



CITY OF HOGANVILLE

## Planning Commission

### Regular Session Agenda

**Thursday, March 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 – January 15, 2026

#### New Business

1. Lot Split Application, Parcel No. 0244C004004, Owner: Chisel Mill Design
2. Hillstar Ridge Preliminary Plat Application, Parcel No. 0200000048G, 0200000048F 0200000048E, 0200000048D, 0200000048C Owner: Chisel Mill Design and Build LLC – Introduction and Discussion Only
3. Hummingbird Hallow Final Plat Application, Parcel No. 0200 000040, Owner: MILLROSE PROPERTIES GEORGIA LLC – Introduction and Discussion
4. Rezoning Application, Parcel No. 0023 001016, Owner: WEAVER DAVID ANDRES CHRISTINA W VEST AS TRUSTEES OF THE WEAVER FAMILY 2004 DYNASTY TRUST
5. Administrative variances – UDO Text Amendment – Aaron Fortner
6. Data Center Ordinance – UDO Text Amendment – Aaron Fortner

#### Board Member Comments

Next Meeting – April 16, 2026

Adjourn



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City of Hogansville  
**Planning & Zoning Board**  
Regular Meeting Minutes

**January 15, 2026 at 6:00 pm**

**Chairperson:** *Ricky Thrash 2027*

**Board Member:** *Ellen Shellabarger 2027*

**Board Member:** *Carol Smith 2027*

**Board Member:** *Andrew Smith 2026*

**Board Member:** *Adrain Porter 2026*

**Board Member:** *Susan Harrell 2027*

**Present:**  
Ricky Thrash, Chair  
Ellen Shellabarger, Vice Chair  
Adrain Porter  
Andrew Smith  
Susan Harrell  
Carol Smith

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

**Absent**

CALL TO ORDER AND MOMENT OF SILENCE

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

APPROVAL OF AGENDA

CAROL SMITH moved that the meeting agenda be approved as presented. The motion was seconded by Ellen Shellabarger and unanimously approved.

APPROVAL OF MINUTES – DECEMBER 18, 2025

Upon motion by Adrain Porter, seconded by Susan Harrell, minutes of the meeting held DECEMBER 18, 2025 were approved.

## NEW BUSINESS

### 1. Chair and Vice-Chair Appointment

Carol Smith brought up a nomination to keep Ricky Thrash as Chairperson and Ellen Shellabarger as Vice-Chair for the year 2026.

#### **Motion:**

After discussion, Andrew Smith made a motion to appoint Ricky Thrash as Chairperson and Ellen Shellabarger as Vice Chair, which was seconded by Adrain Porter. The City of Hogansville's Planning Commission unanimously approved this appointment.

### 2. Draft Development Agreement for Martins Meadows, Parcel No. 0213D000038, 0213D000035, Applicant : Sawgrass Development

Leigh Ann Green, representing Martins Meadows explained that Martins Meadows is a 252-unit single-family residential subdivision located on East Boyd Road and Mountville Road. The developer has secured an easement to connect to the existing Hummingbird Hollow lift station. As part of the project, the City required upsizing a portion of the sewer main to 10 inches and 18 inches to accommodate future growth. The City will fund the sewer upgrade at an estimated cost of \$265,000 and anticipate recovering this cost through future water/sewer tap fees.

After losing gas customers, the City has been pushing to try to get customers off the electric grid and onto natural gas. For this development, the City offered a natural gas incentive of \$2,350 per unit. This credit is applied toward the water/sewer connection fee, reducing the fee from \$12,900 per unit to \$10,550 per unit. Each unit would be required to include a minimum of two natural gas appliances, excluding gas logs.

#### **Motion:**

After discussion, Ellen Shellabarger made a motion to recommend for approval of the Martins Meadows Development Agreement, which was seconded by Adrain Porter. The City of Hogansville's Planning Commission unanimously approved this recommendation.

### 3. Hillstar Cottages Preliminary Plat Application, Parcel No. 0200000048G, 0200000048F, 0200000048E, 0200000048D, 0200000048C Owner: Chisel Mill Design and Build LLC

John Knight of Chisel Mill Homes presented an update on a 116-unit cottage court development with a target price of \$250,000 per home. - - Staff outlined five conditions, as the current Unified Development Ordinance (UDO) lacks detail for cottage courts.

Conditions 1-3 (Home Design): A porch and door on the courtyard side are required. The developer's plan with a covered patio was deemed acceptable.

Condition 4 (Courtyard Amenities): Requires adding communal elements (e.g., picnic tables, fire pit) to each of the ten courtyards. The developer expressed concern about being locked into specific amenities but agreed with the note that the proposed pickleball court won't be built out.

Condition 5 (Home Placement): Recommends moving homes on 12 lots closer together to create a more intimate courtyard feel.

**Motion:**

After discussion, Carol Smith made a motion to recommend for approval of the preliminary plat for Hill Star Cottages with both 4 and 5 condition being intact, which was seconded by Susan Harrell. The City of Hogansville's Planning Commission unanimously approved this recommendation.

4. Shallow Creek Phase 2 & 3 Final Plat Application, Parcel No. 0244D010013, Owner: Shallow Creek Hogansville LLC

Lisa Kelly explained that the final plat for the Shallow Creek development was presented for review. A few outstanding items were noted, including the developer's need to address "as-built" drawing comments and complete the punch list for the new sewer interceptor. The City also identified items under its responsibility that remain to be completed, including replacing water meter box lids and completing the natural gas line installation, which is estimated to take 30 days.

**Motion:**

After discussion, Ellen Shellabarger made a motion to recommend approval of the final plat for Shallow Creek Phases 2 & 3, with the conditions that the gas installation be completed prior to the issuance of any certificates of occupancy and that all water and sewer comments, including satisfaction of the interceptor punch list, be resolved prior to recording the final plat. The motion was seconded by Carol Smith. The Planning Commission of the City of Hogansville unanimously approved the recommendation.

5. UDO Amendments - Aaron Fortner

Aaron Fortner, with Canvas Planning brought to the Commission a couple of proposed UDO amendments to regulate data centers, which are currently allowed in Light Industrial (LI) zones and Corridor Mixed Use (CR-MX). The changes are considered urgent to give the city regulatory control.

The amendments would create a new "Heavy Industrial" (HI) zoning district and move data centers exclusively to this district. The HI district will not be pre-emptively mapped; properties must be rezoned through a public process. The definition of "data center" will be expanded to include terms like "cryptocurrency mining."

Properties rezoned to HI for a data center would require a minimum 200-foot buffer, screening for all equipment and parking, and lighting restrictions. There would also be a requirement that a water and electricity provider letter must be provided by the applicant prior to preliminary plat approval. A proposal was made to add noise standards to the city code, with measurement and tracking costs borne by the data center.

Ellen Shellabarger brought up the idea of adding more regulations which must provide a detailed impact assessment for water, electricity, noise, lighting, and public health, along with a letter from utility providers confirming capacity, at the time of the rezoning application.

The group discussed a "fast fix" approach to get initial protections in place quickly, with further refinements to follow. The proposed amendments will be prepared for a formal vote in the next month or two.

By unanimous consent, the meeting was adjourned at 7:32pm

Respectfully submitted,  
Dhayna Portillo  
Community Development Director ☺

DL 2/3/12 9pm

Application Number: LS26-01



City of Hogansville, GA  
Application for Lot Split Approval  
5 or less lots

Property Owner Name Chisel Mill Design + Build LLC

Address of Project Bolee st.  
Hogansville, GA Zip 30230

Phone (706) 672-5400 Email brandon@chiselmill.com

Troup Tax Map No. 0244C004004

Acreage of the property? 0.81

Does it meet the zoning requirements? Yes  or No

What is it currently zoned as? TN-R

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

Describe proposal – Please be as specific as possible.

We intend to split this single parcel into 2 lots for single family stand alone cottage homes.

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

I certify that the foregoing information is true and correct,

this day of March 10<sup>th</sup> 2026

  
Applicant's Signature

 (Affix Seal Here)  
Notary Public

**Darell Blandshaw**  
**NOTARY PUBLIC**  
Fayette County, GEORGIA  
My Commission Expires 09/14/2027



City of Hogansville, GA

Checklist

**Route 1: Concept Plan Route**

**Step 1: Submit Concept Plan to Planning Commission**

- Submit lot split concept plan for review and approval

**Step 2: Planning Commission Review**

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

**Step 3: Submit Plat**

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

**Step 4: Record Plat**

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

**Step 5: Notify Community Development Office**

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

**Route 2: Surveyed Plat Route**

**Step 1: Submit Surveyed Plat to Planning Commission**

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

**Step 2: Planning Commission Signature**

- Obtain signature from Planning Commission on the surveyed plat

**Step 3: Record Plat**

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

**Step 4: Notify Planning Office**

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

**Application Received:** 3-12-2026

**Application Accepted:** \_\_\_\_\_

### Lot Split Application Instructions:

An application for a lot split approval must be completed and signed by the applicant and submitted to City Hall at least 7 days before the next regularly scheduled Planning Commission meeting.

The Planning Commission will consider the application at its next regular meeting. In order that any questions that arise may be answered, your presence at the meeting will be required. It is the practice of the Commission to deny any application where the applicant is not present. Witnesses may be called, and the applicant has the right to question any witness.

The Commission may, at its sole discretion, include any condition, requirement or limitation to a request which may be necessary to protect adjacent property owners and the public good. If at any time after the lot split has been issued, the zoning administrator or building inspector finds that the conditions imposed and the agreements made have not been or are not being fulfilled by the holder of the application, the APPLICATION shall be terminated.

### Site Plan Requirements:

*Site Plans shall contain the following information:*

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

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

Planning Commission Decision

Approved  Denied



**Owner Authorization Form**

City of Hogansville

This is a written request from (property owner name): Chisel Mill Design & Build LLC,  
the legal owner of Property (address): Bolce St., Hogansville, Troup  
County, Georgia; Troup County Tax Parcel Number  
0244C004004. At this time, we are  
requesting that the said property be considered for lot split approval.

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

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

\_\_\_\_\_.

  
\_\_\_\_\_  
Property Owner Signature/Firma del dueño

3/10/2020  
\_\_\_\_\_  
Date/Fecha:



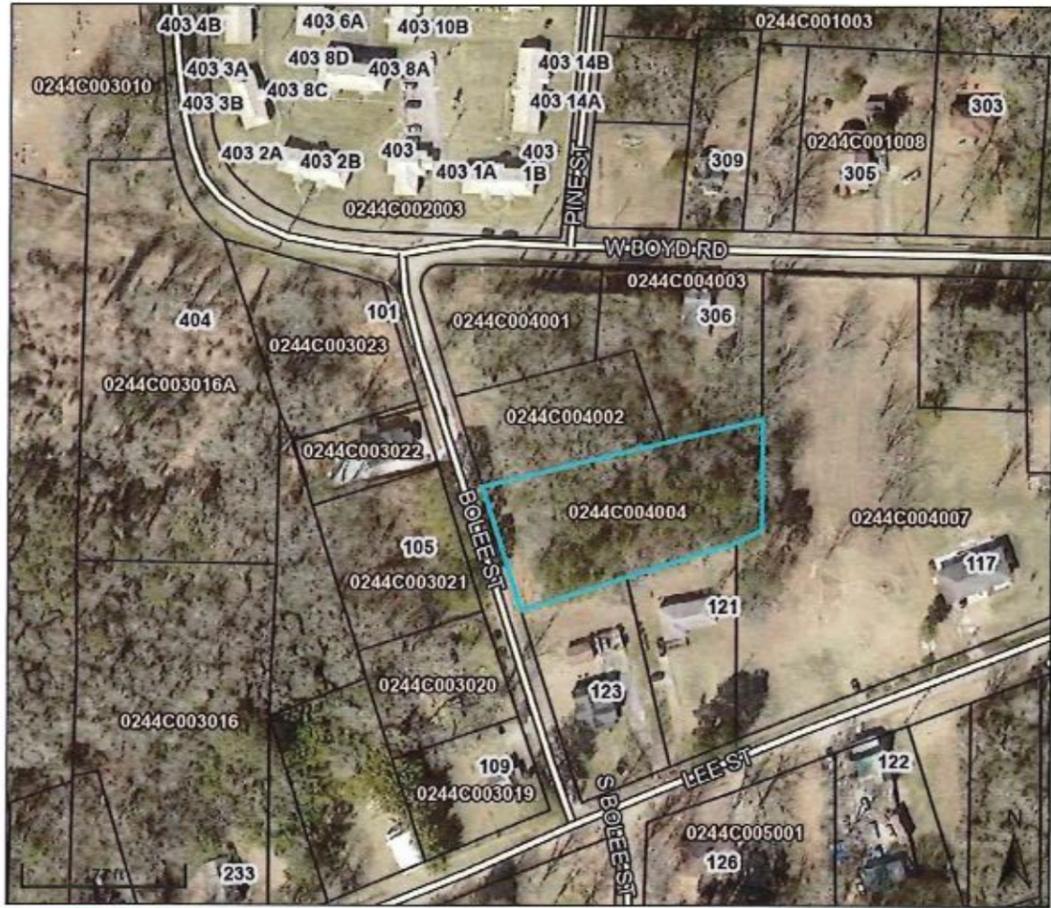
(Affix Raised Seal Here)

Notary Public

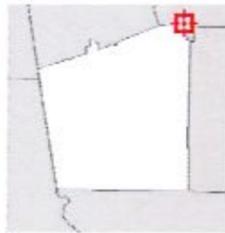
**Darell Blandshaw**  
**NOTARY PUBLIC**  
**Fayette County, GEORGIA**  
**My Commission Expires 09/14/2027**

City of Hogansville's Community Development Department

Updated on 04/07/2025



Overview



Legend

- Address Numbers
- Parcels
- Roads

|                 |                  |                   |                       |              |        |        |      |
|-----------------|------------------|-------------------|-----------------------|--------------|--------|--------|------|
| Parcel ID       | 0244C004004      | Owner             | PIONEER DEPOT LLC     | Last 2 Sales |        |        |      |
| Class Code      | Residential      | Physical Address  | 9375 HOGANSVILLE RD   | Date         | Price  | Reason | Qual |
| Taxing District | 18 - HOGANSVILLE | Assessed Value    | HOGANSVILLE, GA 30230 | 12/23/2019   | \$2000 | LM     | Q    |
| City            | HOGANSVILLE      | Land Value        | BOLEE ST              | 5/25/2008    |        | Q      | U    |
| Acres           | 0.81             | Improvement Value |                       |              |        |        |      |
|                 |                  | Accessory Value   |                       |              |        |        |      |

(Note: Not to be used on legal documents)

Date created: 3/12/2026  
Last Data Uploaded: 3/11/2026 8:15:13 PM



(3/12)

City of Hogansville,



GA

Application for

Preliminary Plat

Approval

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

Property Owner Name Chisel Mill Design + Build LLC

Address of Project

0 Bass Cross Rd.

Hogansville, GA

Zip 30230

Phone (706) 672-5400 Email brandon@chiselmill.com

Troup Tax Map No. 0200 0000480, 48F, 48E, 48D, 48C

Project Name (if applicable) Hillstar Ridge

**Site Info.:**

Zoning: CR-MR

Property Size: 20.48 ac

# of Lots: 85

**Utilities:**

Water: Public Private Well

Sewer: Public Private Septic

Electric: Underground Will be overhead

Other: \_\_\_\_\_

Project Description – Please be as specific as possible

85 single Family lots, under & conforming to current zoning (CR-MR)

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

I certify that the foregoing information is true and correct,

this day of March 10<sup>th</sup> 2026

 (Affix Seal Here)  
Notary Public

**Darell Blandshaw**  
**NOTARY PUBLIC**  
**Fayette County, GEORGIA**  
**My Commission Expires 09/14/2027**

Applicant's Signature  




City of Hogansville, GA  
Preliminary Plat Checklist

|  |                                   |                                 |
|--|-----------------------------------|---------------------------------|
| Application received                     | <u>3-12</u>                       | <u>DP</u>                       |
| Application accepted                     | _____                             | _____                           |
| Scheduled for Planning Commission action | <u>3-12</u>                       | <u>DP</u>                       |
| Planning action taken                    | _____                             | _____                           |
| City Council action taken                | _____                             | _____                           |
| City decision                            | Approved <input type="checkbox"/> | Denied <input type="checkbox"/> |

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 Addressses.
- Proposed name of subdivision.
- North point, graphic scale and date.
- Vicinity map showing location.
- Acreage of the subdivision.
- Tax map, block, and parcel number.
- Exact boundary lines of the tract by lengths and bearings.
- Lot Numbers (based on projected development order).
- Building Setback Lines.
- Names of owners of record of adjoining land.
- Existing streets and utilities on and adjacent to the tract.
- Proposed layout including streets and alleys with proposed street names, right-of-way and pavement widths, lot lines with approximate dimensions, easements, land to be reserved or dedicated for public uses, and any land to be used for purposes other than single-family dwellings.
- Locations of existing and proposed water supply, sanitary sewerage, and storm drainage lines and structures.
- Such street cross-sections and center line profiles as may be required by the City Engineer.
- Acreage in Street Right-of-Ways.
- Lineal Feet of Streets.
- Show all pedestrian oriented features including but not limited to: sidewalks, crosswalks and ramps.
- Lineal Feet of Sidewalks.
- Required Streetlights.
- Acreage in Single-Family Lots.
- Acreage in Other Land Uses.
- Average Lot Size.
- Location of Watercourses and applicable stream buffers.
- Location of Floodplain Areas and Floodway Elevations.
- Floodplain Note, referenced to FEMA.
- Minimum Floor Elevation (show for each lot within a flood plain).
- General Location of any Proposed Structural Stormwater Management Facilities.
- Ponds, Marshes, wetlands and all other Significant Natural or Man-Made Features.
- Location of Street Lights.
- Preliminary Tree Management Plan.
- Preliminary plat conditions (ensure flock cameras will be installed)
- Demonstration of HOA responsibility for maintenance of lawns, open spaces, sidewalks, streetlights, and all infrastructure



## Preliminary Plat Application Instructions

Following a required concept meeting with City of Hogansville administrative staff, an application for a preliminary plat must be completed and signed by the applicant and submitted to City Hall at least 7 days before the next regularly scheduled Planning Commission meeting.

The Planning Commission will consider the application at its next regular meeting. In order that any questions that arise may be answered, your presence at the meeting will be required. It is the practice of the Commission to deny any application where the applicant is not present. Witnesses may be called, and the applicant has the right to question any witness.

The Commission may, at its sole discretion, recommend or limitation to a request which may be necessary to protect adjacent property owners and the public good. If at any time after the preliminary plat has been approved by City Council, the zoning administrator or building inspector finds that the conditions imposed and the agreements made have not been or are not being fulfilled by the holder of the application, the plat shall be terminated.

The final decision to grant the request shall be made by the Hogansville City Council after hearing the recommendation of the Planning Commission. Any appeals of the City Council's decision shall be taken to the proper courts.



**Owner Authorization Form**

City of Hogansville

This is a written request from (property owner name): John Knight, the legal owner of Property (address): O Bass Cross Rd., Hogansville, Troup County, Georgia; Troup County Tax Parcel Number 0200 0000486, 48F, 48E, 48D, 48C.

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

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

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

\_\_\_\_\_

  
Property Owner Signature/Firma del dueño

3/10/2020  
Date/Fecha:



(Affix Raised Seal Here)

Notary Public

Darell Blandshaw  
NOTARY PUBLIC  
Fayette County, GEORGIA  
My Commission Expires 09/14/2027

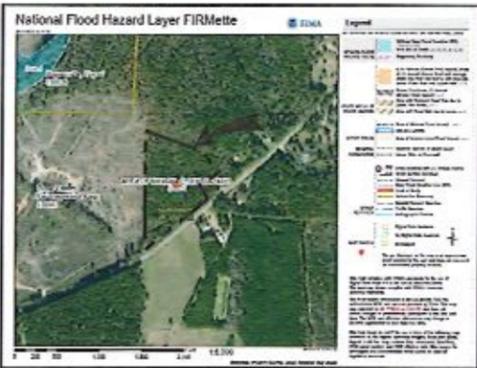


Third Party Authorization Form





LOCATION MAP  
SCALE: 219



FEMA MAP  
SCALE: 403

THIS TRACT OF LAND DOES NOT LIE WITHIN THE 100 YEAR INTERMEDIATE REGION FLOOD ZONE AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS SHOW ON COMMUNITY-PANEL NO. 13285C0070E LAST REVISED 07/03/2012.

THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND DISTURBING ACTIVITIES.

EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

GPS LOCATION OF THE CONSTRUCTION EXIT FOR THE SITE:  
LATITUDE NXX.XXXXX'  
LONGITUDE WXX.XXXXX'



Know what's below.  
Call before you dig.

**\*\*\*CAUTION\*\*\***  
THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE DONE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

# PRELIMINARY PLAT FOR HILLSTAR RIDGE

LAND LOT 158  
11TH DISTRICT  
CITY OF HOGANSVILLE, GEORGIA

ZONED: CR-MR  
PARCEL ID# 0200 000048C-G  
TOTAL SITE ACREAGE: 20.48 ACRES  
TOTAL DISTURBED ACREAGE: 20.48 ACRES

OWNER/DEVELOPER  
CHISEL MILL HOMES  
160 WHITNEY STREET  
FAYETTEVILLE, GA 30214  
PHONE: 404.585.1945

24 HOUR CONTACT:  
JOHN KNIGHT  
404.538.1068

DESIGNED BY:  
RIDGE PLANNING AND ENGINEERING  
5341 OLD HIGHWAY 5, SUITE 207-350  
WOODSTOCK, GA 30188  
770.938.9000  
CONTACT: MIKE HAPONSKI, P.E.  
EMAIL: MIKE@RIDGEPE.COM

## SHEET INDEX

PP000 COVER SHEET  
PP100 OVERALL PRELIMINARY PLAT  
PP101 PRELIMINARY PLAT  
PP102 PRELIMINARY PLAT  
C100 SURVEY

### NOTES:

HOA SHALL BE RESPONSIBLE FOR ALL COMMON AREAS INCLUDING LAWNS, OPEN SPACE, SIDEWALKS, STREETLIGHTS, ALL INFRASTRUCTURE AND NONSTREET PROPERTY.

