



City of Hogansville
City Council
Regular Meeting Agenda
Monday, December 15, 2025 – 7:00 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

REGULAR MEETING – 7:00 pm

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 December 15, 2025
2. Approval of Minutes: Work Session Meeting December 1, 2025
3. Approval of Minutes: Regular Meeting December 1, 2025
4. Approval of Minutes: Town Hall Meeting December 2, 2025

PRESENTATION

1. Proclamation – Pastor Willie & First Lady Patricia Fountain 40th Pastoral Anniversary
2. Troup County Parks & Recreation 9/10 Football Textile Bowl Champions - Hogansville Greenwaves
3. Troup County Parks & Recreation 8U Football Showdown Bowl Champions - Hogansville Cavaliers

CITIZEN APPEARANCE

1. Mary Margaret Ware to Discuss Data Center Effects
2. Wanda Lowe to Discuss Concerns About Data Center

NEW BUSINESS

1. Preliminary Platt Approval – Jones Crossing Phase 3

CITY MANAGER'S REPORT

ASSISTANT CITY MANAGER'S REPORT

CHIEF OF POLICE REPORT

COUNCIL MEMBER REPORTS

1. Council Member Ayers
2. Council Member Strickland
3. Council Member Taylor
4. Council Member Baswell
5. Council Member Neese

MAYOR'S REPORT

ADJOURN

Upcoming Dates & Events

- *December 18, 2025 – 6:00 pm | Meeting of the Planning and Zoning Commission at Hogansville City Hall*
- *December 20, 2025 – 8am – 10am | Waffles with Santa at the Royal Theater followed by "How the Grinch Stole Christmas" (FREE)*
- *December 24 & 25, 2025 | Hogansville City Offices Closed for Christmas Holiday*
- *December 31, 2025 & January 1, 2026 | Hogansville City Offices Closed for New Years Holiday*
- *January 5, 2026 – 7:00 pm | Regular Meeting of the Mayor and Council at Hogansville City Hall*

The Royal Theater Happenings September 2025

- *Friday, December 19, 2025 – 7:00 pm | MOVIE: Home Alone*
- *Saturday, December 20, 2025 – 8am-10am | FREE EVENT: Waffles and a MOVIE with Santa "How the Grinch Stole Christmas"*
- *Saturday, December 20, 2025 – 7:00 pm | MOVIE: Die Hard*



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

**Work Session Meeting
December 1, 2025**

Call to Order: Mayor Jake Ayers called the Work Session to order at 6:00 pm. Present were Council Member Michael Taylor, 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, Asst. Police Chief James Vincent, and City Clerk LeAnn Lehigh. Council Member Jason Baswell, Council Member Mandy Neese, and Police Chief Jeff Sheppard were not present at the Work Session meeting.

ORDER OF BUSINESS

1) Preliminary Plat – Jones Crossing Phase 3

A Preliminary Plat for Jones Crossing Phase 3 has been submitted for 106 lots, reviewed by staff and engineers, and recommended for approval by Planning & Zoning. Phase 3 is subject to the UDO, unlike Phases 1 and 2. Key changes include sidewalks along Highway 54 and throughout the development. The plan addresses site water issues, preserving a 75-foot county stream buffer and a 25-foot state stream buffer, which will retain existing trees along waterways. Phase 3 will connect to Phase I via a roadway, providing a second access point. A 25-foot undisturbed buffer is planned between Phases I and 3. An emergency access at Hutchins Moody Road is also under consideration.

Mayor Ayers raised concerns that the Jones Crossing Phase 3 plan lacks new amenities, which is problematic given an estimated 260 additional residents. The adequacy of UDO requirements for amenities and green space was questioned, including whether Phase 3 is exempt by tying into Phase I. While the plan includes “green space” via wetlands and tree buffers, these are not usable recreational areas like parks or sports fields. It was suggested that developers include more amenities to improve residents’ quality of life, even if a few lots must be sacrificed. City Manager Lisa Kelly will discuss adding amenities with the developer and agreed to start these conversations earlier in the planning process for future developments to ensure quality of life standards. Council agreed to table this item at the Regular Meeting to allow discussions with the developer to add amenities.

2. Development Update

Jones Crossing (Phases 1 & 2): Phase 1 is nearly complete. Phase 2 is under construction, with a second model home underway.

Moss Creek Townhomes: Construction is underway for the 143-unit project.

Hummingbird Hollow (formerly Tree Swift): Site work is underway for 189 single-family units; easements are being cleared for the sewer line.

Hunt Club (Phase 2): Construction is progressing well; minor improvements are needed to address water runoff.

Shallow Creek (Phases 2 & 2a): Site work is underway for 82 units. The sewer main extension under the development agreement is nearly complete.

Blue Creek Technology Parkway (Project Hummingbird/Amazon): Parkway construction is underway. Amazon has approvals. Discussions continue on water main extensions and sewer upgrades for the remainder of the parkway.

East Main Troup: The project (258 single-family, 141 townhomes) is on its third submittal, awaiting EPD and other approvals.

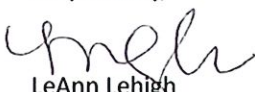
Martins Meadows: Moving forward with reviews for 267 single-family units; EPD approval received; awaiting Georgia Sewer and Water site approval.

Hogan's Ridge: Significant issues: not built to approved plans; multiple site infractions related to stabilization, sewer, and water runoff. The developer must rebuild to plan or resubmit new drawings. A City CO will not be issued until a long list of items is properly fixed.

Other Projects: Updates provided for Lee Street Townhomes, Chisel Mill (proposing a cottage court), Brackenwood Estates (on hold), and Emmaus Church Distribution Centers (awaiting sewer authorization).

Mayor Ayers adjourned the Work Session at 6:21 pm.

