



Planning Commission

Regular Session Agenda

Thursday, August 20, 2026, at 6:00 pm

Chairperson: *Ricky Thrash 2027*

Vice Chair: *Ellen Shellabarger 2027*

Board Member: *Carol Smith 2027*

Board Member: *Andrew Smith 2028*

Board Member: *Adrain Porter 2028*

Board Member: *Richard Woods 2027*

Board Member: *Susan Harrell 2027*

Approval of Agenda

Approval of Minutes – July 16, 2026

New Business

1. West Main Street Lot Split Application, Parcel No. 0244X003017, Owner: BLACKWELL REALTY
& LAND HOLDIN
2. Blue Creek North Preliminary Plat Application, Parcel No. 0022 000016, Owner: BLUE CREEK
DEVELOPERS LLC
3. Hogansville Retail Preliminary Plat Application, Parcel No. 0214 000025, Owner: JONES JOHN
HARDY

Board Member Comments

Next Meeting – September 17, 2026

Adjourn



City of Hogansville
Planning & Zoning Board
Regular Meeting Minutes

July 16, 2026 at 6:00 pm

Chairperson: *Ricky Thrash 2027*

Board Member: *Ellen Shellabarger 2027*

Board Member: *Carol Smith 2027*

Board Member: *Andrew Smith 2028*

Board Member: *Adrain Porter 2028*

Board Member: *Richard Woods 2027*

Board Member: *Susan Harrell 2027*

Present:
Ricky Thrash, Chair
Susan Harrell
Ellen Shellabarger, Vice Chair
Adrain Porter
Richard Woods

Also Present:
Lisa Kelly, City Manager
Oasis Nichols, Assistant City Manager
Dhayna Portillo, Community Development Director

Absent
Andrew Smith
Carol Smith

CALL TO ORDER AND MOMENT OF SILENCE

This regular Planning and Zoning Board meeting was called to order at 6:00 pm by Ricky Thrash, who then called for a moment of silence.

APPROVAL OF AGENDA

ELLEN SHELLABARGER moved that the meeting agenda be approved as presented. The motion was seconded by Richad Woods and unanimously approved.

APPROVAL OF MINUTES – MAY 21, 2026

Upon motion by Susan Harrell, seconded by Ellen Shellabarger minutes of the meeting held MAY 21, 2026 WERE approved.

NEW BUSINESS

1. Ware Street Lot Split Application, Parcel No. 0244X001007, Owner: John Hardy Jones

Lynn Hardy of Development Site Services presented on behalf of Mr. John Hardy Jones. The proposal is to split a 4.5-acre parcel on Ware Street into five residential lots. Andrew with Mallory Residential will construct the homes.

Dhayna Portillo explained to the Commission that the parcel is within the CR-MX zoning which requires 50 ft of lot frontage for every parcel and with the proposal in front of them, that each lot exceeds the required 50 feet of road frontage.

A portion of the parcel lies within a flood zone; all development will follow City/State codes and avoid wet areas.

Motion:

After discussion, Richard Woods made a motion to recommend for approval of Ware Street Lot Split Application. This motion was seconded by Adrain Porter. The motion carries with unanimously with the Planning Commission approving the lot split.

2. 811 East Main Street Variance Application, Parcel No. 0213B006006, Owner: Venture Planning & Development

Nathan Tilson, with Venture Planning & Development, explained that he had purchased a lot and intends to build a house. However, a variance is needed due to the UDO requiring a 75-foot minimum front width, which the lot does not meet. Nathan did explain that this parcel did already go in front of the Certificate of Appropriateness and get his approval with the Historic Preservation Commission.

Dhayna Portillo explained to the Commission that the lot frontage falls just slightly under the administrative variance threshold, necessitating a board hearing for the regular variance process. She highlighted the staff report in which it explains that the request meets all five UDO variance standards. A public hearing and council meeting are scheduled for August 17th.

Motion:

After discussion, Ellen Shellabarger made a motion to recommend for approval of 811 East Main Street Variance Application. This motion was seconded by Adrain Porter. The motion carries with unanimously with the Planning Commission approving the variance request.

3. UDO Text Amendment – Draft 5:1: Data Center Ordinance – Aaron Fortner

Lisa Kelly explained that the council modified a previously reviewed ordinance, requiring another planning and zoning board review.

Aaron Fortner explained the changes that have been made to the ordinance since it was last seen by the Planning Commission.

- Acknowledges the city council's ability to add conditions to any data center rezoning.
- Increases setbacks to 750 feet for data centers adjacent to residential, public, or institutional uses.
- Increases substation setbacks to 750 feet.
- Clarifies that pre-construction sound measurements must be point-by-point.
- Adds requirements for financial guarantees, construction plans, and limits on construction times.

Alex Dixon explained that this ordinance would establish a new "heavy industrial" zoning district as the only district permitting data centers. No property in the city is currently zoned heavy industrial; any data center would require a rezoning application.

