



City of Hogansville
City Council
Regular Meeting Agenda

Monday, December 1, 2025 – 7:00 pm

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

Mayor: Jake Ayers	2029	City Manager: Lisa E. Kelly
Council Post 1: Michael Taylor, Jr	2029	Assistant City Manager: Oasis Nichols
Council Post 2: Jason Baswell	2029	City Attorney: Alex Dixon
Council Post 3: Mandy Neese *	2027	Chief of Police: Jeffrey Sheppard
Council Post 4: Mark Ayers	2027	City Clerk: LeAnn Lehigh
Council Post 5: Kandis Strickland	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 1, 2025
2. Approval of Minutes: Work Session Meeting November 17, 2025
3. Approval of Minutes: Regular Meeting November 17, 2025

CITIZEN APPEARANCE

1. Ila Burdette to Discuss Public Information Regarding Data Center
2. Paula Darden to Discuss Effects of Data Center on Hightower Rd Residents
3. Cyndie Hutchings to Discuss Her Story of the Effects of Data Centers in a Community

NEW BUSINESS

1. Preliminary Platt Approval – Jones Crossing Phase 3
2. Surplus Vehicles

CITY MANAGER'S REPORT

ASSISTANT CITY MANAGER'S REPORT

CHIEF OF POLICE REPORT

COUNCIL MEMBER REPORTS

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

MAYOR'S REPORT

ADJOURN

Upcoming Dates & Events

- *December 2, 2025 – 7:00 pm | Town Hall to Discuss Data Centers at the Royal Theater*
- *December 6, 2025 – 6:00 pm | Hogansville Christmas Parade "A Fairytale Christmas"*
- *December 15, 2025 – 7:00 pm | Regular Meeting of the Mayor and Council at Hogansville City Hall*
- *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)*

The Royal Theater Happenings September 2025

- *Friday, December 5, 2025 – 7:00 pm | MOVIE: Pretty Woman*
- *Saturday, December 6, 2025 – 4:00 pm | FREE MOVIE: TBD*
- *Saturday, December 13, 2025 – 7:00 pm | LIVE EVENT & MOVIE: Michelle Malone & The Hot Toddlies followed by National Lampoon's Christmas Vacation*
- *Sunday, December 14, 2025 – 3:00 pm | LIVE LOCAL EVENT: Grief, Grudges & Guilt*
- *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"*

Purchase tickets online 1937royaltheater.org or call the box office 706-955-4870

Meeting to be held at Hogansville City Hall, 111 High Street, Hogansville Ga. 30230



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

Work Session Meeting November 17, 2025

Call to Order: Mayor Jake Ayers called the Work Session to order at 5:31 pm. Present were Council Member Michael Taylor, Council Member Jason Baswell, Council Member Mandy Neese, and Council Member Kandis Strickland. Also present were City Manager Lisa Kelly, Assistant City Manager Oasis Nichols, City Attorney Alex Dixon, Police Chief Jeff Sheppard, and City Clerk LeAnn Lehigh. Council Member Mark Ayers was not present at the Work Session meeting.

ORDER OF BUSINESS

1) *Personnel Advisory Board Appointee*

The City's Personnel Advisory Board handles employee grievances, including appeals for termination. The board has been inactive for approximately three years due to a lack of cases. The board's structure consists of three members: one council appointee, one employee appointee, and a third member chosen jointly by the other two. The current members and their statuses are:

Ricky Thrash: The council appointee, whose term has expired.

Andy Jones: The employee-elected representative, whose term is active until December 31, 2026.

Vicki Brown: The member chosen by the other two, whose term has also expired.

To reactivate the board and address the personnel issue, the council is asked to reappoint Ricky Thrash, who has agreed to serve again. Following the council's reappointment, the newly confirmed council appointee and Andy Jones would then select the third member. Vicki Brown has also agreed to serve again if chosen.

The decision for the Personnel Advisory Board appointee is on the Regular Meeting agenda for Council action.

