CITY OF HOGANSVILLE

Planning Commission

Regular Session Agenda

Thursday, November 19, 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 – October 15, 2026

New Business

1. Hogansville Retail Preliminary Plat Application, Parcel No. 0214 000025, Owner: JONES JOHN HARDY
2. Blue Creek West Industrial Rezoning Application, Parcel No. 0211000052, Owner: Fisher Capital Partners Land LLC
3. Blue Creek West Industrial Comprehensive Plan Character Area Amendment Application, Parcel No. 0211000052, Owner: Fisher Capital Partners Land LLC

Board Member Comments

Next Meeting – December 17, 2026

Adjourn

City of Hogansville

Planning & Zoning Board

Regular Meeting Minutes

October 15, 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
Ellen Shellabarger, Vice Chair
Andrew Smith
Carol Smith
Susan Harrell

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

Absent Richard Woods
Adrain Porter

CALL TO ORDER AND MOMENT OF SILENCE

This regular Planning and Zoning Board meeting was called to order at 6:02 pm by Ricky Thrash, who then called for a moment of silence.

APPROVAL OF AGENDA

CAROL SMITH moved that the meeting agenda be approved with the amendment to add an item 2 under New Business for the Blue Creek Comprehensive Plan Character Area Amendment. The motion was seconded by Ellen Shellabarger and unanimously approved.

APPROVAL OF MINUTES – SEPTEMBER 17, 2026

Upon motion by Susan Harrell seconded by Ellen Shellabarger minutes of the meeting held SEPTEMBER 17, 2026 WERE approved.

NEW BUSINESS

1. Blue Creek Rezoning Application, Parcel No. 0211000052, Owner: Fisher Capital Partners Land LLC

Richard Ferry (Blue Creek Developers LLC) and Todd Dozier presented a request to rezone subject property from Traditional Neighborhood Residential (TN-R) to General Light Industrial (G-LI) to create a contiguous industrial park adjacent to Amazon on Blue Creek Parkway. Direct access from Blue Creek Road is restricted due to floodplains and a 1974 Lake Jimmy Jackson inundation easement; primary access relies on Blue Creek Parkway / Meriwether Industrial Parkway.

Building A: 1,000,000 sq ft (western portion).

Building B: ~400,000 sq ft.

Building C: ~150,000 sq ft.

Lisa Kelly explained that the City has been working with Turnipseed on gravity sewer options north of the buildings, which is showcasing will need a lift station in place. Dhayna Portillo explained that this tract is an outlier considering it is surrounded by Light Industrial zoning from the south and east.

Motion:
After discussion, Ellen Shellabarger made a motion to recommend for tabling of Blue Creek Rezoning with the request for a more detailed traffic plan, more information on details on how water and sewer will serve these buildings, and a map showcasing the floodplains around the buildings . This motion was seconded by Andrew Smuth. The motion carries unanimously with the Planning Commission tabling the rezoning until the November Planning Commission Meeting.

2. Blue Creek Comprehensive Plan Character Area Amendment, Parcel No. 0211000052, Owner: Fisher Capital Partners Land LLC

Ellen Shellabarger made a motion to strike item #2 from the agenda. This motion was seconded by Andrew Smith. The motion carries unanimously with the Planning Commission striking the comprehensive plan character area amendment until the November Planning Commission Meeting.

3. UDO Text Amendment – Cottage Courts

Aaron Fortner presented the request to amend the UDO to have more standards on the Cottage Court section. - - Gaps exposed during a previous developer proposal on Bass Cross Road / Bass Crest Road prompted proactive standards to prevent using cottage court definitions solely to maximize density without proper design requirements. General consensus to strengthen UDO requirements, moving from recommendations to enforceable standards. The items added range from a max of cottages allowed in major subdivisions, courtyard layout, amenities, and architectural design of the cottage houses.

Motion:
After discussion, Ellen Shellabarger made a motion to recommend for approval Cottage Court Text Amendments. This motion was seconded by Andrew Smith. The motion carries unanimously with the Planning Commission recommending for approval of the text amendments presented.

4. UDO Text Amendment – Data Center Ordinance

Lisa Kelly explained that City Council had voted to bring the ordinance back to Planning Commission for a recommendation since there has been several updates to it. Lisa Kelly explained the following updates to the ordinance include: Special Use Permit (SUP) requirements, 650-ft total wetland/stream setbacks (500-ft additional undisturbed buffer), treated wastewater feasibility evaluations, monthly backup generator testing limits, decommissioning standards, and mandatory construction sound barriers). Questions and concerns arose from the Planning Commission members. Aaron Fortner explained that the Planning Commission should always include a zoning condition to any tract zoning into Heavy Industrial and is not a potential data center, that it is prohibited to build one.

Motion:
After discussion, Andrew Smith made a motion to recommend:

Section 102-B-6-1: Remove cryptocurrency processing-related services and data centers from the permitted/prohibited use tables.

- Section 102-B-7-6: Remove data center standards entirely.

- Section 102-D-1-2: Remove definitions for cryptocurrency mining, cryptocurrency processing-related services, and data centers.

- Retain all other non-crypto/data center heavy industrial amendments.

This motion was seconded by Andrew Smith. The motion carries 3-1, with Susan Harrell not voting.

5. Fee Schedule

Dhayna Portillo explained that she was tasked for reviewing multi-year invoices from our third-party engineering/inspection contractors (Charles Abbott, Turnipseed). This did showcase current fee revenues fail to recover city costs.

Proposed Fee Changes:

Preliminary Plat: $500 base + $5 per unit or acre (whichever is greater) per submittal

Lift Station Review: $3,000 flat fee per submittal

Water & Sewer Inspections: $2,500 base + $50 per unit

Admin Fee (Shipping/Handling): $100 flat fee per submittal

Final Plat / As-Builts: $500 flat fee + $10 per unit or acre (whichever is greater) per submittal

Site inspection fees were adjusted to meet demand.

This item will be presented to City Council on Monday night; future updates will address administrative application fees (comprehensive plan amendments, SUPs).

By unanimous consent, the meeting was adjourned at 8:13 PM.

Respectfully submitted,
Dhayna Portillo
Community Development Director

Application Number: PP26-02

HOGANSVILLE
GEORGIA

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

Applicant's Signature

Notary Public

(Affix Seal Here)

TIFFANY ERGLE NOTARY PUBLIC ALABAMA STATE AT LARGE

HOGANSVILLE
GEORGIA

City of Hogansville, GA

Preliminary Plat Checklist

	By	Date
Application received	DP	08-06
Application accepted	DP	08-06
Scheduled for Planning Commission action	DP	11-11
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.

HOGANSVILLE
GEORGIA

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.

