

# City of Hogansville City Council

# Regular Meeting Agenda

**Monday, April 17, 2023** 

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

Mayor: Jake Ayers  Council Post 1: Michael Taylor, Jr  Council Post 2: Matthew Morgan	2025 2025 2025	City Manager: <i>Lisa E. Kelly</i> City Clerk: <i>LeAnn Lehigh</i> City Attorney: <i>Alex Dixon</i>
Council Post 3: <i>Mandy Neese*</i>	2023	Chief of Police: Jeffrey Sheppard
Council Post 4: <i>Mark Ayers</i> Council Post 5: <i>Toni Striblin</i>	2023 2023	* Mayor Pro-Tem

# Regular Meeting – 7:00 pm

1. Call to Order – Mayor Jake Ayers

2. Invocation & Pledge

# **Consent Agenda**

All items listed under the Consent Agenda are considered to be routine in nature and will be approved by one blanket motion.

1. Approval of Agenda:

Regular Meeting April 17, 2023

2. Approval of Minutes:

Regular Meeting April 3, 2023

# **Presentation**

- 1. Charon Prophet Elevations Youth Center
- 2. Employee Service Award Detective Shane Williams 5 Years
- 3. K-9 Certification Officer Conrad Guillot

# **New Business**

1. Final Plat Approval – Jones Crossing

# **Chief of Police Report**

# **Council Member Reports**

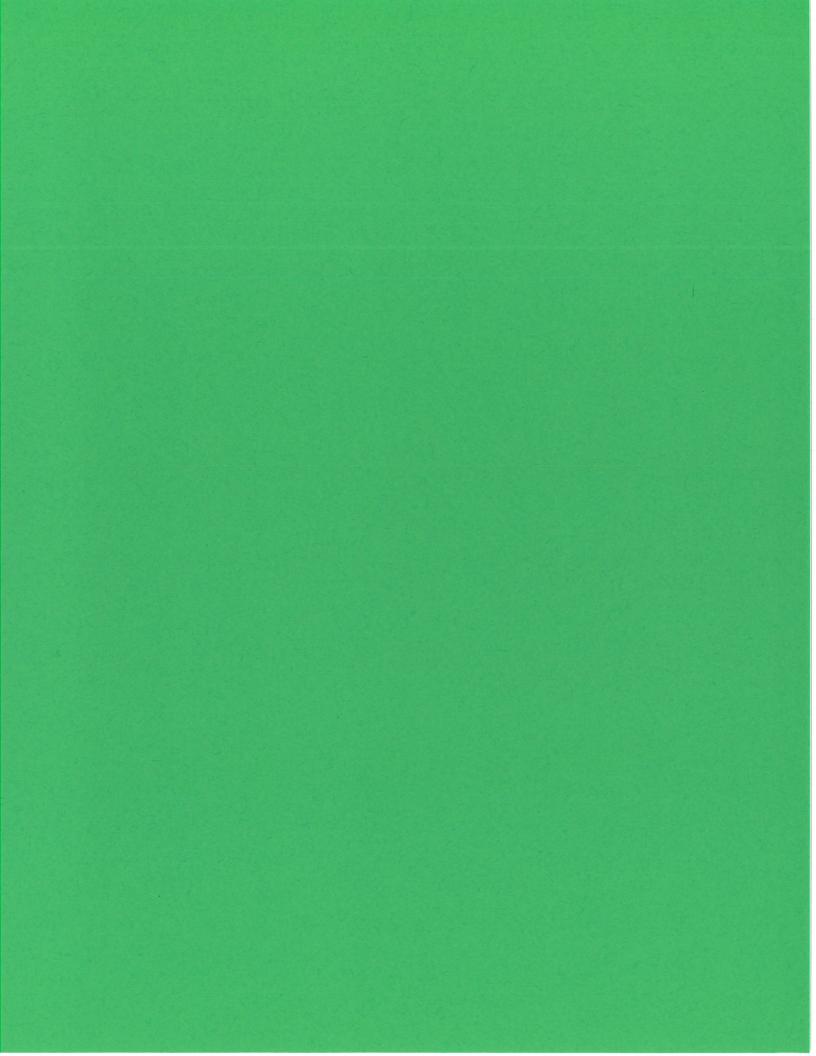
- 1. Council Member Taylor
- 2. Council Member Morgan
- 3. Council Member Neese
- 4. Council Member Ayers
- 5. Council Member Striblin