2. *Atlas Traffic Planning Agreement*

Atlas was recently selected by Council to assist in traffic planning for future growth. The initial budget placeholder was \$75,000. On-call services have already been used out of budgeted funds (although the total cost is unknown). Atlas provided a scope exceeding the initial budget, but Council agreed to prioritize the top 5 items to fit within the budgeted amount:

1. Existing Conditions Analysis
2. Assessment of Existing & Future Conditions
3. Intersection & Corridor Improvements
4. Multimodal Infrastructure & Connectivity
5. Downtown & Local Circulation Planning

This item is on the Regular Meeting tonight for Council action.

3. *Askew Park Tree Discussion*

Multiple aged pecan trees are dropping large limbs, with some trees located on slopes affecting growth. One tree near Hipp parking lot and adjacent house is dead and must be removed urgently. The estimated removal cost is around \$6,000. The Park Plan anticipates eventual removal and replanting, with the desire to be intentional and preserve aesthetics. Council agreed to allow City Manager to obtain quotes and remove the dead tree.

4. *Appeal of HHPC Decision on Painting & Planters at 202 Commerce St*

The Hogansville Historic Preservation Commission denied the request of the applicant of 202 Commerce Street to paint the brick exterior of the building but allow brick planters be added to the front. The applicant is appealing the HHPC's decision to the City Council stating that the brick used for the planters will not match the existing brick and therefore the exterior brick and planters would need to be painted to look aesthetic. The applicant noted that most other

buildings on Commerce Street have painted brick. Council members seemed to support allowing painting for modernization and consistency with neighboring buildings. This item is on the Regular Meeting agenda for Council action.

5. *Non-Profit Funding Policy*

Assistant City Manager Oasis Nichols explained that she took the suggestions of Council and revised the proposed Non-Profit Funding policy, noting several changes. Eligibility was reduced from two consecutive years of operation to one year, added a one-time payment option for small/urgent requests, implemented a monthly disbursement cap of \$3,000 after consulting finance; applications/renewals due by April 1 to align with annual budget planning; council can adjust as necessary, changed reporting to a six-month progress report post-expenditure and reporting required before next year's application. Clarified language by adding "annual" before "budget" throughout the policy and request form. Council agreed with the changes and action for this item will be taken at tonight's Regular Meeting.

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
NOVEMBER 17, 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, and Council Member Kandis Strickland. Also present were City Manager Lisa Kelly, Assistant City Manager Oasis Nichols, City Attorney Alex Dixon, Police Chief Jeff Sheppard, and City Clerk LeAnn Lehigh. Council Member Mark Ayers was not present at tonight's meeting.

Council Member Baswell 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 #5 under New Business: Atlas Traffic Planning Group agreement. The motion was seconded by Council Member Neese.

Motion Carries 4-0

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

Motion Carries 4-0

CITIZEN APPEARANCE

1. Gage Bailey to Discuss Data Centers

Gage Bailey of Hightower Road raised concerns about energy demand, water use, and property impacts from data centers. Mayor Ayers acknowledged input and outlined avenues for ongoing feedback, including a newly created email feedback@cityofhogansville.org for citizen comments/questions. There will be a Town Hall Meeting at the Royal Theater on December 2, 2025, at 7:00 pm for Data Center discussions.

NEW BUSINESS

1. Resolution – MEAG Municipal Competitive Trust Authorized Officials

Motion: Council Member Baswell moved to adopt the Resolution that names the Mayor as voting delegate for the MEAG Municipal Competitive Trust and City Manager as alternate. The motion was seconded by Council Member Neese.

Discussion: None

Motion Carries 4-0

2. Non-Profit Funding Policy

Motion: Council Member Baswell moved to approve the Non-Profit Funding Policy as presented. The motion was seconded by Council Member Neese.

Discussion: None

Motion Carries 4-0

3. Personnel Advisory Board Appointee

Motion: Council Member Neese moved to reappoint Ricky Thrash to the Personnel Advisory Board. The motion was seconded by Council Member Baswell.

Discussion: None

Motion Carries 4-0

4. Appeal of HHPC Decision on Painting & Planters at 202 Commerce St

Motion: Council Member Taylor moved to overturn the decision of the Historic Preservation Commission's decision and approve the appeal that will allow painting the brick and adding planters to 202 Commerce Street. The motion was seconded by Council Member Neese.