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. N/A
- ☒ 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. N/A
- ☒ Acreage in Other Land Uses.
- ☒ Average Lot Size.
- ☐ Location of Watercourses and applicable stream buffers. N/A
- ☐ Location of Floodplain Areas and Floodway Elevations. N/A
- ☐ Floodplain Note, referenced to FEMA. N
- ☐ Minimum Floor Elevation (show for each lot within a flood plain). NA
- ☐ General Location of any Proposed Structural Stormwater Management Facilities.
- ☐ Ponds, Marshes, wetlands and all other Significant Natural or Man-Made Features. N/A
- ☐ 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

HOGANSVILLE
GEORGIA

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:

_____

Property Owner Signature/Firma del dueno

8/6/2026
Date/Fecha:

TIFFANY ERGLE
NOTARY
PUBLIC
ALABAMA STATE AT LARGE
(Affix Raised Seal Here)

Notary Public

HOGANSVILLE
GEORGIA

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 dueno

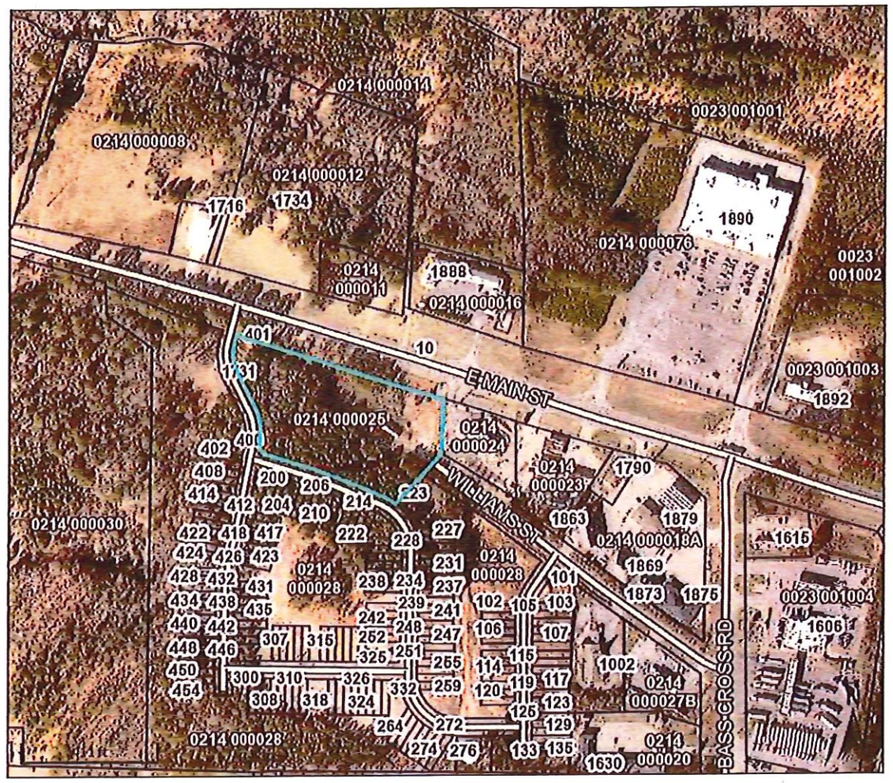
8/6/2026
Date/Fecha:

Notary Public

(*Affix Raised Seal Here*)

TIFFANY ERGLE
NOTARY PUBLIC
ALABAMA STATE AT LARGE

TROUP COUNTY
BOARD OF ASSESSORS



Overview



Legend

Address Numbers
Parcels
Roads

Parcel ID	0214 000025
Class Code	Commercial
Taxing District	18 - HOGANSVILLE
City	HOGANSVILLE
Acres	3.81

Owner	JONES JOHN HARDY
	252 SMOKERISE TRCE
	PEACHTREE CITY, GA 30269
Physical Address	E MAIN ST
Assessed Value	Value $190500
Land Value	Value $190500
Improvement Value	
Accessory Value	

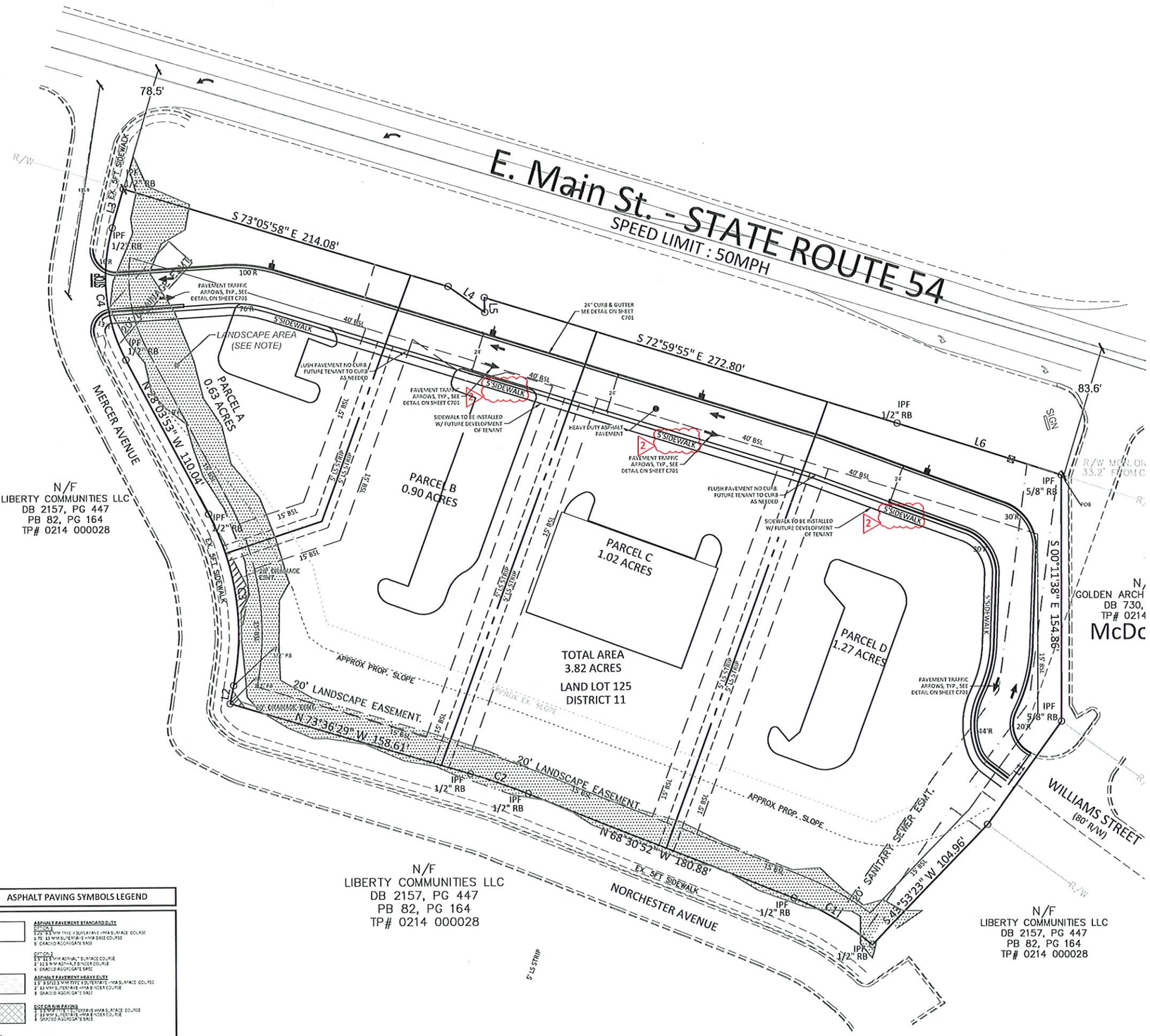
Last 2 Sales

Date	Price	Reason	Qual
4/13/2005	$48000	Q	U
4/12/2005	$48000	LM	Q

(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 NEWNAN, 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. 13285C0070E, 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

ASPHALT PAVEMENT STANDARD DUTY
OPTION 1
1.25" B.S. MM TYPE II SUPERPAVE HMA SURFACE COURSE
1.75" 12.5 MM SUPERPAVE HMA BASE COURSE
6" GRADED AGGREGATE BASE

