



Planning Commission

Regular Session Agenda

Thursday, September 17, 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 - August 20, 2026

New Business:

1. Blue Creek North Preliminary Plat Application, Parcel No. 0022 000016, Owner: BLUE CREEK DEVELOPERS LLC
2. Hogansville Retail Preliminary Plat Application, Parcel No. 0214 000025, Owner: JONES JOHN HARDY
3. Hogansville Mill Rezoning Application, Parcel Nos. 0241D001001 and 0241A000014, Owner: Hogansville Land Company, LLC

Board Member Comments

Next Meeting

Adjourn



City of Hogansville
Planning & Zoning Board
Regular Meeting Minutes

August 20, 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
Andrew Smith
Carol Smith
Richard Woods
Adrain Porter

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

Absent Susan Harrell
Ellen Shellabarger, Vice Chair

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 as presented. The motion was seconded by Adrain Porter and unanimously approved.

APPROVAL OF MINUTES – JULY 16, 2026

Upon motion by Andrew Smith, seconded by Richard Woods minutes of the meeting held JULY 16, 2026 WERE approved.

NEW BUSINESS

1. West Main Street Lot Split Application, Parcel No. 0244X003017, Owner: Blackwell Realty

Property is zoned Downtown Mixed Use (DTMX), within the historic district, adjacent to Isaiah Lofton Park. The proposal presented was to split the lot to build two houses. Each new lot will have 51 feet of road frontage and be 10,223 square feet. Setbacks: 20 feet front and rear; 5 feet sides, yielding 10 feet between houses. Planned “cottage” style homes, minimum 1,200 square feet, three bedrooms upstairs; estimated price in the low \$300,000s.

Lisa Kelly explained that there would need to be Certificate of Appropriateness from the historic commission required before building permits. GDOT approval needed; a shared driveway is anticipated and accepted by the applicant.

Motion:

After discussion, Carol Smith made a motion to recommend for approval of West Main Street Lot Split Application. This motion was seconded by Andre Smith. The motion carries unanimously with the Planning Commission approving the lot split.

2. Blue Creek North Preliminary Plat Application, Parcel No. 00220000016 Owner: Blue Creek Developers LLC

Tod Doizer explained the preliminary plat and that it will extend the parkway to connect to Corinth Road and constructs two distribution buildings of 600,000 and 800,000 square feet. Four tracts: Tract 1 (95 acres) zoned residential; Tracts 2, 3, and 4 zoned light industrial. Industrial buildings proposed on Tracts 2 and 3.

Parkway designed to route industrial truck traffic to Meriwether Industrial Park Drive, away from residential areas. This preliminary plat was simply being introduced to the Commission and is currently under review by water, sewer, and engineering; several comments/questions pending.

3. Hogansville Retail Preliminary Plat Application, Parcel No. 02140000025

Kurt Frley introduced this preliminary plat application by explaining that the property is zoned commercial, near McDonald's. Dunkin' Donuts committed to the easternmost lot (1.27 acres); tenant recruitment ongoing for the remaining three lots. Access via a new private road from Williams Street to Mercer Avenue; no direct access from Highway 54.

Stormwater is managed by an existing wet detention pond. Private water and sewer lines will serve the lots. GDOT contacted regarding adding a new sidewalk in the right-of-way.

By unanimous consent, the meeting was adjourned at 6:53 PM.

Respectfully submitted,

Dhayna Portillo

Community Development Director ☺

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

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

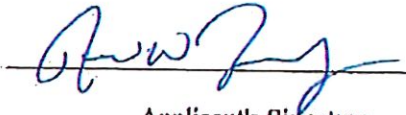
Other: _____

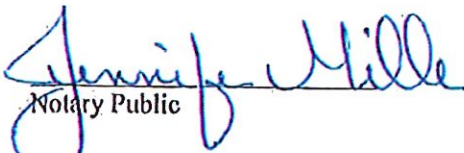
Project Description – Please be as specific as possible
Preliminary Plat to subdivide 365 acres into 4 tracts.

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


Applicant's Signature


Notary Public





City of Hogansville, GA

Preliminary Plat Checklist

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

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 0022000016.

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 _____.

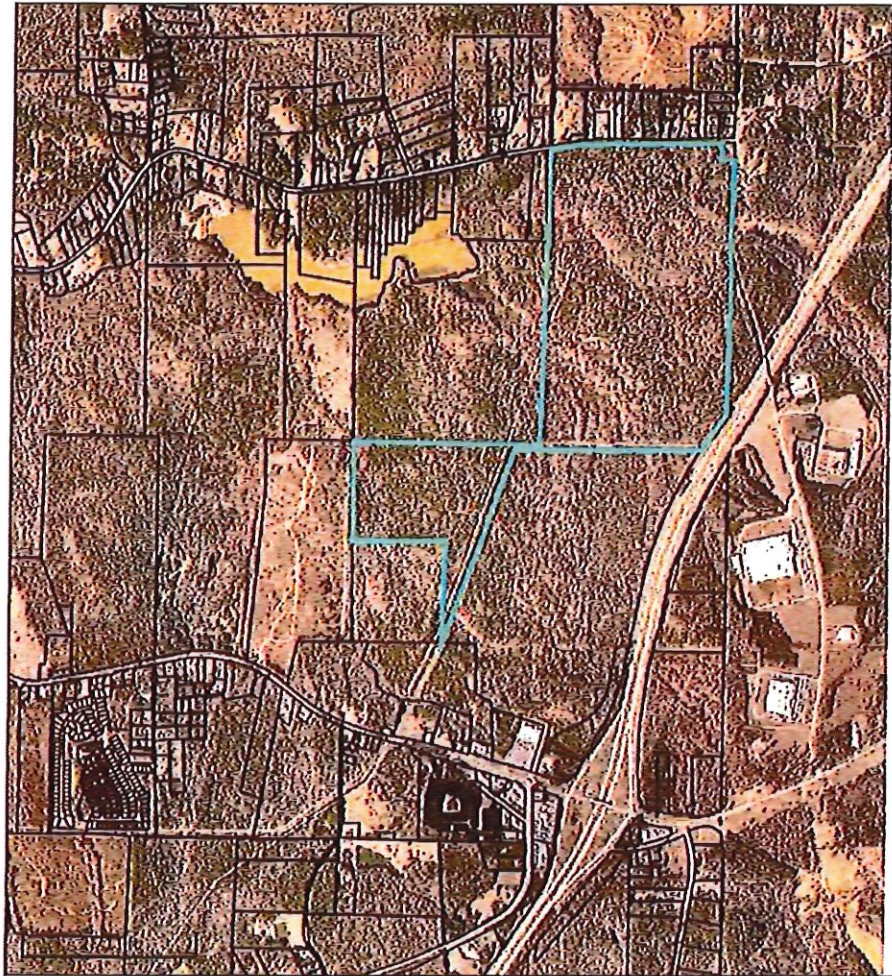
En este momento, estamos pidiendo que se considere la propiedad para esto:

[Signature]
Property Owner Signature/Firma del dueño

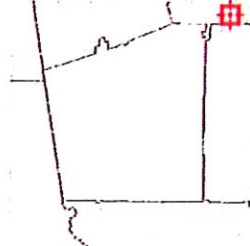
7/24/26
Date/Fecha:

[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)

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

NOTE A:
A BOUNDARY LINE AGREEMENT IS RECOMMENDED FOR ALL LINES LABELED "SEE NOTE A". LINES LABELED "SEE NOTE A" REPRESENT THIS SURVEYOR'S EFFORT TO DISCOVER ORIGINAL BOUNDARY LINES IN THE ABSENCE OF ANY DOCUMENTATION IN THE FIELD. SAID LINES ARE, IN THIS SURVEYOR'S OPINION, THE BEST REPRESENTATION OF THOSE LINES INTENDED BOTH IN THE SUBJECT DEED (DB 1780 PG 322) AND IN THE DEED FOR THE OUTPARCEL (DB 1853 PG 222).

AREA SUMMARY:
TRACT 1 = 95.018 AC.
TRACT 2 = 110.006 AC.
TRACT 3 = 81.740 AC.
TRACT 4 = 68.383 AC.
R/W DEDICATION (BLUE CREEK INDUSTRIAL PARKWAY) = 8.966 AC.
R/W DEDICATION (COUNTY LINE ROAD) = 0.283 AC.
TOTAL AREA = 382.416 AC.

PRELIMINARY PLAT FOR
BLUE CREEK DEVELOPERS, LLC
LAND LOTS 68, 69, 70, 91, 92, 100 & 101
11th DISTRICT
TROUP & MERIWETHER COUNTY, GEORGIA
CITY OF HOGANSVILLE
TP# 0022 000016

OWNER/DEVELOPER:
BLUE CREEK DEVELOPERS, LLC
9003 EAST HIGHWAY 16
SENOIA, GEORGIA 30276
770-461-0478

- NOTES:**
1. THE BASIS FOR THE DIRECTIONS SHOWN HEREON IS GEODETIC NORTH, GA. WEST COORDINATE SYSTEM.
 2. REFERENCE: PLAT BOOK 8, PAGE 294; PLAT BOOK 37, PAGE 218 AND PLAT BOOK 72, PAGE 211 OF TROUP COUNTY RECORDS.
 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. 13185C0070E AND 13185C0070E, JULY 3, 2012.
 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 LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY EXIST. THE SURVEYOR MAKES NO CERTIFICATION AS TO THE ACCURACY AND COMPLETENESS OF THE LOCATIONS SHOWN HEREON.
 5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT 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 LAST DAY OF FIELD WORK WAS 8/14/2024.
 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.
 11. ZONING: G-1

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 69°03'23" W	31.81'
L2	N 81°26'13" E	61.47'
L3	N 81°24'35" E	58.63'
L4	S 89°42'05" E	184.67'
L5	S 89°48'14" E	333.95'
L6	S 89°35'49" E	252.83'
L7	N 89°52'37" E	203.81'
L8	N 89°55'31" E	224.54'
L9	N 89°35'05" E	361.93'
L10	N 89°46'17" E	154.53'
L11	S 89°12'49" W	233.09'
L12	N 89°57'21" E	238.09'
L13	S 89°27'21" W	18.65'
L14	S 89°32'33" E	14.59'
L15	S 89°35'05" E	12.58'
L16	S 89°38'25" E	138.45'
L17	S 89°38'49" E	502.78'
L18	S 89°38'25" E	8.22'
L19	S 84°27'33" W	127.51'
L20	S 31°44'35" W	232.34'
L21	S 89°57'21" W	191.38'
L22	S 28°42'19" W	182.89'
L23	S 28°42'34" W	200.11'
L24	S 31°37'05" W	293.65'
L25	S 31°38'15" W	492.33'
L26	S 31°38'11" W	63.72'
L27	N 89°13'18" W	134.39'
L28	N 89°12'33" W	18.95'
L29	S 89°44'57" E	10.77'
L30	S 38°44'37" E	192.63'
L31	S 38°44'37" E	232.21'
L32	N 89°57'21" E	130.11'
L33	N 81°03'09" E	124.53'
L34	N 78°18'58" W	72.51'
L35	S 78°18'58" W	72.51'
L36	S 18°00'11" W	64.56'
L37	S 02°30'03" E	105.05'
L38	S 19°31'54" E	138.87'

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	8327.81'	243.62'	243.61'	N 89°18'23" E
C2	2545.23'	244.45'	244.39'	N 81°41'41" E
C3	1879.36'	232.72'	232.62'	N 89°32'16" E
C4	23318.24'	207.94'	207.92'	S 89°42'25" W
C5	11880.12'	237.12'	237.18'	S 89°17'28" W
C6	10518.35'	284.83'	284.62'	S 81°22'05" W
C7	3187.13'	171.32'	171.32'	S 89°32'42" W
C8	891.36'	74.78'	74.74'	S 89°55'37" W
C9	275.55'	425.38'	421.83'	S 87°23'07" W
C10	330.00'	618.00'	583.04'	S 73°31'37" W
C11	850.00'	1005.95'	548.25'	S 69°31'02" W
C12	250.00'	837.59'	877.72'	N 09°38'23" E
C13	470.00'	326.18'	730.18'	S 85°38'00" E
C14	10788.35'	233.24'	233.23'	S 81°22'09" W
C15	3187.13'	171.32'	171.34'	S 87°32'41" W
C16	917.35'	77.89'	77.78'	S 89°55'09" W

FLOOD NOTE:
APPROXIMATE FLOOD LIMITS AS SHOWN HEREON ARE SCALED FROM TROUP COUNTY GIS MAPS.
THE AREA COINCIDENT WITH THIS CREEK APPARENTLY SUBJECT TO A WATER STORAGE EASEMENT. PER DB 863 PG 299, SAID DEED DESCRIBES THE UPPER LIMITS OF THE EASEMENT AS THE 730.00 ELEVATION CONTOUR LINE. AS NO TOPOGRAPHICAL WORK WAS PERFORMED IN THE COMPLETION OF THIS SURVEY, THE LIMITS OF SAID WATER STORAGE EASEMENT CANNOT BE REPRODUCED HEREON.

