



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: Jake Ayers	2025	City Manager: Lisa E. Kelly
Council Post 1: Michael Taylor, Jr	2025	Assistant City Manager: Oasis Nichols
Council Post 2: Jason Baswell	2025	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 – 7:00 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

Work Session Meeting May 19, 2025

Call to Order: Mayor Jake Ayers called the Work Session to order at 5:31pm. Present were 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 Attorney Alex Dixon, Police Chief Jeff Sheppard, and City Clerk LeAnn Lehigh. Council Member Michael Taylor was not present at tonight's work session meeting.

Order of Business

1. Clock Park Construction

- A concept drawing in the packet illustrates the intended design: a modest park with benches, an enhanced gateway, and a parking lot with five spaces plus one handicap spot.
- The estimated construction cost is approximately \$139,545.
- Plans include a community garden area, a donated clock installation, and low-maintenance greenery with brick pavers and annual plantings at the front corner.
- Additional elements under consideration: a mural to cover the exposed brick on the otherwise stone wall and repainting or replacing gateway signs.
- Funding: \$100,000 is approved from the previous SPLOST; an estimated additional \$39,000 may be allocated from the new SPLOST if needed.
- Future considerations: potential development access via stairs and the need for DOT permitting.

2. Frederick Manley – Georgia Youth Impact Project

- A pilot summer program is proposed to address youth needs, focusing on violence prevention (anger management and conflict resolution) and literacy enrichment.
- The program aims to partner with local organizations—law enforcement, housing authority, and community leaders—to create a comprehensive support system.
- Initial proposal details:
 - Scale down from an eight-week program to a two-week pilot to assess feasibility.
 - Target enrollment: approximately 25 children for quality engagement.
 - Proposed schedule: Monday through Friday, 9:00 AM to 5:00 PM.
 - Staffing: two certified teachers and one coach; Council Member Neese has concerns about ensuring competitive hourly wages (\$22–\$25 per hour) for certified staff and feels the proposed estimated funding costs aren't accurate. Council stated that other non-profits who receive City budgeted funds bring audited financial statements that show their expenditures and the need for funding from the City. They have asked Mr. Manley to provide these types of financial statements with more detailed estimated costs.
- Logistics:
 - Consider local, low or no-cost field trips (e.g., movie day at the Royal or zoo visit at Georgia Untamed Zoo), possible borrowed transportation from local churches, and use of existing school resources.
 - Potential to expand in future years based on pilot feedback and additional funding.
- Budget and funding:
 - Council discussed that the 2025/2026 budget is already in process, and that the funding proposal from Mr. Manley can't continue to be done two weeks before the start of the program. The City's budgeting process takes months to prepare.
 - Council said that detailed planning and a preset with breakdowns for staffing, activities, and transportation should be required before final funding decisions.
 - Mayor Ayers has committed to sitting down with Mr. Manley sometime this week to talk over the details of what may be possible for a scaled-down summer program this summer.

3. **Stone Street Discussion**

- The Stone Street plat indicates a gravel drive maintained by the City of Hogansville, but the exact right-of-way is unclear.
- A survey is needed to establish the city's right-of-way and clarify property lines.
- Two repair options for the problematic ditch:
 - Open the ditch completely (estimated cost: \$19,000–\$19,700).
 - Repair the existing structure (estimated cost: \$37,900).
- The preferred approach is to open the ditch and install a driveway culvert, ensuring the property is not landlocked if the adjacent owner develops or sells.
- Immediate coordination with the property owner is needed, along with initiating the survey and title work.

4. **LMIG – LRA Funding – Project Discussion**

- A decision is pending on the use of the \$65,000 LRA funding, with a deadline of June 15 (submission likely by June 13 as the 15th is a Sunday).
- Options: apply funds to pavement patching or asphalt repairs, potentially bundled with other maintenance projects.
- The council discussed consolidating proposals and securing more contractor bids, as initial responses have been limited.
- An email thread will be started to gather further input on project costs and options.

ADDITIONAL DISCUSSION ITEMS NOT ON AGENDA:

Budget and Software Updates

- The new budget software is causing delays and issues; the finance module is not yet fully operational.
- There is an ongoing commitment to complete the budget schedule, aiming to finalize it soon despite current hurdles.
- Discussions included adjusting the timetable for utility systems going online; initial plans for July 1 have been deferred until financial processes are stable.

Mayor Ayers adjourned the Work Session at 6:49pm.

Respectfully,



LeAnn Lehigh
City Clerk



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

Regular Meeting

May 19, 2025

Call to Order: Mayor Jake Ayers called the Regular Meeting to order at 7:02 pm. Present were 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 Attorney Alex Dixon, Police Chief Jeff Sheppard, and City Clerk LeAnn Lehigh. Council Member Michael Taylor was not present at tonight's meeting.

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

Consent Agenda

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

Motion Carries 4-0

Presentation

1. Dr. Hazel – Troup County School Superintendent

Troup County School Superintendent Dr. Hazel gave an overview of the County School system and highlighted Hogansville Elementary School's achievements in their nutrition program, innovative programs, special events and community recognition. She also highlighted Callaway Middle School and Callaway High School's achievements. Dr. Hazel discussed the expansion of full-time art and music programs in all elementary schools and enhanced professional learning for teachers utilizing model classrooms.

Old Business

1. Ordinance – 2nd Reading and Adoption– Annexation – Chisel Mill Development

Council Member Neese moved to adopt the Ordinance for the annexation of the five-parcel, 20.48 acre Chisel Mill Development on Bass Cross Road. The motion was seconded by Council Member Ayers.

Discussion: None

Motion Carries 4-0

2. Ordinance – 2nd Reading and Adoption– Rezoning and Map Amendment – Chisel Mill Development

Council Member Neese moved to adopt the Ordinance for the rezoning and map amendment of the 20.48 acre Chisel Mill Development on Bass Cross Road, rezoning from the County's zoning label of Single Family Medium Density (SFMD) to the City's zoning label Corridor Medium Density Residential (CRMD) . The motion was seconded by Council Member Baswell.

Discussion: None

Motion Carries 4-0

New Business

1. Board Appointments – Hogansville Development Authority – Discussion Only

The City received two applications for the Hogansville Development Authority. The Mayor noted that one applicant may have applied for a different board (Downtown Development Authority), requiring further outreach for clarification. Follow-up discussions and clarifications planned for the next council meeting on June 2. No action was taken.

2. Board Appointments – Historic Preservation Commission – Discussion Only

The City received one application for the Historic Preservation Commission. No action was taken as this was introductory only. Action is planned for the next council meeting on June 2.

ADJOURNMENT

On a motion made by Council Member Strickland and duly seconded, Mayor Ayers adjourned the meeting at 7:53pm.

Respectfully,

A handwritten signature in black ink, appearing to read 'LeAnn Lehigh', written in a cursive style.

LeAnn Lehigh

City Clerk

CITY COUNCIL
Mayor Jake Ayers
Michael Taylor, Jr., Post 1
Jason Baswell, Post 2
Mandy Neese, Post 3
Mark Ayers, Post 4
Kandis Strickland, Post 5



City Manager – Lisa Kelly
Assistant City Manager – Oasis Nichols
City Clerk – LeAnn Lehigh
City Attorney – Alex Dixon
111 High St
Hogansville GA 30230-1196
706-637-8629 | cityofhogansville.org

COUNCIL ACTION FORM

MEETING DATE: May 19, 2025 **SUBMITTED BY:** Dhayna Portillo

ON

AGENDA TITLE: Citizen Appointments – Historic Preservation Commission

CLASSIFICATION (City Attorney must approve all ordinances, resolutions and contracts as to form)

- | | | | |
|--|-------------------------------------|---|---|
| <input type="checkbox"/> Ordinance (No. ____) | <input type="checkbox"/> Contract | <input type="checkbox"/> Information Only | <input type="checkbox"/> Public Hearing |
| <input type="checkbox"/> Resolution (No. ____) | <input type="checkbox"/> Ceremonial | <input checked="" type="checkbox"/> Discussion/Action | <input type="checkbox"/> Other |

BACKGROUND (Includes description, background, and justification)

One seat on the Hogansville Historic Preservation Commission is currently open for appointment to a three-year term. The vacancy was advertised in the March 2025 Hogansville utility bill inserts, as well as on the City's website and Facebook page. The application deadline was April 1, 2025.

Eli Kouns has submitted an application for consideration and is seeking appointment to the position. The application is attached.

BUDGETING & FINANCIAL IMPACT (Includes project costs and funding sources)

No budget impact.

STAFF RECOMMENDATION (Include possible options for consideration)

Appoint Eli Kouns to serve on the Historic Preservation Commission.

Entry #: 7 - Eli Kouns **Status:** Submitted
Submitted: 5/10/2025 8:04 PM

Citizens provide great insight and knowledge to City government. An avenue that the City of Hogansville uses to get this insight is through the City's various boards and commissions. The members of the boards and commissions make decisions and help recommend and review policies for the City of Hogansville and its Mayor and Council. This questionnaire will assist the Mayor and Council in the review process and in determining applicant eligibility requirements and qualifications for board or commission membership.