TREE MANAGEMENT - DESIGN PLANS SHALL BE IN CONFORMANCE WITH LOCAL UDO AND TREE MANAGEMENT PLAN REQUIREMENTS.

STREETS WILL BE DEDICATED TO THE CITY OF HOGANSVILLE.

### NOTES:

- DOMESTIC WATER SERVICE PROVIDED BY THE CITY OF HOGANSVILLE.
- SANITARY SEWER SERVICE PROVIDED BY THE CITY OF HOGANSVILLE.
- THE PROPOSED SANITARY SEWER ALONG LAWRENCE LANE SHALL BE EXTENDED EAST INTO THE PROPOSED OPEN SPACE APPROXIMATELY 80 FEET AND A SEWER EXHENT PROVIDED TO BASIS CROSS ROAD FOR FUTURE DEVELOPMENT CONNECTIONS AT THE SOUTHEAST CORNER OF THE PROPERTY.
- HYDRANT FLOW TEST RESULTS WILL BE REQUIRED DURING THE CONSTRUCTION PLAN REVIEW UPGRADES MAY BE REQUIRED IF THE FLOW OF AT LEAST 750 GPM AT ALL HYDRANTS WHEN THE DEVELOPMENT CANNOT BE PROVIDED.

PURSUANT TO THE LAND SUBDIVISION REGULATIONS OF THE CITY OF HOGANSVILLE, GEORGIA, ALL THE REQUIREMENTS OF PRELIMINARY APPROVAL HAVING BEEN FULFILLED, THIS PRELIMINARY PLAT WAS GIVEN PRELIMINARY APPROVAL BY THE CITY OF HOGANSVILLE PLANNING COMMISSION ON:

DATE

THIS PRELIMINARY APPROVAL DOES NOT CONSTITUTE APPROVAL OF A FINAL PLAN. THIS CERTIFICATE OF PRELIMINARY APPROVAL SHALL EXPIRE AND BE NULL AND VOID ON (THE YEAR FROM PRELIMINARY APPROVAL):

|      |  |
|------|--|
| DATE |  |
| DATE |  |
| DATE |  |
| DATE |  |

CHIEF, CITY OF HOGANSVILLE  
PLANNING COMMISSION



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

PRELIMINARY PLAT  
HILLSTAR RIDGE  
LAND LOTS 158  
11TH DISTRICT  
CITY OF HOGANSVILLE, GEORGIA

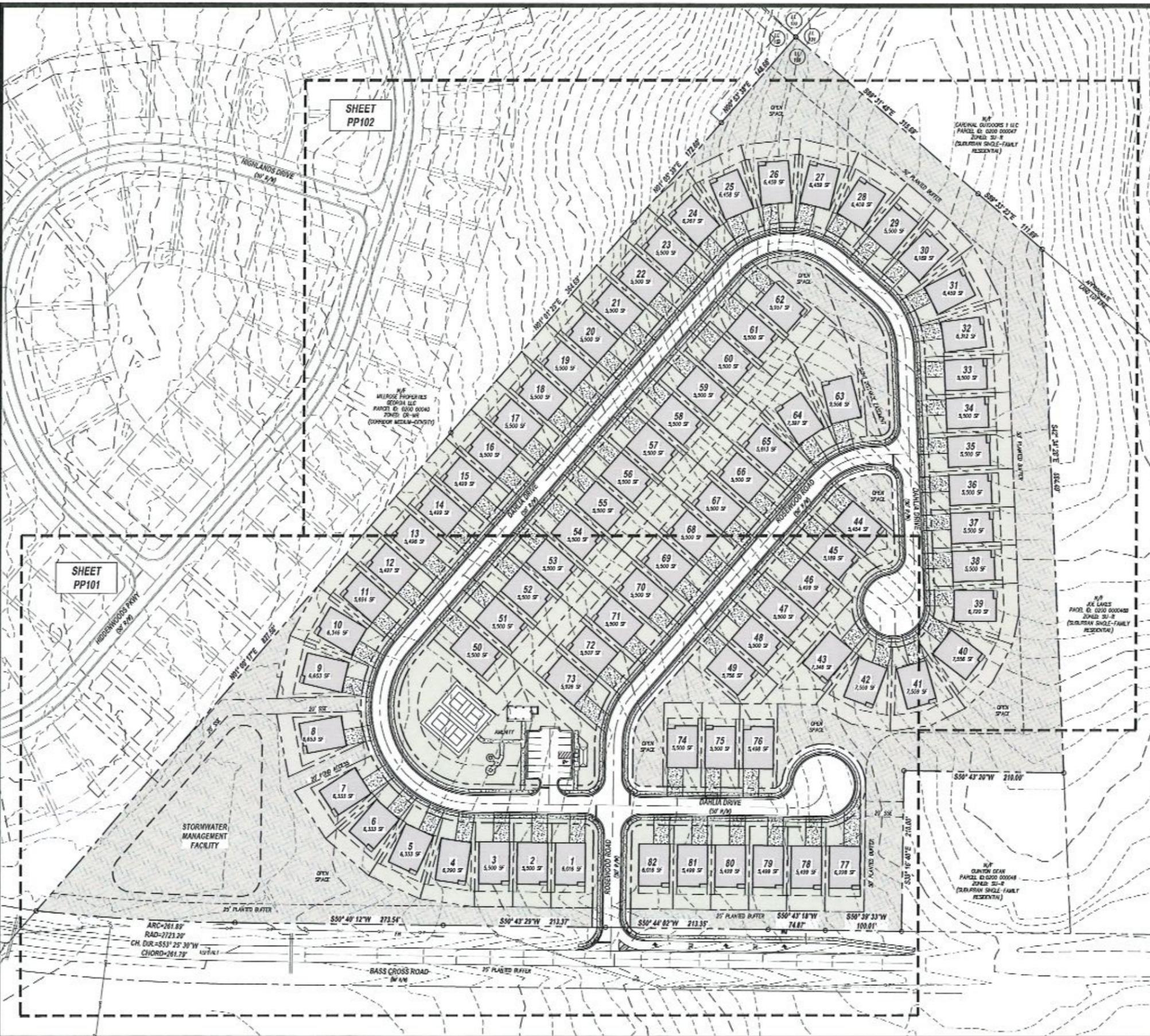


GSWCC CERTIFICATION NUMBER: 6681  
EXPIRATION DATE: 09.01.2026



| REVISIONS                  |
|----------------------------|
| 11.13.2025 - CITY COMMENTS |
| 12.11.2025 - CITY COMMENTS |
| 01.06.2026 - CITY COMMENTS |
| 04.30.2026 - CITY COMMENTS |
| 03.11.2025 - CITY COMMENTS |

COVER SHEET  
PP000



| DEVELOPMENT SUMMARY       |  |
|---------------------------|--|
| PROPOSED ZONING           | CORRIDOR MEDIUM-DENSITY RESIDENTIAL DISTRICT (CM-MD) |
| AREA                      | 20.48 ACRES  |
| OPEN SPACE REQUIRED       | 1.83 ACRES (9%)                                      |
| OPEN SPACE PROVIDED       | 3.08 ACRES (15%)                                     |
| GREEN SPACE REQUIRED      | 8.29 ACRES (40%)                                     |
| GREEN SPACE PROVIDED      | 12.83 ACRES (62%)                                    |
| DENSITY                   |  |
| SHINGLE-FAMILY DETACHED   | 82 UNITS   |
| PROPOSED DENSITY          | 4.00 UNITS/ACRE                                      |
| STREETS                   |  |
| FRONT YARD                | 25 FEET  |
| SIDE YARD                 | 5 FEET   |
| STREET SIDE BUFFER        | 10 FEET  |
| REAR YARD                 | 20 FEET  |
| MINIMUM LOT SIZE          | NONE   |
| MINIMUM LOT WIDTH         | 30 FEET  |
| BUILDING HEIGHT (MAXIMUM) | 40 FEET  |
| PARKING                   |  |
| REQUIRED PARKING          | 164 SPACES (2 SPACES PER UNIT)                       |
| PROPOSED PARKING          | 164 SPACES (2 SPACES PER UNIT)                       |

\* ADJACENT TO HUMMINGBIRD HOLLOW PHASE I

- OPEN SPACE - 5.08 ACRES
- GREEN SPACE - 12.83 ACRES

| ADDITIONAL SITE INFORMATION            |               |
|--|---------------|
| ADJACENT TO STREET FRONT-OF-YARD       | 153 ACRES     |
| LINEAL FEET OF STREETS                 | 2,832.00 FEET |
| LINEAL FEET OF SEWERAGE                | 6,195 FEET    |
| AVERAGE LOT SIZE (SHINGLE-FAMILY LOTS) | 5,006 SQ FT   |

**RIDGE PLANNING AND ENGINEERING**  
 5341 OLD HIGHWAY 5  
 SUITE 207-350 - WOODBRIDGE, GA 30188  
 OFFICE 770.936.9000

PRELIMINARY PLAT  
 HILLSTAR RIDGE  
 LAND LOTS 158  
 11TH DISTRICT  
 CITY OF HOGANSVILLE, GEORGIA

OWNER/DEVELOPER  
**CHISEL MILL HOMES**  
 160 WHITNEY STREET  
 FAYETTEVILLE, GA 30214  
 PHONE: 404.585.1945

CSMCC CERTIFICATION NUMBER: 5881  
 EXPIRATION DATE: 08.01.2026

**GEORGIA**  
 PROFESSIONAL ENGINEER  
 MICHAEL A. HARRINGTON  
 P.E.

24 HOUR CONTACT:  
**JOHN KNIGHT**  
 404.538.1068

(IN FEET)  
 1 inch = 60 ft.

**GEORGIA811**  
 Utilities Protection Center, Inc.

Know what's below.  
 Call before you dig.

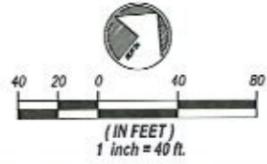
THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

REVISIONS

|            |                 |
|------------|-----------------|
| 11.13.2025 | - CITY COMMENTS |
| 12.11.2025 | - CITY COMMENTS |
| 01.04.2026 | - CITY COMMENTS |
| 07.30.2026 | - CITY COMMENTS |
| 03.11.2026 | - CITY COMMENTS |

OVERALL PRELIMINARY PLAT  
**PP100**

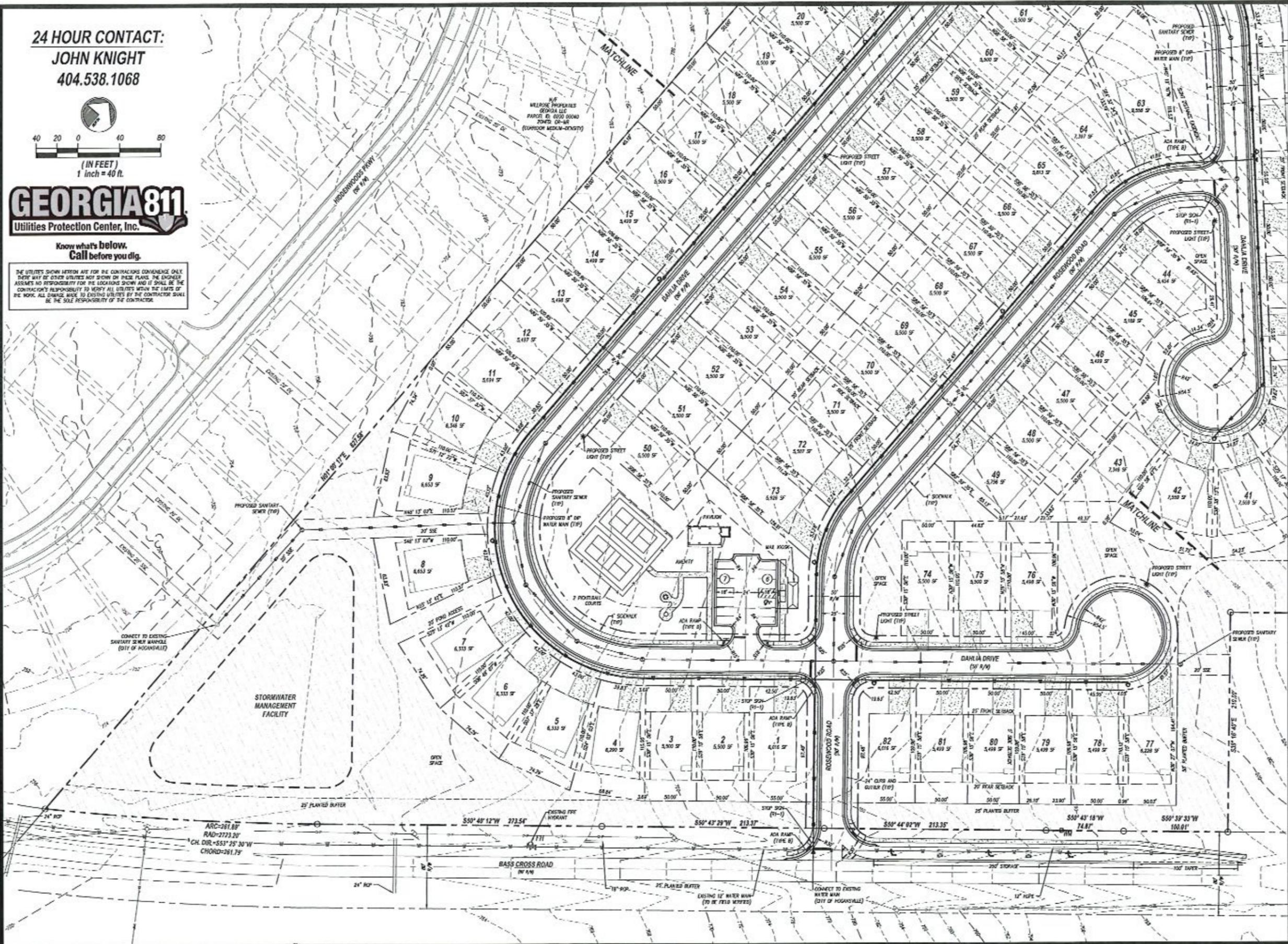
24 HOUR CONTACT:  
**JOHN KNIGHT**  
 404.538.1068



**GEORGIA811**  
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 Call before you dig.

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**RIDGE PLANNING AND ENGINEERING®**  
 2341 OLD HIGHWAY 5  
 SUITE 207/350 - WOODSTOCK, GA 30188  
 OFFICE 770.938.9000

PRELIMINARY PLAT  
 HILLSTAR RIDGE  
 LAND LOTS 158  
 11TH DISTRICT  
 CITY OF HOGANSVILLE, GEORGIA

OWNER/DEVELOPER  
**CHISEL MILL HOMES**  
 160 WHITNEY STREET  
 FAYETTEVILLE, GA 30214  
 PHONE: 404.383.1945

GSWCC CERTIFICATION NUMBER: 5081  
 EXPIRATION DATE: 09.01.2026



**REVISIONS**

|            |                 |
|------------|-----------------|
| 11.12.2025 | - CITY COMMENTS |
| 12.11.2025 | - CITY COMMENTS |
| 01.06.2026 | - CITY COMMENTS |
| 01.30.2026 | - CITY COMMENTS |
| 03.11.2026 | - CITY COMMENTS |

PRELIMINARY PLAT  
**PP101**







To: Mayor Ayers and City Council

From: Claude Vann, Land Development Manager

Date: 10/17/2025

Subject: Request for Hummingbird Plat Review

Dear City of Hogansville,

I am writing to formally request a review of the plat for Hummingbird Hollow (Land Lot 130 and 159, 11<sup>th</sup> District) on Bass Cross Road. The plat has been prepared in accordance with all applicable regulations and requirements, and I am submitting it for your review and approval.

Please let me know if there are any additional materials or clarifications needed to facilitate the review process. I am happy to provide further information or make adjustments as required.

Thank you for your time and attention to this matter. I look forward to your feedback and approval. Please feel free to contact me at 470-587-8447 or [claudvann@lennar.com](mailto:claudvann@lennar.com) if you have any questions or require further details.

Sincerely,

A handwritten signature in black ink, appearing to read 'Claude Vann', is positioned above the typed name.

Claude Vann  
Land Development Manager

Application Number: FP25-03



City of Hogansville, GA

Application for Final Plat Approval

Property Owner Name MILLROSE PROPERTIES GEORGIA LLC

Address of Project BASS CROSS RD HOGANSVILLE, GA 30230

Phone 470-587-8446 Email [claude.vann@lennar.com](mailto:claude.vann@lennar.com)

Troup Tax Map No. Parcel ID - 0200 000040

Project Name (if applicable) HUMMINGBIRD HOLLOW

**Site Info.:**

Zoning: PUD

Property Size: 108.96

# of Lots: 189

**Utilities:**

Water: Public

Sewer: Public

Electric: Underground

Other: \_\_\_\_\_

Project Description – Please be as specific as possible

189 SINGLE FAMILY RES. LOTS

---

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

PER PLAN

---

I certify that the foregoing information is true and correct,

this day of 20<sup>th</sup> of October 2025



---

Applicant's Signature



Notary Public





City of Hogansville, GA

Final Plat Checklist

*Prior to approval of Final Plat, the developer shall pay the development fees and Performance and Maintenance bonds.*

|  | By        | Date         |
|--|-----------|--------------|
| Letter Requesting Review                 | <u>DP</u> | <u>02-19</u> |
| Application/As built Plans received      | <u>DP</u> | <u>02-19</u> |
| Information/Instructions are completed   | <u>DP</u> | <u>02-19</u> |
| Scheduled for Planning Commission action | <u>DP</u> | <u>02-19</u> |
| Planning action taken                    | _____     | _____        |
| Scheduled for City Council action        | _____     | _____        |
| City Council action taken                | _____     | _____        |

City decision                      Approved                       Denied

### Pre-Submittal Requirements:

*The following is required to be installed and completed prior to submittal of an application*

- Storm Drainage Facilities
- Structural Stormwater Management Facilities
- Curb and Gutter
- Granular Base, Base Asphalt, and Asphalt Topping
- Water Lines and Fire Hydrants
- Sanitary Sewer Lines and Manholes
- Traffic Control Devices and Pavement Markings
- Soil Erosion Control Measures
- Pin Marker Locations
- Underground Utilities
- Multi-Use Path Connections
- Landscaping and Street Lighting

### Instructions for the Final Plat

- Clearly and legibly drawn in black ink 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
- Letter requesting review and approval of the final plat
- Notice of Termination is handed to Building Clerk
- A warranty deed describing all street rights-of-way and utility easements to be dedicated to the City without restrictions
- A title certificate in favor of the City from an attorney licensed to practice law in the City of Hogansville dated the date of the deed certifying that the owner/subdivider of the property owns the property to be dedicated identifying all liens, mortgages, security deeds, mechanics or material men's liens (hereinafter called "liens") affecting the property to be dedicated.
- Any lien releases, or releases or quitclaim deeds necessary to release the dedicated areas from the liens identified in the attorney's title certificate.

A performance bond to guarantee the installation of any infrastructure not installed at the time of the request. (See section 102-C-9-17 of UDO)

A maintenance bond to assure the structural durability, stability and integrity of the associated improvements. (See section 102-C-9-17 of UDO)

Documentation by an engineering testing firm acceptable to the City, certifying that all subgrade conditions, construction and materials meet the City's standards. Said certification shall be based on the level of testing specified by the City.

Information to be provided on Final Plat prior to approval:

Courses, Distances. Courses and distances to the nearest existing street lines or benchmarks or other permanent monuments.

Municipal, County, Land Lot Lines. Municipal, county, or land lot lines accurately tied to the lines of the subdivision by distance and angles when such lines traverse or are reasonably close to the subdivision.

Tax map, block and parcel number.

Drainage Easement Note. The final plat shall have the following note clearly and legibly printed. The owner of record, on behalf of himself (itself) and all successors in interest specifically releases the City of Hogansville from any and all liability and responsibility for flooding or erosion from storm drains or from flooding from high water of natural creeks, rivers or drainage features shown herein. A drainage easement is hereby established for the sole purpose of providing for the emergency protection of the free flow of surface waters along all watercourses as established by the regulations of the City of Hogansville. The City of Hogansville may conduct emergency maintenance operations within this easement where emergency conditions exist. Emergency maintenance shall be the removal of trees and other debris, excavation, filling and the like, necessary to remedy a condition, which in the judgment of the City Manager, is potentially injurious to life, property or the public roads or utility system. Such emergency maintenance, conducted for the common good, shall not be construed as constituting a continuing maintenance obligation on the part of the City of Hogansville nor an abrogation of the City's rights to seek reimbursement for expenses from the owner/s of the property/ies of the lands that generated the conditions.

Boundaries. Exact boundary lines of the tract, determined by a field survey giving distances to at least the nearest one-tenth (0.10) foot and angles to at least the nearest minute, which shall be balanced and closed with an error of closure not to exceed 1:10,000.

Streets, Alleys. Exact locations, widths, and names of all streets and alleys within and immediately adjoining the plat.

Street Center Lines. Street center lines showing angles of deflection, angles of intersections, radii, and lengths of tangents.

- Lot Lines. Lot lines with dimensions to the nearest one-tenth (0.10) foot and bearings.
- Lot Areas. Area of each lot, in acres or square feet, to at least four (4) significant figures.
- Lot, Block Identification. Lots numbered in numerical order and blocks lettered alphabetically. (Based on preliminary plat)
- Easements, Reservations. Location, dimensions and purposes of any easements and any areas to be reserved or dedicated for public use.
- Monuments, Markers. Accurate location, material and description of at least three (3) monuments and markers.
- Property identified for public use or dedication and for common use of property owners.
- Setbacks. The building setbacks for the parcel shall be applied to the final plat.
- Landscape and Stream Buffers. These shall be shown when in areas where such provisions apply.
- Addresses. Shall be placed on the final plat for each lot within question, as assigned by the City.
- Private Covenants. A statement, either directly on the plat or identified attached document, of any private covenants.
- Surveyor's Certificate. A surveyor's certification, directly on the final plat as follows. It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property by me or under my supervision; that all monuments shown hereon actually exist and their location, size, type and material are correctly shown; and that all requirements of the land subdivision regulations of the City of Hogansville, Georgia have been fully complied with.