OVERLAP NOTE:
IN THIS SURVEYOR'S OPINION, LINE B MORE NEARLY FOLLOWS THAT LINE TRACED BY HUGH CAMP AND DEPICTED IN FB 8, PG 234, TROUP COUNTY 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 IN THE FIELD, IT IS THIS SURVEYOR'S OPINION THAT LINE A MORE NEARLY DEPICTS THE PROPER PLACEMENT OF THE WEST LINE OF LAND LOT 69 AND, CONSEQUENTLY, THE WESTERN BOUNDARY OF THE SUBJECT PARCEL IN THAT CERTAIN PLACE.

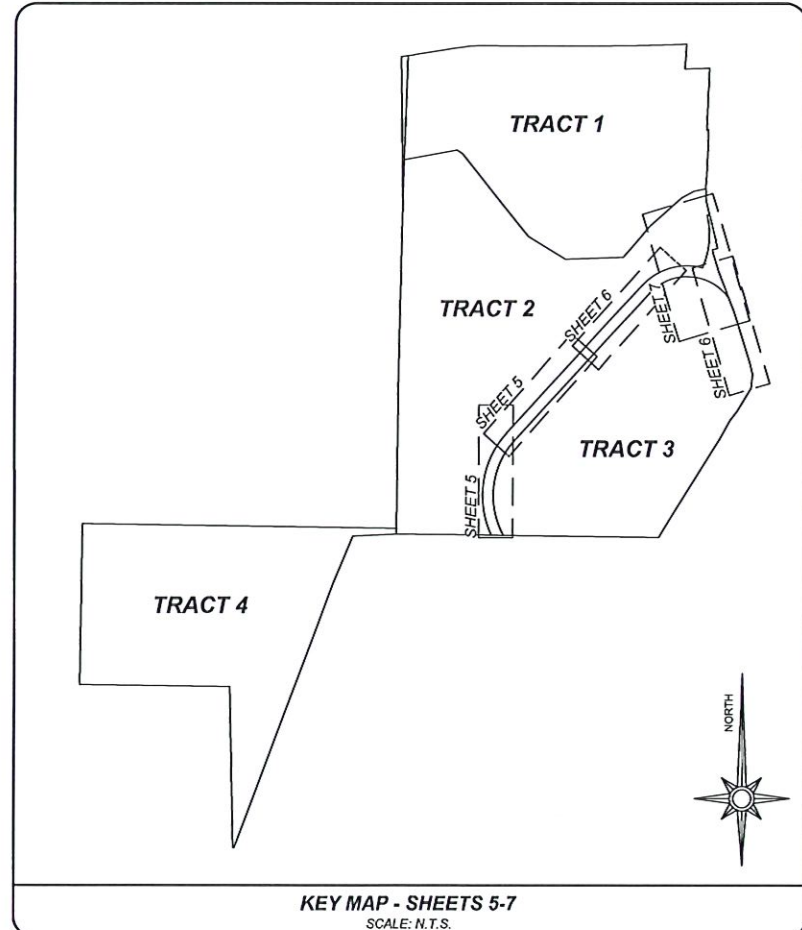
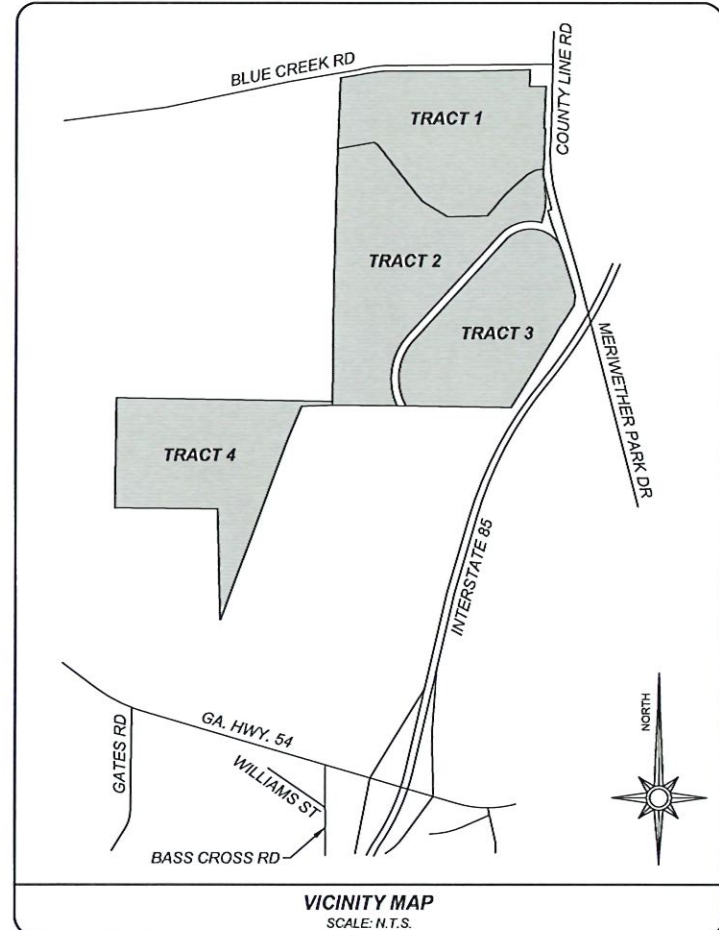
OVERLAP LINE A
BOUNDARY LINE PER DB 858, PG 124. THIS LINE IS ALSO SHOWN AS LINE CLAIMED BY MCCOLLUM ON "ACQUISITION MAP FOR YELLOW JACKET CREEK WATERSHED PROJECT OF THE PROPERTY OF JAMES W. MCCOLLUM, BY J. HUGH CAMP & ASSOCIATES, DATED MAY 17, 1971, RECORDED IN FB 7, PG 199.

OVERLAP LINE B
BOUNDARY LINE PER PLAT OF SURVEY OF A PORTION OF THE LANDS SET APART AS YEARS SUPPORT FROM THE ESTATE OF J. VANHOUTEN, BY WHITE AND CAMP, ENGINEERS AND SURVEYORS, DATED JANUARY 7, 1953, RECORDED IN FB 8, PG 254.

A 20' INGRESS/EGRESS EASEMENT EXISTS ALONG THE WESTERN SIDE OF LINE A AS FAR AS THE SOUTHERN LAND LOT LINE OF LL 69, AS SPECIFIED IN DB 251 PG 27.

CLOSURE STATEMENT:
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT 842.632 FEET.
APPROXIMATELY 30% OF LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING A TOPCON GTS 313 INSTRUMENT.
APPROXIMATELY 70% OF LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING THE VGPS CHC M7 GPS SYSTEM.
CONTROL AND BEARING BASIS FOR THIS SURVEY WERE ESTABLISHED USING THE VGPS CHC M7 GPS IN STANDARD RTK MODE WITH CORRECTIONS PROVIDED BY THE REAL TIME NETWORK OPERATED BY VGPS SOLUTIONS, ATLANTA.

SIDEWALK NOTE:
SIDEWALKS NOT REQUIRED PER AGREEMENT WITH AMAZON.



PREPARED BY:
W. LUKE SUTTLES, RLS
NEWNAN, GA 30265
(678) 378-5881

SURVEYORS CERTIFICATION:
AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-87, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR. THIS PLAT HAS BEEN APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS THAT REQUIRE PRIOR APPROVAL FOR RECORDING THIS TYPE OF PLAT OR ONE OR MORE OF THE APPLICABLE LOCAL JURISDICTIONS DO NOT REQUIRE APPROVAL OF THIS TYPE OF PLAT. FOR ANY APPLICABLE LOCAL JURISDICTION THAT REQUIRES APPROVAL OF THIS TYPE OF PLAT, THE NAMES OF THE INDIVIDUALS SIGNING OR APPROVING THIS PLAT, THE AGENCY OR OFFICE OF THAT INDIVIDUAL, AND THE DATE OF APPROVAL ARE LISTED IN THE APPROVAL TABLE SHOWN HEREON. FOR ANY APPLICABLE LOCAL JURISDICTION THAT DOES NOT REQUIRE APPROVAL OF THIS TYPE OF PLAT, THE NAME OF SUCH LOCAL JURISDICTION AND THE NUMBER OF THE APPLICABLE ORDINANCE OR RESOLUTION PROVIDING THAT NO SUCH APPROVAL IS REQUIRED ARE LISTED IN THE APPROVAL TABLE SHOWN HEREON. SUCH APPROVALS, AFFIRMATIONS, OR ORDINANCE OR RESOLUTION NUMBERS SHOULD BE CONFERRED 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 COMPLES 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 15-6-87.

REGISTERED LAND SURVEYOR 3137 No. 7/24/2026 DATE

DATE: 7/24/2026		ISSUE	
DRAWN: MWR	No.	DESCRIPTION	DATE
CHECKED: WLS	R-1	CITY COMMENTS	8/18/2026
CITY: HOGANSVILLE			
SHEET #: 1 of 7			
PROJECT: BLUE CREEK_PRELIMINARY			



PREPARED BY:

W. LUKE SUTTLES, RLS

NEWNAN, GA 30265
(678) 378-5681

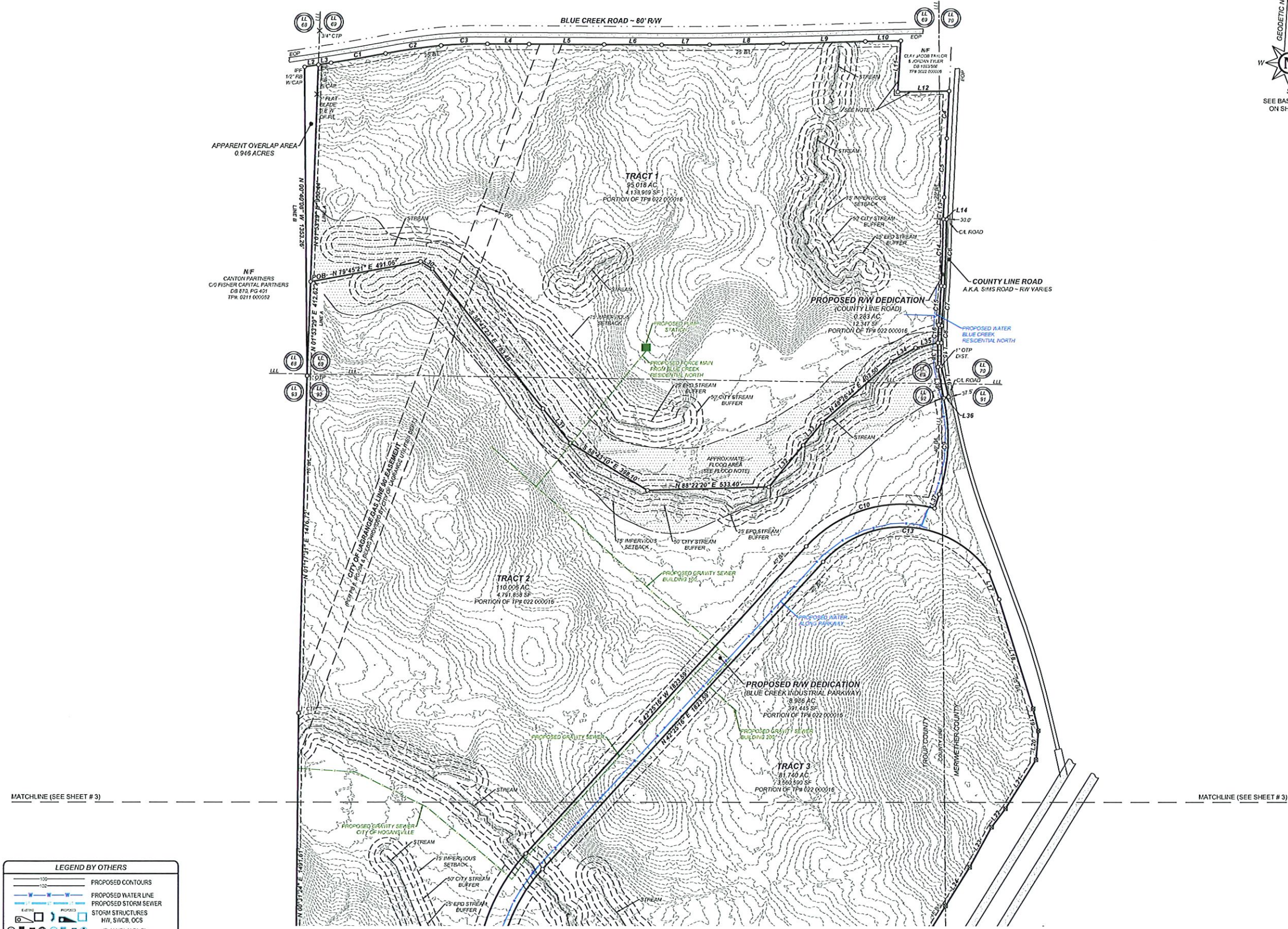


PRELIMINARY PLAT FOR

BLUE CREEK DEVELOPERS, LLC

LAND LOTS 68, 69, 70, 91, 92, 100 & 101
11th DISTRICT
TROUP & MERWETHER COUNTY, GEORGIA
CITY OF HOGANSVILLE
TPH 0022 000016

DATE	ISSUE	DESCRIPTION	DATE
7/24/2026	No.		9/18/2026
SCALE: 1"=200'	R-1	CITY COMMENTS	
ACREAGE: AS SHOWN			
CITY: HOGANSVILLE			
DRAWN: MWR			
CHECKED: WLS			
SHEET #: 2 of 7			
PROJECT: BLUE CREEK_PRELIMINARY			



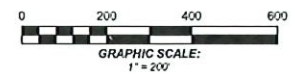
LEGEND

PL = PROPERTY LINE
R/W = RIGHT OF WAY
CL = CENTERLINE
IPF = IRON PIN FOUND
FB = REINFORCING BAR
OTF = OPEN TOP PIPE
CTP = CRIMP TOP PIPE
N/F = NOW OR FORMERLY
LL = LAND LOT LINE
DB = DEED BOOK
FB = PLAT BOOK
EOP = EDGE OF PAVEMENT
EOP = EDGE OF PAVEMENT
CM = CONCRETE MONUMENT

LEGEND BY OTHERS

PROPOSED CONTOURS
PROPOSED WATER LINE
PROPOSED STORM SEWER
STORM STRUCTURES
H/W, SWCB, OCS
J.B. V-HCI, V-DL PI
G-HDL G-DL FES
EXISTING SANITARY SEWER
PROPOSED SANITARY SEWER
WATER VALVE / FIRE HYDRANT / TEE / P.V. / FDC

THE PARKWAY, PARKWAY RIGHT-OF-WAY, PARKWAY GRADING CONTOURS, AND THE ASSOCIATED UTILITIES AND STORMWATER DETENTION FACILITIES AS SHOWN HEREON ARE PROPOSED AS OF THE DATE OF THIS DRAWING AND ARE EITHER PROVIDED BY THE DEVELOPER OR TAKEN FROM DESIGN DRAWINGS PRODUCED BY EBERLY & ASSOCIATES, INC. FOR PROJECT HUMMINGBIRD AND REVIEWED BY THE CITY OF HOGANSVILLE. THIS SURVEYOR DOES NOT GUARANTEE THE DESIGN OR PLACEMENT OF ANY SUCH PROPOSED FEATURES.



N/F
CANTON PARTNERS
C/O FISHER CAPITAL PARTNERS
DB 870, PG 421
TP# 0211 000052



PREPARED BY:

W. LUKE SUTTLES, RLS

NEWNAM, GA 30265
(678) 378-5881



PRELIMINARY PLAT FOR

BLUE CREEK DEVELOPERS, LLC

LAND LOTS 68, 69, 70, 91, 92, 100 & 101
11th DISTRICT
TROUP & MERIWETHER COUNTY, GEORGIA
CITY OF HOGANSVILLE
TP# 0022 000016

DATE	ISSUE	DESCRIPTION	No.	DATE
7/24/2026	1	AS SHOWN	R-1	9/19/2026
		CITY COMMENTS		
		DRAWN: MWR		
		CHECKED: WLS		
		SHEET # 3 of 7		
		PROJECT: BLUE CREEK PRELIMINARY		

LEGEND	
PL	PROPERTY LINE
R/W	RIGHT OF WAY
CL	CENTERLINE
IFB	IRON PIN FOUND
FB	REINFORCING BAR
OTF	OPEN TOP PIPE
CTP	CRIMP TOP PIPE
N/F	NOW OR FORMERLY
LLL	LAND LOT LINE
DB	DEED BOOK
FB	FLAT BOOK
EOP	EDGE OF PAVEMENT
EOP	EDGE OF PAVEMENT
CB	CONCRETE MONUMENT

LEGEND BY OTHERS	
100	PROPOSED CONTOURS
100	PROPOSED WATER LINE
100	PROPOSED STORM SEWER
100	STORM STRUCTURES
100	HW, SWCB, OCS
100	JB, V-HDL, V-DL, PI
100	G-HDL, G-DL, FES
100	EXISTING SANITARY SEWER
100	PROPOSED SANITARY SEWER
100	WATER VALVE / FIRE HYDRANT / TEE / PIV / FDC

THE PARKWAY, PARKWAY RIGHT-OF-WAY, PARKWAY GRADING CONTOURS, AND THE ASSOCIATED UTILITIES AND STORMWATER DETENTION FACILITIES AS SHOWN HEREON ARE PROPOSED AS OF THE DATE OF THIS DRAWING AND ARE EITHER PROVIDED BY THE DEVELOPER OR TAKEN FROM DESIGN DRAWINGS PRODUCED BY EBERLY & ASSOCIATES, INC. FOR PROJECT HUMMINGBIRD AND REVIEWED BY THE CITY OF HOGANSVILLE. THIS SURVEYOR DOES NOT GUARANTEE THE DESIGN OR PLACEMENT OF ANY SUCH PROPOSED FEATURES.

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



PREPARED BY:

W. LUKE SUTTLES, RLS

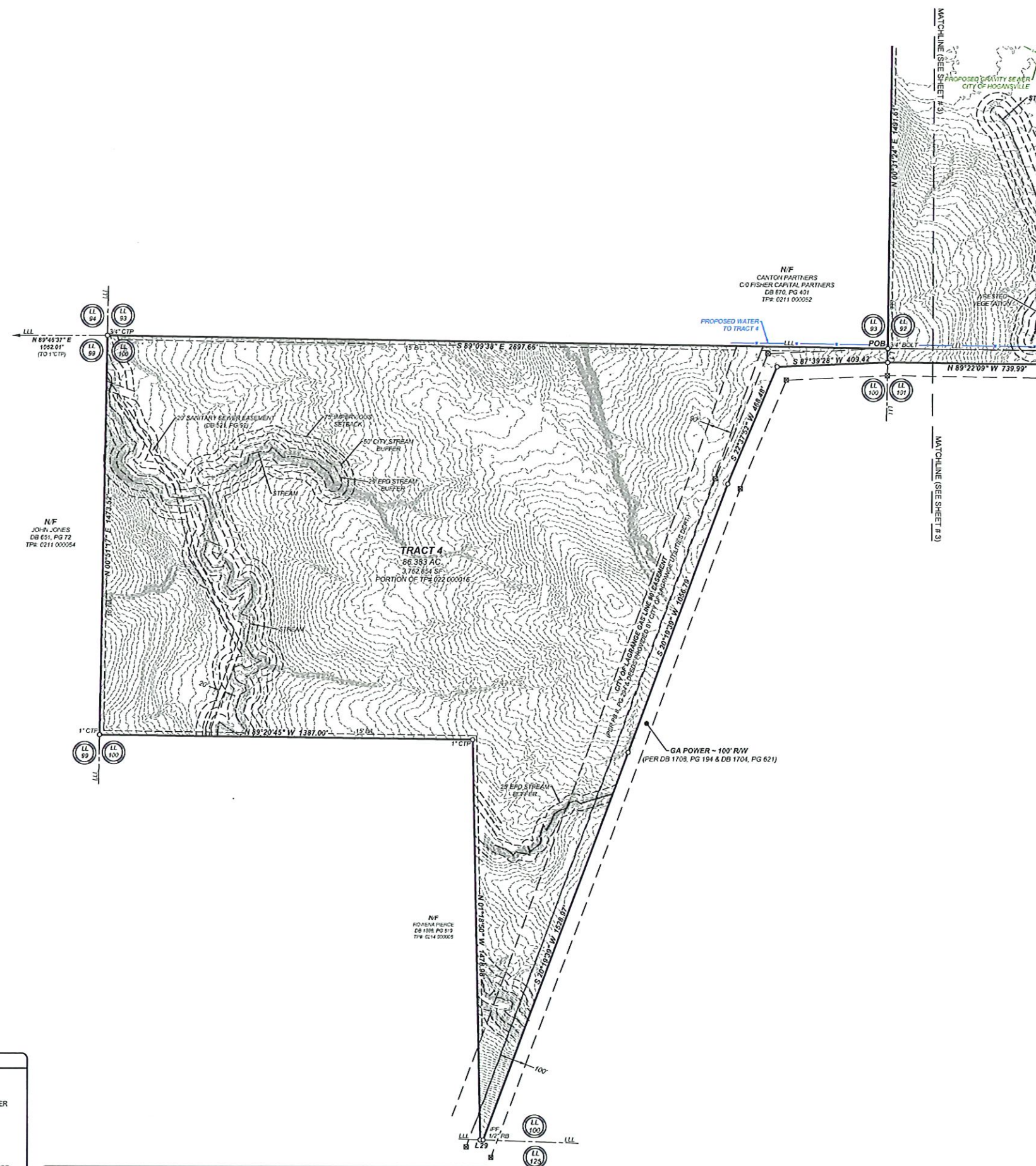


PRELIMINARY PLAT FOR

BLUE CREEK DEVELOPERS, LLC

LAND LOTS 68, 69, 70, 91, 92, 100 & 101
11th DISTRICT
TROUP & MERIWETHER COUNTY, GEORGIA
CITY OF HOGANSVILLE
TP# 0022 000016

DATE: 7/24/2026	ISSUE		
SCALE: 1" = 200'	No.	DESCRIPTION	DATE
ACREAGE: AS SHOWN	R-1	CITY COMMENTS	8/18/2026
CITY: HOGANSVILLE			
DRAWN: MWR			
CHECKED: WLS			
SHEET #: 4 of 7			
PROJECT: BLUE CREEK PRELIMINARY			

