



City of Hogansville
City Council
Public Hearing & Regular Meeting Agenda
Monday, October 19, 2026 – 7:00 pm

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

Mayor: Jake Ayers	2029	City Manager: Lisa E. Kelly
Council Post 1: Michael Taylor, Jr	2029	Assistant City Manager: Oasis Nichols
Council Post 2: Jason Baswell	2029	City Attorney: Alex Dixon
Council Post 3: Mandy Neese *	2027	Chief of Police: Jeffrey Sheppard
Council Post 4: Mark Ayers	2027	City Clerk: LeAnn Lehigh
Council Post 5: Kandis Strickland	2027	* Mayor Pro-Tem

PUBLIC HEARING 7:00pm

Public Hearing to Hear Citizen Comments on Rezoning of the Hogansville Mill from Industrial to CR-MX

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 October 19, 2026
2. Approval of Minutes: Public Hearing 10am September 21, 2026
3. Approval of Minutes: Work Session Meeting October 05, 2026
4. Approval of Minutes: Regular Meeting October 05, 2026

PRESENTATION

1. Troup County Parks & Recreation Board Update

NEW BUSINESS

1. Ordinance - 1st Reading-Rezoning-Hogansville Mill
2. Proposed Fee Schedule Adoption
3. Board Appointment Introduction-Cemetery Board

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

- *October 17-18 – 10:00am – 5pm | Hummingbird Festival/Downtown Hogansville*
- *October 15, 2026 – 6:00 pm | Meeting of the Planning & Zoning Commission at Hogansville City Hall*
- *October 27, 2026 – 6:00 pm | Meeting of the Downtown Development Authority at Hogansville City Hall*
- *November 2, 2026 – 7:00 pm | Regular Meeting of the Mayor and Council at Hogansville City Hall*

The Royal Theater Happenings

- *Friday, October 2, 2026 – 7:00 pm | MOVIE: A Nightmare on Elm Street*
- *Saturday, October 3, 2026 – 7:00 pm | MOVIE: Corpse Bride*
- *Friday, October 9, 2026 – 7:00 pm | MOVIE: Silence of the Lambs*
- *Friday, October 23, 2026 – 7:00 pm | MOVIE: Halloweentown*
- *Saturday, October 24, 2026 – 4:00 pm | MOVIE: Monsters, Inc.*
- *Friday, October 30, 2026 – 7:00 pm | MOVIE: Hocus Pocus*
- *Saturday, October 31, 2026 – MOVIE: Texas Chainsaw Massacre*
- *Saturday Night October 31, 2026 – MIDNIGHT: Rocky Horror Picture Show*

Purchase tickets online 1937royaltheater.org or call the box office 706-955-4870



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

PUBLIC HEARING

September 21, 2026 - 10:00 am

Mayor Jake Ayers called the Public Hearing to order at 10:01 am to hear citizen comments on the proposed 2026 Millage Rate. Present were Mayor Ayers, Council Member Jason Baswell, Council Member Mandy Neese, and Council Member Mark Ayers. Also present were City Manager Lisa Kelly, City Clerk LeAnn Lehigh and Deputy City Clerk Stephanie Savage. Council Members Taylor and Strickland were not present at the Public Hearing.

There were no citizen comments, and Mayor Ayers closed the Public Hearing at 10:01 am.

Respectfully,

LeAnn Lehigh
City Clerk



*MEETING HELD AT HOGANSVILLE CITY HALL
111 HIGH STREET, HOGANSVILLE, GA 30230*

**Work Session Meeting
October 5, 2026**

Call to Order: Mayor Jake Ayers called the Work Session to order at 6:05 p.m. Present were Council Members Jason Baswell, Mark Ayers, and Kandis Strickland. Council Member Michael Taylor, Jr. arrived at 6:29 p.m., and Council Member Mandy Neese arrived at 6:37 p.m. Also present were City Manager Lisa Kelly, Assistant City Manager Oasis Nichols, City Attorney Alex Dixon, Chief of Police Jeffrey Sheppard, City Clerk LeAnn Lehigh, and Deputy City Clerk Stephanie Savage.

1) Water/Sewer Discussion — Turnipseed Engineers

City Manager Lisa Kelly introduced Engineer Lamar Rogers, who led the presentation, and Kenny Green, President of Turnipseed Engineers, who discussed water and sewer improvements.

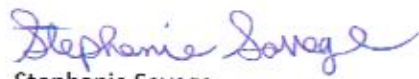
Representatives reviewed infrastructure improvements completed since 2010 and outlined current and future needs, including waterlines, sewer systems, pump stations, and wastewater treatment improvements.

Mayor Ayers requested clarification regarding water purchases from Coweta County and the City of LaGrange. Discussion also addressed water storage, emergency connections, project timelines, grant funding, and coordination with the Department of Transportation's proposed roundabout project.

Council discussed potential data center water and sewer demands, developer responsibility for infrastructure costs, and financial protections for the City. Representatives emphasized reviewing proposed developments to confirm system capacity and stated they would share the presentation with the City via email.

The Work Session concluded at 7:02 p.m.

Respectfully,


Stephanie Savage

Deputy City Clerk



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

REGULAR MEETING

October 5, 2026

Call to Order: Mayor Jake Ayers called the Regular Meeting to order at 7:07 p.m. Present were Council Members Michael Taylor, Jr., Jason Baswell, Mandy Neese, Mark Ayers, and Kandis Strickland. Also present were City Manager Lisa Kelly, Assistant City Manager Oasis Nichols, City Attorney Alex Dixon, Chief of Police Jeffrey Sheppard, City Clerk LeAnn Lehigh, and Deputy City Clerk Stephanie Savage.

Invocation and Pledge: Council Member Michael Taylor, Jr. led the invocation and pledge.

CONSENT AGENDA

The Consent Agenda consisted of approval of October 5, 2026, Regular Meeting agenda and September 21, 2026, Work Session and Regular Meeting minutes.

Motion: Council Member Kandis Strickland moved to approve the Consent Agenda, seconded by Council Member Mandy Neese.

Motion Carries 5-0

CITIZEN APPEARANCES

Sara Jenkins addressed Council regarding use of the Parks and Recreation gym and requested an update on Council's findings. Council Member Taylor discussed meeting with Parks and Recreation and county representatives. Replacement of the pickleball court nets was also discussed.

NEW BUSINESS

1. Preliminary Plat — Blue Creek Industrial Parkway

Council Member Mandy Neese moved to approve the preliminary plat for Tracts 2, 3, and 4, seconded by Council Member Mark Ayers.

Discussion: Tract one was not included in the preliminary plat. The developer said a preliminary plat for that residential layout will return later.

Motion Carries 5-0

2. Am Waste Contract

Council reviewed the Am Waste contract, including a provision allowing termination after one year with 90 days' notice. Council Member Mandy Neese moved to approve the contract, seconded by Council Member Mark Ayers.

Motion carries 5-0.

3. Fee Schedule Updates for Development

City Manager Lisa Kelly introduced proposed development fee schedule updates. Additional information would be provided in response to Council's questions. No action was taken.

4. Direction for UDO Text Amendments

Discussion concerned the Heavy Industrial zoning district, standards and regulations for data center developments, and procedures and requirements related to developments of impact, including silt fence inspections and special use permits.

Mayor Jake Ayers requested that the revised ordinance return to Planning and Zoning before being presented to Council, with language clarifying special use permit requirements. City Attorney Alex Dixon was directed to amend the ordinance and prepare a final draft showing the changes for the October 15, 2026, Planning and Zoning meeting.

EXECUTIVE SESSION

1. Litigation Exemption

Council Member Michael Taylor, Jr., moved to enter Executive Session to discuss litigation, seconded by Council Member Mandy Neese.

Motion carries 5-0.

Council entered Executive Session at 8:05 p.m. and reconvened the open session at 8:10 p.m.

NEW BUSINESS — CONTINUED

5. Ante Litem

Council Member Mandy Neese moved to deny the ante litem claim, seconded by Council Member Mark Ayers.

Motion carries 5-0.

ADJOURNMENT

Council Member Michael Taylor, Jr., moved to adjourn, seconded by Council Member Mark Ayers. The motion carried 5-0. The meeting adjourned at 8:29 p.m.