Questions to consider before applying for membership on a board or commission:

- Do I fully understand what this board or commission expects from me?
- Am I committed to the goals and mission of this board or commission?
- Can I afford the demands on my time, resources, and energy?
- Will I attend meetings regularly, making them a priority for the duration of my appointment?
- Am I willing to perform a reasonable amount of work outside of regularly scheduled board or commission meetings and prepare for each meeting?
- Can I work effectively with the other members of the board or commission?
- Am I willing to participate in necessary board or commission training, education, and development activities that will improve my effectiveness in my position?

Applicant Information

Which Board or Commission do you wish to be appointed?

Historic Preservation Commission

If other, which board or commission are you interested in serving?

Name

Eli Kouns

Occupation

Police officer

Employer

Newnan Police Department

Home Address

705 Askew Ave

City

Hogansville

Zip

30230

Home Phone

2398882984

Home Email

Elikouns@gmail.com

Work Phone

Work Email

Cell Phone

2398882984

Preferred Email

Home

Name and address of the business entity you own, located within the city limits of Hogansville (if applicable)

Hogansville

How long have you been a resident of the City of Hogansville?

Hogansville

Are you current with all of your financial obligations to the City?

Yes

Are you willing and available to attend training sessions on-site and/or off-site if provided by the City?

Yes

Are you able to meet the attendance requirements of the position for which you are applying?

Yes

Do you know of any circumstances that would result in you having to abstain from voting on any action before the board or commission?

Yes

If the answer above is yes, please explain:

Do you or your employer, or your spouse, child, relative or their employers, do business with the City of Hogansville?

No

If the answer above is yes, please explain:

Do you have employment or contractual relationships with the City of Hogansville that would create conflict with regard to your participation on a board or commission?

No

If the answer above is yes, please explain:

Why do you feel qualified for the board or commission you selected?

As a dedicated member of the Hogansville community, I bring a deep understanding of the challenges and opportunities our town faces, along with a strong commitment to fostering responsible growth, civic engagement, and transparent governance. My qualifications for serving on the board stem from a combination of professional experience, community involvement, and a forward-thinking vision for Hogansville's future.

Attach Resume if you would like.

BOARD AND COMMISSION INFORMATION

- **Cemetery Board** – This City Council-appointed board monitors the conditions and needs of the City Cemetery and makes related recommendations to the City Council. Meets as needed.
- **Council on Aging (COA)** – The Three Rivers Council on Aging includes volunteers from each of its member cities and counties. The Hogansville City Council appoints one city resident to this 10-county group, which meets quarterly.
- **Downtown Development Authority (DDA)** – The DDA's mission is to revitalize and redevelop the City's downtown. The DDA is composed of seven members who are residents of the city or who own and operate a business within the city. Four of the members must have a specific economic interest in the downtown area. Potential new or renewed members are recommended by the DDA, and then appointed by Mayor and Council. The DDA meets once a month.

- **Historic Preservation Commission** – This group's mission is to identify, recognize, protect enhance and promote the city's historic properties, sites and districts. The Historic Preservation Commission also reviews major changes proposed for building exteriors in the City's locally designated historic district. The group meets quarterly and as needed.
- **Hogansville Development Authority** – This authority encourages and promotes the expansion and development of industrial, agricultural, recreational and trade facilities, acquires land toward these ends, and meets as needed.
- **Keep Troup Beautiful** – Keep Troup Beautiful encourages behavioral changes and individual responsibility through educational activities that result in a cleaner Troup County. An affiliate of Keep Georgia Beautiful and Keep America Beautiful, this county affiliate has five working committees: Beautification, Development, Education, Media/Public Relations, and Recycling. Keep Troup Beautiful recommends Hogansville representatives to this group, for the City Council to appoint.
- **LaGrange-Callaway Airport Advisory Committee** – This committee provides input to the Troup County Board of Commissioners regarding airport facilities, operations and maintenance. The City Council appoints one city resident to this committee, which meets quarterly.
- **Library Board** – This Board hires and supervises the directors for the 2-county (Troup and Harris) regional library. Troup County appoints one Hogansville citizen to this Board, which meets quarterly.
- **Meriwether County-Hogansville Joint Development Authority** – This authority was created to issue bonds and hold title for industrial projects in Hogansville's small corner of the Meriwether County Industrial Park. The City Council appoints members to one-year terms, and the authority meets quarterly.
- **Personnel Advisory Board** – This 3-member board hears employee grievances. The City Council appoints one city resident to this board. The Hogansville City staff chooses an employee representative, and those two members appoint another city resident. This group meets as needed.
- **Planning & Zoning Commission** – This group recommends proposed zoning variances and changes to the City zoning ordinance and map, and reviews and approves special use applications, proposed subdivisions, and development permits for new commercial uses. The Commission also updates the City Comprehensive Plan. Members meet monthly as needed.
- **Troup County Board of Elections and Registration** – This board registers all eligible citizens in Troup County to vote and encourages citizens to vote. This board also conducts and supervises all special and regular elections. The Hogansville City Council appoints one Hogansville resident to this board.
- **Troup County Recreation Board** – This board advises the Troup County Parks and Recreation Department regarding county-wide recreation facilities and programs. The Hogansville City Council appoints two city residents to this countywide board. One of the two residents must have a child who participates in the Parks & Recreation program.
- **Troup Tourism Committee** – This county-wide group oversees spending of hotel-motel tax revenues collected in Troup County and its three cities. The Hogansville City Council appoints one resident to this committee, which meets monthly.

PROCEDURES FOR BOARD AND COMMISSION APPOINTMENT

1. Approximately sixty days before the end of a Board or Commission term, the City Manager will notify the City Council and the members of the Board or Committee affected of the positions and citizens whose terms will be expiring.
2. The City Manager will cause this information to be posted via the City's bulletin boards, website, social media sites, utility billing statements or other means approximately sixty days before the end of a Board or Commission term to inform the residents in the city. This notice will also include qualifications (if any) to serve. The City Council will set the timeframe for the acceptance of applicants.
3. Applications may be sent to the City Clerk who will provide copies to the City Council for its review. The City Council may interview candidates at its discretion. The City Council retains all responsibilities and rights to select candidates, nominate and confirm appointments as required by City Ordinance.
4. If no applications are received for the opening, City Clerk notifies Mayor and Council, who may decide to continue running the opening.
5. Incumbents wishing for a new term must also reapply and be interviewed. Said incumbents may not participate in interviewing other applicants or in the decision-making process.
6. It is up to the board or commission to coordinate any required public interviews of the applicants and incumbents.
7. The Chair of the board or commission sends the board opening recommendation to the City Clerk who will then place it on the agenda of the next meeting of the Mayor and Council.

8. After any appointment, the new Board or Commission member, as well as the other members of that Board or Commission is sent a letter notifying them of their appointment.

9. The City Clerk will notify all applicants of the Mayor and Council's decision via email and mail

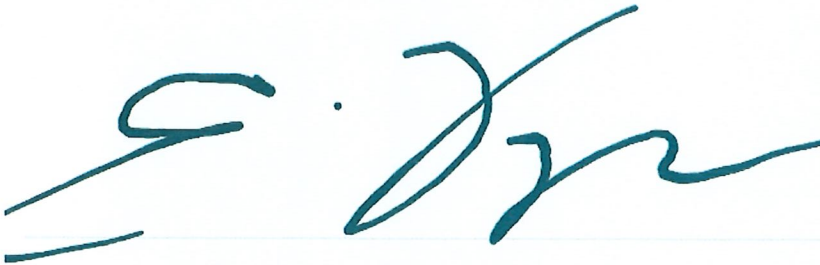
Applicant Statement

I understand that I am applying to a board or commission office of the City of Hogansville that the appointing authority may require an interview prior to consideration for appointment; that I will be required to take an oath of office to uphold the City's charter and ordinances; that I may be removed from office for any reason permitted by law or City charter; and that my application will remain on file for consideration for a period of six (6) months, after which time, I will need to file a new application. All statements and information provided in this application are true to the best of my knowledge.

Signature

Today's Date

5/10/2025

A handwritten signature in blue ink, consisting of a stylized 'S' followed by a series of loops and a long horizontal stroke.

City of Hogansville | 111 High Street | Hogansville, GA 30230 | (706) 637-8629

CITY COUNCIL
Mayor Jake Ayers
Michael Taylor, Jr., Post 1
Jason Baswell, Post 2
Mandy Neese, Post 3
Mark Ayers, Post 4
Kandis Strickland, Post 5



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COUNCIL ACTION FORM

MEETING DATE: May 19, 2025

SUBMITTED BY: Dhayna Portillo

AGENDA TITLE: Citizen Appointments – Hogansville Development Authority

CLASSIFICATION (City Attorney must approve all ordinances, resolutions and contracts as to form)

- | | | | |
|--|-------------------------------------|---|---|
| <input type="checkbox"/> Ordinance (No. ____) | <input type="checkbox"/> Contract | <input type="checkbox"/> Information Only | <input type="checkbox"/> Public Hearing |
| <input type="checkbox"/> Resolution (No. ____) | <input type="checkbox"/> Ceremonial | <input checked="" type="checkbox"/> Discussion/Action | <input type="checkbox"/> Other |

BACKGROUND (Includes description, background, and justification)

One seat on the Hogansville Development Authority is currently open for appointment to a five-year term. The vacancy was advertised in the March 2025 Hogansville utility bill inserts, as well as on the City's website and Facebook page. The application deadline was April 1, 2025.