Discussion: None

Motion Carries 4-0

5. *Atlas Traffic Planning Group Agreement*

Motion: Council Member Neese moved to approve items 1-5 of the Traffic Planning Agreement with Atlas. The motion was seconded by Council Member Baswell.

Discussion: None

Motion Carries 4-0

EXECUTIVE SESSION

Motion: Council Member Strickland moved to enter into Executive Session under the Litigation and Real Estate Exemptions at 7:44 pm. The motion was seconded by Council Member Neese.

Discussion: None

Motion Carries 4-0

EXECUTIVE SESSION WAS RECONVENED AT 8:15 PM.

ADJOURNMENT

On a motion made by Council Member Baswell and duly seconded, Mayor Ayers adjourned the meeting at 8:15 pm.

Respectfully,



LeAnn Lehigh
City Clerk

Entry #: 39 - ILA BURDETTE

Status: Submitted

Submitted: 11/24/2025 7:55 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

ILA BURDETTE

Phone

(404) 275-0499

Meeting date for which you wish to appear

12/1/2025

Question/Issue you wish to discuss:

Unknown Unknowns

Please describe in detail:

I'd like to discuss the difficulties of preparing for a data center at this early stage with so little public information, and the ways NDA's hamper both the citizens and the City's officials.

Have you previously discussed this with the City Manager?

Yes

If yes, when?

Not precisely this topic, but I have studied the material the City has shared to understand what has been made available so far.

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

Yes

What was the response from such discussion(s)?

Only to the extent of asking the Mayor to consider a moratorium.

Why was the above response not adequate?

While I've had brief conversations about the data center generally, I haven't talked with Kelly or Jake or the rest of the Council specifically about better ways to move forward while the public has so little information.

What is the resolution you seek?

That both the City and its citizens come to a better understanding of the particular difficulties and risks we all share at this stage of the project.

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.

Entry #: 37 - Paula Darden

Status: Submitted

Submitted: 11/24/2025 7:13 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

Paula Darden

Phone

(770) 301-0648

Meeting date for which you wish to appear

12/1/2025

Question/Issue you wish to discuss:

Data center

Please describe in detail:

Effect of data center on Hightower Road residents and surrounding area.

Have you previously discussed this with the City Manager?

Yes

If yes, when?

11/7/25

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

Yes

What was the response from such discussion(s)?

They had no specific answers

Why was the above response not adequate?

Questions were left in my mind

What is the resolution you seek?

Statement of specific facts about the proposed data center.

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.

Entry #: 38 - Cyndie Hutchings

Status: Submitted

Submitted: 11/24/2025 7:40 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

Cyndie Hutchings

Phone

(513) 377-4743

Meeting date for which you wish to appear

12/1/2025

Question/Issue you wish to discuss:

Data Centers

Please describe in detail:

My story- How data center development affects a community and the people in it

Have you previously discussed this with the City Manager?

Yes

If yes, when?

A few weeks ago

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

Yes

What was the response from such discussion(s)?

No result, ongoing situation

Why was the above response not adequate?

The city is still researching and accepting input

What is the resolution you seek?

To keep what is happening in other GA towns from happening to Higansville

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.

CITY COUNCIL
Mayor Jake Ayers
Michael Taylor, Jr., Post 1
Jason Baswell, Post 2
Mandy Neese, Post 3
Mark Ayers, Post 4
Kandis Strickland, Post 5



City Manager – Lisa Kelly
Assistant City Manager – Oasis Nichols
City Clerk – LeAnn Lehigh
City Attorney – Alex Dixon
111 High St
Hogansville GA 30230-1196
706-637-8629 | cityofhogansville.org

COUNCIL ACTION FORM

MEETING DATE: December 1, 2025 **SUBMITTED BY:** Dhayna Portillo 

AGENDA TITLE: Jones Crossing Phase 3 - Preliminary Plat Request

CLASSIFICATION (City Attorney must approve all ordinances, resolutions and contracts as to form)

- | | | | |
|--|-------------------------------------|---|---|
| ☐ Ordinance (No. ____) | ☐ Contract | ☐ Information Only | ☐ Public Hearing |
| ☐ Resolution (No. ____) | ☐ Ceremonial | ☒ Discussion/Action | ☐ Other |

BACKGROUND (Includes description, background, and justification)

On November 20, 2025, the Hogansville Planning Commission reviewed, and unanimously recommended approval of a preliminary plat application submitted by The Scarbrough Group, Inc. The request pertains to Phase Three of the existing subdivision known as “Jones Crossing”.

