

**CITY OF FORT OGLETHORPE**  
500 CITY HALL DRIVE, CITY HALL COMPLEX  
FORT OGLETHORPE, GA 30742

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**WORKSHOP**

MONDAY, JANUARY 8, 2024 @ 5:00 PM  
ADMINISTRATIVE ITEMS

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**PUBLIC HEARING**

MONDAY, JANUARY 8, 2024 @ 6:00 PM

1. Ordinance No. 2024-01 - Request for Zoning Variance for a rear property setback from 50 feet to 20 feet to allow an addition to the building  
Address: 534 Patterson Avenue, Fort Oglethorpe, Georgia, MAP 0003B009  
Property Owner and requester: George Barry Walston
2. Ordinance No. 2024-02 - Request for zoning amendment from C-1 to C-2 to allow for a sports rehabilitation center  
Address: 3442 Battlefield Parkway, Fort Oglethorpe, Georgia,  
MAP 0013B00300B  
Property owner and requester: Xenon Group, LLC
3. Ordinance No. 2024-03 - Request for Zoning Amendment from C-2 General Commercial to C-2 Special Exception zoning to operate a tobacco shop  
Address: 1412 Battlefield Parkway, Fort Oglethorpe, Georgia,  
MAP 0003D060  
Property Owner: Ron Goulart  
Requester: Salim Judda
4. Ordinance No. 2024-04 - Request for approval of a Certificate of Appropriateness to make alterations to a dwelling in the Historic District  
Address: 209 Barnhardt Circle, Fort Oglethorpe, Georgia – MAP 0003I007  
Property owner and requester: Suzanne Celestine

**PRELIMINARY AGENDA**

**CITY COUNCIL MEETING**

500 CITY HALL DRIVE, FORT OGLETHORPE, GA  
MONDAY, JANUARY 8, 2024 @ 6:00 P.M.

The following constitutes the preliminary agenda for the regular meeting of the Mayor and Council of the City of Fort Oglethorpe, Georgia to be held on Monday, January 8, 2024 at 6:00 P.M. subject to such revisions, deletions, and additions as may be determined by the Mayor and Council at the meeting. Subject to the foregoing, the Mayor and Council may act on the following matters:

**REGULAR MEETING**

- **Call to Order Regular Meeting**
  - Establish a quorum is present.
- **Invocation and Pledge of Allegiance**
- **Set Agenda**
  - Additions, Modifications, New Business, Remove, Remands
- **Minutes**
  - Regular Meeting Minutes held on December 11, 2023
- **Ordinances**
  1. Ordinance No. 2024-01 –First Reading (Stultz)  
Request for Zoning Variance for a rear property setback from 50 feet to 20 feet to allow an addition to the building  
Address: 534 Patterson Avenue, Fort Oglethorpe, Georgia,  
MAP 0003B009  
Property owner and requester: George Barry Walston
  2. Ordinance No. 2024-02 – First Reading (Stultz)  
Request for Zoning Amendment from C-1 to C-2 to allow a sports rehabilitation center  
Address: 3442 Battlefield Parkway, Fort Oglethorpe, Georgia,  
MAP 0013B00300B  
Property owner and requester: Xenon Group, LLC
  3. Ordinance No. 2024-03 – First Reading (Stultz)  
Request for Zoning Amendment from C-2 General Commercial to C-2 Special Exception Zoning to operate a tobacco shop  
Address: 1412 Battlefield Parkway, Fort Oglethorpe, Georgia,  
MAP 0003D060  
Property owner: Ron Goulart  
Requester: Salim Judda

4. Ordinance No. 20242-04 – First Reading(Stultz)  
Request for approval for a Certificate of Appropriateness to make alterations to a dwelling unit in the Historic District  
Address: 209 Barnhardt Circle, Fort Oglethorpe, Georgia – MAP 0003I007  
Property owner and requester: Suzanne Celestine
- **New Business**
    1. Nomination of Mayor Pro Tem for 2024 (Rogers)
    2. Proposed appointment of Planning Advisory Board members (Huhn)
    3. Recommendation to authorize the Mayor to sign a letter of commitment for a joint wastewater feasibility study of Catoosa County, the City of Fort Oglethorpe, and the City of Ringgold (Huhn)
    4. Recommendation to approve a contract for a cellular tower lease (Stultz)
  - **City Manager’s Report**
  - **Mayor and Council Comments**
  - **Executive Session – Real Estate, Litigation, and Personnel**
  - **Adjournment**