Respectfully,


LeAnn Lehigh
City Clerk



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

REGULAR MEETING

December 1, 2025

Mayor Jake Ayers called the Regular Meeting to order at 7:00 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, Asst. Police Chief James Vincent, and City Clerk LeAnn Lehigh. Police Chief Jeff Sheppard was not present at tonight's meeting.

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

CONSENT AGENDA

Motion: Council Member Strickland moved to amend the Consent Agenda, adding item number 4 under Citizen Appearance – Chance Williams to Discuss Data Centers. The motion was seconded by Council Member Ayers.

Motion Carries 5-0

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

Motion Carries 5-0

CITIZEN APPEARANCE

1. Ila Burdette to Discuss Public Information Regarding Data Centers

Ms. Burdette expressed frustration regarding the lack of formal presentation for the proposed data center project on Hightower Road.

2. Paula Darden to Discuss Effects of Data Center on Hightower Road Residents

Ms. Darden explained that she is opposed to industrializing rural residential areas, citing noise, constant humming generators, and light pollution.

3. Cyndie Hutchings to Discuss Her Story of the Effects of Data Centers in a Community

Ms. Hutchings explained her past experience with the data center in Fayette County, citing health risks and environmental damage. She noted the short lifespan of data centers (10-15 years) versus long-term environmental harm.

4. Chance Williams to Discuss Data Centers

Mr. Williams criticized the city for favoring large corporations with tax breaks over small businesses. Mr. Williams formally requested a change to the city charter to allow Troup County residents living just outside city limits—but affected by city decisions—to vote for the Mayor and City Council.

NEW BUSINESS

1. Preliminary Plat Approval – Jones Crossing Phase 3

Motion: Council Member Taylor moved to table this item until a future meeting. The motion was seconded by Council Member Baswell.

Discussion: None

Motion Carries 5-0

2. Surplus Vehicles

Motion: Council Member Neese moved to approve surplus of the Police Fleet Vehicle - 2021 Chevrolet Traverse with last four vin numbers 7285. The motion was seconded by Council Member Neese.

Discussion: Asst. Police Chief Vincent explained that the Police Department is asking Council to surplus the 2021 Chevrolet Traverse so it can be sold to another agency with all upfitting, which offers the best financial benefit.

Motion Carries 5-0

ADJOURNMENT

On a motion made by Council Member Neese and duly seconded, Mayor Ayers adjourned the meeting at 7:59 pm.

Respectfully,

A handwritten signature in black ink, appearing to read 'LeAnn Lehigh', written in a cursive style.

LeAnn Lehigh
City Clerk



12/02/2025

Town Hall Meeting

Meeting held at the Royal Theater, 400 E. Main Street, Hogansville, GA 30230.

The Mayor and Council held a Town Hall Meeting to discuss a proposed data center development on Tuesday, December 2, 2025, at 7:00 pm. The project is in the very early information-gathering stage, and no final decision has been made. The purpose of the meeting was to share known information, define what a data center is, and gather community questions and concerns. City leadership stressed that community input is a crucial part of the process and that the development must align with the community's values and long-term well-being.

Present were Mayor Jake Ayers, Council Member Michael Taylor, Council Member Jason Baswell, Council Member Mandy Neese, Council Member Mark Ayers and Council Member Kandis Strickland. Also in attendance were Engineer Greg Ashworth and Community Planner Aaron Fortner.

Mayor Ayers, Engineer Greg Ashworth and Community Planner Aaron Fortner provided a slideshow presentation on the benefits and concerns of data centers. Benefits that were highlighted include significant property tax revenue. A high-level comparison suggested a 450-megawatt data center could produce substantially more tax revenue than a 1,500-home subdivision, without the associated costs for services like schools and police. Low Traffic was also mentioned as a benefit as post-construction, they generate very little traffic. Some Concerns regarding data centers are large buildings can be visually disruptive; screening and buffering are necessary. Other concerns are cooling systems can be a noise nuisance, requiring mitigation plans. Data Centers also require significant power and can use a lot of water for cooling.

The city's water system currently uses about 500,000 gallons of water per day. The proposed site is a 440-acre former spray field. Modern data centers can use air cooling for most of the year. A "closed loop" system uses virtually no water after an initial fill. Another option is for the data center to purchase the city's treated wastewater (currently 600,000 gallons/day discharged) for cooling, creating a new revenue stream. Any developer would be required to pay for all necessary water and sewer system upgrades.

Public Comment and Community Concerns

A significant portion of the meeting was dedicated to public comment, with residents raising numerous concerns:

- **Transparency and Procedure:** Residents expressed frustration over a lack of transparency, frequently citing a Non-Disclosure Agreement (NDA) the city signed with a developer (Fertile Ground Investments) several months prior. They questioned the lack of public records and why a purchase agreement was considered before public due diligence.
- **Impact on Community and Lifestyle:** Many residents, some with deep family roots on Hightower Road, voiced strong emotional opposition. They argued the project contradicts the area's residential and rural character, disrupts their way of life, and devalues their property. Some are considering moving.
- **Environmental and Health Concerns:** Issues raised included potential land contamination at the "Sprayfield," noise pollution from a "hyperscale" AI data center (which was noted as being different from standard data centers), and who would be held liable for potential long-term health issues. Questions were also raised about who would monitor compliance with regulations like the Clean Air Act.

- **Financial Skepticism:** Residents were skeptical of projected revenue, citing past city projects where financial benefits did not materialize. They questioned the potential use of tax abatements.
- **Representation:** Residents living on Hightower Road but outside city limits questioned how the project would benefit them and why they could not vote for the city council making decisions that directly affect them.