Respectfully,



Stephanie Savage
Deputy City Clerk

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 LOCATED AT THE INTERSECTION OF CORINTH ROAD AND HIGHWAY 29, CURRENTLY IDENTIFIED AS 217 CORINTH ROAD, AND CURRENTLY OWNED BY HOGANSVILLE LAND COMPANY, LLC, FROM GENERAL LIGHT INDUSTRIAL (G-LI) TO CORRIDOR MIXED USE (CR-MX); 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 Corridor Mixed Use (CR-MX) 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 located in Land Lots 11 and 12 of the 12th Land District, Troup County, Georgia, containing 36.77 acres, more or less, identified as Tax Parcel ID Numbers 0241D001001 (20+ acres) and 0214A000014 (36+ acres) (for a total of approximately 36.76 acres, more or less) located off of and at the intersection of Corinth Road/Georgia Highway 100 and Hogansville Road/U.S. Highway 29, Hogansville, Troup County, GA 30230, and being more particularly described in the legal description set forth in Exhibit "A" attached hereto and incorporated herein by reference.

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

EXHIBIT A

TRACT I

All that tract or parcel of land lying in or being in Land Lots 11 & 12 of the 12th Land District and Land Lots 65 & 96 of the 11th Land District, Troup County, Georgia. This land is basically triangular in shape, and is bounded on the north by the center line of Yellow Jacket Creek, on the South-West by the Right of Way of Georgia Highway #100, and on the South-East by the Right of Way of U. S. Highway #29. This land is partly in the City of Hogansville, as described on a survey for Dominion Engineered Textile, Inc., dated April 19, 1990, prepared by R. C. Barrow, Georgia Registered Land Surveyor No. 1150, and identified as Drawing Number 32-20-C, and more particularly described as follows:

Beginning at an iron pin (set) on the East R/W of Ga. Highway #100 (30.0 feet from the C/L) and 54.3 feet from the C/L of U. S. Highway #29.

THENCE North 05 degrees 09 minutes 24 seconds West for a distance of 536.57 feet to a concrete R/W marker.

THENCE along a curve to the left having a radius of 847.6 feet and an arc of 219.55 feet, being subtended by a chord North 15 degrees 14 minutes 58 seconds West for a distance of 218.94 feet to a concrete R/W marker.

THENCE North 69 degrees 34 minutes 03 seconds East for a distance of 19.41 feet to a concrete R/W marker.

THENCE along a curve to the left having a radius of 867.6 feet and an arc length of 753.17 feet, being subtended by a chord of North 45 degrees 30 minutes 23 seconds West for a distance of 729.74 feet to a point on R/W of Highway #100; being 50 feet from the center line.

THENCE North 70 degrees 22 minutes 13 seconds West for a distance of 319.72 feet to a point on R/W.

THENCE North 20 degrees 00 seconds East for a distance of 25.00 feet to a point on R/W of Highway #100.

THENCE North 67 degrees 28 minutes 11 seconds West for a distance of 104.66 feet to C/L of Yellow Jacket Creek and East R/W of Highway #100; being 75 feet from C/L of Highway #100.

THENCE North 52 degrees 07 minutes 56 seconds East for a distance of 393.61 feet to a point in the center of Yellow Jacket Creek.

1 BK 1129 PG 0131

BK 1129 PG 0132

THENCE North 68 degrees 39 minutes 50 seconds East for a distance of 244.37 feet to a point in the center of Yellow Jacket Creek.

THENCE North 72 degrees 46 minutes 56 seconds East for a distance of 550.61 feet to a point in the center of Yellow Jacket Creek.

THENCE South 66 degrees 41 minutes 21 seconds East for a distance of 324.95 feet to a point in the center of Yellow Jacket Creek.

THENCE South 62 degrees 49 minutes 33 seconds East for a distance of 675.03 feet to a point in the center of Yellow Jacket Creek and the West R/W of Highway #29, being 100 feet from C/L of Highway #29.

THENCE South 30 degrees 07 minutes 04 seconds West for a distance of 104.25 feet to a concrete R/W marker.

THENCE South 58 degrees 02 minutes 29 seconds East for a distance of 35.33 feet to a concrete R/W marker being 65 feet from C/L of Highway #29.

THENCE South 31 degrees 55 minutes 55 seconds West for a distance of 531.96 feet to a concrete R/W marker on North-West R/W of Highway #29.

THENCE South 58 degrees 04 minutes 05 seconds East for a distance of 25.00 feet to a point being 40 feet from C/L of Highway #29.

THENCE South 31 degrees 55 minutes 27 seconds West for a distance of 258.46 feet to a concrete R/W marker.

THENCE along a curve to the right having a radius of 2866 feet and an arc of 262.66 feet, being subtended by a chord South 34 degrees 31 minutes 37 seconds West for a distance of 262.58 feet to a concrete R/W marker.

THENCE South 53 degrees 14 minutes 45 seconds East for a distance of 9.91 feet to concrete R/W marker.

THENCE South 38 degrees 06 minutes 47 seconds West for a distance of 614.87 feet to IRON PIN SET on R/W of Highway #29.

THENCE North 74 degrees 02 minutes 31 seconds West for a distance of 27.29 feet to the Point of Beginning.

Said property contains 37.76 acres, more or less.

August 11, 2026

Mayor and Members of the City Council
Planning Commission
City of Hogansville
111 High Street
Hogansville, GA 30230

Re: Rezoning Request – The Hogansville Mill Mixed-Use Development

Dear Mayor, Members of the City Council, and Members of the Planning Commission,

On behalf of Second Half Holdings, LLC, we respectfully submit our application requesting the rezoning of the historic Hogansville Mill property to allow for The Hogansville Mill Mixed-Use Development.

Our vision is to thoughtfully redevelop this historic property into a vibrant mixed-use destination that preserves its historic character while creating new opportunities for housing, employment, commerce, recreation, and community gathering. We believe this project represents a unique opportunity to transform one of Hogansville's most recognizable landmarks into a catalyst for continued investment, economic growth, and community revitalization.

As outlined in the enclosed Rezoning Justification Statement, we believe the proposed rezoning is consistent with the City's Comprehensive Plan and supports many of its long-term goals, including redevelopment of underutilized property, adaptive reuse of historic structures, expansion of housing opportunities, downtown revitalization, economic development, walkability, and the efficient use of existing infrastructure.

We appreciate the time and consideration that the Planning Commission, Mayor, City Council, and City staff devote to reviewing this application. We look forward to working collaboratively throughout the review process and are committed to developing a project that will be a source of pride for the City of Hogansville for generations to come.

Thank you for your thoughtful consideration of our request. We respectfully request your approval of the proposed rezoning application.

Sincerely,

Nathan Dockery

Application Number: R726-62



Rezoning Application Form

*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 Received : 08/12/2026

Application Accepted : 8/12/2026

Application for Rezoning -- City of Hogansville Georgia

Property Owner: Hogansville Land Company, LLC - Sally Daniels, manager
Property Owner Address: 118 Holbrook Trail
City, State, Zip: Greenbriar, SC 29605
Phone Number: 864-380-4046
Email: sally@medcoinvestments.com

Authorized Agent: Nathan Dockery
Agent's Address: 90F Glenda Trace, Ste 238
City, State, Zip: Newnan, GA 30265
Phone Number: 770-789-7456
Email: nathan@dockerygroup.com

Subject Property Address: 117 Corinth Road
City, State, Zip: Hogansville, GA 30230
Tract Tax Parcel Number: 0241D001001 and 0241A000014
Size of property (acres): 36 acres
Current Zoning: Industrial Proposed Zoning: CR-MX
Current Use: Industrial
Proposed Use: Mixed use project
If rezoned, when will the proposed use start? 2027
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 arise during the review process.



Signature of Owner or Authorized Agent

August 11, 2028

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? Yes. Jake Ayers is representing the Buyer as a real estate agent.

If so, describe the nature and extent of such interest: Mr. Ayers is acting as real estate agent on on behalf of our group as the Buyer of the property.

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:

Good afternoon everyone.

