



City of Hogansville  
**City Council**  
**Public Hearing & Regular Meeting Agenda**  
**Monday, June 16, 2025 – 7:00 pm**

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

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

**Public Hearing – 7:00 pm**

Public Hearing to Hear Citizen Comments on the Proposed 2025/2026 Budget.

**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 16, 2025
2. Approval of Minutes: Work Session June 2, 2025
3. Approval of Minutes: Public Hearing & Regular Meeting June 2, 2025
4. Approval of Minutes: Work Session June 9, 2025

**Old Business**

1. Ordinance – 2<sup>nd</sup> Reading and Adoption – Annexation of Parcel Number 0030 000008
2. Ordinance – 2<sup>nd</sup> Reading and Adoption – Rezoning of Parcel Numbers 0030 000008 and 0030 000007A to G-LI

**Executive Session**

1. Litigation Exemption
2. Real Estate Exemption

**New Business**

1. Ante Litem

**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**

- 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
- July 7, 2025 – 7:00 pm | Regular Meeting of the Mayor and Council at Hogansville City Hall

**The Royal Theater Happenings – June/July 2025**

- **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
- Friday, July 11, 2025 – 7:00 pm – MOVIE: Woodstock
- Saturday, July 12, 2025 – 7:00 pm – MOVIE: Free Willy
- **Saturday, July 19, 2025 – 7:30pm – LIVE EVENT: Ramble Tumble Creedence Clearwater Revival Experience**
- Friday, July 25, 2025 – 7:00 pm – MOVIE: Mamma Mia!
- Saturday, July 26, 2025 – 7:00 pm – MOVIE: Finding Nemo

**Purchase tickets online [1937royaltheater.org](https://1937royaltheater.org) or call the box office 706-955-4870**



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

## **Work Session Meeting June 2, 2025**

**Call to Order:** City Attorney Alex Dixon called the Work Session to order at 5:30pm. Present were Council Member Michael Taylor, Council Member Jason Baswell, Council Member Mark Ayers, and Council Member Kandis Strickland. Also present were City Manager Lisa Kelly, City Attorney Alex Dixon, Police Chief Jeff Sheppard, and City Clerk LeAnn Lehigh. Mayor Jake Ayers, Council Member Mandy Neese, and Assistant City Manager Oasis Nichols were not present at tonight's meeting.

### **Order of Business**

#### **1. Elevations of 5C's of Prophet – Annual Update and Funding Request**

Charron Prophet with Elevations of 5C's of Prophet gave an update on their budget, and he is requesting the City to continue annual funding of \$25,000 to help with operations.

He stated that summer camp has started with 42 enrolled children and ongoing inquiries for more. Children attend from multiple counties (e.g., Heard County, Meriwether County, Coweta County, etc.). The program serves a fluctuating number of children (initially around 70, now 60–65, with high pre-kindergarten enrollment). The program is now licensed and working toward a quality rating. Quality rating requires meeting curriculum standards and teacher training (all teachers complete Georgia PDS or equivalent). Capacity is 95 children; the peak operation is around 80. As a state-bound center, it can now accept children from neighboring communities and serve older students (middle school and beyond).

He stated that insurance costs have risen significantly due to a new umbrella insurance requirement (\$1–\$2 million coverage). Budget adjustments are ongoing, especially after increasing staff from four or five teachers last year. Last year's operating budget was about \$400,000, with a detailed review scheduled for July.

#### **2. Pioneer Youth, Inc. – Annual Update and Funding Request**

Emily Abraham with Pioneer Youth gave an annual update on the program, now in its 4<sup>th</sup> year. The program serves ages 7-17 at its Granite Street center. The program is free for all kids and includes daily snacks, weekly meals, and access to a "dignity store" for hygiene items. The program currently serves about 40 children daily and has reached over 130 children in total. Additional programs include back-to-school supply events, Christmas sponsorships with the Pilot Club, and state-funded social emotional learning initiatives. Future plans include program expansion, annex building renovation, and strengthening community partnerships, with a focus on adolescent programming. Mrs. Abraham stated that rising insurance costs are also a concern for them. They are requesting for the City to continue annual funding of \$25,000.