Perspectives in Support of Development

- A systems engineer who works on data centers, Joshua Cotton, countered some concerns, stating that modern facilities use advanced sound-dampening, closed-loop or waterless cooling systems, and are cleaner than many other industries.
- A lifelong resident, Dennis Sims, recalled the city's past economic decline and viewed the project as a potential opportunity for growth.
- Another resident thanked the council for exploring options to help the community grow.


Council's Response and Proposed Next Steps

- **Council's Position:** Council members repeatedly stated the project is not a "done deal" and they do not have enough information to be for or against it. They urged residents to get information directly from them instead of social media. One member explicitly stated they would vote "hell no" to a tax abatement.
- **NDA Explanation:** A council member explained the NDA was a standard preliminary step to begin conversations and has since been lifted.
- **Immediate Actions:** The city plans to update its industrial zoning code to be more specific and adopt new standards for data centers addressing buffering, noise, and other concerns.
- **Future Plans:** The city will conduct a precise fiscal analysis and impact assessment of similar existing data centers. Council stressed that they do not yet have all the information regarding this specific data center request and once more information is available, it will be sent out to the public for input.

The Town Hall meeting concluded at 9:09 pm.

A sign-in sheet with speaker information is attached.

Respectfully,


LeAnn Lehigh
City Clerk



TOWN HALL SPEAKER SIGN-IN SHEET



#	NAME	ADDRESS	PHONE	EMAIL
✓ 62	Brenda Seno	9693 Hogginswood	706 302 9190	bsims706@bellsouth.net
✓ 63	Tammy Lambert	614 E Main	770-363-2103	tlapearl@gmail.com
✓ 64	Rosanna Pado	700 E Main St.	925-963-6323	zapnado@comcast.net
65	Aaron Fincher	9866 Hogginsville Rd	706-616-8390	fincher-arce.15@gmail.com
66	Resa Watson	738 Mobley Bridge Rd	706-302-6448	rosaspawell13@gmail.com
✓ 67	Joshua Cotton	313 Taliaferro Dr	859-319-0046	joshcotton200@gmail.com
✓ 68	Stacy Smith	1129 Hgltaker R	706 412 9898	stacy.smith10@gmail.com
✓ 69	Mary Margaret Ware	108 Wadette Dr.	901-496-4194	waremaj@gmail.com
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7pm

9:14pm

TOWN HALL SPEAKER SIGN-IN SHEET

#	NAME	ADDRESS	PHONE	EMAIL
✓ 1	ALBERT PRADO	700 E. MAIN	925-963-6322	albertprado@comcast.net
2				
3	Ila Boudette	301 Maple Dr.	404-275-0499	ila.boudette@gmail.com
4				
✓ 5	Nick Simpson	374 Holland Rd	706-594-2884	Nicksimpson@simpsoninterests.com
✓ 6	Chare Williams	901 Highway 30	706-302-6671	williamsautism77@gmail.com
✓ 7	Barbara Williams	901 Highway 30	706-302-9263	williamsautism77@gmail.com
✓ 8	Roger Hanlon	101 High St	770-328-1864	hanlonk3@gmail.com
✓ 9	Stacy Smith	129 Flight Ave	706-358-5221	latairne.smith@ethel.net
10	Jane McCoy	440 Siver 11	706-555-2228	
11	Douglas May	11 11	11 11	
✓ 12	Cyndie Hutchings	925 Willowcrest Way	513-377-4743	clutch16@gmail.com
✓ 13	Wanda Lowe	115 Maple Dr. Hwy	706-616-3280	wlowe1952@gmail.com
✓ 14	Chris Moran	9287 Lucasville Rd	770-328-8406	chris.moran.m@gmail.com
15	Laura Grey Fogle	125 Oakridge Dr.	706-616-5210	brayfogle@gmail.com
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PROCLAMATION

Honoring Pastor Willie & First Lady Patricia Fountain for 40 Years of Faithful Ministry

WHEREAS, Pastor Willie & First Lady Patricia Fountain has faithfully served the Lord and the congregation of Hogansville Church Of God In Christ for forty years, offering spiritual guidance, leadership, and unwavering dedication; and

WHEREAS, throughout these four decades, Pastor Willie & First Lady Patricia Fountain ministered with compassion, preached the Gospel with conviction, and exemplified a life of servant leadership, inspiring countless individuals in their walk with Christ; and

WHEREAS, Pastor Willie & First Lady Patricia Fountain has officiated weddings, dedicated children, baptized believers, comforted the grieving, counseled the brokenhearted, and led by example through seasons of both joy and trial; and

WHEREAS, under Pastor Willie & First Lady Patricia Fountain leadership, Hogansville Church Of God In Christ has grown not only in number but in spiritual depth, community outreach, and Christian unity, serving as a beacon of hope and love in Hogansville; and

WHEREAS, his ministry has extended beyond the pulpit into the lives of families, the needs of the community, and the heart of the church, demonstrating integrity, humility, and a steadfast commitment to God's calling;

NOW, THEREFORE, we, the congregation of Hogansville Church Of God In Christ, along with friends, family, and the broader community, do hereby honor and celebrate Pastor Willie & First Lady Patricia Fountain on the occasion of his **40th Pastoral Anniversary**. We express our profound gratitude for his years of faithful service, his enduring impact, and his spiritual legacy.

BE IT FURTHER RESOLVED, that this proclamation be entered into the official records of our hearts and this day, December 7, be forever recognized as **Pastor Willie & First Lady Patricia Fountain Day**, in tribute to a life dedicated to the work of the Kingdom.

Given this day, December 7, in the year of our Lord 2025.

In witness whereof I have hereunto set my hand and caused this seal to be affixed this 15th day of December 2025.