I wanted to send a message to Everyone in regards to a project coming to the community. As you might have seen, the old Continental Mill has been under contract for a few months and has just gone to planning and zoning To request rezoning. The developers intent is to redevelop the property into a multipurpose/mixed use space.

I am currently representing the buyer of that property as a real estate agent. Because of my professional involvement, I plan to recuse myself From any conversation or potential decisions regarding the rezoning of this property as it comes to council in the coming weeks.

It's a very exciting project And I encourage all of you to review the plans that went to planning and zoning and Please let Lisa know if you have any questions regarding the specifics of the zoning requests.

The developer is making the necessary request for a public hearing so that a first reading will come before the council in a few weeks.

If you have any questions or concerns regarding this matter, please feel free to reach out. I have included Alex Dixon on this email as well.

Thanks,
Jake Ayers

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.



Third Party Authorization Form

City of Hogansville

This is a written request from Hogansville Land Company, LLC, the legal owner of
Property: 117 Corinth Road, Hogansville, Troup County, Georgia
and the Tax Parcel Number 0241D001001 and 0241A000014. I hereby grant
authorization to Nathan Dockery 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.

Nathan Dockery
Property Owner Signature/Firma del dueño

8/8/2026
Date/Fecha:

[Signature]
Notary Public

NOTAR
Notary Public
State of South Carolina
My Commission Expires 12/13/2033

(Affix Raised Seal Here)

HOGANSVILLE
Georgia
Owner Authorization Form
City of Hogansville

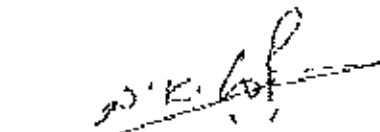
This is a written request from (property owner name): Hogansville Land Company, LLC, the legal owner of Property (address):
117 Conith Road, Hogansville, Troup County, Georgia; Troup County
Tax Parcel Number 02412001001 and 0241A000014. At
this time, we are requesting that the said property rezoned from Industrial to
CR-MX.

Esta es una petición escrito de (nombre del dueño) _____,
el dueño legal de la Propiedad (dirección): _____,
Hogansville, Condado de Troup, Georgia; El Número de Parcela Fiscal

En este momento, estamos pidiendo que se considere la propiedad para estar rezonificada de
_____ a _____.


Property Owner Signature/Firma del dueño

8/8/2026
Date/Fecha:


Notary Public

NOTAR
Notary Public
State of South Carolina
My Commission Expires 12/13/2033

(Affix Raised Seal Here)



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.

Answers on next page on separate sheet.

2. Whether the zoning proposal would adversely affect the existing use or usability of adjacent or nearby property.
3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.
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.
5. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive 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.

The Hogansville Mill Mixed-Use Development

Rezoning Justification Statement

Prepared for the City of Hogansville, Georgia
Prepared by: Second Half Holdings, LLC

Executive Summary

The Hogansville Mill Mixed-Use Development is the proposed adaptive reuse and redevelopment of the historic Hogansville textile mill and surrounding property into a vibrant mixed-use destination that will preserve the site's historic character while creating new opportunities for housing, employment, commerce, recreation, and community gathering.

For more than one hundred years, the Hogansville Mill served as an important part of the City's history and economy. As manufacturing practices changed, the property became increasingly difficult to utilize for modern industrial purposes. Despite its existing industrial zoning, the property has remained substantially underutilized and has experienced continued deterioration.

The proposed redevelopment provides a realistic and economically viable opportunity to restore one of Hogansville's most recognizable historic properties while supporting the City's long-term planning objectives. The project will create a walkable mixed-use environment that complements downtown Hogansville, strengthens the local tax base, encourages additional private investment, expands housing opportunities, supports local businesses, and enhances quality of life.

Project Overview

The Hogansville Mill Mixed-Use Development is envisioned as the adaptive reuse of a historic industrial property into a thoughtfully planned mixed-use development integrating residential, commercial, office, hospitality, recreational, civic, and open space uses.

Located adjacent to downtown Hogansville, the public library, established neighborhoods, and Yellow Jacket Creek, the property is uniquely positioned to become an extension of the downtown area while preserving one of the community's most historically significant landmarks.

A substantial portion of the property consists of floodplain associated with Yellow Jacket Creek, creating a natural buffer between much of the proposed development and neighboring properties while preserving valuable open space and environmental resources.

Community Benefits

The redevelopment will eliminate a deteriorating industrial property while preserving an important historic landmark through adaptive reuse. The project will create new housing opportunities, support existing businesses, encourage entrepreneurship, generate employment, increase the City's tax base, and promote additional investment throughout Hogansville. It also supports walkability and future connections to the Yellow Jacket Creek Greenway while making efficient use of existing infrastructure.

Consistency with the Comprehensive Plan

The proposed rezoning supports the City's Comprehensive Plan by redeveloping an underutilized historic property, encouraging adaptive reuse, promoting mixed-use development, expanding housing opportunities, supporting downtown revitalization, utilizing existing infrastructure efficiently, improving walkability, encouraging tourism, and preserving Hogansville's historic character.

Responses to the Rezoning Criteria

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 proposed zoning will permit a mixed-use development that is compatible with surrounding land uses while significantly improving one of the City's most important historic properties. The redevelopment complements nearby residential neighborhoods, downtown Hogansville, the public library, and the planned Yellow Jacket Creek Greenway. The project is expected to encourage additional private investment, strengthen surrounding property values, and support existing businesses while creating a vibrant extension of the downtown area.

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

The proposed zoning is not anticipated to adversely affect neighboring properties. A substantial portion of the property is bordered by Yellow Jacket Creek and associated floodplain, providing a significant natural buffer. The redevelopment will transform the property into an attractive mixed-use destination that enhances the surrounding area and promotes continued neighborhood revitalization.

3. Whether the property has a reasonable economic use as currently zoned.

Although industrial use is currently permitted, the existing improvements were constructed more than one hundred years ago for a different era of manufacturing. The property has experienced limited market interest for industrial occupancy, demonstrating the challenges associated with continued industrial use. The proposed mixed-use zoning provides an economically viable path to preserve the historic structures while returning the property to productive use.

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

The proposed development is not expected to create an excessive burden on public infrastructure. The project includes multiple access points to distribute traffic efficiently and will coordinate with GDOT regarding intersection improvements if warranted. Existing utility infrastructure serves the site, and the mixed-use nature of the project distributes activity throughout the day.

5. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Land Use Plan,

The proposed rezoning is consistent with the City's Comprehensive Plan by promoting redevelopment of an underutilized site, adaptive reuse, mixed-use development, housing opportunities, downtown revitalization, efficient use of existing infrastructure, economic development, walkability, tourism, and preservation of community character.

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

Current conditions strongly support approval. The property represents one of the City's most significant redevelopment opportunities and has the potential to become a catalyst for additional investment, preserve a community landmark, strengthen the economy, expand housing and employment opportunities, and further the City's long-term planning objectives.

EXHIBIT A

DESCRIPTION OF THE PROPERTY

TRACT I

All that tract or parcel of land lying in or being in Land Lots 11 & 12 of the 12th Land District and Land Lots 65 & 96 of the 11th Land District, Troup County, Georgia. This land is basically triangular in shape, and is bounded on the north by the center line of Yellow Jacket Creek, on the South-West by the Right of Way of Georgia Highway #100, and on the South-East by the Right of Way of U. S. Highway #29. This land is partly in the City of Hogansville, as described on a survey for Dominion Engineered Textile, Inc., dated April 19, 1990, prepared by R. C. Barrow, Georgia Registered Land Surveyor No. 1150, and identified as Drawing Number 32-20-C, and more particularly described as follows:

Beginning at an iron pin (set) on the East R/W of Ga. Highway #100 (30.0 feet from the C/L) and 54.3 feet from the C/L of U. S. Highway #29,

THENCE North 05 degrees 09 minutes 24 seconds West for a distance of 536.57 feet to a concrete R/W marker.

THENCE along a curve to the left having a radius of 847.6 feet and an arc of 219.55 feet, being subtended by a chord North 15 degrees 14 minutes 58 seconds West for a distance of 218.94 feet to a concrete R/W marker.

THENCE North 69 degrees 34 minutes 03 seconds East for a distance of 19.41 feet to a concrete R/W marker.