By \_\_\_\_\_

Reg. Georgia Land Surveyor No.

Owner's Certificate. An owner's certification, directly on the final plat, as follows:

Owner's Certification:

State of Georgia, County of Troup

I, being the owner of the land shown on this plat, hereby certify that: all state, city and county taxes or other assessments now due on this land have been paid; all streets, drainage ways and easements shown hereon are dedicated to the use of the public and enforcement by public safety officials forever; and, that I will be responsible for the maintenance and repair of all infrastructure associated with this development until expiration of the maintenance period.

Property Owner

Date

Health Department Certificate. A certificate of approval of the County Health Department if septic tanks are used, directly on the final plat.

City of Hogansville Certificate. A certificate of acceptance, directly on the plat, as follows: The City of Hogansville hereby accepts all street rights-of-way and the improvements therein and any catch basins, junction boxes, storm drainage pipe easements, or other structures or areas outside of said street right-of-way (excluding ditches and other open drainage ways) which are specifically indicated on this plat as being dedicated to the public; however, this certification does not obligate the City to maintain the above stated infrastructure until expiration of the maintenance period.

\_\_\_\_\_  
City Manager

\_\_\_\_\_  
Date

Zoning Administrator's Certificate. A certificate of approval of the final plat by the Zoning Administrator, directly on the plat, as follows: Pursuant to the land subdivision regulations of the City of Hogansville, Georgia, all requirements of approval having been fulfilled, this final plat was given final approval on \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Zoning Administrator

\_\_\_\_\_  
Date



## Final Plat Application Instructions

An application for a final plat must be completed and signed by the applicant and submitted to City Hall at least 7 days before the next regularly scheduled Planning Commission meeting.

The Planning Commission will consider the application at its next regular meeting. It is the practice of the Commission to deny any application where the applicant is not present. Witnesses may be called, and the applicant has the right to question any witness.

The Commission may, at its sole discretion, include any condition, requirement or limitation to a request which may be necessary to protect adjacent property owners and the public good. If at any time after the preliminary plat has been issued, 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 a final plat shall be made by the Hogansville City Council after hearing the recommendation of the Planning Commission. Your presence will be required at both City Council and Planning Commission to answer any questions that may arise. Any appeals of the City Council's decision shall be taken to the proper courts. Once approved, file with County Superior Court and return stamped version to the City.

  
**HOGANVILLE**  
GEORGIA  
**Owner Authorization Form**

City of Hogansville

This is a written request from (property owner name): Milrose Property Georgia LLC,  
the legal owner of Property (address): Land Lot 130 and 159 Bass Cross Road,  
Hogansville, Troup County, Georgia; Troup County Tax Parcel Number 0200000040.

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

\_\_\_\_\_

  
Property Owner Signature/Firma del dueño

10/20/2025  
Date/Fecha:

  
Notary Public





### Third Party Authorization Form

City of Hogansville

This is a written request from MILLROSE PROPERTIES GA LLC , the legal owner of Property: Hummingbird Hollow, Hogansville, Troup County, Georgia and the Tax Parcel Number 0200000040. I hereby grant authorization to Gaskins and Lecraw 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

10/20/2025  
Date/Fecha:

  
Notary Public



TO HAVE AND TO HOLD the said bargained property, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever IN FEE SIMPLE.

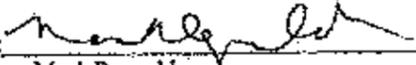
And the said Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the lawful claims of all persons, claiming by, through, or under said Grantor.

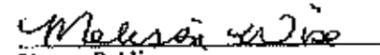
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered  
in the presence of:

Bass Cross Road, LLC  
a Georgia limited liability company

  
Witness

BY:  (SEAL)  
Name: Mack Reynolds  
Title: Sole Member

  
Notary Public  
My commission expires:  
[Notary Seal]



LENNAR\BASSCROSS\SALEDOCS\LWD

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 159, 11<sup>TH</sup> DISTRICT, CITY OF HOGANSVILLE, TROUP COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" ROD FOUND AT A T-POST AT THE COMMON CORNER OF LAND LOTS 130, 131, 158 & 159; THENCE LEAVING SAID LAND LOT CORNER AND FOLLOWING ALONG THE COMMON LINE OF LAND LOTS 158 & 159 SOUTH 01 DEGREES 00 MINUTES 09 SECONDS WEST 1513.67 FEET TO A 1" ROD FOUND AT THE INTERSECTION OF THE COMMON LINE OF LAND LOTS 158 & 159 AND THE NORTHWESTERLY RIGHT OF WAY LINE OF BASS CROSS ROAD (80' R/W, PUBLIC); THENCE LEAVING SAID INTERSECTION AND FOLLOWING ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF BASS CROSS ROAD THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 353.34 FEET, WITH A RADIUS OF 2975.48 FEET, SUBTENDED BY A CHORD OF 353.13 FEET, WITH A CHORD BEARING OF SOUTH 64 DEGREES 00 MINUTES 33 SECONDS WEST TO A #4 REBAR FOUND; THENCE SOUTH 67 DEGREES 23 MINUTES 16 SECONDS WEST 946.32 FEET TO A #4 REBAR FOUND; THENCE SOUTH 67 DEGREES 04 MINUTES 28 SECONDS WEST 615.32 FEET TO A #4 REBAR FOUND; THENCE SOUTH 67 DEGREES 54 MINUTES 26 SECONDS WEST 88.13 FEET TO A POINT. SAID POINT BEING WITNESSED BY A #4 REBAR FOUND 0.7' INSIDE SAID 80' RIGHT OF WAY OF BASS CROSS ROADS; THENCE NORTH 21 DEGREES 33 MINUTES 51 SECONDS WEST 414.47 FEET TO A 1/2" OPEN TOP PIPE FOUND; THENCE SOUTH 68 DEGREES 25 MINUTES 25 SECONDS WEST 199.81 FEET TO A #4 REBAR FOUND; THENCE SOUTH 68 DEGREES 26 MINUTES 57 SECONDS WEST 223.24 FEET TO AN IRON PIN SET; THENCE NORTH 02 DEGREES 20 MINUTES 21 SECONDS EAST 878.10 FEET TO A #4 REBAR FOUND; THENCE NORTH 83 DEGREES 04 MINUTES 14 SECONDS WEST 492.35 FEET TO A #4 REBAR FOUND AT A T-POST ON THE EASTERLY RIGHT OF WAY LINE OF MOUNTVILLE - HOGANSVILLE ROAD; THENCE FOLLOWING ALONG THE EASTERLY RIGHT OF WAY LINE OF MOUNTVILLE - HOGANSVILLE ROAD THE FOLLOWING COURSES AND DISTANCES: NORTH 02 DEGREES 38 MINUTES 09 SECONDS EAST 577.60 FEET TO A #4 REBAR FOUND; THENCE NORTH 03 DEGREES 29 MINUTES 21 SECONDS EAST 221.53 FEET TO A POINT, SAID POINT BEING THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF MOUNTVILLE - HOGANSVILLE ROAD AND THE CENTER LINE OF AN UN-NAMED CREEK, SAID CENTER LINE BEING THE PROPERTY LINE; THENCE ALONG THE CENTER LINE OF SAID UN-NAMED CREEK APPROXIMATELY 1,799 FEET MORE OR LESS, LEAVING SAID EASTERLY RIGHT OF WAY OF MOUNTVILLE - HOGANSVILLE ROAD, BEING SUBTENDED BY A TIE LINE NORTH 73 DEGREES 25 MINUTES 36 SECONDS EAST 1445.96 FEET TO A COMPUTED POINT; THENCE SOUTH 87 DEGREES 07 MINUTES 05 SECONDS EAST 1440.44 FEET TO A 1/2" ROD FOUND AT A T-POST AT THE COMMON CORNER OF LAND LOTS 130, 131, 158 & 159, SAID POINT BEING THE TRUE POINT OF BEGINNING.

SAID TRACT OR PARCEL CONTAINS 108.96 ACRES ( 4,746,516 S.F.) MORE OR LESS.

**EXHIBIT "B"**  
**PERMITTED TITLE EXCEPTIONS**

1. Taxes and assessments for the year 2024 and subsequent years, which are liens not yet due and payable (Tax Parcel #020-0-000-040).
2. Basement from Mrs. Jimmie B. Phillips to Troup County Electric Membership Corporation, dated December 18, 1939, filed for record June 27, 1940, recorded in Deed Book 48, page 278, Troup County, Georgia Records.
3. Right of Way Easement from Wynette Cook, as Trustee, to Diverse Power Incorporated of Troup County, Georgia, dated April 30, 2008, filed for record February 4, 2009, recorded in Deed Book 1513, page 370, aforesaid records.
4. Facts and matters shown on that certain Survey for Mack Reynolds, dated April 6, 2015, filed for record April 22, 2015, recorded in Plat Book 78, page 72, aforesaid records.
5. Facts and matters shown on that certain Boundary Retracement, Division & Combination Survey for Bass Cross Road, LLC, dated November 15, 2021, filed for record November 30, 2021, recorded in Plat Book 82, page 150, aforesaid records.
6. All matters as shown on that certain ALTA/NSPS Land Title Survey for Lennar Georgia, LLC and Fidelity National Title Company prepared by Gaskins + LeCraw, Inc., Chris W. Robertson, Georgia PLS #3195, dated 06/06/2024.

eFiled & eRecorded  
DATE: 8/5/2024  
TIME: 12:45 PM  
DEED BOOK: 02280  
PAGE: 00728 - 00731  
RECORDING FEES: \$25.00  
TRANSFER TAX: \$3213.00  
PARTICIPANT ID: 5959440500  
CLERK: Jackie Taylor  
Troup County, GA  
PT61: 1412024001404

Tax Parcel #020-0-000-040

The Abram Law Group, LLC  
1200 Ashwood Parkway, Suite 560  
Atlanta, GA 30338  
770/349-0120  
File #23-0448

**LIMITED WARRANTY DEED**

STATE OF GEORGIA  
COUNTY OF TROUP

THIS INDENTURE made as of the 2<sup>nd</sup> day of August, in the year two thousand and twenty four,  
between

**BASS CROSS ROAD, LLC**  
a Georgia limited liability company

as party or parties of the first part, hereinafter called Grantor, and

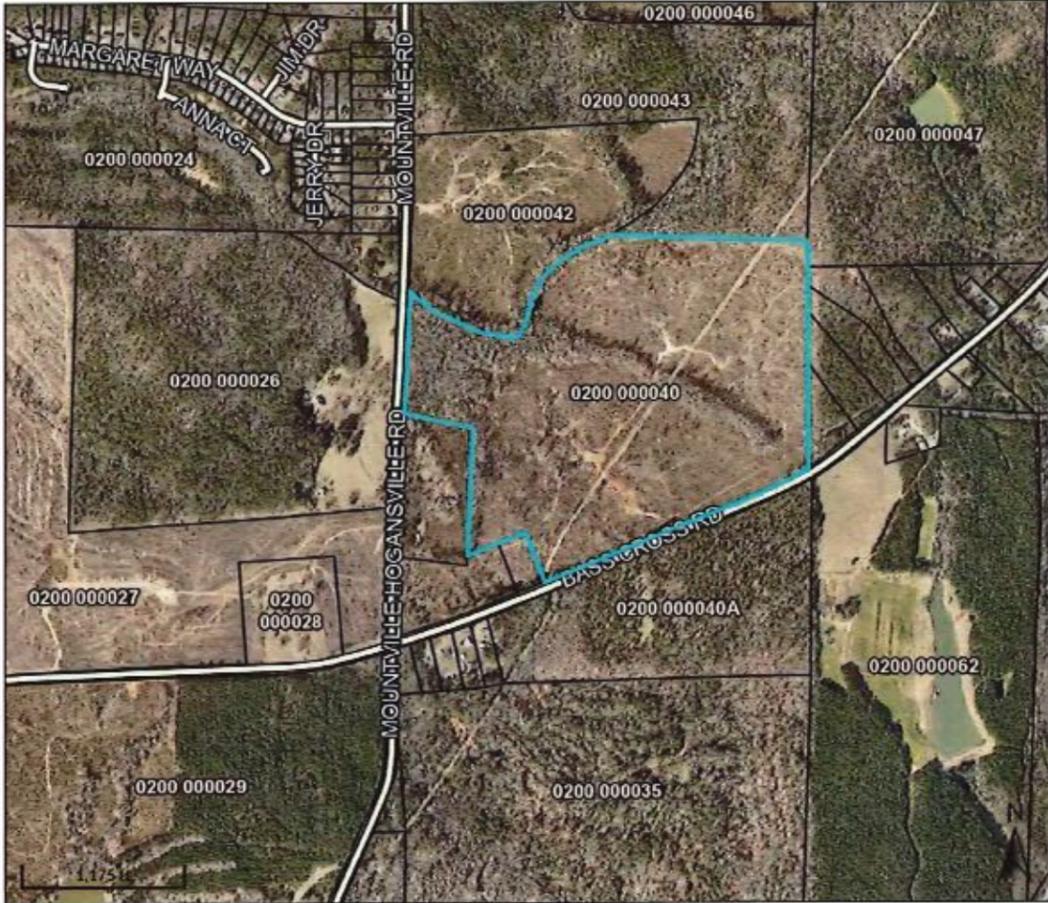
**MILLROSE PROPERTIES GEORGIA, LLC**  
a Georgia limited liability company

as party or parties of the second part, hereinafter called Grantee, (the words "Grantor" and "Grantee" to  
include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00)  
AND OTHER VALUABLE CONSIDERATIONS in hand paid at and before the sealing and delivery of  
these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed,  
and by these presents, does grant, bargain, sell and convey unto the said Grantee, the following described  
real property to-wit:

ALL THAT TRACT or parcel of land being more particularly described on Exhibit "A"  
attached hereto and incorporated herein by reference for a complete legal description.

This conveyance is made subject to those matters shown on Exhibit "B" attached hereto.



- Legend
- Address Numbers
  - Parcels
  - Roads

|                 |                  |                   |                                 |              |           |        |      |
|-----------------|------------------|-------------------|---------------------------------|--------------|-----------|--------|------|
| Parcel ID       | 0200 000040      | Owner             | MILLROSE PROPERTIES GEORGIA LLC | Last 2 Sales |           |        |      |
| Class Code      | Agricultural     |                   |                                 | Date         | Price     | Reason | Qual |
| Taxing District | 18 - HOGANSVILLE | Physical Address  | 11560 GREAT OAKS WAY, SUITE 100 | 8/2/2024     | \$3213000 | LM     | Q    |
| City            | HOGANSVILLE      | Assessed Value    | ALPHARETTA, GA 30022            | 3/30/2020    |           | N      | U    |
| Acres           | 108.78           | Land Value        | MOUNTVILLE-HOGANSVILLE RD       |              |           |        |      |
|                 |                  | Improvement Value |                                 |              |           |        |      |
|                 |                  | Accessory Value   |                                 |              |           |        |      |

(Note: Not to be used on legal documents)

Date created: 2/27/2026  
Last Data Uploaded: 2/26/2026 10:34:13 PM









LSF001311

REVISIONS:

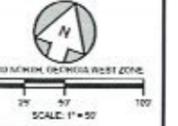
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|     |      |    |      |       |
|     |      |    |      |       |

FINAL PLAT FOR PROJECT:  
**HUMMINGBIRD HOLLOW PHASE 1**  
 LAND LOTS 136 & 159  
 11TH DISTRICT, TROUP COUNTY, CITY OF HOGANSVILLE, GEORGIA  
 CLIENT:  
**LENNAR**  
 11560 GREAT OAKS WAY, SUITE 100  
 ALPHARETTA, GA 30022

CALL BEFORE YOU DIG



SCALE & NORTH ARROW:



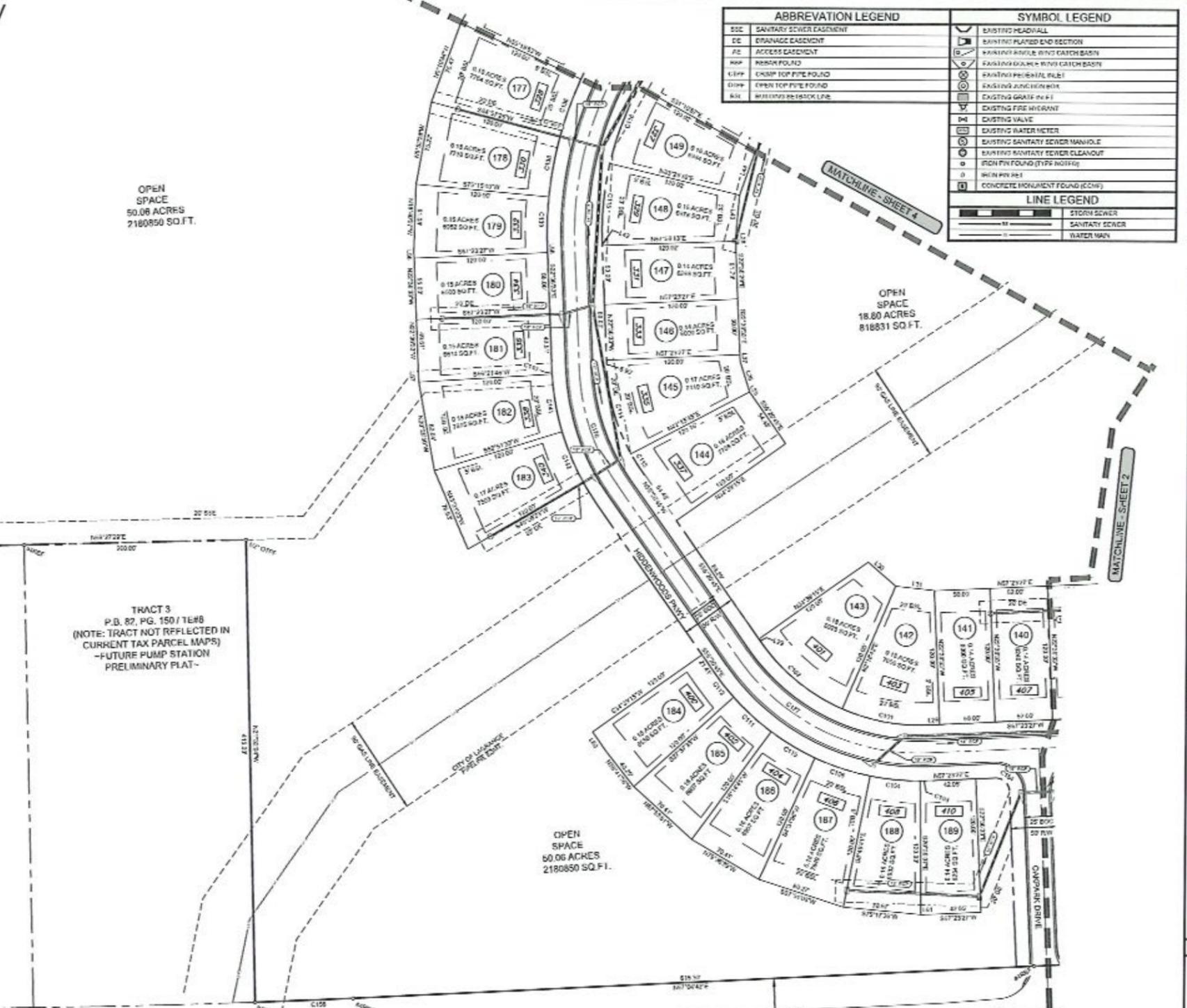
SURVEY INFO:  
 DRAWN BY: CAM  
 REVIEWED BY: CWR  
 FIELD DATE: 05/15/2024  
 OFFICE DATE: 05/23/2025  
 JOB #: 0833005-001

FINAL PLAT  
**5 OF 7**

| ABBREVIATION LEGEND |                         | SYMBOL LEGEND |                                     |
|---------------------|-------------------------|---------------|-------------------------------------|
| SSC                 | SANITARY SEWER EASEMENT | [Symbol]      | EXISTING HEADWALL                   |
| DE                  | DRAINAGE EASEMENT       | [Symbol]      | EXISTING PLATED END SECTION         |
| AE                  | ACCESS EASEMENT         | [Symbol]      | EXISTING ANGLE IRON CATCH BASIN     |
| RF                  | REAR YARD FENCE         | [Symbol]      | EXISTING DRAINAGE SWIRL CATCH BASIN |
| CFPP                | CROP TOP PIPE FOUND     | [Symbol]      | EXISTING PERIPHERAL RILE            |
| CFPP                | CROP TOP PIPE FOUND     | [Symbol]      | EXISTING JUNCTION BOX               |
| CFPP                | CROP TOP PIPE FOUND     | [Symbol]      | EXISTING GRAVE IN F.I.              |
| CFPP                | CROP TOP PIPE FOUND     | [Symbol]      | EXISTING FIRE HYDRANT               |
| CFPP                | CROP TOP PIPE FOUND     | [Symbol]      | EXISTING VALVE                      |
| CFPP                | CROP TOP PIPE FOUND     | [Symbol]      | EXISTING WATER METER                |
| CFPP                | CROP TOP PIPE FOUND     | [Symbol]      | EXISTING SANITARY SEWER MANHOLE     |
| CFPP                | CROP TOP PIPE FOUND     | [Symbol]      | EXISTING SANITARY SEWER CLEANOUT    |
| CFPP                | CROP TOP PIPE FOUND     | [Symbol]      | IRON PIN FOUND (TYPE NOTED)         |
| CFPP                | CROP TOP PIPE FOUND     | [Symbol]      | WATER PIN FOUND                     |
| CFPP                | CROP TOP PIPE FOUND     | [Symbol]      | CONCRETE MONUMENT FOUND (CON)       |

| LINE LEGEND |                |
|-------------|----------------|
| [Symbol]    | STORM SEWER    |
| [Symbol]    | SANITARY SEWER |
| [Symbol]    | WATER MAIN     |



