



City of West Point
Council Work Session Agenda
Tuesday, March 31, 2026 @ 5:30 PM
City Hall Council Chambers

We Encourage Attendees to Watch the Meeting Live at:

http://www.cityofwestpointga.com/government/elected_officials/watch_live_

PUBLIC HEARING:

- Rezoning Request by LBC Mechanical, at Kia Boulevard and Sandtown Road

MEETING CALLED TO ORDER

AGENDA REVIEWED IN ITS ENTIRETY BEFORE DISCUSSION

PUBLIC COMMENT ON ANY ISSUE (5 MINUTE LIMIT)

NEW BUSINESS

- Retirement Proclamation for Officer Arnel Fernadez
- Presentation by Jane Bower, Wellstar Health System, Out of Hospital Cardiac Arrest (OHCA)
- Presentation by Christina Maloof, Wellstar Health System, Director of Operations for Primary Care
- Property Tax Legislative Update
- Georgia Municipal Association Fire Truck Lease Agreement
- Mainstreet Program Memorandum of Understanding
- Historic Preservation Commission
- Troup County Parks & Recreation Board Appointments
- Rezoning Request by LBC Mechanical, at Kia Boulevard and Sandtown Road
- Executive Session to discuss Real Estate

CONSIDER ITEMS FOR BUSINESS MEETING (Create Business Meeting Agenda)

ADJOURNED

NEXT MEETING:

Business Meeting Monday, April 13, 2026 @ 5:30PM

SCHEDULE F

ORDINANCE/RESOLUTION FOR SUPPLEMENTAL LEASES

A RESOLUTION OR ORDINANCE TO AUTHORIZE AND
DIRECT AN OFFICER OF THE CITY
TO EXECUTE ONE OR MORE LEASE SUPPLEMENTS FOR A LEASE
OR LEASES UNDER THE GMA DIRECT LEASING PROGRAM; TO DESIGNATE
SUCH LEASES AS QUALIFIED TAX-EXEMPT OBLIGATIONS;
TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the City has entered into a Master Lease (the "Master Lease") dated as of November, 14, 2003, with Georgia Municipal Association, Inc. for the leasing from time to time of certain equipment, machinery or other personal property pursuant to Supplemental Leases;

NOW THEREFORE, BE IT RESOLVED OR ORDAINED AS FOLLOWS BY THE GOVERNING BODY OF THE CITY:

1. The City Manager of the City is hereby authorized and directed to execute and deliver a Lease Supplement pursuant to the Master Lease to put into effect one or more leases for Fire Truck (the "Leased Property"); said officer of the City is authorized and directed in the name and on behalf of the City to execute and deliver (i) one or more Lease Supplements for items of the Leased Property in substantially the form attached to the Master Lease, with such changes and additions as may be approved by said officer, and (ii) such other documents as may be deemed by such officer to be necessary or desirable to effect the purposes hereof or of the Master Lease, and such execution shall constitute conclusive evidence that the executed document has been authorized and approved hereby; the aforesaid officer is further authorized to do all things necessary or appropriate to effectuate the purposes hereof.

 2. An appropriation in the City's current operating budget has previously been made, which shall be sufficient to pay the "Rentals" and the "Termination Payment" during the "Starting Term" under such Lease Supplements; or
- (check box if applicable)*
- An appropriation from unappropriated and unreserved funds in the City's current operating budget is hereby made for the "Rentals" and the "Termination Payment" during the "Starting Term" under such Lease Supplements, and the budget of the City is hereby amended to reflect such appropriation to the extent necessary.
3. The lease or leases contemplated by the said Lease Supplements are hereby designated "Qualified Tax-Exempt Obligations" within the meaning of Section 265(b)(3) of the Internal Revenue Code of 1986, as amended, and said officer shall be authorized to confirm such designation by execution of appropriate documents in connection therewith.

 4. This authorization shall be effective immediately.

CLERK'S CERTIFICATE

The undersigned hereby certifies that he or she is the Clerk of the City of West Point, Georgia (the "City"), and that the foregoing is a true copy of the Resolution or, Ordinance [Check One] adopted by the governing body of the City at a meeting duly held on the _____, 20____, at which a quorum was present and acting throughout, and that the same has not been rescinded or modified and is now in full force and effect. Given under the seal of the City, this _____, 20____.

(SEAL)

City Clerk



GEORGIA DEPARTMENT
of COMMUNITY AFFAIRS

2026-2027 Start-Up Main Street Memorandum of Understanding

**GEORGIA START-UP MAIN STREET PROGRAM
MEMORANDUM OF UNDERSTANDING
2026-2027 Program Year**

This agreement is entered into and executed by the Georgia Department of Community Affairs' Office of Downtown Development (hereinafter referred to as "DCA") and the City/Town of _____, Georgia (hereinafter referred to as "Community"). DCA will enter into this agreement with the above party to provide services in return for active and meaningful participation in the Georgia Main Street Start-Up Program by the Community as specified below.

This agreement outlines the necessary requirements set forth by DCA for the Community's participation in the Georgia Main Street Start-Up Program for the 2026-2027 Program Cycle. DCA is the sponsoring state agency for the Georgia Main Street program and is licensed by the National Main Street Center (hereinafter referred to as "National Program") to designate, assess, and recommend for accreditation Main Street programs within the State of Georgia.

In recognition of the agreement by DCA and the Community, the parties have agreed to the following:

Article I. THE COMMUNITY AGREES TO—

Section 1.01 Set and review boundaries for the target area of the local Main Street Program Start-Up district. This is required for accreditation. Please consult with DCA on the district boundaries.

Section 1.02 Appoint or hire a local Start-Up program manager.

- a. Meet staffing requirements:
 - a. Employ, at minimum, part-time staff responsible for the daily administration of the local Main Street Program. Part-time is defined as an employee who works a minimum of 20 hours a week and spends 100% of their time on Main Street-related activities or full-time staff who works 40 hours a week or more and spends 50% of their time on Main Street-related activities.
- b. The manager should have an office space that includes a computer, phone, and Internet access.
- c. The manager should be paid a rate consistent with other municipal employees.
- d. If the manager is an existing city employee, a copy of that employee's job description should include references to the Main Street program.
- e. If the Community plans to hire a new manager, please consult with DCA for information related to job descriptions and applicant selection.
- f. The job description, manager's contact information, and salary and benefits information will be required for accreditation.
- g. The manager must complete Main Street 101 certification within the first 3 months of employment
- h. The manager is required to submit monthly Community Activity Reports to DCA.
- i. Each report will be based on the previous month's activities and must be completed by the 30th of the following month. (Example: March report due by April 30th).