THENCE along a curve to the left having a radius of 867.6 feet and an arc length of 753.17 feet, being subtended by a chord of North 45 degrees 30 minutes 23 seconds West for a distance of 729.74 feet to a point on R/W of Highway #100; being 50 feet from the center line.

THENCE North 70 degrees 22 minutes 13 seconds West for a distance of 319.72 feet to a point on R/W.

THENCE North 20 degrees 00 seconds East for a distance of 25.00 feet to a point on R/W of Highway #100.

THENCE North 67 degrees 28 minutes 11 seconds West for a distance of 104.66 feet to C/L of Yellow Jacket Creek and East R/W of Highway #100; being 75 feet from C/L of Highway #100.

THENCE North 52 degrees 07 minutes 56 seconds East for a distance of 393.61 feet to a point in the center of Yellow Jacket Creek.

THENCE North 68 degrees 39 minutes 50 seconds East for a distance of 244.37 feet to a point in the center of Yellow Jacket Creek.

THENCE North 72 degrees 46 minutes 56 seconds East for a distance of 550.61 feet to a point in the center of Yellow Jacket Creek.

THENCE South 66 degrees 41 minutes 21 seconds East for a distance of 324.95 feet to a point in the center of Yellow Jacket Creek.

THENCE South 62 degrees 49 minutes 33 seconds East for a distance of 675.03 feet to a point in the center of Yellow Jacket Creek and the West R/W of Highway #29, being 100 feet from C/L of Highway #29.

THENCE South 30 degrees 07 minutes 04 seconds West for a distance of 104.25 feet to a concrete R/W marker.

THENCE South 58 degrees 02 minutes 29 seconds East for a distance of 35.33 feet to a concrete R/W marker being 65 feet from C/L of Highway #29.

THENCE South 31 degrees 55 minutes 55 seconds West for a distance of 531.96 feet to a concrete R/W marker on North-West R/W of Highway #29.

THENCE South 58 degrees 04 minutes 05 seconds East for a distance of 25.00 feet to a point being 40 feet from C/L of Highway #29.

THENCE South 31 degrees 55 minutes 27 seconds West for a distance of 258.46 feet to a concrete R/W marker.

THENCE along a curve to the right having a radius of 2866 feet and an arc of 262.66 feet, being subtended by a chord South 34 degrees 31 minutes 37 seconds West for a distance of 262.58 feet to a concrete R/W marker.

THENCE South 53 degrees 14 minutes 45 seconds East for a distance of 9.91 feet to concrete R/W marker.

THENCE South 38 degrees 06 minutes 47 seconds West for a distance of 614.87 feet to IRON PIN SET on R/W of Highway #29.

THENCE North 74 degrees 02 minutes 34 seconds West for a distance of 27.29 feet to the Point of Beginning.

Said property contains 37.76 acres, more or less.

(DESCRIPTION CONTINUES ON FOLLOWING PAGE)



CITY OF HOGANSVILLE REZONING REQUEST STAFF ANALYSIS AND REPORT

Case # : R26-02

Type of Request:
G-LI to CR-MX

Date: 08/31/2026

Owner: Hogansville Land
Company, LLC

Location: 117 Corinth Road

Parcel Number:

0241D001001

Acreage: 36 acres

Zoning: General Light Industrial

Current Use: Old
manufacturing company

Proposed Use: Commercial
Mixed-Use development

Character Area: Village

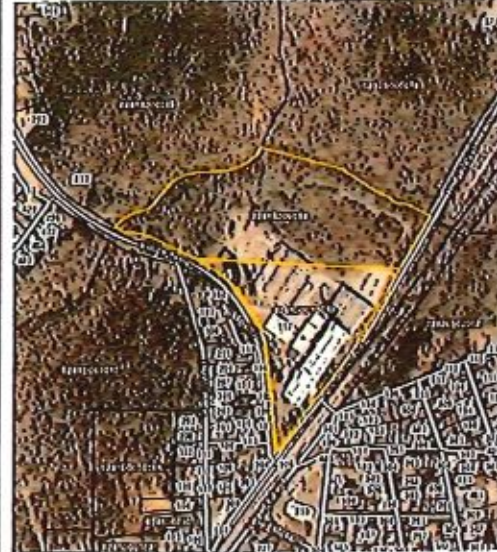
Public Notification:
Notice in Paper: September 23
Sign Posted: September 23

Date of Scheduled Hearings:
P/Z: September 17
City Council 1st reading:
October 19
City Council 2nd reading:
November 2

Request:

Nathan Dockery, the authorized agent, has submitted a request to rezone his 36-acre property located off Corinth Road and Highway 29. The parcel is currently zoned G-LI, and the proposed rezoning to CR-MX would allow for a planned Commercial Mixed-Use development.

Location Map:



Existing Land Uses:

Adjacent uses consist of the following:

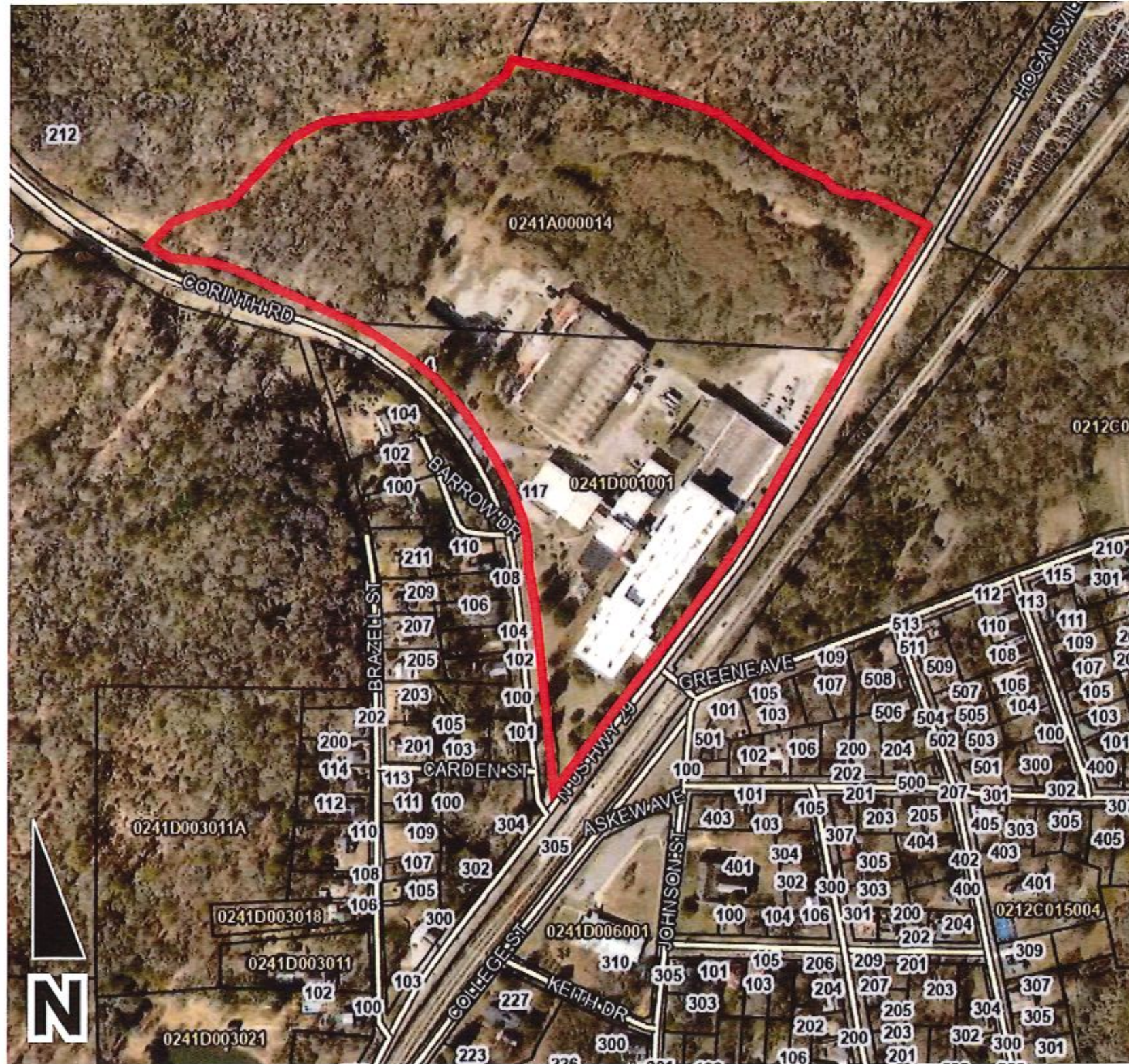
- WEST:** 110-100 Corinth Road, ES-R, 6 single family residential homes
- NORTH:** 0241A000015-- Troup County Agriculture -a 52-acre lot that is currently vacant and wooded.
- EAST:** Highway 29 and the CSX railroad are directly east of this property