Susan Harrell had questions about why the proposed number is 750 ft for setbacks. Aaron explained that most industrial developments have a range of setbacks from 200-500ft, but with data centers being a recent topic council suggested that there be a 750-foot setback.

Ellen Shellabarger made the suggestion of adding stronger language that explicitly require a power needs (wattage) analysis in the utility provider's letter of intent during rezoning.

-Motion:

After discussion, Ellen Shellabarger made a motion to recommendation for approval of draft 5 of the UDO amendments regarding data center standards with the suggestion proposed by Ellene being added onto the ordinance. This motion was seconded by Adrain Porter. The motion carries with unanimously with the Planning Commission.

By unanimous consent, the meeting was adjourned at 6:36 PM.

Respectfully submitted,
Dhayna Portillo
Community Development Director ☺

Application Number: LS26-04



City of Hogansville, GA
Application for Lot Split Approval

5 or less lots

Property Owner Name 1884, LLC

Address of Project 0 W Main St.

Hogansville, GA Zip 30230

Phone (770) 294-5970 Email lccamp@ccampinvestments.com

Troup Tax Map No. 0244X003017

Acreage of the property? 0.46

Does it meet the zoning requirements? Yes ☒ or No ☐

What is it currently zoned as? R3-Residential DT-MX PP

Will the proposed lots have their own road frontage? Yes ☒ or No ☐

Describe proposal – Please be as specific as possible.

Split current lot into two residential lots. Currently, the lot has 102.26' road frontage. In this area the minimum lot width is 50'. Therefore, each lot will exceed the minimum. This will allow for us to build two new single family homes as opposed to one as currently laid out.

☒ Make sure to submit a digital survey/concept plan that shows the split within the plat

I certify that the foregoing information is true and correct,

this day of August 5 2026

A handwritten signature in blue ink, appearing to be "L. Camp", written over a horizontal line.

Applicant's Signature

A handwritten signature in blue ink, appearing to be "Erin Camp", written over a horizontal line.

Notary Public





City of Hogansville, GA

Checklist

Route 1: Concept Plan Route

Step 1: Submit Concept Plan to Planning Commission

- ☐ Submit lot split concept plan for review and approval

Step 2: Planning Commission Review

- ☐ Receive approval of the concept plan with the condition that the surveyed plat is completed

Step 3: Submit Plat

- ☐ Prepare final plat based on approved concept
- ☐ Submit final plat for Planning Commission chair signature

Step 4: Record Plat

- ☐ Record signed final plat at the **Troup County Clerk of Court's Office**

Step 5: Notify Community Development Office

- ☐ Provide a **recorded copy** of the plat to the Planning Office

Route 2: Surveyed Plat Route

Step 1: Submit Surveyed Plat to Planning Commission

- ☐ Submit a complete **surveyed plat** to Planning Commission for review

Step 2: Planning Commission Signature

- ☐ Obtain signature from Planning Commission on the surveyed plat

Step 3: Record Plat

- ☐ Record the signed plat at the **Troup County Clerk of Court's Office**

Step 4: Notify Planning Office

- ☐ Provide a **recorded copy** of the plat to the Planning Office

Application Received: 08/07/2026

Application Accepted: 08/07/2026

Lot Split Application Instructions:

An application for a lot split approval 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, include any condition, requirement or limitation to a request which may be necessary to protect adjacent property owners and the public good. If at any time after the lot split has been issue, 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 APPLICATION shall be terminated.

Site Plan Requirements:

Site Plans shall contain the following information:

1. Property owner and address
2. Street address of subject property
3. Total property acreage
4. Tax Map and Lot Number
5. Date prepared, Map Scale and North Arrow
6. Location of all property lines on neighboring properties and streets or alleys located 50 feet from subject property.
7. Names of adjacent property owners
8. Boundaries of all current zoning districts on the subject properties and all neighboring properties shown on the map. Each zoning district must be labeled.
9. Special markings (shading, cross hatching, or heavy outline) to identify the areas intended to be rezoned.
10. The general location of all existing structures or buildings on the subject property.

SKETCH PLAN DOES NOT HAVE TO BE DRAWN TO EXACT SCALE OR PREPARED BY A PROFESSIONAL, BUT IT MUST BE NEAT AND PREPARED IN INK.

Planning Commission Decision

Approved ☐

Denied ☐

HOGANSVILLE
GEORGIA
Owner Authorization Form
City of Hogansville

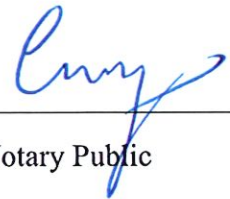
This is a written request from (property owner name): 1884, LLC,
the legal owner of Property (address): OW Main, Hogansville, Troup
County, Georgia; Troup County Tax Parcel Number
0244X003017. At this time, we are
requesting that the said property be considered for lot split.