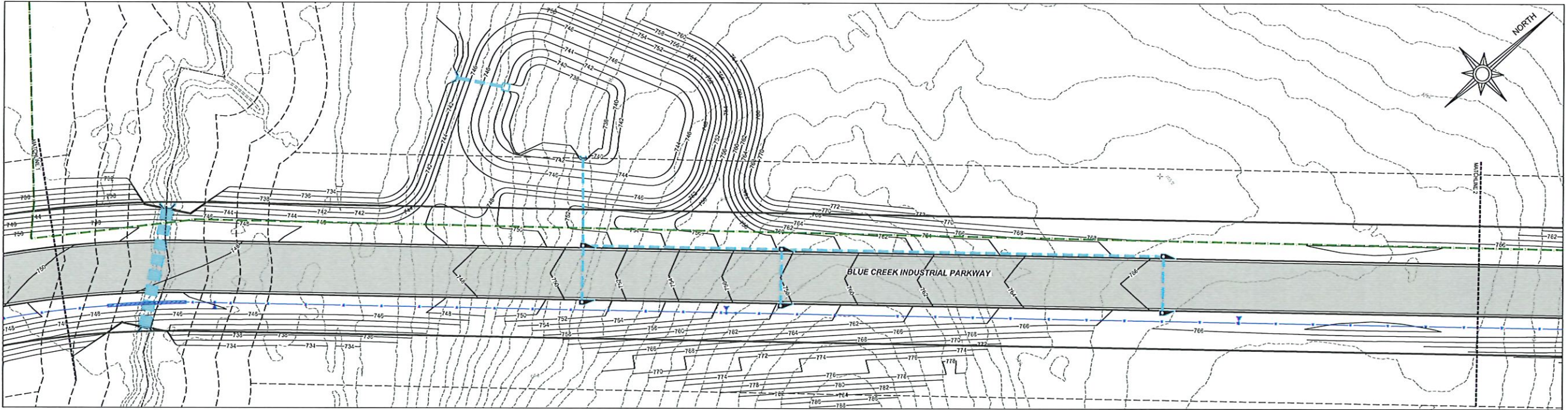
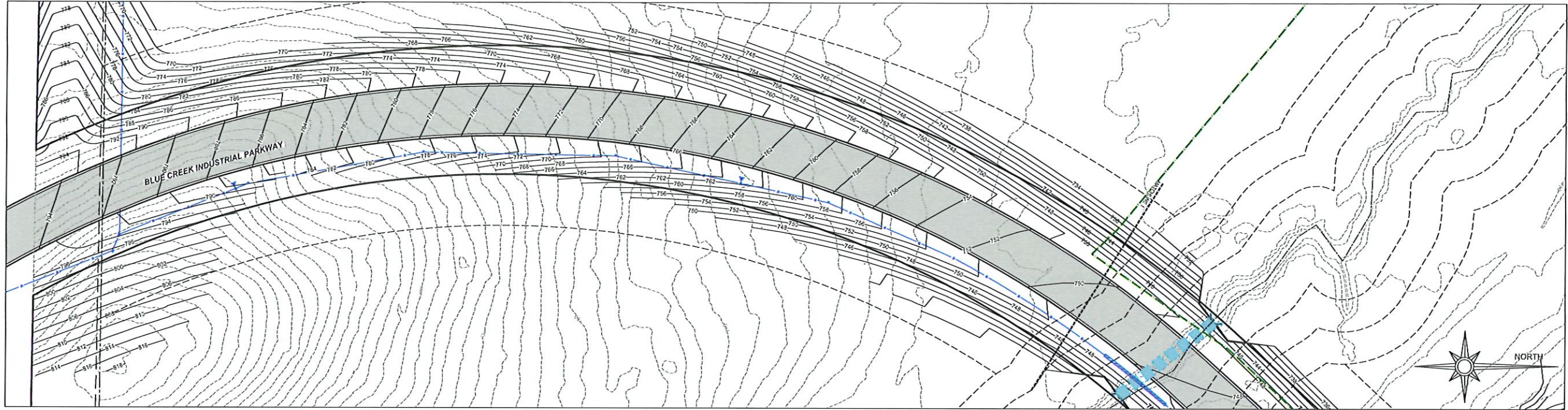


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LEGEND	
PL	= PROPERTY LINE
R/W	= RIGHT OF WAY
CL	= CENTERLINE
IFF	= IRON PIN FOUND
FB	= REINFORCING BAR
OTP	= OPEN TOP PIPE
CTP	= CRIMP TOP PIPE
N/F	= NOW OR FORMERLY
LLL	= LAND LOT LINE
DB	= DEED BOOK
FB	= FLAT BOOK
ECP	= EDGE OF PAVEMENT
ECP	= EDGE OF PAVEMENT
	= CONCRETE MONUMENT

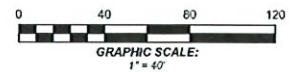
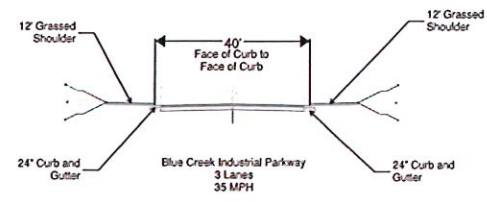
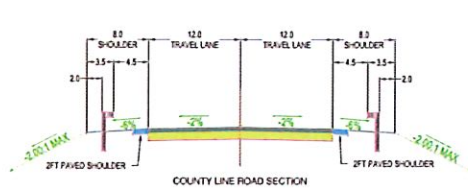
LEGEND BY OTHERS

	PROPOSED CONTOURS
	PROPOSED WATER LINE
	PROPOSED STORM SEWER
	STORM STRUCTURES H/W, SW/CB, OCS
	J.B, V+H/I, V-D, P/I
	G+D, G+D, FES
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	WATER VALVE / FIRE HYDRANT / TEE / PW / FDC



LEGEND BY OTHERS	
	PROPOSED CONTOURS
	PROPOSED WATER LINE
	PROPOSED STORM SEWER
	STORM STRUCTURES
	HW, SWCB, OCS
	JB, V-HDI, V-DI, PI
	G-HDI, G-DI, FES
	EXISTING SANITARY SEWER
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PREPARED BY:

W. LUKE SUTTLES, RLS

NEWNAN, GA 30265
(678) 378-5881

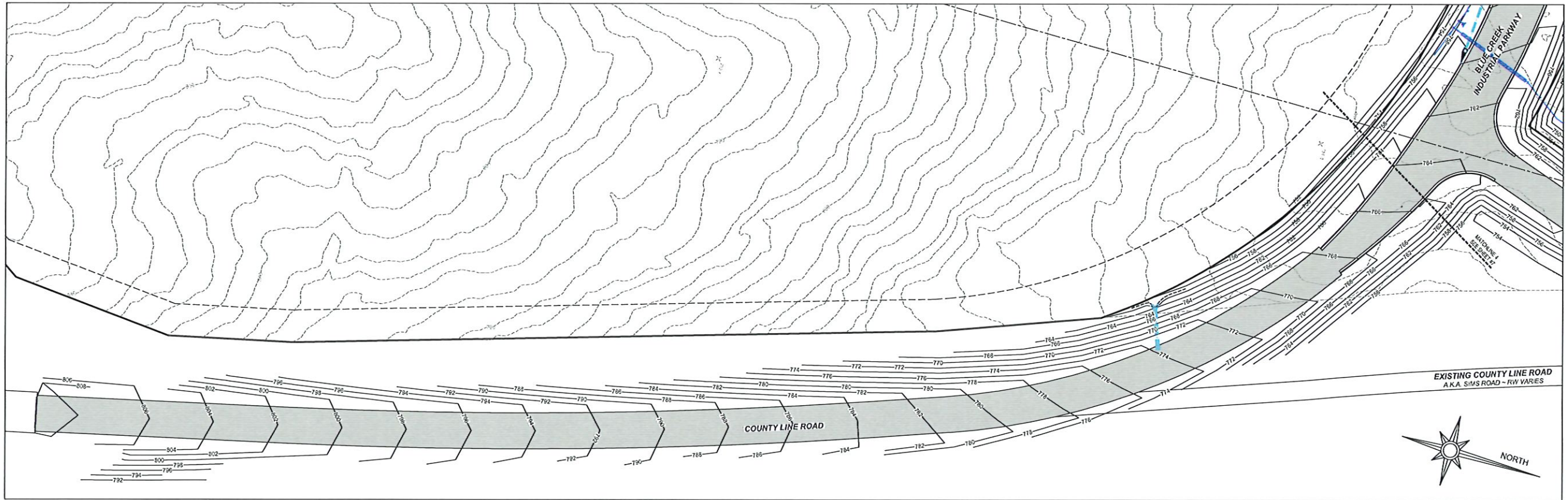
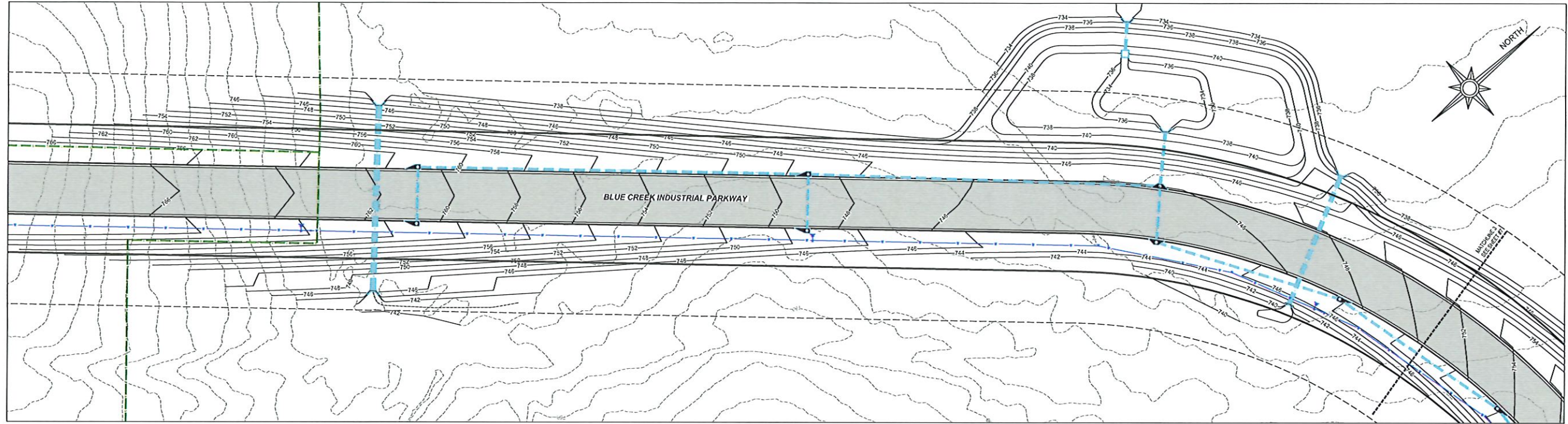


PRELIMINARY PLAT FOR

BLUE CREEK DEVELOPERS, LLC

LAND LOTS 68, 69, 70, 91, 92, 100 & 101
11th DISTRICT
TROUP & MERWETHER COUNTY, GEORGIA
CITY OF HOGANSVILLE
TPN 0022 000016

DATE	ISSUE	DESCRIPTION	No.	DATE
7/24/2026				8/18/2026
	ACREAGE:		R-1	
	CITY:	HOGANSVILLE		
	DRAWN:	MWR		
	CHECKED:	WLS		
	SHEET #:	5 of 7		
	PROJECT:	BLUE CREEK_PRELIMINARY		



LEGEND BY OTHERS	
	PROPOSED CONTOURS
	PROPOSED WATER LINE
	PROPOSED STORM SEWER
	STORM STRUCTURES
	HW, SWCB, OCS
	JB, V-HDI, V-DI, PI
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PREPARED BY:

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NEWNAN, GA 30265
(678) 378-5881