Section 1.03 Appoint a working board of directors for the local program.

- a. The Board of Directors may be an existing downtown-related board: downtown development authority, merchants' association, urban redevelopment authority, or the local chamber of commerce. For all other existing boards, please consult with DCA. Prior to appointing a board, please consult with DCA.
- b. The Board of Directors should include individuals that represent a cross-section of the downtown area: residents, retail business owners, service business owners, property owners, banks, non-profits, and the

broader community.

- c. The Board of Directors should have a minimum of 5 Board Members, not to exceed 15 people.
- d. The Board of Directors should have regular meetings once established (minimum 6 annually), and minutes should be taken at those meetings. A copy of minutes and agendas will be required for accreditation.
- e. All newly appointed Board Members are required to become Main Street 101 certified within the first six months of their first term.

Section 1.04 Provide funding for travel and training for the local program to successfully learn and implement the Main Street Approach™ within the Community.

- a. A local record of all training attended by the staff, board, or Start-up Program representatives should be documented as part of the accreditation process and uploaded into Dropbox.
- b. DCA recommends a local program travel and training budget of at least \$3,000 per year.

Section 1.05 Support a systematic approach to downtown revitalization.

- a. The local board of directors should approve, in consultation with the Community and local manager, vision and mission statements that are relevant to community conditions and the local organizational structure. These statements are required for accreditation.
- b. Develop an annual work plan that includes programming related to downtown revitalization and utilizing the required DCA work template. These plans are required for accreditation.
- c. Develop a comprehensive budget for the Main Street Program that includes financial support for staff, travel, training, and projects to be identified through the work plan development process. This budget should be comprised of funding from a diverse number of stakeholders to ensure the fiscal sustainability of the program. A complete budget must be submitted annually to DCA staff through Dropbox in order to be eligible for accreditation.

Section 1.06 Host a community input meeting related to Main Street before January 31, 2027.

- a. The Main Street Community Input Meeting should be held in a publicly accessible building. The building must meet ADA standards.
- b. The meeting should include a pre-approved agenda from DCA.
- c. The meeting must be set and advertised at least 30 days prior to the meeting date.
- d. The meeting should include an opportunity for community input related to the local Main Street Program's work plan, vision, and mission.

Section 1.07 The local program must be a member of the National Main Street Center to be accredited.

Article II. DCA Agrees to—

Section 2.01 Provide training opportunities to fully educate the Start-Up communities on the comprehensive Main Street Approach™ to downtown revitalization.

- a. Training opportunities will include a mix including but not limited to workshops, webinars, and conferences.
- b. Training opportunities will be geared toward local managers, board members, and elected officials.
- c. Training materials will be made available by the Georgia Main Street program to Start-Up Communities.

Section 2.02 Work with the Community to create a strong organization to house the future Main Street Program.

- a. DCA will review and comment on all organization documents to the Community, including by-laws, job descriptions, budgets, work plans, non-profit applications, local council policies, intergovernmental agreements, organizational charts, and program policies, when requested.

- b. DCA will provide unlimited telephone consultations and virtual meetings with the local city council, city administrator, start-up program staff, city attorney, etc., as needed.
- c. DCA will assist the Community as needed in selecting staff to lead the Start-Up program and future Main Street Program, including application review and final-stage interviews when possible.
- d. DCA will assist the Community in selecting and reviewing individuals to serve on the board of directors as needed.

Section 2.03 Provides best practices and standardized resources for the Start-Up communities to ensure they are meeting the standards required to become an accredited Main Street community.

- a. DCA will provide the local program with the following templates and forms for use if requested: monthly economic activity reporting system, work plan template, board roster template, training log template, budget template, Board Member service agreements, and program accreditation form.
- b. DCA will provide access to Main Street network best practices, including job descriptions, board member descriptions, work plans, budgets, local policies, downtown ordinances, grant program outlines/applications, and promotional ideas.

Section 2.04 Provide the Community with one site visit during the first Start-Up year.

- a. The site visit will be for DCA staff to meet with your Board of Directors and staff to ensure that the program is on track to meet the standards for program designation/accreditation.
- b. A list of all individuals attending these visits from the Community **must** be made available to DCA at least one week prior to the scheduled visit, as well as a copy of the agenda and location of the meeting.

Section 2.05 Provides networking opportunities for all Start-Up communities among the Georgia Main Street Networks as a whole.

- a. DCA will invite the Community to the closed Georgia Main Street Managers Facebook group to allow member communities of this class to ask questions of DCA and each other to establish a strong link of communication and networking.
- b. DCA will work with the Georgia Downtown Association to provide peer-to-peer mentoring, when possible, through the GDA Mentoring program.
- c. DCA will provide quarterly Start-Up program calls.

Section 2.06 Provide project-specific technical assistance as needed.

- a. DCA will work with the Community to provide technical assistance for specific downtown projects utilizing a variety of agency resources and staff.
- b. The Community should contact the Office of Downtown Development with specific project needs prior to beginning the project.
- c. Examples of assistance include financial review and options, community visioning, training or program explanation, community conference calls, and/or programming vetting.

Section 2.07 Program designation.

- a. Communities in the Start-Up program that adhere to the training schedule, provide timely reporting, and meet all six National Standards for Accreditation will be eligible for designation as a Georgia Affiliate or Classic Main Street Community for 2027.
- b. Communities that do not meet the standards after one year will be given one additional year to meet the targets. If the Community fails to meet the target in the second year, it will be removed from the Start-Up Program and will be ineligible to reapply for 5 years.
- c. Programs that are deemed eligible by the Georgia Office of Downtown Development and meet National Standards for Accreditation will be qualified for recommendation to the National Main Street Center.