The proposed phase consists of approximately 55.88 acres located off East Main Street and is planned to include 106 single-family detached homes. All development within this phase will be required to conform to the standards of the City’s new Unified Development Ordinance (UDO).

BUDGETING & FINANCIAL IMPACT (Includes project costs and funding sources)

No budget impact to City.

STAFF RECOMMENDATION (Include possible options for consideration)

Staff recommends approval of the preliminary plat request for Jones Crossing Phase 3, as recommended by the Hogansville Planning Commission on November 20, 2025.

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.

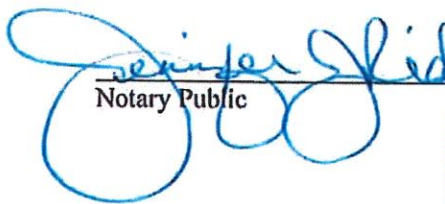
Nature of any proposed changes since the Concept Plan approval – Please be as specific as possible.

No changes

I certify that the foregoing information is true and correct,

this day of Sept. 12 2025


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 ☐	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 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

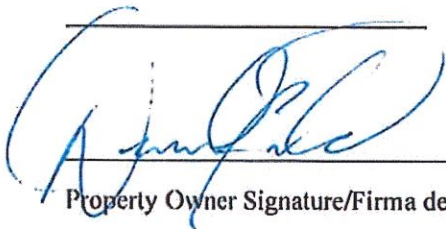
City of Hogansville

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 _____.

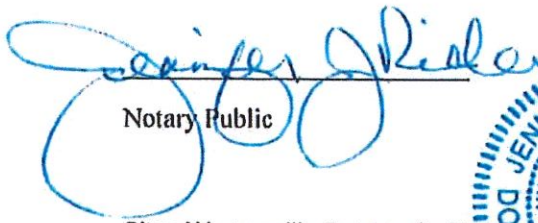
En este momento, estamos pidiendo que se considere la propiedad para esto:



Property Owner Signature/Firma del dueño

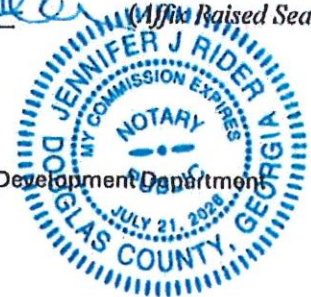
9/12/25

Date/Fecha:



Notary Public

(If Notary Seal is Raised Seal Here)

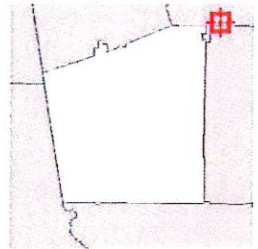


City of Hogansville Community Development Department

Revised: 04/07/2025



Overview



Legend

Address Numbers



Parcels



Roads

Parcel ID 0214 000043A
 Class Code Agricultural
 Taxing District 18 - HOGANSVILLE
 City HOGANSVILLE
 Acres 51.16