CURVE TABLE

| CURVE | RADIUS  | LENGTH  | CHORD BEARING | CHORD   |
|-------|---------|---------|---------------|---------|
| C74   | 325.00' | 76.30'  | N77°34'47\"W  | 76.13'  |
| C75   | 325.00' | 65.97'  | N65°02'19\"W  | 65.85'  |
| C76   | 325.00' | 66.45'  | N53°21'53\"W  | 66.32'  |
| C77   | 325.00' | 32.08'  | N44°40'41\"W  | 32.07'  |
| C78   | 165.00' | 125.87' | N19°59'45\"W  | 122.84' |
| C79   | 165.00' | 112.66' | N21°28'04\"E  | 110.49' |
| C80   | 165.00' | 27.65'  | N45°48'52\"E  | 27.82'  |
| C81   | 475.00' | 52.56'  | N63°50'41\"E  | 52.91'  |
| C82   | 475.00' | 60.67'  | N60°41'52\"E  | 60.62'  |
| C83   | 475.00' | 25.15'  | N85°52'25\"E  | 25.15'  |
| C84   | 12.00'  | 19.63'  | N57°36'33\"W  | 17.68'  |
| C86   | 225.00' | 39.77'  | N18°26'10\"W  | 32.75'  |
| C87   | 225.00' | 119.57' | N0°57'41\"E   | 118.17' |
| C88   | 225.00' | 72.52'  | N25°25'12\"E  | 72.21'  |
| C89   | 12.00'  | 17.12'  | N73°53'55\"E  | 15.81'  |
| C90   | 50.00'  | 31.63'  | S65°00'22\"E  | 31.11'  |
| C91   | 50.00'  | 58.62'  | S43°10'09\"E  | 55.49'  |
| C92   | 50.00'  | 38.20'  | S81°02'22\"W  | 37.28'  |
| C93   | 50.00'  | 21.38'  | S46°54'11\"W  | 21.22'  |
| C94   | 275.00' | 37.81'  | S30°42'46\"W  | 37.81'  |

CURVE TABLE

| CURVE | RADIUS  | LENGTH | CHORD BEARING | CHORD  |
|-------|---------|--------|---------------|--------|
| C95   | 275.00' | 59.21' | S21°19'57\"W  | 52.13' |
| C96   | 275.00' | 54.74' | S10°11'27\"W  | 54.65' |
| C97   | 275.00' | 48.87' | S0°27'25\"E   | 45.51' |
| C98   | 275.00' | 50.65' | S10°30'42\"E  | 50.58' |
| C99   | 275.00' | 32.74' | S19°11'55\"E  | 32.72' |
| C100  | 12.00'  | 19.63' | S22°23'27\"W  | 17.68' |
| C101  | 175.00' | 78.17' | S60°21'05\"W  | 78.50' |
| C102  | 175.00' | 95.73' | N71°01'01\"W  | 94.54' |
| C103  | 225.00' | 7.95'  | N59°24'10\"E  | 7.95'  |
| C104  | 225.00' | 46.17' | N75°17'38\"E  | 46.09' |
| C105  | 225.00' | 52.47' | N97°51'08\"E  | 52.39' |
| C110  | 225.00' | 48.00' | S79°38'39\"E  | 45.92' |
| C111  | 225.00' | 45.00' | S67°53'51\"E  | 45.52' |
| C112  | 225.00' | 26.29' | S88°41'30\"E  | 26.28' |
| C113  | 175.00' | 18.14' | S52°22'35\"W  | 18.13' |
| C114  | 175.00' | 81.85' | N36°00'30\"W  | 81.11' |
| C115  | 275.00' | 73.01' | N15°00'11\"W  | 72.80' |
| C116  | 275.00' | 74.03' | N0°18'54\"E   | 73.60' |
| C117  | 275.00' | 74.03' | N15°44'19\"E  | 73.60' |
| C118  | 275.00' | 74.03' | N31°09'44\"E  | 73.60' |

CURVE TABLE

| CURVE | RADIUS  | LENGTH  | CHORD BEARING | CHORD   |
|-------|---------|---------|---------------|---------|
| C119  | 275.00' | 72.11'  | N45°25'13\"E  | 72.23'  |
| C120  | 275.00' | 84.43'  | N60°40'43\"E  | 84.26'  |
| C121  | 175.00' | 156.50' | N41°45'18\"E  | 151.34' |
| C122  | 325.00' | 29.53'  | S64°47'18\"W  | 29.50'  |
| C123  | 325.00' | 50.65'  | S57°45'22\"E  | 50.00'  |
| C124  | 325.00' | 54.19'  | S48°35'04\"W  | 54.13'  |
| C125  | 325.00' | 51.92'  | N39°13'52\"E  | 51.87'  |
| C126  | 275.00' | 52.28'  | S40°06'00\"W  | 52.20'  |
| C127  | 275.00' | 76.05'  | S53°31'25\"W  | 76.33'  |
| C128  | 275.00' | 28.27'  | S64°26'46\"W  | 28.25'  |
| C129  | 325.00' | 48.37'  | S63°07'39\"W  | 48.32'  |
| C130  | 325.00' | 50.65'  | S64°21'00\"W  | 50.00'  |
| C131  | 325.00' | 50.65'  | S45°37'42\"W  | 50.00'  |
| C132  | 325.00' | 50.65'  | S36°48'20\"W  | 50.00'  |
| C133  | 325.00' | 57.07'  | S27°21'47\"W  | 57.00'  |
| C134  | 325.00' | 50.65'  | S17°55'13\"W  | 50.00'  |
| C135  | 325.00' | 50.65'  | S9°05'49\"W   | 50.00'  |
| C136  | 325.00' | 55.18'  | S0°10'16\"E   | 55.12'  |
| C138  | 325.00' | 55.00'  | S9°53'28\"E   | 54.93'  |
| C139  | 325.00' | 44.84'  | S18°40'27\"E  | 44.81'  |

PROJECT CONTACTS

|   |   |
|---|---|
| <b>OWNER/DEVELOPER</b><br>LENNAR<br>11560 GREAT OAKS WAY, SUITE 100<br>ALPHARETTA, GA 30022<br>(770) 870-2710 | <b>PROJECT ENGINEER</b><br>RICH FLEMING AND ENGINEERS<br>4015 LA SALLE WAY S. SUITE 05-250<br>WINDYBROOK, GA 30086<br>(770) 888-8000<br>CONTACT: RICH FLEMING, P.E.<br>EMAIL: RICH@RFEENGINEERS.COM |
| <b>24 HR CONTACT</b><br>GASKINS + LECRAW<br>(770) 421-7105  |   |

**SURVEYOR'S CERTIFICATION**

AS REQUIRED BY SUBSECTION (d) OF O.G.C.A. SECTION 15-8-61, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT 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.G.C.A. SECTION 15-8-67.

**CHRIS W. ROBERTSON**  
 GEORGIA REGISTERED LAND SURVEYOR NO. 3195  
 DATE: 07/15/2025

Drawn by: C. M. M. / Checked by: C. M. M. / Date: 05/15/2025 / Scale: 1" = 50' / North Arrow: True North / Project: Hummingbird Hollow Phase 1 / Client: Lennar / Job #: 0833005-001





LSF001271

REVISIONS:

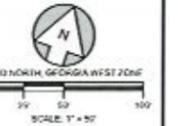
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STORM SEWER ASBUILT FOR  
 PROJECT  
**HUMMINGBIRD HOLLOW PHASE 1**  
 LAND LOTS 130 & 139  
 11TH DISTRICT, TROUP COUNTY, CITY OF HOGANSVILLE, GEORGIA  
 CLIENT  
**LENNAR**  
 11560 GREAT OAKS WAY, SUITE 100  
 ALPHARETTA, GA 30222

CALL BEFORE YOU DIG



SCALE & NORTH ARROW.



SURVEY INFO.

|              |              |
|--------------|--------------|
| DRAWN BY:    | CAM          |
| REVIEWED BY: | CMR          |
| FIELD DATE:  | 05/05/2024   |
| OFFICE DATE: | 05/25/2025   |
| JOB #:       | 06610025.001 |

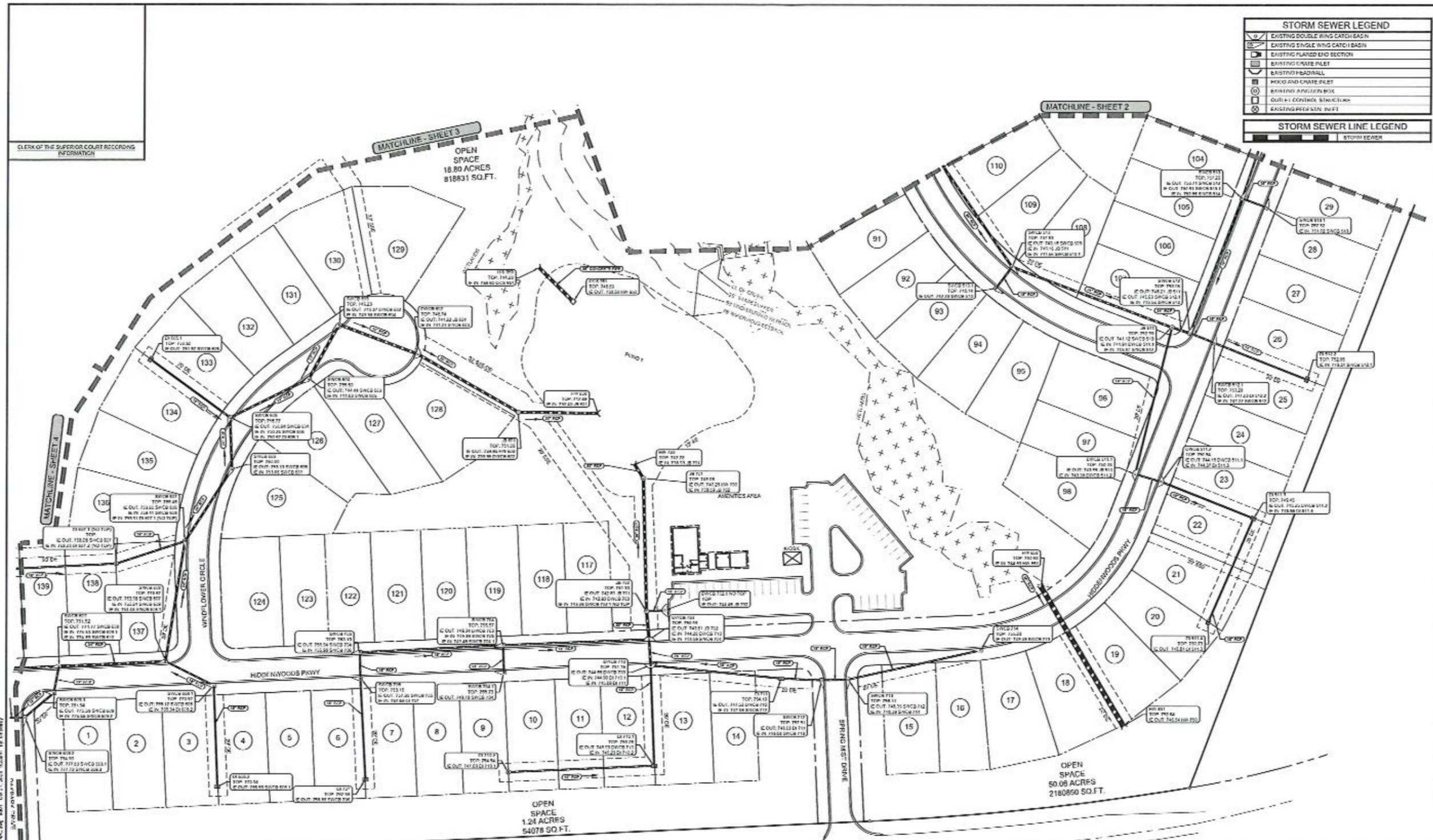
STORM SEWER PLAN  
**1 OF 5**

**STORM SEWER LEGEND**

|  |                                  |
|--|----------------------------------|
|  | EXISTING DOUBLE WING CATCH BASIN |
|  | EXISTING SINGLE WING CATCH BASIN |
|  | EXISTING FLANGED END SECTION     |
|  | EXISTING GRATE INLET             |
|  | EXISTING HEADWALL                |
|  | HOOD AND GRATE INLET             |
|  | EXISTING MANHOLE BOX             |
|  | OUTFALL CONCRETE STRUCTURE       |
|  | EXISTING PIPE STRUCTURE          |

**STORM SEWER LINE LEGEND**

|  |             |
|--|-------------|
|  | STORM SEWER |
|--|-------------|



**PROJECT CONTACTS**

|   |  |
|---|--|
| <b>OWNER/DEVELOPER</b><br>LENNAR<br>11560 GREAT OAKS WAY, SUITE 100<br>ALPHARETTA, GA 30222<br>(770) 870-2740 | <b>PROJECT ENGINEER</b><br>FUDGE PLANNING AND ENGINEERING<br>8234 OLD HIGHWAY S, SUITE D9-250<br>WOODSTOCK, GA 30188<br>(770) 938-3002<br>CONTACT: MIKE HANCOCK, P.E.<br>EMAIL: MIKE@FUDGEPE.COM |
| <b>24 HR CONTACT</b><br>CLAUDE WARD<br>(512) 547-9456   |  |

**SURVEYOR'S CERTIFICATION**

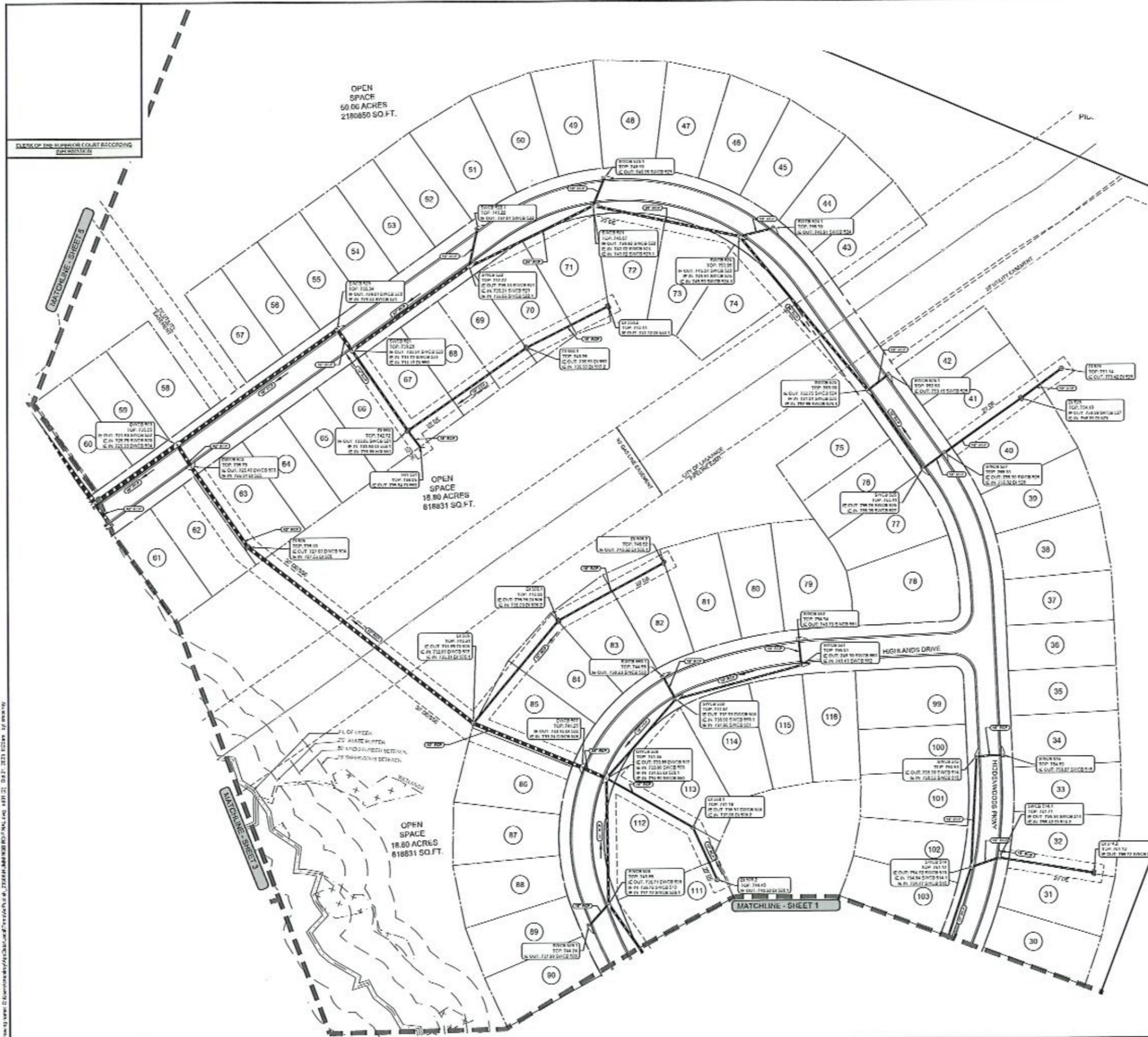
AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-8-67, THIS PLAN HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREOF. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAN AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THIS UNDERGROUND LAND SURVEYOR CERTIFIES THAT THIS PLAN COMPLES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF SURVEYING AND MAPPING, PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-8-67.


  
 AS SURVEYOR FOR  
**GASKINS + LECRAW, INC.**


  
 REGISTERED LAND SURVEYOR NO. 3155

DATE: 07/15/2025  
 REGISTERED LAND SURVEYOR NO. 3155

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| STORM SEWER LEGEND |                            |
|--------------------|----------------------------|
|                    | EXISTING CATCH BASIN       |
|                    | EXISTING MANHOLE           |
|                    | EXISTING GRATE AND SECTION |
|                    | EXISTING HEADWALL          |
|                    | HOOD AND GRATE INLET       |
|                    | EXISTING JUNCTION BOX      |
|                    | OUTLET CONTROL STRUCTURE   |
|                    | EXISTING PEDESTAL INLET    |

| STORM SEWER LINE LEGEND |             |
|-------------------------|-------------|
|                         | STORM SEWER |

PREPARED BY THE OFFICE OF

**GASKINS + LECRAW**

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1288 POWDER SPRINGS RD SW  
MARIETTA, GA 30064  
PHONE - 770.424.1188  
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REVISIONS:

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STORM SEWER ASBUILT FOR

**PROJECT:**  
HUMMINGBIRD HOLLOW PHASE 1  
LAND LOTS 130 & 159  
11TH DISTRICT, TROUP COUNTY, CITY OF HOGANSVILLE, GEORGIA

**CLIENT:**  
LENNAR  
11580 GREAT OAKS WAY, SUITE 100  
ALPHARETTA, GA 30222

| PROJECT CONTACTS  |  |
|---|--|
| <b>OWNER/DEVELOPER</b><br>LENNAR<br>11580 GREAT OAKS WAY, SUITE 100<br>ALPHARETTA, GA 30222<br>970.920.2000 | <b>PROJECT ENGINEER</b><br>RIDGE PLANNING AND ENGINEERING<br>824 OLD HIGHWAY 5, SUITE D5-250<br>WOODSTOCK, GA 30189<br>(770) 955-0000<br>CONTACT: MIKE HARTON, P.E.<br>EMAIL: MIKE@RIDGEPE.COM |
| <b>24 HR CONTACT</b><br>CLAUDIA WANN<br>(678) 587-5445  |  |

**SURVEYOR'S CERTIFICATION**

AS REQUIRED BY SUBSECTION (d) OF O.G.C.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER BEFORE USE OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF SURVEYORS AND LAND SURVEYORS AND AS SET FORTH IN O.G.C.A. SECTION 15-6-67.

**CLAUDE WANN**  
REGISTERED LAND SURVEYOR NO. 3195

DATE 07/15/2025

**PRELIMINARY**

AS SURVEYOR FOR GASKINS + LECRAW, INC.

CALL BEFORE YOU DIG

**811**

Know what's below. Call before you dig.

SCALE & NORTH ARROW.

SCALE: 1" = 50'

**SURVEY INFO:**

|              |              |
|--------------|--------------|
| DRAWN BY:    | CAH          |
| REVIEWED BY: | CWR          |
| FIELD DATE:  | 06/09/2024   |
| OFFICE DATE: | 05/29/2025   |
| JOB #:       | 06610002.001 |

**STORM SEWER PLAN**

**2 OF 5**

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| STORM SEWER LEGEND |                                   |
|--------------------|-----------------------------------|
|                    | EXISTING DOUBLE INLET CATCH BASIN |
|                    | EXISTING SINGLE INLET CATCH BASIN |
|                    | EXISTING FLARED END SECTION       |
|                    | EXISTING GRATE INLET              |
|                    | EXISTING HEADWALL                 |
|                    | HOOD AND GRATE INLET              |
|                    | EXISTING JUNCTION BOX             |
|                    | OUTLET CONTROL STRUCTURE          |
|                    | RAIN/FOOD PEDESTAL INLET          |

| STORM SEWER LINE LEGEND |             |
|-------------------------|-------------|
|                         | STORM SEWER |

LSF001371

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STORM SEWER ASBUILT FOR  
**PROJECT:**  
**HUMMINGBIRD HOLLOW PHASE 1**  
 LAND LOTS 130 & 155  
 11TH DISTRICT, TROUP COUNTY, CITY OF HOGANSVILLE, GEORGIA  
**CLIENT:**  
**LENNAR**  
 11560 GREAT OAKS WAY, SUITE 100  
 ALPHARETTA, GA 30022

| PROJECT CONTACTS  |   |
|---|---|
| <b>OWNER/DEVELOPER</b><br>LENNAR<br>11560 GREAT OAKS WAY, SUITE 100<br>ALPHARETTA, GA 30022<br>(770) 475-2510 | <b>PROJECT ENGINEER</b><br>RIDGE PLANNING AND ENGINEERING<br>2324 OLD HIGHWAY 5, SUITE 200<br>WOODSTOCK, GA 30189<br>(770) 853-8654<br>CONTACT: TRIF HAPPAKOR, P.E.<br>EMAIL: TRIF.HAPPAKOR@RPE.COM |
| <b>24 HR CONTACT</b><br>CLAUDE VANN<br>(815) 547-8426   |   |

**SURVEYOR'S CERTIFICATION**

AS REQUIRED BY SUBSECTION (d) OF O.G.C.A. SECTION 15-8-67, THIS PLAN HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAN AS TO THE INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAN COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF SURVEYING AND MAPPING AND AS SET FORTH IN O.G.C.A. SECTION 15-8-67.