# Mayor's Report

## Adjourn

# **Upcoming Dates & Events**

- April 18, 2023 11:00 am 12:00 pm | Salvation Army Call-In Day for Utility Assistance
- April 18, 2023 6:30 pm | Meeting of the Hogansville Historic Preservation Commission at Hogansville City Hall
- April 23-29 | Georgia Cities Week
- April 25, 2023 6:30 pm | Meeting of the Downtown Development Authority at Hogansville City Hall
- April 29, 2023 4:00 pm | Run HGVL 2023 5K/10K at 401 Granite Street
- May 1, 2023 7:00 pm | Regular Meeting of the Mayor and Council at Hogansville City Hall





# Regular Meeting - April 3, 2023

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

<u>Call to Order, Invocation and Pledge</u>: Mayor Jake Ayers called the meeting to order at 7:02 pm. Present were Mayor Ayers and Council Members Michael Taylor, Matthew Morgan, Mandy Neese and Mark Ayers. Also present were City Manager Lisa Kelly, Police Chief Jeff Sheppard, Planning & Development Director Lynne Miller and City Attorney Alex Dixon. Council Member Toni Striblin was absent. An invocation by Mayor Ayers and pledge of allegiance followed the call to order.

### **Consent Agenda**

**Motion:** Mandy Neese moved that Consent Agenda be approved, including: (1) Agenda for April 3, 2023 with Item 1 under Presentations – *Employee Service Award – Shane Williams* – struck from the agenda; (2) Minutes of the work session held March 20, 2023 as presented and (3) Minutes of the regular meeting held March 20, 2023 as presented. Mark Ayers seconded the motion.

Discussion: None.

Roll Call Vote: Neese (Yea), M. Ayers (Yea), Taylor (Yea), Morgan (Yea).

Motion Passed: 4-0.

#### Presentation

Pioneer Youth Executive Director Emily Abraham provided an overview of this non-profit drop-in program for kids aged 7-17. The program that started in January 2022 with 1-2 youth dropping in daily; and now sees 30-50 kids each day, Monday – Friday, 2:30 pm – 6 pm. The program offers mentoring, tutoring, basketball, soccer, free dinners, cooking and nutrition counseling and other activities from the youth building on Granite Street. Always looking for adults to work with the kids.

## **New Business**

1. Budget Amendments

**Motion:** Mandy Neese moved that the City Council approve end-of-year budget amendments. Michael Taylor seconded the motion.

**Discussion:** City Manager Lisa Kelly explained that this is a yearly housekeeping item to adjust budget amounts to reflect actual amounts spent.

Roll Call Vote: Neese (Yea), Taylor (Yea), Morgan (Yea), M. Ayers (Yea)

Motion Passed: 4-0.

#### Adjourn

Motion: Michael Taylor moved that the meeting be adjourned. Mandy Neese seconded the motion.

