



City of Hogansville

City Council

(3) Public Hearings & Regular Meeting Agenda

Monday, September 15, 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 - Chisel Mill Variance Requests – 7:00 pm

Public Hearing to Hear Citizen Comments on the Variance Requests for Chisel Mill

Public Hearing – 2025 Comprehensive Plan

Public Hearing to Hear Citizen Comments on the 2025 Comprehensive Plan

Public Hearing – Millage Rate

Public Hearing to Hear Citizen Comments on the Millage Rate

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 September 15, 2025
2. Approval of Minutes: Work Session Meeting September 2, 2025
3. Approval of Minutes: Regular Meeting September 2, 2025

New Business

1. Variance Request – Chisel Mill
2. Final Plat Approval – Moss Creek Phase 1
3. MOA – GDOT & Hogansville
4. State & Municipal Election
5. Funding Request - Feline Spay & Neuter Program

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

- September 18, 2025 – 6:00 pm | Meeting of the Hogansville Planning & Zoning Commission at Hogansville City Hall
- September 23, 2025 – Meeting of the Downtown Development Authority at Hogansville City Hall
- October 6, 2025 – Regular Meeting of the Mayor and Council at Hogansville City Hall
- October 18 & 19, 2025 – Hogansville Hummingbird Festival

The Royal Theater Happenings September 2025

- Saturday, September 20, 2025 – 7:30 pm | LIVE EVENT: Jontavious Willis
- Friday, September 26, 2025 – 7:00 pm | MOVIE: Wicked
- Saturday, September 27, 2025 – 4:00 pm | FREE FLICK SATURDAY: The Black Stallion
- Saturday, September 27, 2025 – 7:00 pm | MOVIE: The Land Before Time

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



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PUBLIC HEARINGS – September 15, 2025 - 7:00 pm

Public Hearing – Chisel Mill Variance Requests

Mayor Ayers called the Public Hearing to hear citizen comments on the Chisel Mill Variance Requests at 7:04 pm. A representative of Chisel Mill Design & Builders, LLC, presented a variance request for a 20-acre property on Bass Cross Road, recently annexed into the city, for a development named "Hill Star Cottages." The property is zoned CRMR, requiring 50-foot lot widths. The request sought to reduce the width to 40 feet and implement zero side setbacks. The variance would increase the potential lot count from 85 to 100. There were no citizen comments, and the Public Hearing was adjourned at 7:10pm.

Public Hearing – 2025 Comprehensive Plan

Mayor Ayers called the Public Hearing to order at 7:10pm to hear citizen comments on the 2025 Comprehensive Plan, which guides future development through 2045. Stephanie Wagner from the Three Rivers Regional Commission presented an overview.

There were no citizen comments, and the Public Hearing was adjourned at 7:16pm.

Public Hearing – Millage Rate

Mayor Ayers called the Public Hearing to order at 7:16pm to hear citizen comments on the 2025 Millage Rate. City Manager Lisa Kelly gave an overview of the millage rate, explaining that the millage rate has remained the same for the past 22 years. The City anticipates an additional \$132,493 in additional tax revenue from new construction and reassessments. There is no increase in the millage rate this year, but state law requires the City to notice a tax increase based on the total revenue, not the millage rate. There were no public comments, and the Public Hearing was adjourned at 7:22pm.

Regular Meeting
September 15, 2025

Mayor Jake Ayers called the Regular Meeting to order at 7:22 pm. Present were Mayor Ayers, Council Member Michael Taylor, Council Member Jason Baswell, Council Member Mandy Neese, Council Member Mark Ayers, and Council Member Kandis Strickland. Also present were City Manager Lisa Kelly, Assistant City Manager Oasis Nichols, City Attorney Alex Dixon, Police Lieutenant Marcus Rakestraw, and City Clerk LeAnn Lehigh. Police Chief Jeff Sheppard was not present at tonight's meeting.

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

CONSENT AGENDA

Motion: Council Member Strickland moved to amend the agenda, striking Item #2 under New Business. The motion was seconded by Council Member Neese.

Motion Carries 5-0

Motion: Council Member Neese moved to approve the Consent Agenda. The motion was seconded by Council Member Ayers.

Motion Carries 5-0

NEW BUSINESS

1. Variance Request – Chisel Mill

Motion: Council Member Neese moved to deny the variance request from Chisel Mill. The motion was seconded by Council Member Taylor.

Discussion: None

Motion Carries 5-0

2. MOA – GDOT & Hogansville

Motion: Council Member Neese moved to approve the Memorandum of Agreement (MOA) with the Georgia Department of Transportation (GDOT) for roundabout modifications required by the new Amazon project, conditional on receiving the remaining \$1.9 million from Amazon. The motion was seconded by Council Member Ayers.

Discussion: Amazon is funding the roundabout project. Amazon previously deposited \$500k into an escrow account with \$1.9 million still needed. The MOA with GDOT would be contingent on Amazon depositing the remaining funds to the escrow account.

Motion Carries 5-0

3. State & Municipal Election

Motion: Council Member Taylor moved to consolidate the municipal and state elections on November 4th to a single polling location (the Hogansville Library, using a single, combined ballot. The motion was seconded by Council Member Neese.

Discussion: Notices will go out in the newspaper, social media, and the City's website to alert voters of the change. A volunteer will be stationed at St. Paul Church on election day to redirect voters.

Motion Carries 5-0

4. Funding Request – Feline Spay & Neuter Program

Motion: Council Member Baswell moved to approve the funding request for \$1,000 for the Feline Spay & Neuter program through the Troup County Animal Coalition, Inc. The motion was seconded by Council Member Ayers.

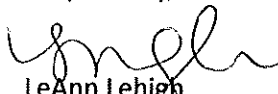
Discussion: None

Motion Carries 5-0

ADJOURNMENT

On a motion made by Council Member Neese and duly seconded, Mayor Ayers adjourned the meeting at 8:09 pm.

Respectfully,


LeAnn Lehigh
City Clerk