



City of Hogansville

City Council

Work Session Meeting Agenda

Monday, October 6, 2025 – 6:00 pm

Mayor: <i>Jake Ayers</i>	2025	City Manager: <i>Lisa E. Kelly</i>
Council Post 1: <i>Michael Taylor, Jr</i>	2025	Assistant City Manager: <i>Oasis Nichols</i>
Council Post 2: <i>Jason Baswell</i>	2025	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. Final Plat Approval – Moss Creek
2. Sprayfield Yard Lease
3. Road Renaming Request – George Bailey

Application Number: FP25-02



City of Hogansville, GA

Application for Final Plat Approval

Property Owner Name Dream Finders Homes

Address of Project 1731 East Main Street, Hogansville, GA 30230

Phone 770-603-2220 Email lindsay.yarbrough@dreamfindershomes.com

Troup Tax Map No. 0214000028

Project Name (if applicable) Moss Creek Phase 1

Site Info.:

Zoning: 18-R3

Property Size: 12.82

of Lots: 79

Utilities:

Water: Public Private Well

Sewer: Public Private Septic

Electric: Underground Will be overhead

Other: _____

Project Description – Please be as specific as possible

Final plat for subdivision with 79 lots.

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

I certify that the foregoing information is true and correct,

this day of September 11 2025

BZLW

Applicant's Signature

JBm

Notary Public

(Affix Seal Here)
Jessica Burer
NOTARY PUBLIC
HENRY COUNTY, GEORGIA
My Commission Expires
09/29/2028



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		
Application/As built Plans received		
Information/Instructions are completed		
Scheduled for Planning Commission action		
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.



Owner Authorization Form

City of Hogansville

This is a written request from (property owner name): Dream Finders Homes, LLC,
the legal owner of Property (address): 1731 East Main Street, Hogansville, GA 30230,
Hogansville, Troup County, Georgia; Troup County Tax Parcel Number
0214000028.

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

7/11/25

Date/Fecha:

Notary Public

(Affix Raised Seal Here)
Jessica Burer
NOTARY PUBLIC
HENRY COUNTY, GEORGIA
My Commission Expires
09/29/2028



Third Party Authorization Form

City of Hogansville

This is a written request from Dream Finder Homes, LLC, the legal owner of Property: 1731 East Main Street, Hogansville, Troup County, Georgia and the Tax Parcel Number 0214000028. I hereby grant authorization to Falcon Design Consultants, 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

9/11/25

Date/Fecha:

Notary Public

(Affix ~~Raised Seal~~ Here)
NOTARY PUBLIC
HENRY COUNTY, GEORGIA
My Commission Expires
09/29/2028



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*CONSTRUCTION MANAGEMENT * LANDSCAPE ARCHITECTURE*
WWW.FDC-LLC.COM

Letter of Intent

September 12, 2025

City of Hogansville
111 High Street
Hogansville, GA 30230

Re: Moss Creek Townhomes Phase 1

To Whom It May Concern,

Please accept this letter for the final plat and asbuilts for Moss Creek Townhomes. This is a townhome development with a total of 79 lots in Phase 1.

Please do not hesitate to contact me should you have any questions or need anything further.

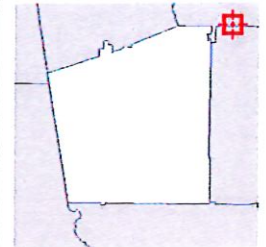
Sincerely,
Falcon Design Consultants, LLC

Lauren Sconyers

Lauren Sconyers
Permit Coordinator



Overview



Legend

- Address Numbers
- Parcels
- Roads

Parcel ID	0214 000028	Owner	LIBERTY COMMUNITIES LLC	Last 2 Sales			
Class Code	Residential		1215 EAGLES LANDING PKWY STE	Date	Price	Reason	Qual
Taxing District	18 - HOGANSVILLE		206	2/28/2022	\$1221000	FM	Q
City	HOGANSVILLE		STOCKBRIDGE, GA 30281	5/31/2019	\$330000	FM	Q
Acres	24.91	Physical Address	1731 E MAIN ST				
		Assessed Value	Value \$1245500				
		Land Value	Value \$1245500				
		Improvement Value					
		Accessory Value					

(Note: Not to be used on legal documents)

Date created: 9/12/2025
Last Data Uploaded: 9/11/2025 10:29:20 PM

Developed by **SCHNEIDER**
GEOSPATIAL



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*CONSTRUCTION MANAGEMENT * LANDSCAPE ARCHITECTURE*
WWW.FDC-LLC.COM

September 10, 2025

City of Hogansville

111 High Street, Hogansville, GA. 300230

RE: Volume Verification Pond 1 at Moss Creek FKA Williams Street Townhomes

To whom it may concern,

Falcon Design Consultants has conducted a field topographic survey of the existing stormwater pond identified as Pond 1 in the approved Hydrology Study for the development described above, as well as the outlet control structure of said pond. Based on the data from the survey, we have analysed the as-built stage/storage relationship along with the asbuilt OCS and have determined that the pre and post construction flow rates at the point of study are decreased for the 1, 2, 5, 10, 25, 50, and 100 year storm events. Please find attached to this letter the as-built pond report with the stage/storage values and the return period recap for the point of study showing the pre and post construction flow rates.