**Discussion**: None.

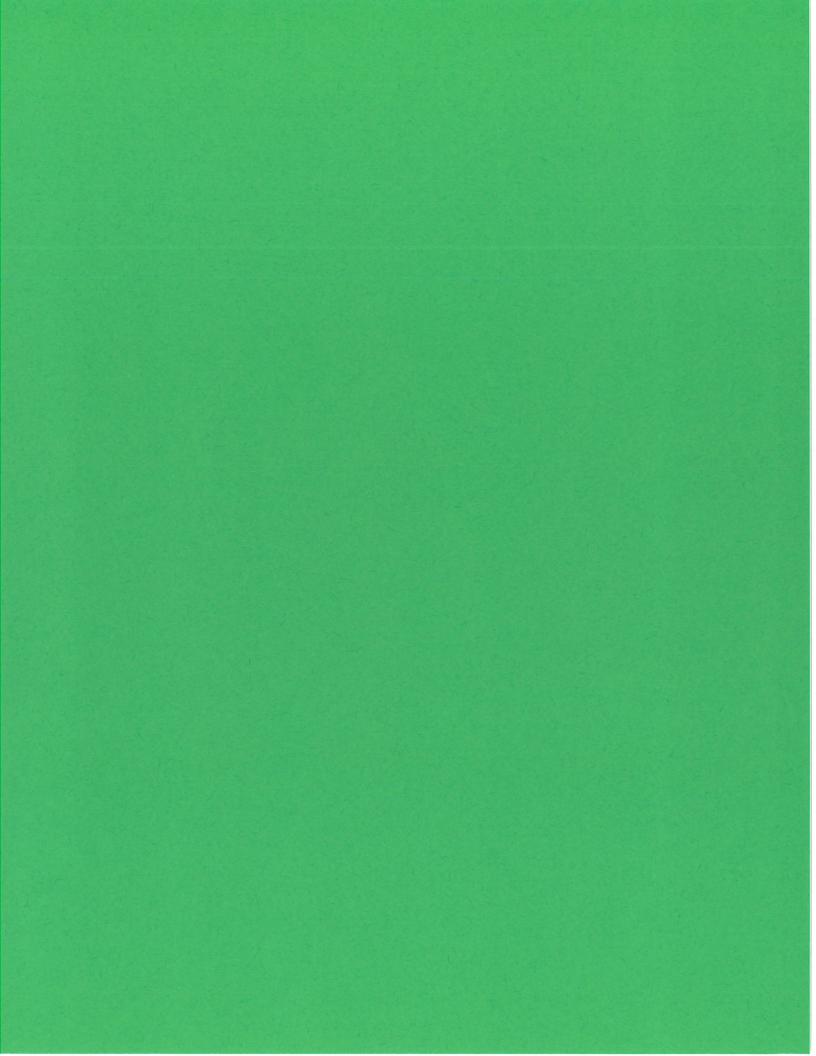
Roll Call Vote: Taylor (Yea), Neese (Yea), Morgan (Yea) and M. Ayers (Yea).

**Motion Passed**: 4-0.

Mayor Jake Ayers adjourned the meeting at 7:43 pm.

Respectfully submitted,

Lynne Miller, AICP, Planning & Development Director



CITY COUNCIL
Mayor Jake Ayers
Michael Taylor, Jr., Post 1
Mathew Morgan, Post 2
Mandy Neese, Post 3
Mark Ayers, Post 4
Toni Striblin, Post 5



Lisa Kelly, City Manager Alex Dixon, City Attorney

111 High St Hogansville GA 30230-1196 706-637-8629 | cityofhogansville.org

# COUNCIL ACTION FORM

MEETING DATE: April 17, 2023 SUBMITTED BY: Lynne Miller
AGENDA TITLE: Final Plat Approval for Jones Crossing Subdivision, E. Main Street
CLASSIFICATION (City Attorney must approve all ordinances, resolutions and contracts as to form)
Ordinance (No) Contract Information Only Public Hearing
$\square$ Resolution (No) $\square$ Ceremonial $\square$ Discussion/Action $\square$ Other
BACKGROUND (Includes description, background, and justification)
On April 13, 2023 the Hogansville Planning & Zoning Commission recommended City Council approval of the attached Final Plat for Jones Crossing subdivision on East Main Street.
BUDGETING & FINANCIAL IMPACT (Includes project costs and funding sources)
N/A
STAFF RECOMMENDATION (Include possible options for consideration)
Approve the Jones Crossing Final Plat - Troup Tax Map No. 0213D000031, East Main Street, Owner: Jones Crossing Development, LLC – as recommended by the City of Hogansville Planning & Zoning Commission.