Mayor: _____

Attest: _____

HOGANSVILLE 9/10 YEARS OLD FOOTBALL - GREEN WAVE

Football Coaches: ANTONIO BOYD, MARQUEZ AMEY, TAURUS FOSTER, TERRELL JONES, JASPER WOODS

	Name
#82	KYLON BLACKMON
#22	MASON BLALOCK
#13	MAYSON DUTTON
#32	OLANZO ELEY
#33	CAMERON FITTEN
#54	BRANTLEY GADDY
#88	JACOB GLANTON
#51	LOGAN HANCOCK
#21	NOAH JONES
#30	AIDEN MCGHEE
#24	ZEBADIAH MILLEN
#12	JAQUAN MITCHELL
#10	TONY MITCHELL
#11	TRAVIS MITCHELL
#67	MAKHI RANSOM
#50	CAMDEN SANDERS
#80	COLE SANDERS
#66	CARSON SLAYTON

Textile
Bowl
Champions

HOGANSVILLE 9/10 YEARS OLD CHEERLEADERS - GREEN WAVE

Cheer Coaches: Ouanesha Dean, Victoria Mitchell

Name
Eryn Amey
Kori Baker
Paisley Cameron
Josephine Conrad
London Daniel
Quanshalia Dean
Joviona Ford
Bristol Gaddy
Macey Gaddy
Jenavieve Jones
Traleah Mitchell
Amaria Patterson
Emmy Sanders
Willa Vaughn

HOGANSVILLE 8 YEARS OLD FOOTBALL - CAVALIERS

Football Coaches: RICO MITCHELL, PIERRE CAMERON, KEMDYON HAMILTON, CHRISTOPHER TIGNER

	Name
#24	AYDEN ALLEN
#66	PRINCESTON BAILEY
#30	MAJOR BRAY
#11	PAIDEN CAMERON
#32	QUENCY CARRIKER, JR
#10	JONAH COOK
QUIT	ZAIDEN GRANGER
#12	KYRIE HAMILTON
#22	KYRIE HARDAWAY
#13	CRAWFORD KARVELAS
#51	BRAXTON KIMBROUGH
#54	JAYDEN MITCHELL
#33	ETHAN PIKE
#50	JYRIC RENDER
#67	KEEGAN SLAUGHTER
#42	KARSON SMITH
#21	AMARU TIGNER
#47	LANDON TIGNER

Showdown
Bowl
Champions

HOGANSVILLE 8 YEARS OLD CHEERLEADERS - CAVALIERS

Cheer Coaches: Laura Chaffin, Kededra Smith

Name
Paisley Cameron
Mykiyah Grier
Naomi Hill
Louisa Karvelas
Adaline Lorentzen
Akylah McGhee
Natalie Walczyk
Skylar Smith

Entry #: 41 - MaryMargaret Ware

Status: Submitted

Submitted: 12/8/2025 12:24 PM

If you would like to request to be placed on the City Council Agenda, please fill out the form below and submit.

Request must be made no later than 12:00 pm the Wednesday prior to the meeting if you would like to be placed on the next meeting agenda.

Name

MaryMargaret Ware

Phone

(901) 496-4194

Meeting date for which you wish to appear

12/15/2025

Question/Issue you wish to discuss:

Data Center in Hogansville

Please describe in detail:

Data Center's cumulative unhealthy effects on air pollution

Have you previously discussed this with the City Manager?

No

If yes, when?

Have you previously discussed this with the Mayor or a member of Council?

Yes

What was the response from such discussion(s)?

I briefly discussed this at the library meeting on Dec. 6 and Mark Ayers attended that. I did not ask for a response directly from him at that time.

(I did speak at the Dec. 2 TownHall, but addressed a separate issue of affordability and cost to customers.)

Why was the above response not adequate?

Mark Ayers is not ready to make a decision against data centers.

What is the resolution you seek?

That City Council members will give heaviest weight to the health and wellbeing of people instead of just monetary benefits.

It is the intention of this process to resolve the question/issue without the necessity of an appearance at a Council meeting. I understand that such appearance requires the approval of the Mayor and that the appearance is limited to five (5) minutes.

If you would like to request to be placed on the City Council Agenda, please fill out the form below and submit.

Request must be made no later than 12:00 pm the Wednesday prior to the meeting if you would like to be placed on the next meeting agenda.

Name

Wanda Lowe

Phone

(706) 616-3280

Meeting date for which you wish to appear

12/15/2025

Question/Issue you wish to discuss:

Concerns about data center

Please describe in detail:

Have you previously discussed this with the City Manager?

Yes

If yes, when?

Briefly in a phone conversation in late November. I have sent all an email as well.

Have you previously discussed this with the Mayor or a member of Council?

Yes

What was the response from such discussion(s)?

No definitive answers, no response to emails.

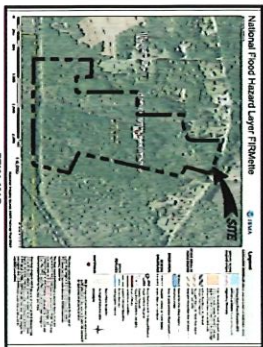
Why was the above response not adequate?

I do not know where our leaders stand on the proposed data center.

What is the resolution you seek?

That our elected officials will not support this development.

It is the intention of this process to resolve the question/issue without the necessity of an appearance at a Council meeting. I understand that such appearance requires the approval of the Mayor and that the appearance is limited to five (5) minutes.



THIS TRACT OF LAND DOES NOT LIE WITHIN THE 100 YEAR
INTERMEDIATE REGION FLOOD ZONE AS PER THE FEDERAL
EMERGENCY MANAGEMENT AGENCY AS SHOWN ON COMMUNITY PANEL
NO. 13285C0070E LAST REVISED 07/03/2012.

THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND DISTURBING ACTIVITIES.

EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

GPS LOCATION OF THE CONSTRUCTION EXIT FOR THE SITE

LATITUDE	LONGITUDE
N33.16530°	W-84.88564°



THE UTILITIES SHOULD HESITATE ONLY AT THE CONTRACTOR'S COMPLICANCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON SITE PLANS, THE DESIGN ASSAULTS AN RESPONSIBILITY FOR THE LOCATION SURVEY AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL ISSUES RELATE TO PREVIOUS UTILITIES OF THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

PRELIMINARY PLAT FOR JONES CROSSING PHASE 3

LAND LOT 126
11TH DISTRICT
CITY OF HOGANSVILLE, GEORGIA

ZONED: CR-MX
PARCEL ID# 0214 000043A
TOTAL SITE ACREAGE: 57.03 ACRES
TOTAL DISTURBED ACREAGE: 37.46 ACRES

OWNER/DEVELOPER
BRENT HOLDINGS, LLC
9008 EAST HIGHWAY 16
SENOIA, GA 30276
PHONE: 770.461.0478

24 HOUR CONTACT:
DANIEL FIELDS
404.539.2124

DESIGNED BY:
RIDGE PLANNING AND ENGINEERING
5341 OLD HIGHWAY 5, SUITE 207-350
WOODSTOCK, GA 30188
770.938.9000
CONTACT: MIKE HAPONSKI, P.E.
EMAIL: MIKE@RIDGEPE.COM

SHEET INDEX	
PP000	COVER SHEET
PP100	OVERALL PRELIMINARY PLAN
PP101	PRELIMINARY PLANT
PP102	PRELIMINARY PLAT
PP103	PRELIMINARY PLAT
C100	SURVEY

NOTE:
TREE MANAGEMENT - DESIGN PLANS SHALL BE IN CONFORMANCE
WITH LOCAL UDO AND TREE MANAGEMENT PLAN REQUIREMENTS.

NOTE:
HOA SHALL BE RESPONSIBLE FOR ALL COMMON AREAS INCLUDING LAWNS,
OPEN SPACE, SIDEWALKS, STREETS/PATHS AND ALL INFRASTRUCTURE.

NOTES:
DOMESTIC WATER SERVICE PROVIDED BY THE CITY OF HOUSTON
SEWERAGE & WASTE SERVICE PROVIDED BY THE CITY OF HOUSTON

PURSUANT TO THE LAND SUBDIVISION REGULATIONS OF THE CITY OF ROCKFORD, I HEREBY RECOMMEND TO THE CITY OF ROCKFORD, ILLINOIS, THAT THE PRELIMINARY PLAT BEING SUBMITTED FOR REVIEW AND PRELIMINARY APPROVAL BY THE CITY OF ROCKFORD PLANNING COMMISSION ON

<p>_____</p> <p>_____</p>	<p>_____</p> <p>_____</p>
<p>_____</p> <p>_____</p>	<p>_____</p> <p>_____</p>



5341 OLD HIGHWAY 5
SUITE 207-350 • WOODSTOCK, GA 30188
OFFICE 770.938.9000

PRELIMINARY PLAT
JONES CROSSING
PHASE 3
LAND LOT 126
11TH DISTRICT
CITY OF HOGANSVILLE, GEORGIA

OWNER/DEVELOPER

BRENT HOLDINGS, LLC
9008 EAST HIGHWAY 16
SENOIA, GA 30276
PHONE: 770.451.0478

[illegible]

COVER SHEET
PP000

SHEET
PP102



24 HOUR CONTACT:
DANIEL FIELDS
404.539.2124



Georgia 811
Utilities Protection Center, Inc.

The Illinois system portion left for the contractor's comment only might have been useful, but the question of how to use the EMPLOY ASSAULTS AND RESPONSIBILITY FOR THE CONTRACTOR'S OWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MEET ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

Chemical	Dose	Time
5-HT _{2A}	100 µg/kg	15 min
5-HT _{2C}	100 µg/kg	15 min
5-HT _{2B}	100 µg/kg	15 min
5-HT _{2D}	100 µg/kg	15 min
5-HT _{2E}	100 µg/kg	15 min
5-HT _{2F}	100 µg/kg	15 min
5-HT _{2G}	100 µg/kg	15 min
5-HT _{2H}	100 µg/kg	15 min
5-HT _{2I}	100 µg/kg	15 min
5-HT _{2J}	100 µg/kg	15 min
5-HT _{2K}	100 µg/kg	15 min
5-HT _{2L}	100 µg/kg	15 min
5-HT _{2M}	100 µg/kg	15 min
5-HT _{2N}	100 µg/kg	15 min
5-HT _{2O}	100 µg/kg	15 min
5-HT _{2P}	100 µg/kg	15 min
5-HT _{2Q}	100 µg/kg	15 min
5-HT _{2R}	100 µg/kg	15 min
5-HT _{2S}	100 µg/kg	15 min
5-HT _{2T}	100 µg/kg	15 min
5-HT _{2U}	100 µg/kg	15 min
5-HT _{2V}	100 µg/kg	15 min
5-HT _{2W}	100 µg/kg	15 min
5-HT _{2X}	100 µg/kg	15 min
5-HT _{2Y}	100 µg/kg	15 min
5-HT _{2Z}	100 µg/kg	15 min
5-HT _{2AA}	100 µg/kg	15 min
5-HT _{2AB}	100 µg/kg	15 min
5-HT _{2AC}	100 µg/kg	15 min
5-HT _{2AD}	100 µg/kg	15 min
5-HT _{2AE}	100 µg/kg	15 min
5-HT _{2AF}	100 µg/kg	15 min
5-HT _{2AG}	100 µg/kg	15 min
5-HT _{2AH}	100 µg/kg	15 min
5-HT _{2AI}	100 µg/kg	15 min
5-HT _{2AJ}	100 µg/kg	15 min
5-HT _{2AK}	100 µg/kg	15 min
5-HT _{2AL}	100 µg/kg	15 min
5-HT _{2AM}	100 µg/kg	15 min
5-HT _{2AN}	100 µg/kg	15 min
5-HT _{2AO}	100 µg/kg	15 min
5-HT _{2AP}	100 µg/kg	15 min
5-HT _{2AQ}	100 µg/kg	15 min
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5-HT _{2AU}	100 µg/kg	15 min
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5-HT _{2AW}	100 µg/kg	15 min
5-HT _{2AX}	100 µg/kg	15 min
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5-HT _{2AZ}	100 µg/kg	15 min
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5-HT _{2BP}	100 µg/kg	15 min
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5-HT _{2BR}	100 µg/kg	15 min
5-HT _{2BS}	100 µg/kg	15 min
5-HT _{2BT}	100 µg/kg	15 min
5-HT _{2BU}	100 µg/kg	15 min
5-HT _{2BV}	100 µg/kg	15 min
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5-HT _{2BX}	100 µg/kg	15 min
5-HT _{2BY}	100 µg/kg	15 min
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5-HT _{2CN}	100 µg/kg	15 min
5-HT _{2CO}	100 µg/kg	15 min
5-HT _{2CP}	100 µg/kg	15 min
5		