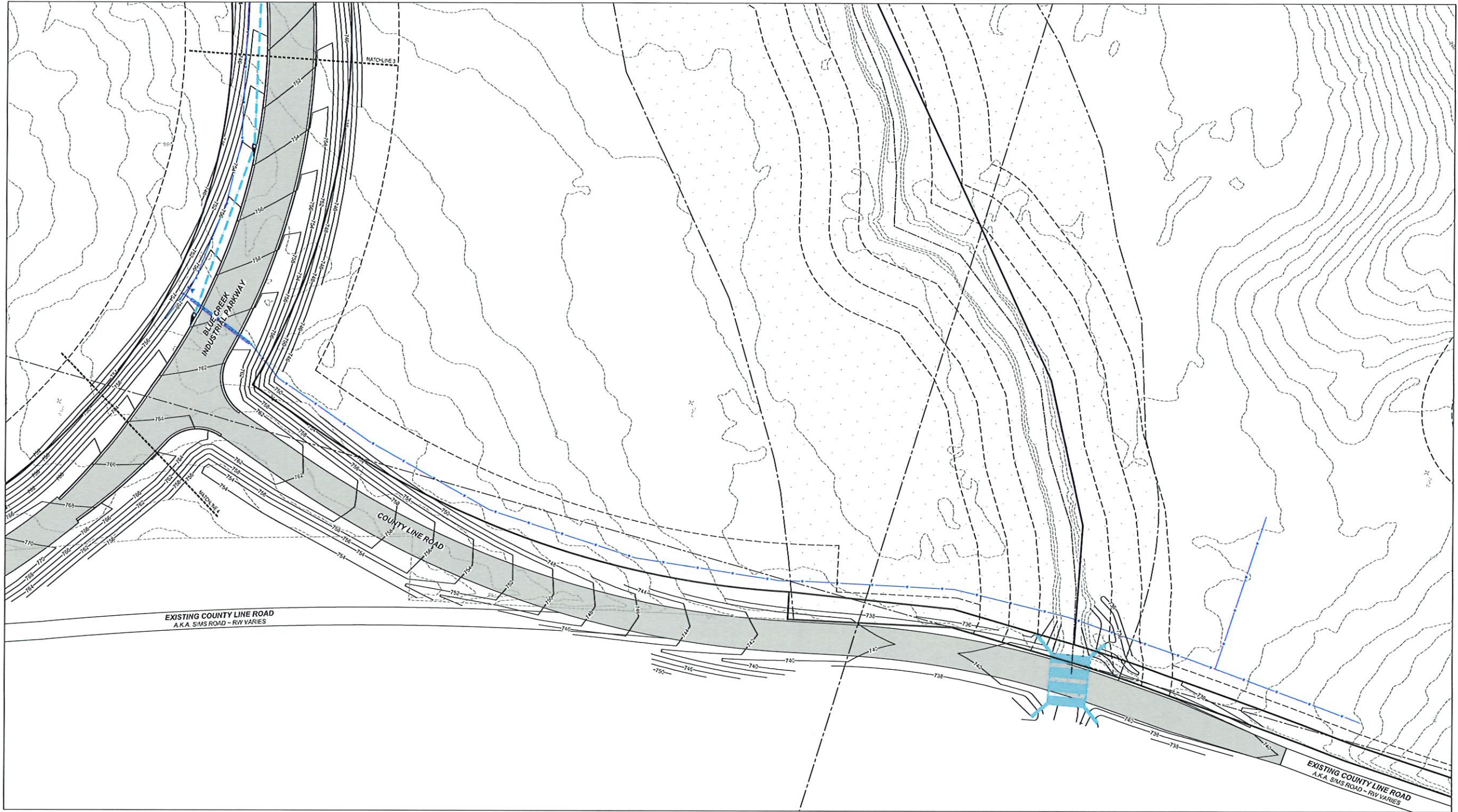


PRELIMINARY PLAT FOR

BLUE CREEK DEVELOPERS, LLC

LAND LOTS 68, 69, 70, 91, 92, 100 & 101
11th DISTRICT
TROUP & MERIWETHER COUNTY, GEORGIA
CITY OF HOGANSVILLE
TPN 0022 000016

DATE	ISSUE	No.	DESCRIPTION	DATE
7/24/2026				
SCALE: 1" = 40'		R-1	CITY COMMENTS	8/18/2026
ACREAGE:				
CITY: HOGANSVILLE				
DRAWN: MWR				
CHECKED: WLS				
SHEET #: 6 of 7				
PROJECT: BLUE CREEK, PRELIMINARY				



LEGEND BY OTHERS

100	PROPOSED CONTOURS
102	PROPOSED WATER LINE
104	PROPOSED STORM SEWER
106	STORM STRUCTURES
108	HW, SHCB, OCS
110	JB, V-HDI, V-DI, PI
112	G-HDI, G-DI, FES
114	EXISTING SANITARY SEWER
116	PROPOSED SANITARY SEWER
118	WATER VALVE / FIRE HYDRANT / TEE / RW / FDC

THE PARKWAY, PARKWAY RIGHT-OF-WAY, PARKWAY GRADING CONTOURS, AND THE ASSOCIATED UTILITIES AND STORMWATER DETENTION FACILITIES AS SHOWN HEREON ARE PROPOSED AS OF THE DATE OF THIS DRAWING AND ARE EITHER PROVIDED BY THE DEVELOPER OR TAKEN FROM DESIGN DRAWINGS PRODUCED BY EBERLY & ASSOCIATES, INC FOR PROJECT HUMMINGBIRD AND REVIEWED BY THE CITY OF HOGANSVILLE. THIS SURVEYOR DOES NOT GUARANTEE THE DESIGN OR PLACEMENT OF ANY SUCH PROPOSED FEATURES.



DATE:	ISSUE	No.	DESCRIPTION	DATE
7/24/2026		R-1	CITY COMMENTS	8/18/2026
ACREAGE:				
CITY:	HOGANSVILLE			
DRAWN:	MWR			
CHECKED:	WLS			
SHEET #:	7 of 7			
PROJECT:	BLUE CREEK, PRELIMINARY			

PRELIMINARY PLAT FOR
BLUE CREEK DEVELOPERS, LLC
LAND LOTS 68, 69, 70, 91, 92, 100 & 101
11th DISTRICT
TROUP & MERIWETHER COUNTY, GEORGIA
CITY OF HOGANSVILLE
TPH 0022 000016



PREPARED BY:
W. LUKE SUTTLES, RLS
NEWMAN, GA 30265
(678) 378-5681

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

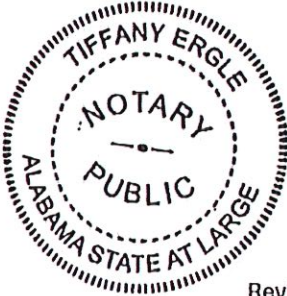
James K. Fanelly

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.

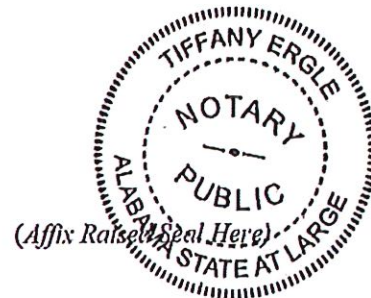
Esta es una petición escrito de (nombre del dueño) _____, el dueño legal de la Propiedad (dirección): _____, Hogansville, Condado de Troup, Georgia; El Número de Parcela Fiscal _____.

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

Gus K. Faneely
Property Owner Signature/Firma del dueño

8/6/2026
Date/Fecha:

Tiffany Ergle
Notary Public



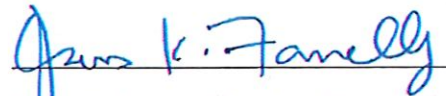


Third Party Authorization Form

City of Hogansville

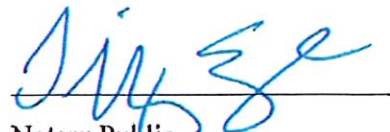
This is a written request from Hogansville CV CGP, LLC, the legal owner of
Property: TBD E. Main St., Hogansville, Troup County, Georgia and
the Tax Parcel Number 0214 000025. I hereby grant authorization to
Breno Santos or Michael Corcoran w/ Civilogslix to act as the applicant or agent for submitting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

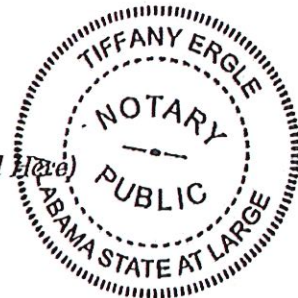

Property Owner Signature/Firma del dueño

8/6/2026

Date/Fecha:


Notary Public

(Affix Raised Seal Here)

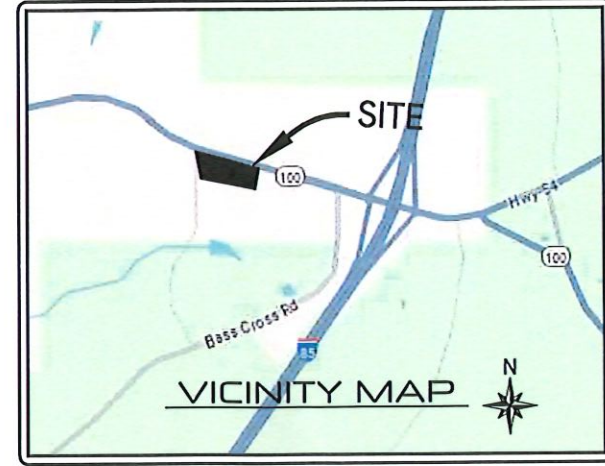
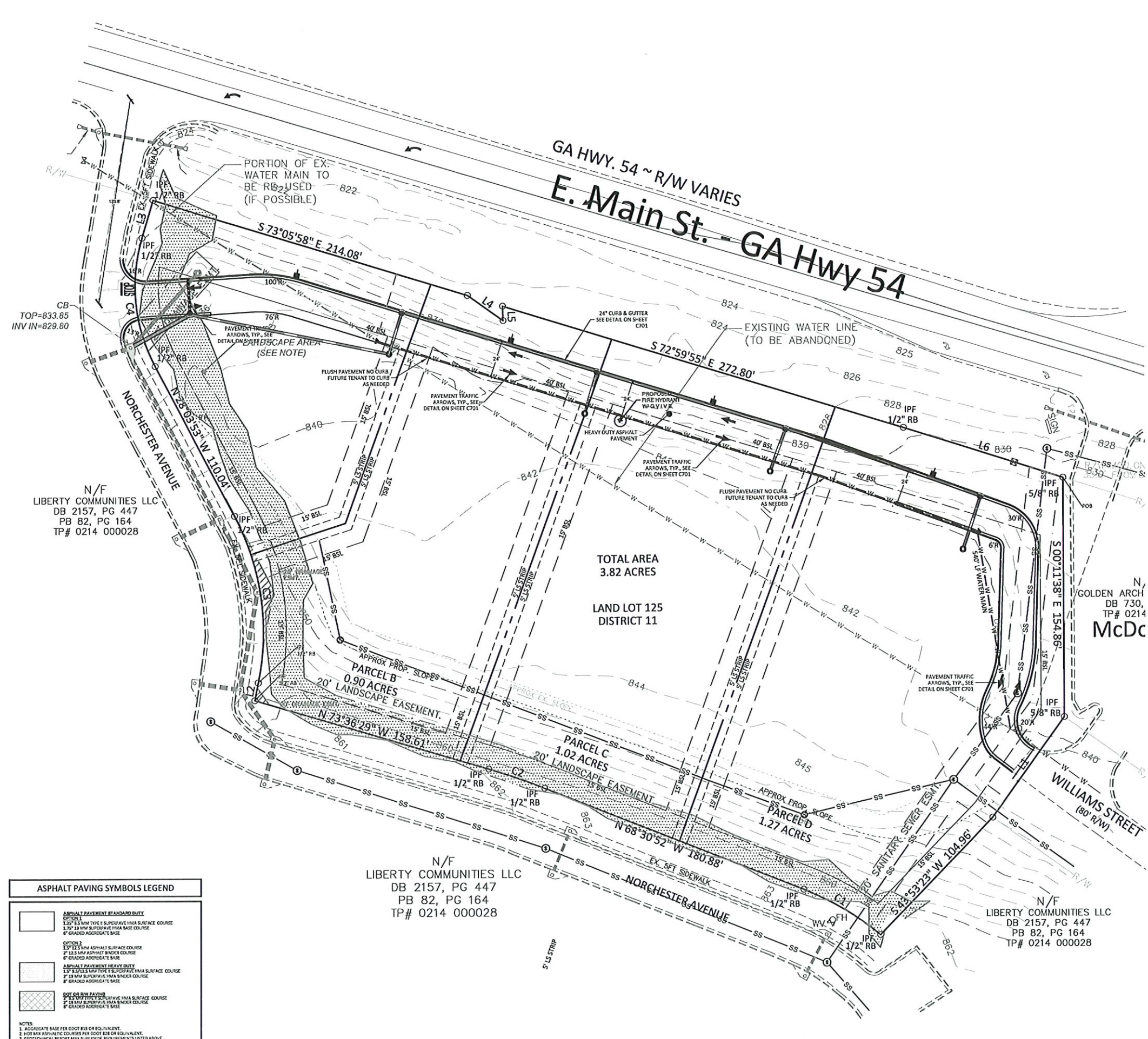