OWNER / DEVELOPER
JONES CROSSING DEVELOPMENT LLC

24 HOUR CONTACT: PHONE (404) 539-2124

ENGINEER/SURVEYOR

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

#### SURVEY NOTES

- THE FIELDWORK FOR THIS SURVEY WAS COMPLETED JANUARY 15, 2023 WITH LINEAR AND ANGULAR MEASUREMENTS OBTAINED USING A SPECTRA PRECISION FOCUS 35 ROBOTIC TOTAL STATION & CHAMPION TKO GPS UNIT.
- 2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10.812 FEET, AND AN ANGULAR ERROR OF 04" PER ANGLE. IT WAS A CLOSED LOOP TRAVERSE ADJUSTED USING <u>COMPASS RULE</u> METHOD.
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN \$72,813
  FEET USING THE BEARINGS AND DISTANCES SHOWN HEREON.
- 4. NO N.G.S. MONUMENT FOUND WITHIN 500 FEET OF ANY POINT ON THE SUBJECT PROPERTY.
- 5. ALL PROPERTY CORNERS REFERENCED AS "IPS" INDICATE A 3/ REBAR PLACED WITH CAP STAMPED "FDC LSF000995" UNAESS OTHERWASE NOTED.
- FALCON DESIGN CONSULTANTS, L.L.C. AND/OR KEVIN M. BROWN DOES NOT GUARANTEE THAT ALL EASEMENTS AND SUB-SURFACE CONDITIONS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
- 7. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN. ALL MATTERS TO TITLE ARE EXCEPTED.
- 8. THIS SURVEY IS REFERENCED TO THE NORTH AWERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83 (2011)) FOR THE HORIZONTAL DATUM AND THE NORTH AWERICAN VERTICAL DATUM OF 1988 PER THE WRITUAL REFERENCE SYSTEM CORRECTIONS PROVIDED BY 69PS SOLUTIONS.
- 9. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES.
- 10. UTILITIES SHOWN ARE BASED ON ABOVE DROWNS-EMERGES. ADDITIONAL UTILITIES MY CRIST ABOVE OR BELOW GROUND, NO CERTIFICATION OR GUINANTEES IS MOVE AS TO THE ACCURACY OR THOROUGHESS OF THE UTILITIES OR STRUCTURES SHOWN INFECO. PER GEORGIA LAW THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR OF TO THE COUNTER/EMENT OF ANY AND ALL EARTH DISTURBIES ACTIVITIES.

#### SURVEY REFERENCES

- DEED FOR JONES CROSSING DEVELOPMENT, LLC, DATED APRIL 8, 2021, AS SHOWN IN DEED BOOK 2001 PAGE 641, TROUP COUNTY RECORDS.
- 2. WARRANTY DEED FOR JOHN HARDY JONES, DATED NOVEMBER 21, 1995, AS SHOWN IN DEED BOOK 707, PAGE 426, TROUP COUNTY RECORDS.
- 3. BOUNDARY SURVEY DONE BY FALCON DESIGN CONSULTANTS FOR JONES CROSSING DATED 4-28-2021

# EXCERPT FROM CITY OF HOGANSVILLE MEETING AGENDA DATED MONDAY,

- I. REZONING OF PROPERTY LOCATED ON EAST IMAIN STREET, PARCEL ID 02130000331 FROM R-1 TO R-2, STAFF REPORTED THAT THE REQUESTED REZONING WAS RECOWNENCED FOR APPROVIAL BY THE PLANNING COMMISSION, BUT WITH CERTAIN CONDITIONS AND ADMINISTRATION OF STRICK, AND AND ADMINISTRATION OF STREET, AND AND CONDITIONS AND ADMINISTRATION OF PROPERTY TO TO APPROVE THE REZONING WITH CONDITIONS, AND CONDITIONS AND APPROVED THE REZONING WITH CONDITIONS, AND CONDITIONS AND PROPERTY TO REPORT OF THE PROPERTION OF RESENTING THE REPORT OF THE PROPERTION OF RESENTING THE STREET, AND SHALL APPLY TO ANY DEVELOPMENT TO OCCUR ON SAID PROPERTY TO R-2 AND SHALL APPLY TO ANY DEVELOPMENT TO OCCUR ON SAID PROPERTY. TO WITH