#### **3. Georgia Youth Impact Project Funding Request by Frederick Manley**

Frederick Manley with the Georgia Youth Impact Project gave a presentation to Council requesting total funding of \$25,000, with the first \$7,400 to be paid for his adjusted one-week program for July. The original eight-week curriculum will be condensed to a one-week program for July. Funding for the one-week program is proposed to be included in the overall funding request if approved. Focus on gun violence prevention, substance abuse, family trauma, and mental health. Curriculum includes prevention, early intervention, and alternative programs addressing vaping, drug addiction, and meth use. He gave an overview of his anticipated revenue of \$50,000 (with funding coming from the City of Hogansville, grants, and donations). He anticipates his expenses to be \$45,000 for staff, materials, and transportation.

4. **Annexation of Parcel Number 0030 000008 and 5. Rezoning of Parcel Numbers 0030 000008 and 0030 000007A to G-LI**

Civil Engineer John Wise gave a presentation to Council regarding the request to annex an 85-acre parcel on Emmaus Church Road into the City of Hogansville and rezone that parcel and the adjacent parcel of approximately 8 acres, already inside the City limits, from CR-MX to G-LI.


The planned development will be three small-to-mid-sized industrial warehouses. The sanitary sewer will be provided by Meriwether County and all other utilities come from the City of Hogansville. Planned improvements include widening the road on Emmaus Church Road and intersection upgrades to Highway 54 and Sims Road per DRI recommendations. Council emphasized the need for a development agreement specifying traffic studies and DOT coordination for truck access, intersection safety, and buffer zones to protect nearby residential areas.

5. **LMIG – LRA Funding Project**

City Manager Lisa Kelly asked Council for their recommendation for using the \$65,000 LRA funds. After previous discussions, Council agreed with using the funding to upgrade existing sidewalks needing repair and addressing the need for safety railings on Askew Avenue at Granite Street.

Mayor Ayers adjourned the Work Session at 6:33pm.

Respectfully,

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

LeAnn Lehigh  
City Clerk





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

## **Public Hearing**

**June 2, 2025**

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

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

### **CITIZEN COMMENTS**

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

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

## **Regular Meeting**

**June 2, 2025**

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

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

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

**MOTION CARRIES: 4-0**



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

#### **Consent Agenda**

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

**Motion Carries 4-0**

#### **Old Business**

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

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

**Discussion:** None

**Motion Carries 4-0**

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

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

**Discussion:** None

**Motion Carries 4-0**

#### **New Business**

1. ***Ordinance – 1<sup>st</sup> Reading – Annexation of Parcel Number 0030 000008***

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

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

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

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

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

**Discussion:** None

**Motion Carries 4-0**

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

#### **ADJOURNMENT**

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

Respectfully,



LeAnn Lehigh

City Clerk



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

## **Work Session Meeting**

**June 9, 2025**

**Call to Order:** Mayor Jake Ayers called the Work Session to order at 5:35pm. Present were Council Member Michael Taylor, Council Member Jason Baswell, Council Member Mark Ayers, and Council Member Kandis Strickland. Also present were City Manager Lisa Kelly, Assistant City Manager Oasis Nichols, Police Chief Jeff Sheppard, and City Clerk LeAnn Lehigh. Council Member Mandy Neese and City Attorney Alex Dixon were not present at tonight's work session meeting.

### **Order of Business**

#### **1. Discussion of Proposed 2025/2026 Budget**

City Manager Lisa Kelly presented a PowerPoint presentation on the proposed FY 2026 budget, focusing on prudent financial decisions to support City growth over the next 10-15 years.

**Administration:** Covers general City Hall functions not assigned to other departments.

**Revenue Projections:** Property tax revenue is expected to rise due to new home construction (109 new properties Jan-May) and remodels, not from a mill rate increase. The preliminary tax digest from the county is pending; estimates are conservative. There were 250 building permits issued from July 1 last year to May 31 this year. Increased revenue is projected from all development-related lines (development fees, connection fees, building permit income), with conservative estimates.

**Staffing Requests:** Addition of one Accounting I Clerk (entry-level) to the finance department. This position will assist the Finance Director with managing records, ensuring monthly journal entries, assisting with coding, accounts payable/receivable. Plans are in place to create an office in the airlock with estimated costs under \$5,000.