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 estar
_____.


Property Owner Signature/Firma del dueño

August 5, 2020
Date/Fecha:


Notary Public





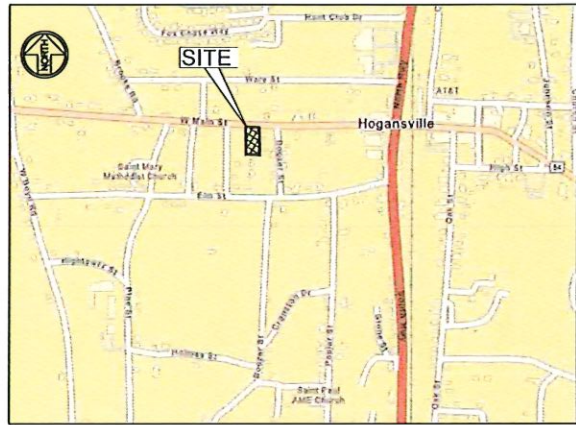
Address Numbers

 Parcels

 Roads

Parcel ID	0244X003017	Owner	BLACKWELL REALTY & LAND HOLDIN	Last 2 Sales			
Class Code	Residential		P O BOX 1162	Date	Price	Reason	Qual
Taxing District	18 - HOGANSVILLE		LAGRANGE, GA 30241	5/18/2004		N	U
City	HOGANSVILLE	Physical Address	W MAIN ST	7/14/2003	\$6500	LM	Q
Acres	0.46	Assessed Value	Value \$16700				
		Land Value	Value \$16700				
		Improvement Value					
		Accessory Value					

Developed by  **SCHNEIDER**
GEOSPATIAL



VICINITY MAP
RTS

CURVE DATA				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	10547.21'	102.27'	102.27'	N 87°16'04" W
C2	10547.21'	100.24'	100.24'	S 89°45'04" E
C3	10547.21'	51.13'	51.13'	N 87°26'24" W
C4	10547.21'	51.14'	51.14'	S 87°09'44" E

GP = GUIDE POLE
PP = POWER POLE
POB = POINT OF BEGINNING
D.B. = DEED BOOK
P.B. = PLAT BOOK
PG. = PAGE
N/F = NOW OR FORMERLY
EX. = EXISTING
R/W = RIGHT OF WAY
CTP = CRIMP TOP PIPE
OTP = OPEN TOP PIPE
IPS = IRON PIN SET (#4 REBAR)
CMP = CORRUGATED METAL PIPE
RCP = REINFORCED CONCRETE PIPE

LEGEND

WOODEN POWER POLE
EX. OVERHEAD POWER LINES
EX. FENCE
STORM PIPE
SINGLE WING CATCH BASIN
EX. WATER METER
EX. WATER VALVE
FIRE HYDRANT
EX. BUILDING
EX. ASPHALT
EX. GRAVEL
EX. CONCRETE
EX. ASPHALT MILL

RESERVED FOR CLERK OF THE SUPERIOR COURT

APPROVED:
PLANNING & ZONING DIRECTOR

SIGNATURE _____ DATE _____

APPROVED:
PLANNING COMMISSION CHAIRMAN

SIGNATURE _____ DATE _____

SURVEY ORDERED BY: ANDREW VILLAREAL
FIELDWORK COMPLETED ON 7-22-26
A SEARCH WAS MADE FOR NGS MONUMENTS
AND NONE WERE FOUND WITHIN 500' OF SITE.

THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS SHOWN OR NOT SHOWN, RECORDED OR UNRECORDED.
THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN.
UTILITIES SHOWN ARE LOCATION VISIBLE AT TIME OF SURVEY. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE COMPLETENESS OF THIS DATA.

THIS SURVEY WAS COMPLETED USING A EGPS 20TL DUAL FREQUENCY GPS BASE AND ROVER. ALL POINTS COLLECTED WITH GPS HAD A POSITIONAL TOLERANCE OF LESS THAN 0.03 RESIDUAL WITH 95% CONFIDENCE LEVEL.
PLAT E.O.C. 1: 195,211

FLOOD STATEMENT
AS PER OFFICIAL FLOOD INSURANCE MAPS BY THE F.E.M.A. THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA AS PER COMMUNITY PANEL NUMBER 13285C0066E DATED: JULY 3, 2012

SURVEYORS CERTIFICATION:

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.



Tim L. Miller GA. RLS # 3150
Date: 07-30-2026

PARENT PARCEL: 0244X003017
TOTAL AREA: 0.469 ACRES
20,446 SQ. FT.

0' 30' 60' 90'
GRAPHIC SCALE: 1" = 30'

SIBLEY-MILLER
SURVEYING & PLANNING INC.

