City of Hogansville

City Council

Work Session Meeting Agenda

Monday, May 4, 2026 – 6:00 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	

WORK SESSION – 6:00 PM

BUSINESS

1. UDO Updates – Administrative Variances
2. Agreement – Parkway Right-of-Way Acquisition
3. Discussion Regarding Extending Moratorium
4. Discussion of Property Donation – Pristine Realty
5. Discussion of Purchase – Patriotic Flags & Banners for Downtown

HOGANSVILLE
GEORGIA

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

Work Session Meeting
April 20, 2026

Call to Order: Mayor Jake Ayers called the Work Session to order at 6:00 pm. Present were Mayor Ayers, Council Member Michael Taylor, Council Member Jason Baswell, Council Member Mandy Neese, Council Member Mark Ayers, and Council Member Kandis Strickland. Also present were City Manager Lisa Kelly, Assistant City Manager Oasis Nichols, City Clerk LeAnn Lehigh, City Attorney Alex Dixon, and Police Chief Jeff Sheppard.

1) Propose Rezoning – Parcel No. 0023001016 – Weaver Tract

A request was presented to rezone the Weaver tract, located on the north side of Highway 54 across from Valero, from Residential to Commercial Regional Mixed-Use (CRMX). The concept plan currently shows seven tracts, though the layout remains subject to change.

The Planning and Zoning Committee recommended approval. A public hearing was originally planned for April 20, 2026, but was not properly advertised on the agenda. It has been rescheduled for May 18, 2026.

The first reading is included on tonight's regular meeting agenda. The second reading, public hearing, and possible adoption are planned for May 18, 2026.

Discussion included traffic flow, the planned roundabout, and possible GDOT involvement regarding access points and deceleration lanes. Due to the tract's proximity to Meriwether County and Sims Road in Troup County, coordination with county engineers will be required for related traffic improvements.

2) Preliminary Plat Application – HillStar Ridge – Chisel Mill Design & Build LLC

A preliminary plat for HillStar Ridge was presented, consisting of 82 lots with 50-foot widths, consistent with the Unified Development Ordinance (UDO). The project will utilize context-sensitive dimensional standards within the UDO to ensure compatibility with the setbacks in the adjacent Hummingbird Hollow subdivision.

Proposed amenities include a covered pavilion, two pickleball courts, a fire pit, and a sitting area. Council members commended the developer's persistence and encouraged consideration of additional amenities to better serve residents, such as a playground for young families.

This item is included on the Regular Meeting agenda for Council action tonight.

3) Hummingbird Hollow – Final Plat

A final plat for Hummingbird Hollow, consisting of 189 home sites, was presented with four conditions to be met prior to the issuance of Certificates of Occupancy (COs):

- Installation, inspection, and operation of a permanent propane tank for the lift station generator
- Installation, inspection, and operation of a new fire hydrant near the lift station (anticipated completion around May 15, 2026)
- Installation of fans on the lift station unit
- Final approval of all as-built documents by the City's engineers

The development will feature a centralized amenity area, including a cabana, pool, playground, and mailbox kiosk, to be constructed concurrently with the first homes.

Homes are planned to range from approximately 1,750 to 2,000 square feet, with the final mix determined by market demand. The Final Plat approval is included on the Regular Meeting agenda tonight for Council action.

4) Bid Award – LCRR Water Line Determination & Replacement

The City opened bids for a water line replacement project in compliance with the Lead and Copper Rule Revisions (LCRR). The project is funded through a Georgia Environmental Finance Authority (GEFA) loan of $593,000, which is eligible for 100% forgiveness.

The primary goal is to identify and replace water service lines for approximately 300 properties currently classified as having "unknown" pipe material.
FS Scarborough was the low bidder at $353,913.39. Their proposal includes exploratory work on 266 service lines and an estimated 50 replacements. The total project cost may increase if additional replacements are required, up to the full loan amount.
An immediate priority is completing work along Main Street—approximately 40 service lines—ahead of the Georgia Department of Transportation's (GDOT) scheduled milling and resurfacing.
The City will conduct extensive outreach to affected property owners, including door hangers, required waivers, and updates on the City's website. The bid award is included on the Regular Meeting agenda tonight for Council action.

Mayor Ayers adjourned the Work Session at 6:50pm.

Respectfully,

LeAnn Lehigh
City Clerk

4.28.26 HOGANSVILLE UDO UPDATES – ADMINISTRATIVE VARIANCES + CONTEXT SENSITIVE DIMENSIONS

SUBCHAPTER 102-B

- Yellow highlights indicate proposed revisions
- Red ~~crossed-out~~ text indicates proposed deleted text
- **Bold** text indicates proposed new text

Sec. 102-B-4-1. Dimensional standards of zoning districts.