Please do not hesitate to contact us with any questions or concerns.

Sincerely,

James L. Jones III, P.E.

Senior Engineering Project Manager

Falcon Design Consultants, LLC



Pond Report

3

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2022

Wednesday, 09 / 10 / 2025

Pond No. 1 - ASBUILT 09-09-2025, POND 1

Pond Data

Contours -User-defined contour areas. Average end area method used for volume calculation. Beginning Elevation = 820.43 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	820.43	00	0	0
0.07	820.50	362	13	13
0.57	821.00	1,238	400	413
1.07	821.50	2,088	832	1,244
1.57	822.00	3,101	1,297	2,541
2.07	822.50	4,196	1,824	4,366
2.57	823.00	5,663	2,465	6,830
3.07	823.50	7,243	3,227	10,057
3.57	824.00	8,305	3,887	13,944
4.07	824.50	9,113	4,354	18,298
4.57	825.00	9,803	4,729	23,027
5.07	825.50	10,453	5,064	28,091
5.57	826.00	11,135	5,397	33,488
6.57	827.00	12,650	11,893	45,381
7.57	828.00	14,182	13,416	58,797
8.57	829.00	15,791	14,987	73,783
9.57	830.00	17,536	16,664	90,447
10.57	831.00	19,367	18,452	108,898
11.07	831.50	20,378	9,936	118,835
11.57	832.00	21,361	10,435	129,269

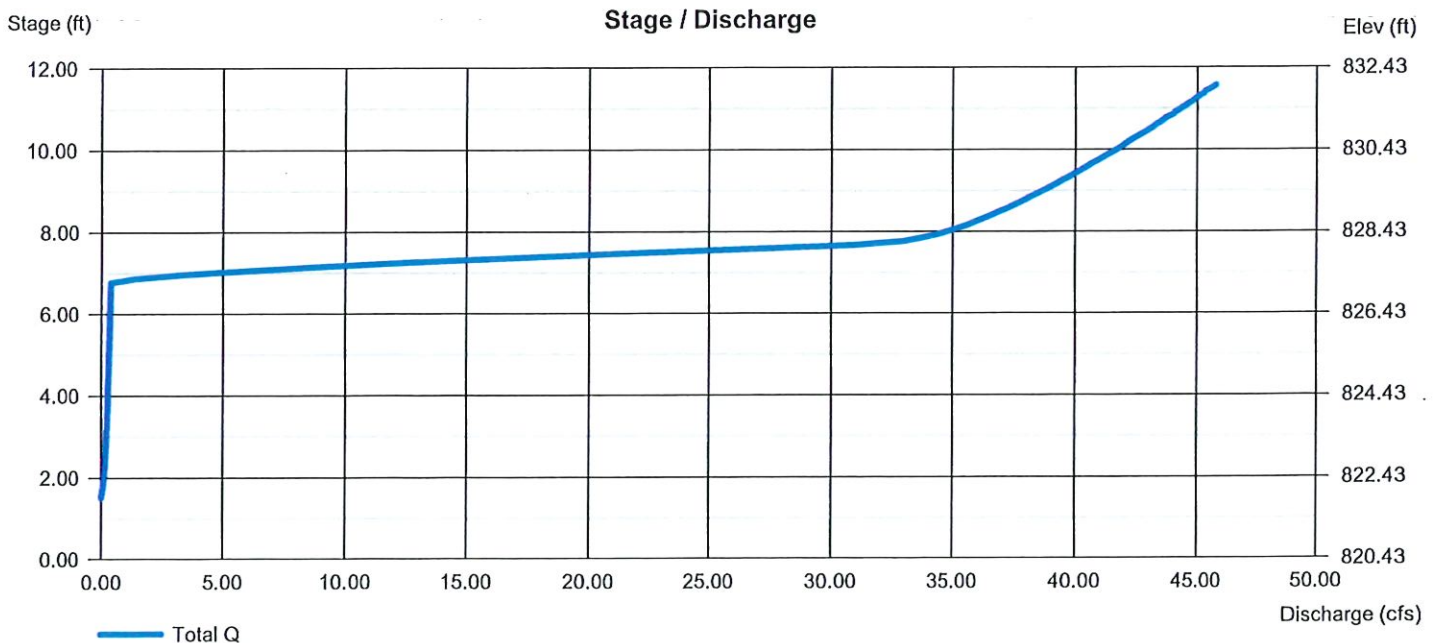
Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 24.00	2.50	0.00	0.00
Span (in)	= 24.00	2.50	0.00	0.00
No. Barrels	= 1	1	0	0
Invert El. (ft)	= 821.81	821.91	0.00	0.00
Length (ft)	= 100.00	0.50	0.00	0.00
Slope (%)	= 1.00	0.50	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	Yes	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 11.00	12.20	0.00	0.00
Crest El. (ft)	= 827.21	832.20	0.00	0.00
Weir Coeff.	= 3.33	2.60	3.33	3.33
Weir Type	= 1	Broad	---	---
Multi-Stage	= Yes	No	No	No
Exfil. (in/hr)	= 0.000 (by Wet area)			
TW Elev. (ft)	= 0.00			

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).