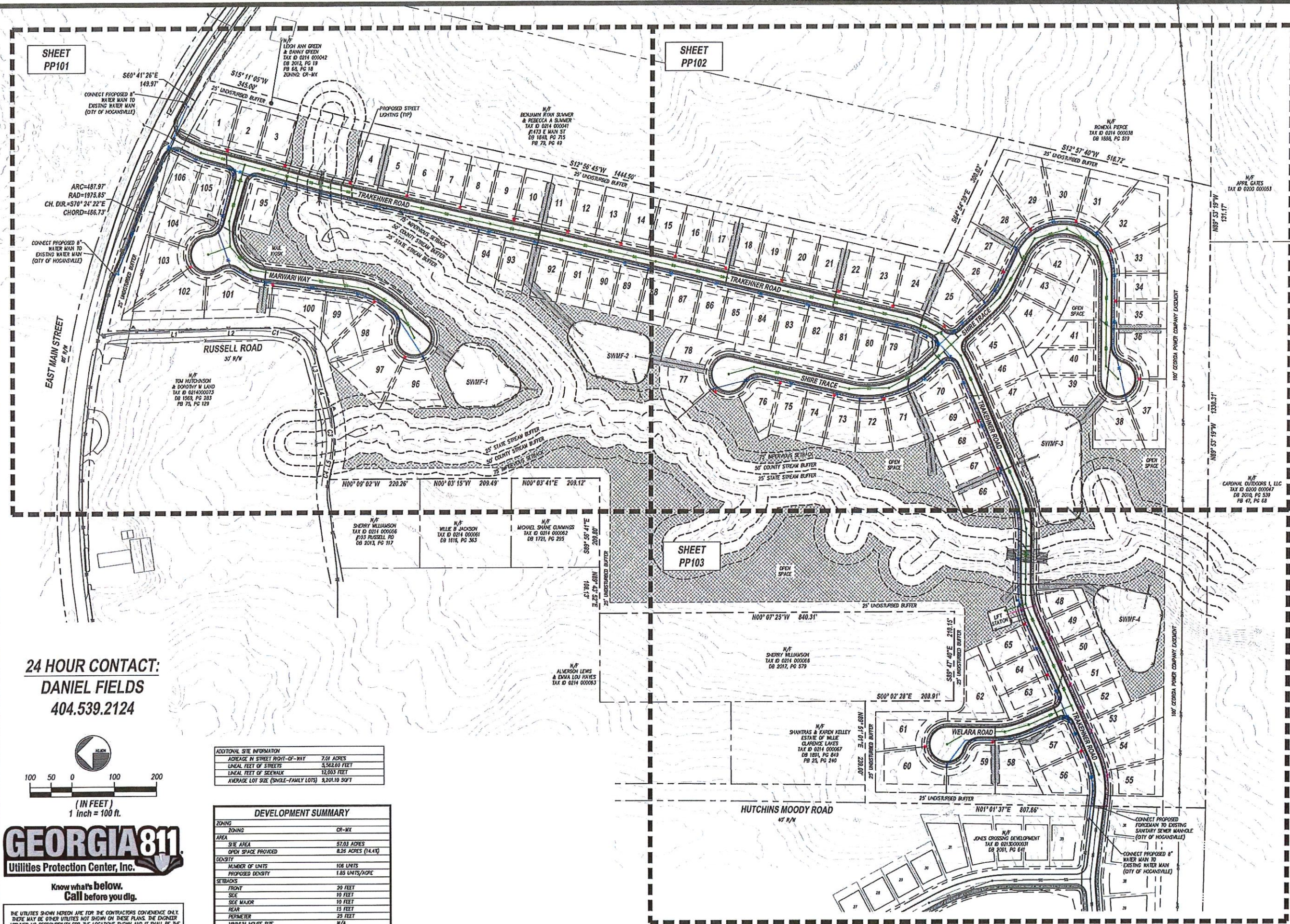
Owner THE SCARBROUGH GROUP INC
 13 RAINTREE CT
 NEWNAN, GA 30265
 Physical Address SR 54 HWY
 Assessed Value Value \$636500
 Land Value Value \$636500
 Improvement Value
 Accessory Value