DRI Review: Not applicable to this project	SOUTH: 300-304 N HWY 29 – ES-R and CR-MX, two residential homes and a .72 acre lot containing a gas station Previous Related Actions: None. Findings: 1. : This site is located off state Highway 29 2. : The parcel has two parcels to the north of it that are zoned CR-MX, making the proposed rezoning more compatible with the surrounding area Standards for Rezoning: 1) Is the proposed use suitable given the zoning and development of adjacent and nearby property? <i>Yes</i> 2) Will the proposed use adversely affect the existing use or usability of adjacent or nearby property? <i>No</i> 3) Is the proposed use compatible with the purpose and intent of the Comprehensive Plan? <i>Yes. The property is located within the Village Character Area, which supports a mix of residential, commercial, recreational, and open-space uses</i> 4) Are there substantial reasons why the property cannot or should not be used as currently zoned? <i>Yes, the G-LI zoning district does not permit certain commercial uses, including restaurants and bars. It also does not permit residential uses within the district.</i> 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? <i>No</i>
--	--

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

	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? <i>No</i> 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? <i>Yes</i> Staff Recommendation: Staff recommends approval of the proposed rezoning request. The application satisfies all seven (7) rezoning standards. The proposed CR-MX zoning is compatible with the comprehensive plan character area of the village, which is consistent with single family residential, while allowing for a mix of multi-family and commercial uses. Approval of the requested rezoning will not adversely affect the public health, safety, or welfare.
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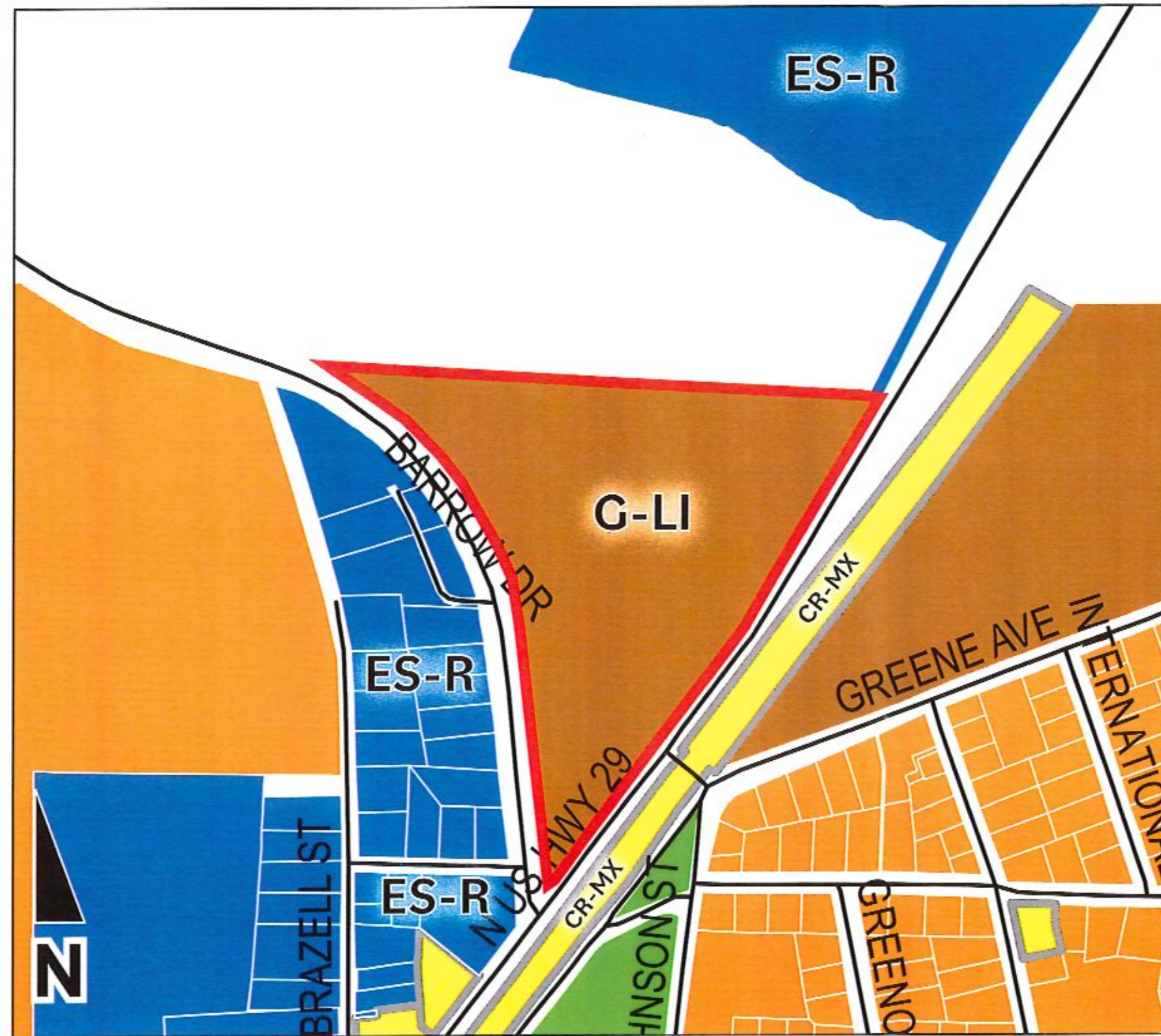
HOGANSVILLE MILL REZONING PLAN



Property Summary

- 36 acres
- Current zoning - G-LI
- Proposed zoning - CR-MX
- Does not include property located east of HWY 29