Toni Teagle has applied for consideration; her applications is attached.

BUDGETING & FINANCIAL IMPACT (Includes project costs and funding sources)

No budget impact.

STAFF RECOMMENDATION (Include possible options for consideration)

Appoint Toni Teagle to serve on the Development Authority

Entry #: 9 - Toni Teagle **Status:** Submitted
Submitted: 5/13/2025 6:38 PM

Citizens provide great insight and knowledge to City government. An avenue that the City of Hogansville uses to get this insight is through the City's various boards and commissions. The members of the boards and commissions make decisions and help recommend and review policies for the City of Hogansville and its Mayor and Council. This questionnaire will assist the Mayor and Council in the review process and in determining applicant eligibility requirements and qualifications for board or commission membership.

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- Can I work effectively with the other members of the board or commission?
- Am I willing to participate in necessary board or commission training, education, and development activities that will improve my effectiveness in my position?

Applicant Information

Which Board or Commission do you wish to be appointed?

Hogansville Development Authority

If other, which board or commission are you interested in serving?

Council on Aging, Planning Commission, Willing to Help

Name

Toni Teagle

Occupation

Retire Cosmetologist

Employer

Not Working

Home Address

257 Fox Chase Way

City

Hogansville, Ga.

Zip

30230

Home Phone

6786731058

Home Email

toni.teagle@gmail.com

Work Phone

Work Email

Cell Phone

678-673-1058

Preferred Email

Home

Name and address of the business entity you own, located within the city limits of Hogansville (if applicable)

How long have you been a resident of the City of Hogansville?

3 month

Are you current with all of your financial obligations to the City?

Yes

Are you willing and available to attend training sessions on-site and/or off-site if provided by the City?

Yes

Are you able to meet the attendance requirements of the position for which you are applying?

Yes

Do you know of any circumstances that would result in you having to abstain from voting on any action before the board or commission?

No

If the answer above is yes, please explain:

Do you or your employer, or your spouse, child, relative or their employers, do business with the City of Hogansville?

No

If the answer above is yes, please explain:

Do you have employment or contractual relationships with the City of Hogansville that would create conflict with regard to your participation on a board or commission?

No

If the answer above is yes, please explain:

Why do you feel qualified for the board or commission you selected?

Toni Teagle

Licensed Cosmetologist | Community Advocate | Mental Health Facilitator

Newnan, GA 30265

toni.teagle@gmail.com | 678-673-1058

LinkedIn:

linkedin.com/pub/toni-teagle/26/7b2/675

Downtown Development Authority

As a licensed cosmetologist and entrepreneur with over 15 years of service in Newnan and the surrounding areas, I understand how vital a strong, inclusive downtown is to the spirit and economy of a city. I've built relationships with local residents through my salon work, including six years with JCPenney and mobile services that reached people where they are. Today, I serve as a passionate facilitator with NAMI Georgia and as founder of Women of Inheritance, empowering individuals through healing, beauty, and faith.

My community impact extends through volunteer work with Coweta Force, SCORE Atlanta, Our Journey of Hope with City of Hope at the Cancer Center Atlanta, and Look Good Feel Good—each rooted in supporting underrepresented voices and encouraging economic self-sufficiency. I believe I can bring a heart-centered, community-focused perspective to the Downtown Development Authority and help Hogansville grow into a thriving destination while honoring its small-town heritage.

Council on Aging

Service to our seniors is personal for me. Growing up in a multigenerational household and now as a grandmother myself, I know how much wisdom and stability our elders offer. They deserve to be heard, valued, and supported. My work as a mental health advocate and peer group facilitator through NAMI Georgia has equipped me to lead with compassion, patience, and deep listening.

Through Women of Inheritance group and my volunteer service with SCORE Atlanta, I consistently advocate for healing, purpose, and dignity across all generations. I would be honored to contribute to the Council on Aging and help create initiatives that protect, uplift, and empower our seniors as integral members of Hogansville's future.

Planning Commission

As a lifelong Georgia resident who recently made the intentional move to Hogansville, I am committed to contributing to its growth and thoughtful development. I bring a unique blend of real-world experience and formal education, currently pursuing my Bachelor of Arts in Nonprofit and Entrepreneurship at Southern New Hampshire University. I believe that smart planning builds sustainable cities that serve everyone—from business owners to the elderly, from families to future entrepreneurs.

My background includes launching a nonprofit, mentoring small business owners through SCORE Atlanta, and working with school systems and recovery communities. I am deeply invested in seeing Hogansville not just grow, but grow wisely—with equity, accessibility, and innovation at the center. I'm ready to be a voice for the community and a bridge between vision and action.

Attach Resume if you would like.



[Toni Teagle Resume copy copy.docx](#)
16.3 KB



BOARD AND COMMISSION INFORMATION

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for new commercial uses. The Commission also updates the City Comprehensive Plan. Members meet monthly as needed.

- **Troup County Board of Elections and Registration** – This board registers all eligible citizens in Troup County to vote and encourages citizens to vote. This board also conducts and supervises all special and regular elections. The Hogansville City Council appoints one Hogansville resident to this board.
- **Troup County Recreation Board** – This board advises the Troup County Parks and Recreation Department regarding county-wide recreation facilities and programs. The Hogansville City Council appoints two city residents to this countywide board. One of the two residents must have a child who participates in the Parks & Recreation program.
- **Troup Tourism Committee** – This county-wide group oversees spending of hotel-motel tax revenues collected in Troup County and its three cities. The Hogansville City Council appoints one resident to this committee, which meets monthly.

PROCEDURES FOR BOARD AND COMMISSION APPOINTMENT

1. Approximately sixty days before the end of a Board or Commission term, the City Manager will notify the City Council and the members of the Board or Committee affected of the positions and citizens whose terms will be expiring.
2. The City Manager will cause this information to be posted via the City's bulletin boards, website, social media sites, utility billing statements or other means approximately sixty days before the end of a Board or Commission term to inform the residents in the city. This notice will also include qualifications (if any) to serve. The City Council will set the timeframe for the acceptance of applicants.
3. Applications may be sent to the City Clerk who will provide copies to the City Council for its review. The City Council may interview candidates at its discretion. The City Council retains all responsibilities and rights to select candidates, nominate and confirm appointments as required by City Ordinance.
4. If no applications are received for the opening, City Clerk notifies Mayor and Council, who may decide to continue running the opening.
5. Incumbents wishing for a new term must also reapply and be interviewed. Said incumbents may not participate in interviewing other applicants or in the decision-making process.
6. It is up to the board or commission to coordinate any required public interviews of the applicants and incumbents.
7. The Chair of the board or commission sends the board opening recommendation to the City Clerk who will then place it on the agenda of the next meeting of the Mayor and Council.
8. After any appointment, the new Board or Commission member, as well as the other members of that Board or Commission is sent a letter notifying them of their appointment.
9. The City Clerk will notify all applicants of the Mayor and Council's decision via email and mail

Applicant Statement

I understand that I am applying to a board or commission office of the City of Hogansville that the appointing authority may require an interview prior to consideration for appointment; that I will be required to take an oath of office to uphold the City's charter and ordinances; that I may be removed from office for any reason permitted by law or City charter; and that my application will remain on file for consideration for a period of six (6) months, after which time, I will need to file a new application. All statements and information provided in this application are true to the best of my knowledge.