DATE 07/15/2025  
 REGISTERED LAND SURVEYOR NO. 3155

**PRELIMINARY**

CALL BEFORE YOU DIG

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

SCALE & NORTH ARROW.

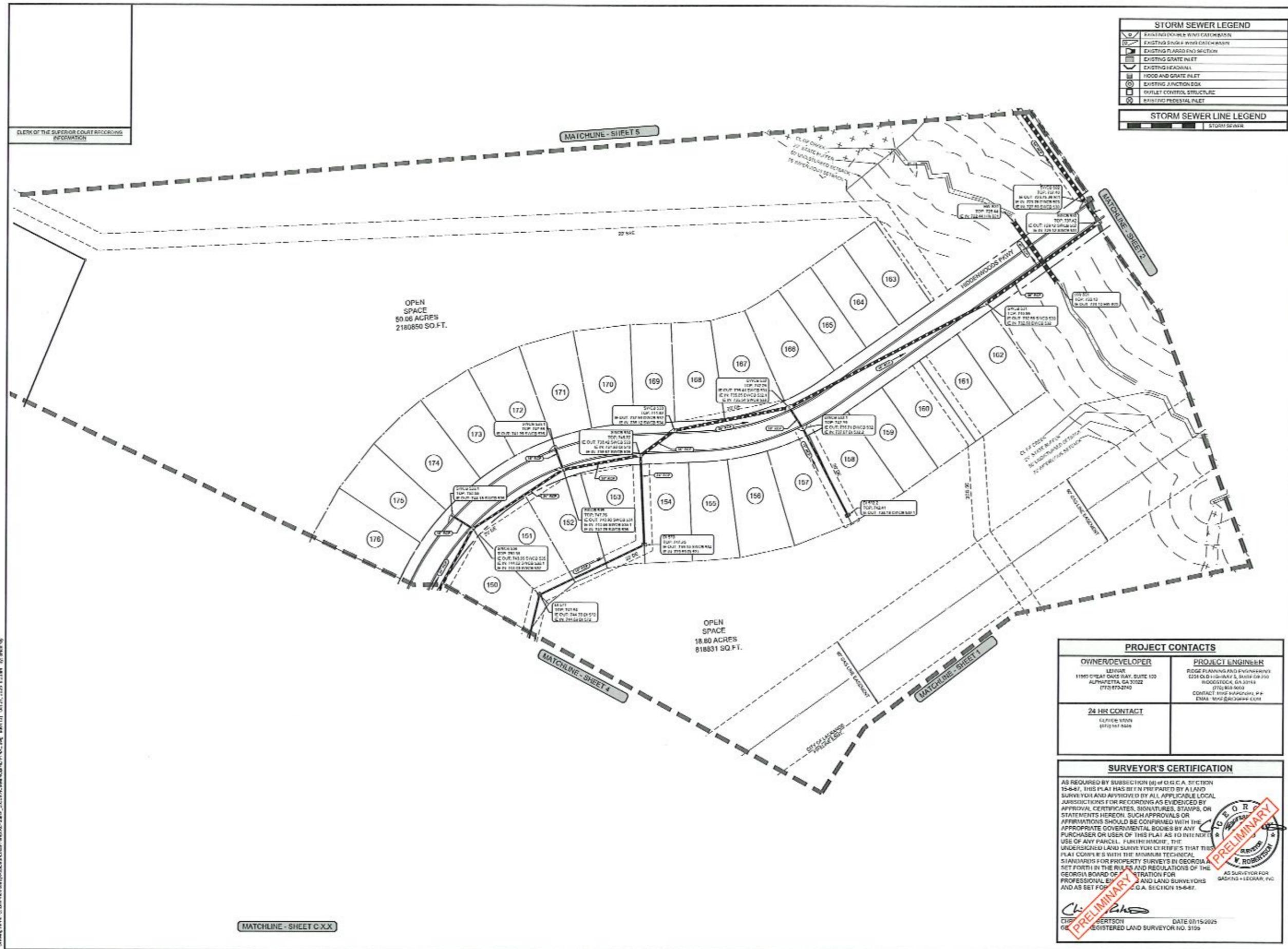
GRID NORTH, GEORGIA WEST ZONE  
 SCALE: 1" = 50'

**SURVEY INFO.**

|              |              |
|--------------|--------------|
| DRAWN BY:    | CAM          |
| REVIEWED BY: | CRK          |
| FIELD DATE:  | 06/09/2024   |
| OFFICE DATE: | 06/25/2025   |
| JOB #:       | 06610005.001 |

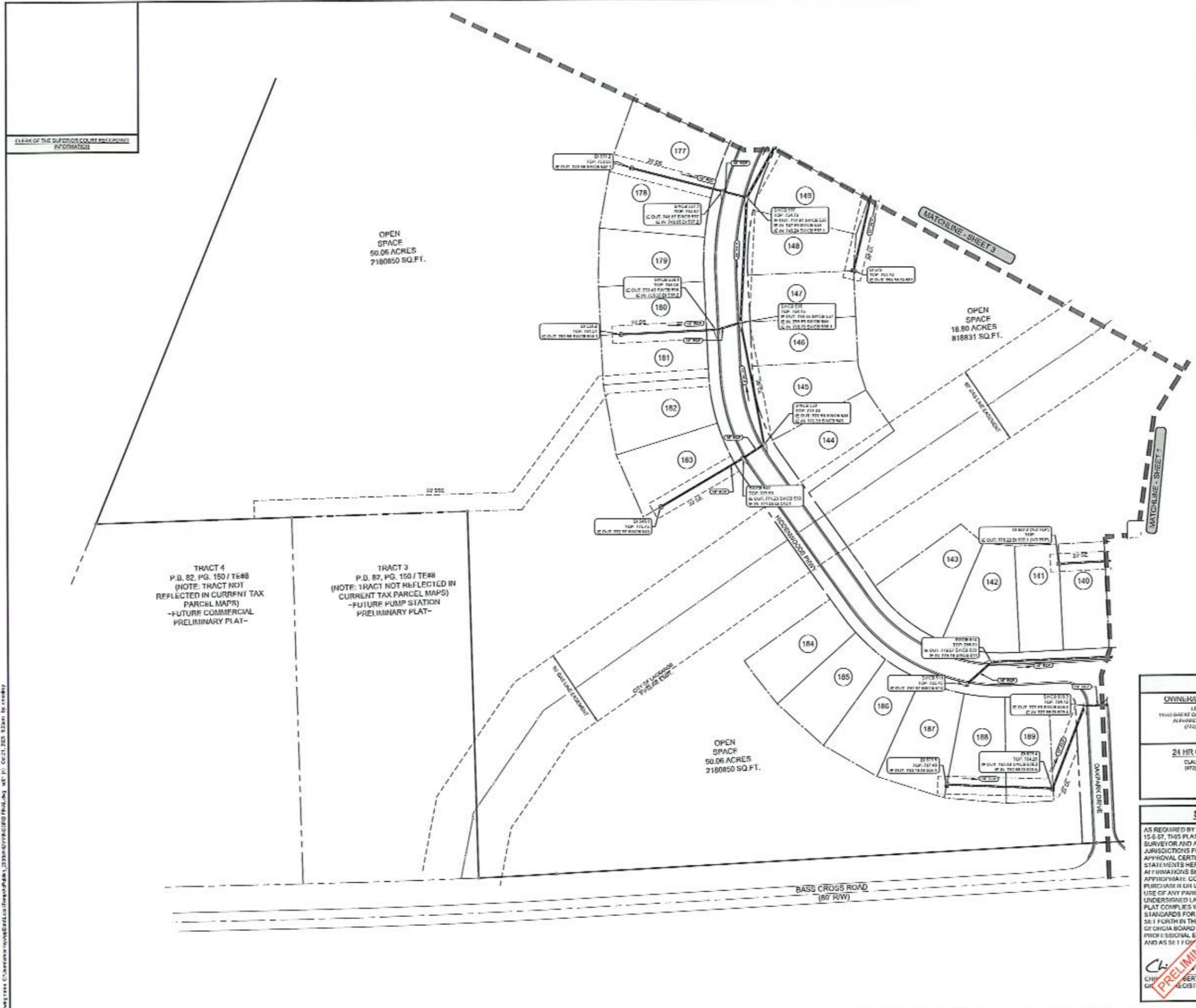
**STORM SEWER PLAN**

**3 OF 5**



CLERK OF THE SUPERIOR COURT RECORDING INFORMATION

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| STORM SEWER LEGEND |                                  |
|--------------------|----------------------------------|
| [Symbol]           | EXISTING DOUBLE WING CATCH BASIN |
| [Symbol]           | EXISTING SINGLE WING CATCH BASIN |
| [Symbol]           | EXISTING FLARED END SECTION      |
| [Symbol]           | EXISTING STAKE INLET             |
| [Symbol]           | EXISTING HEADWALL                |
| [Symbol]           | HOOD AND GRATE INLET             |
| [Symbol]           | EXISTING ANTI-SIPHON BOX         |
| [Symbol]           | OUTLET CONTROL STRUCTURE         |
| [Symbol]           | EXISTING PERMANENT INLET         |

| STORM SEWER LINE LEGEND |             |
|-------------------------|-------------|
| [Symbol]                | STORM SEWER |

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**GASKINS + LECRAW**  
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 ALPHARETTA, GA 30004  
 PHONE - 770.424.1155  
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STORM SEWER ASSESSMENT FOR  
 PROJECT  
**HUMMINGBIRD HOLLOW PHASE 1**  
 LAND LOTS 130 & 139  
 11TH DISTRICT, TROUP COUNTY, CITY OF HOGANSVILLE, GEORGIA  
 CLIENT  
**LENNAR**  
 11560 GREAT OAKS WAY, SUITE 100  
 ALPHARETTA, GA 30022

| PROJECT CONTACTS  |  |
|---|--|
| <b>OWNER/DEVELOPER</b><br>LENNAR<br>11560 GREAT OAKS WAY, SUITE 100<br>ALPHARETTA, GA 30022<br>(770) 572-2743 | <b>PROJECT ENGINEER</b><br>PEECE PLANNING AND ENGINEERING<br>6234 OLD HIGHWAY 5, SUITE 104-250<br>ROOSTOCK, GA 30784<br>(770) 598-9800<br>CONTACT: MIKE HAYLOR, P.E.<br>EMAIL: MIKE.HAYLOR@PEECE.COM |
| <b>24 HR CONTACT</b><br>CLAUDIE WAIN<br>(878) 587-4448  |  |

**SURVEYOR'S CERTIFICATION**

AS REQUIRED BY SUBSECTION (a) OF O.G.C.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY AN APPLICABLE LOCAL JURISDICTION FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PART OF THE SURVEY. THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF SURVEYING AND LAND SURVEYORS AND AS SET FORTH IN O.G.C.A. SECTION 15-6-67.

**PRELIMINARY**

DATE: 07/15/2025  
 REGISTERED LAND SURVEYOR NO. 3195

CALL BEFORE YOU DIG

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

SCALE & NORTH ARROW:

SCALE: 1" = 40'

SURVEY INFO:

|              |             |
|--------------|-------------|
| DRAWN BY:    | CAM         |
| REVIEWED BY: | CWR         |
| FIELD DATE:  | 05/05/2024  |
| OFFICE DATE: | 05/25/2025  |
| JOB #:       | 0500005.001 |

**STORM SEWER PLAN**

**4 OF 5**

Drawn by: C:\Users\mng\OneDrive\Documents\3195\SP\SP\811\811.dwg, 07/15/2025, 9:28am, by: cweber



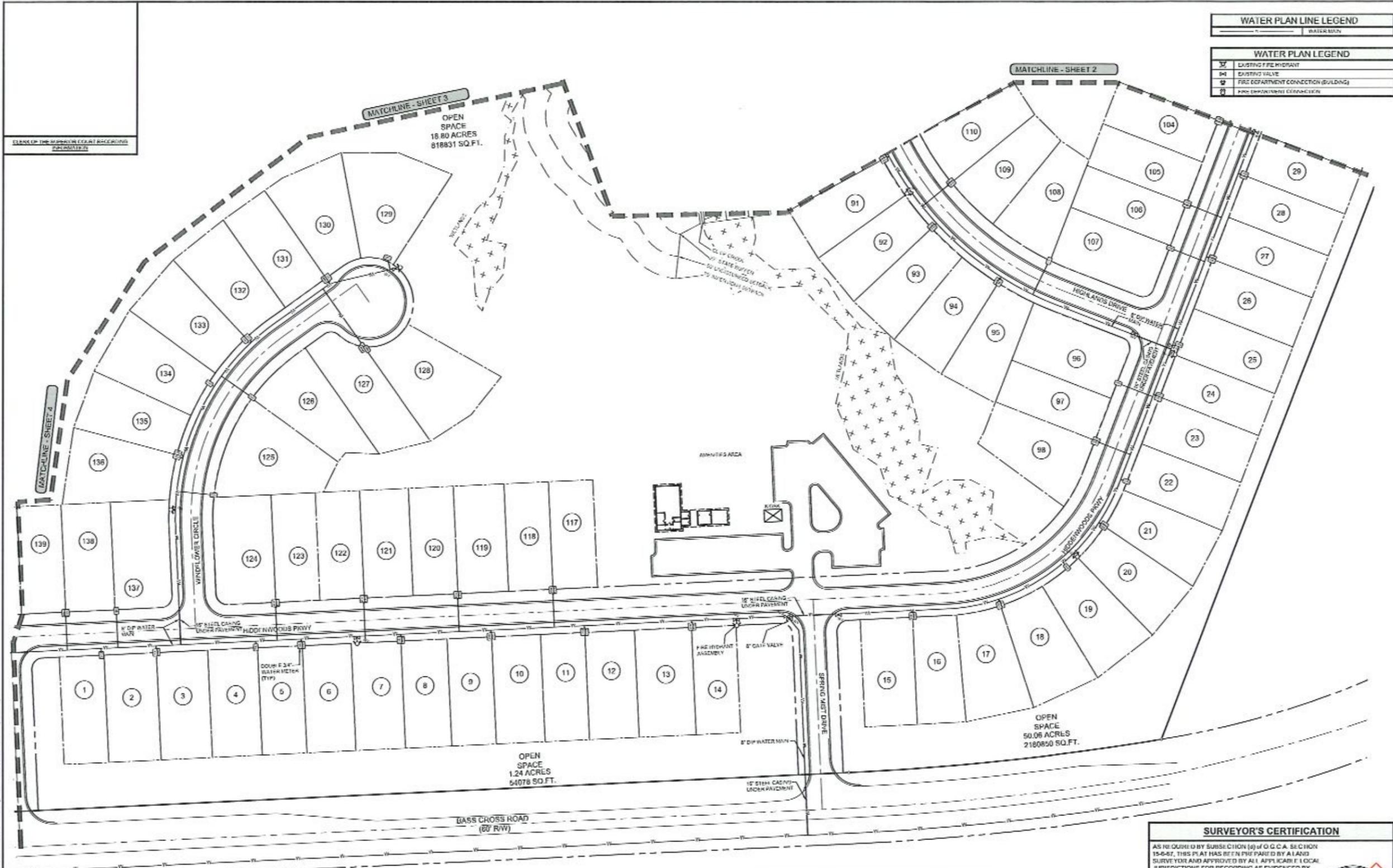












| WATER PLAN LINE LEGEND |                                       |
|------------------------|---------------------------------------|
| [Symbol]               | EXISTING FIRE HYDRANT                 |
| [Symbol]               | EXISTING VALVE                        |
| [Symbol]               | FIRE DEPARTMENT CONNECTION (BUILDING) |
| [Symbol]               | FIRE DEPARTMENT CONNECTION            |

| WATER PLAN LEGEND |                                       |
|-------------------|---------------------------------------|
| [Symbol]          | EXISTING FIRE HYDRANT                 |
| [Symbol]          | EXISTING VALVE                        |
| [Symbol]          | FIRE DEPARTMENT CONNECTION (BUILDING) |
| [Symbol]          | FIRE DEPARTMENT CONNECTION            |

PREPARED BY THE OFFICE OF:

**GASKINS + LECRAW**

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1209 POWDER SPRINGS RD SW  
MARIETTA, GA 30064  
PHONE - 770.421.7155  
www.gaskins-lecraw.com

LSR001371

REVISIONS:

| NO. | DATE | BY | DESCRIPTION |
|-----|------|----|-------------|
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|     |      |    |             |
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WATER ASBUILT FOR

PROJECT:

**HUMMINGBIRD HOLLOW PHASE 1**  
AND LOTS 133 & 159  
11TH DISTRICT, TROUP COUNTY, CITY OF HOGANSVILLE, GEORGIA

CLIENT:

**LENNAR**  
11500 GREAT OAKS WAY, SUITE 100  
ALPHARETTA, GA 30022

CALL BEFORE YOU DIG

Know what's below.  
Call before you dig.

SCALE & NORTH ARROW:

SCALE: 1" = 50'

SURVEY INFO:

DRAWN BY: CAM  
REVIEWED BY: CAR  
FIELD DATE: 07/22/25  
OFFICE DATE: 08/29/25  
JOB #: 0810005.001

WATER PLAN

**1 OF 4**

**SURVEYOR'S CERTIFICATION**

AS REQUIRED BY SUBSECTION (a) OF O.G.C.A. SECTION 15-6-67, THIS PLAN HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAN AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAN COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF SURVEYING AND MAPPING FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.G.C.A. SECTION 15-6-67.

DATE: 07/15/2025  
REGISTERED LAND SURVEYOR NO. 3195

**PRELIMINARY**

**PROJECT CONTACTS**

|   |   |
|---|---|
| <b>OWNER/DEVELOPER</b><br>LENNAR<br>11500 GREAT OAKS WAY, SUITE 100<br>ALPHARETTA, GA 30022<br>(770) 974-2740 | <b>PROJECT ENGINEER</b><br>FIDEL PLANNING AND ENGINEERING<br>424 OLD HIGHWAY 5, SUITE 01240<br>WOODBRIDGE, GA 30189<br>(770) 534-7000<br>CONTACT: MIKE HANFORD, P.E.<br>EMAIL: MIKE@FIDELPE.COM |
| <b>24 HR CONTACT</b><br>CLAUDE WANN<br>(478) 587-8465   |   |

DATE: 08/29/25 10:45 AM

| WATER PLAN LINE LEGEND |            |
|------------------------|------------|
| —                      | WATER MAIN |

| WATER PLAN LEGEND |                                       |
|-------------------|---------------------------------------|
| ⊗                 | VALVE AND METER                       |
| ⊕                 | VALVE ONLY                            |
| ⊙                 | FIRE DEPARTMENT CONNECTION (BUILDING) |
| ⊚                 | FIRE DEPARTMENT CONNECTION            |

APPROVED BY THE OFFICE OF



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1.07001371

| REVISIONS |      |    |             |
|-----------|------|----|-------------|
| NO.       | DATE | BY | DESCRIPTION |
|           |      |    |             |
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|           |      |    |             |

WATER ASBUILT FOR PROJECT

**HUMMINGBIRD HOLLOW PHASE 1**  
LAND LOTS 130 & 158  
11TH DISTRICT, TROUP COUNTY, CITY OF HOGANSVILLE, GEORGIA

CLIENT  
**LENNAR**  
11580 GREAT OAKS WAY, SUITE 100  
ALPHARETTA, GA 30022

CALL BEFORE YOU DIG



Know what's below.  
Call before you dig.

SCALE & NORTH ARROW.



GRID NORTH GEORGIA WCST ZONE  
SCALE: 1" = 40'

| SURVEY INFO: |            |
|--------------|------------|
| DRAWN BY:    | CAM        |
| REVIEWED BY: | CWR        |
| FIELD DATE:  | 05/05/2024 |
| OFFICE DATE: | 05/25/2025 |
| JOB #:       | 0010000101 |

WATER PLAN  
**2 OF 4**

**SURVEYOR'S CERTIFICATION**

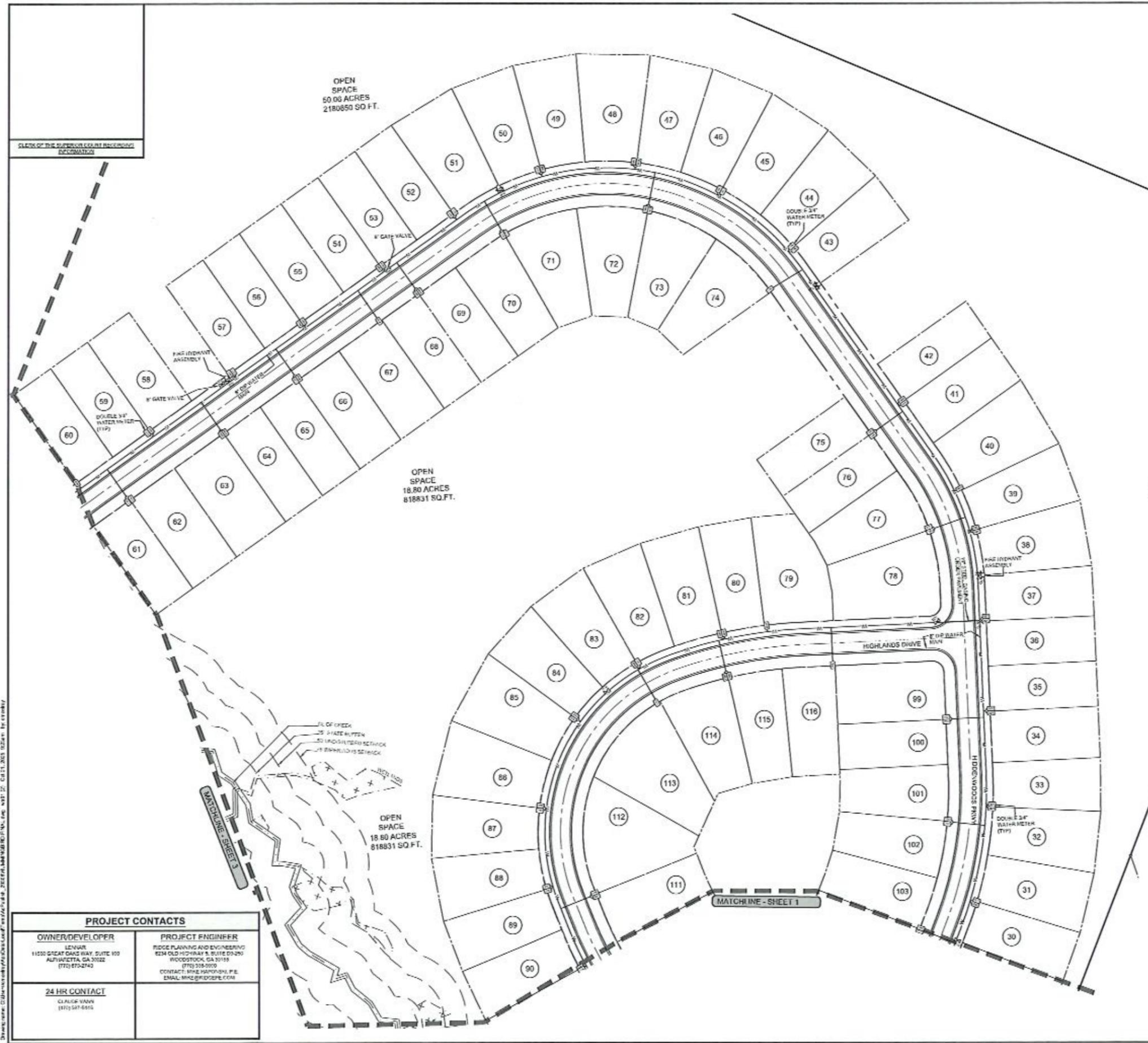
AS REQUIRED BY SUBSECTION (4) OF O.G.C.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONSIDERED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.G.C.A. SECTION 15-6-67.