FALCON DESIGN CONSULTANTS
 ENGINEERING
 ARCHITECTURE
 LANDSCAPE ARCHITECTURE
 PLANNING
 10000 W. 10th Avenue, Suite 100
 Broomfield, CO 80020
 (303) 440-1100
 www.falcondesign.com

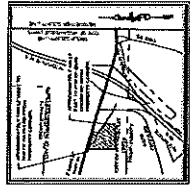
DETENTION POND 1
 FOR
 MOSS CREEK PHASE 1
 LOCATED IN:
 HOGANSVILLE, GEORGIA
 LAND LOT 125, 11th DISTRICT

REVISIONS

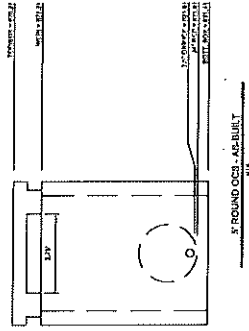
NO.	DATE	DESCRIPTION
1	01/15/10	INITIAL DESIGN
2	02/10/10	REVISIONS TO PERMITS
3	03/10/10	REVISIONS TO PERMITS
4	04/10/10	REVISIONS TO PERMITS
5	05/10/10	REVISIONS TO PERMITS
6	06/10/10	REVISIONS TO PERMITS
7	07/10/10	REVISIONS TO PERMITS
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12	12/10/10	REVISIONS TO PERMITS

SEAL OF THE STATE OF GEORGIA
 1909/2009
 10000 W. 10th Avenue, Suite 100
 Broomfield, CO 80020
 (303) 440-1100
 www.falcondesign.com

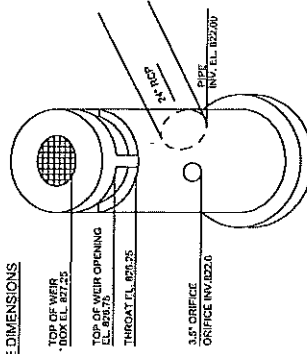
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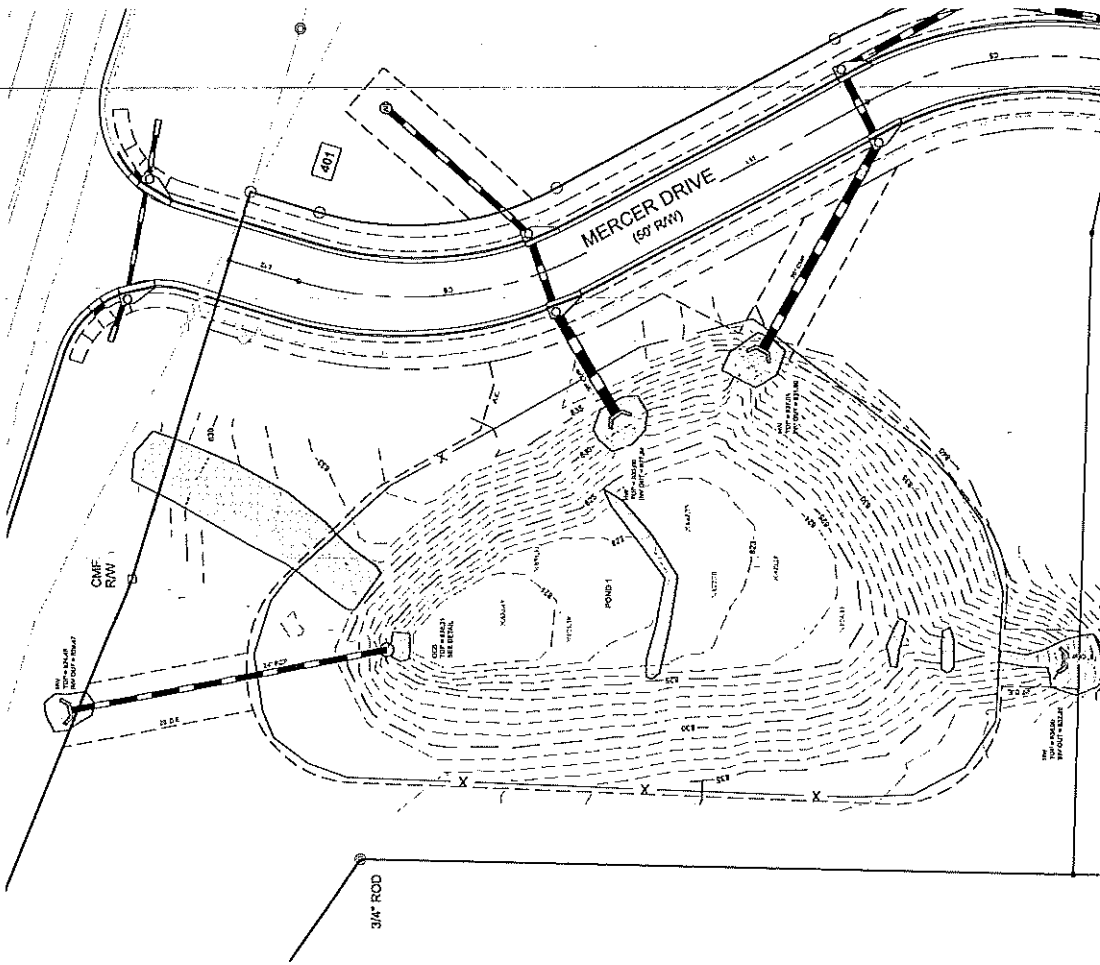
VISIONARY MAP