OWNER/DEVELOPER

BRENT HOLDINGS, LLC
9008 EAST HIGHWAY 16
SENOIA, GA 30276
PHONE: 770.451.0478

PRELIMINARY PLAT

JONES CROSSING
PHASE 3

LAND LOT 126
11TH DISTRICT
CITY OF HOGANSVILLE, GEORGIA

REVISIONS



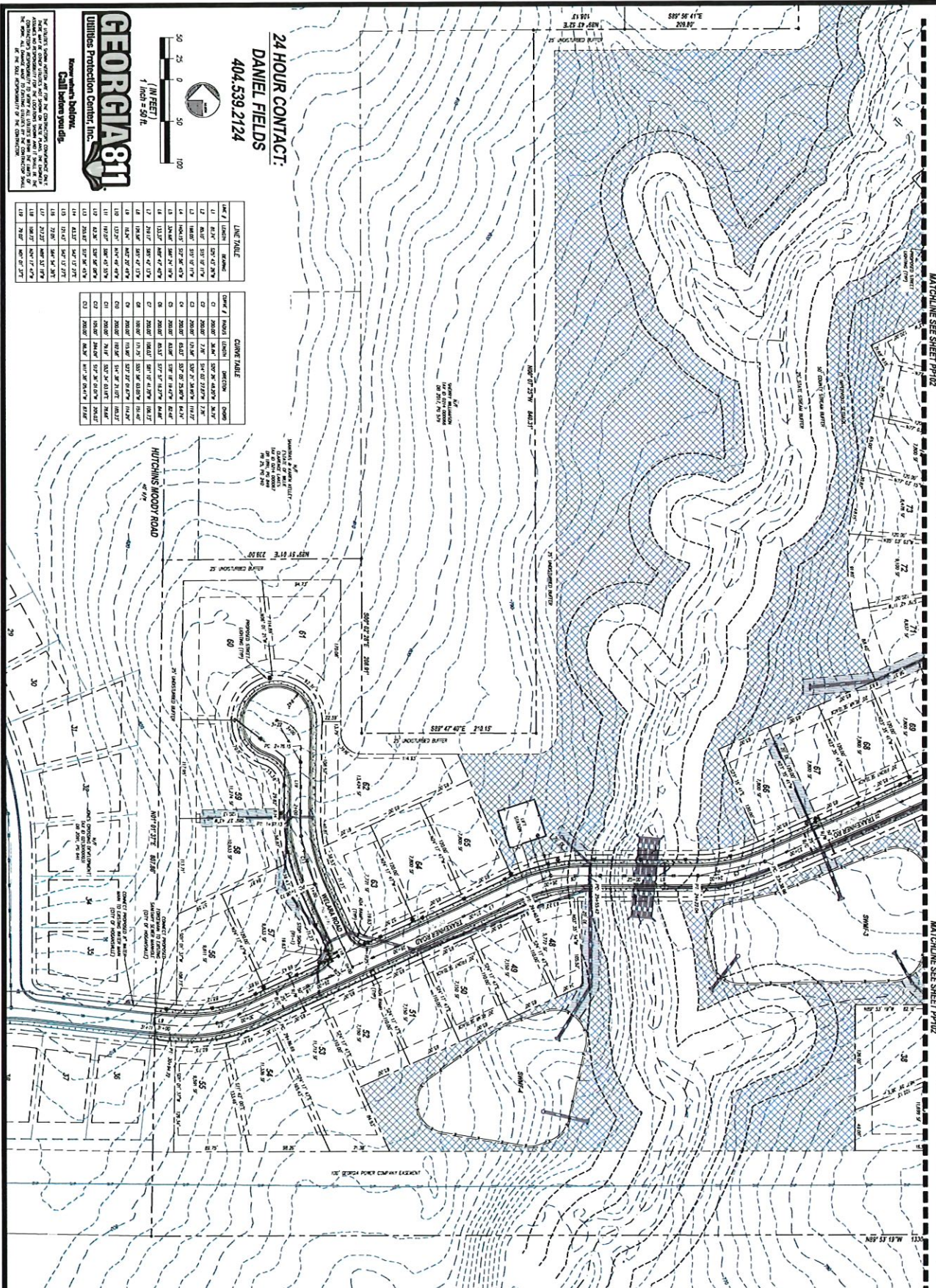
**OVERALL PRELIMINARY
PLAT
PP100**



CURVE TABLE		
CURVE #	MOON	DEFINITION
C1	200307	SDT = 44.079 16.79
C2	200307	SDT = 22.879 7.78
C3	200307	SDT = 24.8079 11.97
C4	200307	SDT = 25.8079 64.24
C5	200307	SDT = 18.479 14.86
C6	200307	SDT = 18.279 84.86
C7	200307	SDT = 41.79 106.23
C8	100307	SDT = 03.079 13.67
C9	200307	SDT = 22.079 14.87
C10	200307	SDT = 21.187 106.23
C11	200307	SDT = 01.079 106.23
C12	200307	SDT = 01.079 106.23
C13	200307	SDT = 01.079 106.23



5341 Old Highway 5
SUITE 207-350 • WOODSTOCK, GA 30189
OFFICE 770.938.9000



24 HOUR CONTACT:
DANIEL FIELDS
 404.539.2124

GEORGIA 811
 Utilities Protection Center, Inc.
 Know what's below.
 Call before you dig.