OPTION 2
1.5" 12.5 MM ASPHALT SURFACE COURSE
2" 12.5 MM ASPHALT BINDER COURSE
6" GRADED AGGREGATE BASE

ASPHALT PAVEMENT-HEAVY DUTY
1.5" B.S.M.S.S MM TYPE II SUPERPAVE HMA SURFACE COURSE
2" 19 MM SUPERPAVE HMA BINDER COURSE
8" GRADED AGGREGATE BASE

DOT OR R/W PAVING
1" B.S.M.S.S MM TYPE II SUPERPAVE HMA SURFACE COURSE
2" 19 MM SUPERPAVE HMA BINDER COURSE
8" GRADED AGGREGATE BASE

NOTES:
1. AGGREGATE BASE PER GDOT 815 OR EQUIVALENT.
2. HOT MIX ASPHALTIC COURSES PER GDOT 828 OR EQUIVALENT.
3. GEOTECHNICAL REPORT MAY SUPERSEDE REQUIREMENTS LISTED ABOVE

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

GEORGIA REGISTERED No. 031310 PROFESSIONAL ENGINEER DAVID P. WHITE
09-30-26

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
1 GDOT COMMENTS 08-31-26
2 HOGANSVILLE COMMENTS 09-30-26

Wednesday, September 30, 2026 11:24:21am (brooks)
X:\Civilogistix\Land Projects\Active Projects\25328 - Hogansville - Retail\25328 CDP\25328 Plans [CDP].dwg
Layout: C201 - PRELIMINARY PLAT (brooks)

Authentisign ID: 70874F45-77C2-F111-BF5B-000D3A4FF82A

Blue Creek Developers, LLC
9008 E. Highway 16
Senoia, GA 30276

October 7, 2026

City of Hogansville
111 High Street
Hogansville, GA 30230

Re: Rezoning of Property located at Troup County Tax Parcel No. 0211 000052 to G-LI

Dear Honorable Mayor and Council, City Manager/Staff and City Attorney:

We look forward to the opportunity to bring this request for rezoning.

Among the facts supporting the request are the following:

- This property is currently zoned TN-R while adjacent parcels are zoned GI & CR-MX
- This property abuts the 1.6 million square foot Amazon Industrial Warehouse currently under construction
- The property is located relatively close to the interstate and the new Industrial Parkway that is under construction
- This property abuts the Industrial Character area on the City's Comprehensive Plan.
- This request will not adversely affect the existing use of adjacent parcels or infrastructure, as the adjacent parcels are industrial use.

Your consideration in the matter is greatly appreciated.

Sincerely,

Authentisign
Todd Dozier
Todd Dozier

Application Number: R726-03

HOGANSVILLE
GEORGIA

Rezoning Application Form

THE FOLLOWING IS A GENERAL DESCRIPTION OF THE PROCEDURES USED FOR THE PROCESSING OF AN APPLICATION FOR A REZONING REQUEST.

PLANNING COMMISSION:

1) After receipt and acceptance of the zoning petition, staff reviews the requests and develops a recommendation which is forwarded to the Planning Commission for review and recommendation.
2) The Planning Commission meets on the third Thursday of each month at 6:00 p.m. at City Hall. It is important that the petitioner attend these meetings to answer questions that may arise from board members.
3) After hearing interested citizens and after reviewing the request, the Planning Commission votes to recommend APPROVAL, APPROVAL WITH CONDITIONS, DENIAL, OR TABLNG of the request.
4) This recommendation is forwarded to Mayor and Council.

MAYOR AND COUNCIL MEETINGS:

1) The Mayor and Council will hear a report on the request and determine if the request is reasonable.
2) If the request is deemed to be reasonable, Mayor and Council will place the request on the agenda for first and second readings at two consecutive meetings.
3) Public support in favor or opposition to the request will be received by the Mayor and Council.
4) Mayor and Council will vote on the request.

Your application and all required materials (listed below) must be submitted at least seven days prior to the next Planning meeting to be put on the agenda.

MATERIALS NECESSARY FOR A REQUEST FOR REZONING APPLICATION:

☑One (1) copy of this application, completed in full.

☑A written request to the Mayor and Council and Planning Commission, signed by the owner and dated, explaining the nature of the rezoning request.

☑Applicant's Rezoning Disclosure Statement

☑Authorization forms

☑One (1) digital and Three (3) 24x36 paper copies of site plan.

☑Full payment of $250.00 (NON-REFUNDABLE) application fee.

☑Legal description of the property

☐ One (1) 24x36 sign to be placed at each lot frontage. *

☐One (1) legal advertisement to be published in the LaGrange Daily News. *

The wording will be supplied by the Zoning Administrator and must be posted 15-45 days before the public hearing

Application Received : 11-11-2026

Application Accepted : 11-11-2026

Application for Rezoning – City of Hogansville Georgia

Property Owner: ~~Fisher Capital Partners Land LLC~~ FCP LAND, LLC

Property Owner Address: 7887 E Belleview Ave Suite 810

City, State, Zip: Englewood, CO 80111

Phone Number: _____

Email: _____

Authorized Agent: Todd Dozier & Leigh Ann Green

Agent's Address: 9008 E Hwy 16 / 1457 Al Roberts Rd

City, State, Zip: Senoia, GA 30276 / Senoia, GA 30276

Phone Number: 770-461-0478 / 770-318-9912

Email: Todd@BrentHoldings.net / Lgreen@developmentsiteservices.com

Subject Property Address: Blue Creek Road

City, State, Zip: Hogansville, GA 30230

Troup Tax Parcel Number: 0211 000052

Size of property (acres): 166.65

Current Zoning: TN-R **Proposed Zoning:** G-LI

Current Use: Residential

Proposed Use: Industrial

If rezoned, when will the proposed use start? 12/1/2026

Is subject property vacant? Yes

Are you also asking to annex the subject property? No

I hereby attest that the information I have provided in this application is true and accurate to the best of my knowledge. I also agree to cooperate with the City of Hogansville, in responding promptly to any reasonable request for additional information that may rise during the review process.

Signature of Owner or Authorized Agent

9/22/2026
Date

Hogansville Comprehensive Character Area

Current Character Area: Suburban Residential

Does the proposed rezoning align with the Character Area designation?

☐Yes ☑No

If not, please explain why:

Currently the Comprehensive Plan has this parcel as Suburban Residential. It abuts the Industrial Character Area to the East and the South.

Will you be requesting a Comprehensive Plan Character Area map amendment?

☑ Yes ☐ No

Requested Character Area : Industrial

Each character area map amendment request shall include with it a complete, written, documented analysis of the standards for review of comprehensive plan character area map amendments (Sec. 102-B-12-4-7)

1. Whether a proposed comprehensive plan character area map amendment would result in a comprehensive plan character area map classification that is more consistent with the text and policies of the comprehensive plan than the current classification of the property on the comprehensive plan character area map.

   Amending the comprehensive plan to include this property in the Industrial Area would be more consistent with the text being as this area abuts Industrial, is close to the interstate, and will have access off the new Industrial Parkway currently under construction.

2. Whether the proposed amendment would result in a character area that is more compatible with the current and future character area of adjacent and nearby property.

   The proposed amendment would result in a more compatible character area being as the neighboring properties are already in the Industrial Character Area.

3. Whether the proposed amendment would result in more efficient use of publicly financed community facilities and infrastructure.