**GEORGIA MAIN STREET START-UP PROGRAM
MEMORANDUM OF UNDERSTANDING:
2026-2027 Program Cycle**

THIS AGREEMENT IS HEREBY EXECUTED BY AND BETWEEN THE PARTIES BELOW:

LOCAL GOVERNMENT (COMMUNITY): _____

Authorized City Representative (ACR)
Signature

Date

ACR Name Printed

ACR Title

MAIN STREET BOARD OF DIRECTORS

Board Chair Signature

Date

Board Chair Printed Name

Date Term Expires

DOWNTOWN MANAGER

Manager's Signature

Date

Manager Printed Name

Date Hired

Please check here if this position is vacant.

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
OFFICE OF DOWNTOWN DEVELOPMENT
GEORGIA MAIN STREET PROGRAM

ODD Director's Signature

Date

Cherie Bennett
Director, Office of Downtown Development
Georgia Department of Community Affairs
60 Executive Park South, NE
Atlanta, Georgia 30329

Phone: 404-831-2058
Email: cherie.bennett@dca.ga.gov



City Manager's Office
P.O. Box 487
West Point, Georgia 31833

Mayor and Council,

Following discussion at the recent Mayor & Council Planning Retreat, it has been confirmed that at least two current members of the Historic Preservation Commission are not residents of the City of West Point. It is unclear whether all the individuals resided within the city at the time of their appointment; however, they are not residents at present. The members are Joe Thompson, Debra Robertson and Jane Fuller.

Section 2-43(c) of the City Code requires that all members of the Historic Preservation Commission be residents of the City. As written, this requirement means that non-resident members are not eligible to serve and are effectively disqualified from continuing in their roles.

After discussion with Alex Dixon, it is recommended that the City Council consider amending the current ordinance to allow for non-residents to serve on the Historic Preservation Commission. For a city the size of West Point, restricting membership solely to residents may unnecessarily limit the pool of qualified candidates. Expertise and experience in historic preservation, architecture, planning, and related fields are critical to the Commission's effectiveness and should be prioritized. The current members of the Commission have many years of experience and have served the city well. They have attended HPC training and have applied the West Point HPC Guidelines in a fair and consistent manner.

If the ordinance is amended, it is further recommended that the Council reappoint the currently disqualified non-resident members to serve the remainder of their existing terms. Future appointments could then proceed through the standard application process, with both residents and non-residents eligible for consideration. Joe Thompson's term has expired. He could be reappointed until the application process could be completed. He would be eligible to reapply as would any incumbent member.

It is important to note that the ordinance must be amended prior to any reappointment of non-resident members, as the current code does not permit such appointments.

Alternatively, if the Council chooses not to amend the ordinance, it will need to promptly address the resulting vacancies on the Commission, limiting appointments to qualified residents of the City.

Please feel free to reach out with any questions or for further discussion.

Respectfully,

Ed



Statement of Interest to Serve on a City Board, Authority or Commission

Contact Information

Name Henry Hutchinson
Address 404 Ave G
City State Zip West Point GA 31833
Primary Phone 706-501-8694
Secondary Phone _____
E-Mail Address hank080@gmail.com
Are you a City of West Point Resident Yes No
Company or Agency _____
Current Job Title _____

Availability – Board or Commission of Interest

First Choice: Troup County Parks & Recreation Board
Second Choice: any

Interest

Background and Qualifications:
16 years volunteering with parks & Rec

Experience and/or Profession:

Reason for Wanting to Serve:
To continue making a positive impact on my community

You may submit a letter of interest along with references and/or resume in addition to or in lieu of the interest section.

City Policy

It is our policy to provide equal opportunities without regard to race, color, religion, national origin, gender, sexual preference, age, or disability.

Please submit your Statement of Interest to:

Kristin Lester Assistant City Clerk/Manager City of West Point Georgia
PO Box 487
West Point, Georgia 31833
Kristin.lester@cityofwestpointga.com

KL Received 2-13-26



West Point
Georgia

Date 2-16-26

Statement of Interest to Serve on a City Board, Authority or Commission

Contact Information

Name Jamarqueus Scott
Address 1407 East 8th Street
City State Zip West Point, GA 31833
Primary Phone (334) 524-0360
Secondary Phone _____
E-Mail Address JamarcScott@gmail.com
Are you a City of West Point Resident Yes No
Company or Agency _____
Current Job Title Truck Driver

Availability – Board or Commission of Interest

First Choice: Troup County Parks and Recreation Commission
Second Choice: _____

Interest

Background and Qualifications:

I am a West Point native, born and raised. I am actively involved in the community and sports in the tri-city area.

Experience and/or Profession:

I have been active and coaching youth sports since 2014. I have now been involved in my own non-profit since 2024.

Reason for Wanting to Serve:

I want to help change the narrative for the kids in my community by bringing new thoughts and ideas to the board.

You may submit a letter of interest along with references and/or resume in addition to or in lieu of the interest section.

City Policy

It is our policy to provide equal opportunities without regard to race, color, religion, national origin, gender, sexual preference, age, or disability.

Please submit your Statement of Interest to:

Kristin Lester Assistant City Clerk/Manager City of West Point Georgia
PO Box 487
West Point, Georgia 31833
Kristin.lester@cityofwestpointga.com

KL Received 2-13-26



West Point
Georgia

Statement of Interest to Serve on a City Board, Authority or Commission

Contact Information

Date: 3/24/2026

Name Tiffany Welch

Address: 510 E. 4th Street

City State Zip _West Point, GA 31833.

Primary Phone 770-713-5186

Secondary Phone 770-712-8325

E-Mail Address auburnaka@hotmail.com

Are you a City of West Point Resident Yes No

Company or Agency _ Commercial Building Owners

Current Job Title Co-Owner

Availability – Board or Commission of Interest

First Choice: Troup County Parks and Rec

Second Choice: Hawks Library

Interest

Background and Qualifications:

- BA Sociology Auburn University
- MPA Community Services Management Kennesaw State University
- Girls of Excellence, Inc. board member
- Heart of West Georgia board member
- 30 year insurance/risk management professional
- Read Ready, Inc.-501c3-CEO

Experience and/or Profession:

See above and attached bio

Reason for Wanting to Serve:

Vested interest in community personally and financially. Vast community service, mentoring, volunteer experience with people of all backgrounds.

