improvements include widening Emmaus Church Road to full industrial pavement width along the entire length to the site, and enhancements at the intersection of Sims Road and Highway 54 to accommodate increased truck and auto traffic.

CITIZEN COMMENTS

- Mike Purgason of 1238 Sims Road commented that he moved to his current residence to get away from industrial businesses. He stated that with current truck traffic in the area, he has a hard time turning off his road and is concerned about what more truck traffic would do. He stated that the neighbors around him are not happy with the proposed industrial development.
- Robert Manross of 1431 Sims Road is concerned about the noise impact and potential loss of property value due to proximity to large warehousing, with concerns about insufficient tree buffers and increased road noise.
- Linda Purgason of 1238 Sims Road also commented that with the newly announced Amazon distribution center coming and expecting to employ over 1000 people, she is concerned it will cause a traffic nightmare.

With no additional comments, City Attorney Alex Dixon closed the Public Hearing at 7:13pm.

Regular Meeting - AMENDED
June 2, 2025

Present were Council Member Michael Taylor, Council Member Jason Baswell, Council Member Mark Ayers, and Council Member Kandis Strickland. Also present were City Manager Lisa Kelly, City Attorney Alex Dixon, Police Chief Jeff Sheppard, and City Clerk LeAnn Lehigh. Mayor Jake Ayers, Council Member Mandy Neese, and Assistant City Manager Oasis Nichols were not present at tonight's meeting.

Call to Order: City Attorney Alex Dixon called the Regular Meeting to order at 7:13 pm. Due to the absence of Mayor and Mayor Pro-Tem, City Attorney Alex Dixon asked for a motion from Council to nominate a presiding officer.

MOTION: Council Member Ayers made a motion for Council Member Taylor to preside over the meeting. The motion was seconded by Council Member Baswell.

MOTION CARRIES: 4-0

Council Member Baswell gave an invocation, and Council Member Taylor led the Pledge of Allegiance.

Consent Agenda

Motion: Council Member Ayers moved to approve the consent agenda. The motion was seconded by Council Member Baswell.

Motion Carries 4-0

Old Business

1. ***Board Appointments – Historic Preservation Commission***

Council Member Strickland moved to appoint Eli Kouns to the Historic Preservation Commission. The motion was seconded by Council Member Baswell.

Discussion: None

Motion Carries 4-0

2. ***Board Appointments – Hogansville Development Authority Discussion***

Council Member Ayers moved to appoint Toni Teagle to the Hogansville Development Authority. The motion was seconded by Council Member Baswell.

Discussion: None

Motion Carries 4-0

New Business

1. ***Ordinance – 1st Reading – Annexation of Parcel Number 0030 000008***

City Attorney Alex Dixon read the first reading of the Ordinance to annex parcel number 0030 000008 (Emmaus Church Road) from Troup County into the City of Hogansville. As this was the first reading, no action was taken at tonight's meeting.

2. ***Ordinance – 1st Reading – Rezoning of Parcel Numbers 0030 000008 and 0030 000007A to G-LI***

City Attorney Alex Dixon read the first reading of the Ordinance to annex parcel number 0030 000008 (Emmaus Church Road) from Troup County into the City of Hogansville. As this was the first reading, no action was taken at tonight's meeting.

3. ***Authorization to Open New Checking Account***

Council Member Ayers moved to authorize opening the new checking account for Development Tap Fees. The motion was seconded by Council Member Strickland.

Discussion: None

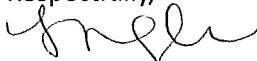
Motion Carries 4-0

The check signors on the new Development Tap Fees checking account will be the same as all checking accounts for the City of Hogansville with Community Bank & Trust. These signors are Jeffrey Sheppard, Tabetha LeAnn Lehigh, Mandy Neese, Lisa Kelly, Jacob Ayers, and Oasis Nichols.

ADJOURNMENT

On a motion made by Council Member Strickland and duly seconded, **Council Member Taylor** adjourned the meeting at 7:36pm.

Respectfully,



LeAnn Lehigh

City Clerk