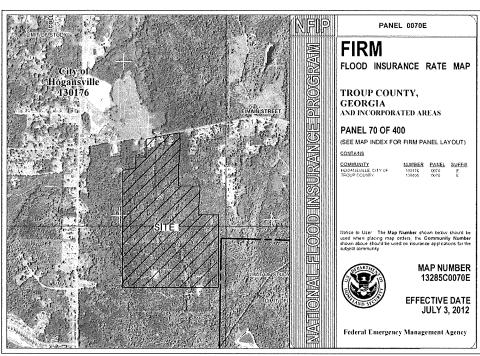
LEGEND

- DEVELOPMENT SHALL CONSIST EXCLUSIVELY OF SINGLE FAMILY DETACHED DWELLINGS, NO DUPLEXES, MINNUM 1800 HEATED SOURCE FEET DWELLINGS, SIDEWALKS REQUIRED TROUGHOUT THE DEVELOPMENT, DEVELOPER SHALL PROVIDE A 25 UNDISTURBED BUFFER AROUND THE PERIMETER OF THE DEVELOPMENT, ALTHOUGH A SECOND ENTRANCE SHALL BE CREATED TO ACCESS HUTCHNIS MODDY ROAD, SUCH SHALL BE RESTRICTED TO DEMERSHENY TRAFFER ONLY, AND
- HOWEOWNERS ASSOCIATION SHALL BE CREATED FOR CARE AND MAINTENANCE OF AMENTIES AND COMMON AREAS.

PURSUANT TO SECTION 102-169 OF THE CITY CODE, THESE CONDITIONS SHALL BE ATTACHED TO THE AVENDMENT TO THE OFFICIAL ZOMING MAP.

# FINAL PLAT FOR: JONES CROSSING **SUBDIVISION** PHASE 1

LAND LOTS 126 & 127, 11TH DISTRICT CITY OF HOGANSVILLE TROUP COUNTY, GEORGIA TAX PARCEL 0213D000031



# FLOOD NOTE

AS SHOWN ON FLOOD INSURANCE RATE MAPS OF <u>TROUP COUNTY</u>, <u>GEORGIA</u> COMMUNITY PANEL NUMBER 13285C0070E EFFECTIVE DATE JULY 3, 2012, NO PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FEMAL FLOOD HAZARD AREA.

LOT LINE TABLE			
Line#	Length	Direction	
L1	13.28	S47° 09' 33,87°E	
L2	18.42	N22° 19' 02.89"E	
L3	16.18	N17" 57' 20.56 W	
L4	13.38	S85° 30' 49.76"E	

LOT CURVE TABLE					
Curve #	Arc Length	Radius	Chord	Length	
C1	19.63'	12.50	S55° 52' 06"E	17.68	
C2	23.06	28.00	N55° 32' 00"E	22.42	
СЗ	9.52	50.00	N37' 23' 16'E	9.50	
C4	63.59	50.00	N79" 16' 22'E	59.39	
C5	51.74"	50.00°	N34° 38' 54'W	49.47	
C6	53,17	50.00°	S25° 27' 48'W	50.70	
C7	49.21'	50.00	584° 07' 22'W	47.25	
C8	12,23'	50,00	N60° 40' 38'W	12.20	
C9	23.06	28.00	N77° 16' 12'W	22.42	
C10	19.63	12.50	S34" 07' 54'W	17.68'	
C11	53,90	175,00	S19° 41' 31'E	53,69	
C12	19,63'	12.50	\$73* 30' 55"E	17.68	
C13	28.55'	125.00'	N68* 01' 37'E	28.48'	
C14	63.11'	125.00	S75* 56' 57'W	62.44	
C15	37.87	75.00	S75° 56' 57'W	37.47	
C16	19,63'	12,50	S16° 29' 05'W	17.68'	
C17	19.63	12.50'	N73° 30' 55'W	17.68'	
C18	19,63'	12.50	S16* 29' 05'W	17.68'	
C19	13.92'	225.00	N26° 44' 32'W	13.92	
C20	55,37'	225,00	N17* 55' 08'W	55.23	