You may submit a letter of interest along with references and/or resume in addition to or in lieu of the Interest section.

Tiffany M. Welch

I grew up in Prattville, AL with humble beginnings. Raised by a single parent, I knew early on that getting a quality education was the key to achieving and succeeding. The oldest of four siblings and the only one to attend college, I obtained a BA degree in Sociology/Communications from Auburn University and a master's degree in Community Services Management from Kennesaw State University.

For six years, I served on the board for the National Alliance of Mental Illness (NAMI) in Cobb County, Georgia where I coordinated the "Ending the Silence" (suicide prevention) program for local youths. Additionally, I managed the mental health resource hotline where I helped those in need navigate the mental health community resources via various stakeholders.

For over 30 years, I worked in the commercial insurance industry in various roles in the Atlanta area . After moving to West Point, I hit the ground running with a purpose and a passion for community building. Jamie and I have been very active in the community and Point University.

I am a member of the Troup County Chamber of Commerce, the West Central Georgia Black Chamber of Commerce, downtown West Point Development Authority board member, the Heart of West Georgia board member, Girls of Excellence, Inc. board member just to name a few.

Other social and community organizations I take part in are Alpha Kappa Alpha Sorority, Inc. and the Auburn University Alumni Association. I also serve on the Liberal Arts Advisory Council and is a member of Foy Society, George Petrie Society, and Tigers Unlimited Foundation (donor societies). As serious philanthropists, my family fund a PLUS scholarship at Auburn University for young Black women. We hope our small contribution helps in tremendous ways and encourage the recipients of the scholarship to always be of service and give back to the community.

City of West Point

To: Mayor and City Council

Date
March 3, 2026

Report Prepared By:
Department:
Community Development
Director

Report Submitted By:
Dennis Dutton
Community Development
Director

To: Mayor and Council

Subject: Zoning Amendment No. 2026-001

LBC Mechanical requests a zoning amendment for their property located at the corner of Kia Boulevard and Sandtown Road (Parcel No. 0770 000028E) Zoning District is CGN: General Commercial and wishes to rezone to I-1: Light Industrial district.

Executive Summary:

LBC Mechanical requests a zoning amendment for their property located at the corner of Kia Boulevard and Sandtown Road (Parcel No.0770 000028E) Zoning District is CGN: General Commercial and wishes to rezone to I-1: Light Industrial district.

The Municipal Planning Board will hear the application in a public meeting and make its recommendation to either approve, approve with condition(s) or deny. Following the City Council hearing the Council's vote will be the final decision.

Staff Recommendation:

The City staff recommends approval of the rezoning of the property located at the corner of Kia Boulevard and Sandtown Road from CGN: General Commercial to I-1: Light Industrial district.

The rezoning will facilitate the will allow the needs for LBC Mechanical, LLC. Also, the property is located across the street from the Kia Training Center and the campus.

The property is designated as Developing Residential in the Character Areas map of the West Point Comprehensive Plan; staff recommends that the parcel be reviewed and revised per the Land Use Plan and Character Areas.

Impact:

The impact will allow the allow a mechanical outfit to operate in West Point, Georgia across from the KMMG facilities. LBC Mechanical provides services to Kia and the component plant within West Point, LaGrange, and Alabama.

Description:

Mr. Eric Lentz of LBC Mechanical, LLC wishes to occupy the property presently owned by Mr. Grant Alan Nesmith. The plan is to construct a 6,000 SF shop and office with adequate parking.

Municipal Planning Board will discuss the item and make a recommendation to approve, approve with conditions, or deny. Only the City Mayor and Council can approve (with or without conditions), deny, or table. Zoning Amendments cases are subject to advertising and posting of the property of said property, to be heard by the West Point City Council no less than 15 days and not to exceed 45 days according to the Georgia Zoning Procedures Law.

Noticing Requirements/Public Outreach:

Municipal Planning Board will discuss to recommend on a regularly scheduled meeting. Zoning Amendments are subject to advertising and posting of the property of said property, to be heard by the West Point City Council no less than 15 days and not to exceed 45 days according to the Georgia Zoning Procedures Law.

Attachments:

- Application of Zoning Amendment.
- Copy of a legal deed.
- Troup County Tax and Parcel maps.
- Character Area map; and
- Copy of the existing and proposed zoning map of the City of West Point.



City of West Point, GA
Attn: Dennis Dutton
730 1st Ave, PO Box 487
West Point, GA 31833

RE: Re-Zoning of 0 Sandtown Road, West Point, GA

This letter is reference to a re-zoning application, filed by Grant Alan Nesmith, on behalf of LBC Mechanical, LLC. LBC Mechanical wishes to purchase the land, currently zoned C-1/C-2, from Mr. Nesmith. In order for LBC Mechanical to build a shop on the property, we understand it would be required to be of a L-1, Light Industrial zoning.

Our future shop would be to build up to a 6,000 square foot facility, which likely would not be constructed until 2028. The current parcel footprint on the corner of Sandtown Road and Kia Boulevard is the perfect footprint for our needs. The shop layout would reside within all City required setbacks on this parcel. With our close proximity to Kia of Georgia, other local businesses and the West Point City Hall, we believe this would give us a great opportunity to serve the local community.

It is our understanding that many other properties within this local area are already a mix of multipurpose, commercial and industrial zoning. Kia of Georgia is right across the road and is zoned industrial. We have spoken with a local resident two parcels down, Mr. Greg Jordan who is also a local business owner and son of the adjacent property Ms. Hoff. Mr. Jordan seemed to liken the opportunity for us to place a shop on this location. We feel that this would have no effect on other ordinance sections.

If we are given the opportunity to rezone 0 Sandtown Road to light industrial and erect a shop, we promise to never be a nuisance or disrespect the City of West Point by not having an eye-sore property or create disturbance. All materials and equipment will be stored indoors. We will also match, or exceed, the aesthetic requirements by West Point. Most importantly, we will have limited traffic going in or out of the property as we are a small business. Most of our work is performed at customer facilities, which includes fabrication and installation. The intent of this shop would be for 80% strictly office related which includes; administrative work, small meetings, estimating, project management and human resources.

