



City of Hogansville

City Council

Work Session Meeting Agenda

Monday, March 17, 2025 – 5:30 pm

Meeting will be held at Hogansville City Hall

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

WORK SESSION – 5:30 pm

ORDER OF BUSINESS

1. Comprehensive Plan Update
2. UDO Amendment
3. Ordinance Amendment – Ordinance 54-50 through 54-54
4. Variances – Project Hummingbird
5. Buffer Encroachment – Project Hummingbird
6. Turnipseed Engineers – Sewer Monitor Proposal



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

Work Session Meeting

March 17, 2025

Call to Order: Mayor Jake Ayers called the Work Session to order at 5:49pm. Present were 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 the Work Session Meeting.

Order of Business

1. Comprehensive Plan Update

Paul Jarrell with Three Rivers Regional Commission gave Council an update on the Comprehensive Plan. Every 5 years the Comprehensive Plan is updated. There must be one (1) Public Hearing at the beginning of the process and one (1) Public Hearing at the end of the process, with adoption by October 2025.

2. UDO Amendment

As discussed in the previous Work Session meeting, the UDO amendments being requested are:

Building Height: updating the building height maximum to 75' in the Light Industrial District.

Vinyl Siding: allowing Vinyl Siding with a proposed .42 thickness.

Plat Approval: Council Member Taylor is requesting that the ordinance be changed to allow Council to approve all plats and all developments, no matter the size.

Mayor and Council agree that they will table the first reading of the ordinance tonight at the Regular Meeting to give Council Members not in attendance an opportunity to express their opinions.

3. Ordinance Amendment - Ordinance 54-50 through 54-54

Prior Citizen Appearance discussed the current ordinance regarding solicitation being unconstitutional. No part of the ordinance has ever been enforced. City Attorney Alex Dixon drafted the amendment consistent with the State. Mayor asked Council to table this item until all Council Members are present. Council agrees to table this item at the Regular Meeting tonight.

4. Variances – Project Hummingbird

Building Height

- Current Building Height only allows a maximum of 40'. Variance request is to allow building of 56'.

Variance for fewer parking spaces

- Warehouse ordinance requires excessive parking based on square footage
- Planned safety design includes channeling vehicles via specific crosswalk areas
- Use of signage, speed bumping, and designated areas minimizes need for wheel stops at every parking space (current code requirement)

- Six-foot-wide sidewalks along the perimeter provide additional travel path

Variance for wheel stops

- Current code mandates a wheel stop at each parking space (1,200 spaces total)
- Proposed design funnels traffic to crosswalk areas with wheel stops to reduce necessity for them at every head-to-head space

Variance for maximum wall height

- Several retaining walls (cast in place concrete and modular block) are built to reduce stream impacts or cut grade in specific areas
- Some retaining walls exceed 40 feet in height
- Particular area of focus: front corner wall with modular block and safety fence

Fence height variance

- Proposed change from six-foot to eight-foot fence around the truck court
- Black vinyl chain link fencing surrounds the entire site, with mitigation via landscaping (multiple rows of trees and shrubs)
- Placement of 3,000 new plants (trees and shrubs) serving as screening along the new parkway (800 plantings above current minimum code)

This item is on the Regular Meeting agenda for Council Action tonight.

5. Buffer Encroachment – Project Hummingbird

Buffer encroachment details (non-variance)

- Minor streaming disturbance at a crossing; not impacting the state buffer but encroaching on the wider city buffer
- Approvals already obtained from the state EPD and the Corps of Engineers; city approval still required

This item is on the Regular Meeting agenda for Council Action tonight.

6. Turnipseed Engineers – Sewer Monitor Proposal

Proposal details:

- Installation and calibration of sewer monitors at 12 locations to assess inflow and infiltration (I&I) from rain and creek water
- Total cost of \$27,600:
 - \$6,000 for installation of manhole monitors
 - \$21,000 for monitoring and data analysis over a 12-month period
- Targets areas including behind City Hall, between school and Oak Street, around Taliaferro Dr., and near a branch line between Highway 29/Poplar

Mayor Ayers adjourned the Work Session at 6:53pm.

Respectfully,



LeAnn Lehigh
City Clerk