Signature

Today's Date

5/13/2025

Jonny Page

City of Hogansville | 111 High Street | Hogansville, GA 30230 | (706) 637-8629

AN ORDINANCE

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF HOGANSVILLE TO ANNEX INTO THE CITY REAL PROPERTY CONTIGUOUS TO THE CITY OWNED BY GARY M. CHEELY AND RICHARD W. CHEELY AND IDENTIFIED AS APPROXIMATELY 84.475 ACRES, MORE OR LESS, LOCATED OFF OF EMMAUS ROAD; TO REPEAL CONFLICTING ORDINANCES; TO FIX AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, Gary M. Cheely and Richard W. Cheely (hereafter “Owners”) are the owners of land herein referred to which is contiguous to the existing corporate limits of the City of Hogansville, Georgia, as defined by the laws of the State of Georgia, such land being described in Exhibit “A” attached hereto;

WHEREAS, the Owners have filed with the City of Hogansville a written and signed application requesting that the land area described within Exhibit “A” be annexed to and made a part of the City of Hogansville, a copy of such request being attached hereto and made a part hereof as Exhibit “B”;

WHEREAS, upon such request the Mayor and Council of the City of Hogansville have determined such application meets the requirements of laws contained within O.C.G.A. §36-36-20 through §36-36-21, *et seq.*;

WHEREAS, the City of Hogansville upon accepting said application timely notified the Board of Commissioners of Troup County, Georgia, of the proposed annexation and attached hereto as Exhibit “C” is evidence that said body interposes no land use classification objection to the annexation pursuant to O.C.G.A. § 36-36-11;

WHEREAS, the area proposed for annexation adjoins and is contiguous to the present corporate limits of the City of Hogansville as defined by the laws of this state;

WHEREAS, a complete survey of the area to be annexed has been prepared by a competent surveyor and has been filed with and reviewed by the Mayor and Council of the City of Hogansville, Georgia with a copy of said plat of survey being attached to the ordinance as Exhibit “D” and by this reference made a part hereof;

THE COUNCIL OF THE CITY OF HOGANSVILLE HEREBY ORDAINS:

SECTION 1:

That the application of Gary M. Cheely and Richard W. Cheely for annexation of the areas contiguous to the City of Hogansville, as described in Exhibit "A" and as shown on the plat attached as Exhibit "D," be and the same is hereby approved, and the contiguous area proposed for the annexation is hereby annexed to the City of Hogansville so that such land shall constitute a part of the land within the corporate limits of the City of Hogansville as fully and completely as if the limits had been marked and defined by a special act of the General Assembly of Georgia.

SECTION 2:

That a copy of this ordinance, together with a description of the area to be annexed thereto as Exhibit "A," a copy of the written request for annexation attached thereto as Exhibit "B" and a copy of the plat of survey attached thereto as Exhibit "D," all duly certified by the Clerk of the City of Hogansville, be forwarded to and filed with the Georgia Department of Community Affairs and be forwarded to the Board of Commissioners of Troup County, Georgia.

SECTION 3:

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 4:

This ordinance, after adoption and upon approval by the Mayor and Council, shall become effective according to the terms of O.C.G.A. §36-36-2 on the _____ day of June, 2025.

INTRODUCED AND FIRST READING _____

SECOND READING ADOPTED/REJECTED _____

SUBMITTED TO MAYOR AND APPROVED/DISAPPROVED _____

BY: _____
Mayor

ATTEST: _____
City Clerk

EXHIBIT "A"

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lots 132 and 133 of the 11th District, City of Hogansville, Troup County, Georgia and being more particularly described as follows:

BEGINNING at a T-Post found at the intersection of the easterly Right of Way of Interstate 85 (Variable Right of Way) and the Land Lot Line common to Land Lots 132 and 157; thence running along said Right of Way of Interstate 85 North 35° 21' 01" East a distance of 434.96 feet to a Right of Way monument found; thence continuing along said Right of Way North 35° 17' 41" East a distance of 87.25 feet to a 1/2" rebar found; thence leaving said Right of Way South 38° 23' 50" East a distance of 54.10 feet to a 1/2" rebar found; thence North 30° 25' 57" East a distance of 45.13 feet to a 1/2" rebar found; thence North 80° 46' 03" West a distance of 53.55 feet to a 1/2" rebar found on the easterly Right of Way of Interstate 85; thence running along said Right of Way North 35° 15' 00" East a distance of 906.13 feet to a Right of Way monument found; thence continuing along said Right of Way North 35° 18' 50" East a distance of 900.98 feet to a Right of Way monument found; thence North 35° 22' 21" East a distance of 299.89 feet to a Right of Way monument found; thence North 41° 38' 32" East a distance of 402.70 feet to a Right of Way monument found; thence North 48° 19' 13" East a distance of 338.06 feet to a Right of Way monument found; thence North 42° 48' 21" East a distance of 243.52 feet to a Right of Way monument found at the intersection of the easterly Right of Way of Interstate 85 and the southerly Right of Way of Emmaus Church Road (80' R/W); thence running along said Right of Way of Emmaus Church Road and following a curve to the left an arc length of 268.25 feet, (said curve having a radius of 2461.47 feet, with a chord bearing of North 86° 40' 23" East, and a chord length of 268.12 feet) to a point; thence leaving said Right of Way South 00° 24' 14" West a distance of 206.39 feet to a 1/2" open top pipe found; thence South 00° 24' 14" West a distance of 182.06 feet to a 1/2" rebar found; thence South 01° 34' 05" East a distance of 215.08 feet to a 1/2" open top pipe found; thence South 00° 53' 10" East a distance of 156.09 feet to a 1/2" rebar found; thence South 01° 02' 03" East a distance of 209.89 feet to a 1" pipe found; thence South 01° 02' 53" West a distance of 1884.62 feet to a 1" rod found on the Land Lot Line common to Land Lots 133 and 156; thence North 89° 24' 59" West a distance of 200.91 feet to a 1/2" rod found; thence South 83° 35' 02" West a distance of 71.65 feet to a 1/2" open top pipe found; thence North 88° 55' 02" West a distance of 668.89 feet to a 1/2" rod found; thence North 88° 55' 33" West a distance of 249.07 feet to a 1/2" rod found; thence North 89° 04' 39" West a distance of 162.96 feet to a T-Post found; thence South 88° 22' 46" West a distance of 73.13 feet to a point; thence South 88° 22' 46" West a distance of 1025.63 feet to the TRUE POINT OF BEGINNING. Said tract contains 93.325 Acres (4,065,258 Square Feet).

LESS ANSD EXCPET the approximately 8.85 acre, more or less, parcel located in the northwest corner of such larger parcel, which smaller parcel is already contained within the corporate limits of the City of Hogansville, Georgia.

Tax Parcel ID Number 0030 000008. located off of Emmaus Road, Troup County, Georgia

The above-described tract of land is contiguous to and joins the corporate limits of the City of Hogansville, Georgia through adjacent and adjoining property on the western and northern boundaries of the subject property, all according to the definition of "contiguous property" pursuant to Georgia law.

AN ORDINANCE

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF HOGANSVILLE TO AMEND THE CODE OF THE CITY; TO AMEND THE ZONING MAP AND ORDINANCES OF THE CITY SO AS TO CLASSIFY THE USE ZONE OF REAL ESTATE WITHIN THE CITY IDENTIFIED AS APPROXIMATELY 93.325 ACRES, MORE OR LESS, LOCATED OFF OF EMMAUS ROAD, OWNED BY GARY M. CHEELY AND RICHARD W. CHEELY, FROM A COMBINATION OF CORRIDOR MIXED USE (CR-MX) AND GENERAL INDUSTRIAL (G-I) TO GENERAL LIGHT INDUSTRIAL (G-LI) FOR THE ENTIRE PARCEL OF REAL ESTATE; TO REPEAL CONFLICTING ORDINANCES; TO FIX AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

THE COUNCIL OF THE CITY OF HOGANSVILLE HEREBY ORDAINS:

SECTION 1:

That the zoning map and ordinances of the City of Hogansville be amended so as to classify as General Light Industrial (G-LI) the following described real estate which is located within the corporate limits of the City of Hogansville, to wit:

All that tract or parcel of land lying and being in Land Lots 132 and 133 of the 11th District, City of Hogansville, Troup County, Georgia and being more particularly described as follows:

BEGINNING at a T-Post found at the intersection of the easterly Right of Way of Interstate 85 (Variable Right of Way) and the Land Lot Line common to Land Lots 132 and 157; thence running along said Right of Way of Interstate 85 North 35° 21' 01" East a distance of 434.96 feet to a Right of Way monument found; thence continuing along said Right of Way North 35° 17' 41" East a distance of 87.25 feet to a 1/2" rebar found; thence leaving said Right of Way South 38° 23' 50" East a distance of 54.10 feet to a 1/2" rebar found; thence North 30° 25' 57" East a distance of 45.13 feet to a 1/2" rebar found; thence North 80° 46' 03" West a distance of 53.55 feet to a 1/2" rebar found on the easterly Right of Way of Interstate 85; thence running along said Right of Way North 35° 15' 00" East a distance of 906.13 feet to a Right of Way monument found; thence continuing along said Right of Way North 35° 18' 50" East a distance of 900.98 feet to a Right of Way monument found; thence North 35° 22' 21" East a distance of 299.89 feet to a Right of Way monument found; thence North 41° 38' 32" East a distance of 402.70 feet to a Right of Way monument found; thence North 48° 19' 13" East a distance of 338.06 feet to a Right of Way monument found; thence North 42° 48' 21" East a distance of 243.52 feet to a Right of Way monument found at the intersection of the easterly Right of Way of Interstate 85 and the southerly Right of Way of Emmaus Church Road (80' R/W); thence running along said Right of Way of Emmaus Church Road and following a curve to the left an arc length of 268.25 feet, (said curve having a radius of 2461.47 feet, with a chord bearing of North 86° 40' 23" East, and a chord length of 268.12 feet) to a

point; thence leaving said Right of Way South 00° 24' 14" West a distance of 206.39 feet to a 1/2" open top pipe found; thence South 00° 24' 14" West a distance of 182.06 feet to a 1/2" rebar found; thence South 01° 34' 05" East a distance of 215.08 feet to a 1/2" open top pipe found; thence South 00° 53' 10" East a distance of 156.09 feet to a 1/2" rebar found; thence South 01° 02' 03" East a distance of 209.89 feet to a 1" pipe found; thence South 01° 02' 53" West a distance of 1884.62 feet to a 1" rod found on the Land Lot Line common to Land Lots 133 and 156; thence North 89° 24' 59" West a distance of 200.91 feet to a 1/2" rod found; thence South 83° 35' 02" West a distance of 71.65 feet to a 1/2" open top pipe found; thence North 88° 55' 02" West a distance of 668.89 feet to a 1/2" rod found; thence North 88° 55' 33" West a distance of 249.07 feet to a 1/2" rod found; thence North 89° 04' 39" West a distance of 162.96 feet to a T-Post found; thence South 88° 22' 46" West a distance of 73.13 feet to a point; thence South 88° 22' 46" West a distance of 1025.63 feet to the TRUE POINT OF BEGINNING. Said tract contains 93.325 Acres (4,065,258 Square Feet).