We appreciate the efforts put forth by the City of West point for allowing us to apply for re-zoning.

Sincerely,

Eric Lentz
Managing Member
706.594.9665
ERIC@LBCMECH.COM



CITY OF WEST POINT, GEORGIA

Planning & Zoning Department

730 1ST Avenue

West Point, Georgia 31833

Office (706) 645-3534

Fax (706) 643-8150

APPLICATION TO AMEND ZONING MAP

Note to Applicant: Please be sure to complete all entries on the application form. If you are uncertain to the applicability of an item, contact The Planning & Zoning Department at 706-645-3534. Incomplete applications or applications submitted after the deadline will not be accepted.

Name of Applicant LBC Mechanical, LLC

Mailing Address 203 Millwood Ct, Lagrange, GA 30241

Telephone 706.594.9665

Property Owner (Use back if multiple names) Grant Alan Nesmith

Mailing Address 9002 190th Street E, Puyallup, WA 98375

Telephone 678-877-1454

Address/Location of Property 0 Sandtown Rd, West Point, GA

Map # _____ Block # _____ Parcel # _____ Land Lot _____

District/Section _____ Size of Property (Square Feet or Acres) _____

Present Zoning Classification: CGN Proposed Zoning Classification I-1

Present Land Use: Vacant

To the best of your ability, please answer the following questions regarding the application:

Explain how conditions have changed that renders the zoning map designation invalid and no longer applicable _____

If the proposed zoning map change is an extension of an existing adjacent zoning district, provide an explanation why the proposed extension should be made _____

If the requested change is not designed to extend an adjacent zoning district, explain why this property should be placed in a different zoning district than all adjoining property. In other words, how does this property differ from adjoining property and why should it be subject to different restrictions? _____

Please attach all the following items to the completed application:

1. A letter of intent giving the details of the proposed use of the property which should include, at a minimum, the following information:
 - What the property is to be used for, if known.
 - The size of the parcel or tract.
 - The zoning classification requested and the existing classification at the filing of this application.
 - The number of units proposed.
 - Any proposed buffers and modification to existing buffers.
 - Availability of water and sewer facilities including existing distance to property.
2. Legal description of property. This description must establish a point of beginning; and from the point of beginning, give each dimension bounding the property that the boundary follows around the property returning to the point of beginning. If there are multiple property owners, all properties must be combined into one legal description. If the properties are not contiguous, a separate application and legal description must be submitted for each property. For requests for multiple zoning districts, a separate application and legal description must be submitted for each district requested. A copy of the deed may substitute for a separate description.
3. A certified plat (stamped and dated) drawn to scale by a registered land surveyor that shall include the following information:
 - ✓ Boundary survey showing property lines with lengths and bearings
 - ✓ Existing adjacent streets, showing right-of-way
 - ✓ North arrow and scale
 - ✓ Adjacent land ownership, zoning and current land use
 - ✓ Total acreage of property
 - ✓ Existing driveway(s)
 - ✓ Lakes, ponds, streams, and other watercourses
 - ✓ Floodplain, wetlands, and slopes equal to or greater than 20 percent
 - ✓ Cemeteries, burial grounds, and other historic or culturally significant features
4. Submit one (1) copy of the plat in a 8 ½ " x 11" format minimum or one (1) copy in an 11" x 17" format.
5. Completed Proffered Conditions form if any provided.
6. Completed Disclosure of Campaign Contributions and Gifts form.
7. If the applicant and the property owner are not the same, complete the Property Owner's Authorization form and/or the Authorization of Attorney form.

- 8. For multiple owners, a Property Owner's Authorization form shall be submitted for each owner.
- 9. Fees for Amending the Zoning Map shall be made payable to the City of West Point in the amount shown in the fee schedule.

PLEASE NOTE: THIS APPLICATION MUST BE FILED BY THE 1st DAY OF THE MONTH TO BE CONSIDERED FOR THE PLANNING BOARD MEETING IN THE FOLLOWING MONTH.

I (We) hereby authorize the staff of the City of West Point to inspect the premises of the above-described property. I (We) do hereby certify the information provided herein is both complete and accurate to the best of my (our) knowledge, and I (we) understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application.

Sworn to and subscribed before me this

13 day of February 2020 Signature of Applicant




Notary Public

(Affix Raised Seal Here)
Samantha Cook
NOTARY PUBLIC

HEARD COUNTY, GEORGIA
My Commission Expires 08/06/2028

FOR OFFICIAL USE ONLY

DATE OF PRE-APPLICATION CONFERENCE _____

RECEIVED BY _____

DATE OF FILING _____

FILING FEE RECEIVED _____

DATE OF NOTICE TO NEWSPAPER _____

DATE OF PUBLIC HEARING _____

PLANNING BOARD RECOMMENDATION (DATE) _____

DATE OF TRANSMITTAL TO CITY COUNCIL _____

CITY COUNCIL DECISION (DATE) _____

VERIFICATION ON OATH OR AFFIRMATION

State of WA

County of PIERCE

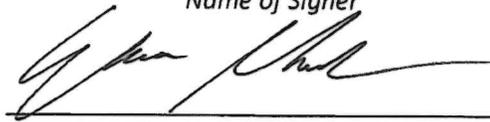
This is a loose leaf certificate - see attached document

Subscribed and sworn to (or affirmed) before me

this 13 day of FEB, 2026 by

GRANT ALAN NESMITH

Name of Signer



Signature of Notary Public

EZRA MARSH

Printed Name of Notary Public

My Commission Expires: 10/18/2026



Description of attached document

Title or Type of Document PROFFERED CONDITIONS

Document Date 02/13/2026

Number of Pages 2

Additional information (if applicable) THERE ARE NO PROFFERED CONDITIONS.



City of West Point, Georgia
Attachment B
Disclosure of Campaign Contributions & Gifts

Application filed on _____, 20__ for action by the Planning Board on rezoning requiring a public hearing on property described as follows:

The undersigned below, making application for Planning Board action, has complied with the Official Code of Georgia Section 36-67A-1, et.seq., Conflict of Interest in Zoning Actions, and has submitted or attached the required information on this form as provided.

