



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

WORK SESSION – 6:00 PM

BUSINESS

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



Hogansville
Current
Developments

Project		Estimated # of Lots/Units	ERU's	Type Development	Power Provider	Gas?	Development Agreement	Comments
Jones Crossing Phase 3		179 106	179 106	SF Residential	Hogansville	Yes		Construction Underway Phase III PP submittal 10/29, PP recommended by P&Z 11/20/25
Moss Creek Townhomes		143	143	Townhomes	Diverse	No	NO	Construction Underway
Treeswift/Hummingbird Hollow Phase 1	P2	220 189	220 189	Townhomes SF Residential	Diverse Diverse		YES	Site Work Underway
Huntcliff - Phase II		83	83	SF Residential	Hogansville		YES - in place	Houses Under Construction
Shallow Creek - Phases II & IIA		82	82	SF Residential	Hogansville	Yes	Yes - in place	Final plat submittal - 09/26, Site Work Underway
Hogan's Ridge		220	220	Apartment Complex (3 story)	Hogansville		No	Building Construction Underway - Stop Work Order Issued (Site Violations)
Blue Creek Mixed Use					Split Hogansville			
Blue Creek Tech. Park		3	96	Distribution Warehouses	& Diverse*		Yes	LDP issued
Project Hummingbird		1 building - 1,645,995 sqft	169	Distribution Center			Yes - in place	Site Work Underway / Building Construction Underway
Blue Creek West		131 187 15 acres	131 187 104	SF/Townhomes Townhomes Commercial Frontage			Yes	3rd submittal 09/19, need EPD and GSWCC approval
East Main Troup		258 141	258 141	SF Residential Townhomes	Hogansville		Yes	2nd submittal 10/13, need EPD and GSWCC approval
Martin's Meadows		267 1.6 acres	267 11	SF Residential Commercial	Hogansville	Yes	Yes	2nd submittal 09/30, need GSWCC approval
Oakgate Apartments		356 7.2 acres	356 50	Multifamily Commercial	Hogansville		Yes	Preliminary Plat Approved 10/21/24
Lee Street Townhomes		57	57	Townhomes	Hogansville		Yes	Preliminary Plat Approved 12/2 - 06/17 2nd submittal - EPD approval 06/25
Chisel Mill/Hill Star Cottages		116	85	SF Residential			Yes	Preliminary Plat 11/12/2025, tabled at P/Z
Brackenwood Estates (Mountville)		61	61	SF Residential	Diverse	Yes	Yes	Preliminary Plat Approved 07/21/25
Emmaus Church Distrubtion Center								
		3	50	Industrtal Building (800, 000sqft of building area)	Diverse		Yes	Approved Annexation/Rezoning 06/16, DRI came back 08/04/2025 Need MCWSA approval to tie into sewer
Total								
Total	Residential		2,735					
Total	Commercial		23.8 acres					
Total	Industrial		4					
	Equivalent Residential Units		3,245					