Tax Parcel ID Numbers 0030 000007A and 0030 000008, all located off of Emmaus Road, Hogansville, Troup County, GA 30230.

SECTION 2:

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 3:

Pursuant to Official Code of Georgia Annotated Section 36-66-4(d)(4), this ordinance, after adoption by the Council and upon approval by the Mayor, shall become effective upon the latter of the following dates: (1) the date the zoning is approved by the Mayor and Council; or, if applicable, (2) the date that the annexation of the above-referenced property becomes effective pursuant to Official Code of Georgia Annotated 36-36-2, as amended.

INTRODUCED AND FIRST READING _____

SECOND READING AND ADOPTED/REJECTED _____

SUBMITTED TO MAYOR AND APPROVED/DISAPPROVED _____

BY: _____
Mayor

ATTEST: _____
Clerk

CITY COUNCIL
Mayor Jake Ayers
Michael Taylor, Jr., Post 1
Jason Baswell, Post 2
Mandy Neese, Post 3
Mark Ayers, Post 4
Kandis Strickland, Post 5



City Manager – Lisa Kelly
Assistant City Manager- Oasis Nichols
City Clerk – LeAnn Lehigh
City Attorney – Alex Dixon
111 High St
Hogansville GA 30230-1196
706-637-8629 | cityofhogansville.org

COUNCIL ACTION FORM

MEETING DATE: June 2, 2025 **SUBMITTED BY:** Dhayna Portillo 

AGENDA TITLE: Public Hearing and First Reading – Annexation, Rezoning and Map Amendment for Sims Road and Emmaus Church Road

CLASSIFICATION (City Attorney must approve all ordinances, resolutions, and contracts as to form)

☐ Ordinance (No. ____)

☐ Contract ☐ Information Only ☐ Public Hearing

☐ Resolution (No. ____)

☐ Ceremonial ☒ Discussion/Action ☐ Other

BACKGROUND (Includes description, background, and justification)

Property owners Richard and Gary Cheely are requesting the annexation and rezoning of two parcels—one already located within the City of Hogansville and another currently undergoing the annexation process from Troup County. Specifically, the applicants are seeking to annex parcel 0030 000008 into the City of Hogansville. Once annexed, they are requesting that both parcel 0030 000008 and the adjacent parcel 0030 000007A (which is already within the city limits) be rezoned to General Light Industrial (G-LI).

The proposed distribution center would be accessed Emmaus Church Road.

At its May meeting, the Troup County Board of Commissioners considered the annexation request and indicated that they do not intend to file an objection.

Subsequently, at its regular meeting on April 17, 2025, the Hogansville Planning and Zoning Board voted to recommend approval of both the annexation and the associated rezonings and map amendment to the City Council.

STAFF RECOMMENDATION (Include possible options for consideration)

Staff recommends that the City Council approve the annexation and rezoning applications with the conditions that a traffic study is completed, traffic improvements, sidewalks, buffer requirements and utility improvements are addressed through a development agreement prior to the issuance of the Land Disturbance permit.



TROUP COUNTY
BOARD OF COMMISSIONERS

PATRICK CREWS, CHAIRMAN, DISTRICT 1
JAMES L. THRAILKILL, SR., COMMISSIONER, DISTRICT 2
REX SCOTT, COMMISSIONER, DISTRICT 3
J. MORRIS JONES, III, COMMISSIONER, DISTRICT 4
JIMMY D. MCCAMEY, JR., Ph.D., COMMISSIONER, DISTRICT 5
ERIC L. MOSLEY, COUNTY MANAGER

City of Hogansville
Attn: Alex L. Dixon, Hogansville City Attorney
213 Greenville Street
Post Office Box 3690
LaGrange, GA 30241

RE: Annexation Request: 0030 000008, Sims Rd, Hogansville GA

Dear Mr. Dixon,

The County acknowledges receipt of the City of Hogansville's Notice of Application for Annexation and Rezoning concerning Parcel Numbers 0030 000008 (totaling approximately 83.35 acres off Sims Rd and Emmaus Church Rd). The Board of Commissioners considered this Notice during its May 6th, 2025 meeting and does not intend to file an objection to this annexation pursuant to O.C.G.A. § 36-36-11.

If you have any questions or need additional information, please feel free to contact me, Ruth West, at rwest@troupcountyga.gov or (706) 883-1650.

Sincerely,

Ruth West
Administrator
Community Development
Troup County Board of Commissioners





APPLICATION FOR ANNEXATION

TO: Mayor & Council of the City of Hogansville

DATE: April 10 , 2025

I/We, the undersigned, do hereby make application for annexation into the corporate limits of the City of Hogansville as follows:

Property Owner Name: Gary & Richard Cheely

Address: 597 Inman Rd

Fayetteville, GA Zip 30215

Phone: 678-480-1866 Email: rwcheely@bellsouth.net

Troup Tax Map No. 0030 000008

Address for which Annexation is requested:
Sims Rd
Hogansville, GA Zip 30230

Nature of Annexation Requested – Please be as specific as possible.

Trammel Crow Company has two parcels under contract off Emmanus Road in Hogansville. A small 8 acre parcel is currently located within the city of Hogansville. The 92 acre adjacent parcel is located in Troup County. We met with planning and zoning from the county to discuss the project with the thought that the project would remain in the county. However, during the meeting it became clear that since the county could not offer water and sewer for the site that we would be better served annexing into the city for services. As part of this request, Trammell Crow company is seeking a rezoning from commercial to general industrial on the portion of the site that is in the city and seeking annexation of the property that is currently zoned industrial but is in Troup County.

Materials Necessary for an Annexation Application:

- ☐ Please use additional sheet, if necessary, to list all owners.
- ☐ One (1) copy of this application, completed in full
- ☐ Property Authorization Forms
- ☐ A concept/site plan of the property
- ☐ One (1) 24x36 sign to be placed at each lot frontage. *
- ☐ One (1) legal advertisement to be published in the LaGrange Daily News *

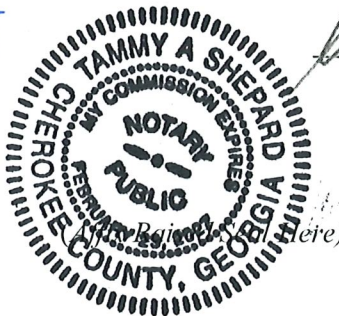
The wording will be supplied by the Zoning Administrator after the Planning Commission Meeting and must be posted 15-45 days before the public hearing

I certify that the foregoing information is true and correct,

this day of

April 14, 2025

Tammy A. Shepard
Notary Public



Drew Fredrick

Drew Fredrick

Applicants Signature

Office Use Only

Site plan/Sketch attached: Yes No

Adjoining property owners listed on site plan: Yes No

Rezoning Application Received: Yes No

County Notification been sent?: Yes No

Date brought before Planning & Zoning Board: _____ Recommended for approval: Yes No

Date brought before Mayor & Council: _____ Approved: Yes No

DCA Reporting? : Yes No



REZONING APPLICATION FORM CITY OF HOGANSVILLE, GA

***THE FOLLOWING IS A GENERAL DESCRIPTION OF THE PROCEDURES USED
FOR THE PROCESSING OF AN APPLICATION FOR A REZONING REQUEST.***

PLANNING COMMISSION:

- 1) After receipt and acceptance of the zoning petition, staff reviews the requests and develops a recommendation which is forwarded to the Planning Commission for review and recommendation.
- 2) The Planning Commission meets on the third Thursday of each month at 6:00 p.m. at City Hall. It is important that the petitioner attend these meetings to answer questions that may arise from board members.
- 3) After hearing interested citizens and after reviewing the request, the Planning Commission votes to recommend APPROVAL, APPROVAL WITH CONDITIONS, DENIAL, OR TABLING of the request.
- 4) This recommendation is forwarded to Mayor and Council.

