



City of Hogansville

City Council

Work Session Meeting Agenda

Monday, December 15, 2025 – 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. Preliminary Plat – Jones Crossing Phase 3



PERMANENT RECORD

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

**Work Session Meeting
December 15, 2025**

Call to Order: Mayor Jake Ayers called the Work Session to order at 6:06 pm. Present were Council Member Michael Taylor, Council Member Jason Baswell, Council Member Mark Ayers, and Council Member Kandis Strickland. Also present were Assistant City Manager Oasis Nichols, City Attorney Alex Dixon, Asst. Police Chief Jeff Sheppard, and City Clerk LeAnn Lehigh. Council Member Mandy Neese and City Manager Lisa Kelly were not present at the Work Session meeting.

ORDER OF BUSINESS

1) Preliminary Plat – Jones Crossing Phase 3

The work session focused on the preliminary plat for Jones Crossing Phase 3, with a specific emphasis on incorporating more substantial amenities for residents.

The developer's team presented an initial plan that included a mail kiosk and two "pocket parks." The larger of the two proposed parks is 14,000-20,000 sq ft (behind lot 95), and the other is a smaller 10,000 sq ft space (behind lots 41-43). The project's financial viability was impacted by the loss of approximately 50 lots due to stream crossings and rising development costs.

Council members relayed feedback from residents in Jones Crossing Phases 1 & 2, who expressed a strong desire for more amenities. The single existing playground is heavily used, indicating a need for more recreational space for all age groups as the community expands. Specific suggestions from residents included spaces for older children (like a skate park), dog parks, grills, and pavilions. Concerns were raised about residents paying Homeowners Association (HOA) fees without receiving tangible benefits. The council emphasized the importance of quality of life to create neighborhoods where people want to stay long-term. Significant communication issues with the Phase 1 HOA were reported, including homeowners struggling to get responses for architectural requests. A commitment from the developer was made to investigate these issues.

The discussion explored various amenity options, such as a second playground, a dog park, a trail system, a multi-purpose pavilion with a fire pit, and open green space for yard games.

A key suggestion was to remove lot 95 to create a larger, more functional common area.

To address the financial challenges faced by the developer, the council expressed a willingness to explore a partnership. This could involve adjusting city-mandated fees (e.g., tap fees) to help offset the cost of enhanced amenities.

The developer was asked to return with two distinct proposals for the council to review:

Option A: A plan detailing the best possible amenities within the current layout.

Option B: A plan showing what could be achieved if lot 95 were removed to create more space, including any assistance needed from the city to make it feasible.

Council agreed to table the preliminary plat approval at tonight's meeting until a future meeting in January 2026 to allow the developer time to prepare these proposals and for the council to review them.

Mayor Ayers adjourned the Work Session at 6:59 pm.

Respectfully,

LeAnn Lehigh
City Clerk