212 WEST CAMPGROUND RD
McDONOUGH, GA. 30253
PHONE: (770) 320-7555
FAX: (770) 320-7333
www.sibleysurveying.com

MINOR PLAT FOR:
MALLARD RESIDENTIAL
W. MAIN STREET
TOTAL AREA: 0.469 ACRES
CITY OF HOGANSVILLE
LAND LOT 10 OF THE 12th DISTRICT
TROUP COUNTY, GEORGIA



PROJECT #: L26104
MINOR PLAT

DRAWN BY: PWF
CHECKED BY: TLM / KM
SCALE: 1" = 30'
DATE: 07/30/2026
SHEET: 1 OF 1

Application Number: PP26-01



City of Hogansville, GA

Application for Preliminary Plat Approval

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

Property Owner Name Blue Creek Developers, LLC

Address of Project

Blue Creek Industrial Parkway, Hogansville GA

Hogansville, GA

30230

Zip

Phone 678.251.5046

Email

rferry@brentholdings.net

Troup Tax Map No.

0022 000016

Project Name (if applicable) Blue Creek North Preliminary Plat

Site Info.:

Zoning: Industrial and CRMX

Property Size: 365.32 ac

of Lots: 4

Utilities:

Water: Public ☒

Private Well

Sewer: Public ☒

Private Septic

Electric: Underground ☒

Will be overhead

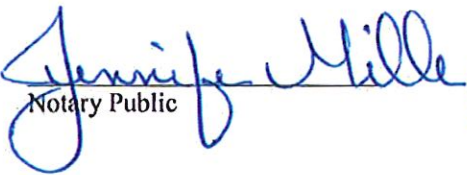
Other: _____

Project Description – Please be as specific as possible
Preliminary Plat to subdivide 365 acres into 4 tracts.

Nature of any proposed changes since the Concept Plan approval – Please be as specific as possible.
None

I certify that the foregoing information is true and correct,

this day of 7/24 2026


Notary Public




Applicant's Signature



City of Hogansville, GA
Preliminary Plat Checklist

	By	Date
Application received	DP	07-24
Application accepted	DP	07-24
Scheduled for Planning Commission action	DP	08-07
Planning action taken		
City Council action taken		

City decision

Approved ☐ Denied ☐

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



Owner Authorization Form

City of Hogansville

This is a written request from (property owner name): Blue Creek Developers LLC, the legal owner of Property (address): 9008 E. Hwy 16, S. side, Hogansville, Troup County, Georgia; Troup County Tax Parcel Number 0022 00016.

At this time, we are requesting that the said property be taken into consideration for 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 _____.

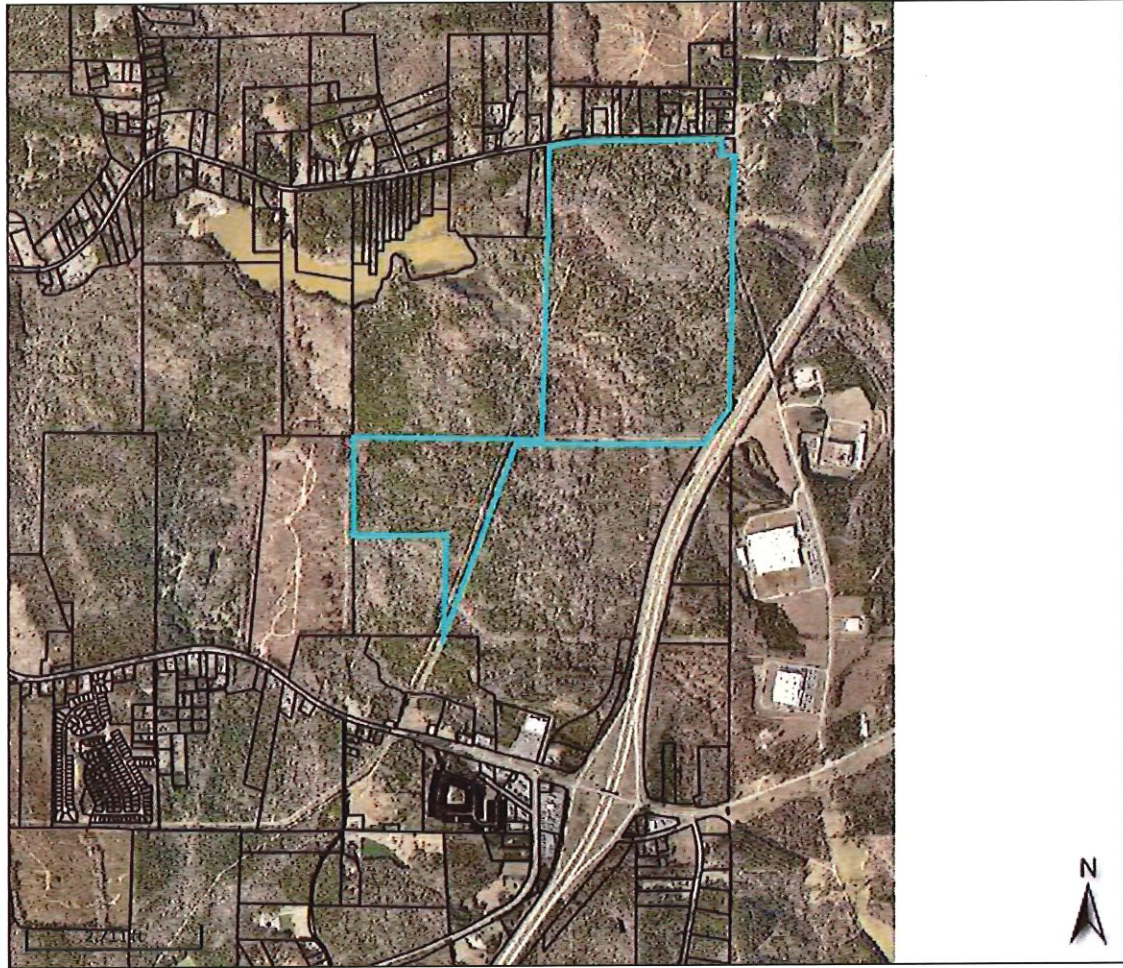
En este momento, estamos pidiendo que se considere la propiedad para esto:

[Signature]
Property Owner Signature/Firma del dueño

7/24/26
Date/Fecha:

[Signature]
Notary Public





Overview

Legend

Parcels

Roads

Parcel ID	0022 000016	Owner	BLUE CREEK DEVELOPERS LLC	Last 2 Sales			
Class Code	Residential		9008 HIGHWAY 16	Date	Price	Reason	Qual
Taxing District	18 - HOGANSVILLE		SENOIA, GA 30276	12/15/2023		QC	U
City	HOGANSVILLE	Physical Address	2134 BLUE CREEK RD	12/15/2022	\$8870220	M	U
Acres	365.32	Assessed Value	Value \$9133000				
		Land Value	Value \$9133000				
		Improvement Value					
		Accessory Value					

(Note: Not to be used on legal documents)

Application Number: PP26-02



City of Hogansville, GA

Application for Preliminary Plat Approval

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

Property Owner Name Hogansville CV CGP, LLC

Address of Project Per City, address will be assigned once formally Platted

361 Summit Blvd, Suite 110

Birmingham, AL Zip 35243

Phone (205) 263-4589 Email KFARRELLY@CGPRE.COM

Troup Tax Map No. 0214 000025

Project Name (if applicable) Hogansville Retail

Site Info.:

Zoning: CR-MX

Property Size: 3.82 acres

of Lots: 4

Utilities:

Water: Public

Private Well

Sewer: Public

Private Septic

Electric: Underground

Will be overhead

Other: _____

Project Description – Please be as specific as possible

The project consists of 4 preliminary parcels. The scope of construction is
an access road along the northern portion of the property, along with new utility
infrastructure, rough grading to create pad-ready lots, and roadway lighting.

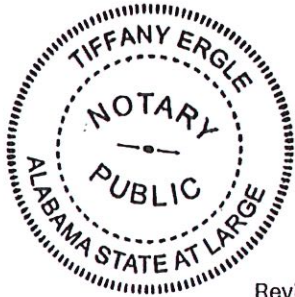
Nature of any proposed changes since the Concept Plan approval – Please be as specific as possible.
Nonhing has substantially changed since original Pre-Application Meeting.

I certify that the foregoing information is true and correct,

this day of 6th August 2026

[Signature]
Applicant's Signature

[Signature]
Notary Public (Affix Seal Here)





City of Hogansville, GA
Preliminary Plat Checklist

	By	Date
Application received	DP	08-06
Application accepted	DP	08-06
Scheduled for Planning Commission action		
Planning action taken		
City Council action taken		
City decision	Approved ☐	Denied ☐

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 3 weeks 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): Hogansville CV CGP, LLC, the legal owner of Property (address): TBD E. Main St., Hogansville, Troup County, Georgia; Troup County Tax Parcel Number 0214 000025.

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

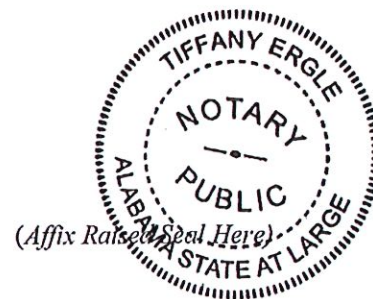
Esta es una petición escrito de (nombre del dueño) _____, el dueño legal de la Propiedad (dirección): _____, Hogansville, Condado de Troup, Georgia; El Número de Parcela Fiscal _____.