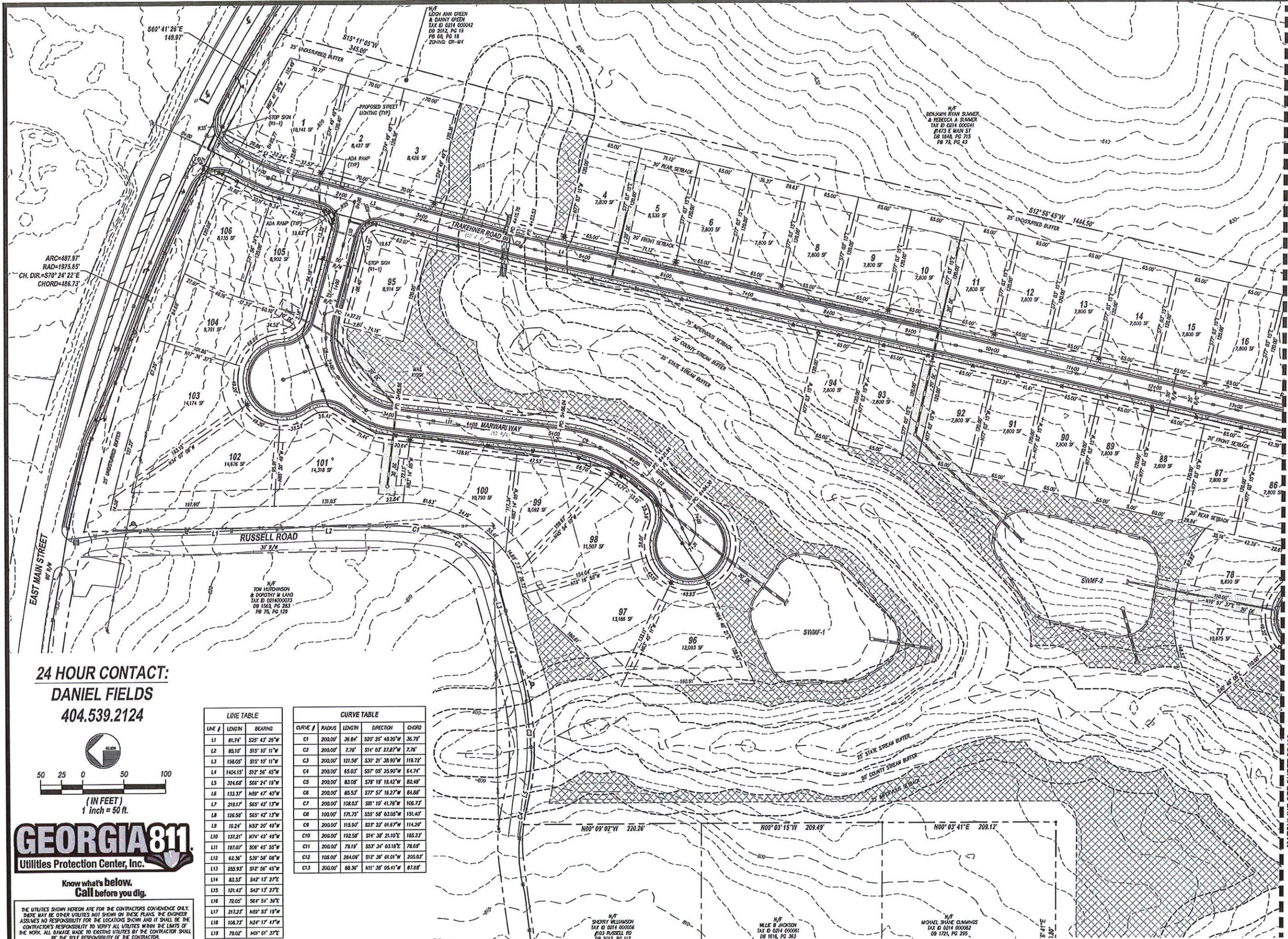
Last 2 Sales
 Date Price Reason Qual
 1/12/2005 \$562782 N U
 3/22/1999 \$55000 M U

(Note: Not to be used on legal documents)

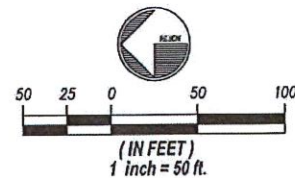
Date created: 11/14/2025
 Last Data Uploaded: 11/13/2025 10:32:55 PM

Developed by  **SCHNEIDER**
 GEOSPATIAL





24 HOUR CONTACT:
DANIEL FIELDS
404.539.2124



Know what's below.
Call before you dig.

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY 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.