Address Numbers
☐ Parcels
 = Roads

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					

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

Project: August 14, 2026 02:37:29pm (Rev. 0) - Hoganville Retail C201 - 25328 - 01-17-26.dwg (C201)
By: C:\Users\jvaughn\AppData\Local\Temp\AutoCAD\2026\02-17-26.dwg (C201)
Image: 1/1 Hoganville Retail C201 - 25328 - 01-17-26.dwg (C201) 1/1 Hoganville Retail C201 - 25328 - 01-17-26.dwg (C201)



GENERAL NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH THE CITY OF HOGANVILLE, 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. 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 HOGANVILLE 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 HOGANVILLE ZONING ORDINANCE. A SEPARATE SIGN PERMIT IS REQUIRED.
10. CONSTRUCTION TRAILER USED ON-SITE SHALL BE PERMITTED THROUGH THE CITY OF HOGANVILLE 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: HOGANVILLE CV GCP, LLC
- ADDRESS: 351 SUMMIT BLVD, SUITE 110 BIRMINGHAM, AL 35243
- PROPERTY SIZE: 3.82 AC

ASPHALT PAVING SYMBOLS LEGEND

	ASPHALT PAVEMENT STANDARD DUTY
	ASPHALT PAVEMENT HEAVY DUTY
	DOT ON R/W PAVEMENT
	AGGREGATE BASE
	HOT MIX ASPHALT COURSE
	GEOTECHNICAL REPORT

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

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

C201
25328

AUGUST 14, 2026
REVISIONS

SCALE: 1" = 30'



Application Number: R726-02



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 TABLING 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 : 08/12/2026

Application Accepted : _____

Application for Rezoning – City of Hogansville Georgia

Property Owner: Hogansville Land Company, LLC - Sally Daniels, manager
Property Owner Address: 118 Holbrook Trail
City, State, Zip: Greenbriar, SC 29605
Phone Number: 864-380-4046
Email: sally@medcoinvestments.com

Authorized Agent: Nathan Dockery
Agent’s Address: 90F Glenda Trace, Ste 238
City, State, Zip: Newnan, GA 30265
Phone Number: 770-789-7456
Email: nathan@dockerygroup.com

Subject Property Address: 117 Corinth Road
City, State, Zip: Hogansville, GA 30230
Troup Tax Parcel Number: 0241D001001 and 0241A000014
Size of property (acres): 36 acres
Current Zoning: Industrial Proposed Zoning: CR-MX
Current Use: Industrial
Proposed Use: Mixed use project
If rezoned, when will the proposed use start? 2027
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

August 11, 2026

Date

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? Yes. Jake Ayers is representing the Buyer as a real estate agent.

If so, describe the nature and extent of such interest: Mr. Ayers is acting as real estate agent on behalf of our group as the Buyer of the property.

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.

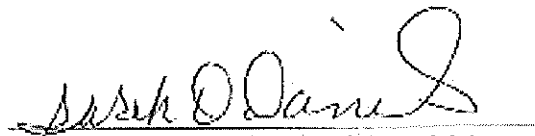


Third Party Authorization Form

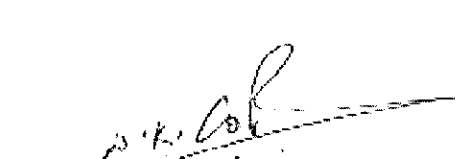
City of Hogansville

This is a written request from Hogansville Land Company, LLC, the legal owner of
Property: 117 Corinth Road, Hogansville, Troup County, Georgia
and the Tax Parcel Number 0241D001001 and 0241A000014. I hereby grant
authorization to Nathan Dockery 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

8/8/2026
Date/Fecha:


Notary Public
N.K.GOR
Notary Public
State of South Carolina
My Commission Expires 12/13/2033
(Affix Raised Seal Here)

HOGANSVILLE
GEORGIA
Owner Authorization Form
City of Hogansville

This is a written request from (property owner name): Hogansville Land Company, LLC, the legal owner of Property (address): 117 Corinth Road, Hogansville, Troup County, Georgia; Troup County Tax Parcel Number 0241D001001 and 0241A000014. At this time, we are requesting that the said property rezoned from Industrial to CR-MX.

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 _____.

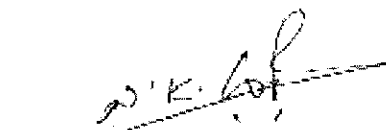
En este momento, estamos pidiendo que se considere la propiedad para estar rezonificada de _____ a _____.



Property Owner Signature/Firma del dueño

8/8/2026

Date/Fecha:



Notary Public

N.K.GOR
Notary Public
State of South Carolina
My Commission Expires 12/13/2033

(Affix Raised Seal Here)



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.

Answers on next page on seperate sheet.

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

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

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.

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

The Hogansville Mill Mixed-Use Development

Rezoning Justification Statement

Prepared for the City of Hogansville, Georgia
Prepared by: Second Half Holdings, LLC

Executive Summary

The Hogansville Mill Mixed-Use Development is the proposed adaptive reuse and redevelopment of the historic Hogansville textile mill and surrounding property into a vibrant mixed-use destination that will preserve the site's historic character while creating new opportunities for housing, employment, commerce, recreation, and community gathering.

For more than one hundred years, the Hogansville Mill served as an important part of the City's history and economy. As manufacturing practices changed, the property became increasingly difficult to utilize for modern industrial purposes. Despite its existing industrial zoning, the property has remained substantially underutilized and has experienced continued deterioration.

The proposed redevelopment provides a realistic and economically viable opportunity to restore one of Hogansville's most recognizable historic properties while supporting the City's long-term planning objectives. The project will create a walkable mixed-use environment that complements downtown Hogansville, strengthens the local tax base, encourages additional private investment, expands housing opportunities, supports local businesses, and enhances quality of life.

Project Overview

The Hogansville Mill Mixed-Use Development is envisioned as the adaptive reuse of a historic industrial property into a thoughtfully planned mixed-use development integrating residential, commercial, office, hospitality, recreational, civic, and open space uses.

Located adjacent to downtown Hogansville, the public library, established neighborhoods, and Yellow Jacket Creek, the property is uniquely positioned to become an extension of the downtown area while preserving one of the community's most historically significant landmarks.

A substantial portion of the property consists of floodplain associated with Yellow Jacket Creek, creating a natural buffer between much of the proposed development and neighboring properties while preserving valuable open space and environmental resources.

Community Benefits

The redevelopment will eliminate a deteriorating industrial property while preserving an important historic landmark through adaptive reuse. The project will create new housing opportunities, support existing businesses, encourage entrepreneurship, generate employment, increase the City's tax base, and promote additional investment throughout Hogansville. It also supports walkability and future connections to the Yellow Jacket Creek Greenway while making efficient use of existing infrastructure.

Consistency with the Comprehensive Plan

The proposed rezoning supports the City's Comprehensive Plan by redeveloping an underutilized historic property, encouraging adaptive reuse, promoting mixed-use development, expanding housing opportunities, supporting downtown revitalization, utilizing existing infrastructure efficiently, improving walkability, encouraging tourism, and preserving Hogansville's historic character.

Responses to the Rezoning Criteria

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

The proposed zoning will permit a mixed-use development that is compatible with surrounding land uses while significantly improving one of the City's most important historic properties. The redevelopment complements nearby residential neighborhoods, downtown Hogansville, the public library, and the planned Yellow Jacket Creek Greenway. The project is expected to encourage additional private investment, strengthen surrounding property values, and support existing businesses while creating a vibrant extension of the downtown area.

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

The proposed zoning is not anticipated to adversely affect neighboring properties. A substantial portion of the property is bordered by Yellow Jacket Creek and associated floodplain, providing a significant natural buffer. The redevelopment will transform the property into an attractive mixed-use destination that enhances the surrounding area and promotes continued neighborhood revitalization.

3. Whether the property has a reasonable economic use as currently zoned.

Although industrial use is currently permitted, the existing improvements were constructed more than one hundred years ago for a different era of manufacturing. The property has experienced limited market interest for industrial occupancy, demonstrating the challenges associated with continued industrial use. The proposed mixed-use zoning provides an economically viable path to preserve the historic structures while returning the property to productive use.

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

The proposed development is not expected to create an excessive burden on public infrastructure. The project includes multiple access points to distribute traffic efficiently and will coordinate with GDOT regarding intersection improvements if warranted. Existing utility infrastructure serves the site, and the mixed-use nature of the project distributes activity throughout the day.

5. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Land Use Plan.

The proposed rezoning is consistent with the City's Comprehensive Plan by promoting redevelopment of an underutilized site, adaptive reuse, mixed-use development, housing opportunities, downtown revitalization, efficient use of existing infrastructure, economic development, walkability, tourism, and preservation of community character.

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

Current conditions strongly support approval. The property represents one of the City's most significant redevelopment opportunities and has the potential to become a catalyst for additional investment, preserve a community landmark, strengthen the economy, expand housing and employment opportunities, and further the City's long-term planning objectives.

August 11, 2026

Mayor and Members of the City Council
Planning Commission
City of Hogansville
111 High Street
Hogansville, GA 30230

Re: Rezoning Request – The Hogansville Mill Mixed-Use Development

Dear Mayor, Members of the City Council, and Members of the Planning Commission,

On behalf of Second Half Holdings, LLC, we respectfully submit our application requesting the rezoning of the historic Hogansville Mill property to allow for The Hogansville Mill Mixed-Use Development.

Our vision is to thoughtfully redevelop this historic property into a vibrant mixed-use destination that preserves its historic character while creating new opportunities for housing, employment, commerce, recreation, and community gathering. We believe this project represents a unique opportunity to transform one of Hogansville's most recognizable landmarks into a catalyst for continued investment, economic growth, and community revitalization.

As outlined in the enclosed Rezoning Justification Statement, we believe the proposed rezoning is consistent with the City's Comprehensive Plan and supports many of its long-term goals, including redevelopment of underutilized property, adaptive reuse of historic structures, expansion of housing opportunities, downtown revitalization, economic development, walkability, and the efficient use of existing infrastructure.

We appreciate the time and consideration that the Planning Commission, Mayor, City Council, and City staff devote to reviewing this application. We look forward to working collaboratively throughout the review process and are committed to developing a project that will be a source of pride for the City of Hogansville for generations to come.

Thank you for your thoughtful consideration of our request. We respectfully request your approval of the proposed rezoning application.

Sincerely,

Nathan Dockery

EXHIBIT A

DESCRIPTION OF THE PROPERTY

TRACT I

All that tract or parcel of land lying in or being in Land Lots 11 & 12 of the 12th Land District and Land Lots 65 & 96 of the 11th Land District, Troup County, Georgia. This land is basically triangular in shape, and is bounded on the north by the center line of Yellow Jacket Creek, on the South-West by the Right of Way of Georgia Highway #100, and on the South-East by the Right of Way of U. S. Highway #29. This land is partly in the City of Hogansville, as described on a survey for Dominion Engineered Textile, Inc., dated April 19, 1990, prepared by R. C. Barrow, Georgia Registered Land Surveyor No. 1150, and identified as Drawing Number 32-20-C, and more particularly described as follows:

Beginning at an iron pin (set) on the East R/W of Ga. Highway #100 (30.0 feet from the C/L) and 54.3 feet from the C/L of U. S. Highway #29.

THENCE North 05 degrees 09 minutes 24 seconds West for a distance of 536.57 feet to a concrete R/W marker.

THENCE along a curve to the left having a radius of 847.6 feet and an arc of 219.55 feet, being subtended by a chord North 15 degrees 14 minutes 58 seconds West for a distance of 218.94 feet to a concrete R/W marker.

THENCE North 69 degrees 34 minutes 03 seconds East for a distance of 19.41 feet to a concrete R/W marker.

THENCE along a curve to the left having a radius of 867.6 feet and an arc length of 753.17 feet, being subtended by a chord of North 45 degrees 30 minutes 23 seconds West for a distance of 729.74 feet to a point on R/W of Highway #100; being 50 feet from the center line.

THENCE North 70 degrees 22 minutes 13 seconds West for a distance of 319.72 feet to a point on R/W.

THENCE North 20 degrees 00 seconds East for a distance of 25.00 feet to a point on R/W of Highway #100.