5' Ø OCS W/ MANHOLE LID
 4' Ø INSIDE DIMENSIONS



DESIGN OCS



LEGEND

1	5' ROUND OCS - AS-BUILT
2	5' ROUND OCS - DESIGN
3	3/4" ROD
4	3'6" DIAMETER
5	3'6" DIAMETER
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98	3'6" DIAMETER
99	3'6" DIAMETER
100	3'6" DIAMETER



August 1, 2025

Liberty Communities
1215 Eagles Landing Parkway
Suite 206
Stockbridge, Georgia 30281

VIA EMAIL to nathan.kemper@dreamfindershomes.com

Attention: Mr. Nathan Kemper

RE: Summary Letter of Engineering Observations
Williams Street Townhomes
Hogansville, Troup County, Georgia
Project No.: 24LCM005

Dear Mr. Kemper:

GROUNDED Engineering Services, LLC (GROUNDED) has prepared this letter to serve as a summary of our observations and testing during mass grading and storm and sewer utility construction for the Williams Street Townhomes residential development. GROUNDED utilized the Civil Design Drawings prepared by Falcon Design Consultants dated November 11, 2021 for reference during our field observations and testing.

During mass grading and storm and sewer utility construction, GROUNDED visited the site on a regular, part-time basis to observe the following:

- GROUNDED observed subgrades prior to fill placement to confirm proper stripping and stability. GROUNDED then observed placement and compaction of fill materials during mass grading. Our observations were supplemented with in-place field density testing utilizing the Drive Cylinder Method (ASTM D2937) and/or the Nuclear Density Gauge Method (ASTM D6938).
- During trench backfill, GROUNDED observed the placement of backfill materials and performed in-place field density testing utilizing the Drive Cylinder Method (ASTM D2937) and/or the Nuclear Density Gauge Method (ASTM D6938).

Based solely on our observations and test results at the time of service, it is our professional opinion that the fill/backfill materials have been compacted, where tested, to at least 95% of the maximum dry density per ASTM D698.

Address:
4148 Industry Way, Suite E
Flowery Branch, Georgia 30542
(tel.) 678.825.3690
(fax) 678.825.3691
groundedservices.com

This letter does not constitute a warranty or guarantee of subsurface conditions. Subsurface conditions may vary across the site and may differ from those observed during our time on site. No responsibility is accepted for changes in conditions after the date of our services. This opinion is rendered to Liberty communities for its internal use, and may not be relied upon by third parties without GROUNDED's prior written consent. Any reliance by third parties shall be at their sole risk.

In the event that previously unidentified or significantly different subsurface conditions are encountered during future construction or excavation activities, GROUNDED should be notified immediately so that we may reassess and, if appropriate, amend our recommendations.

Should any question arise regarding this letter, or if we may be of further service in any manner, please contact our office at your convenience. As always, GROUNDED is pleased to have provided service to your project.

Respectfully submitted,
GROUNDED Engineering Services, LLC



Luke J Parker, PE

Senior Project Engineer



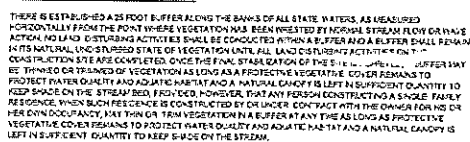
ENGINEER/SURVEYOR
FALCON DESIGN CONSULTANTS, LLC 238
CORPORATE CENTER DR. SUITE 220
STOCKBRIDGE, GA 30281
PHONE (770) 385-6655

KM B...
KRYA M. BROWN
REGISTERED LAND SURVEYOR #5561

50522

51.

1. THE OPEN SPACE AREAS, INCLUDING ALL NATURAL AND BUILT FEATURES, SHALL BE MAINTAINED AND MAINTAINED BY THE MANDATORY HOMEOWNERS ASSOCIATION TO THE EXTENT THAT PRESERVES THE HEALTH AND SAFETY OF ALL INDIVIDUALS THAT UTILIZE THESE AMENITIES.



CATE: _____

Project 231518 - 17th Street SLP, Design ALLIANCE - ST-TOWNHOMES 00-6-g COVER Printa Sep 10, 2025 - 9:25 C

RESERVED FOR CLERK OF COURT

Mayor Bill Stankiewicz
Reginald Jackson, Post 1
March Price, Post 2
Mark Ayers, Post 3
Ron Ayers, Post 4
Tom Smith, Post 5



Jonathan Lynn, City Manager
Lisa Kelly, Assistant City Manager
Alex Dixon, City Attorney
450 E Main St
Hogansville, GA 30230-1100
706-637-6020 | city@hogansville.org

February 11, 2021

Leigh Ann Green, President
Development Site Services, Inc.
P.O. Box 1149
Tyronne, Georgia 30290

RE: Zoning Verification for Williams Street Townhomes, Hogansville, Ga.