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

Gus K. Fowells
Property Owner Signature/Firma del dueño

8/6/2026
Date/Fecha:

Tiffany Ergle
Notary Public



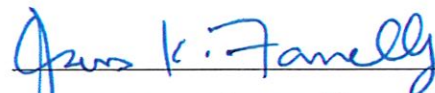


Third Party Authorization Form

City of Hogansville

This is a written request from Hogansville CV CGP, LLC, the legal owner of
Property: TBD E. Main St., Hogansville, Troup County, Georgia and
the Tax Parcel Number 0214 000025. I hereby grant authorization to
Breno Santos or Michael Corcoran w/ Civilogstix to act as the applicant or agent for submitting
requests related to this property.

Esta es una petición escrita de _____, el dueño legal de la
Propiedad: _____, Hogansville, Condado de Troup, Georgia y el
Número de Parcela Fiscal _____. Por la presente autorizo a
_____ a actuar como solicitante o representante para presentar solicitudes
relacionadas con esta propiedad.

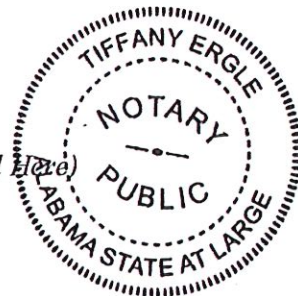

Property Owner Signature/Firma del dueño

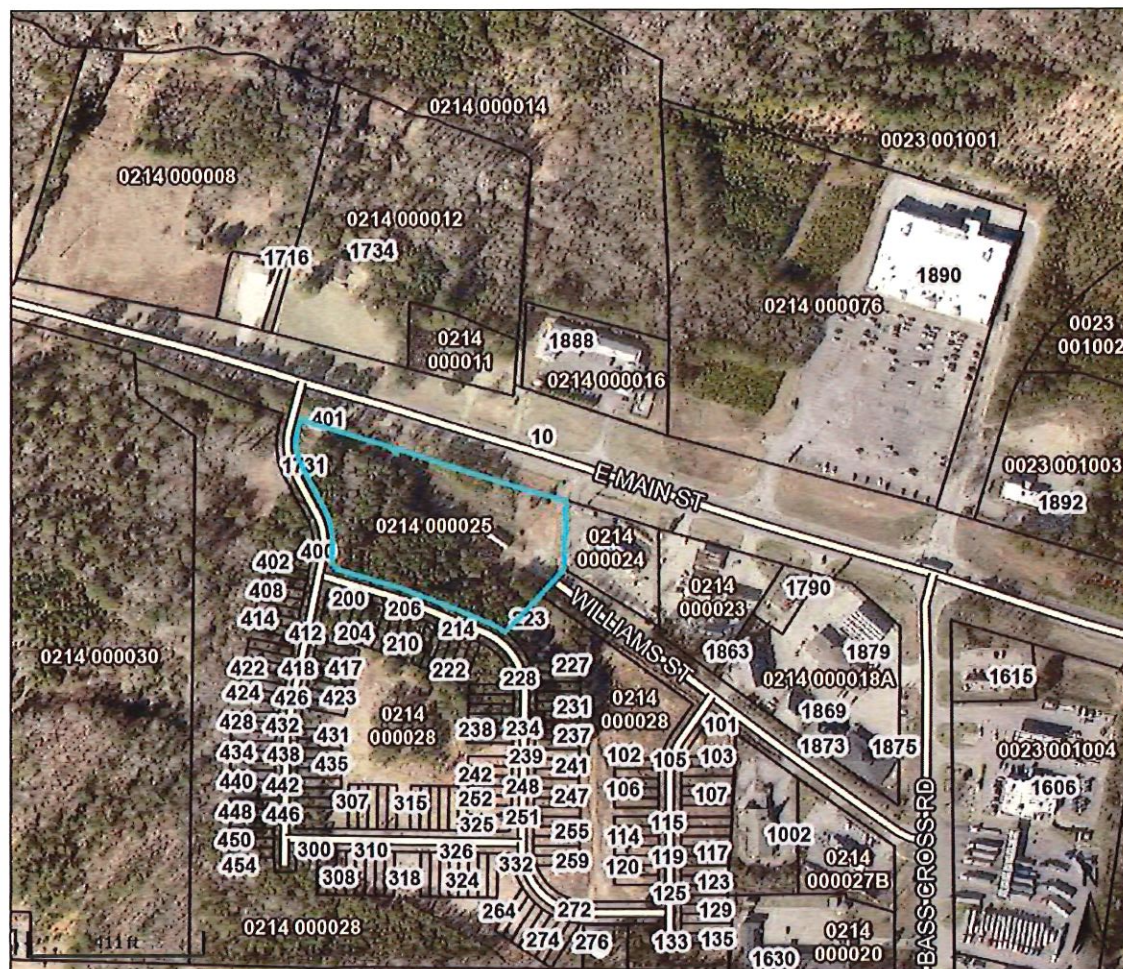
8/6/2026

Date/Fecha:


Notary Public

(Affix Raised Seal Here)