**Key Initiatives:** \$50,000 allocated for a Traffic Planning Firm to prepare a comprehensive traffic study. The scope of this work would give an impact analysis, recommendations, conceptual road map, and cost estimates for future roads. This is a necessary step in planning for growth and managing congestion on Highways 54 & 29. The budget is also showing updates to Q-Public at the amount of \$2,500 for a 3-year partnership with Troup County for annual ariel photos and enhanced Q-Public Tools.

Council questioned if one additional accountant was sufficient. City Manager responded that one position is appropriate right now, considering unknowns with the new software and the specialized nature of governmental accounting. Succession planning is a factor. This new position should help realign duties and take some tasks off of already stretched-thin staff. City Manager emphasized the importance of cross-training employees across departments for operational continuity.

**Police Department:** Current starting pay for police officers is \$21.39/hr and is much lower than neighboring jurisdictions (Grantville \$27.71/hr, LaGrange \$31+/hr or \$60k/year). The city ranks third lowest in a four-county area. The budget proposal is to raise the starting POST certified officer pay to \$26/hr and establish pay parity for other ranked positions. There are also funds set aside for an incentive program, with details to come later, for officer longevity and City residency. There is a request for a non-ranked civilian Code Enforcement/Animal Control Officer.

The Police Department is in need of a new side-by-side, so funds for that are proposed in the budget. There is a plan to sell five out-of-service vehicles and one confiscated vehicle, expecting ~\$42,000 to offset new vehicle costs. Vehicles with patrol equipment will be offered to other agencies for better returns.

Currently, revenue from court fines/forfeitures and probation/technology fees is exceeding budget. The OPB grant covers all other capital purchases; no additional capital items requested. ~\$665,000 remains.

Council Members suggested increasing starting pay to \$27+/hr to match Grantville. Consideration would be needed for pay parity with other city department heads if police pay is significantly increased. The \$26/hr proposal plus parity adjustments impacts the budget by ~\$226,000.

Street Department: \$60,000 allocated for raising manholes in spring, coordinating with GDOT's paving of East Main Street. \$150,000 budgeted to combine with SPLOST funds for street paving (locations TBD after retreat).

There is a request for three new employees to form an additional street crew for roads, grass cutting, sidewalks, and maintenance. Water/Gas employees are no longer available for these tasks due to development demands.

A request is also being made for a Public Works Clerk. This position would work at the Maintenance building and would handle customer calls, work orders, purchase orders, quotes, inventory, and purchasing, improving efficiency and service.

Replacement of the side arm mower is also requested in the budget, with proposed funding coming from SPLOST, potentially split among water/wastewater, pavement/sidewalks, and city equipment projects. Proposed starting pay increase for Maintenance Worker 1 from \$16.50/hr to \$18/hr. This would affect 13 employees across five departments. The current state average is \$19.23/hr.

Water Distribution: The City contracts out water compliance services (testing, lab work, EPD reporting) for \$1,200/month. The current contracted service is reactive, leading to EPD letters and compliance violations due to consultant overload. City staff is proposing hiring a Water Supervisor (ideally with a water distribution license), who would manage the water department employees, oversee the SCADA system, ensure EPD compliance, mapping, and upgrade planning.

Royal Theater: The Theater will continue monthly live performances, supplemented by movies, per the Council guidance. Ticket sales revenue is lower than anticipated, so there is a focus on increasing sponsorships and memberships, and lowering ticket prices for live events, booking talent with less expensive tech riders and hospitality.

There is a proposal to convert the part-time Box Office employee to full-time. Since the employee is currently working close to full-time hours, the budget impact would be minimal. This position would remain hourly. There is also a request to increase the marketing budget to reach a wider audience. There is an anticipated increase in use by local schools and private bookings, conferences, and retreats. Improvement is needed in software for separating revenue from live events vs. movie sales, which is currently combined.

Sewer Collection: Continued funding for engineering services for future growth, using sewer and water models. Developers will contribute to system upgrades via Development Agreements or tap fees. There is funding for lining and manhole repair, especially where the Meriwether County Water Sewer Authority line connects to the City's gravity-fed line. Funds are also proposed for addressing odor issues where lift stations meet gravity-fed lines due to low flow, although this should improve with more connections.

No additional positions are requested in this department; however, some employees would be affected by the proposed Maintenance Worker 1 pay increase to \$18/hr.