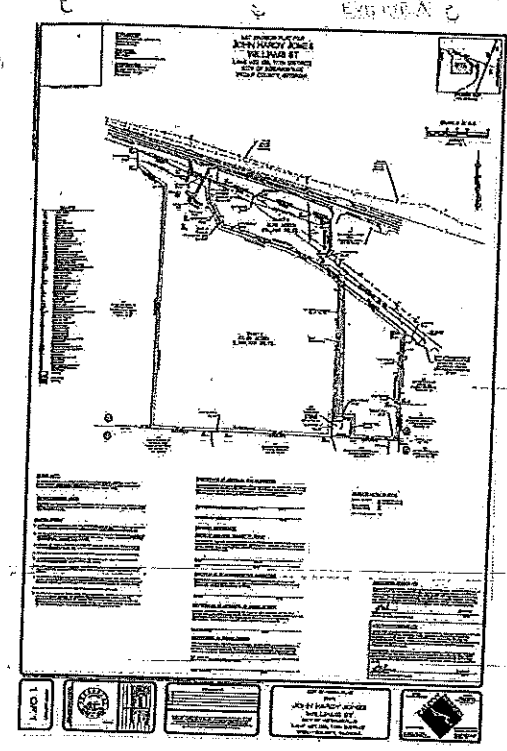
Dear Ms. Green,

At its regular meeting held on April 6, 2020, the City Council of the City of Hogansville approved the re-zoning for the property known as "Williams Street Townhomes", comprised of 25.55 acres, from C- Commercial to R3 - Residential. Said acreage is a combination of Tax Map Numbers 0214 00077 & 0214 00028 and shown as Tract 1 of the Lot Division Plat by Falcon Design dated 7-16-2020 and attached hereto as "Exhibit A".

Please reach out with any questions.

Sincerely,

Lisa E. Kelly
Assistant City Manager
City of Hogansville



Regular Meeting
March 1, 2021

Meeting held at Hogansville City Hall, 450 East Main Street, Hogansville, GA 30230

Call to Order: Mayor Bill Stankiewicz called the regular meeting to order at 7:00 pm. Present were Council Members Mitchell Price, Mandy Nease, Mark Ayers and Tom Smith. Also present were City Manager Jonathan Lynn, Assistant City Manager Lisa Kelly, City Attorney Alex Dixon, and Community Development Director Lynne Miller. Council Member Reginald Jackson was not present for tonight's meeting.

Council Member Tom Smith gave an invocation and Mayor Stankiewicz led the Pledge of Allegiance.

CONSENT AGENDA

Motion: Council Member Smith moved to approve the Consent Agenda. The motion was seconded by Council Member Nease.

Roll Call Vote: Price (Yes), Nease (Yes), Ayers (Yes), Smith (Yes).

Motion Passed 4-0

OLD BUSINESS

1. 2nd Reading & Adoption - Ordinance - Soil Erosion & Sedimentation

Motion: City Attorney Alex Dixon read the second reading of the proposed ordinance. Motion was made by Council Member Nease to adopt the ordinance regarding soil erosion, sedimentation and pollution control. The motion was seconded by Council Member Ayers.

Discussion: None

Roll Call Vote: Price (Yes), Nease (Yes), Ayers (Yes), Smith (Yes)

Motion Passed 4-0

2. Presentation of Mayoral Veto by City Clerk

Assistant City Manager Lisa Kelly read the Veto of the Mayor in regard to the City Council's motion to allow the Mayor to sign the EDS agreement if all parties are in agreement. No action was taken.

NEW BUSINESS

1. 1st Reading - Sidewalks

City Attorney Alex Dixon read the first reading of the proposed ordinance. No action was taken at tonight's meeting.

2. Setback Variance Request - Williams Street

Motion: Motion was made by Council Member Nease to allow the first setback of 25' to 20' due to topography and water line positioning. The motion was seconded by Council Member Price.

Discussion: None

Roll Call Vote: Price (Yes), Nease (Yes), Ayers (Yes), Smith (Yes)

Motion Passed 4-0

March 1, 2021

Page 1

3. Preliminary Plat Approval - Williams Street

Motion: A motion was made by Council Member Nease to approve the preliminary plat for Williams Street for the proposed 100 lot townhome development. The motion was seconded by Council Member Price.

Discussion: None

Roll Call Vote: Price (Yes), Nease (Yes), Ayers (Yes), Smith (Yes).

Motion Passed 4-0

4. Board Appointments - Planning & Zoning Commission

Motion: Motion was made by Council Member Smith to appoint Ricky Thrash, Mary Margaret Ware, Carol Smith and Eliza Shaliburger, and to appoint Mark Houshion to the City of Hogansville Planning and Zoning Commission. The motion was seconded by Council Member Price.

Discussion: Community Development Director Lynne Miller explained that current board members would like to be re-appointed to the commission for an additional two year term. Two outside applicants applied for the fifth vacancy and after interviews, the Planning and Zoning Commission recommended to appoint Mark Houshion to the Commission.

Roll Call Vote: Price (Yes), Nease (Yes), Ayers (Yes), Smith (Yes)

Motion Passed 4-0

5. Board Appointments - Historic Preservation Commission

Motion: Motion was made by Council Member Smith to appoint Cheryl Comfort, Jordan Brooke Cochran and Chad Smith to fill the 3 vacancies on the Hogansville Historic Preservation Commission. The motion was seconded by Council Member Price.