   Applicant is not aware of any existing publicly financed faculities along Blue Creek Industrial Parkway. However, the proposed development better utilities water and sewer facilities that were installed or will be installed as part of the Amazon development. Futher, the proposed development will utilitize the road networks that were or going to be improved by Amazon.

4. The extent to which the proposed amendment would increase adverse impacts on the natural environment; especially water quality, greenspace preservation and air quality.

The proposed development preserves the flood plain and wetlands. These areas are critical water quality and water recharge areas. Futher, the project avoids the dam inundation area of Lake Jimmy Jackson.

5. Whether the proposed amendment would reduce dependence on the automobile.

The project does not reduce the dependence on the automobile. However in accordance with the development of Blue Creek Industrial Parkway the applicant provided the City with a substantial payment for off-site pedestrian facilities.

6. The extent to which the proposed amendment would increase adverse impacts on historic or cultural resources.

The proposed amendment would not increase adverse impacts on historic or cultural resources

7. If an amendment would affect only a single parcel, whether it should be made part of an area-wide review of future character areas that includes review of character areas for the subject parcel and other surrounding property.

This amendment will only effect a single parcel. Futhermore none of the ajoining parcels are in the Suburban Residentil Area.

8. The degree to which the proposed amendment would have adverse impacts on land in adjacent municipalities and local governments

None

9. Whether the proposed amendment would result in any negative impacts on the public water and sewer systems or would conflict with adopted long-term water and sewer plans.

It would improve the public water distrubtuon system by looping the water system as well as providing a gravity fed sewer system instead of having multiple sewer lift stations.

APPLICANT'S REZONING DISCLOSURE STATEMENT
(OC.GA. 36-67A-1 eg seq.)

Property/Financial Disclosure

Does any member of the Hogansville City Council or Hogansville Planning and Zoning Commission have a financial or property interest in the subject property requested for zoning change or in a corporation, partnership, firm, trust, or association which has a property interest in the subject property?

NO

If so, describe the nature and extent of such interest:

Campaign Contribution Disclosure

Has the applicant made, with two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating $250 or more, or made gifts having a combined value of $250 or more to a member or members of the Hogansville City Council or Hogansville Planning and Zoning Commission?

NO

If so, give the name of the member(s) to whom the campaign contribution or gifts were made, the dollar amount of each campaign contribution, and an enumeration and description of each gift:

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.

HOGANSVILLE
GEORGIA

Each zoning map amendment application, whether submitted by local government or by a party other than local government, shall include with it a complete, written, documented analysis of the impact of the proposed rezoning with respect to each of the following matters:

1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties.

Yes, the rezoning is suitable in view as there are adjacent parcels that are zoned CR-MX and GI

2. Whether the zoning proposal would adversely affect the existing use or usability of adjacent or nearby property.

No, the adjacant parcels or nearby properties are zoned CR-MX and GI

3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

No, the property is currently zoned TN-R and abuts industrial areas

4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

No, the property is located close to the interstate and the new industrial parkway.

5. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive land use plan.

This property abuts the "Industrial Character Area" on the 2025 comprehensive plan.

6. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

Yes, supporting grounds for approval are, this property abuts the new Amamzon Warehouse to the southeast and there is a new Industrial Parkway in the area that is currently under construction.

HOGANSVILLE
GEORGIA

Owner Authorization Form

City of Hogansville

This is a written request from (property owner name): ~~Fisher Capital Partners Land LLC~~ FCP LAND, LLC, the legal owner of Property (address): Blue Creek Road, Hogansville, Troup County, Georgia; Troup County Tax Parcel Number 0211 000052. At this time, we are requesting that the said property rezoned from TN-R to G-LI.

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 rezonificada de
_____ a _____.

Property Owner Signature/Firma del dueno

9/22/2026
Date/Fecha:

Notary Public

(Affix Raised Seal Here)

JULIE REISINGER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20244008396
MY COMMISSION EXPIRES FEBRUARY 27, 2028

HOGANSVILLE
GEORGIA

Third Party Authorization Form

City of Hogansville

This is a written request from ~~Fisher Capital Partners Land LLC~~ FCP Land, LLC, the legal owner of Property: Blue Creek Road, Hogansville, Troup County, Georgia and the Tax Parcel Number 0211 000052. I hereby grant authorization to Todd Dozier & Leigh Ann Green 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 dueno

9/22/2026
Date/Fecha:

Notary Public (*Affix Raised Seal Here*)

JULIE REISINGER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20244008396
MY COMMISSION EXPIRES FEBRUARY 27, 2028

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 93 of the 11th District, Troup County, Georgia, containing 172.636 acres, and being more particularly described as follows:

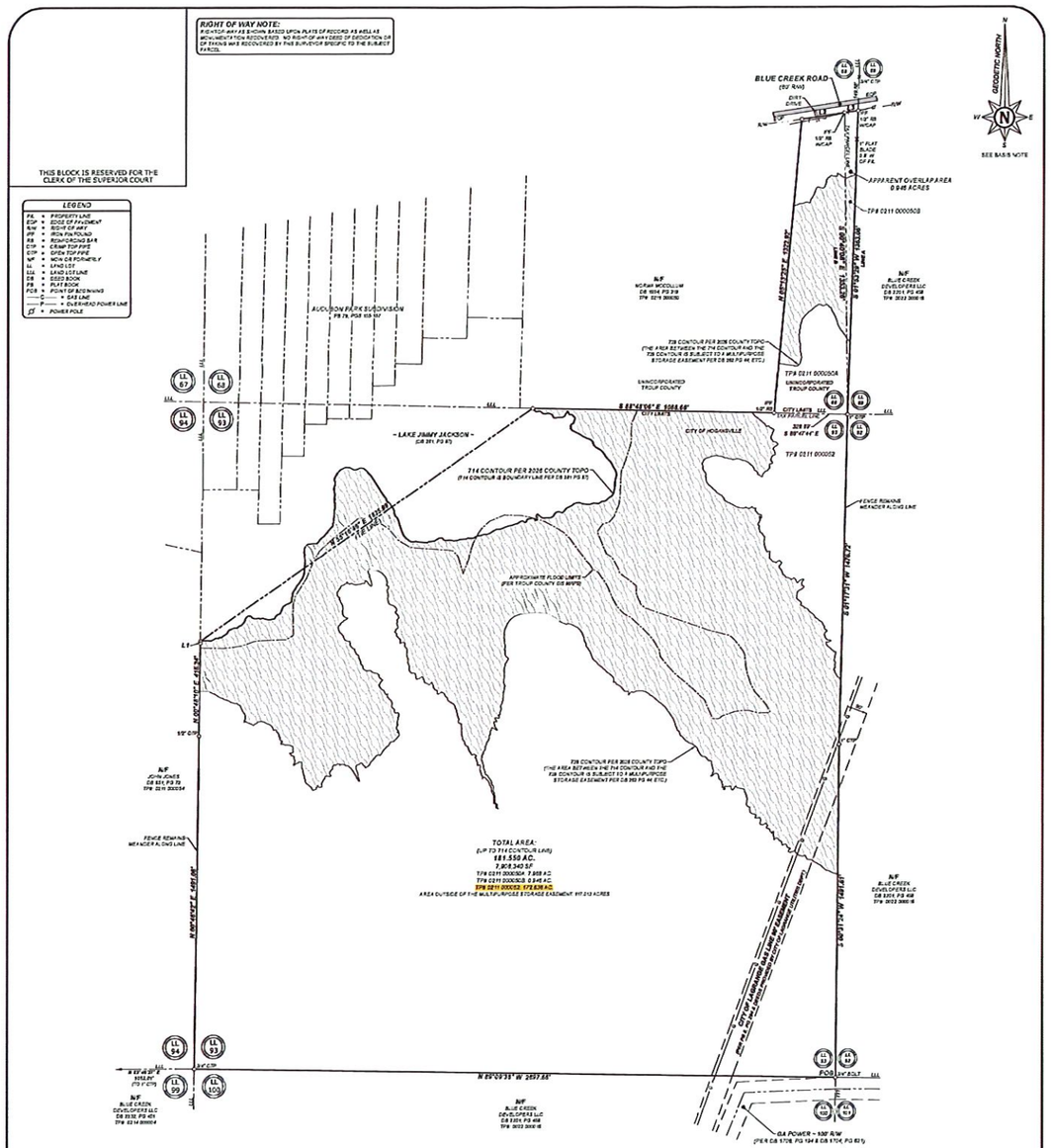
BEGINNING at a 3/4" BOLT at the common corner of Land Lots 92, 93, 100 and 101;
Thence N 89°09'38" W a distance of 2897.66', to a 3/4" pipe at the common corner of Land Lots 93, 94, 99 and 100;
Thence N 00°46'42" E a distance of 1491.06', to a 1/2" pipe;
Thence N 00°48'10" E a distance of 415.24', to a point;
Thence N 00°42'17" E a distance of 8.95' to a point on the 714 elevation contour line, per Troup County GIS, which 714 contour line is the true boundary line of the subject parcel, per DB 281 PG 87 of the Troup County records;
Thence along a tie line N 55°16'46" E a distance of 1825.99' to a point on the 714 elevation contour line, per Troup County GIS, which point is on the northern land lot line of Land Lot 93;
Thence S 88°48'06" E a distance of 1088.66' to a 1/2" rebar,
Thence S 88°47'44" E a distance of 328.89' to a 1" pipe at the common corner of Land Lots 68, 69, 92 and 93;
Thence S 01°17'31" W a distance of 1476.72' to a 1" pipe;
Thence S 00°31'24" W a distance of 1491.61' to a 3/4" BOLT;
Which point is the POINT OF BEGINNING.