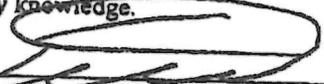
All individuals, business entities, or other organizations having a property or other interest in said property subject of this application are as follows:

Have you as applicant or anyone associated with this application or property, within the two (2) years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the West Point City Council or a member of the West Point Planning Commission? Yes No

If YES, please complete the following section (attach additional sheets if necessary):

Name and Official Position of Government Official	Contributions (List all which aggregate to \$250 or more)	Date of Contribution (Within last 2 years)
N/A	N/A	N/A

I do hereby certify the information provided herein is both complete and accurate to the best of my knowledge.


Signature of Applicant

LBC MECHANICAL, LLC
ERIC LENTE, MANAGING MEMBER
Type or Print Name and Title

Signature of Applicant's Representative

Type or Print Name and Title

 01/13/2024
Signature of Notary Public Date

(Affix Raised Seal Here)

¹ Business entity may be a corporation, partnership, limited partnership, firm, enterprise, franchise, association, trade organization, or trust while other organization means non-profit organization, labor union, lobbyist or other industry or casual representative, church, foundation, club, charitable organization, or educational organization.

Samantha Cook
NOTARY PUBLIC
HEARD COUNTY, GEORGIA
My Commission Expires 08/06/2028



City of West Point, Georgia
Attachment C
Property Owner's Authorization

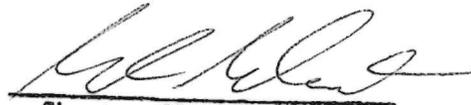
The undersigned below, or as attached, is the owner of the property which is the subject of this application. The undersigned does duly authorize the applicant named below to act as applicant in the pursuit of a rezoning of the property.

Name of Property Owner Grant Alan NeSmith

Telephone Number 678 877 1459

Address of Subject Property 0 Sandtown Rd, West Point, GA

I swear that I am the owner of the property which is the subject matter of the attached application, as it is shown in the records of Harris County or Troup County, Georgia.


Signature of Property Owner

Personally appeared before me
GRANT ALAN NESMITH

who swears the information contained in this authorization is true and correct to the best of his/her knowledge and belief.


Notary Public



(Affix Raised Seal Here)

02/13/2026
Date



City of West Point, Georgia
Attachment D
Attorney's Authorization

NOTE: *If an attorney-at-law has prepared this application, please fill out the information below:*

I swear as an attorney-at-law, I have been authorized by the owner(s) to file the attached application for a rezoning of property.

(Signature of Attorney)

Name of Attorney _____

X N/A

Address _____

Telephone _____

Date _____

Summary

Parcel Number	0770 000028E
Location Address	SANDTOWN RD
Legal Description	SANDTOWN RD/LOT 1A SANDTOWN CORNER S/D <i>(Note: Not to be used on legal documents)</i>
Class	C3-Commercial <i>(Note: This is for tax purposes only. Not to be used for zoning.)</i>
Zoning	17-CGN
Tax District	17 - WEST POINT (District 17)
Millage Rate	35.125
Acres	1.2
Neighborhood	City of West Point (WSTPT)
Homestead Exemption	No (50)
Landlot/District	161 / 5
Subdivision/Lot/Blk/Sec/Phase	Sandtown Corner / 1A / - / - / -

[View Map](#)

Owner

NESMITH GRANT ALAN
134 WYNNWARD WAY
SHARPSBURG, GA 30277

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	6-Rural Comm	Rural	1	1.2

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
8/5/2022	2182 500	20E 46	\$0	Estate	NESMITH ALAN	NESMITH GRANT ALAN
3/5/2015	1785 223	20E 46	\$325	Quit Claim	NESMITH DIANA	NESMITH ALAN
2/14/2008	1462 615		\$325,000	DeltaReason V	JOHN C & LIN HOFF	NESMITH ALAN & DIANA
4/10/2007	1404 586		\$0	DeltaReason NQ		JOHN C & LIN HOFF

Valuation

	2025	2024	2023	2022	2021
Previous Value	\$34,200	\$34,200	\$34,200	\$23,200	\$23,200
Land Value	\$34,200	\$34,200	\$34,200	\$34,200	\$23,200
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$34,200	\$34,200	\$34,200	\$34,200	\$23,200

Tax Detail

Tax Type	Description	Asmt Pct	Cov Exempt	HS Exempt	Millage	Est Tax
1	STATE	0.4				\$0.00
2	COUNTY M&O	0.4			9.702	\$132.72
4	SCHOOLS M&O	0.4			17.35	\$237.35
7	WEST POINT M&O	0.4			7.852	\$107.42
10	COUNTY DEBT SERVICE	0.4			0.221	\$3.02

