



City of Hogansville

City Council

Regular Meeting Agenda

Monday, July 21, 2025 – 7:00 pm

Meeting will be held at Hogansville City Hall,

111 High Street, Hogansville, GA 30230

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

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 July 21, 2025
2. Approval of Minutes: Work Session Meeting July 7, 2025
3. Approval of Minutes: Regular Meeting July 7, 2025

Presentations

1. Introduction of New Hogansville Police Officer

New Business

1. Preliminary Plat – Brackenwood Estates

City Manager’s Report

Assistant City Manager’s Report

Chief of Police Report

Council Member Reports

1. Council Member Taylor
2. Council Member Baswell
3. Council Member Neese
4. Council Member Ayers
5. Council Member Strickland

Mayor’s Report

Adjourn

Upcoming Dates & Events

- July 22, 2025 – 6:30 pm | Meeting of the Downtown Development Authority at Hogansville City Hall
- August 4, 2025 – 7:00 pm | Regular Meeting of the Mayor and Council at Hogansville City Hall
- August 18, 2025 – 7:00 pm | Regular Meeting of the Mayor and Council at Hogansville City Hall
- August 19, 2025 – 6:30pm | Meeting of the Historic Preservation Commission at Hogansville City Hall
- August 21, 2025 – 6:00 pm | Meeting of the Hogansville Planning & Zoning Commission at Hogansville City Hall
- August 26, 2025 – Meeting of the Downtown Development Authority at Hogansville City Hall

The Royal Theater Happenings – July/August 2025

- Friday, July 25, 2025 – 7:00 pm – MOVIE: Mamma Mia!
- Saturday, July 26, 2025 – 10:00 am | Cartoon Capers
- Saturday, July 26, 2025 – 7:00 pm – MOVIE: Finding Nemo
- Friday, August 1, 2025 – 7:00 pm | MOVIE: Viva Las Vegas
- Saturday, August 2, 2025 – 7:00 pm | MOVIE: Beauty and the Beast
- Saturday, August 9, 2025 – 7:30 pm | LIVE EVENT: Crybaby: The Janis Joplin Experience starring Lisa Polizzi
- Friday, August 15, 2025 – 7:00 pm | MOVIE: Toy Story
- Saturday, August 16, 2025 – 7:00 pm | Addams Family
- Friday, August 22, 2025 – 7:00 pm | MOVIE: This is It
- Saturday, August 23, 2025 – 7:00 pm | MOVIE: Despicable Me

Meeting to be held at Hogansville City Hall, 111 High Street, Hogansville Ga. 30230



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

**Work Session Meeting
July 7, 2025**

Call to Order: Mayor Jake Ayers called the Work Session to order at 6:01pm. Present were Council Member Michael Taylor, Council Member Jason Baswell, Council Member Mandy Neese, 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, and Police Chief Jeff Sheppard. City Clerk LeAnn Lehig was not present at tonight's meeting.

ORDER OF BUSINESS

1. Final Plat Approval – Jones Crossing Phase II

City Manager Lisa Kelly explained that Jones Crossing Phase I is finishing up building and they are underway for Phase II, with roads completed. They are currently working under previous UDO conditions, and all conditions that were put in place by the Hogansville Planning Commission have been addressed and resolved as of June 27, 2025. City Attorney Alex Dixon requested that the plat be conditioned making the lift station fully conveyed and recorded as part of Council approval. This item is on the Regular Meeting agenda tonight for Council action.

2. Boundary Line Agreement – 1240 East Main Street

Mr. Mack Reynolds addressed Council requesting a boundary line agreement. This Boundary Line Agreement between 1240 East Main Street and the adjacent city-owned property is intended to formally recognize and document the existing irregular and non-uniform boundary line, ensuring its continued acknowledgment and preservation.

ADDITIONAL DISCUSSION NOT ON AGENDA:

City Manager Lisa Kelly gave an update on developments of East Main Troup, Blue Creek West, and Martin's Meadows. She stated that the City has been seeing an increase in business interests.