RIGHT OF WAY NOTE:
R/W WIDTH AS SHOWN BASED UPON PLATS OF RECORD AS WELL AS MONUMENTATION RECOVERED. NO RIGHT-OF-WAY DEED OF DEDICATION OR OF TAKING WAS RECOVERED BY THIS SURVEYOR SPECIFIC TO THE SUBJECT PARCEL.

THIS BLOCK IS RESERVED FOR THE CLERK OF THE SUPERIOR COURT

LEGEND

PL	=	PROPERTY LINE
EOP	=	EDGE OF PAVEMENT
R/W	=	RIGHT OF WAY
RB	=	REBAR FOUND
RBS	=	REBAR SET W/ CAP
COTP	=	CRIMP TOP PIPE
OTP	=	OPEN TOP PIPE
MF	=	MON OR POINT(S) F
LL	=	LAND LOT
LLL	=	LAND LOT LINE
DB	=	DEED BOOK
PB	=	PLAT BOOK
POB	=	POINT OF BEGINNING
—C—	=	GAS LINE
—P—	=	OVERHEAD POWER LINE
	=	POWER POLE



NOTES:
1. THE BASIS FOR THE DIRECTIONS SHOWN HEREON IS GEODETIC NORTH, GA. WEST ZONE NAD 83 SYSTEM.
2. REFERENCE:
DB 1614 PG 310
PB 97 PG 207
PB 79, PGS 111
PB 79, PGS 155-157
3. THE PROPERTY AS SHOWN ON THIS PLAT DOES LIE WITHIN A SPECIFIC FLOOD HAZARD AREA AS DETERMINED BY F.I.R.M. MAP No. 13285C0075F AND 13285C0080F, EFF. 9, 2018.
4. THE LOCATION OF UNDERGROUND UTILITIES SHOWN IS BASED ON ABOVE GROUND STRUCTURES AND INFORMATION SUPPLIED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM THOSE SHOWN. THE SURVEYOR DOES NOT GUARANTEE THAT ALL STRUCTURES MAY BE SHOWN. THE SURVEYOR MAKES NO CERTIFICATION AS TO THE ACCURACY AND COMPLETENESS OF THE LOCATIONS SHOWN HEREON.
5. THE SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN EXAMINATION OF TITLE. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
6. THE LAND DAY OF FIELD WORK WAS 7/24/2026.
7. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
8. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THE PROPERTY IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
9. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
10. ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE SPECIFIED.

OVERLAP NOTE:
IN THIS SURVEYOR'S OPINION, LINE "B" MORE NEARLY FOLLOWS THAT LINE TRACED BY HUGH CAMP AND DEPICTED IN PB 8, PG 294, TROUP EQUITY RECORDS. FURTHER, SAID SURVEY IS THE MOST SENIOR PLAT RECOVERED BY THIS SURVEYOR. NEVERTHELESS, GIVEN THE MONUMENTS RECOVERED BY THIS SURVEYOR, AS WELL AS THE EVIDENCES OF POSSESSION OF THE PROPERTY, THE WESTERLY LINE OF LAND AS LINE "B" MORE NEARLY DEPICTS THE PROPER BOUNDARY OF THE WEST LINE OF LAND TO BE CONVEYED INTO THE EASTERN BOUNDARY OF THE SUBJECT PARCEL IN THAT CERTAIN PLACE.

OVERLAP LINE A
BOUNDARY LINE PER DB 881, PG 104 THE LINE IN ALLEY SHOWN AS LINE CLAIMED BY MCCOLLUM ON "ACQUISITION MAP FOR HILLON JAMES CREEK AREA FLOOD PROJECT OF THE PROPERTY OF JAMES W. MCCOLLUM, BY J. HUGH CAMP & ASSOCIATES, DATED MAY 7, 1971, RECORDED IN PB 7, PG 166.

OVERLAP LINE B
BOUNDARY LINE PER PLAT OF SURVEY OF A PORTION OF THE LANDS BEFORE AS DEEDED SURVEY FROM THE ESTATE OF A.V. DANIEL ET. AL. UNTO E. AND CAMP ENGINEERS AND SURVEYORS, DATED JANUARY 7, 1961, RECORDED IN PB 8, PG 294.

A 20' NORTH-SOUTH ACCESS EASEMENT EXISTS ALONG THE WESTERN LEG OF LINE "A" AS DEPICTED IN THE SOUTHERN LAND LOTS LINE OF LL 68, AS SPECIFIED IN DB 2677 PG 37.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 89°43'47" E	1.00'
L2	S 00°04'31" E	100.00'
L3	S 89°43'47" E	20.00'

0 200 400 600
GRAPHIC SCALE:
1" = 200'

CLOSURE STATEMENT:
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 24,378 FEET.

APPROXIMATELY 30% OF LINES & ANGLES & AREA MEASUREMENTS WERE OBTAINED USING A TOPCON GTS 310 DATA INSTRUMENT.

APPROXIMATELY 70% OF LINES & ANGLES & AREA MEASUREMENTS WERE OBTAINED USING THE eGPS GNSS RTK GPS SYSTEM.