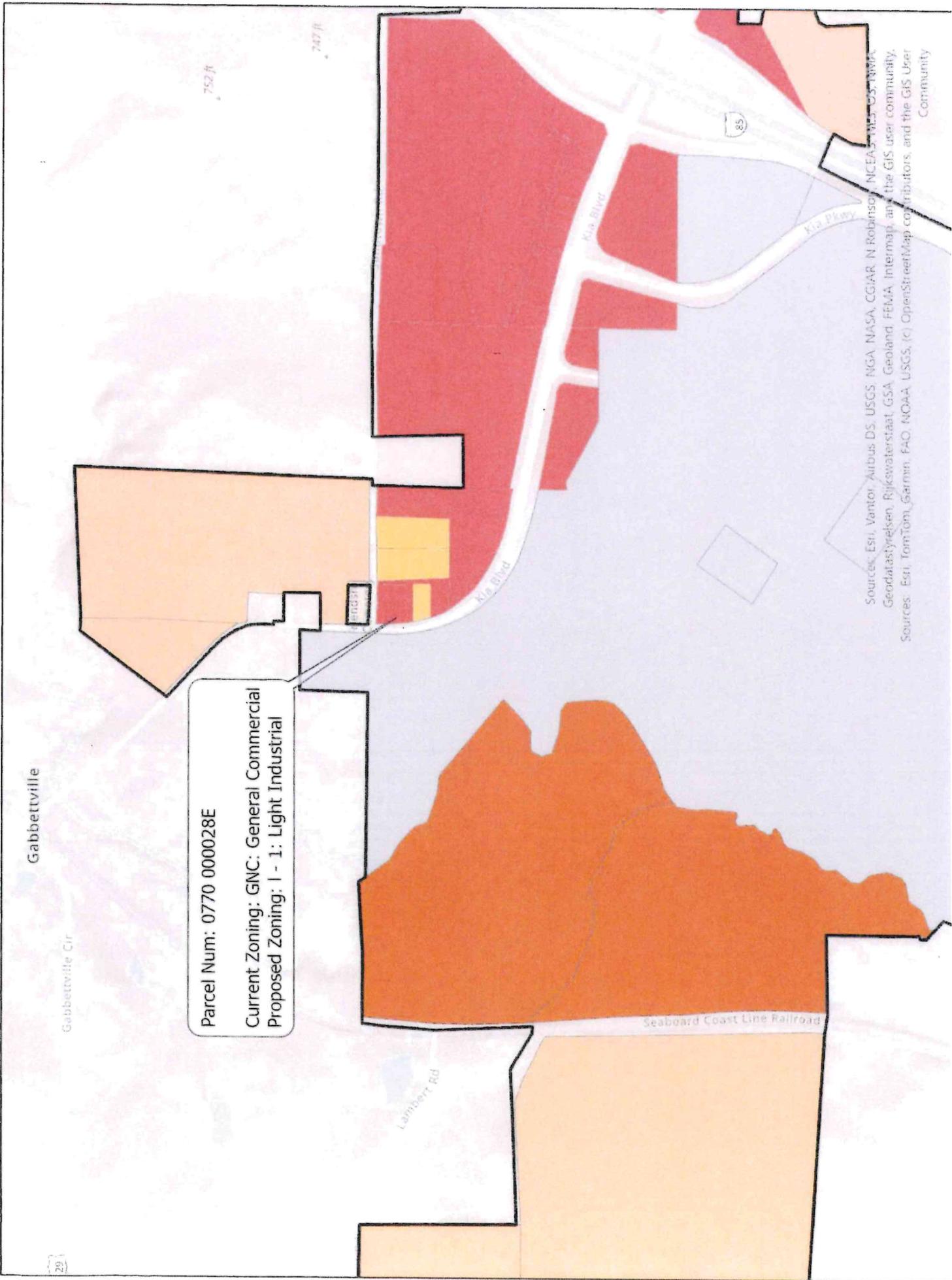
Total Est Tax \$480.51

No data available for the following modules: Assessment Appeals Process, Linked Personal Property, Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Permits, Photos, Sketches.

© 2025 Schneider Geospatial. All rights reserved. This report was generated by the Schneider Geospatial system. The information contained herein is for informational purposes only and should not be used for legal or financial decisions. For more information, please contact your account manager.