FOR THE STATE OF GEORGIA, I, THE ENGINEER, CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF GEORGIA. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY, EXPRESS OR IMPLIED, FOR THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN.

LINE #	STATION	DESCRIPTION
1	0+00	START OF PROJECT
2	0+10	START OF ROAD
3	0+20	START OF ROAD
4	0+30	START OF ROAD
5	0+40	START OF ROAD
6	0+50	START OF ROAD
7	0+60	START OF ROAD
8	0+70	START OF ROAD
9	0+80	START OF ROAD
10	0+90	START OF ROAD
11	1+00	START OF ROAD
12	1+10	START OF ROAD
13	1+20	START OF ROAD
14	1+30	START OF ROAD
15	1+40	START OF ROAD
16	1+50	START OF ROAD
17	1+60	START OF ROAD
18	1+70	START OF ROAD
19	1+80	START OF ROAD
20	1+90	START OF ROAD
21	2+00	START OF ROAD
22	2+10	START OF ROAD
23	2+20	START OF ROAD
24	2+30	START OF ROAD
25	2+40	START OF ROAD
26	2+50	START OF ROAD
27	2+60	START OF ROAD
28	2+70	START OF ROAD
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100	9+90	START OF ROAD

REVISIONS

NO.	DATE	DESCRIPTION
1	11/11/2011	PRELIMINARY PLAT

PP103

OWNER/DEVELOPER

BRENT HOLDINGS, LLC
 9008 EAST HIGHWAY 16
 SENOKA, GA 30276
 PHONE: 770.461.0478

PRELIMINARY PLAT

JONES CROSSING
 PHASE 3

LAND LOT 126
 11TH DISTRICT
 CITY OF HOGANSVILLE, GEORGIA



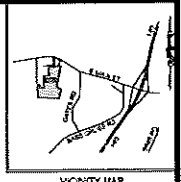
RIDGE PLANNING AND ENGINEERING
 5341 Old Highway 5
 SUITE 207-350, WOODSTOCK, GA 30188
 OFFICE: 770.938.9000

SURVEY NOTES

1. THE RECORDS FOR THIS SURVEY HAVE BEEN FILED IN THE PUBLIC RECORDS OF THE CLERK OF SUPERIOR COUNTY, GEORGIA.
2. THE FIELD DATA FOR THIS SURVEY WAS OBTAINED FROM A CLOSELY MONITORED SURVEY OF THE PROPERTY.
3. THE SURVEY WAS CONDUCTED FOR THE PURPOSE OF DETERMINING THE BOUNDARIES OF THE PROPERTY.
4. NO ADJACENT PROPERTY OWNERS WERE NOTIFIED OF THIS SURVEY.
5. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE GEORGIA SURVEYING ACT OF 1997.
6. THE SURVEY WAS CONDUCTED BY A LICENSED SURVEYOR.
7. THE SURVEY WAS CONDUCTED ON THE DATE OF THE SURVEY.
8. THE SURVEY WAS CONDUCTED AT THE LOCATION OF THE SURVEY.
9. THE SURVEY WAS CONDUCTED BY THE SURVEYOR.
10. THE SURVEY WAS CONDUCTED BY THE SURVEYOR.

LEGEND

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VICINITY MAP
NOT TO SCALE

THIS BLOCK REFERENCE FOR THE
CLERK OF SUPERIOR COUNTY

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FLOODING

ALL FLOODING INFORMATION IS BASED ON THE FLOODING INFORMATION PROVIDED BY THE CLERK OF SUPERIOR COUNTY, GEORGIA. THE FLOODING INFORMATION IS NOT GUARANTEED BY THE SURVEYOR.

1/4" = 100' SCALE

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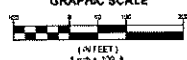
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GRAPHIC SCALE



SURVEYOR'S CERTIFICATION

I, the undersigned, being a duly licensed Surveyor in the State of Georgia, do hereby certify that the foregoing is a true and correct copy of the original survey as the same appears in my records.

WITNESSED my hand and the seal of my office this 1st day of January, 2011.

Surveyor

20110002

REGISTERED LAND SURVEYOR 4780

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Application Number: PP25-02



City of Hogansville, GA
Application for Preliminary Plat Approval

Required for all proposed projects with 6+ lots or when required

Property Owner Name The Scarbrough Group, INC

Address of Project

East Main Street / Hwy 54

Hogansville, Georgia

Zip 30230

Phone 404.539.2124 Email dfields@brentholdings.net

Troup Tax Map No. 0214 00043

Project Name (if applicable) Jones Crossing Phase 3

Site Info.:

Zoning: 1 CRMX

Property Size: 55.88 acres

of Lots: 106

Utilities:

Water: Public

Private Well

Sewer: Public

Private Septic

Electric: Underground

Will be overhead

Other: _____

Project Description – Please be as specific as possible

Project description: Neighborhood consisting of 106 lots, with road, storm water management facilities, water, and sewer utilities.

Nature of any proposed changes since the Concept Plan approval – Please be as specific as possible.