CONTROL AND BEARING BASIS FOR THIS SURVEY WERE ESTABLISHED USING THE eGPS GNSS RTK GPS SYSTEM IN STANDARD RTK MODE WITH CORRECTIONS PROVIDED BY THE REAL TIME NETWORK OPERATED BY eGPS SOLUTIONS, ATLANTA.

SURVEYORS CERTIFICATION:
THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECREATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION. AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL ORDINANCES, AND ADEQUACY OF WATER AND SEWER SERVICES IS NOT IMPLIED OR OF THE LAND INSPECTED. 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 43-15-6.

REGISTERED LAND SURVEYOR GA — 3137 — 7/27/2026
No. — DATE

DATE: 7/27/2026	ISSUE		
SCALE: 1" = 200'	No	DESCRIPTION	DATE
ACREAGE: 181.550	R-1	TPN LABEL CORRECT	10/7/2026
CITY: HOGANSVILLE	R-2	ACREAGE LABEL	10/7/2026
DRAWN: MAR			
CHECKED: WLS			
SHEET #: 1 of 1			
PROJECT: BLUE CREEK 175_BD			

BOUNDARY SURVEY FOR:

BLUE CREEK DEVELOPERS, LLC

LAND LOTS 68 & 93 - 11th DISTRICT
TROUP COUNTY - GEORGIA
CITY OF HOGANSVILLE

GEORGIA REGISTERED LAND SURVEYOR W. LUKE SUTTLES

PREPARED BY:

W. LUKE SUTTLES, RLS

780 RAYMOND SHEEHAN AVE.
NEWNAN, GA 30265
(678) 378-5881

CITY OF HOGANSVILLE
Rezoning and Character Area Map Amendment Request
STAFF ANALYSIS AND REPORT

Case # : RZ26-03

Type of Request:
TN-R to G-LI

Date: 10/08/2026

Owner: FCP Land LLC

Location: Blue Creek Road

Parcel Number:

0211 000052

Acreage: 172.636 acres

Current Use: Vacant Wooded Land

Proposed Use: Industrial

Current Zoning: Traditional Neighborhood Residential

Requested Zoning: General Light Industrial

Current Character Area:
Suburban Residential

Requested Character Area:
Industrial

Public Notification:
Notice in Paper: November 21
Sign Posted: November 21

Request:
Todd Dozier, the authorized agent, has submitted a request to rezone their 172.636-acre property located near Blue Creek Road and the Amazon Sortation Center. The parcel is currently zoned TN-R, and the proposed rezoning to G-LI would allow for planned light industrial development.

With the 2025-2045 Comprehensive Plan Character Area showcasing this tract as Suburban Residential, the applicant is also requesting a character area amendment to Industrial Use.

Location Map: Green is properties within the city limits.



Existing Land Uses:
Adjacent uses consist of the following:

WEST:	0211000054 – CR-MR – A 52 acre lot that is currently vacant and wooded

Date of Scheduled Meetings:
P/Z: November 19
City Council Public Hearing & 1st reading: December 7th
City Council 2nd reading: December 21st

DRI Review: This will trigger a DRI review, since it will be greater than 500,000 gross square feet per the Metropolitan Tier of the Developments of Regional Impact Development Thresholds. The review will need to be completed prior to preliminary plat approval.

Standards for review of comprehensive plan character area map amendments:

1. Is the proposed Character Area designation more consistent with the Comprehensive Plan's goals and policies than the current designation?
Yes, the proposed amendment would better align the property with the Comprehensive Plan's vision for this area since the proprieties to the south and east are designated industrial.

2. Would the proposed amendment be more compatible with the current and future character areas of adjacent and nearby properties? *Yes*

3. Would the proposed amendment promote efficient use of publicly financed community facilities and infrastructure without negatively affecting public water and sewer systems or conflicting with adopted long-term water and sewer plans? *Yes, the developer would be*

NORTH:	1612 -1824 Blue Creek Road– TN-R -two residential homes and Lake Jimmy Jackson
EAST:	2134 Blue Creek Road – G-LI – two industrial buildings ranging from 600,000 to 800,000 sqft of building space
SOUTH:	2134 Blue Creek Technology Parkway – G-LI, Amazon Sortation Center, which is a 1.6 million sqft light industrial building

Previous Related Actions:

None.

Findings:

1. : This site is surrounded by planned light industrial buildings
2. : This site will be accessed from Blue Creek Industrial Parkway once it has been built out

Standards for Rezoning:

1) Is the proposed use suitable given the zoning and development of adjacent and nearby property? *Yes, this tract has G-LI parcels to the south and east.*

2) Will the proposed use adversely affect the existing use or usability of adjacent or nearby property? *No*

3) Is the proposed use compatible with the purpose and intent of the Comprehensive Plan?
No. The property is currently located within the Suburban Residential Character Area, which is inconsistent with the proposed industrial use. A Comprehensive Plan amendment to designate the tract as Industrial would be needed to align the proposed use with the plan.

4) Are there substantial reasons why the property cannot or should not be used as currently zoned? *Yes, the TN-R zoning district does not permit ANY light industrial uses.*

responsible for the costs of any necessary infrastructure upgrades and extensions required to serve the development.

4. To what extent would the proposed amendment adversely affect the natural environment, including water quality, greenspace preservation, and air quality, or historic and cultural resources? *None known.*

5. Whether the proposed amendment would reduce dependence on the automobile? *No*

6. If the proposed amendment affects only one parcel, should it be considered through an area-wide review of future character areas for the subject property and surrounding properties? *No, the surrounding area is already designated industrial.*

7. To what extent would the proposed amendment adversely affect land in adjacent municipalities or other local government jurisdictions? *The property is within Hogansville city limits, and a substantial stream buffer would help reduce impacts on the neighboring residence to the north in unincorporated Troup County.*

5) Will the proposed use cause excessive or burdensome use of public utilities or services including but not limited to streets, schools, water or sewer utilities or police or fire protection? *No, in fact this would allow for expansion of very much needed upgrade to the existing sewer system*

6) Is the proposed use supported by new or changing conditions not anticipated by the Comprehensive Plan or reflected in the existing zoning on the property or surrounding properties? *Yes, the Blue Creek North preliminary plat has been approved for industrial buildings on the tracts to the immediate south and east. These approvals indicate a shift toward industrial development in the area.*

7) Does the proposed use reflect a reasonable balance between the promotion of public health, safety, morality, or general welfare and the right to unrestricted use of property?
Yes

Staff Recommendation:

Staff recommends approval of the proposed rezoning and Comprehensive Plan Character Area amendment, as the requests satisfy a majority of the applicable standards set forth in the UDO. The proposed G-LI zoning would be consistent with surrounding planned industrial development. The amendment to the Industrial Character area is also recommended for approval since there is already existing Industrial designations to the east and south of the tract.

The site lacks direct access to Blue Creek Road with it being landlocked, and substantial stream buffers and wetlands would make establishing access costly. Wetland impacts would also require permitting through the U.S. Army Corps of Engineers and several other approvals. Access can instead be provided from Blue Creek Industrial Parkway to support the proposed land use.