City Manager stated that the final approval of the interstate roundabouts is awaiting GDOT approval and temporary signalization is on hold until GDOT approval.

Mayor Ayers adjourned the Work Session at 6:42pm.

Respectfully,

Oasis Nichols
Assistant City Manager



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

Regular Meeting

July 7, 2025

Mayor Jake Ayers called the Regular Meeting to order at 7:02pm. Present were Mayor Ayers, Council Member Michael Taylor, Council Member Jason Baswell, Council Member Mandy Neese, 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, Police Chief Jeff Sheppard. City Clerk LeAnn Lehigh was not present at tonight's meeting.

Mayor Ayers gave an invocation and Council Member Ayers led the Pledge of Allegiance.

CONSENT AGENDA

Motion: Council Member Neese moved to approve the consent agenda. The motion was seconded by Council Member Ayers.

Motion Carries 5-0

PRESENTATIONS

1. Introduction of New Hogansville Police Officer

Chief Jeff Sheppard introduced Hogansville's newest Police Officers, Officer Michael Bell, Officer Shelly Downs, Officer Jackson Jeffery, Officer Eric Massengill, Officer Michael Parker, and Communications Officer April Bairentine.

2. Employee Recognition – Hogansville Police Department Promotions

Chief Jeff Sheppard introduced the newest promotions in the Police Department: Sergeant Rick Milliron has been promoted to Captain in the Code Enforcement Department, Lieutenant Jack Hollis has been promoted to Captain of the Police Department, Officer Nathan Fuller has been promoted to Corporal, Major James Vincent has been promoted to Assistant Chief of Police.

3. Employee Recognition – Richard Milliron – 5 Year Anniversary

Chief Jeff Sheppard recognized Captain Rick Milliron for his five years of service with the City of Hogansville as the Code Enforcement Officer.

NEW BUSINESS

1. Final Plat Approval – Jones Crossing Phase II

Council Member Neese moved to approve the Final Plat with the condition that the lift station is deeded to the City and recorded. The motion was seconded by Council Member Ayers.

Discussion: None

Motion Carries 5-0

2. Boundary Line Agreement – 1240 East Main Street

Council Member Neese moved to approve the Boundary Line Agreement with Mr. Mack Reynolds for 1240 East Main St. The motion was seconded by Council Member Ayers. This Boundary Line Agreement between 1240 East Main Street and the adjacent city-owned property is intended to formally recognize and document the existing irregular and non-uniform boundary line, ensuring its continued acknowledgment and preservation.