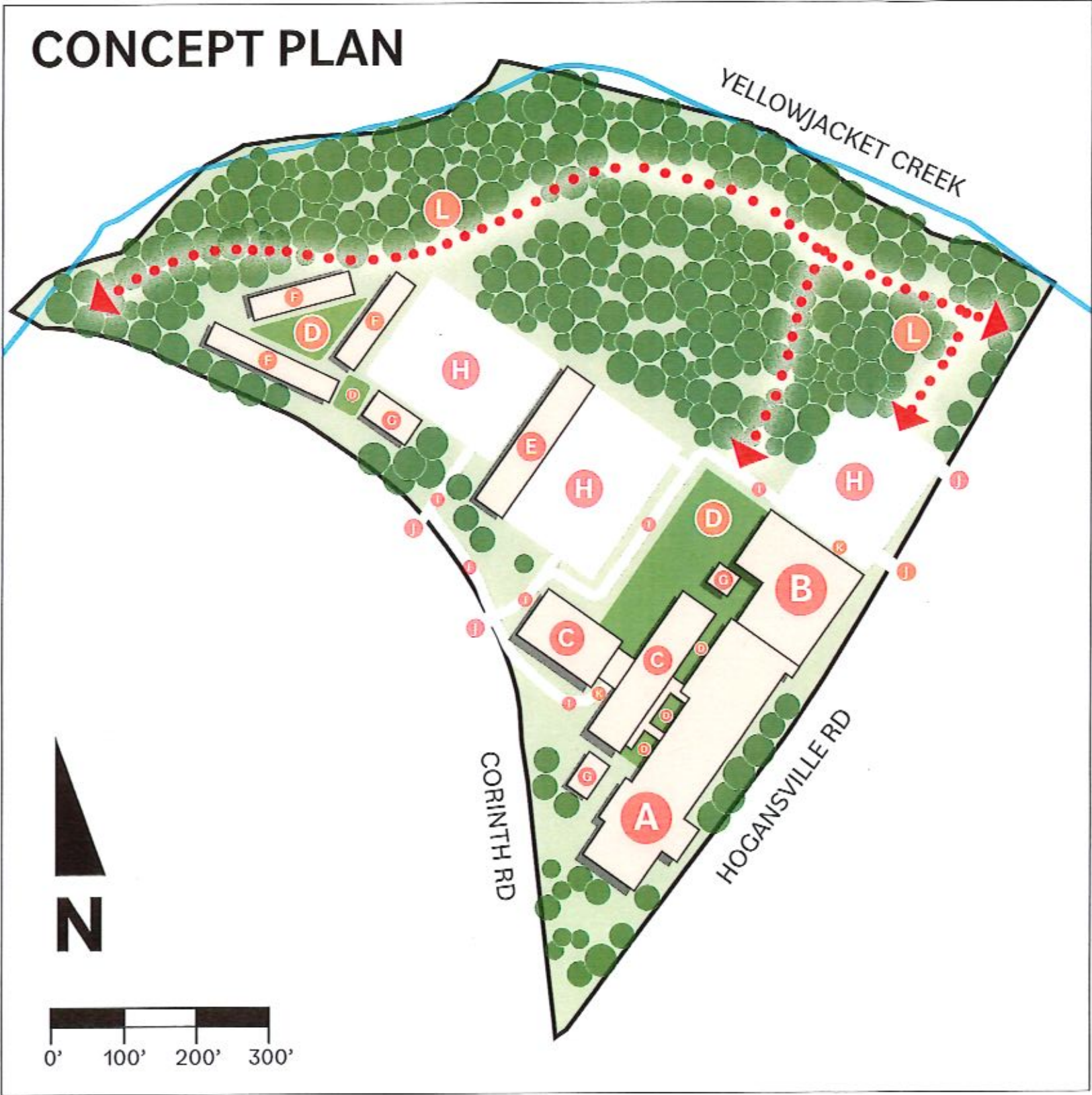
HOGANSVILLE MILL REZONING PLAN



CURRENT ZONING MAP

	CR-MR
	CR-MX
	DT-MX
	ES-R
	G-RL
	G-LI
	PUBLIC
	SU-R
	TN-MX
	TN-R

HOGANSVILLE MILL REZONING PLAN



AREA	USE	AMOUNT
A	Bars	1st floor and rooftop 60,000 sqft
	Office	
	Restaurant	2nd-3rd floor 60 units
	Retail	
B	Residential	2nd-3rd floor 60 units
	Residential	
	Self Storage	40,000 sqft
	Self Storage	
C	Bars	70,000 sqft
	Entertainment	
D	Restaurant	70,000 sqft
	Restaurant	
E	Open Space	70,000 sqft
	Open Space	
F	Entertainment	20,000 sqft
	Recreation	
G	Residential	60 units
	Residential	
H	Accessory Structures	3
	Accessory Structures	
I	Parking Lots	700 spaces
	Parking Lots	
J	Driveways	-
	Driveways	
K	Curb Cuts	3
	Curb Cuts	
L	Loading Area	2
	Loading Area	
L	Path/Trail	-
	Path/Trail	

HOGANSVILLE MILL REZONING PLAN

AREA	USE	AMOUNT	PARKING REQUIRED	PARKING PROVIDED	BIKE PK REQUIRED	BIKE PK PROVIDED	LOADING REQUIRED	LOADING PROVIDED
A	Office	5,000 sqft <i>estimate</i>	15 spaces	3 surface parking lot areas with: - 200 spaces - 350 spaces - 150 spaces	1 space for every 20 automobile parking spaces provided - with a maximum of 30 spaces	The development will double the amount of required bicycle parking	No requirement for buildings built before 1970	2 areas will be designated as loading areas for the mixed use project
	Restaurant	5,000 sqft <i>estimate</i>	34 spaces					
	Retail	40,000 sqft <i>estimate</i>	100 spaces					
	Residential	60 units <i>estimate</i>	60 spaces					
B	Self Storage	40,000 sqft <i>estimate</i>	100 spaces					
C	Bars	5,000 sqft <i>estimate</i>	13 spaces					
	Entertainment	50,000 sqft <i>estimate</i>	125 spaces					
	Restaurant	5,000 sft <i>estimate</i>	34 spaces					
E	Entertainment	20,000 sqft <i>estimate</i>	50 spaces					
	Recreation							
F	Residential	60 units <i>estimate</i>	60 spaces					
TOTALS			591 spaces	700 spaces	30 spaces	60 spaces	None	2 areas