Discussion: Community Development Director Lynne Miller explained that the Historic Preservation Commission had three vacancies and received 4 citizen applicants. After interviews, the commission recommended Cheryl Comfort, Jordan Brooke Cochran and Chad Smith be appointed.

Roll Call Vote: Price (Yes), Nease (Yes), Ayers (Yes), Smith (Yes)

Motion Passed 4-0

ADJOURNMENT

On a motion made by Council Member Nease and duly seconded, Mayor Bill Stankiewicz adjourned the meeting at 7:29 PM.

Respectfully,

Lisa E. Kelly
Administrative Assistant
City of Hogansville

March 1, 2021

Page 2



FINAL PLAT - ZONING
FOR
MOSS CREEK PHASE 1
a.k.a. WILLIAMS STREET TOWNHOMES
LOCATED IN:
LAND LOT 125, 11th DISTRICT
CITY OF HOGANSVILLE, GEORGIA

REVISIONS	DATE	BY
1	2/11/21	AK
2	2/11/21	AK
3	2/11/21	AK
4	2/11/21	AK

THIS PLAT WAS PREPARED FOR THE CITY OF HOGANSVILLE, GEORGIA, AND IS SUBJECT TO THE CITY'S ZONING ORDINANCES AND ANY OTHER APPLICABLE LAWS. THE CITY'S ZONING ORDINANCES AND ANY OTHER APPLICABLE LAWS ARE HEREBY INCORPORATED BY REFERENCE INTO THIS PLAT.

DATE:	8-08-23
SCALE:	1" = 67'
FILE NUMBER:	031-018
DRAWN BY:	KNEUMS
REVIEWED BY:	KBROWN



SHEET NUMBER
2 of 6

RESERVED FOR CLERK OF COURT

PARCEL AREA TABLES

Parcel Area Table			Parcel Area Table			Parcel Area Table		
Parcel #	Sq. Ft.	Acres	Parcel #	Sq. Ft.	Acres	Parcel #	Sq. Ft.	Acres
1	2648.50	0.06	21	2199.70	0.05	102	2243.21	0.05
2	2709.51	0.06	22	2221.04	0.05	103	2243.21	0.05
3	2695.78	0.06	23	2305.83	0.05	104	2243.21	0.05
4	2664.85	0.06	24	2487.12	0.06	105	2228.91	0.05
5	2633.51	0.06	61	2199.58	0.05	106	2201.66	0.05
6	2666.60	0.06	62	2199.58	0.05	107	2201.78	0.05
7	2535.68	0.06	63	2199.58	0.05	108	2201.78	0.05
8	2504.73	0.06	64	2199.58	0.05	109	2201.78	0.05
9	2473.79	0.06	65	2199.58	0.05	110	2201.78	0.05
10	2442.85	0.06	66	2199.58	0.05	111	2201.78	0.05
11	2411.92	0.05	67	2199.58	0.05	112	2217.85	0.05
12	2380.86	0.05	68	2199.58	0.05	113	2233.99	0.05
13	2350.04	0.05	69	2200.00	0.05	114	2225.55	0.05
14	2592.72	0.06	95	2200.00	0.05	115	2208.92	0.05
15	2591.87	0.06	96	2200.00	0.05	116	2192.24	0.05
16	2590.42	0.06	97	2200.00	0.05	117	2175.57	0.05
17	2589.16	0.06	98	2200.00	0.05	118	2461.54	0.06
18	2511.77	0.05	99	2200.00	0.05	119	2312.24	0.05
19	2340.54	0.05	100	2243.21	0.05	120	2226.82	0.05
20	2236.52	0.05	101	2243.21	0.05	121	2250.55	0.05

Parcel Area Table			Parcel Area Table		
Parcel #	Sq. Ft.	Acres	Parcel #	Sq. Ft.	Acres
122	2200.41	0.05	142	2202.55	0.05
123	2200.41	0.05	143	2200.00	0.05
124	2200.21	0.05	144	2200.05	0.05
125	2200.22	0.05	145	2199.59	0.05
126	2200.22	0.05	146	2199.59	0.05
127	2200.23	0.05	147	2200.57	0.05
128	2200.23	0.05	148	2200.65	0.05
129	2200.24	0.05			
130	2200.24	0.05			
131	2310.00	0.05			
132	2310.00	0.05			
133	2310.01	0.05			
134	2310.01	0.05			
135	2295.08	0.05			
136	2206.34	0.05			
137	2200.00	0.05			
138	2199.80	0.05			
139	2200.00	0.05			
140	2200.00	0.05			
141	2200.00	0.05			

CENTERLINE LINE AND CURVE TABLES

Parcel Line Table			Curve Table				
Line #	Length	Direction	Curve #	Arc Length	Radius	Chord	Length
L1	75.78	S35° 48' 43.33"W	C1	93.58	150.00	S11° 52' 22"W	92.07
L2	305.07	S9° 00' 00.00"E	C2	238.32	150.00	S44° 28' 05"E	214.09
L3	75.00	S9° 00' 00.00"E	C3	181.92	150.00	S33° 42' 51"E	170.58
L4	183.32	N90° 00' 00.00"E	C4	35.57	400.00	S71° 09' 23"E	35.55
L5	5.97	S1° 01' 50.09"W	C5	93.59	135.00	S8° 09' 00"E	92.09
L6	333.31	S1° 01' 50.09"W	C6	105.15	135.00	S5° 45' 45"E	102.51
L7	163.69	S68° 27' 31.55"E					
L8	163.62	S73° 33' 14.49"E					
L9	147.81	S11° 49' 33.52"W					
L10	416.63	S11° 49' 33.52"W					
L11	112.15	S28° 04' 34.03"E					
L12	29.67	S16° 33' 05.07"W					
L13	83.58	S69° 54' 24.92"E					