Discussion: None

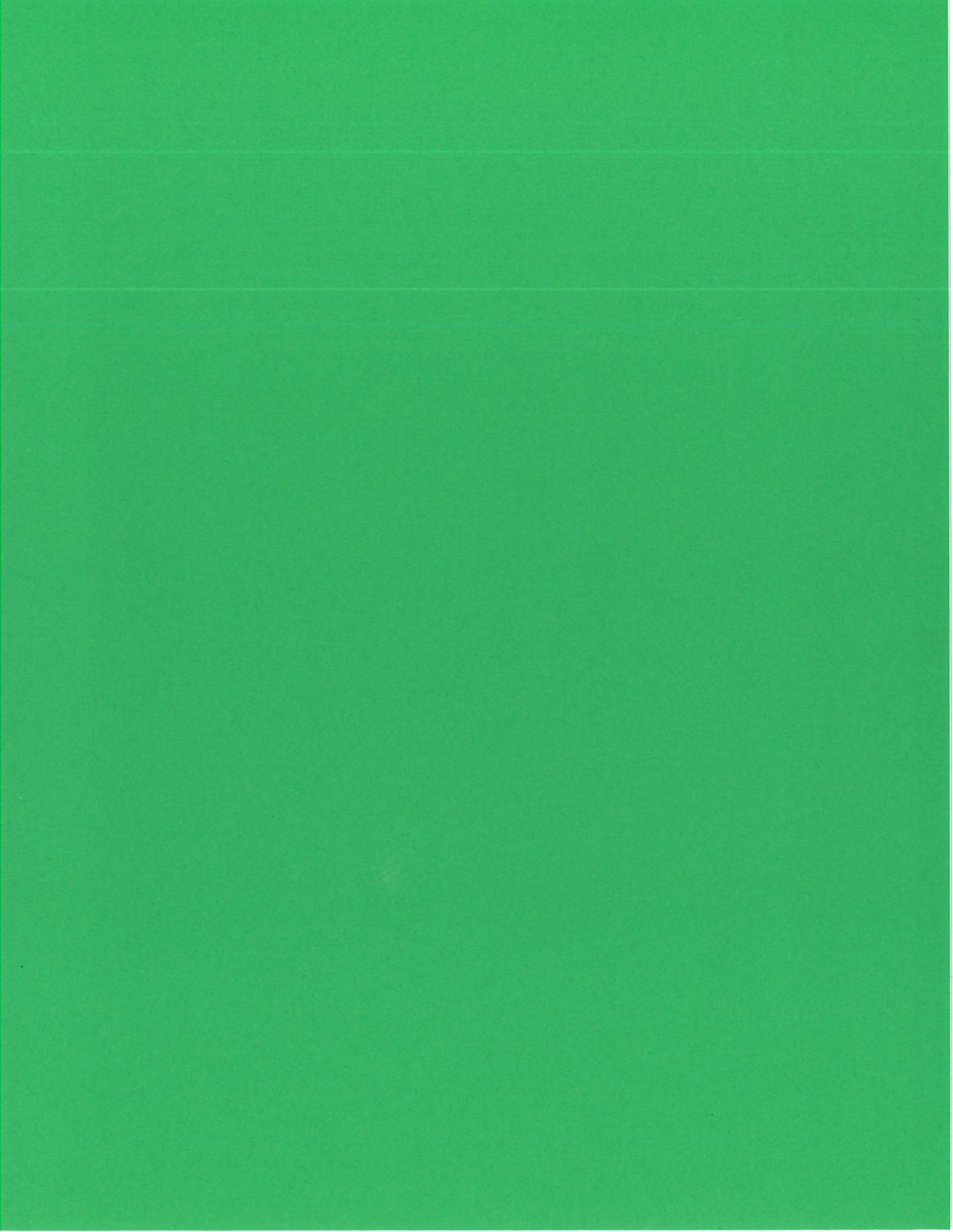
Motion Carries 5-0

ADJOURNMENT

On a motion made by Council Member Strickland and duly seconded, Mayor Ayers adjourned the meeting at 8:02pm.

Respectfully,

Oasis Nichols
Assistant City Manager



CITY COUNCIL
Mayor Jake Ayers
Michael Taylor, Jr., Post 1
Jason Baswell, Post 2
Mandy Neese, Post 3
Mark Ayers, Post 4
Kandis Strickland, Post 5



City Manager – Lisa Kelly
Assistant City Manager – Oasis Nichols
City Clerk – LeAnn Lehigh
City Attorney – Alex Dixon
111 High St
Hogansville GA 30230-1196
706-637-8629 | cityofhogansville.org

COUNCIL ACTION FORM

MEETING DATE: July 21, 2025 **SUBMITTED BY:** Dhayna Portillo 

AGENDA TITLE: Brackenwood Estates - Preliminary Plat Request

CLASSIFICATION (City Attorney must approve all ordinances, resolutions and contracts as to form)

- | | | | |
|--|-------------------------------------|---|---|
| <input type="checkbox"/> Ordinance (No. ____) | <input type="checkbox"/> Contract | <input type="checkbox"/> Information Only | <input type="checkbox"/> Public Hearing |
| <input type="checkbox"/> Resolution (No. ____) | <input type="checkbox"/> Ceremonial | <input checked="" type="checkbox"/> Discussion/Action | <input type="checkbox"/> Other |

BACKGROUND (Includes description, background, and justification)

On July 17, 2025, the Hogansville Planning Commission reviewed and unanimously approved a preliminary plat application submitted by Trademark Quality Homes, LLC. The proposed subdivision is located off Mountville–Hogansville Road and will consist of two phases: Phase One includes 32 lots, and Phase Two includes 29 lots, for a total of 61 residential lots within the development.