MILL SHOPS ↑

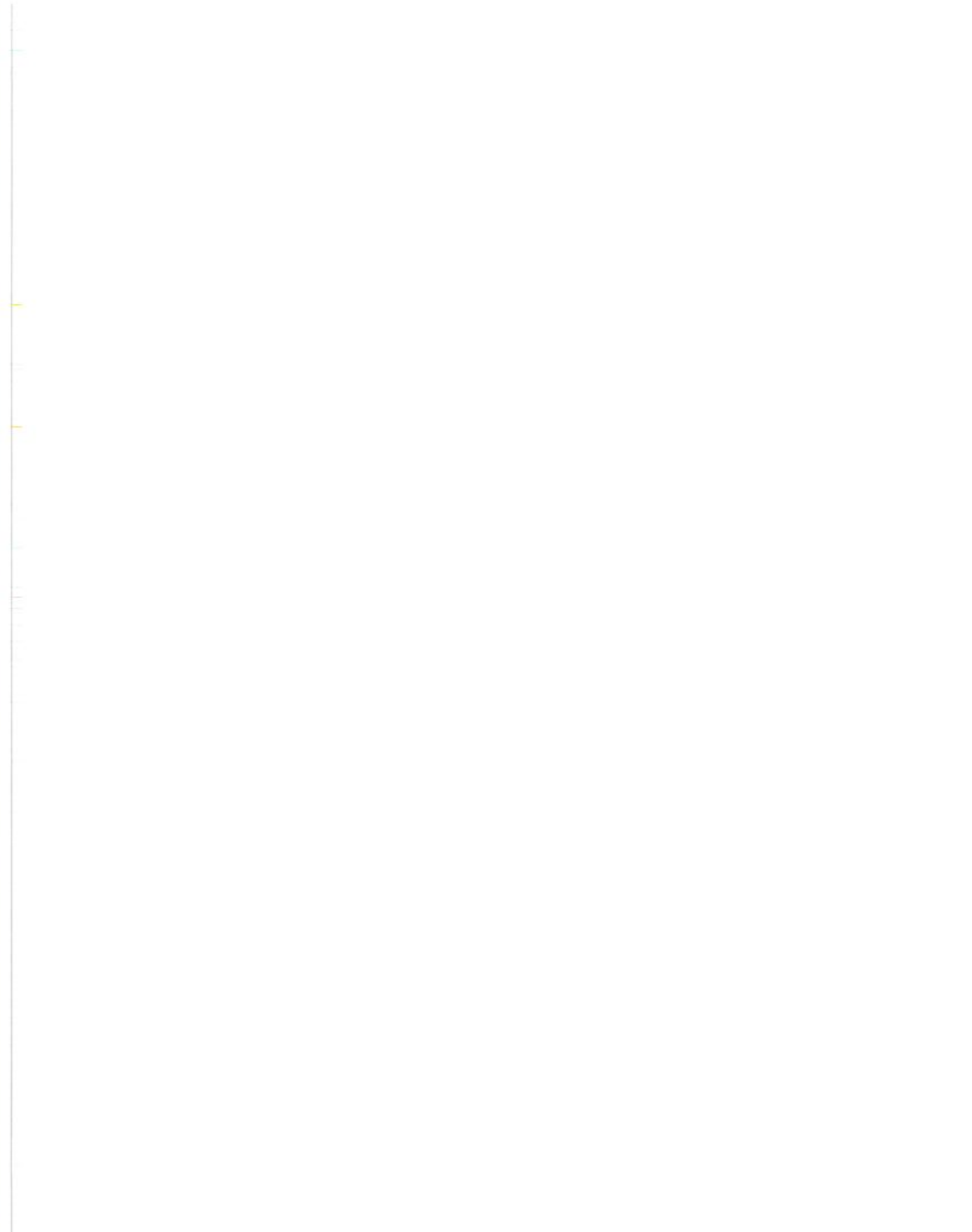
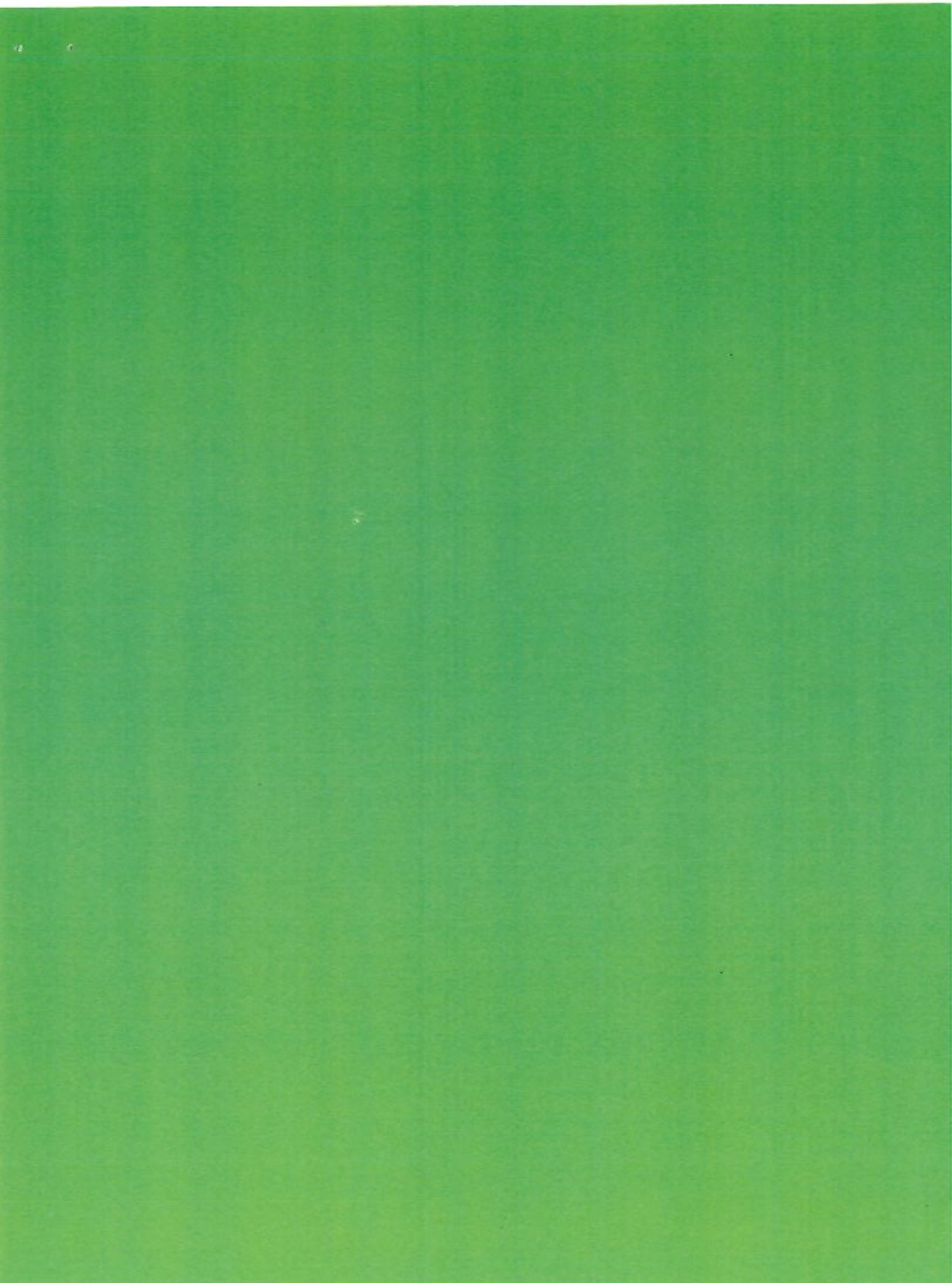
RESTAURANTS ↑

EVENT LAWN ↑

RIVER TRAIL ↑







Development Fee Schedule

	Base Fee	Quantity	Rate	Units	Total
Preliminary Plat - per submittal	500	82	\$ 5	unit/acre	\$ 910.00
Review					
Plan Review - per submittal		8	\$ 125	hrs	\$ 1,000.00
Water	500	3,072	\$ 1	lf	\$ 3,572.00
Sewer	500	3,022	\$ 1	lf	\$ 3,522.00
Lift Station Review - per submittal	3,000				\$ -
Clearing and Grading	1,500	20	\$ 20	acres	\$ 1,909.60
Roads	600	3,307	\$ 1	lf	\$ 3,907.00
Storm Drain	300	3,244	\$ 1	lf	\$ 3,544.00
Detention		1	\$ 500	ea	\$ 500.00
Due prior to review:					\$ 17,954.60

Inspections

Water Inspections	2,500	82	\$ 50	unit	\$ 6,600.00
Sewer Inspections	2,500	82	\$ 50	unit	\$ 6,600.00
Site Development Inspections	2,500	20.48	\$ 100	acre	\$ 4,548.00

Land Disturbance

LDP		\$ 20.48	\$ 40.00	disturbed acre	\$ 819
NPDES - paid directly to State					
Administrative Fee - Includes Postage		1	\$ 100		\$ 100
Development Fees		82	\$ 1,200	per unit	\$ 98,400
Due prior to LDP issuance:					\$ 117,067

Final Plat/As-Built - per submittal	500	82	\$ 10	per unit/acre	\$ 1,320
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Water & Sewer Connection Fees		82	\$ 12,900	per unit	\$ 1,057,800
Electric Tap Fee:		82	\$ 750	per unit	\$ 61,500
Due prior to issuance of building permits:					\$ 1,119,300

Note: Above fees do not include the cost of electric construction or building permit fees

Items highlighted in yellow are proposed new or adjusted fees.

9/29/2026

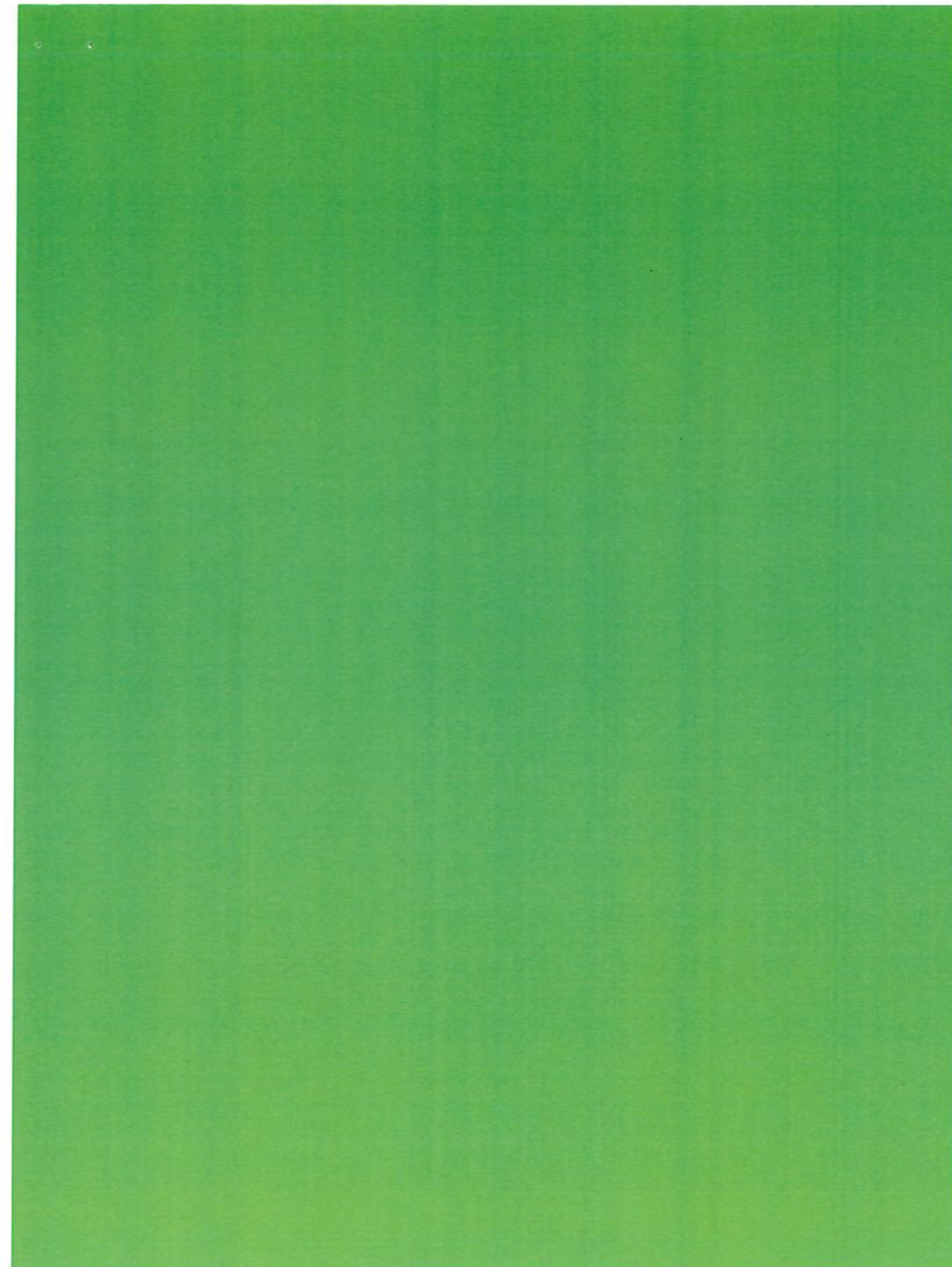
Exisiting fees	Base Fee	Quantity	Rate	Units	Total
First Review Fee - submittal	per	8	\$ 125	hrs	\$ 1,000.00