LINE TABLE		
LINE #	LENGTH	BEARING
L1	81.74'	S25° 43' 26" W
L2	85.10'	S15° 10' 11" W
L3	198.05'	S15° 10' 11" W
L4	1404.15'	S12° 56' 45" W
L5	324.68'	S50° 24' 19" W
L6	133.37'	N89° 47' 40" W
L7	218.17'	S65° 42' 13" W
L8	126.58'	S65° 42' 13" W
L9	15.24'	N32° 20' 49" W
L10	132.21'	N74° 43' 48" W
L11	197.07'	S06° 45' 55" W
L12	62.36'	S39° 56' 08" W
L13	285.93'	S12° 56' 45" W
L14	83.33'	S42° 13' 27" E
L15	121.43'	S42° 13' 27" E
L16	72.05'	S61° 54' 39" E
L17	212.25'	N89° 53' 19" W
L18	108.73'	N24° 17' 47" W
L19	78.02'	N01° 01' 37" E

CURVE TABLE				
CURVE #	RADIUS	LENGTH	DIRECTION	CHORD
C1	200.00'	36.84'	S29° 25' 48.20" W	36.79'
C2	200.00'	7.76'	S14° 03' 27.87" W	7.76'
C3	200.00'	121.58'	S20° 21' 38.90" W	118.72'
C4	200.00'	65.03'	S57° 05' 25.90" W	64.74'
C5	200.00'	83.08'	S78° 16' 18.42" W	82.49'
C6	200.00'	85.53'	S77° 57' 16.27" W	84.88'
C7	200.00'	108.03'	S81° 10' 41.76" W	106.73'
C8	100.00'	171.75'	S55° 58' 03.05" W	151.40'
C9	200.00'	115.90'	S23° 22' 01.67" W	114.29'
C10	200.00'	192.58'	S14° 38' 21.10" E	185.23'
C11	200.00'	73.19'	S53° 34' 03.18" E	78.68'
C12	105.00'	264.08'	S12° 36' 01.01" W	205.03'
C13	200.00'	68.36'	N11° 35' 05.41" W	67.68'