Wastewater Treatment Plant & Spray Field: The employee currently budgeted under the spray field will move to the Wastewater Treatment Plant budget. There will be some remaining expenses in this line; hay cutting, grass cutting, insurance. A request is made for a small storage building and new riding lawnmower for the Wastewater Treatment Plant, totaling approx. \$9,000.

### **City-Wide Budget Highlights**

Financial Policies: There is no proposed increase in property tax millage rate and no proposed increases in the utility rates. SPLOST revenues/expenditures generally not in the operating budget, except for earmarked items.



Insurance and Benefits: Budgeting for a 10% increase in all insurance lines (property, liability, auto), excluding medical insurance. A 5.1% increase in medical costs.

Compensation (COLA, Merit): Proposed 2.5% COLA for all employees (based on national average for 2025) and up to 5% merit increases based on performance evaluations, with the exception of Police Department and Maintenance Worker 1 increases. Increase in Christmas bonus amounts, which have currently been \$600 since 2011.

Capital Investments and Major Expenses: Request for natural gas generators at City Hall and the Maintenance Building (currently no backup power), at a cost of \$25,000 each.

Revenue Strategies (Connection Fees): Significant revenue increases anticipated from water/sewer connection fees due to growth. The proposal is to allocate 75% of connection fees to a reserve fund for future water/wastewater improvements and the remaining 25% to be used for operating expenses. Budgeted by department revenue reflects only the 25% portion.

Contingency and Future Planning: \$425,000 remains budgeted as a placeholder for a potential AMR subsidy. No significant progress has been made in two years. Council Member Baswell suggested exploring using these funds to help the Fire Dept. upgrade to Advanced Life Support (ALS) instead.

Additional Equipment: Funds are requested for a much-needed forklift for increasing inventory. A used forklift is estimated to cost \$17,000-\$20,000. This may be requested as a SPLOST earmark.

Overall Financial Growth: The total proposed budget for all funds is \$26 million for FY 25-26. This is a significant increase from FY 23-24 (\$15 million) and 2001 (\$11 million), which reflects substantial City growth.

Council members were asked to thoroughly review the proposed budget document.

Staff were asked to provide a list of all current employees by department and indicate newly proposed positions. Staff were also asked to provide data on the number of new employees hired from FY 23 to present.

Staff will calculate and present the budget impact of increasing police starting pay to \$27/hr (to match Grantville), including parity adjustments ("Version A" figures).

The next budget Work Session meeting is scheduled for Monday, June 16. There will be two public hearings on June 16, one at 10am and the other public hearing prior to the Regular Meeting at 7pm. The Budget Schedule has the potential budget adoption date as June 25, with an alternate date of June 30 if needed.

Council Members were asked to communicate any specific concerns or issues to staff before the next work session meeting. Staff will be available to go over any specific items or line-by-line if needed. City Manager agreed to inquire with the Fire Chief about the feasibility and cost of upgrading service to ALS.

Mayor Ayers adjourned the Work Session at 7:49pm.

Respectfully,



LeAnn Lehigh  
City Clerk



**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 6<sup>th</sup>, 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](mailto: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](mailto: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 Emmaus 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:

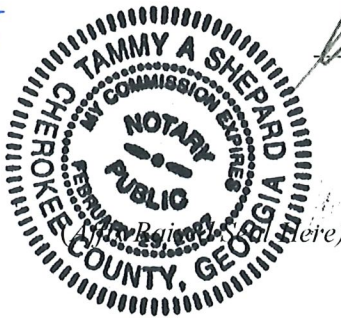
- ☐ Please use additional sheet, if necessary, to list all owners.
- ☐ One (1) copy of this application, completed in full
- ☐ Property Authorization Forms
- ☐ A concept/site plan of the property
- ☐ One (1) 24x36 sign to be placed at each lot frontage. \*
- ☐ One (1) legal advertisement to be published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



[Signature]

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: \_\_\_ rwccheely@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

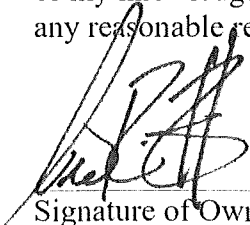
Proposed Use: \_\_\_ Warehouse/Distribution

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.***

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- 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:

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- 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

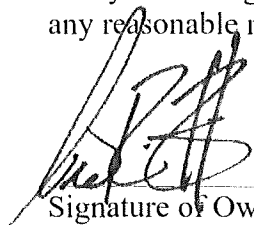
Proposed Use: \_\_\_ Warehouse/Distribution