PARCEL CURVE TABLES

Curve Table					Curve Table				
Curve #	Arc Length	Radius	Chord	Length	Curve #	Arc Length	Radius	Chord	Length
C7	22.58	125.00	S16° 09' 59"W	22.97	C27	0.35	125.00	N0° 57' 00"E	0.35
C8	22.14	125.00	S5° 47' 05"W	22.12	...	22.12	125.00	S4° 12' 01"E	22.09
C9	1.55	125.00	N0° 21' 19"E	1.55	C28	22.87	125.00	S14° 33' 38"E	22.83
C10	23.97	175.00	N79° 54' 59"W	23.99	C30	19.05	175.00	N0° 07' 09"E	19.04
C11	22.65	175.00	N72° 15' 00"W	22.64	C31	22.35	175.00	N9° 53' 48"E	22.33
C12	22.25	175.00	N64° 51' 57"W	22.23					
C13	22.62	175.00	N77° 37' 07"W	22.61					
C14	22.14	175.00	N50° 23' 10"W	22.13					
C15	22.85	175.00	N43° 03' 20"W	22.83					
C16	23.51	175.00	N35° 29' 01"W	23.50					
C17	0.07	125.00	N1° 03' 50"E	0.07					
C18	22.12	125.00	N4° 04' 17"W	22.09					
C19	4.57	125.00	S57° 25' 42"E	4.57					
C20	6.75	375.00	N68° 59' 30"W	6.75					
C21	22.01	375.00	N71° 19' 20"W	22.00					
C22	4.58	375.00	S73° 12' 13"E	4.58					
C23	23.67	175.00	S20° 14' 53"E	23.61					
C24	22.66	175.00	S12° 49' 13"E	22.64					
C25	22.15	175.00	S5° 23' 04"E	22.14					
C26	8.37	175.00	S0° 20' 20"E	8.35					



FINAL PLAT - TABLES
FOR
MOSS CREEK PHASE 1
a.k.a. WILLIAMS STREET TOWNHOMES
LOCATED IN:
LAND LOT 125, 11th DISTRICT
CITY OF HOGANSVILLE, GEORGIA

REVISION		DESCRIPTION
NO.	DATE	
1		THIS PLAT WAS PREPARED FOR THE RECORD OF THE CITY OF HOGANSVILLE, GEORGIA, AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. ANY CHANGES TO THIS PLAT MUST BE APPROVED BY THE CITY ENGINEER AND THE RECORDING OFFICE.