PROPOSED 1,215,200 SF BUILDING 1

PROPOSED 406,080 SF BUILDING 2

PROPOSED 102,060 SF BUILDING 3

PROPOSED 615,600 SF BUILDING 100

PROPOSED 806,400 SF BUILDING 200

N/F
BLUE CREEK DEVELOPERS LLC
9008 HIGHWAY 16
SENOIA, GA 30276
TP#: 0214 000004
ZONED: CR-MX

N/F
JONES JOHN H.
1510 OCONEE HEIGHTS DR
GREENSBORO, GA 30642-8200
TP#: 0211 000054
ZONED: CR-MX

N/F
ROWENA PIERCE
158 BLUFF RD
CARLTON,GA 30627
TP#: 0214 000005
ZONED: AGR

N/F
BLUE CREEK DEVELOPERS LLC
9008 HIGHWAY 16
SENOIA, GA 30276
TP#: 0214 000014
ZONED: CR-MX

N/F
BLUE CREEK DEVELOPERS LLC
9008 HIGHWAY 16
SENOIA, GA 30276
TP#: 0214 000014
ZONED: G-LI

N/F
AMAZON.COM SERVICES LLC
PO BOX 80416
SEATTLE, WA 98108
TP#: 0023 001001
ZONED: G-LI

N/F
NORMA MCCOLLUM
3656 HWY 29 S
MORELAND, GA 30259
TP# 0211 000050
ZONED: SU-R

N/F
FCP LAND LLC
7887 E BELLEVIEW AVE #810
ENGLEWOOD, CO 80111
TP# 0211 000052
ZONED: TN-R

N/F
FCP LAND LLC
7887 E BELLEVIEW AVE #810
ENGLEWOOD, CO 80111
TP# 0211 000050A
TP# 0211 000050B
ZONED: SU-R

N/F
BLUE CREEK DEVELOPERS LLC
9008 HIGHWAY 16
SENOIA, GA 30276
TP#: 0022 000016
ZONED: G-LI

N/F
BLUE CREEK DEVELOPERS LLC
9008 HIGHWAY 16
SENOIA, GA 30276
TP#: 0023 000016
ZONED: CR-MX

N/F
REDMILE PROPERTIES LLC
DB 1041/350
PB 33 PG 425
TP#: 003 053 001

N/F
CLAY JACOB TAYLOR &
JORDAN TYLER
DB 1883/566
TP# 0022 000006

CITY OF HOGANSVILLE

UNINCORPORATED TROUP COUNTY

APPROXIMATE FLOOD LIMITS (PER TROUP COUNTY GIS MAPS)

LAKE JERRY JACKSON

POWER EASEMENT

LAGRANGE GAS EASEMENT

GEORGIA TRANSMISSION EASEMENT 100 ft

BLUE CREEK INDUSTRIAL PARKWAY
SPEED LIMIT: 35 MPH
RIGHT-OF-WAY: 100 FT

COUNTY LINE RD
SPEED LIMIT: 35 MPH

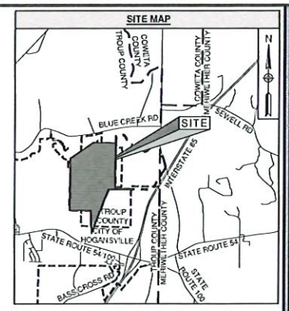
TROUP COUNTY
MERIWETHER COUNTY

INTERSTATE 85

25'/50'/75' STREAM BUFFER

BLUE CREEK ROAD

SITE MAP



SITE NOTES:

SITE AREA:
TOTAL AREA TO BE REZONED: ±173.81 ACRES

PARCEL ID:
PARCEL: 0211 000052 -173.81 ACRES
OWNER: FCP LAND LLC
ADDRESS: 7887 E BELLEVIEW AVE #810 ENGLEWOOD, CO 80111
CURRENT ZONING: TN-R

SITE ZONING:
PROPOSED ZONING: G-LI

STREAM BUFFER LEGEND:

- 25 — 25 FT STATEWATER BUFFER
- 50 — 50 FT UNDISTURBED BUFFER
- 75 — 75' IMPERVIOUS SETBACK

HORIZONTAL SCALE
1" = 300'
0 300 600 900

PRELIMINARY NOT FOR CONSTRUCTION

PAPE-DAWSON
2100 NORTHWARD PKWY, STE 300 | ALPHARETTA, GA 30009 | 404.915.1818

811 Know what's below. Call before you dig.

NOTICE TO CONTRACTOR:
BEFORE BEGINNING CONSTRUCTION, THE OWNER'S REPRESENTATIVE, CONTRACTOR AND ALL SUBCONTRACTORS SHALL MEET ON THE PROJECT SITE TO REVIEW THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS PRIOR TO CONSTRUCTION

ALL TRUCKS LEFT

ALL TRUCKS RIGHT

TRUCKS NO LEFT TURN

PROPOSED 1,215,200 SF BUILDING 1

PROPOSED 406,080 SF BUILDING 2

PROPOSED 102,060 SF BUILDING 3

PROPOSED 615,600 SF BUILDING 100

PROPOSED 806,400 SF BUILDING 200

N/F BLUE CREEK DEVELOPERS LLC 9008 HIGHWAY 18 SENOIA, GA 30276 TP#: 0214 000014 ZONED: C-LI

N/F BLUE CREEK DEVELOPERS LLC 9008 HIGHWAY 18 SENOIA, GA 30276 TP#: 0214 000014 ZONED: CR-MX

N/F ROWENA PIERCE 156 BUST RD CARLTON,GA 30627 TP#: 0214 000005 ZONED: AGR

N/F BLUE CREEK DEVELOPERS LLC 9008 HIGHWAY 18 SENOIA, GA 30276 TP#: 0211 000004 ZONED: CR-MX

N/F JONES JOHN H 1510 OCONEE HEIGHTS DR GREENSBORO, GA 30642-8200 TP#: 0211 000054 ZONED: CR-MX

N/F BLUE CREEK DEVELOPERS LLC 9008 HIGHWAY 18 SENOIA, GA 30276 TP#: 0022 000018 ZONED: C-LI

N/F AMAZON.COM SERVICES LLC PO BOX 80416 SEATTLE, WA 98108 TP#: 0023 001001 ZONED: C-LI

N/F BLUE CREEK DEVELOPERS LLC 9008 HIGHWAY 18 SENOIA, GA 30276 TP#: 0022 000015 ZONED: C-LI

N/F BLUE CREEK DEVELOPERS LLC 9008 HIGHWAY 18 SENOIA, GA 30276 TP#: 0022 000016 ZONED: CR-MX

N/F FCP LAND LLC 7887 E BELLEVIEW AVE #810 ENGLEWOOD, CO 80111 TP#: 0211 000052 ZONED: TN-R

N/F FCP LAND LLC 7887 E BELLEVIEW AVE #810 ENGLEWOOD, CO 80111 TP#: 0211 000050A TP#: 0211 000050B ZONED: SU-R

N/F NORMA MCCOLLUM 3588 HWY 29 S MORELAND, GA 30259 TP#: 0211 000050 ZONED: SU-R

N/F CLAY JACOB TAYLOR & JORDAN TYLER DB 1843/568 TP#: 0022 000006

N/F REDMILE PROPERTIES LLC DB 1061/250 PB 23 PG 435 TP#: 003 053 001

CITY OF HOGANSVILLE

UNINCORPORATED TROUP COUNTY

APPROXIMATE FLOOD LIMITS (PER TROUP COUNTY GIS MAPS)

