



City of Hogansville

## City Council

### Work Session Meeting Agenda

Monday, December 1, 2025 – 6:00 pm

**Meeting will be held at Hogansville City Hall**

**111 High Street, Hogansville, GA 30230**

|   |      |  |
|---|------|--|
| Mayor: <i>Jake Ayers</i>                  | 2029 | City Manager: <i>Lisa E. Kelly</i>           |
| Council Post 1: <i>Michael Taylor, Jr</i> | 2029 | Assistant City Manager: <i>Oasis Nichols</i> |
| Council Post 2: <i>Jason Baswell</i>      | 2029 | City Attorney: <i>Alex Dixon</i>             |
| Council Post 3: <i>Mandy Neese *</i>      | 2027 | Chief of Police: <i>Jeffrey Sheppard</i>     |
| Council Post 4: <i>Mark Ayers</i>         | 2027 | City Clerk: <i>LeAnn Lehigh</i>              |
| Council Post 5: <i>Kandis Strickland</i>  | 2027 | * Mayor Pro-Tem                              |

### **WORK SESSION – 6:00 PM**

#### **BUSINESS**

1. Preliminary Plat – Jones Crossing Phase 3
2. Development Update

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

**Work Session Meeting  
December 1, 2025**

**Call to Order:** Mayor Jake Ayers called the Work Session to order at 6:00 pm. Present were Council Member Michael Taylor, Council Member Mark Ayers, and Council Member Kandis Strickland. Also present were City Manager Lisa Kelly, Assistant City Manager Oasis Nichols, City Attorney Alex Dixon, Asst. Police Chief James Vincent, and City Clerk LeAnn Lehigh. Council Member Jason Baswell, Council Member Mandy Neese, and Police Chief Jeff Sheppard were not present at the Work Session meeting.

**ORDER OF BUSINESS**

**1) Preliminary Plat – Jones Crossing Phase 3**

A Preliminary Plat for Jones Crossing Phase 3 has been submitted for 106 lots, reviewed by staff and engineers, and recommended for approval by Planning & Zoning. Phase 3 is subject to the UDO, unlike Phases 1 and 2. Key changes include sidewalks along Highway 54 and throughout the development. The plan addresses site water issues, preserving a 75-foot county stream buffer and a 25-foot state stream buffer, which will retain existing trees along waterways. Phase 3 will connect to Phase I via a roadway, providing a second access point. A 25-foot undisturbed buffer is planned between Phases I and 3. An emergency access at Hutchins Moody Road is also under consideration.

Mayor Ayers raised concerns that the Jones Crossing Phase 3 plan lacks new amenities, which is problematic given an estimated 260 additional residents. The adequacy of UDO requirements for amenities and green space was questioned, including whether Phase 3 is exempt by tying into Phase I. While the plan includes “green space” via wetlands and tree buffers, these are not usable recreational areas like parks or sports fields. It was suggested that developers include more amenities to improve residents’ quality of life, even if a few lots must be sacrificed. City Manager Lisa Kelly will discuss adding amenities with the developer and agreed to start these conversations earlier in the planning process for future developments to ensure quality of life standards. Council agreed to table this item at the Regular Meeting to allow discussions with the developer to add amenities.

**2. Development Update**

Jones Crossing (Phases 1 & 2): Phase 1 is nearly complete. Phase 2 is under construction, with a second model home underway.

Moss Creek Townhomes: Construction is underway for the 143-unit project.

Hummingbird Hollow (formerly Tree Swift): Site work is underway for 189 single-family units; easements are being cleared for the sewer line.

Hunt Club (Phase 2): Construction is progressing well; minor improvements are needed to address water runoff.

Shallow Creek (Phases 2 & 2a): Site work is underway for 82 units. The sewer main extension under the development agreement is nearly complete.

Blue Creek Technology Parkway (Project Hummingbird/Amazon): Parkway construction is underway. Amazon has approvals. Discussions continue on water main extensions and sewer upgrades for the remainder of the parkway.

East Main Troup: The project (258 single-family, 141 townhomes) is on its third submittal, awaiting EPD and other approvals.

Martins Meadows: Moving forward with reviews for 267 single-family units; EPD approval received; awaiting Georgia Sewer and Water site approval.

Hogan's Ridge: Significant issues: not built to approved plans; multiple site infractions related to stabilization, sewer, and water runoff. The developer must rebuild to plan or resubmit new drawings. A City CO will not be issued until a long list of items is properly fixed.

Other Projects: Updates provided for Lee Street Townhomes, Chisel Mill (proposing a cottage court), Brackenwood Estates (on hold), and Emmaus Church Distribution Centers (awaiting sewer authorization).

Mayor Ayers adjourned the Work Session at 6:21 pm.

Respectfully,



LeAnn Lehigh  
City Clerk