LOT CURVE TABLE					
Curve #	Arc Length	Radius	Chord	Length	
C21	19.63'	12.50'	N55° 52' 06'W	17,68	
C22	46.39	375.00	S75* 35' 17'W	46.36	
C23	179.26	375,00	S58° 20' 59'W	177.56	
C24	21.12	12.50	S3' 45' 13'E	18.70	
C26	91.54	225.00	N40* 10' 16 W	90.91'	
C27	36,11	225.00	S33° 06' 47"E	36.07'	
C28	22.69°	50.00	S14° 46' 11"E	22.50'	
C29	43.10	50.00	S22* 55' 44'W	41.78	
C30	36.98	50.00	S68* 48' 47'W	36.14'	
C31	38,45	50.00	N67* 58' 04'W	37.51'	
C32	73,83	50,00	N3° 38' 04'W	67.30	
C33	16.70	28.00	N21° 34' 35"E	16.46'	
C34	21.03	28,00'	N17' 01' 39'W	20,54	
C35	41.60'	175.00	N45° 21' 07 W	41.50'	
C36	19.63	12.50	S82° 50' 15'W	17.68	
C37	27.90	275.00	S34° 55' 54'W	27.88	
C38	114.02	275.00	S20° 08' 51'W	113.21'	
C39	181,08	275,00	N18° 58' 26'E	177,83	
C40	30.63	28.00'	S31° 13' 29'E	29.12	
C41	54.08'	50,00	S31° 34' 34"E	51.48'	

MAYOR CITY OF HOGANSVILLE

Curve #	Arc Length	Radius	Chord	Lengti
C42	47.33	50.00	S26° 31′ 39′W	45.59
C43	53.25	50.00	S84* 09' 26'W	50.77
C44	48,34	50.00	N37° 38' 04'W	46.48
C45	31.33	50.00	N8' 01' 04'E	30.82
C46	12.64	28.00	N13° 02' 26"E	12.53
C47	15.69'	325.00	N1* 29' 35"E	15.69
C48	61.04	325,00	N8' 15' 26'E	60.96
C49	61,60	325.00	N19* 04' 04"E	61.51
C50	61,60	325,00	N29* 55' 40"E	61.51
C51	47.79	425.00	N41" 03' 32"E	47.76
C52	96,40'	425,00	N50" 46' 40"E	96,19
C53	65.83	425.00	N61* 42' 46"E	65.76
C54	65.42'	425.00	N70° 33' 36"E	65.35
C55	30.87	425.00	N77° 03' 02'E	30.87
C56	19.63'	12.50	N34" 07' 54"E	17.68
C57	151,25'	50.00'	S42" 14" 50"W	99.83

PROPERTY ADDRESS

CERTIFICATE OF APPROVAL FOR RECORDING:

MAYOR CITY OF HOGANSVILLE

CERTIFICATION OF RECEIPT OF SURETY

I HERBY CERTIFY THAT A SECURITY BOYD OR CERTIFIED CHECK IN THE AMOUNT OF \$ HAS
BEEN RECEIVED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN THE SUBDIVISION
PLAT ATTACHED HERETO IN THE EVENT OF DEFAULT BY THE DEVELOPER

THEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION FORDINANCE OF THE CITY OF HOGANISVILLE, GEORGIA, AND THAT IT HAS BEEN PRPROVED BY THE CITY OF HOGANISVILLE PLANNING COMMISSION FOR RECORDING IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF TROUP COUNTY.

