



City of Hogansville

City Council

Work Session Meeting

Monday, August 17, 2026 – 6:00 pm

MEETING WILL BE HELD AT HOGANSVILLE CITY HALL

111 HIGH STREET, HOGANSVILLE, GA 30230

Mayor: <i>Jake Ayers</i>	2029	City Manager: <i>Lisa E. Kelly</i>
Council Post 1: <i>Michael Taylor, Jr</i>	2029	Assistant City Manager: <i>Oasis Nichols</i>
Council Post 2: <i>Jason Baswell</i>	2029	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

WORK SESSION – 6:00 PM

BUSINESS

1. Zoning Variance – 811 E. Main Street
2. Appeal of Hogansville Historic Preservation Decision - Certificate of Appropriateness – 203 Johnson Street
3. Animal Shelter Services Agreement Discussion



PERMANENT RECORD

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

Work Session Meeting
August 17, 2026

Call to Order: Mayor Jake Ayers called the Work Session to order at 6:01 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 Clerk LeAnn Lehigh, City Attorney Alex Dixon, and Police Chief Jeff Sheppard.

1) Zoning Variance – 811 E. Main Street

A zoning variance request for 811 East Main Street was discussed. The applicant is requesting a lot frontage variance to reduce the required frontage from 75 feet to 66.79 feet. Staff noted that the lot was platted prior to the adoption of the current code and that the request meets all five variance standards established by the UDO. Staff recommended approval, and all required public notifications have been completed.

The Planning and Zoning Commission recommended approval of the variance at its July 16 meeting. The Historic Preservation Commission also reviewed plans for a single-family residence on the property at its June 16 meeting.

It was noted that the variance request was not listed on the agenda for the evening's regular meeting for a Public Hearing. Staff determined after the meeting to readvertise for the public hearing and to hold it on September 8th, 2026.

2) Appeal of Hogansville Historic Preservation Decision – Certificate of Appropriateness – 203 Johnson Street

Council discussed an appeal of the decision by the Historic Preservation Commission regarding property located at 203 Johnson Street. The property owner's request to use board and batten siding was denied based on the Historic Preservation Commission's 1992 design guidelines. Council discussed concerns that the guidelines are outdated and noted that the existing home has vinyl siding and is currently in poor condition. The proposed renovation was viewed as a significant improvement to the property.

Council discussed the Historic Preservation Commission's concern that board and batten siding is not commonly found in the surrounding area; however, the new library was cited as a nearby example of its use. Council also discussed the need to update the Historic Preservation Commission's design guidelines to provide clearer standards and reduce the need for appeals of Commission decisions. There was general consensus that efforts to renovate and improve dilapidated properties should be encouraged.

3) Animal Shelter Services Agreement Discussion

Council held an introductory discussion regarding a proposed Animal Shelter Service Agreement. Currently, the cities of Hogansville and LaGrange and Troup County share the operational costs of the LaGrange Animal Shelter based on the number of animals brought to the facility. Under the proposed agreement, Animal Ark Rescue would assume operation of the facility from the City of LaGrange. The new operation would accept both cats and dogs, providing an additional benefit to the City.

Council identified concerns with the draft agreement, including the allocation of startup costs between Hogansville and Troup County and the lack of provisions addressing how donations received by Animal Ark Rescue would offset operational costs for the participating local governments. Council also discussed adding annual reporting requirements to provide information regarding expenses and animal intake.

Council agreed to provide feedback on the proposed agreement by Friday, as Animal Ark Rescue plans to begin operations in January.

Mayor Ayers adjourned the Work Session at 6:28 pm.

Respectfully,

LeAnn Lehigh
City Clerk