THENCE North 67 degrees 28 minutes 11 seconds West for a distance of 104.66 feet to C/L of Yellow Jacket Creek and East R/W of Highway #100; being 75 feet from C/L of Highway #100.

THENCE North 52 degrees 07 minutes 56 seconds East for a distance of 393.61 feet to a point in the center of Yellow Jacket Creek.

THENCE North 68 degrees 39 minutes 50 seconds East for a distance of 244.37 feet to a point in the center of Yellow Jacket Creek.

THENCE North 72 degrees 46 minutes 56 seconds East for a distance of 550.61 feet to a point in the center of Yellow Jacket Creek.

THENCE South 66 degrees 41 minutes 21 seconds East for a distance of 324.95 feet to a point in the center of Yellow Jacket Creek.

THENCE South 62 degrees 49 minutes 33 seconds East for a distance of 675.03 feet to a point in the center of Yellow Jacket Creek and the West R/W of Highway #29, being 100 feet from C/L of Highway #29.

THENCE South 30 degrees 07 minutes 04 seconds West for a distance of 104.25 feet to a concrete R/W marker.

THENCE South 58 degrees 02 minutes 29 seconds East for a distance of 35.33 feet to a concrete R/W marker being 65 feet from C/L of Highway #29.

THENCE South 31 degrees 55 minutes 55 seconds West for a distance of 531.96 feet to a concrete R/W marker on North-West R/W of Highway #29.

THENCE South 58 degrees 04 minutes 05 seconds East for a distance of 25.00 feet to a point being 40 feet from C/L of Highway #29.

THENCE South 31 degrees 55 minutes 27 seconds West for a distance of 258.46 feet to a concrete R/W marker.

THENCE along a curve to the right having a radius of 2866 feet and an arc of 262.66 feet, being subtended by a chord South 34 degrees 31 minutes 37 seconds West for a distance of 262.58 feet to a concrete R/W marker.

THENCE South 53 degrees 14 minutes 45 seconds East for a distance of 9.91 feet to concrete R/W marker.

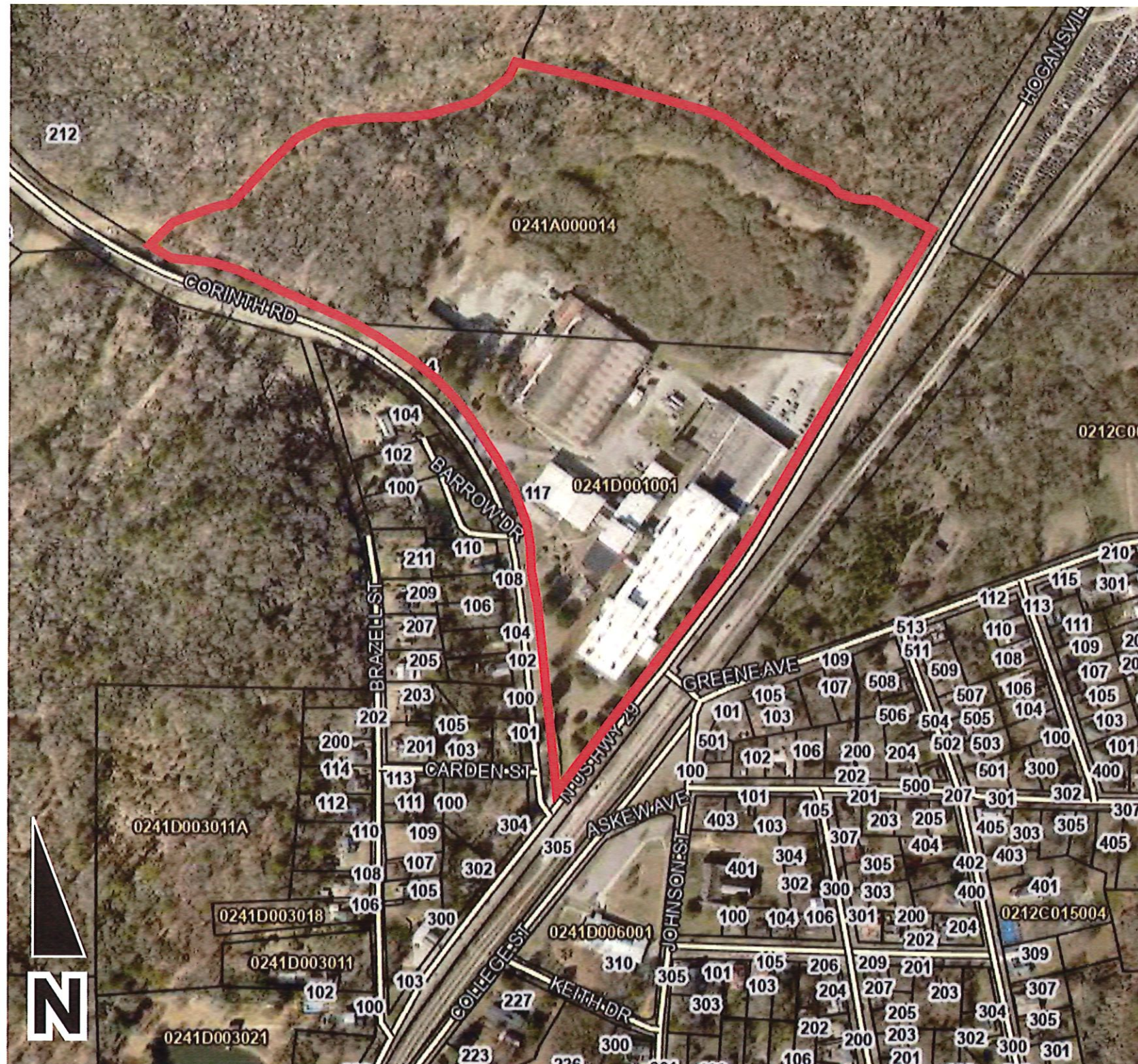
THENCE South 38 degrees 06 minutes 47 seconds West for a distance of 614.87 feet to IRON PIN SET on R/W of Highway #29.

THENCE North 74 degrees 02 minutes 31 seconds West for a distance of 27.29 feet to the Point of Beginning.

Said property contains 37.76 acres, more or less.

(DESCRIPTION CONTINUES ON FOLLOWING PAGE)

