



City of Hogansville

City Council

Work Session Meeting Agenda

Monday, April 21, 2025 – 5:30 pm

Meeting will be held at Hogansville City Hall

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

WORK SESSION – 5:30 pm

ORDER OF BUSINESS

1. Development Agreement – Project Hummingbird
2. Annexation – Chisel Mill Development
3. Clock Park
4. Stone Street Discussion
5. UDO Amendments

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

Work Session Meeting

April 21, 2025

Call to Order: Mayor Jake Ayers called the Work Session to order at 5:32pm. Present were Council Member Michael Taylor, Council Member Jason Baswell, Council Member Mandy Neese, Council Member Mark Ayers, and Council Member Kandis Strickland. Also present were Assistant City Manager Oasis Nichols, City Attorney Alex Dixon, Police Chief Jeff Sheppard, and City Clerk LeAnn Lehigh. City Manager Lisa Kelly was not present at tonight's work session meeting.

Order of Business

1. Development Agreement – Project Hummingbird

Matt Brune with Seefried Properties was present to answer questions from the Council regarding the Development Agreement for Project Hummingbird. Mayor Ayers voiced concerns about road improvements and waiting on GDOT cooperation. This item is on the Regular Meeting agenda tonight for Council action.

Overview

- The development agreement for Project Hummingbird was reviewed by GDOT, building officials, the city attorney, internal staff, and Seaford representatives.
- General consensus was reached; the main outstanding issue is finalizing language on road and traffic improvements with GDOT.

Road & Traffic Improvements

- Parkway must be open before any operations; no shipping operations allowed until parkway completion.
- Parkway plans are 95% complete; intersection and signal plans with GDOT expected in about a month.
- Anticipated timeline:
 - Parkway permit (city and Meriwether) within 2 months.
 - Building shell completion: December 2026.
 - Operations start: Summer 2027.
 - Sufficient time projected for road completion before operations.

Bridge & Environmental Concerns

- Blue Creek Bridge realignment and T-intersection are the developer's responsibility per MOU with Meriwether County.
- Environmental permitting for the bridge (Corps of Engineers) could take 6+ months.
- Bridge completion is not critical for initial operations but is targeted before mid-2027.
- Developer will contribute to future repaving for maintenance.

Traffic Management & Temporary Measures

- Temporary signals will be installed during roundabout construction (outside developer's control); developer is funding and coordinating with GDOT.
- Sidewalk: One sidewalk up to the employee entrance; streetlights to be installed and turned over to the city after functioning.
- Concerns about truck traffic using incorrect GPS routes and crossing Blue Creek Bridge; trucking companies are responsible for any damage.
- Traffic control and signage will prevent construction traffic from using restricted routes.

2. Annexation – Chisel Mill Development

Melissa Griffis with Horne & Griffis addressed Council asking for annexation and rezoning of five parcels totaling 21.17 acres on Bass Cross Road

Project Details

- 21.17 acres on Bass Cross Road, currently zoned SSMD (single-family medium density) in Troup County.
- Application to annex and rezone to CRMR (corridor medium density residential) within city limits.
- Multiple parcels involved; all adjacent homeowners have signed off.

Development Plan

- 85 units proposed.
- Open space required: 1.06 acres (5%); provided: 4.20 acres (19.8%).
- Green space required: 8.47 acres (40%); provided: 15.7 acres (74.2%).
- Updated setbacks and compliance with current UDO confirmed.
- Utilities to be connected through adjacent rezoned property.

Legal & Procedural Notes

- Discrepancy in total acreage (20.48 vs. 21.17 acres) to be clarified before final ordinance.
- Troup County has not objected to annexation but requests the city consider road improvements on Bass Cross Road (still under negotiation).
- First reading of annexation and rezoning scheduled at tonight's Regular Meeting; second reading moved to May 19, 2025, to accommodate applicant's request.

Product & Timeline

- Chisel Mill Homes focuses on affordable, single-family ranch homes (1,200–1,500 sq ft, 3 bed/2 bath, target price under \$300k).
- If approved, vertical construction is approximately two years away.

3. Clock Park - Strike due to City Manager absence

4. Stone Street Discussion – Strike due to City Manager absence

5. UDO Amendments

Aaron Fortner with Canvas Planning was present to give an update on the UDO amendments that have been in discussion for several months.

Subdivision Plat Approval

- Minor subdivisions: Preliminary plat not required; approval will be administrative.
- Major subdivisions: Preliminary and final plat approval will be by City Council (not administrative).
- Chart in Section 32 to be updated for clarity and consistency.

Blighted Property & Landscaping Definitions

- New definition distinguishes between blighted structures and vacant lots.
- "Majority" of property condition used as threshold for enforcement.
- Section 30 (landscape requirements): Applies mainly to commercial/mixed-use, not single-family homes.
- Language to be clarified to avoid over-enforcement on residential properties; majority condition and intent to focus on commercial landscaping maintenance.

Code Enforcement & Community Impact

- Emphasis on practical enforcement given the city's mix of older homes and lack of HOA.
- Council to be involved in the approval process for subdivisions.
- Ongoing review and amendments to ensure clarity and fairness in code enforcement.

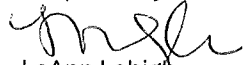
Discussions not on Agenda:

DDA

Council Member Taylor wanted clarification on the bylaws of the Downtown Development Authority. He stated his understanding was that one member had to be a business owner and one a resident. He said one applicant is an employee of CB&T, but not an owner. Community Development Director Dhyana Portillo provided the bylaws of the DDA that says business owner, resident, or employee of a business located in the City of Hogansville.

Mayor Ayers adjourned the Work Session at 6:31pm.

Respectfully,

A handwritten signature in black ink, appearing to read 'LeAnn Lehigh', is written over the printed name.

LeAnn Lehigh

City Clerk