Water	\$ 500.00	3,072	\$ 1	lf	\$ 3,572.00
Sanitary Sewer	\$ 500.00	3,022	\$ 1	lf	\$ 3,522.00
Clearing & Grading	\$ 1,500.00	20.48	\$ 20	acres	\$ 1,909.60
Roads	\$ 600.00	3,307	\$ 1	lf	\$ 3,907.00
Storm Drain	\$ 300.00	3,244	\$ 1	lf	\$ 3,544.00
Dentention		1	\$ 500	ea	\$500

Site Development Inspections -	\$ 2,400	20.48	\$ 100	acre	\$ 4,448.00
NPDES Fee-Paid to State	0	20.48	\$ 40	disturbed acre	\$ 819.20
LDP - Hogansville	0	20.48	\$ 40	disturbed acre	\$ 819.20
Development Fees		82	\$ 1,200	Per Unit	\$ 98,400.00

Water/Sewer Connection Fee:	Water	82	\$ 12,900	per unit	\$ 1,057,800
Electric Tap Fee:	Electric	82	\$ 750	per unit	\$ 61,500

Due prior to review: \$ 8,094.00 Due prior to issuance of LDP: \$ 113,527.80
Due prior to issuance of building permit: \$ 1,119,300



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: October 19, 2026 SUBMITTED BY: Carrie Ford

AGENDA TITLE: Citizen Appointments – Hogansville Cemetery Board

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)

The Hogansville Cemetery Board has two seats up for reappointment for three-year terms. John McKibben expressed interest in being reappointed, and his application is attached for consideration.

This opportunity was advertised through September 2026 utility mailers, the City’s website, and Facebook, with a deadline of October 1, 2026. The City received one application expressing interest in serving: Robert Conway.

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

No budget impact.

STAFF RECOMMENDATION (Include possible options for consideration)

Staff recommend appointing John McKibben and Robert Conway on the Hogansville Cemetery Board.



CITY OF HOGANSVILLE

111 High Street, Hogansville GA 30230

Application for Board or Commission Appointment

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

Applicant Name: JOHN E MCKIBBEN

Occupation: FUNERAL DIRECTOR Employer: MCKIBBEN FUNERAL HOME

Home Address: 227 COLLEGE ST City: HOGANSVILLE Zip: 30230

Home Phone: () N/A Home E-Mail: johnmckibben@bellsouth.net

Work Phone: (706) 637-8623 Work E-Mail: john@mckibbenfuneralhome.com

Cell Phone: (706) 881-5874 Preferred E-Mail: ☐ Home ☒ Work

Name and address of the business entity you own, located within the city limits of Hogansville (if applicable) MCKIBBEN FUNERAL HOME 208 JOHNSON ST HOGANSVILLE

- a) Which board or commission do you wish to be appointed to? Cemetery Board
- b) How long have you been a resident of the City of Hogansville? 12 Years Months
- c) Are you current with all of your financial obligations to the City? ☒ Yes ☐ No
- d) Are you willing and available to attend training sessions on-site and/or off-site if provided by the City? ☒ Yes ☐ No
- e) Available boards and commissions and their terms and meeting schedules are listed at the end of this application. Are you able to meet the attendance requirements of the position for which you are applying? ☒ Yes ☐ No
- f) 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 ☒ No If yes, please explain:
- _____
- _____
- _____
- g) Do you or your employer, or your spouse, child, relative or their employers, do business with the City of Hogansville? ☐ Yes ☐ No If yes, please explain:
- NOTHING BESIDES BEING A UTILITY CUSTOMER
- _____
- _____
- h) Do you have any employment or contractual relationship with the City of Hogansville that would create a continuing or frequently recurring conflict regarding your participation on a board or commission? ☐ Yes ☒ No If yes, please explain:
- _____
- _____

i) Why do you feel qualified for the board or commission you selected? (Attach resume if you like):

I HAVE FAMILY BURIED AT MYRTLE HILL CEMETERY

MY FAMILY HAS ASSISTED THE CITY IN ITS OPERATION

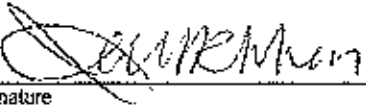
OF MYRTLE HILL CEMETERY. BECAUSE OF MY

OCCUPATION, I AM VERY FAMILIAR WITH

CEMETERY OPERATIONS AND NEEDS

APPLICANT STATEMENT

I understand that I am applying for appointment 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. I agree to comply at all times with all requirements of the office for which I am applying and to which I may be appointed. All statements and information provided in this application are true to the best of my knowledge.



Signature

JOHN E. MCKISKEN

Printed Name

09/11/2026

Date

Please return signed application to:

City Clerk
City of Hogansville
111 High Street
Hogansville, GA 30230



City of Hogansville
111 High Street
Hogansville, Georgia 30230
Phone 706-637-8629
Fax 706-637-4813
cityofhogansville.org

The City of Hogansville is seeking interested citizens to serve on the:

Hogansville Downtown Development Authority

Hogansville Cemetery Board

If you'd like to apply for this seat, *please fill out the bottom part of this form and return it to City Hall or email carrie.ford@cityofhogansville.org*. Someone will contact you with details on how to receive an application. Your returned application will then be due by (October 1, 2026).

We value all our citizens and citizen volunteers and look forward to your interest.

Name: Robert "Bobby" Conway Phone Number: 404-502-2380

Address: P.O. Box 1181/211 Oak St. Hogansville, GA 30230

Email: bconway131@gmail.com

Committee you are interested in serving on (Please list one only): Cemetery Board

Date: September 3, 2026

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.

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.

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?

Downtown Development Authority

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

Cemetery Board

Name

Robert "Bobby" Conway

Occupation

Compliance Investigator

Employer

Georgia Department of Public Health

Home Address

211 Oak St.

City

Hogansville

Zip

30230

Home Phone

4045022380

Home Email

bconway131@gmail.com

Work Phone

4048581816

Work Email

Robert.Conway@dph.ga.gov

Cell Phone

4045022380

Preferred Email

Home

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

N/A

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

Off & on 58 years

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?

Because I have more relatives in the cemetery than I do living. I want to make sure they are well taken care of.

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

9/11/2026

Robert A Conway

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