DATE 07/15/2025  
REGISTERED LAND SURVEYOR NO. 3195

AS SURVEYOR FOR  
**GASKINS + LECRAW, INC.**

*Ch. Z...*

**PRELIMINARY**



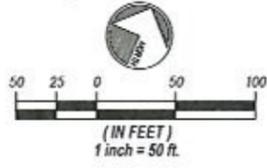






Know what's below.  
Call before you dig.

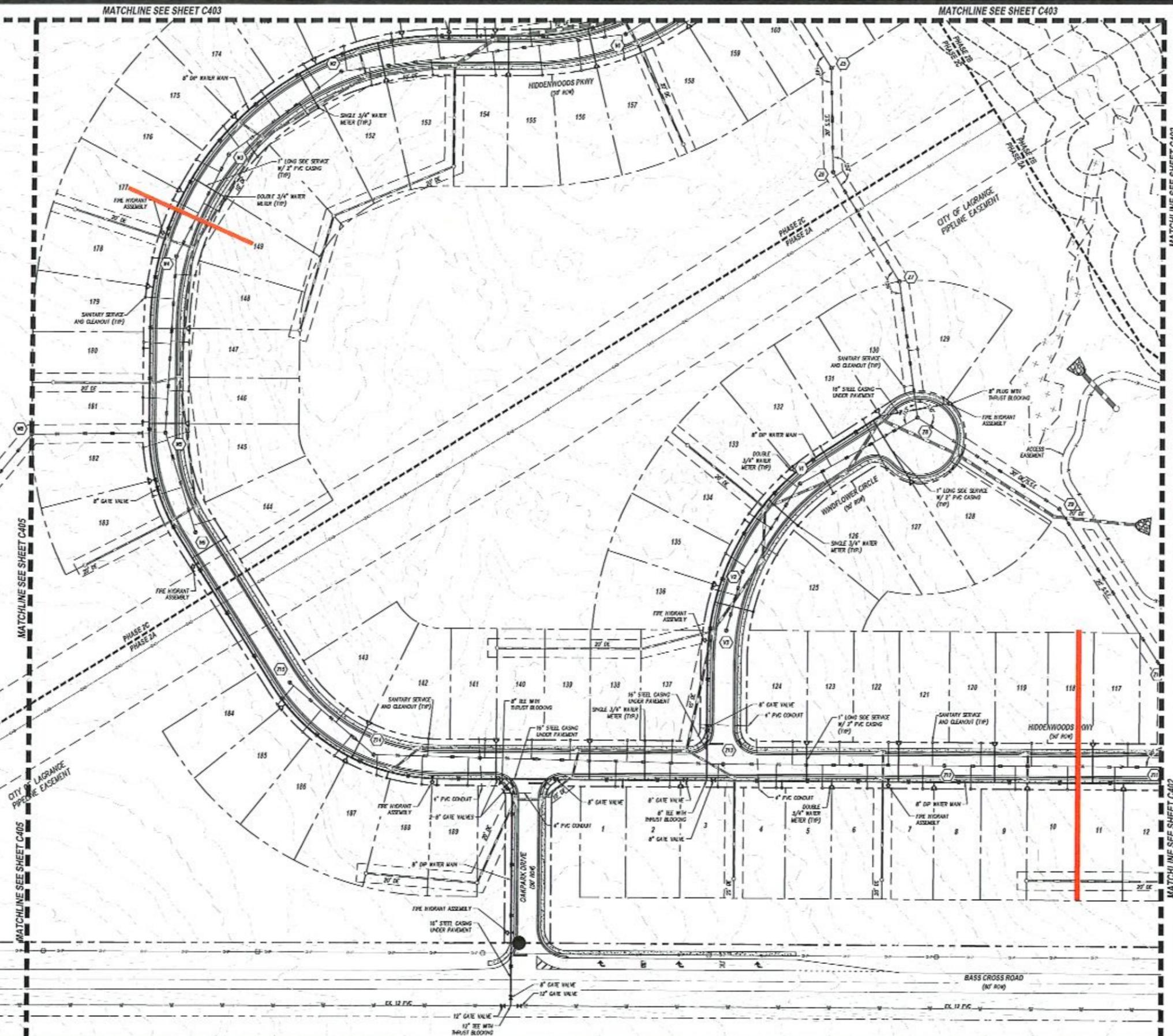
THE UTILITIES SHOWN HEREIN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



24 HOUR CONTACT:  
CLAUDE VANN  
470.587.8446

I CERTIFY THAT THIS PROPOSED DESIGN ALLOWS ALL LOTS TO BE SERVED WITHOUT A PUMP PLANT.

NOT IN PROPOSED P.C.



**RIDGE PLANNING AND ENGINEERING**  
 6234 OLD HIGHWAY 5  
 SUITE DB-250 - WOODSTOCK, GA 30189  
 OFFICE 770.938.9000

CONSTRUCTION PLANS  
 HUMMINGBIRD HOLLOW  
 PHASE I  
 LAND LOTS 130 & 159  
 11TH DISTRICT  
 CITY OF HOGANSVILLE, GEORGIA

OWNER/DEVELOPER  
 LENMAR  
 11580 GREAT OAKS WAY  
 SUITE 100  
 ALPHARETTA, GA 30022  
 PHONE: 770.670.2740

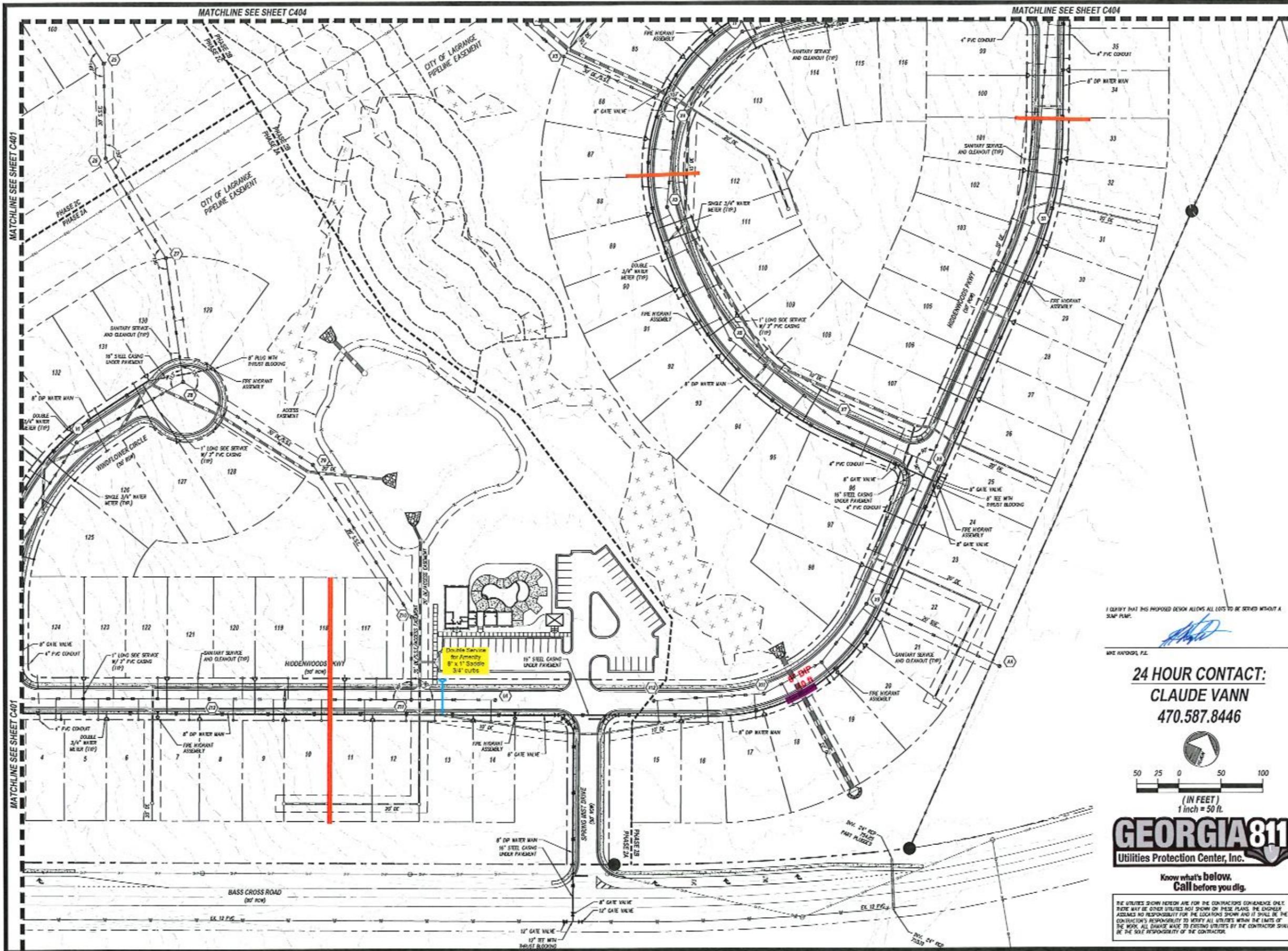
GSWCC CERTIFICATION NUMBER: 9881  
 EXPIRATION DATE: 05.01.2026



**REVISIONS**

|            |  |
|------------|--|
| 10.01.2022 | ENGINEERING COMMENTS   |
| 08.21.2023 | (10.22.2022) COMMENTS  |
| 12.20.2023 | GSWCC COMMENTS   |
| 03.05.2024 | SANITARY OUTFALL   |
| 07.21.2024 | MICROGRADING REGION  |
| 08.23.2024 | REVISE DECEL LANES   |
| 09.05.2024 | REVISE ROAD GRADING AND ADD OUTLET CONTROL STRUCTURE DETAILS |
| 09.25.2024 | GAS EXISTENCE COMMENTS                                       |
| 10.15.2024 | FORCE MAIN REVISION  |
| 10.18.2024 | REVISE LOCATION OF MW 14                                     |
| 11.18.2024 | TRUMP COUNTY DOT COMMENTS                                    |
| 12.28.2024 | TRUMP COUNTY DOT COMMENTS                                    |
| 01.06.2025 | -FM & SANITARY SEWER UPDATE                                  |

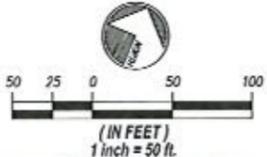
UTILITY PLAN  
**C401**



I CERTIFY THAT THIS PROPOSED DESIGN ALLOWS ALL LOTS TO BE SERVED WITHOUT A SUMP PUMP.

WKS HUNBIRD, P.L.C.

**24 HOUR CONTACT:**  
**CLAUDE VANN**  
**470.587.8446**



**GEORGIA811**  
 Utilities Protection Center, Inc.

Know what's below.  
 Call before you dig.

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

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 OFFICE: 770.938.9000

**CONSTRUCTION PLANS**  
 HUMMINGBIRD HOLLOW  
 PHASE I  
 LAND LOTS 130 & 159  
 11TH DISTRICT  
 CITY OF HOGANSVILLE, GEORGIA

**OWNER/DEVELOPER**  
 LENMAR  
 11580 GREAT OAKS WAY  
 SUITE 100  
 ALPHARETTA, GA 30022  
 PHONE: 770.670.2740

GSWCC CERTIFICATION NUMBER: 9881  
 EXPIRATION DATE: 09.01.2026



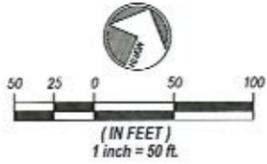
**REVISIONS**

|            |  |
|------------|--|
| 10.01.2022 | ENGINEERING COMMENTS   |
| 06.25.2023 | (3.22.2023) COMMENTS   |
| 12.20.2023 | GSWCC COMMENTS   |
| 03.05.2023 | SANITARY OUTFALL   |
| 07.31.2024 | MODIFICATION REVISION  |
| 08.23.2024 | REVERSE DETAIL LAYOUT  |
| 04.05.2024 | REVERSE POND GRADING AND ACO OUTFLET CONTROL STRUCTURE DETAILS |
| 08.20.2024 | GAS EASEMENT COMMENTS  |
| 10.15.2024 | FORCE MAIN REVISION  |
| 10.15.2024 | REVERSE LOCATION OF MW 74                                      |
| 10.15.2024 | GROUP COUNTY DOT COMMENTS                                      |
| 10.28.2024 | GROUP COUNTY DOT COMMENTS                                      |
| 01.08.2025 | FM & SANITARY SEWER UPDATE                                     |

**UTILITY PLAN**  
**C402**

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THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

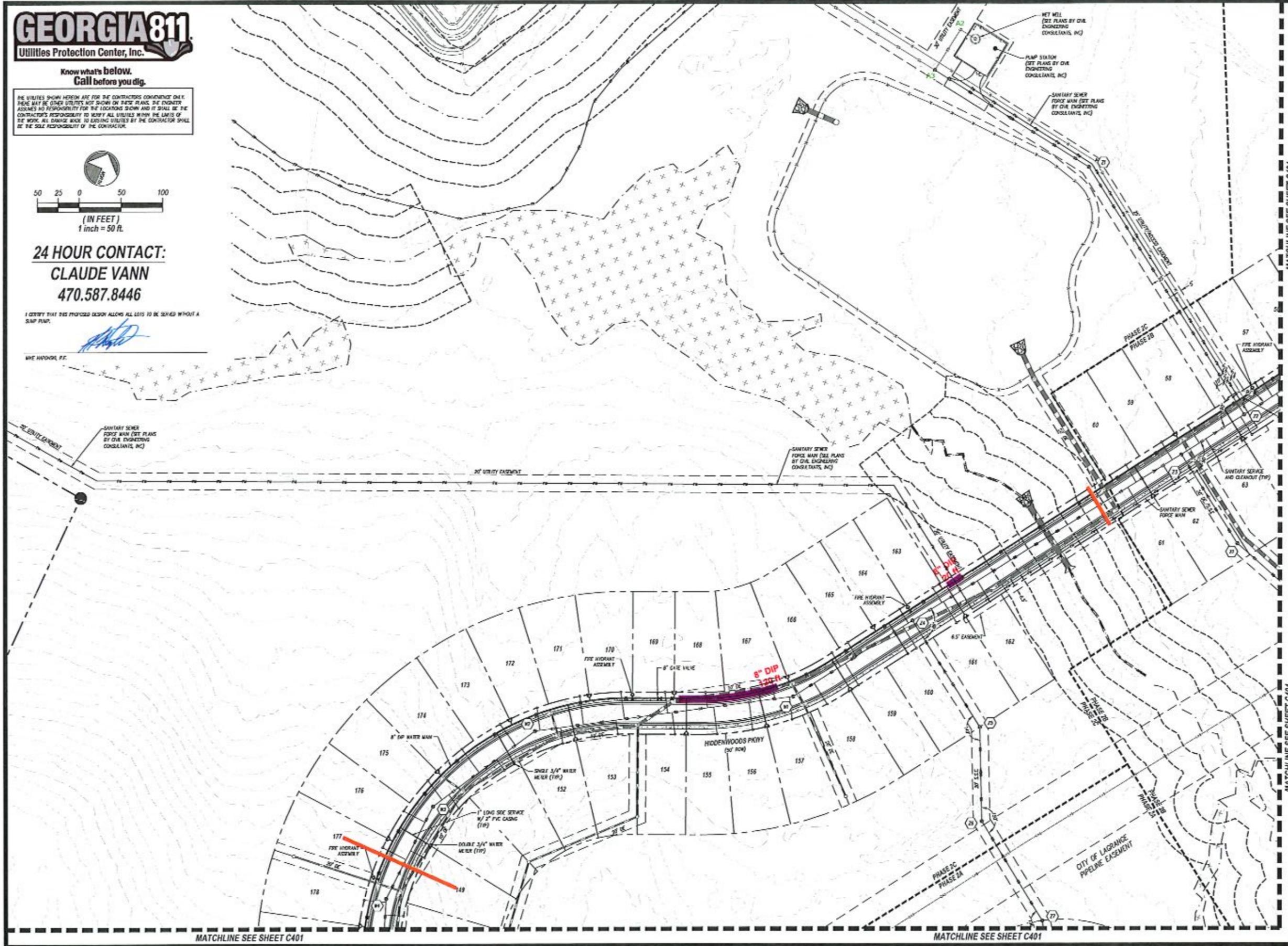


**24 HOUR CONTACT:**  
**CLAUDE VANN**  
**470.587.8446**

I CERTIFY THAT THIS PROPOSED DESIGN ALLOWS ALL LOTS TO BE SERVED WITHOUT A SUMP PUMP.

*[Signature]*

WHE HARRISON, P.E.



**RIDGE PLANNING AND ENGINEERING®**  
6234 O.S. HIGHWAY 5  
SUITE 20250 - WOODBRICK, GA. 30188  
OFFICE 770.938.9000

**CONSTRUCTION PLANS**  
**HUMMINGBIRD HOLLOW**  
**PHASE I**  
**LAND LOTS 130 & 139**  
**11TH DISTRICT**  
**CITY OF HOGANSVILLE, GEORGIA**

**OWNER/DEVELOPER**  
**LENNAR**  
**11560 GREAT OAKS WAY**  
**SUITE 100**  
**ALPHARETTA, GA 30022**  
**PHONE: 770.670.2740**

OSWCC CERTIFICATION NUMBER: 8001  
EXPIRATION DATE: 02.01.2026



**REVISIONS**

|            |  |
|------------|--|
| 10.01.2022 | - ENGINEERING COMMENTS   |
| 06.21.2023 | - (8.22.2023) COMMENTS   |
| 12.06.2023 | - OSWCC COMMENTS   |
| 03.05.2024 | - SANITARY OUTFALL   |
| 07.21.2024 | - MICROGRAPHIC REVISION  |
| 08.22.2024 | - REVISE DEED LINES  |
| 08.05.2024 | - REVISE POND GRADING AND ADD OUTLET CONTROL STRUCTURE DETAILS |
| 09.20.2024 | - GAS EASEMENT COMMENTS  |
| 10.15.2024 | - FORCE MAIN REVISION  |
| 10.16.2024 | - REVISE LOCATION OF WAP 1#                                    |
| 10.18.2024 | - TROUP COUNTY DOT COMMENTS                                    |
| 10.28.2024 | - TROUP COUNTY DOT COMMENTS                                    |
| 01.06.2025 | - FM & SANITARY SEWER UPDATE                                   |

**UTILITY PLAN**  
**C403**



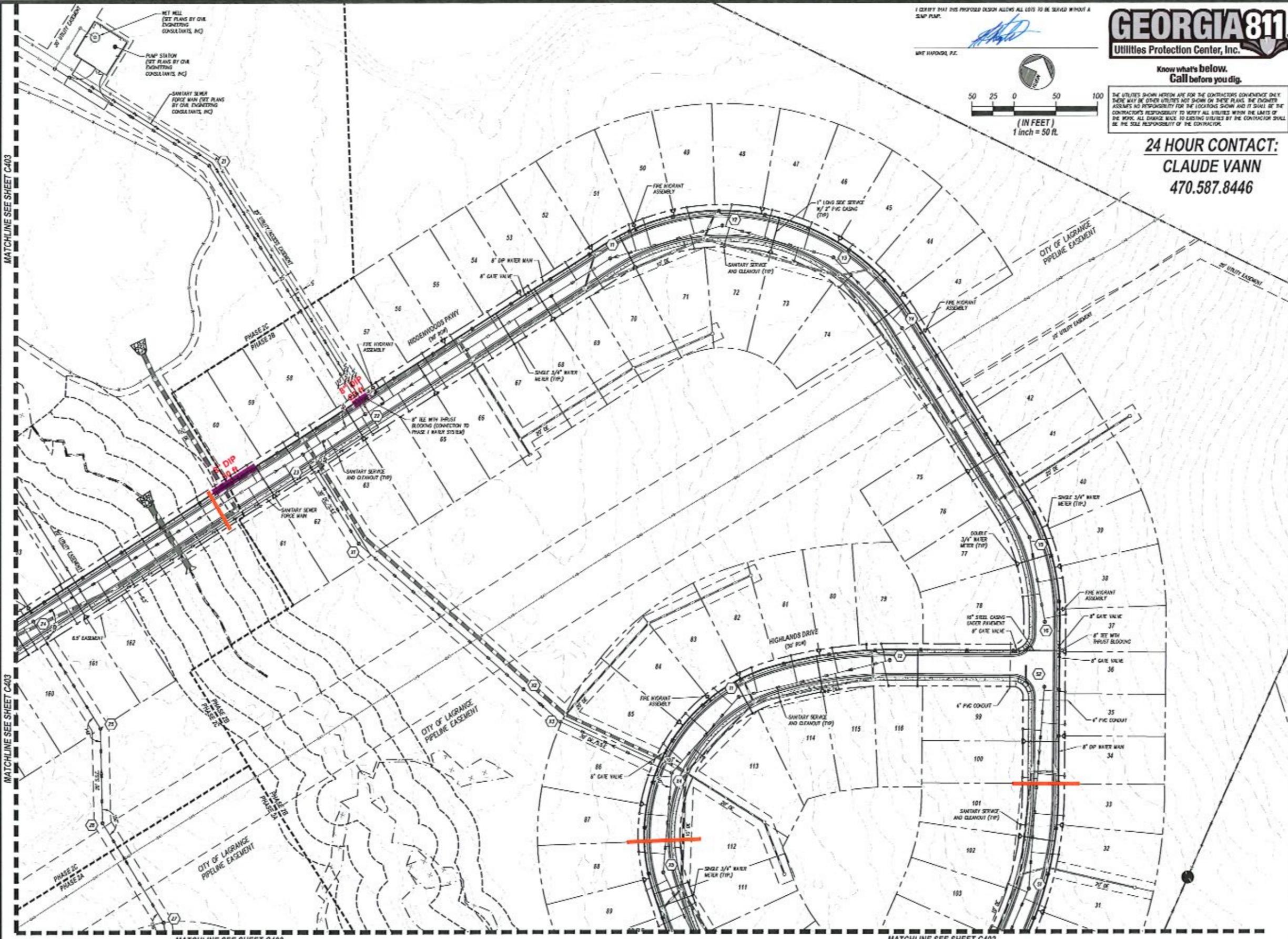
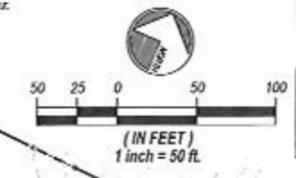
Know what's below.  
Call before you dig.