DATE:	5-08-23
SCALE:	1" = 40'
FILE NUMBER:	C31.016
DRAWN BY:	KNELMS
REVIEWED BY:	KERBOWN



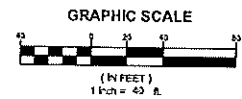
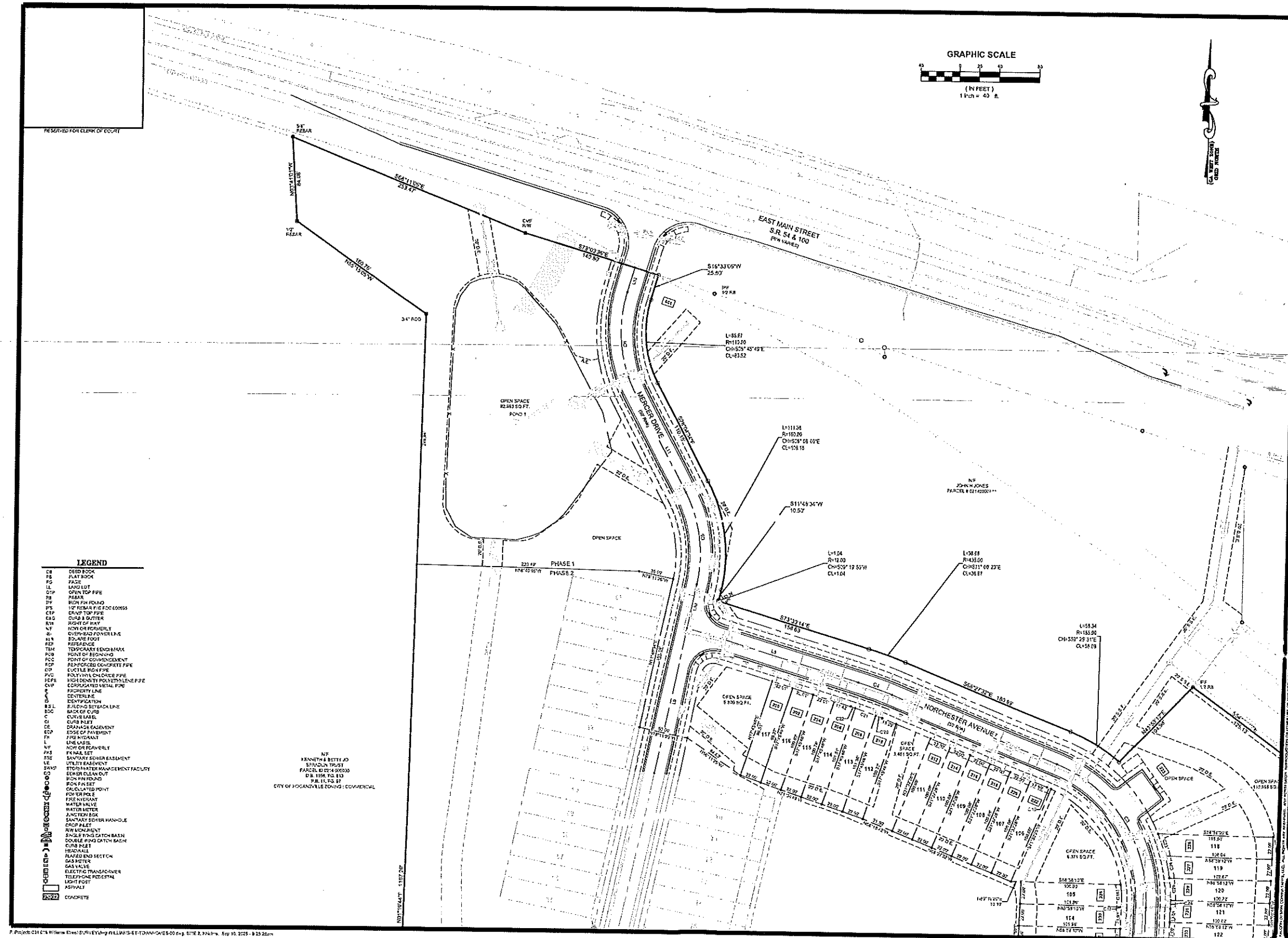
SHEET NUMBER
3 of 6



GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

SHEET NUMBER
4 of 6



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 FAX: (416) 491-1101

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FINAL PLAT - SITE PLAN
FOR
MOSSCREEK PHASE 1
a.k.a. WILLIAMS STREET TOWNHOMES
LOCATED IN:
LAND LOT 125, 11th DISTRICT
CITY OF HOGANSVILLE, GEORGIA

1	
2	
3	
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REVISIONS	

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DATE:	9-08-25
SCALE:	1" = 4'
FILE NUMBER:	031.016
DRAWN BY:	KNELMS
REVIEWED BY:	KBROWN



SHEET NUMBER

6 of 6

Lisa Kelly

From: joel@joelupchurch.com
Sent: Thursday, October 2, 2025 11:19 AM
To: Lisa Kelly
Subject: Fw: Hightower lot for lease

Joel Upchurch
RE/MAX Results LaGrange
Marketing Consultant/Owner
Multi-Million Dollar Producer
Platinum Club Member/Hall of Fame

833 New Franklin Road ~ LaGrange GA 30240
Cell: 706-523-1702
Office: 706-845-7000
joel@joelupchurch.com

Wire fraud is a very serious problem today. Please verify all wiring instructions directly with party receiving or sending wire. Broker shall have no liability for any loss of funds as a result of wire or cyber fraud. All correspondence shall be by and between the buyer and their closing attorney regarding wire transfer of funds

From: Morgan Marlowe <morganjmarlowe@gmail.com>
Sent: Wednesday, October 1, 2025 12:03 PM
To: joel upchurch <joel@joelupchurch.com>
Subject: Hightower lot for lease

Joel,

Rodger's Metalcraft in Fortson, Ga. is providing the steel for the Amazon construction project. They need a lot to store trailers on. They need it short term, maybe 3 months, and if it runs longer they would like to continue on a month to month basis. They are looking in the \$1,200/ month basis. Would that be a possibility?

Morgan Marlowe
706.315.8260

LeAnn Lehigh

From: HomeLink Property Management, LLC. <homelinkpm@gmail.com>
Sent: Friday, August 29, 2025 11:35 AM
To: LeAnn Lehigh
Subject: Re: George Bailey street renaming request

Hi there,

The board has denied the request to change the street name. They know the decision is up to the elected officials but since they were asked their opinion, the HOA representation is not in favor.

Scott

Scott R. Sells, Owner/Property Manager
Deborah Sweat, Executive Assistant
HomeLink Property Management
678-423-0555 (office)
770-573-3757 (fax)
www.homelinkpm.com

On Tue, Jul 29, 2025 at 2:56 PM LeAnn Lehigh <LeAnn.Lehigh@cityofhogansville.org> wrote:

Good afternoon,

The City of Hogansville City Council heard the request from George Bailey to rename the entrance of Huntcliff Subdivision (currently Hunt Club Drive) to George Bailey Way. The Council has asked George Bailey to ask for a letter from the HOA that states they are in favor of the name change before approving the request. Is there a way to get a letter on letterhead from the HOA with their support of changing the street name?

Thanks so much!

LeAnn Lehigh

City Clerk

City of Hogansville

111 High Street