Overview



Legend

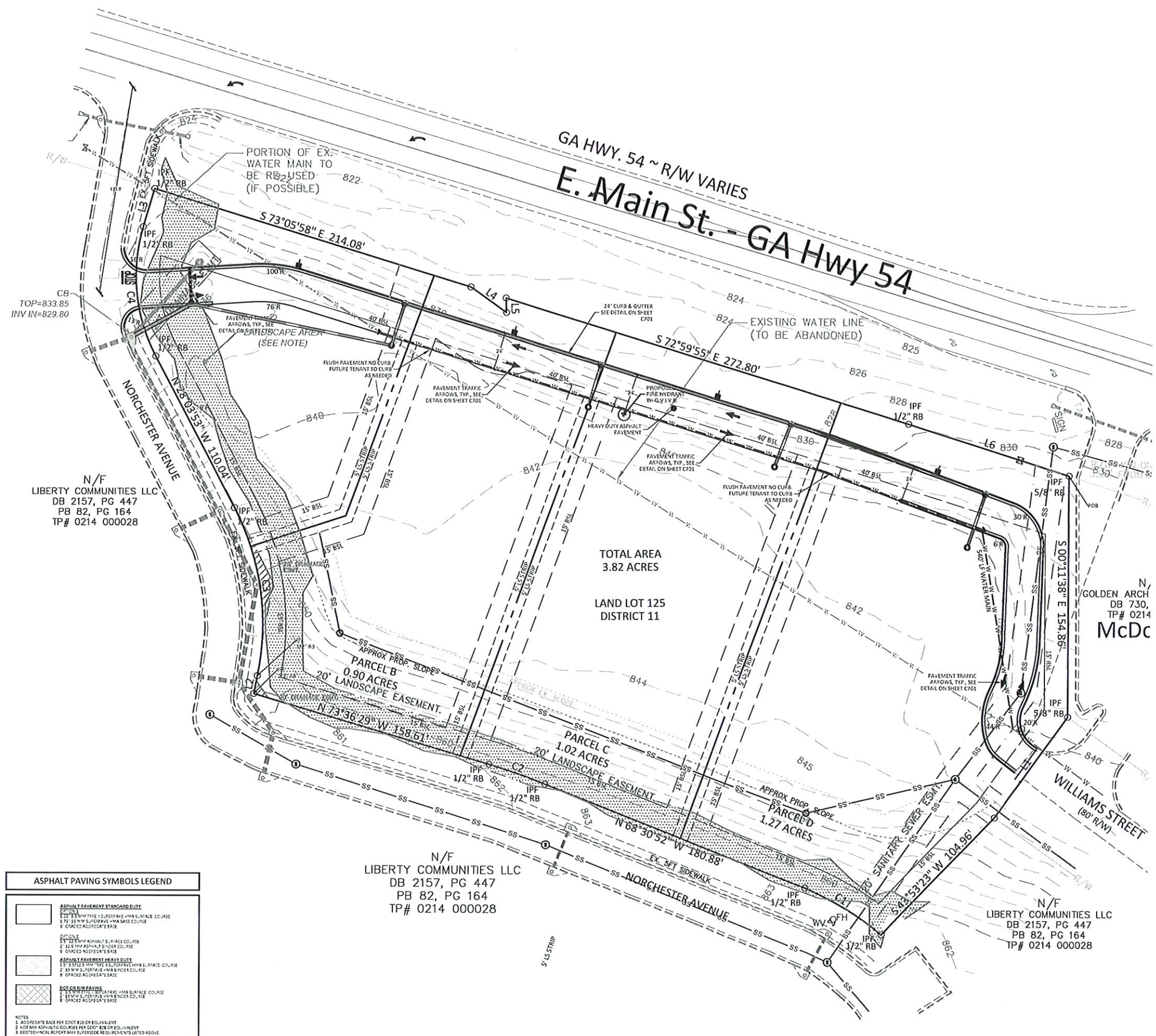
- Address Numbers
Parcels
Roads

Parcel ID	0214 000025	Owner	JONES JOHN HARDY	Last 2 Sales			
Class Code	Commercial		252 SMOKERISE TRCE	Date	Price	Reason	Qual
Taxing District	18 - HOGANSVILLE		PEACHTREE CITY, GA 30269	4/13/2005	\$48000	Q	U
City	HOGANSVILLE	Physical Address	E MAIN ST	4/12/2005	\$48000	LM	Q
Acres	3.81	Assessed Value	Value \$190500				
		Land Value	Value \$190500				
		Improvement Value					
		Accessory Value					

(Note: Not to be used on legal documents)

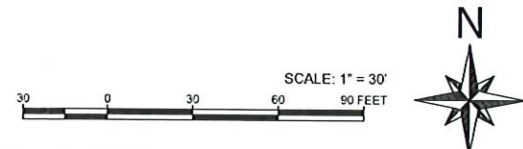
Date created: 8/7/2026
Last Data Uploaded: 8/6/2026 11:03:15 PM

