



City of Hogansville

City Council

Public Hearings & Regular Meeting Agenda

Monday, March 17, 2025 – 7:00 pm

Meeting will be held at Hogansville City Hall,

111 High Street, Hogansville, GA 30230

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

Public Hearing (1) – 7:00 pm

Public Hearing to Hear Citizen Comments on the Comprehensive Plan Update

Public Hearing (2) – Immediately Following Public Hearing (1)

Public Hearing to Hear Citizen Comments on the Proposed Variances for Project Hummingbird

Regular Meeting –Immediately Following Public Hearings

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 March 17, 2025
2. Approval of Minutes: Work Session March 3, 2025
3. Approval of Minutes: Regular Meeting March 3, 2025

Citizen Appearance

1. Mike Johnson to Discuss Transparency

New Business

1. Ordinance - 1st Reading – UDO Amendment
2. Ordinance – 1st Reading – Amendment to Ordinance 54-50 through 54-54
3. Variances – Project Hummingbird
4. Buffer Encroachment – Project Hummingbird
5. Turnipseed Engineers – Sewer Monitor Proposal

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

- **March 20, 2025 – 6:00 pm | Meeting of the Planning & Zoning Commission at Hogansville City Hall**
- **March 25, 2025 – 6:30 pm | Meeting of the Downtown Development Authority at Hogansville City Hall**
- **April 7, 2025 – 7:00 pm | Regular Meeting of the Mayor and Council at Hogansville City Hall**

The Royal Theater Happenings – March 2025

- **Friday, March 21, 2025 – 7:30 pm – LIVE EVENT: Tiffany**
- **Friday, March 28, 2025 – 7:00 pm – MOVIE: Smokey and the Bandit**
- **Saturday, March 29, 2025 – 7:00 pm – MOVIE: Disney's CARS**

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

Meeting to be held at Hogansville City Hall, 111 High Street, Hogansville Ga. 30230

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

March 17, 2025

Public Hearing (1)

Mayor Jake Ayers called the Public Hearing to order at 7:01pm to Hear Citizen Comments on the Comprehensive Plan Update. Paul Jarrell with Three Rivers Regional Commission gave a presentation on what the Comprehensive Plan is and why it is important to the City. It is required to have a Comprehensive Plan to receive Grant funding. Mr. Jarrell explained that there will be a steering committee formed to guide and oversee the development of the plan, as well as citizen and City Staff input for the comprehensive plan based on the vision for the next 20 years for the City. This is the first of two public hearings. A second public hearing will be done once the plan update has been prepared.

There were no citizen comments, and the public hearing was adjourned at 7:13pm.

Public Hearing (2)

Mayor Jake Ayers called the Public Hearing to order at 7:13pm to Hear Citizen Comments on the proposed Variances for Project Hummingbird. Seefried Industrial Properties gave a presentation on variances they are requesting. These include the building height, amount of parking spaces, required wheel stops, retaining wall height, and fence height.

Mr. Jimmy Norred asked if there was already a specific tenant in place for the development? Developers answered that there was a specific tenant, although they are not at liberty to disclose at this moment.

There were no additional citizen comments, and the public hearing was adjourned at 7:21pm.

Regular Meeting

Call to Order: Mayor Jake Ayers called the Regular Meeting to order at 7:21 pm. Present was Council Member Michael Taylor, Interim Council Member Jason Baswell, and Council Member Kandis Strickland. Also present were City Manager Lisa Kelly, City Attorney Alex Dixon, Police Chief Jeffery Sheppard, and City Clerk LeAnn Lehigh. Council Member Mandy Neese, Council Member Mark Ayers, and Assistant City Manager Oasis Nichols were not present at tonight's meeting.

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

Consent Agenda

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

Motion Carries 3-0

Citizen Appearance

1. Mike Johnson to Discuss Transparency

Mike Johnson addressed Council for a third time regarding transparency. He asked questions regarding the building at parcel number 0212C013012 (located at corner of Johnson Street and Marshall Avenue near the public library), inquiring on whether the mayor or council members have any personal interest in that building. Mayor Ayers stated that he has no personal interest in the building. Mr. Johnson stated his concern about why the building is not listed for abatement or nuisance despite apparent hazards. City Manager answered that the

building potentially has asbestos/lead, could cost over \$1 million to demolish at the taxpayer's expense. As with the last meeting, Mayor Ayers welcomed anyone with any concerns to give him or Council a call and speak to them. As his time to speak was up, Mr. Johnson said that he would request again at the next meeting to address Council.

New Business

1. Ordinance – 1st Reading – UDO Amendment

Council Member Taylor moved to table the first reading of the UDO ordinance amendment until a later meeting. The motion was seconded by Council Member Baswell.

Discussion: None

Motion Carries 3-0 - Item Tabled

2. Ordinance – 1st Reading – Amendment to Ordinance 54-50 through 54-54

Council Member Taylor moved to table the first reading of the amendment to ordinance 54-50 through 54-54 until a later meeting. The motion was seconded by Council Member Baswell.

Discussion: None

Motion Carries 3-0 - Item Tabled

3. Variances – Project Hummingbird

Council Member Baswell moved to approve the variances for Project Hummingbird, which include building height, number of parking spaces, wheel stops not being on all spaces, retaining wall height, and fence height. The motion was seconded by Council Member Taylor.

Discussion: None

Motion Carries 3-0

4. Buffer Encroachment – Project Hummingbird

Council Member Baswell moved to approve the buffer encroachment request for Project Hummingbird. The motion was seconded by Council Member Taylor.

Discussion: Prior approval has been granted by the Core of Engineers and EPD

Motion Carries 3-0

5. Turnipseed Engineers – Sewer Monitor Proposal

Council Member Baswell moved to approve the proposal from Turnipseed Engineers to install and monitor 12 manholes in the amount of \$27,600. The motion was seconded by Council Member Taylor.

Discussion:

Motion Carries 3-0

ADJOURNMENT

On a motion made by Council Member Strickland and duly seconded, Mayor Ayers adjourned the meeting at 7:59pm.

Respectfully,



LeAnn Lehigh

City Clerk