MATCHLINE SEE SHEET PP102

MATCHLINE SEE SHEET PP102

PRELIMINARY PLAT

JONES CROSSING
PHASE 3

LAND LOT 126
11TH DISTRICT
CITY OF HOGANSVILLE, GEORGIA

OWNER/DEVELOPER

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

GSWCC CERTIFICATION NUMBER: 9881
EXPIRATION DATE: 09.01.2026



REVISIONS

11.10.2025 - CITY COMMENTS

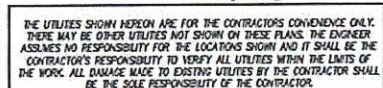
PRELIMINARY PLAT

PP101

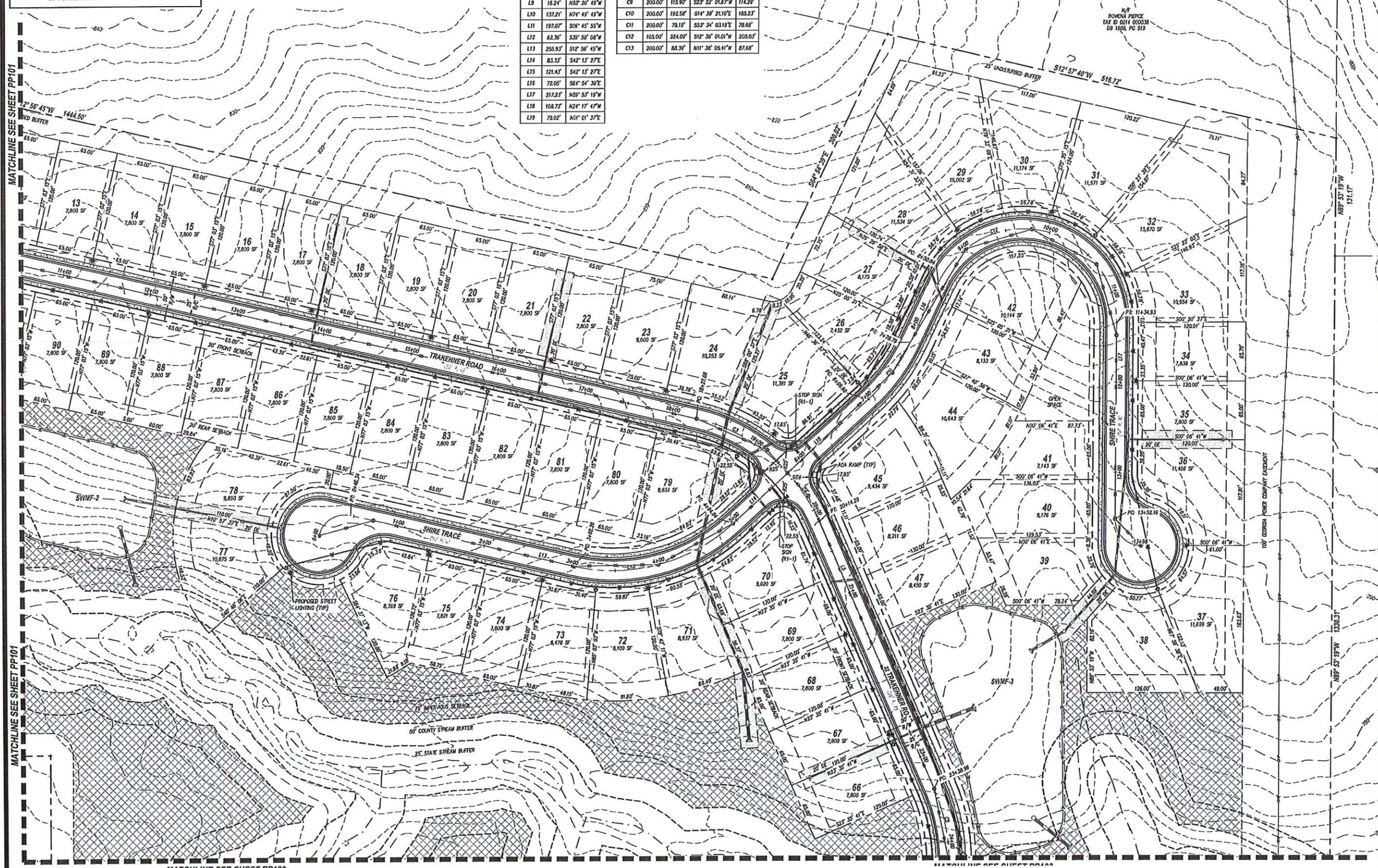


RIDGE PLANNING AND ENGINEERING®

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



CURVE TABLE				
CURVE #	RADIUS	LENGTH	DIRECTION	CHORD
C1	200.00'	38.84'	S20° 25' 43.02"W	36.79'
C2	200.00'	7.78'	S14° 03' 27.67"E	7.71'
C3	200.00'	121.58'	S30° 21' 38.90"W	113.72'
C4	200.00'	63.03'	S57° 05' 25.90"W	64.74'
C5	200.00'	81.08'	S78° 18' 18.42"W	82.48'
C6	200.00'	85.53'	S77° 53' 16.27"W	84.68'
C7	100.00'	108.03'	S81° 10' 41.78"W	108.73'
C8	100.00'	171.75'	S35° 58' 03.05"W	151.40'
C9	200.00'	115.90'	S24° 22' 01.67"E	114.29'
C10	200.00'	192.58'	S13° 38' 21.07"E	185.23'
C11	200.00'	73.19'	S53° 34' 03.19"E	78.68'
C12	100.00'	284.00'	S12° 36' 01.01"W	205.03'
C13	200.00'	88.39'	S12° 38' 05.41"W	87.65'



RIDGE PLANNING AND ENGINEERING®
5341 OLD HIGHWAY 5
SUITE 207.350 • WOODSTOCK, CA 90188
OFFICE 770.938.9000

**JONES CROSSING
PHASE 3**

LAND LOT 126
11TH DISTRICT
CITY OF HOGANSVILLE, GEORGIA

OWNER/DEVELOPER

BRENT HOLDINGS, LLC
10008 EAST HIGHWAY 16
SENOIA, GA 30276
PHONE: 770.461.0478

GSNCC CERTIFICATION NUMBER: 9
EXPIRATION DATE: 09.01.2026



REVISIONS

1 11/13/2025 - CITY COMMENTS

PRELIMINARY PLAT

PP102