Developed by  SCHNEIDER
GEOSPATIAL



- GENERAL NOTES**
1. ALL WORK AND MATERIALS SHALL COMPLY WITH THE CITY OF HOGANSVILLE, STATE OF GEORGIA REGULATIONS AND CODES, AS WELL AS ALL O.S.H.A. STANDARDS.
 2. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY W. LUKE SUTTLES, RLS, ADDRESS NEWMAN, GA 30265, DATED 9/3/2025.
 3. ACCORDING TO THE SURVEY PREPARED BY W. LUKE SUTTLES, RLS, DATED 9/3/2025, THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS INDICATED ON F.I.R.M. NO. 13285C0076E, DATED 7/3/2012.
 4. BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE "LEASE" DIMENSIONS. FOR ACTUAL DIMENSIONS, SEE ARCHITECTURAL PLANS. DIMENSIONS TO CONC. CURB & GUTTER ARE TO "FACE OF CURB".
 5. SITE WORK CONTRACTOR IS RESPONSIBLE FOR WORK TO WITHIN 5'-0" OF THE BUILDING.
 6. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED, OR RELOCATED AS INDICATED ON THE PLANS AND IN THE SPECIFICATIONS.
 7. CONTRACTOR IS TO NOTIFY CITY OF HOGANSVILLE INSPECTORS 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
 8. CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS (INCLUDING DOT UTILITY ENCROACHMENT PERMIT). ALL PRODUCT AND MATERIAL SUBSTITUTIONS AND PLAN DEVIATIONS MUST BE PERMITTED BY THE CONTRACTOR PRIOR TO INSTALLATION.
 9. ALL SIGNAGE SHALL COMPLY WITH THE CITY OF HOGANSVILLE ZONING ORDINANCE. A SEPARATE SIGN PERMIT IS REQUIRED.
 10. CONSTRUCTION TRAILER USED ON-SITE SHALL BE PERMITTED THROUGH THE CITY OF HOGANSVILLE PLANNING AND ZONING DEPARTMENT.
 11. CONSTRUCTION EQUIPMENT SHALL NOT BE PARKED IN REQUIRED RIGHT-OF-WAY, AND MUST BE STORED WITHIN THE SITE. CONSTRUCTION EQUIPMENT SHALL NOT BE PARKED IN AREAS WHICH RESTRICT SIGHT DISTANCE.
 12. THE EXACT LOCATION OF HANDICAP RAMPS SHALL BE COORDINATED WITH THE ARCHITECTURAL DRAWINGS AND SHALL BE PROVIDED AT THE INTERSECTIONS OF EACH APPLICABLE SIDEWALK, ACCESSIBLE ROUTE, AND ENTRANCE DRIVES.
 13. CONTRACTOR SHALL NOTIFY ENGINEER SHOULD ANY FIELD CONDITIONS BE NOTED THAT DIFFER FROM THE SURVEY.
 14. SITE CONTRACTOR SHALL FURNISH "AS-BUILT" DRAWINGS INDICATING ALL CHANGES AND DEVIATIONS.
 15. BUILDING LOCATION IS TO THE OUTSIDE FACE OF BLOCK. CONTRACTOR TO COORDINATE AND VERIFY EXACT BUILDING LOCATION & DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
 16. OWNER AND CONTRACTOR SHALL COORDINATE WITH ANY LAND OWNERS WHERE EASEMENTS OR PERMISSIONS MAY BE NEEDED IN ORDER TO CONSTRUCT IMPROVEMENTS SHOWN HEREIN.
- PRELIMINARY PLAT NOTES**
- OWNER: HOGANSVILLE CV GCP, LLC
 - ADDRESS: 361 SUMMIT BLVD, SUITE 110 BIRMINGHAM, AL 35243
 - PROPERTY SIZE: 3.82 AC

ASPHALT PAVING SYMBOLS LEGEND	
	1.5" THICK ASPHALT SURFACE COURSE
	1.5" THICK ASPHALT BASE COURSE
	1.5" THICK ASPHALT BINDER COURSE
	1.5" THICK ASPHALT SUBGRADE
	1.5" THICK ASPHALT SUBGRADE
	1.5" THICK ASPHALT SUBGRADE
	1.5" THICK ASPHALT SUBGRADE
	1.5" THICK ASPHALT SUBGRADE
	1.5" THICK ASPHALT SUBGRADE
	1.5" THICK ASPHALT SUBGRADE



civilogistix
500 SUN VALLEY DRIVE, STE H3, ROSWELL, GA 30076
(404) 594-4403 - civilogistix.com

PRELIMINARY PLAT
HOGANSVILLE RETAIL
WILLIAMS STREET & E MAIN STREET
HOGANSVILLE, GA 30230

C201
25328

AUGUST 14, 2026
REVISIONS