HOGANSVILLE MILL REZONING PLAN



Property owner and address

Hogansville Land Company, LLC
118 Holbrook Trail
Greenbriar, SC 29605

Street address of subject property

117 Corinth Road
Hogansville, GA 30230
Lot #s 0241D001001, 0241A000014

Total property acreage

36 acres

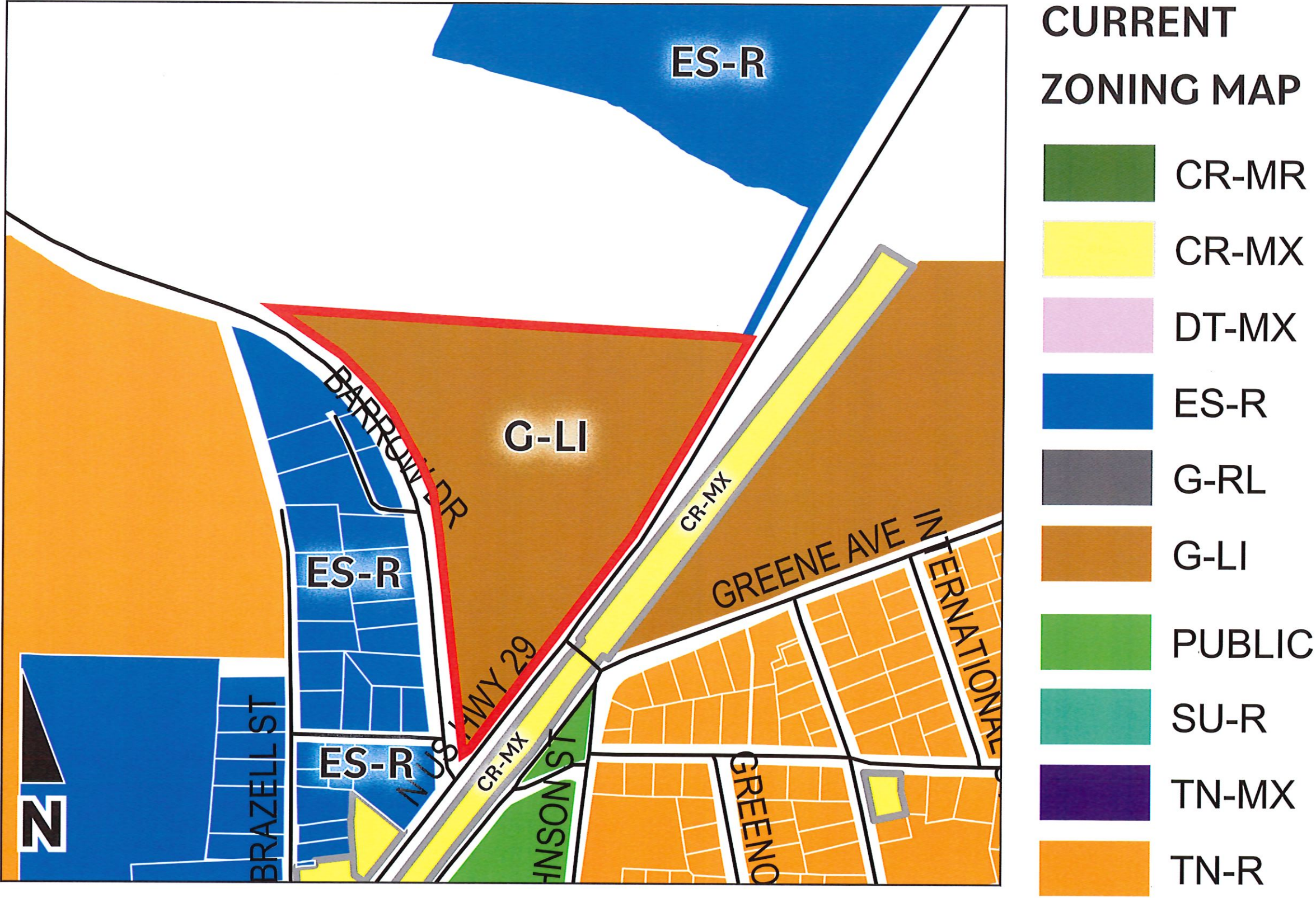
HOGANSVILLE MILL REZONING PLAN



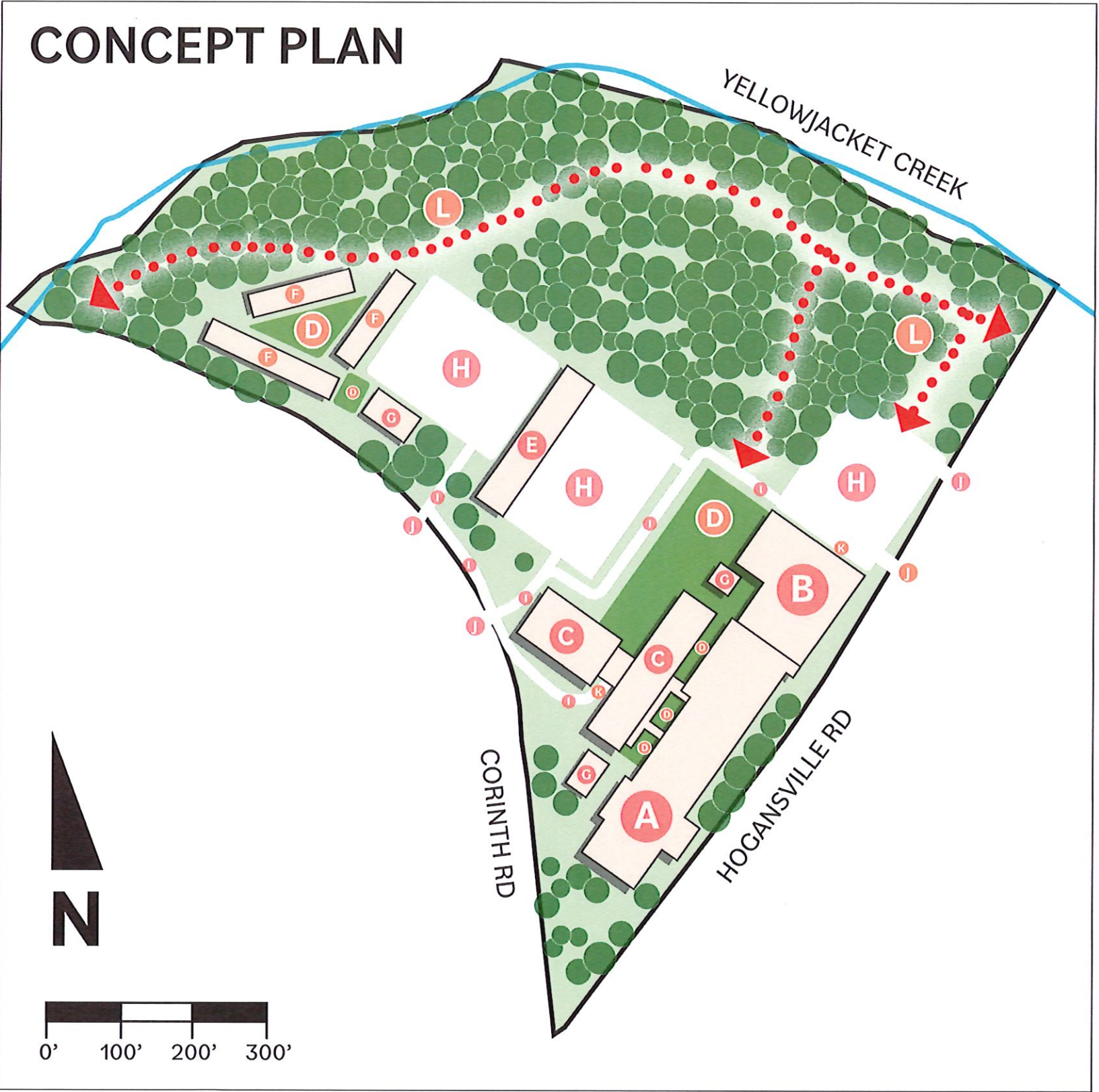
Names of adjacent property owners

1. Gene Patrick
2. William Williamson
3. William Williamson
4. CSX Transportation
5. CSX Transportation
6. Charles & Ellen Shellabarger
7. Curtis Spivey
8. AGA Real Estate Security LLC
9. Nereida Cruz
10. Herbert Labaff
11. Kyler Hill
12. Wilco Capital LLC
13. Manuel Mosqueda
14. Donald & Donna Waumans
15. Wanda Lowe
16. Mark Brock
17. City of Hogansville

HOGANSVILLE MILL REZONING PLAN



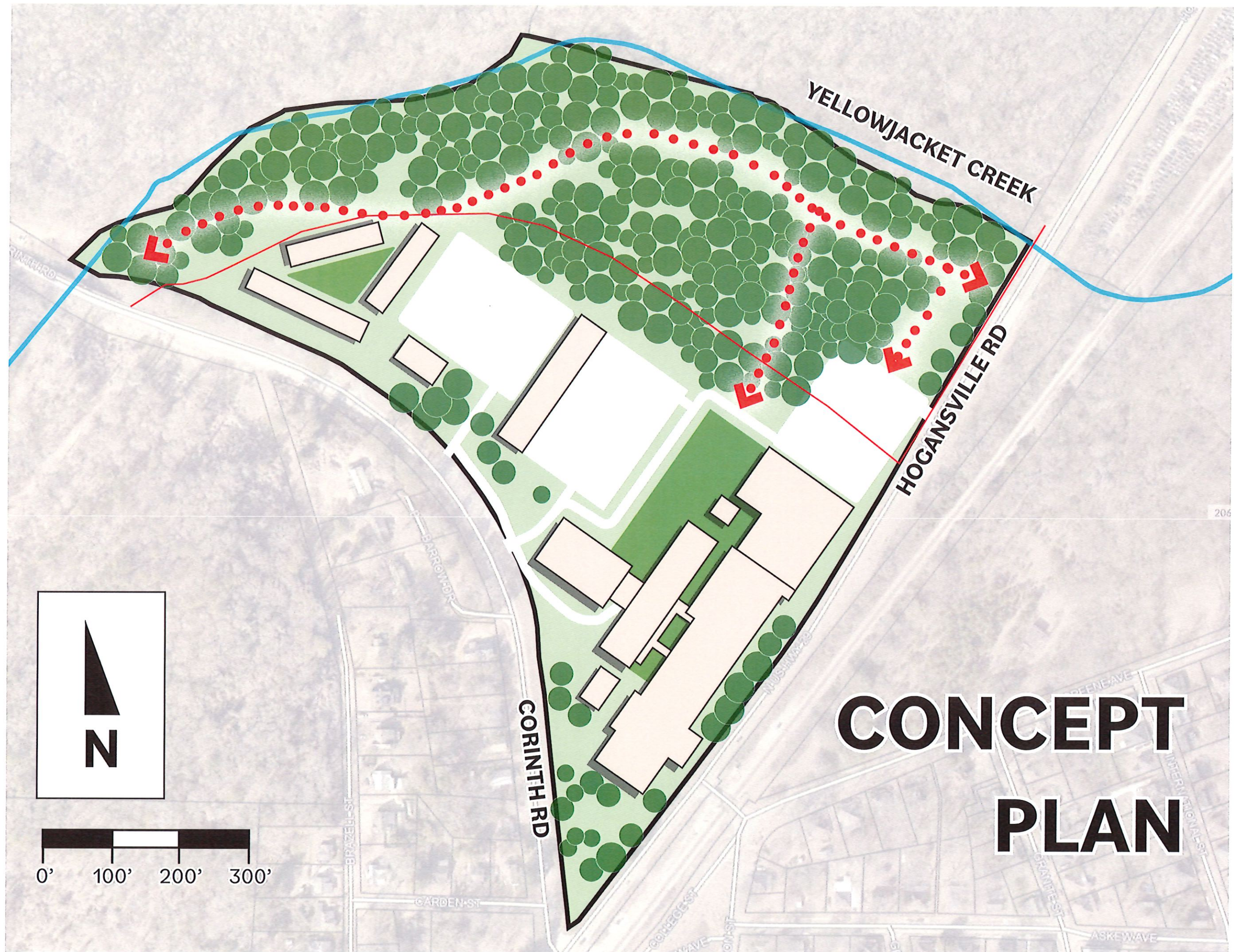
HOGANSVILLE MILL REZONING PLAN



AREA	USE	AMOUNT
A	Bars	1st floor and rooftop 60,000 sqft
	Office	
	Restaurant	2nd-3rd floor 60 units
	Retail	
	Residential	
B	Self Storage	40,000 sqft
C	Bars	70,000 sqft
	Entertainment	
	Restaurant	
D	Open Space	70,000 sqft
E	Entertainment	20,000 sqft
	Recreation	
F	Residential	60 units
G	Accessory Structures	3
H	Parking Lots	700 spaces
I	Driveways	-
J	Curb Cuts	3
K	Loading Area	2
L	Path/Trail	-

HOGANSVILLE MILL REZONING PLAN

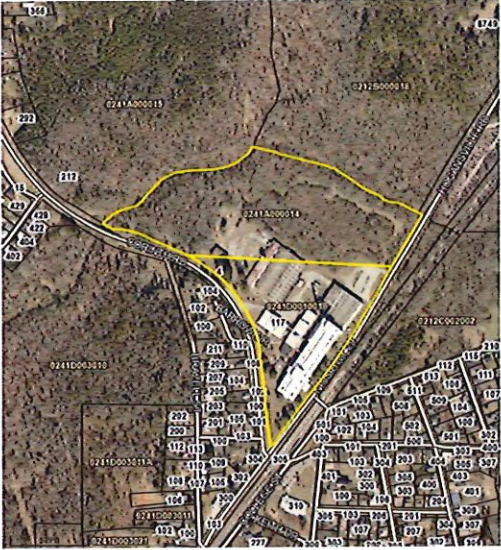
AREA	USE	AMOUNT	PARKING REQUIRED	PARKING PROVIDED	BIKE PK REQUIRED	BIKE PK PROVIDED	LOADING REQUIRED	LOADING PROVIDED					
A	Office	5,000 sqft <i>estimate</i>	15 spaces	3 surface parking lot areas with: - 200 spaces - 350 spaces - 150 spaces	1 space for every 20 automobile parking spaces provided - with a maximum of 30 spaces	The development will double the amount of required bicycle parking	No requirement for buildings built before 1970	2 areas will be designated as loading areas for the mixed use project					
	Restaurant	5,000 sqft <i>estimate</i>	34 spaces										
	Retail	40,000 sqft <i>estimate</i>	100 spaces										
	Residential	60 units <i>estimate</i>	60 spaces										
B	Self Storage	40,000 sqft <i>estimate</i>	100 spaces										
C	Bars	5,000 sqft <i>estimate</i>	13 spaces										
	Entertainment	50,000 sqft <i>estimate</i>	125 spaces										
	Restaurant	5,000 sft <i>estimate</i>	34 spaces										
E	Entertainment	20,000 sqft <i>estimate</i>	50 spaces										
	Recreation												
F	Residential	60 units <i>estimate</i>	60 spaces										
TOTALS			591 spaces	700 spaces	30 spaces	60 spaces	None	2 areas					



CONCEPT PLAN



CITY OF HOGANSVILLE
REZONING REQUEST
STAFF ANALYSIS AND REPORT

Case # : R26-02 Type of Request: G-LI to CR-MX Date: 08/31/2026 Owner: Hogansville Land Company, LLC Location: 117 Corinth Road Parcel Number: 0241D001001 Acreage: 36 acres Zoning: General Light Industrial Current Use: Old manufacturing company Proposed Use: Commercial Mixed-Use development Character Area: Village Public Notification: Notice in Paper: September 23 Sign Posted: September 23 Date of Scheduled Hearings: P/Z: September 17 City Council 1st reading: October 19 City Council 2nd reading: November 2	Request: Nathan Dockery, the authorized agent, has submitted a request to rezone his 36-acre property located off Corinth Road and Highway 29. The parcel is currently zoned G-LI, and the proposed rezoning to CR-MX would allow for a planned Commercial Mixed-Use development. Location Map:  Existing Land Uses: Adjacent uses consist of the following: WEST: 110-100 Corinth Road, ES-R, 6 single family residential homes NORTH: 0241A000015– Troup County Agriculture -a 52-acre lot that is currently vacant and wooded. EAST: Highway 29 and the CSX railroad are directly east of this property
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DRI Review: Not applicable to this project	SOUTH: 300-304 N HWY 29 – ES-R and CR-MX, two residential homes and a .72 acre lot containing a gas station Previous Related Actions: None. Findings: 1. : This site is located off state Highway 29 2. : The parcel has two parcels to the north of it that are zoned CR-MX, making the proposed rezoning more compatible with the surrounding area Standards for Rezoning: 1) Is the proposed use suitable given the zoning and development of adjacent and nearby property? <i>Yes</i> 2) Will the proposed use adversely affect the existing use or usability of adjacent or nearby property? <i>No</i> 3) Is the proposed use compatible with the purpose and intent of the Comprehensive Plan? <i>Yes. The property is located within the Village Character Area, which supports a mix of residential, commercial, recreational, and open-space uses</i> 4) Are there substantial reasons why the property cannot or should not be used as currently zoned? <i>Yes, the G-LI zoning district does not permit certain commercial uses, including restaurants and bars. It also does not permit residential uses within the district.</i> 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? <i>No</i>
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The recommendations made herein are the opinions of the City of Hogansville staff and do not constitute a final decision. The Hogansville City Council makes the final decision on all Rezoning Applications at their regularly scheduled meetings.

	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? <i>No</i> 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? <i>Yes</i> Staff Recommendation: Staff recommends approval of the proposed rezoning request. The application satisfies all seven (7) rezoning standards. The proposed CR-MX zoning is compatible with the comprehensive plan character area of the village, which is consistent with single family residential, while allowing for a mix of multi-family and commercial uses. Approval of the requested rezoning will not adversely affect the public health, safety, or welfare.
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The recommendations made herein are the opinions of the City of Hogansville staff and do not constitute a final decision. The Hogansville City Council makes the final decision on all Rezoning Applications at their regularly scheduled meetings.