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

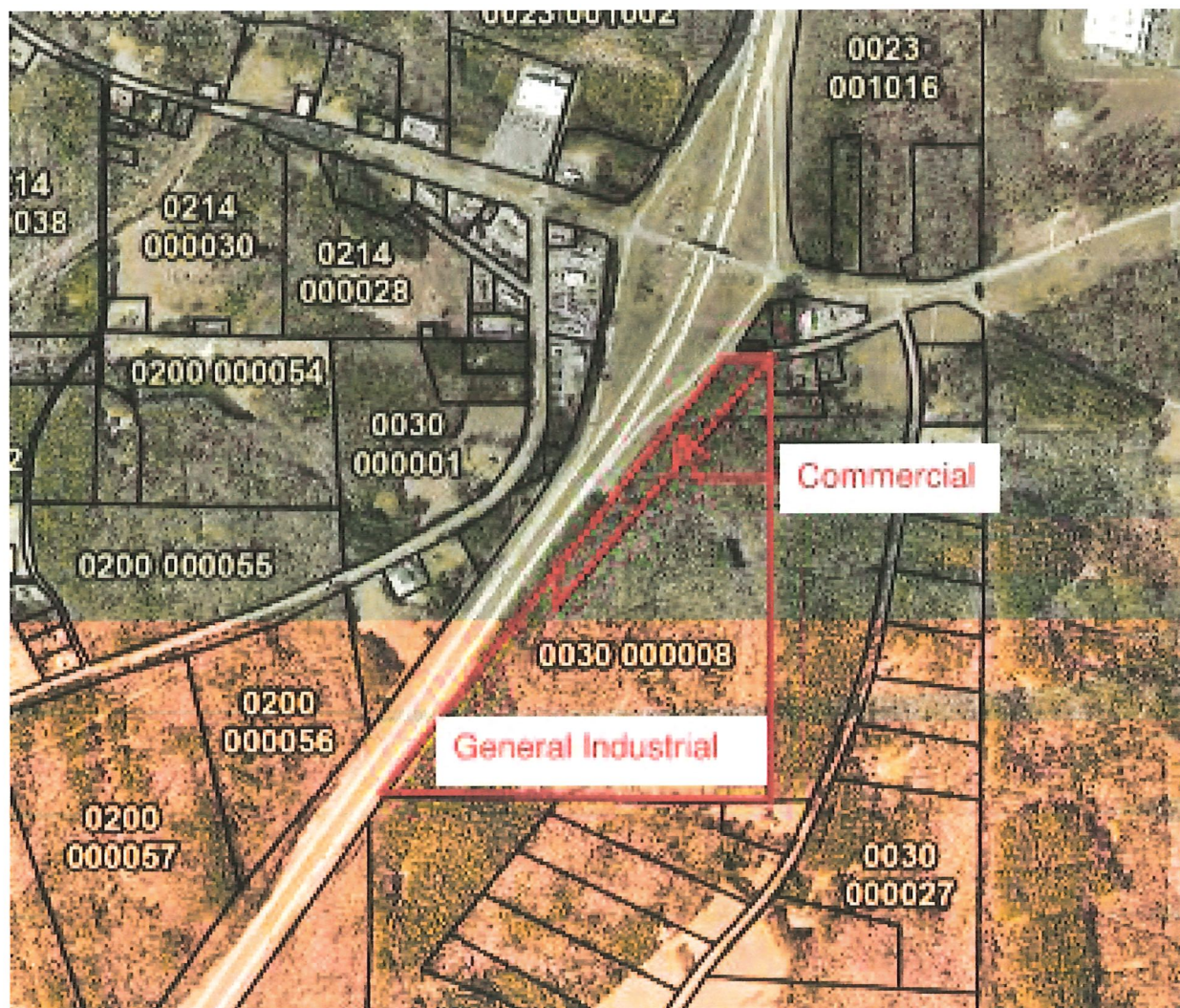
To: Mayor Jake Ayers and Council Members,

Dear Mr. Ayers,

This letter is to describe 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, cursive script.

**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](mailto:dfredrick@trammellcrow.com)

[www.trammellcrow.com](http://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  
Perk

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.*