MAYOR AND COUNCIL MEETINGS:

- 1) The Mayor and Council will hear a report on the request and determine if the request is reasonable.
- 2) If the request is deemed to be reasonable, Mayor and Council will place the request on the agenda for first and second readings at two consecutive meetings.
- 3) Public support in favor or opposition to the request will be received by the Mayor and Council.
- 4) Mayor and Council will vote on the request.

Your application and all required materials (listed below) must be submitted at least seven days prior to the next Planning meeting to be put on the agenda.

MATERIALS NECESSARY FOR A REQUEST FOR REZONING APPLICATION:

- ☐ One (1) copy of this application, completed in full.
- ☐ A written request to the Mayor and Council and Planning Commission, signed by the owner and dated, explaining the nature of the rezoning request.
- ☐ Applicant's Rezoning Disclosure Statement
- ☐ Authorization forms
- ☐ One (1) digital and Three (3) 24x36 paper copies of site plan.
- ☐ Full payment of \$250.00 (NON-REFUNDABLE) application fee.
- ☐ Legal description of the property
- ☐ One (1) 24x36 sign to be placed at each lot frontage. *
- ☐ One (1) legal advertisement to be published in the LaGrange Daily News. *

The wording will be supplied by the Zoning Administrator and must be posted 15-45 days before the public hearing

Application for Rezoning – City of Hogansville Georgia

Property Owner: ___ Gary & Richard Cheely
Property Owner Address: ___ 597 Inman Road
City, State, Zip: Fayetteville, GA 30214
Phone Number: ___ 678-480-1866
Email: ___ rwcheely@bellsouth.net

Authorized Agent: ___ Drew R. Fredrick – Trammell Crow Company
Agent's Address: ___ 3550 Lenox Road, Suite 220
City, State, Zip: ___ Atlanta, GA 30326
Phone Number: ___ 404-295-2780
Email: ___ dfredrick@trammellcrow.com

Subject Property Address: ___ Emmaus Church Road
City, State, Zip: ___ Hogansville, GA 30230
Troup Tax Parcel Number: ___ 0030 000007A
Size of property (acres): ___ 8.85 Ac

Current Zoning: CR-MX – Corridor Mixed Use **Proposed Zoning:** GI – General Industrial

Current Use: ___ Vacant

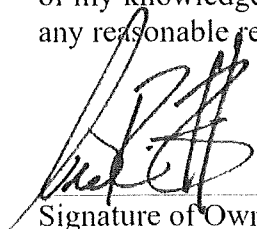
Proposed Use: ___ Warehouse/Distribution

If rezoned, when will the proposed use start? ___ Q4 – 2026 for completion

Is subject property vacant? ___ Yes

Are you also asking to annex the subject property? ___ No

I hereby attest that the information I have provided in this application is true and accurate to the best of my knowledge. I also agree to cooperate with the City of Hogansville, in responding promptly to any reasonable request for additional information that may rise during the review process.



Drew Fredrick - EVP

Signature of Owner or Authorized Agent

4.14.25

Date

APPLICANT'S REZONING DISCLOSURE STATEMENT
(OC.GA. 36-67A-1 eg seq.)

Property/Financial Disclosure

Does any member of the Hogansville City Council or Hogansville Planning and Zoning Commission have a financial or property interest in the subject property requested for zoning change or in a corporation, partnership, firm, trust, or association which has a property interest in the subject property?

No

If so, describe the nature and extent of such interest:

Campaign Contribution Disclosure

Has the applicant made, with two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating \$250 or more, or made gifts having a combined value of \$250 or more to a member or members of the Hogansville City Council or Hogansville Planning and Zoning Commission?

No

If so, give the name of the member(s) to whom the campaign contribution or gifts were made, the dollar amount of each campaign contribution, and an enumeration and description of each gift:

N/A

Site Plan Requirements

Site Plans shall contain the following information:

1. Property owner and address
2. Street address of subject property
3. Total property acreage
4. Tax Map and Lot Number
5. Date prepared, Map Scale and North Arrow
6. Location of all property lines on neighboring properties and streets or alleys located 50 feet from subject property.
7. Names of adjacent property owners
8. Boundaries of all current zoning districts on the subject properties and all neighboring properties shown on the map. Each zoning district must be labeled.
9. Special markings (shading, cross hatching, or heavy outline) to identify the areas intended to be rezoned.
10. The general location of all existing structures or buildings on the subject property.

SKETCH PLAN DOES NOT HAVE TO BE DRAWN TO EXACT SCALE OR PREPARED BY A PROFESSIONAL, BUT IT MUST BE NEAT AND PREPARED IN INK.



Each zoning map amendment application, whether submitted by local government or by a party other than local government, shall include with it a complete, written, documented analysis of the impact of the proposed rezoning with respect to each of the following matters:

1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties.

The rezoning will match the adjacent ~ 90 acres that is currently zoned Industrial in Troup County

2. Whether the zoning proposal would adversely affect the existing use or usability of adjacent or nearby property.

No. The adjacent property is already zoned industrial.

3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

No. The property is a sliver of land that as a stand alone parcel does not have economic viability.

4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

No. Emmaus Road will however need to be upgraded to current standards as the current condition of the road is poor. The proximity of the project to the interstate greatly reduces the impact of the surrounding roads. Due to the nature of the project, there are no impacts to schools.

5. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive land use plan.

Since the site in question is undevelopable and is directly adjacent to the interstate as is and the adjacent 90 acres is zoned GI, I feel that this fits the intent of the land use plan.

6. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

With a growing demand for storage and warehouse space in western Georgia coupled with the expansion of the nearby automotive assembly plants, we feel this project will support economic growth in the community.



REZONING APPLICATION FORM CITY OF HOGANSVILLE, GA

***THE FOLLOWING IS A GENERAL DESCRIPTION OF THE PROCEDURES USED
FOR THE PROCESSING OF AN APPLICATION FOR A REZONING REQUEST.***

PLANNING COMMISSION:

- 1) After receipt and acceptance of the zoning petition, staff reviews the requests and develops a recommendation which is forwarded to the Planning Commission for review and recommendation.
- 2) The Planning Commission meets on the third Thursday of each month at 6:00 p.m. at City Hall. It is important that the petitioner attend these meetings to answer questions that may arise from board members.
- 3) After hearing interested citizens and after reviewing the request, the Planning Commission votes to recommend APPROVAL, APPROVAL WITH CONDITIONS, DENIAL, OR TABLING of the request.
- 4) This recommendation is forwarded to Mayor and Council.

MAYOR AND COUNCIL MEETINGS:

- 1) The Mayor and Council will hear a report on the request and determine if the request is reasonable.
- 2) If the request is deemed to be reasonable, Mayor and Council will place the request on the agenda for first and second readings at two consecutive meetings.
- 3) Public support in favor or opposition to the request will be received by the Mayor and Council.
- 4) Mayor and Council will vote on the request.

Your application and all required materials (listed below) must be submitted at least seven days prior to the next Planning meeting to be put on the agenda.

MATERIALS NECESSARY FOR A REQUEST FOR REZONING APPLICATION:

- ☐ One (1) copy of this application, completed in full.
- ☐ A written request to the Mayor and Council and Planning Commission, signed by the owner and dated, explaining the nature of the rezoning request.
- ☐ Applicant's Rezoning Disclosure Statement
- ☐ Authorization forms
- ☐ One (1) digital and Three (3) 24x36 paper copies of site plan.
- ☐ Full payment of \$250.00 (NON-REFUNDABLE) application fee.
- ☐ Legal description of the property
- ☐ One (1) 24x36 sign to be placed at each lot frontage. *
- ☐ One (1) legal advertisement to be published in the LaGrange Daily News. *

The wording will be supplied by the Zoning Administrator and must be posted 15-45 days before the public hearing

Application for Rezoning – City of Hogansville Georgia

Property Owner: ___ Gary & Richard Cheely _____
Property Owner Address: ___ 597 Inman Road _____
City, State, Zip: Fayetteville, GA 30214 _____
Phone Number: ___ 678-480-1866 _____
Email: ___ rwcheely@bellsouth.net _____

Authorized Agent: ___ Drew R. Fredrick – Trammell Crow Company _____
Agent's Address: ___ 3550 Lenox Road, Suite 220 _____
City, State, Zip: ___ Atlanta, GA 30326 _____
Phone Number: ___ 404-295-2780 _____
Email: ___ dfredrick@trammellcrow.com _____

Subject Property Address: ___ Emmaus Church Road _____
City, State, Zip: ___ Hogansville, GA 30230 _____
Troup Tax Parcel Number: ___ 0030 000008 _____
Size of property (acres): ___ 83.35 Ac _____

Current Zoning: GI – General Industrial (County) **Proposed Zoning:** GI – General Industrial

Current Use: ___ Vacant _____

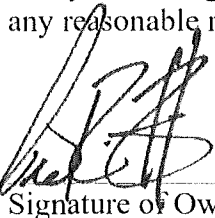
Proposed Use: ___ Warehouse/Distribution _____

If rezoned, when will the proposed use start? ___ Q4 – 2026 for completion _____

Is subject property vacant? ___ Yes _____

Are you also asking to annex the subject property? ___ No _____

I hereby attest that the information I have provided in this application is true and accurate to the best of my knowledge. I also agree to cooperate with the City of Hogansville, in responding promptly to any reasonable request for additional information that may rise during the review process.