LAKE JIMMY JACKSON

FORCE EASEMENT

LAGRANGE GAS EASEMENT 50'R/W

GEORGIA TRANSMISSION EASEMENT 100'R

BLUE CREEK INDUSTRIAL PARKWAY SPEED LIMIT: 35 MPH RIGHT-OF-WAY: 100 FT

HOGANSVILLE NORTH CONNECTOR

25'/50'/75' STREAM BUFFER

BLUE CREEK ROAD

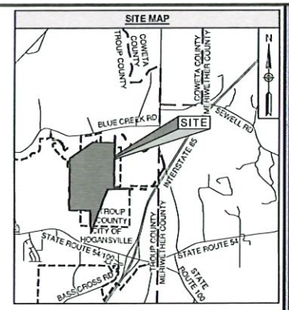
TROUP COUNTY MERIWETHER COUNTY

COUNTY LINE RD SPEED LIMIT: 35 MPH

WISDOM RD

HORIZONTAL SCALE
1" = 300'
0 300 600 900

SITE MAP



SITE NOTES:

SITE AREA
TOTAL AREA TO BE REZONED: ±179.81 ACRES

PARCEL ID
PARCEL: 0211 000052 -179.81 ACRES
OWNER: FCP LAND LLC
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- 75 — 75' IMPERVIOUS SETBACK

PRELIMINARY NOT FOR CONSTRUCTION

PAPE-DAWSON
2100 NORTHWARD | PKWY, STE 360 | ALPHARETTA, GA 30009 | 404.975.1616

811 Know what's below. Call before you dig.

RULES AND REGULATIONS
BEFORE YOU DIG, BUILD, OR EXCAVATE IN GEORGIA, YOU ARE REQUIRED BY LAW TO CONTACT THE UTILITIES PROTECTION CENTER. IN GEORGIA, 48 HOURS BEFORE YOU BEGIN YOUR EXCAVATION, YOU MUST CONTACT THE UTILITIES PROTECTION CENTER (UPC). THE TELEPHONE NUMBER IS 811 OR 1-800-282-7411. THE UPC WILL NOTIFY ITS MEMBER UTILITIES OF YOUR INTENT TO EXCAVATE. THE UPC WILL ALSO ADVISE YOU IF THE PROPOSED EXCAVATION AREA IS NEAR OR ACROSS ANY UNDERGROUND UTILITY WHICH DOES NOT BELONG TO A MEMBER OF THE UPC. THE UPC WILL NOTIFY THESE NON-MEMBER UTILITIES FOR YOU. THE UPC WILL ALSO ASSIGN A NUMBER TO YOUR EXCAVATION PROJECT. YOU MUST CONTACT THE UPC AGAIN IF YOU DO NOT BEGIN YOUR EXCAVATION WITHIN 10 DAYS OF THE DATE YOU FIRST CONTACTED THE UPC. YOU MUST ALSO CONTACT THE UPC IF YOUR EXCAVATION WORK EXTENDS BEYOND 30 DAYS FROM THE DATE YOU FIRST CONTACTED THE UPC. YOU MUST ALSO CONTACT THE UPC IF YOU CHANGE THE LOCATION OF YOUR EXCAVATION WORK. IF YOU FAIL TO CONTACT THE UPC AS REQUIRED, YOU MAY BE SUBJECT TO CIVIL PENALTIES OF UP TO $1,000 PER DAY. YOU MAY ALSO BE LIABLE FOR DAMAGES TO UNDERGROUND UTILITIES AND FOR INJURIES TO PERSONS WORKING ON THEM. IF YOU DAMAGE A UTILITY, YOU MUST IMMEDIATELY NOTIFY THE UTILITY OWNER OR OPERATOR. IF YOU CAUSE AN EMERGENCY, YOU MUST ALSO NOTIFY THE 911 EMERGENCY SYSTEM. YOU MAY BE LIABLE FOR THE COSTS OF ANY EMERGENCY RESPONSE EFFORTS. FAILURE TO NOTIFY THE UPC OF YOUR EXCAVATION WORK MAY RESULT IN YOUR BEING HELD RESPONSIBLE FOR DAMAGES TO UNDERGROUND UTILITIES AND FOR INJURIES TO PERSONS WORKING ON THEM. IF YOU DAMAGE A UTILITY, YOU MUST IMMEDIATELY NOTIFY THE UTILITY OWNER OR OPERATOR. IF YOU CAUSE AN EMERGENCY, YOU MUST ALSO NOTIFY THE 911 EMERGENCY SYSTEM. YOU MAY BE LIABLE FOR THE COSTS OF ANY EMERGENCY RESPONSE EFFORTS. FAILURE TO NOTIFY THE UPC AS REQUIRED MAY RESULT IN CIVIL PENALTIES OF UP TO $1,000 PER DAY. YOU MAY ALSO BE LIABLE FOR DAMAGES TO UNDERGROUND UTILITIES AND FOR INJURIES TO PERSONS WORKING ON THEM. IF YOU DAMAGE A UTILITY, YOU MUST IMMEDIATELY NOTIFY THE UTILITY OWNER OR OPERATOR. IF YOU CAUSE AN EMERGENCY, YOU MUST ALSO NOTIFY THE 911 EMERGENCY SYSTEM. YOU MAY BE LIABLE FOR THE COSTS OF ANY EMERGENCY RESPONSE EFFORTS. FAILURE TO NOTIFY THE UPC AS REQUIRED MAY RESULT IN CIVIL PENALTIES OF UP TO $1,000 PER DAY.

NO.	DESCRIPTION

BLUE CREEK 175
18TH DISTRICT LAND LOT 93 AND 100
CITY OF HOGANSVILLE, GA

REZONE SITE PLAN

DESIGNED	DRAWN BY	CHECKED
	MHK	

DATE: OCT, 06 2026
JOB NO.: 2726-087
SCALE: AS SHOWN

DRAWING NUMBER
X1.0
SHEET NUMBER 1

PRELIMINARY NOT FOR CONSTRUCTION

PAPE-DAWSON

811 Know what's below. Call before you dig.

NOTICE TO CONTRACTOR:
1. THE CONTRACTOR SHALL VERIFY WITH THE FINDINGS PLANS OR CONSTRUCTION STAKES AND ACTUAL FIELD CONDITIONS ARISE, DURING THE COURSE OF CONSTRUCTION THE CONTRACTOR CONSTRUCTING SAID PROVISION MAY ENTRUST IF THE CONTRACTOR KNOWS OR CAN REASONABLY BE EXPECTED TO KNOW OF SUCH CONDITIONS AND FAILS TO REPORT THE SAME, OR THE PLANS, SPECIFICATIONS OR CONSTRUCTION STAKES AND FAILS TO REPORT THE SAME, OWNER IS ENTITLED TO OF PROOF OR REINDEMNITY (COUR OF LAW) FROM CONTRACTOR FOR ANY AND ALL DAMAGES, LOSSES, COSTS AND EXPENSES INCURRED BY OWNER AS A RESULT OF SUCH ERROR, OMISSION OR DISCREPANCY.
2. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCY BETWEEN ERROR, OMISSION OR DISCREPANCY OR CONFLICT WHICH HE KNOWS OR SHOULD HAVE KNOWN OF THE SAME.

BLUE CREEK NORTH INDUSTRIAL
COUNTY LINE ROAD
CITY OF HOGANSVILLE, GA

OUTFALL CONCEPT EXHIBIT - MASTER

TAL	TOA	DJB

DATE: 09.23.2026
JOB NO.: 2026-087
SCALE: AS SHOWN

DRAWING NUMBER
EX1.0
SHEET NUMBER 1

HORIZONTAL SCALE
1" = 200
0 200 400 600