SITE LOCATION DATA
JONES CROSSING IS LOCATED ALONG HWY 54

APPROXIMATELY 1000 FT WEST OF THE INTERSECTION WITH HUTCHINS MOODY ROAD

# VICINITY MAP

# N.T.S.

#### SITE AREA:

TOTAL AREA = 63.35 ACRES TOTAL LOTS = 179 LOTS

AREA PHASE 1 = 38.99 NNUMER LOTS PHASE 1 = 95 MIN. LOT SIZE = 5 000 S.F. MIN. HOUSE SIZE = 1,600 H.S.F. FOR 75% OF THE HOMES MIN. HOUSE SIZE = 1,400 H.S.F. FOR 25% OF THE HOMES

MINUMUM SETBACKS
FRONT = 20 FT
SIDE = 5 FT
REAR = 20 FT
SIDE CORNER = 20 FT

NOTES

1. THERE ARE WETLANDS OR LIVE STREAMS WITHIN 2007 OF THE SITE 2. THE BUILDER IS RESPONSIBLE FOR THE SIDEWALKS ON LOTS

# OWNER'S CERTIFICATE: STATE OF GEORGIA, COUNTY OF TROUP

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OF THROUGH A DULY AUTHORIZED ACENT, CERTIFIES THAT THIS IS THE PLAY WAS MADE FROM AN ACTUAL SURVEY. THAT ALL STATE AND COUNTY TAXES OR TOHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF: UNTREES NOTARY PUBLIC

#### SURVEYOR'S CERTIFICATION

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME UNDER MY SUPPRISHON, THAT ALL MONUMENTS OF THE PROPERTY BY ME UNDER MY SUPPRISHON, THAT ALL MONUMENTS OF THE PROPERTY OF THE SUBDIVISION OFFICIAL SHOPS AND ACTION AND THAT ALL ENGINEERING REQUIREMENTS OF THE SUBDIVISION OFFICIAL SHOPS OF THE CITY OF HOSPISSIFICE GEORGICAL, HAVE BEEN FALLY COMPARED WITH

KMB.... KEVIN M BROWN REGISTERED LAND SURVEYOR \$2960

C61

CENTERLINE CURVE TABLE Curve # Arc Length Radius Chord Length C58 61.60' 200.00' S19" 41" 31"E 61.36' C59 50.49' 100.00' N75° 56' 57'E 49.96'

C60 282,75' 400.00' S58° 52' 51'W 276,90' SHEET NUMBER 5.53' 400.00' \$38' 14' 02'W 5.53' C62 197.54' 300.00' S18\* 58' 26'W 193.99' C63 82.54' 200.00' \$40\* 20' 20'E 81.96'

3/13/2023 DATE

LAND PLANNING MC FALCON DESIGN CONSULTANTS ANNA CORRES CONTROL CO

> SING GEORG FOR COOSS PHASE 1 LOCATED IN: P CIT

1-20-23 SCALE: FILE NUMBER: 210.011 DRAWN BY:



1 OF 7



ASS CONCRETE

# STATE WATERS BUFFER NOTE:

THERE IS ESTABLISHED A 25 FOOT BUFFER ALONG THE BAMKS OF ALL STATE WATERS, AS MEASURED HORIZONTALLY FROM THE POINT WHERE VEGETATION HAS BEEN WRESTED BY NORMAL STREAM FLOW OR WAVE ACTION, NO LAND DISTURBING ACTIVITIES SHALL BE CONSUCTED WITHIN A BUFFER MAD A BUFFER WAY BE ACTIVITIES ON THE CONSTITUCTION STIES AND STATE TO THE CONTROL WAS A STRONG THE CONSTITUCTION STIES AND STATE TO STATE THE CONTROL WAS A PROTECTIVE VEGETATION AS BUFFER MAY BE THINKED OF VEGETATION AS LONG AS A PROTECTIVE VEGETATION COVER REMAY BE THINKED OF WINNED OF VEGETATION AS LONG AS A PROTECTIVE VEGETATION STRUCTURE AND WATER QUALITY AND AQUALITY MAD ATTACH A CONCEPT IS LEFT IN SUFFICIENT QUANTITY TO KEEP SHADE ON THE STREAM BED, PROVIDED, HOWEVER, THAT ANY PERSON CONSTRUCTION AS INSILE FAMILY RESIDENCE, WHEN SUCH RESIDENCE IS CONSTRUCTED BY OR UNDER CONTRACT WITH THE OWNER FOR HIS OR HER OWN OCCUPANCY, MAY THEN OR TRIM WEGETATION IN ADMINISTRATION AND AUGUST AND ADMINISTRATION OF THE OWNER FOR HIS OR HER OWN OCCUPANCY. MAY THEN OR TRIM WEGETATION IN ADMINISTRATION AND AUGUST AND AND AUGUST AND AND AND AND AND AND AND AND A STREAM.

# OPEN SPACE MANAGEMENT PLAN:

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

OWNER / DEVELOPER
JONES CROSSING DEVELOPMENT, LLC
270 NORTH JEFF DAVIS DRIVE
FAYETTEVILLE, QA 30214
PHONE: (404) 539-2124

24 HOUR CONTACT: DANIEL FIELDS PHONE (404) 539-2124

ENGINEER/SURVEYOR

FALCON DESIGN CONSULTANTS, LLC
235 CORPORATE CENTER DR.
SUITE 200
STOCKBRIDGE, GA 30281
PHONE (700) 389-8666

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT **ZONING** 

Mayor Jake Ayers Michael Taylor, Jr., Post 1 Malthew Morgan, Post 2 Mandy Neese, Post 3 Mark Ayers, Post 4 Toni Striblin, Post 5



City Manager - Open Lisa Kelly, Interim City Manager Alex Dixon, City Altorney

111 High St Hogansville GA 30230-1196 706-637-8629 | cityofhogansville.org

January 13, 2023

Mr. Val Akins Land Acquisition Manager Liberty Communities 175 Country Club Drive Building 200 F Stockbridge, GA 30281

RE: 2018 Preliminary Plat Amendment for Troup Tax Parcel 0213D000031, East Main Street Owner: Jones Crossing Development, LLC

Dear Mr. Akins:

On December 15, 2022 the City of Hogansville Planning & Zoning Commission voted affirmatively to recommend to the Hogansville City Council that the following requested amendment to the 2018 Jones Crossing Preliminary Plat be approved: Reduce heated square footage from 1,800 square feet to 1,600 square feet or greater for 75% of the homes, and to 1,400 square feet or greater for the remaining 25% of the homes.

On December 19, 2022 the Hogansville City Council approved the request.

Sincerely

Lynne S. Miller, AICP
Planning & Development Director

FALCON DESIGN
CONSULTANTS

FALCON DESIGN
CONSULTANTS

FALCON DESIGN
CONSULTANTS

INCAMENG OPERATOR

INCAMENG

FOR JONES CROSSING PHASE 1

BEVISIONS

3-2-23 - REVISED PER CITY COMMENTS

THIS PLAT WAS PREPARED FOR THE EXCURING USE OF THE PERSON, PERSONS. HERBON, SAND CERTIFICATION WINNAMED PERSON WITHOUT AN EXPRESS RECEPTION.

DATE: 1-20-23
SCALE: N/A
FILE NUMBER: 210.011
DRAWN BY: CPOPP
REVIEWED BY: KBROWN

OR BOTH STATE OF THE STATE

SHEET NUMBER

COA# LSF 000995

2 of 7