(2) Context-sensitive dimensions. Designated dimensional requirements shall not apply to a property where the average space dimension located within 200 feet of the subject property does not comply with the corresponding dimensional requirement of the space dimensions table. In such case, the zoning administrator may adjust the dimensional requirement to a dimension that is no greater than the greatest and no less than the least dimension that is located within 200 feet of the subject property. **Properties that are part of a major subdivision are prohibited from utilizing context sensitive adjustments. Context sensitive adjustments shall not be permitted to be utilized to change the requirements of any zoning condition or development agreement that has been approved by the city council.**

Sec. 102-B-12-13. Administrative variances.

(1) *Authority.* (a) ~~Applications for authorized administrative variances may be submitted to the zoning administrator, who shall make final decisions on such applications in accordance with this section.~~

(a) Applications for authorized administrative variances may be submitted to the zoning administrator, who shall make final decisions on such applications in accordance with this section.

(b) Administrative variances shall not be permitted for the following:

(i) LI and HI zoning districts;

(ii) Major subdivisions; and

(iii) Zoning conditions placed upon properties by the city council through rezonings or development agreements.

(2) *Applications for administrative variances shall be established for the following provisions.* ~~(There are no administrative variances currently enabled).~~

(a) Lot frontage. Reduction not to exceed ten percent less than the required dimension.

(b) Front yard setback or a yard adjacent to a public street. Reduction not to exceed ten feet less than the required dimension.

(c) Side yard setback. Reduction not to exceed five feet less than the required dimension. In no case shall an administrative variance be permitted for a side yard to be created that is less than 5 feet.

(d) Rear yard setback. Reduction not to exceed five feet less than the required dimension.

(e) Building height. Increase not to exceed five feet greater than the required dimension.

(f) Number of parking spaces. Reduction not to exceed ten percent less than the applicable parking standard, excluding accessible parking.

(g) Buffer width. Reduction not to exceed 25 percent less than the required width, provided the intent of the required buffer can be achieved and the buffer is not a condition of zoning.

(3) *Application procedures.*

(a) Form. An application shall be submitted on a form provided by the zoning administrator.

(b) Documentation. The application shall be in such a form and contain such information and documentation as shall be prescribed by the zoning administrator, but shall contain at least the following:

(i) Name and address of the applicant.

(ii) Size of the subject property.

(iii) A statement of the hardship imposed on the applicant by the zoning ordinance and a statement demonstrating why the variance will not be materially detrimental or injurious to other property or improvements in the neighborhood in which the subject property is located.

(iv) Should the zoning administrator determine that a site plan is necessary to adequately review the administrative variance, said plan shall be drawn to scale, showing property lines with dimensions, and any improvements, structures and buildings. Should the zoning administrator determine that a plat is necessary to adequately review the administrative variance, said plat shall be prepared by an architect, engineer, landscape architect or land surveyor whose state registration is current and valid, with the preparer's signature and seal affixed to the plat.

(v) Any other pertinent information as requested by the zoning administrator.

(c) Within 15 business days after an application has been determined to be complete, the zoning administrator shall either grant the administrative variance, grant the

administrative variance with conditions, or deny the administrative variance with reasons clearly stated in accordance with the standards set forth in subsection (5) of this section. The zoning administrator may impose such requirements and conditions with respect to the location, construction, maintenance and operation of any use or building, in addition to those expressly set forth in this zoning ordinance, as may be deemed necessary for the protection of adjacent properties or the environment.

(4) *Expiration.* An administrative variance shall automatically expire one calendar year from the date of approval, unless the proposed use or development has begun in utilization of the administrative variance allowance.

(5) *Standards for issuance of administrative variances.* In deciding whether to grant an application for an administrative variance, the zoning administrator shall consider all of the applicable standards provided in subsection 102-B-12-9(8). Approval of an administrative variance shall require demonstration of a hardship, in compliance with all said criteria.

(6) *Appeals of decisions to the planning commission.* The final decision of the zoning administrator made pursuant to the provisions of this section may be appealed to the planning commission pursuant to section 102-B-12-10. Decisions made by the planning commission shall be final. Appeals of decisions made by the planning commission shall be pursuant to section 102-B-12-11.

(7) ***Notifications to the planning commission.* The zoning administrator shall provide a report to the planning commission of approved administrative variances within 30 days of such approvals. The report shall include a summary of each approved administrative variance including information on the requested administrative variance and the final approval and any conditions added to such approval.** ~~*Public hearing at the planning commission.* The zoning administrator shall report to the planning commission on all administrative variance requests at a public hearing at the planning commission prior to making a final decision on such permits. Public hearings at the planning commission for administrative variance requests shall meet the requirements for public hearings in section 102-B-12-7~~.