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

**24 HOUR CONTACT:**  
**CLAUDE VANN**  
**470.587.8446**

I CERTIFY THAT THIS PROPOSED DESIGN ALLOWS ALL LOTS TO BE SERVED WITHOUT A SUMP PUMP.

WRT HADDOGE, P.E.



MATCHLINE SEE SHEET C403

MATCHLINE SEE SHEET C403

MATCHLINE SEE SHEET C402

MATCHLINE SEE SHEET C402

**RIDGE PLANNING AND ENGINEERING**  
6234 OLD HIGHWAY 5  
SUITE D8-250 - WOODSTOCK, GA 30188  
OFFICE 770.939.9000

CONSTRUCTION PLANS  
HUMMINGBIRD HOLLOW  
PHASE I  
LAND LOTS 130 & 139  
11TH DISTRICT  
CITY OF HOGANSVILLE, GEORGIA

OWNER/DEVELOPER  
LENNAR  
11560 GREAT OAKS WAY  
SUITE 100  
ALPHARETTA, GA 30022  
PHONE: 770.670.2740

CSWCC CERTIFICATION NUMBER: 5881  
EXPIRATION DATE: 09.01.2028



**REVISIONS**

|            |  |
|------------|--|
| 11.01.2022 | - ENGINEERING COMMENTS   |
| 06.21.2023 | - (2.22.2023) COMMENTS   |
| 12.20.2023 | - CIVIL COMMENTS   |
| 03.05.2024 | - SANITARY OUTFALL   |
| 07.21.2024 | - MICROGRADING REVISION  |
| 08.23.2024 | - REVISE DETAIL LINES  |
| 08.05.2024 | - REVISE POND GRADING AND ADD OUTLET CONTROL STRUCTURE DETAILS |
| 09.20.2024 | - GAS EASEMENT COMMENTS  |
| 10.15.2024 | - FORCE MAIN REVISION  |
| 10.18.2024 | - REVISE LOCATION OF MMV 14                                    |
| 10.28.2024 | - TROUP COUNTY DOT COMMENTS                                    |
| 10.28.2024 | - TROUP COUNTY DOT COMMENTS                                    |
| 01.08.2025 | - FM & SANITARY SEWER UPDATE                                   |

UTILITY PLAN  
**C404**

**LDO TROUP, LLC**  
**9008 Highway 16**  
**Senola GA 30276**

February 20, 2026

City of Hogansville  
111 High Street  
Hogansville, GA 30230

RE: Rezoning of the property located at Troup County Tax Map No. 0023 001016 to CR-MX

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

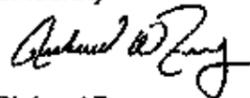
We look forward to the opportunity to bring this request for rezoning.

Among the facts supporting this request are the following:

- The property is currently zoned ES-R although it abuts the interstate.
- Per the City's current zoning map the property surrounds a tract that is currently zoned CR-MX, borders another tract that is currently zoned CR-MX and abuts Mariweather Industrial Park on the western property boundary.
- The City's Comprehensive plan identifies this parcel as an Interstate Character area. The Interstate Character area supports CR-MX zoning.
- This request will not adversely affect the existing use of adjacent or nearby parcels, or infrastructure.

Your consideration in this matter is greatly appreciated.

Sincerely



Richard Ferry

Application Number: R26-01



### **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 : 2-27-2026 [Signature]

Application Accepted : 3-1-2026

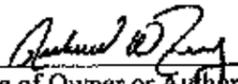
Application for Rezoning -- City of Hogansville Georgia

Property Owner: David Andres Weaver as Trustee of the Weaver Family 2004 Dynasty Trust  
Property Owner Address: 38 Suffolk Road  
City, State, Zip: Chessnut Hill, MA 02467  
Phone Number: \_\_\_\_\_  
Email: gerogialand@gmail.com

Authorized Agent: LDO Troup, LLC  
Agent's Address: 9008 E Highway 16  
City, State, Zip: Senoia, GA 30276  
Phone Number: 770-461-0478  
Email: rferry@brentholdings.net

Subject Property Address: E Main St  
City, State, Zip: Hogansville, GA 30230  
Troup Tax Parcel Number: 0023 001016  
Size of property (acres): 56.0687  
Current Zoning: ES-R Proposed Zoning: CR-MX  
Current Use: Vacant Land  
Proposed Use: Commercial mixed use development  
If rezoned, when will the proposed use start? January 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 Date

2/20/2026

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?

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.



*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 use is suitable as the subject property abuts two CR-MX zoning parcels, the interstate, and Meriwether county Industrial land.
2. Whether the zoning proposal would adversely affect the existing use or usability of adjacent or nearby property.  
  
No, the adjacent property is zoned CR-MX and General Industrial
3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.  
  
No, as the property is currently zoned ES-R
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, property is located along state highway and adjacent to the interstate.
5. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive land use plan.  
  
Yes, this property is identified as an "Interstate Character Area" on the City of Hogansville's 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, the grounds for approval are the property abuts a state highway and abuts an interstate interchange that is planned to be improved by GDOT.

  
**HOGANSVILLE**  
GEORGIA  
**Owner Authorization Form**

City of Hogansville

This is a written request from (property owner name): David Andres Weaver as Trustee of The Weaver Family 2004 Dynasty Trust, the legal owner of Property (address): E. Main St., Hogansville, Troup County, Georgia; Troup County Tax Parcel Number 0023 001016. At this time, we are requesting that the said property rezoned from ES-R 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 \_\_\_\_\_.

[Signature] \_\_\_\_\_ 2-20-26  
Property Owner Signature/Firma del dueño Date/Fecha:

[Signature]  
Notary Public





### Third Party Authorization Form

City of Hogansville

This is a written request from David Andres Weaver as Trustee of The Weaver Family 2004 Dynasty Trust, the legal owner of Property: E. Main St, Hogansville, Troup County, Georgia and the Tax Parcel Number 0023 001016. I hereby grant authorization to LDO Troup, LLC 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

2-20-24

Date/Fecha:

Notary Public



LEGAL DESCRIPTION

AS SET FORTH IN FILE NO. 69464

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 124 OF THE ELEVENTH LAND DISTRICT OF TROUP COUNTY, GEORGIA AND BEING A PORTION OF LANDS SHOWN ON THAT CERTAIN PLAT OF SURVEY OF THE ESTATE OF H.V. HAMMETT, MADE BY WHITE AND CAMP, ENGINEERS AND SURVEYORS, DATED JANUARY 7, 1963, AND WHICH PLAT IS RECORDED IN PLAT BOOK 8, PAGE 294, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF TROUP COUNTY, GEORGIA, WHICH PLAT IS, BY REFERENCE, INCORPORATED HEREIN AND MADE A PART HEREOF FOR THE PURPOSE OF A MORE COMPLETE LEGAL DESCRIPTION.

LESS AND EXCEPT ANY PORTION OF THE ABOVE--DESCRIBED PROPERTY LYING WEST OF INTERSTATE 85 AND SOUTH OF HIGHWAY 54.

FURTHER LESS AND EXCEPT PROPERTY DESCRIBED IN DECLARATION OF TAKING, DEPARTMENT OF TRANSPORTATION VS. JAMES M. COLLINS, MRS. LOUISE HAMMETT AND WARE BROTHERS, INC., DATED DECEMBER 19, 1973, FILED AUGUST 26, 1975, RECORDED IN DEED BOOK 312, PAGE 423, TROUP COUNTY, GEORGIA RECORDS.

FURTHER LESS AND EXCEPT PROPERTY DESCRIBED IN LIMITED WARRANTY DEED FROM DAVID ANDRES WEAVER, AS TRUSTEE OF 2004 WEAVER FAMILY DYNASTY TRUST TO WILLIAM B. JONES, DATED JUNE 27, 2018, FILED AUGUST 14, 2018, RECORDED IN DEED BOOK 1939, PAGE 528, TROUP COUNTY, GEORGIA RECORDS.



Overview



Legend

- Address Numbers
- Parcels
- Roads

|                 |                  |                   |                                   |              |       |        |      |
|-----------------|------------------|-------------------|-----------------------------------|--------------|-------|--------|------|
| Parcel ID       | 0023 001016      | Owner             | WEAVER DAVID ANDRES & CHRISTINA W | Last 2 Sales |       |        |      |
| Class Code      | Commercial       |                   | VEST                              | Date         | Price | Reason | Qual |
| Taxing District | 18 - HOGANSVILLE |                   | AS TRUSTEES OF THE WEAVER FAMILY  | 1/26/2023    |       | CD     | U    |
| City            | HOGANSVILLE      |                   | 2004                              | 12/15/2022   |       | N      | U    |
| Acres           | 52.75            |                   | DYNASTY TRUST                     |              |       |        |      |
|                 |                  |                   | 38 SUFFOLK RD                     |              |       |        |      |
|                 |                  |                   | CHESSNUT HILL, MA 02467           |              |       |        |      |
|                 |                  | Physical Address  | E MAIN ST                         |              |       |        |      |
|                 |                  | Assessed Value    | Value \$1055000                   |              |       |        |      |
|                 |                  | Land Value        | Value \$1055000                   |              |       |        |      |
|                 |                  | Improvement Value |                                   |              |       |        |      |
|                 |                  | Accessory Value   |                                   |              |       |        |      |

(Note: Not to be used on legal documents)

Date created: 2/27/2026  
Last Data Uploaded: 2/26/2026 10:34:13 PM



**CITY OF HOGANSVILLE  
REZONING REQUEST  
STAFF ANALYSIS AND REPORT**

**Case # :** R26-01

**Type of Request:**  
ES-R to CR-MX

**Date:** 03/01/2026

**Owner:** David Andres Weaver  
as Trustee of the Weaver Family  
2004 Dynasty Trust

**Location:** East Main Street

**Parcel Number:** 0023001016

**Acreage:** 52.75

**Zoning:** Estate Single Family  
Residential

**Current Use:** Vacant Land

**Proposed Use:** Commercial  
Mixed Use development

**Character Area:** Interstate

**Public Notification:**  
**Notice in Paper:** March 25<sup>th</sup>  
**Sign Posted:** March 25<sup>th</sup>

**Date of Scheduled Hearings:**  
**P/Z:** March 19<sup>th</sup>  
**City Council 1<sup>st</sup> reading:** April  
20<sup>th</sup>  
**City Council 2<sup>nd</sup> reading:** May  
4<sup>th</sup>

**Request:**

David Weaver has submitted a request to rezone his 52.75-acre property located off East Main Street. The parcel is currently zoned ES-R, and the proposed rezoning to CR-MX would allow for the planned Commercial Mixed-Use development.

**Location Map:**



**Existing Land Uses:**

Adjacent uses consist of the following:

- WEST:** Interstate 85-N
- NORTH:** Parcel 0023 001001B – G-LI -a 20-acre lot that is currently vacant and wooded.
- EAST:** Parcel 0023 001001 – G-LI - a 233 acre lot that will hold the new Amazon Sortation Center
- SOUTH:** 1945 East Main Street – CR-MX – a 2.32-acre property currently developed with a gas station (JP) and a fast-food restaurant (Burger King).

**Previous Related Actions:**

None.

**DRI Review:** N/A

**Findings:**

- 1: This site is the only parcel zoned ES-R within a 0.75 mile radius
- 2: This site is located east of Interstate 85-N
- 3: The parcel is surrounded by CR-MX and G-LI zoning districts, 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? *Yes*
- 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?  
*Yes, these properties are within the Interstate Character Area which is a mixed use commercial area that could include residential, subdivisions, and light industrial.*
- 4) Are there substantial reasons why the property cannot or should not be used as currently zoned? *Yes, ES-R does not allow for any commercial uses.*
- 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*
- 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? *No, the comprehensive plan supports mixed use developments within the Interstate character area.*

*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.*

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 request. The application satisfies all seven (7) rezoning standards. Approval of the requested rezoning will not adversely affect the public health, safety, or welfare and will make the subject parcel consistent and compatible with the surrounding properties, which are currently zoned in a similar manner.



1355 Peachtree St NE  
Suite 420  
Atlanta, GA 30309  
404.214.6745

PROFESSIONAL SEAL  
DATE: 02/13/2026

PROJECT NAME  
**LDO TROUP, LLC**  
9008 E HIGHWAY  
16 SENOIA, GA  
30276



24H CONTACT  
NAME  
PHONE NUMBER  
email

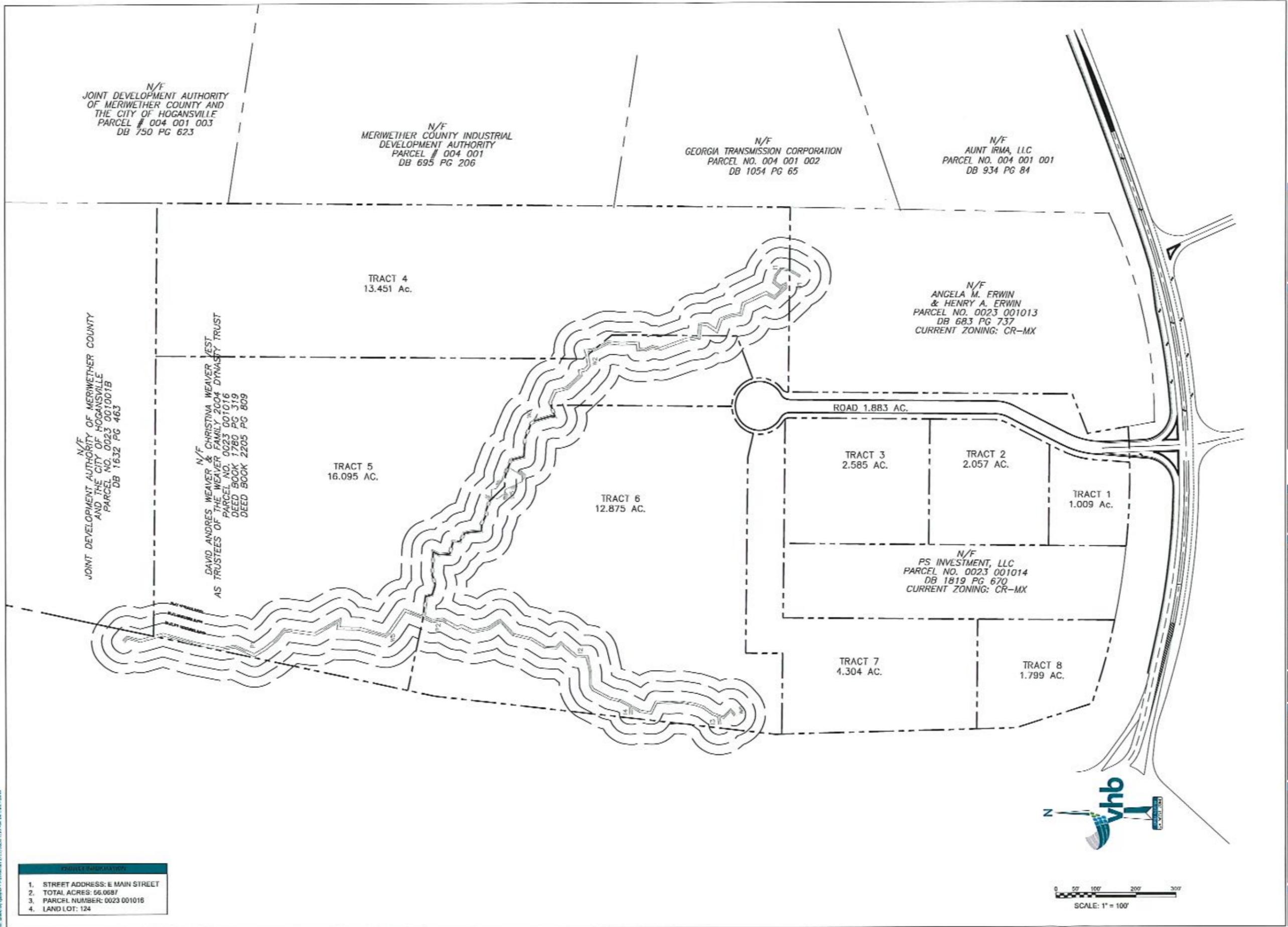
| REVISIONS |             |      |
|-----------|-------------|------|
| NO.       | DESCRIPTION | DATE |
|           |             |      |
|           |             |      |
|           |             |      |
|           |             |      |

Prepared by: [ ]  
Checked by: [ ]  
Date: [ ]

PROJECT INFORMATION  
PROJECT No. 04852  
LAND (LOT(S)) 124  
DISTRICT: 11  
COUNTY: TROUP  
SCALE: 1" = 100'  
DATE: 02/13/2026

SHEET NAME  
**REZONING PLAN**

SHEET NUMBER  
**C-1.0**



- 1. STREET ADDRESS: E MAIN STREET
- 2. TOTAL ACRES: 66.0687
- 3. PARCEL NUMBER: 0023 001016
- 4. LAND LOT: 124

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## 2.27.26 HOGANSVILLE UDO UPDATES

### SUBCHAPTER 102-B

- Yellow highlights indicate proposed revisions
- Red ~~crossed-out~~ text indicates proposed deleted text
- Bold text indicates proposed new text

#### Sec. 102-B-12-13. - Administrative variances.

- (1) *Authority.* Applications for authorized administrative variances may be submitted to the zoning administrator, who shall make final decisions on such applications in accordance with this section.
- (2) *Applications for administrative variances shall be established for the following provisions.*  
~~(There are no administrative variances currently enabled);~~
  - (a) Lot frontage. Reduction not to exceed ten percent of the required dimension.**
  - (b) Front yard setback or a yard adjacent to a public street. Reduction not to exceed ten feet.**
  - (c) Side yard setback. Reduction not to exceed five feet.**
  - (d) Rear yard setback. Reduction not to exceed five feet.**
  - (e) Building height. Reduction not to exceed five feet.**
  - (f) Number of parking spaces. Reduction not to exceed ten percent of the applicable parking standard, excluding accessible parking.**
  - (g) Buffer width. Reduction not to exceed 25 percent of the required width, provided the intent of the required buffer can be achieved and the buffer is not a condition of zoning.**
- (3) *Application procedures.*
  - (a) *Form.* An application shall be submitted on a form provided by the zoning administrator.
  - (b) *Documentation.* The application shall be in such a form and contain such information and documentation as shall be prescribed by the zoning administrator, but shall contain at least the following:
    - (i) Name and address of the applicant.
    - (ii) Size of the subject property.
    - (iii) A statement of the hardship imposed on the applicant by the zoning ordinance and a statement demonstrating why the variance will not be materially

detrimental or injurious to other property or improvements in the neighborhood in which the subject property is located.

- (iv) Should the zoning administrator determine that a site plan is necessary to adequately review the administrative variance, said plan shall be drawn to scale, showing property lines with dimensions, and any improvements, structures and buildings. Should the zoning administrator determine that a plat is necessary to adequately review the administrative variance, said plat shall be prepared by an architect, engineer, landscape architect or land surveyor whose state registration is current and valid, with the preparer's signature and seal affixed to the plat.
- (v) Any other pertinent information as requested by the zoning administrator.
- (c) Within 15 business days after an application has been determined to be complete, the zoning administrator shall either grant the administrative variance, grant the administrative variance with conditions, or deny the administrative variance with reasons clearly stated in accordance with the standards set forth in subsection (5) of this section. The zoning administrator may impose such requirements and conditions with respect to the location, construction, maintenance and operation of any use or building, in addition to those expressly set forth in this zoning ordinance, as may be deemed necessary for the protection of adjacent properties or the environment.
- (4) *Expiration.* An administrative variance shall automatically expire one calendar year from the date of approval, unless the proposed use or development has begun in utilization of the administrative variance allowance.
- (5) *Standards for issuance of administrative variances.* In deciding whether to grant an application for an administrative variance, the zoning administrator shall consider all of the applicable standards provided in subsection [102-B-12-9\(8\)](#). Approval of an administrative variance shall require demonstration of a hardship, in compliance with all said criteria.
- (6) *Appeals of decisions to the planning commission.* The final decision of the zoning administrator made pursuant to the provisions of this section may be appealed to the planning commission pursuant to [section 102-B-12-10](#). Decisions made by the planning commission shall be final. Appeals of decisions made by the planning commission shall be pursuant to [section 102-B-12-11](#).
- (7) **Notifications to the planning commission. The zoning administrator shall provide a report to the planning commission of approved administrative variances within 30 days of such approvals. The report shall include a summary of each approved administrative variance including information on the requested administrative variance and the final approval and any conditions added to such approval. ~~Public hearing at the planning commission. The zoning administrator shall report to the~~**

planning commission on all administrative variance requests at a public hearing at the planning commission prior to making a final decision on such permits. Public hearings at the planning commission for administrative variance requests shall meet the requirements for public hearings in section 102-B-12-7.