BUDGETING & FINANCIAL IMPACT (Includes project costs and funding sources)

No budget impact to City.

STAFF RECOMMENDATION (Include possible options for consideration)

Staff recommends approval of the preliminary plat request, as recommended by the Hogansville Planning Commission on July 17, 2025.



City of Hogansville, GA

Application for Preliminary Plat Approval

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

Property Owner Name Trademark Quality Homes

Address of Project Mantville Rd

Phone 706-666-4515 Email nicktqh@gmail.com Zip _____

Troup Tax Map No. 02130007010

Project Name (if applicable) Brackenwood Estates

Site Info.:

Zoning: ES-R

Property Size: 40.148 acres

of Lots: 61

Utilities:

Water: Public Private Well

Sewer: Public Private Septic

Electric: Underground Will be overhead

Other: _____



Project Description – Please be as specific as possible

Single family Residential Development
with cel lots

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

No Changes

I certify that the foregoing information is true and correct,

this day of May 30 2025


Applicant's Signature


Notary Public

(Affix Seal Here)



City of Hogansville Community Development Department

Revised: 04/07/2025





City of Hogansville, GA Preliminary Plat Checklist

	By	Date
Application received	<u>DP</u>	<u>06-02</u>
Conditions described (See checklist/instructions)	<u>DP</u>	<u>06-02</u>
Scheduled for Planning Commission action June 26th	<u>DP</u>	<u>06-02</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 Addresses.
- 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.
- 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): David Chapman, the legal owner of Property (address): Nicholas Barklett, Hogansville, Troup County, Georgia;

Troup County Tax Parcel Number 0213C007010.

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

Single family Homes.

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:

[Signature]

Property Owner Signature/Firma del dueño

6-2-25

Date/Fecha:

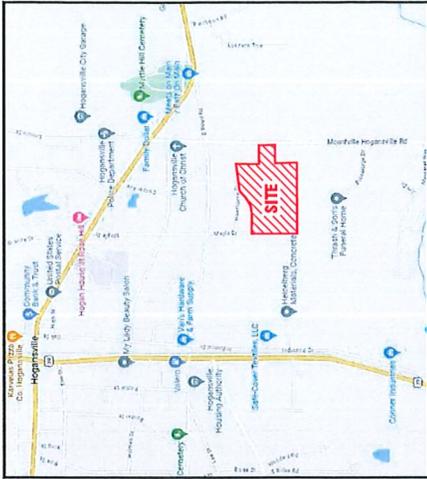
[Signature]

Notary Public



Brackenwood Estates

Land Lot 128, District 12 Troup County
 Tax Parcel #0213C007010
 Total Area = 40.148 AC.