Drew Fredrick - EVP

Signature of Owner or Authorized Agent

4.14.25

Date

APPLICANT'S REZONING DISCLOSURE STATEMENT
(OC.GA. 36-67A-1 eg seq.)

Property/Financial Disclosure

Does any member of the Hogansville City Council or Hogansville Planning and Zoning Commission have a financial or property interest in the subject property requested for zoning change or in a corporation, partnership, firm, trust, or association which has a property interest in the subject property?

No

If so, describe the nature and extent of such interest:

Campaign Contribution Disclosure

Has the applicant made, with two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating \$250 or more, or made gifts having a combined value of \$250 or more to a member or members of the Hogansville City Council or Hogansville Planning and Zoning Commission?

No

If so, give the name of the member(s) to whom the campaign contribution or gifts were made, the dollar amount of each campaign contribution, and an enumeration and description of each gift:

N/A

Site Plan Requirements

Site Plans shall contain the following information:

1. Property owner and address
2. Street address of subject property
3. Total property acreage
4. Tax Map and Lot Number
5. Date prepared, Map Scale and North Arrow
6. Location of all property lines on neighboring properties and streets or alleys located 50 feet from subject property.
7. Names of adjacent property owners
8. Boundaries of all current zoning districts on the subject properties and all neighboring properties shown on the map. Each zoning district must be labeled.
9. Special markings (shading, cross hatching, or heavy outline) to identify the areas intended to be rezoned.
10. The general location of all existing structures or buildings on the subject property.

SKETCH PLAN DOES NOT HAVE TO BE DRAWN TO EXACT SCALE OR PREPARED BY A PROFESSIONAL, BUT IT MUST BE NEAT AND PREPARED IN INK.



Each zoning map amendment application, whether submitted by local government or by a party other than local government, shall include with it a complete, written, documented analysis of the impact of the proposed rezoning with respect to each of the following matters:

1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties.

The rezoning will match the current Industrial zoning in Troup County

2. Whether the zoning proposal would adversely affect the existing use or usability of adjacent or nearby property.

No. The property is already zoned industrial.

3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

No. The property is already zoned industrial.

4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

No. Emmaus Road will however need to be upgraded to current standards as the current condition of the road is poor. The proximity of the project to the interstate greatly reduces the impact of the surrounding roads. Due to the nature of the project, there are no impacts to schools.

5. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive land use plan.

Since the site in question is undevelopable and is currently zoned Industrial in the Troup County, I feel that this fits the intent of the land use plan.

6. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

With a growing demand for storage and warehouse space in western Georgia coupled with the expansion of the nearby automotive assembly plants, we feel this project will support economic growth in the community.

April 8, 2025

RE: Rezone Parcel 0030 000007A
Hogansville, GA

To: Mayor Jake Ayers and Council Members,

Dear Mr. Ayers,

This letter is to describe the our intention and reasoning to rezone parcel 0030 000007A from commercial to general industrial. Trammell Crow Company (TCC) has parcels 0030 000007A and 0030 000008 under contract and intends to develop the site for three small to mid-sized industrial warehouses.

The diagram below depicts both sites under contract. The smaller ~ 8.8 acre parcel is zoned commercial and is located in the city of Hogansville. The larger parcel is zoned general industrial and is located in the county of Troup. Once buffers and set backs are considered, there is not much that can be done on the commercial parcel.

In addition to rezoning the site, we will also be seeking to annex parcel 0030 000008 into the City of Hogansville. We have submitted requests for water and gas with the city as well as sewer with Merriwether County.



Please do not hesitate to contact me with any questions you may have.

Sincerely,

A handwritten signature in black ink, appearing to read 'Drew R. Fredrick', with a stylized flourish at the end.

Drew R. Fredrick | Executive Vice President

Trammell Crow Company

3550 Lenox Road | Suite 220 | Atlanta, GA 30326

C +1 404-295-2780

dfredrick@trammellcrow.com

www.trammellcrow.com



Owner Authorization Form

City of Hogansville

This is a written request from MIKE CHEELY: RICHARD CHEELY, the legal owner of Property: 92.2 ACRES OFF OF EMMAUS ROAD, Hogansville, Troup County, Georgia and the Tax Parcel Number 0030 000007A and 0030 000008. I hereby grant authorization to Drew Fredrick, EVP of TC Atlanta Development, Inc. to act as the applicant or agent for submitting requests related to this property.

Esta es una petición escrita de _____, el dueño legal de la Propiedad: _____, Hogansville, Condado de Troup, Georgia y el Número de Parcela Fiscal _____. Por la presente autorizo a _____ a actuar como solicitante o representante para presentar solicitudes relacionadas con esta propiedad.

MIKE CHEELY
Name/Nombre
RICHARD CHEELY
04/08/2025
Date/Fecha

Muller
Signature/Firma
Fredrick

LEGAL DESCRIPTION OF COMBINED OVERALL PROPERTY TO BE RE-ZONED AND ANNEXED

All that tract or parcel of land lying and being in Land Lots 132 and 133 of the 11th District, City of Hogansville, Troup County, Georgia and being more particularly described as follows:

BEGINNING at a T-Post found at the intersection of the easterly Right of Way of Interstate 85 (Variable Right of Way) and the Land Lot Line common to Land Lots 132 and 157; thence running along said Right of Way of Interstate 85 North 35° 21' 01" East a distance of 434.96 feet to a Right of Way monument found; thence continuing along said Right of Way North 35° 17' 41" East a distance of 87.25 feet to a 1/2" rebar found; thence leaving said Right of Way South 38° 23' 50" East a distance of 54.10 feet to a 1/2" rebar found; thence North 30° 25' 57" East a distance of 45.13 feet to a 1/2" rebar found; thence North 80° 46' 03" West a distance of 53.55 feet to a 1/2" rebar found on the easterly Right of Way of Interstate 85; thence running along said Right of Way North 35° 15' 00" East a distance of 906.13 feet to a Right of Way monument found; thence continuing along said Right of Way North 35° 18' 50" East a distance of 900.98 feet to a Right of Way monument found; thence North 35° 22' 21" East a distance of 299.89 feet to a Right of Way monument found; thence North 41° 38' 32" East a distance of 402.70 feet to a Right of Way monument found; thence North 48° 19' 13" East a distance of 338.06 feet to a Right of Way monument found; thence North 42° 48' 21" East a distance of 243.52 feet to a Right of Way monument found at the intersection of the easterly Right of Way of Interstate 85 and the southerly Right of Way of Emmaus Church Road (80' R/W); thence running along said Right of Way of Emmaus Church Road and following a curve to the left an arc length of 268.25 feet, (said curve having a radius of 2461.47 feet, with a chord bearing of North 86° 40' 23" East, and a chord length of 268.12 feet) to a point; thence leaving said Right of Way South 00° 24' 14" West a distance of 206.39 feet to a 1/2" open top pipe found; thence South 00° 24' 14" West a distance of 182.06 feet to a 1/2" rebar found; thence South 01° 34' 05" East a distance of 215.08 feet to a 1/2" open top pipe found; thence South 00° 53' 10" East a distance of 156.09 feet to a 1/2" rebar found; thence South 01° 02' 03" East a distance of 209.89 feet to a 1" pipe found; thence South 01° 02' 53" West a distance of 1884.62 feet to a 1" rod found on the Land Lot Line common to Land Lots 133 and 156; thence North 89° 24' 59" West a distance of 200.91 feet to a 1/2" rod found; thence South 83° 35' 02" West a distance of 71.65 feet to a 1/2" open top pipe found; thence North 88° 55' 02" West a distance of 668.89 feet to a 1/2" rod found; thence North 88° 55' 33" West a distance of 249.07 feet to a 1/2" rod found; thence North 89° 04' 39" West a distance of 162.96 feet to a T-Post found; thence South 88° 22' 46" West a distance of 73.13 feet to a point; thence South 88° 22' 46" West a distance of 1025.63 feet to the TRUE POINT OF BEGINNING. Said tract contains 93.325 Acres (4,065,258 Square Feet).



CITY OF HOGANSVILLE REZONING REQUEST STAFF ANALYSIS AND REPORT

DATE: 4/17/2025
TO: Hogansville Planning Commission
FROM: Dhayna Portillo, Community Development Director
RE: **Rezoning Requests:**
From CR-MX to GI for Parcel 0030 000007A
From GI (Troup County) to GI (City of Hogansville) for Parcel 0030 000008
Owners: Richard and Gary Cheely
Parcel Locations: Emmaus Church Road and Sims Road

REQUEST:

Richard and Gary Cheely are requesting the rezoning of two parcels—one located within the city limits and the other currently undergoing annexation from Troup County into the city—for the development of a distribution center consisting of three proposed buildings.