Sec. 102-B-7-6. Industrial uses.

(1) Data Centers, Data Processing, Hosting, Related Services. (Crypto mining not permitted)

(a) Minimum lot area. 100 acres (go with the other ordinances here)

(a) Buffer (but we don't care if the data center backs up to other industrial zoned parcels)

(i) An undisturbed buffer a minimum depth of three hundred feet (300) shall be required along all property lines. See Sec. 102-C-8-21 for requirements and standards related to undisturbed buffers.

(ii) All other buffer and setback requirements are permitted to be included within this buffer requirement.

(b) Building design. All buildings must be designed to minimize adverse visual impacts on surrounding development as demonstrated by the submission of elevations, architectural sketches, or sight lines studies.

(i) Exterior building materials shall include at least two of the following for any elevations viewable from a public right-of-way:

(1) Brick, stone, or architectural precast concrete panels

(2) Architectural metal panels with non-reflective finish

(3) High-quality fiber cement panels

(ii) Portions of buildings visible from a public right-of-way shall incorporate at least two of the following design features to break up the building mass:

(1) Vertical or horizontal articulation of the façade at intervals not exceeding 50 feet.

(2) Variation in building height of at least 10% across the facade, or stepped rooflines.

(3) Use of architectural projections or recesses at least 2 feet in depth.

(4) Changes in facade materials or colors with a minimum of two types of materials.

(c) Equipment

(i) All HVAC and mechanical equipment shall be screened to prevent visibility of such equipment from any public right-of-way.

(ii) Such equipment shall not be permitted within the required buffer.

(iii) Generators should be classified as stationary sources and shall meet Tier 4 Final standards.

Dust control shall comply with regulations contained in Chapter 30 Environment.

(iv) Generators shall be powered by (natural gas) – (copy code section 98.31 in utilities)

The owner of each house, building or property used for human occupancy, employment, recreation or other purposes situated in any area under the jurisdiction of the city, and abutting on any street, alley or right-of-way in which there is now located, or may in the future be located, a public water line of the city, shall install at his expense suitable water facilities therein, and shall connect the facilities directly with the proper water line in accordance with the provisions of this section, within 90 days after the date of official notice to do so; provided that a public water line is within 200 feet of the owner's property line and access is available over public land or through a public utility easement.

(d) Loading

(i) All loading areas shall be screened to prevent visibility of such areas from any public right-of-way.

- (ii) Such areas shall not be permitted within the required buffer.
- (e) Parking
- (i) All surface parking lots shall be screened to prevent visibility of such areas from any public right-of-way.
- (ii) Such areas shall not be permitted within the required buffer.
- (iii) The applicant shall set aside land area to accommodate 1 space per 2,000 square feet of gross floor area (GFA). However, the actual number of parking spaces constructed shall be determined based on the submittal of a parking analysis by the applicant to be reviewed and approved by the Public Works Administrator.
- (f) Lighting
- (i) All lighting shall provide 90 degree cut-off luminaire fixtures to prevent light spillage.
- (ii) Lighting poles shall be no taller than twenty-five feet (25) in height.
- (iii) Add the lumens limit
- (iv) Lighting shall be permitted within the required buffer, but shall not be visible from any public right-of-way.
- (v) Bigger setback distance based on a distance from any residence
- (g) Fencing
- (i) Fencing shall be permitted within the required buffer, but shall not be visible from any public right-of-way.
- (h) Noise
- (1) Noise survey. The applicant shall engage with a noise and acoustical consultant to perform a pre-construction ambient noise survey. Prior to conducting the survey, the scope of the noise survey will be determined in coordination with the zoning administrator and an independent acoustical firm hired by the city. However, as a minimum, 90th-percentile sound levels (L90) and equivalent sound levels (Leq) shall be logged with a Type 1 or Type 2 sound level meter, as defined by ANSI standard S1.4, at least every hour in A-weighted decibels, dB(A), using slow meter response at any noise-sensitive residential property boundary line(s). Measurements should be taken over a minimum period of 72-hours. A report detailing the results of the noise survey and predicted impact of the proposed development must be provided to the zoning administrator to be reviewed by an independent firm hired by the city (paid for by the applicant). The report must be approved prior to the issuance of the land disturbance permit.
- (2) Nighttime. Between 10:00 p.m. and 7:00 a.m., the data center shall not generate noise that persists for more than 60-seconds that is in excess of 5dB(A) above the pre-construction ambient noise level when measured at the property boundary line shared with a residentially zoned property.
- (3) Daytime. Between 7:00 a.m. and 10:00 p.m., the data center shall not generate noise that persists for more than 60-seconds that is in excess of 10dB(A) above the pre-construction ambient noise level when measured at the property boundary line.
- (4) Testing of backup generators is limited to weekdays during the hours between 9:00 a.m. and 5:00 p.m. and shall not occur on Federal holidays.
- (5) Use of backup generators that exceed the maximum sound levels is permitted during

emergency power outages.

(i) Community Impact Assessment Report prior to approvals. Prior to the approval of a preliminary plat for this use or the approval of a zoning map change that includes this proposed use, the applicant shall submit a Community Impact Assessment Report. The report shall be made public and a public meeting shall be held prior to any approvals. Such public meetings shall be advertised according to the Notice of Public Hearings in Sec 102-B-12-4(5). The report shall include the following elements.

(1) Water and Sewer capacity. Provide an analysis of raw water needs, indicating the quantity of water required. The applicant shall provide the city with a letter from the public water purveyor indicating sufficient capacity to serve the proposed development.

(2) Electric supply. Provide a letter of intent to serve the proposed project from the applicable utility provider(s), confirming that preliminary coordination has occurred and that service to the proposed project is feasible subject to final engineering.

(3) Environmental impact analysis and action plan. Provide an environmental impact assessment for the proposed project to determine and quantify the potential impacts of the proposed project and to identify steps to mitigate such impacts. The environmental impact assessment shall be based upon research, site visits, and accepted environmental sampling and investigative practices for water resources, air quality, ecology, archaeology, and cultural/historical resources. The plan should provide a 10-year plan for how the development will mitigate any identified environmental impacts.

(4) Cooling and ventilation. Provide specifications on the proposed cooling and ventilation equipment. Open-loop systems are prohibited for all liquid cooling and ventilation equipment.

(5) Emergency response. The data center operator shall coordinate with the Troup County 911/EMA Director or designee to perform specialized training at least once annually to include applicable public safety agencies. The data center operator shall reimburse the County for all cost to perform specialized training and necessary equipment related to the data center facility.

(6) Construction traffic. Provide a Construction Traffic Management Plan (CTMP) to be approved by the city. A surety bond shall be required to cover costs related to potential damage to public roads and right-of-way. Transportation improvements that are determined to be necessary to serve the development must be designed in conjunction with the site development plans and must be under construction prior to the issuance of any building permits for permanent structures on the property. **Include allowable construction hours**

(7) **Noise Study. Document existing noise levels to utilize to compare for potential future noise studies...**

(8) **Community Benefits Agreement**

(i) Community Impact Assessment Report for such uses in operation. For such uses that are approved and in operation an annual Community Impact Assessment Report shall be provided to the city. Such reports shall be provided to the city annually by January 31 of each calendar year. The report shall include the following elements.

- (1) Annual noise study report...
- (2) Environmental Assessment – 10 year – all based on the implementation of the plant that was created by the development – include the equipment after-life
- (3) Water/Sewer usage assessment
- (4) Compliance with all other city, state, and federal codes and ordinances

## Definitions

*Data Center, Accessory.* Buildings or portions of buildings that contain data center areas are an accessory use when directly serving and associated with an allowable principle use. These accessory uses are limited to a maximum of 20,000 sq ft and (10% of total floor area), whichever is less.

*Battery Energy Storage System / Battery Storage:* A system that stores energy from renewable sources in rechargeable batteries for later use.

*Cryptocurrency:* Digital currency in which encryption techniques are used to regulate the generation of unit of currency and verify the transfer of funds, operating independently of a central bank.

*Cryptocurrency data center:* Leased or owned boundaries of floor space devoted to the operating data processing equipment for Cryptocurrency mining; excludes spaces for commercial offices, storage, shipping and receiving, warehousing, or any other space that is not electronic processing, through the use of server farms or data centers employing data processing equipment. Any equipment requiring a high-density load service, for a server farm or data center, will constitute a commercial cryptocurrency mining operation.

*Cryptocurrency mining:* The commercial process by which cryptocurrency transactions are verified and added to the public ledger, known as the block chain, and also the means through which new units of cryptocurrencies are released, through the use of server farms or data centers employing data processing equipment.

*Cryptocurrency Server Farm:* Three or more interconnected computers housed together in a single facility whose primary function is to perform cryptocurrency mining or associated data processing.

*Data center:* 1) A building, structure, complex, or group of buildings and/or structures, facility, or dedicated space within a building, structure, complex or facility that houses information technology related infrastructure, including but not limited to, computer systems, networks, servers, applications, appliances, services, and other associated components or facilities used for the remote storage, processing, or transmission of digital data associated with those computer systems, networks, servers, applications, appliances, service, and other associated components or facilities. Associated components and facilities may also include air handlers, water cooling

towers, generators, fuel storage cells, storage facilities, utility substations, and other associated utility infrastructure to support operations. 2) A building or buildings which are primarily occupied by computers and/or telecommunications and related equipment where digital information is processed, transferred and/or stored, primarily to and from offsite locations. This use does not include computers or telecommunications related equipment that is secondary to an otherwise permitted use on the property, such as servers associated with an office building.

*Data center campus:* A singular property that contains more than one (1) data center.

*Decibel (dB):* a unit used to measure the intensity of a sound or the power level of an electrical signal by comparing it with a given level on a logarithmic scale.

*Generator:* machine for converting mechanical energy into electricity.

*Noise Disturbance:* Noise that exceeds specific sound-level (decibel) limits set by local ordinances, noise that can be detrimental to health, safety, or well-being.

*Sound Pressure Levels (SPL):* a logarithmic measure of the effective pressure of a sound wave relative to a reference value

, the threshold of human hearing). Expressed in decibels (dB), it quantifies the loudness or intensity of a sound at a specific location, commonly used in acoustics, audio engineering, and environmental noise monitoring.

## HOGANSVILLE DATA CENTER UPDATES

### DATA CENTER STANDARDS

#### **Lot area.**

- Minimum 50 acres.

#### **Buffer.**

- Minimum 300' undisturbed buffer.
- *Note: Beef up the planting standard when abutting residential.*

#### **Building design.**

- All buildings must be designed to minimize adverse visual impacts on surrounding development as demonstrated by the submission of elevations, architectural sketches, or sight lines studies.
- Exterior building materials shall include at least two of the following for any elevations viewable from a public right-of-way:
  - o Brick, stone, or architectural precast concrete panels.
  - o Architectural metal panels with non-reflective finish.
  - o High-quality fiber cement panels.
- Portions of buildings visible from a public right-of-way shall incorporate at least two of the following design features to break up the building mass:
  - o Vertical or horizontal articulation of the façade at intervals not exceeding 50'.
  - o Variation in building height of at least 10% across the facade, or stepped rooflines.
  - o Use of architectural projections or recesses at least 2' in depth.
  - o Changes in facade materials or colors with a minimum of two types of materials.

#### **Equipment.**

- All HVAC and mechanical equipment shall be screened to prevent visibility of such equipment from any public right-of-way.
- Such equipment shall not be permitted within the required buffer.
- Generators should be classified as stationary sources and shall meet EPA Tier 4 Final standards.
- Generators shall be powered by city natural gas provided that a city natural gas line is located within 200 feet of the property line and access is available over public land or through a public utility easement.
- Open-loop water cooling systems are prohibited for all liquid cooling and ventilation equipment. *(Note: may need to further refine this, what about hybrid scenarios?)*

#### **Loading.**

- All loading areas shall be screened to prevent visibility of such areas from any public right-of-way.

- Such areas shall not be permitted within the required buffer.

#### **Parking.**

- All surface parking lots shall be screened to prevent visibility of such areas from any public right-of-way.
- Such areas shall not be permitted within the required buffer.
- The applicant shall set aside land area to accommodate 1 space per 2,000 square feet of gross floor area (GFA). The final number of parking spaces actually constructed shall be determined and approved by the zoning administrator.

#### **Lighting.**

- All lighting shall provide 90 degree cut-off luminaire fixtures to prevent light spillage.
- Lighting poles shall be no taller than twenty-five feet (25) in height.
- The maximum foot-candles within the required buffer shall be .5.
- Lighting shall be permitted within the required buffer but shall not be visible from any public right-of-way.
- Lighting shall not be located within 500 feet of any residential dwelling.

#### **Fencing.**

- Fencing shall be permitted within the required buffer, but shall not be visible from any public right-of-way.

#### **Noise.**

- The applicant shall engage with a noise and acoustical consultant to perform a pre-construction ambient noise survey. Prior to conducting the survey, the scope of the noise survey will be determined in coordination with the zoning administrator and an independent acoustical firm hired by the city. However, as a minimum, 90th-percentile sound levels (L90) and equivalent sound levels (Leq) shall be logged with a Type 1 or Type 2 sound level meter, as defined by ANSI standard S1.4, at least every hour in A-weighted decibels, dB(A), using slow meter response at any noise-sensitive residential property boundary line(s). Measurements should be taken over a minimum period of 72-hours. A report detailing the results of the noise survey and predicted impact of the proposed development must be provided to the zoning administrator to be reviewed by an independent firm hired by the city (paid for by the applicant). The report must be approved prior to the issuance of the land disturbance permit.
- Between 10:00 p.m. and 7:00 a.m., the data center shall not generate noise that persists for more than 60-seconds that is in excess of 5dB(A) above the pre-construction ambient noise level when measured at the property boundary line shared with a residentially zoned property.
- Between 7:00 a.m. and 10:00 p.m., the data center shall not generate noise that persists for more than 60-seconds that is in excess of 10dB(A) above the pre-construction ambient noise level when measured at the property boundary line.

- Testing of backup generators is limited to weekdays during the hours between 9:00 a.m. and 5:00 p.m. and shall not occur on Federal holidays.
  - Use of backup generators that exceed the maximum sound levels is permitted during emergency power outages.
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2ND DRAFT

**DEVELOPMENTS OF IMPACT**

**Developments of regional impact (DRI).**

- When an application for a rezoning, special use permit, variance, preliminary plat review or permit includes any proposed development of a use and intensity that meets the definition of a DRI in the most recently published standards of the Three Rivers Regional Commission (TRRC), it shall be deemed to be a DRI.
- DRI's shall be required to submit a community impact assessment report.

**Developments of local impact (DLI).**

- Housing. Residential development greater than 125 new lots or units.
- Industrial uses. Greater than 175,000 gross square feet; or employing more than 500 workers; or covering more than 125 acres.
- Community impact assessment report. DLI's shall be required to submit a community impact assessment report.

**Community impact assessment report.**

- Prior to approvals. Prior to the approval of zoning map change or a preliminary plat approval for a DRI or a DLI development, the applicant shall submit a community impact assessment report. The report shall be made public and a public meeting shall be held prior to any application approvals. Such public meetings shall be advertised according to the Notice of Public Hearings in Sec 102-B-12-4(5). Annual reports shall include the elements delineated below in this section.
- Following a certificate of occupancy. Following the receipt of a certificate of occupancy for uses included in a DRI or DLI, annual reports shall be submitted to the zoning administrator by December 31 of each year after the receipt of the certificate of occupancy. Annual reports shall include the elements delineated below in this section.

| REPORT ELEMENTS              | COMMERCIAL | INDUSTRIAL | RESIDENTIAL | ALL OTHER USES |
|------------------------------|------------|------------|-------------|----------------|
| Water and sewer capacity     | N/A        | Required   | N/A         | N/A            |
| Electric supply              | N/A        | Required   | N/A         | N/A            |
| Environmental impact         | Required   | Required   | Required    | Required       |
| Cooling and ventilation      | N/A        | Required   | N/A         | N/A            |
| Emergency response           | Required   | Required   | Required    | Required       |
| Construction traffic         | Required   | Required   | Required    | Required       |
| Noise impact                 | N/A        | Required   | N/A         | N/A            |
| Community Benefits Agreement | Required   | Required   | Required    | N/A            |

N/A - Not required

#### **Water and Sewer capacity.**

- For Rezoning applications, reports shall include:
  - o An analysis of raw water needs, including the predicted daily demand, daily wastewater generation, and daily consumptive use for every phase of the project construction.
  - o A letter from the public water purveyor indicating sufficient capacity to serve the proposed development.
- For preliminary plat applications, reports shall include:
  - o Updated reporting of the rezoning application submittal.
  - o Details on the various measures, strategies, techniques, and technologies that will be utilized to reduce the consumption of water, reduce the loss of water, improve the efficiency in the use of water, and establish use of reclaimed water with rationale explaining which method is chosen for the project.
  - o Plans to reduce water demand and alter operations in the event of a water disruption, significant drought events affecting water supplies for critical facilities, or emergency periods of water shortage.
- Annual reporting shall include:
  - o The amount of water used for the prior calendar year.
  - o The mean amount of water used daily for the prior calendar year.
  - o The amount of water discharged daily as wastewater for the prior calendar year.
  - o Confirmation of compliance with all city, state, and federal codes and ordinances related to this element.

#### **Electric supply.**

- For rezoning applications, reports shall include:
  - o A letter of intent to serve the proposed project from the applicable utility provider(s), confirming that preliminary coordination has occurred and that service to the proposed project is feasible subject to final engineering.
- For preliminary plat applications, reports shall include:
  - o Updated reporting of the rezoning application submittal.
  - o A proposed power line route plan reflecting the applicable utility provider's plans for all electric lines serving the project.
- Annual reporting shall include:
  - o Confirmation of compliance with all city, state, and federal codes and ordinances related to this element.

#### **Environmental impact analysis.**

- For rezoning applications, reports shall include:
  - o An environmental impact assessment for the proposed project to determine and quantify the potential impacts of the proposed project and to identify steps to mitigate such impacts.
  - o The environmental impact assessment shall be based upon research, site visits, and accepted environmental sampling and investigative practices for water resources, air

quality, ecology, archaeology, stormwater management, and cultural/historical resources.

- For preliminary plat applications, reports shall include:
  - o Updated reporting of the rezoning application materials.
  - o A 10-year plan for how the development will mitigate any identified environmental impacts.
- Annual reporting shall include:
  - o Progress report and reporting on the implementation of the 10-year plan required as part of the land disturbance permit application.
  - o Confirmation of compliance with all city, state, and federal codes and ordinances related to this element.

#### **Cooling and ventilation.**

- For rezoning applications, reports shall include:
  - o Specifications on the proposed cooling and ventilation equipment for the development.
- For preliminary plat applications, reports shall include:
  - o Updated reporting of the rezoning application materials.
- Annual reporting shall include:
  - o Confirmation of compliance with all city, state, and federal codes and ordinances related to this element.

#### **Emergency response.**

- For rezoning applications. Reports shall not be required.
- For preliminary plat applications, reports shall include:
  - o An emergency response plan endorsed by all applicable fire, police, and medical response agencies confirming that preliminary coordination has occurred and that an emergency response service plan for the proposed project has been established.
- Annual reporting shall include:
  - o Documentation of all emergency responses for the development over the prior calendar year.
  - o For data center uses, reporting on annual training which shall occur annually with all applicable public safety agencies. Training processes, dates, and outcomes shall be included in the annual report.
  - o Confirmation of compliance with all city, state, and federal codes and ordinances related to this element

#### **Construction traffic.**

- For rezoning applications. Reports shall not be required.
- For preliminary plat applications, reports shall include:
  - o A Construction Traffic Management Plan (CTMP) to be approved by the city. A surety bond shall be required to cover costs related to potential damage to public roads and right-of-way. Transportation improvements that are determined to be necessary to serve the development must be designed in conjunction with the site development plans and

must be under construction prior to the issuance of any building permits for permanent structures on the property.

- Annual reporting shall include:
  - o Progress report and reporting on the implementation of CTMP required as part of the land disturbance permit application.
  - o Confirmation of compliance with all city, state, and federal codes and ordinances related to this element.

#### **Noise impact.**

- For rezoning applications, reports shall include:
  - o Proposed actions that will be taken to ensure the project complies with all city ordinances and regulations for noise.
- For preliminary plat applications, reports shall include:
  - o The daytime and nighttime base-line noise level at a point on the property line closest to the primary residential dwelling on an adjoining parcel, and the estimated noise level generated by the proposed project.
  - o A map depicting the noise study area radius, project boundaries, sound level monitoring locations, and the nearest receptor locations.
  - o The projected maximum levels of high and low frequencies.
- Annual reporting shall include:
  - o Newly submitted reporting on all elements required in subsection (ii) above. (Note: add annual reporting on the data center standards as well)
  - o Confirmation of compliance with all city, state, and federal codes and ordinances related to this element.

#### **Community Benefits Agreement.**

- For rezoning applications, reports shall include:
  - o A proposal of community improvements and investments that the developer will implement as part of a future development.
  - o Proposed projects including traffic and intersection improvements; bike-pedestrian improvements such as paths and sidewalks; landscaping improvements; aesthetic improvements such as lighting, signage, fences, screening, and gateway markers; and the utilization of specific architectural and building materials.
  - o Plans, elevations, and cross sections that visually communicate the committed elements of the proposed agreement.
- For preliminary plat applications, reports shall include:
  - o Updated plans, elevations, and cross sections that visually communicate the committed elements of the proposed agreement.
- Annual reporting shall include:
  - o Updates on the progress and implementation of the community benefits agreement elements.
  - o Confirmation of compliance with all city, state, and federal codes and ordinances related to this element.