No changes

I certify that the foregoing information is true and correct,

this day of Sept. 12 20 25


Applicant's Signature


Notary Public

(Affix Seal Here)





City of Hogansville, GA Preliminary Plat Checklist

	By	Date
Application received	_____	_____
Conditions described (See checklist/instructions)	_____	_____
Scheduled for Planning Commission action	_____	_____
Planning action taken	_____	_____
City Council action taken	_____	_____
City decision	Approved <input type="checkbox"/>	Denied <input type="checkbox"/>

Instructions for the Preliminary Plat

- ☒ Clearly and legibly drawn by a civil engineer, landscape architect, or land surveyor currently registered in the State of Georgia.
- ☒ Drawn at a scale of not more than 100 feet to one (1) inch
- ☒ (3) 24x36 hard copies and (1) electronic pdf
- ☒ Ground elevations by contours at intervals of not more than two (2) feet, based on a datum plane as approved by the Building Official.

Information to be provided on Preliminary Plat:

- ☒ Name and address of owner of record and of subdivider.
- ☒ Developer Name and Addresses.
- ☒ Project Surveyor/Engineer Name and Addresses.
- ☒ Proposed name of subdivision.
- ☒ North point, graphic scale and date.
- ☒ Vicinity map showing location.
- ☒ Acreage of the subdivision.
- ☒ Tax map, block, and parcel number.
- ☒ Exact boundary lines of the tract by lengths and bearings.
- ☒ Lot Numbers (based on projected development order).
- ☒ Building Setback Lines.
- ☒ Names of owners of record of adjoining land.
- ☒ Existing streets and utilities on and adjacent to the tract.
- ☒ Proposed layout including streets and alleys with proposed street names, right-of-way and pavement widths, lot lines with approximate dimensions, easements, land to be reserved or dedicated for public uses, and any land to be used for purposes other than single-family dwellings.
- ☒ Locations of existing and proposed water supply, sanitary sewerage, and storm drainage lines and structures.
- ☒ Such street cross-sections and center line profiles as may be required by the City Engineer.
- ☒ Acreage in Street Right-of-Ways.
- ☒ Lineal Feet of Streets.
- ☒ Show all pedestrian oriented features including but not limited to: sidewalks, crosswalks and ramps.
- ☒ Lineal Feet of Sidewalks.
- ☒ Required Streetlights.
- ☒ Acreage in Single-Family Lots.
- ☒ Acreage in Other Land Uses.
- ☒ Average Lot Size.
- ☒ Location of Watercourses and applicable stream buffers.
- ☒ Location of Floodplain Areas and Floodway Elevations.
- ☒ Floodplain Note, referenced to FEMA.
- ☒ Minimum Floor Elevation (show for each lot within a flood plain).
- ☒ General Location of any Proposed Structural Stormwater Management Facilities.
- ☒ Ponds, Marshes, wetlands and all other Significant Natural or Man-Made Features.
- ☒ Location of Street Lights.
- ☒ Preliminary Tree Management Plan.
- ☒ Preliminary plat conditions (ensure flock cameras will be installed)
- ☒ Demonstration of HOA responsibility for maintenance of lawns, open spaces, sidewalks, streetlights, and all infrastructure



Preliminary Plat Application Instructions

Following a required concept meeting with City of Hogansville administrative staff, an application for a preliminary plat must be completed and signed by the applicant and submitted to City Hall at least 7 days before the next regularly scheduled Planning Commission meeting.

The Planning Commission will consider the application at its next regular meeting. In order that any questions that arise may be answered, your presence at the meeting will be required. It is the practice of the Commission to deny any application where the applicant is not present. Witnesses may be called, and the applicant has the right to question any witness.

The Commission may, at its sole discretion, recommend or limitation to a request which may be necessary to protect adjacent property owners and the public good. If at any time after the preliminary plat has been approved by City Council, the zoning administrator or building inspector finds that the conditions imposed and the agreements made have not been or are not being fulfilled by the holder of the application, the plat shall be terminated.

The final decision to grant the request shall be made by the Hogansville City Council after hearing the recommendation of the Planning Commission. Any appeals of the City Council's decision shall be taken to the proper courts.



Owner Authorization Form

City of Hogansville

This is a written request from (property owner name): The Scarbrough Group, INC, the legal owner of Property (address): East Main Street / Hwy 54, Hogansville, Troup County, Georgia; Troup County Tax Parcel Number 0214 00043.

At this time, we are requesting that the said property be taken into consideration for Approval of Preliminary Plat.

Esta es una petición escrito de (nombre del dueño) _____, el dueño legal de la Propiedad (dirección): _____, Hogansville, Condado de Troup, Georgia; El Número de Parcela Fiscal _____.

En este momento, estamos pidiendo que se considere la propiedad para esto:


Property Owner Signature/Firma del dueño

9/12/25
Date/Fecha:


Notary Public (My Seal Here)

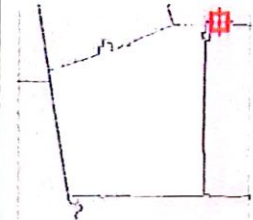


City of Hogansville Community Development Department

Revised: 04/07/2025



Overview



Legend

Address Numbers



Parcels
Roads

Parcel ID	0214 000043A	Owner	THE SCARBROUGH GROUP INC	Last 2 Sales			
Class Code	Agricultural		13 RAINTREE CT	Date	Price	Reason	Qual
Taxing District	18 - HOGANSVILLE		NEWNAN, GA 30265	1/12/2005	\$562782	N	U
City	HOGANSVILLE	Physical Address	SR 54 HWY	3/22/1999	\$55000	M	U
Acres	51.16	Assessed Value	Value \$636500				
		Land Value	Value \$636500				
		Improvement Value					
		Accessory Value					

(Note: Not to be used on legal documents)

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