LOCATION:

Parcel 0030 000007A – Emmaus Church Road
Parcel 0030 000008 - Sims Road

SITE:

Parcel 0030 000007A – 8.85 acres that is vacant, grassy, and surrounded by trees
Parcel 0030 000008 – 85.38 acres that is vacant, grassy, and surrounded by trees

ZONING:

Parcel 0030 000007A – Corridor Mixed Use and within the Hogansville City limits
Parcel 0030 000008 – General Industrial and within Troup County limits

EXISTING LAND USES:

Adjacent uses consist of the following:

WEST: Interstate 85-N
NORTH: 1945 East Main Street – CR-MX -a 2.32-acre lot that currently occupies JP gas station and Burger King
EAST: 1669 and 1651 Sims Road - Troup County- Single Family Medium Density- there are two 924- 1338 square foot homes to the east of the property.
SOUTH: 1236-1431 Sims Road - Troup County- Single Family Medium Density- there are four 1482- 2027 square foot homes to the south of the property.

UNIQUE CHARACTERISTICS:

None.

PREVIOUS RELATED ACTIONS:

None.

FINDINGS:

FINDING 1: The Emmaus Church Road parcel is the last one in that area located within the city limits.

FINDING 2: This site is located Southeast of Interstate 85-N

FINDING 3: Parcel 0030 000008, located on Sims Road, does not have direct road access to Sims Road but does have access from Emmaus Church Road.

STANDARDS FOR REZONING:

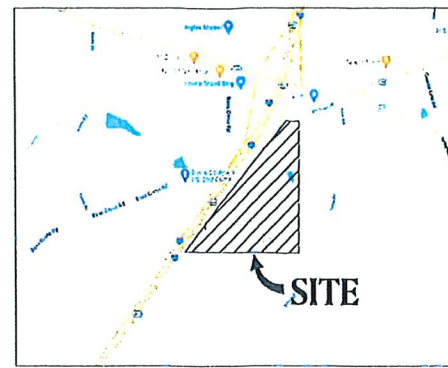
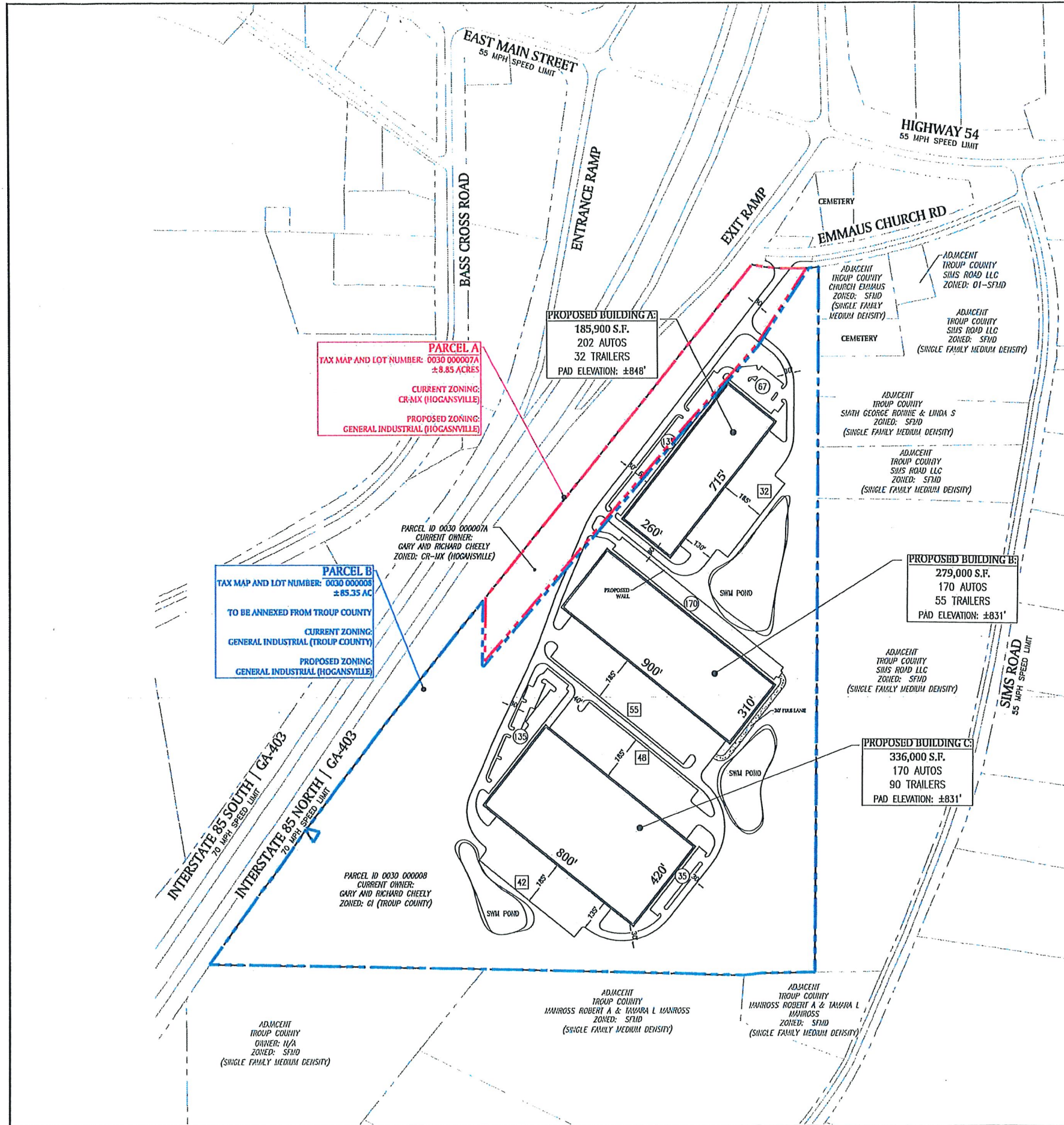
- 1) Is the proposed use suitable given the zoning and development of adjacent and nearby property? *No.*
- 2) Will the proposed use adversely affect the existing use or usability of adjacent or nearby property? *No*
- 3) Is the proposed use compatible with the purpose and intent of the Comprehensive Plan?
Yes, these properties are within the Interstate Character Area which is a mixed use commercial area that could include residential, subdivisions, and light industrial.
- 4) Are there substantial reasons why the property cannot or should not be used as currently zoned? *Yes, CR-MX does not allow for distribution centers.*
- 5) Will the proposed use cause excessive or burdensome use of public utilities or services including but not limited to streets, schools, water or sewer utilities or police or fire protection? *No*
- 6) Is the proposed use supported by new or changing conditions not anticipated by the Comprehensive Plan or reflected in the existing zoning on the property or surrounding properties? *No, the comprehensive plan supports light industrial within this area.*
- 7) Does the proposed use reflect a reasonable balance between the promotion of public health, safety, morality, or general welfare and the right to unrestricted use of property?
Yes

STAFF RECOMMENDATION:

Staff recommends approval of the proposed re-zoning requests. The rezoning request meets 6 of the 7 rezoning standards. The requested rezoning for both parcels would not harm the public.

The recommendations made herein are the opinions of the City of Hogansville staff and do not constitute a final decision. The Hogansville City Council makes the final decision on all Rezoning Applications at their regularly scheduled meetings.

DATE: 04/10/25
DRAWN BY: J. WISE
CHECKED BY: J. WISE
SCALE: 1" = 200'



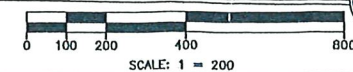
VICINITY MAP
SCALE: 1" = 1 MILE



SITE W/ GENERAL EXISTING
STRUCTURES AND/OR BUILDINGS

SITE ANALYSIS	
BUILDING A:	±185,900 S.F.
AUTO SPACES:	202 SPACES
TRAILER SPACES:	32 TRAILERS
BUILDING B:	±279,000 S.F.
AUTO SPACES:	170 SPACES
TRAILER SPACES:	55 TRAILERS
BUILDING C:	±336,000 S.F.
AUTO SPACES:	170 AUTOS
TRAILER SPACES:	90 TRAILERS
TOTAL BUILDING AREA:	±800,900 S.F.
TOTAL SITE AREA:	±92.2 ACRES

ZONING PLAN



PAULSON-MITCHELL-WISE
— CIVIL ENGINEERS & PLANNERS —
85-A MILL STREET
SUITE 200
ROSSELL, GA 30075
770.650.7685
CIVILPMW.COM

PROJECT:
TCC ATLANTA - HOGANSVILLE
EMMAUS CHURCH ROAD &
SIMS ROAD
CITY OF HOGANSVILLE,
TROUP COUNTY,
GEORGIA

FOR:
Tammie Crow Company
3550 LENOX ROAD
SUITE 2200
ATLANTA, GEORGIA 30326

2024252z1.dwg 04.10.25

ZONING PLAN

SHEET

Z-1