User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 3/2/2026, 10:32:17 PM



Gabbettville

Gabbettville Cir

Parcel Num: 0770 000028E

Current Zoning: GNC: General Commercial
Proposed Zoning: I - 1: Light Industrial

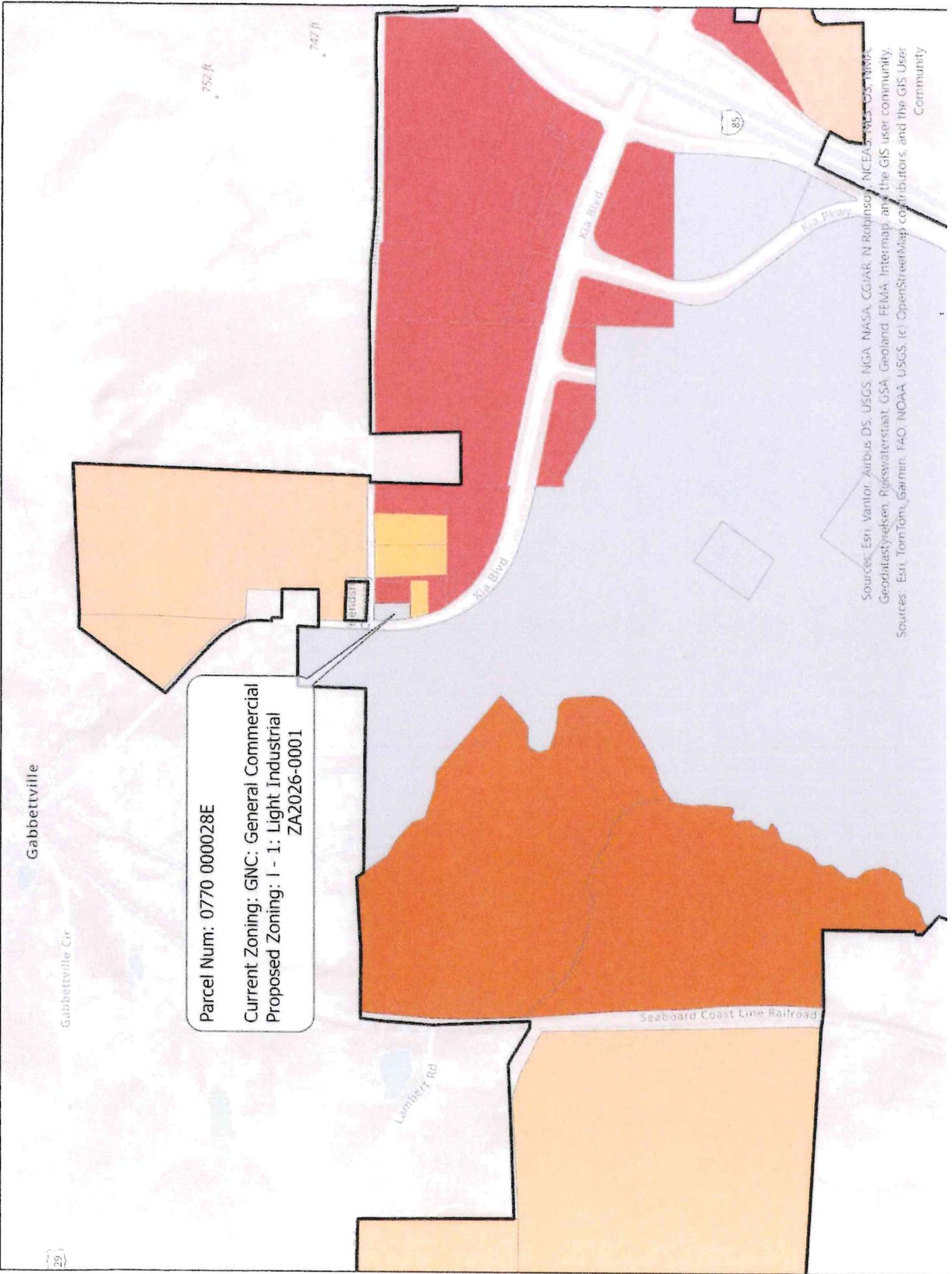
Lambert Rd

Seaboard Coast Line Railroad

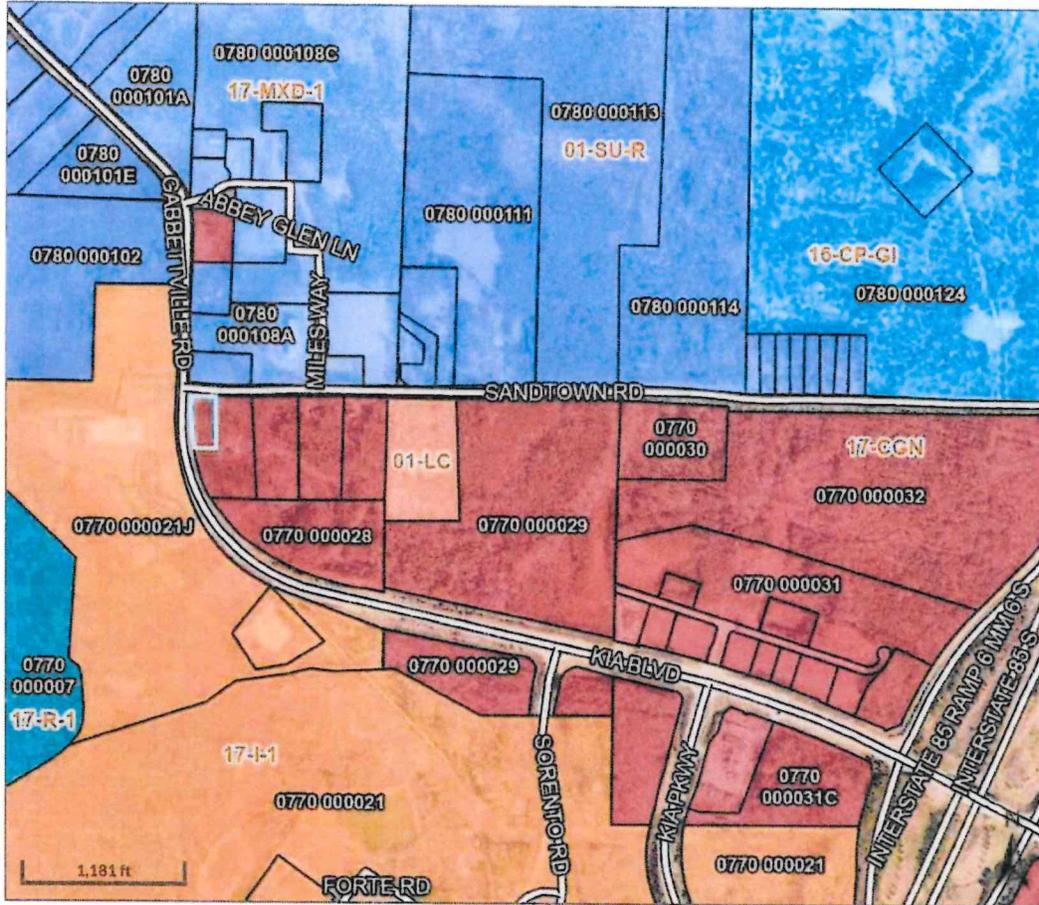
Kia Blvd

Kia Blvd

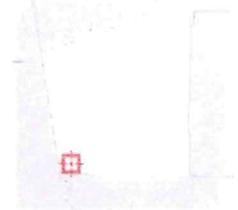
Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NIS, OS, WWK, Geodatalystyelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community.
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community



Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEA, NIS, GIS-World, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community.
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community



Overview



Legend

- Address Numbers
- Parcels
- Roads
- Zoning
 - AG - Agricultural District
 - AGR - Agricultural/Residen
 - Special Use
 - GC - General Commercial
 - GI - General Industrial District
 - Limited Commercial District
 - LR - Lakeside Residential District
 - LR - Lakeside Rural Residential District
 - Surrounding Zoning District
 - SD-MH, Soecial District Manufactured Housing
 - LC, Limited Commercial District
 - UR-VL, Urban Village High-Density Mixed-Use District
 - RR - Rural Residential
 - SU-VL, Rural Village Medium-Density
 - SPLIT (Contact Zoning Office)
 - Surrounding Zoning District

-  MXD-1 - Mixed Use District
-  R-1 - Single Family Dwelling, Medium Density
-  R-1A - Single Family Dwelling, Low Density
-  R-2 - Multiple-Family Dwelling, High Density
-  R/P
-  RR, Surrounding Zoning District
-  SPLIT - Contact Zoning Office
-  C - Commercial
-  CR - Commercial/Residen
-  I - Industrial
-  LI - Light Industrial
-  P
-  R1 - Residential
-  R2 - Residential
-  R3
-  LI, Light Industrial and Manufacturing District
-  SPLIT
-  GC
-  I-I
-  LUCO
-  O-I
-  18
-  PUD, Planned Unit Development Special Zoning District
-  SPLIT
-  HC, Highway Commercial District
-  HI, Heavy Industrial and Manufacturing District
-  SD-MH
-  SU-R, Suburban Medium-Density Residential District
-  UR-VL
-  CR-MR
-  CR-MX
-  DT-MX
-  ES-R
-  G-RL