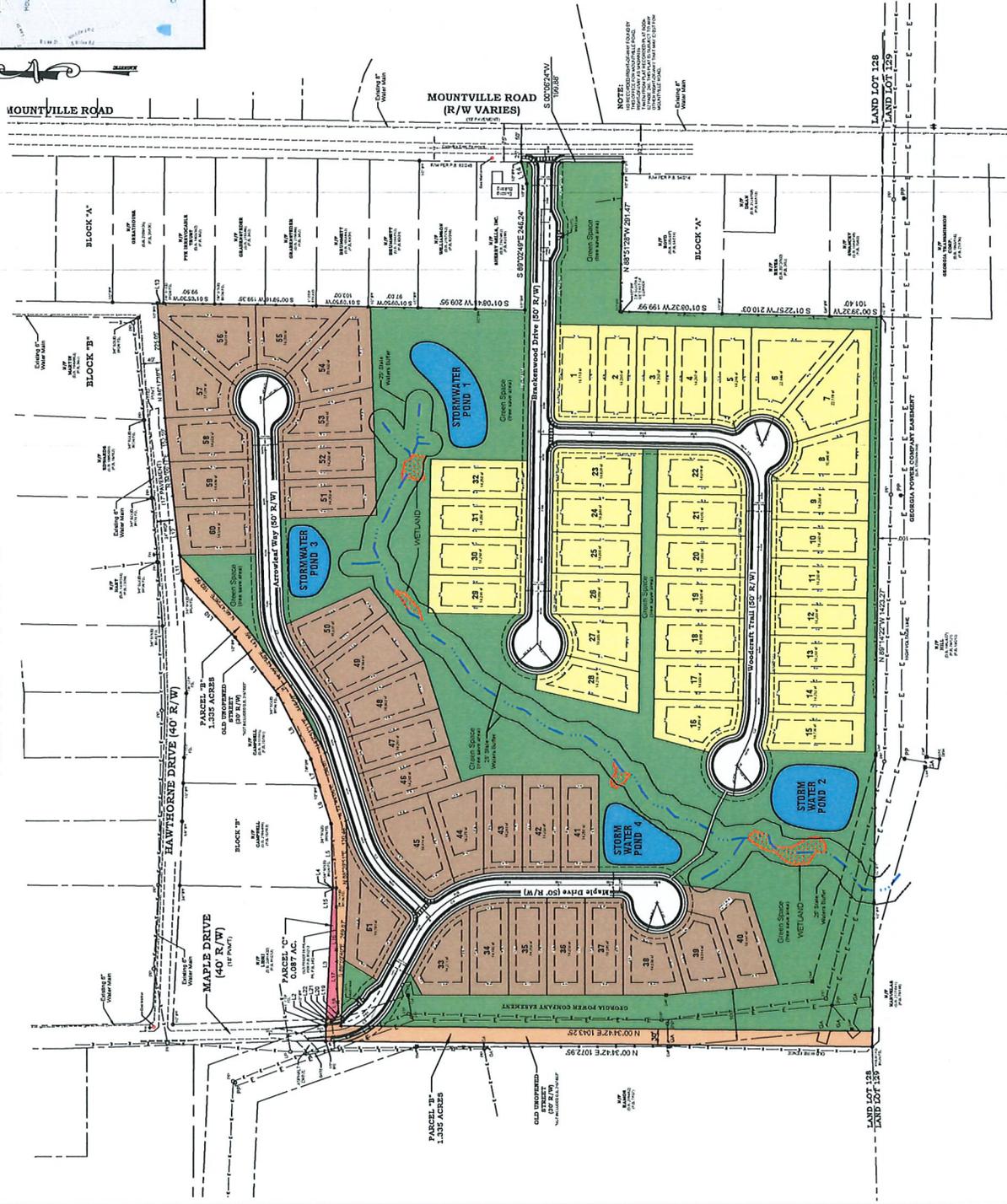
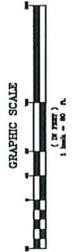
LOCATION MAP

- Phase 1 (32 lots)
- Phase 2 (29 lots)
- Public Green Space = 13.66 AC.
(Consolidated by Homeowners Association)
- Parcel B (Ownership TBD)
- Parcel C (Ownership TBD)

PROPOSED STREET ALIGNMENT DATA:

CURVE NO.	STREET	PC STATION	PT STATION	CURVE LENGTH
C1	100' R/W	340.00	440.00	100.00'
C2	200' R/W	340.00	340.00	0.00'
C3	200' R/W	340.00	340.00	0.00'
C4	200' R/W	340.00	340.00	0.00'
C5	200' R/W	340.00	340.00	0.00'
C6	200' R/W	340.00	340.00	0.00'
C7	200' R/W	340.00	340.00	0.00'

PROPERTY OWNER/DEVELOPER:
 Trademark Quality Homes, Inc.
 PO Box 926
 Greenville, GA 30222
 Contact Person: Nick Bartlett
 (706) 616-4515
 nicktqr@gmail.com



REV.	DATE	DESCRIPTION
1	5/20/25	OVERALL SITE PLAN

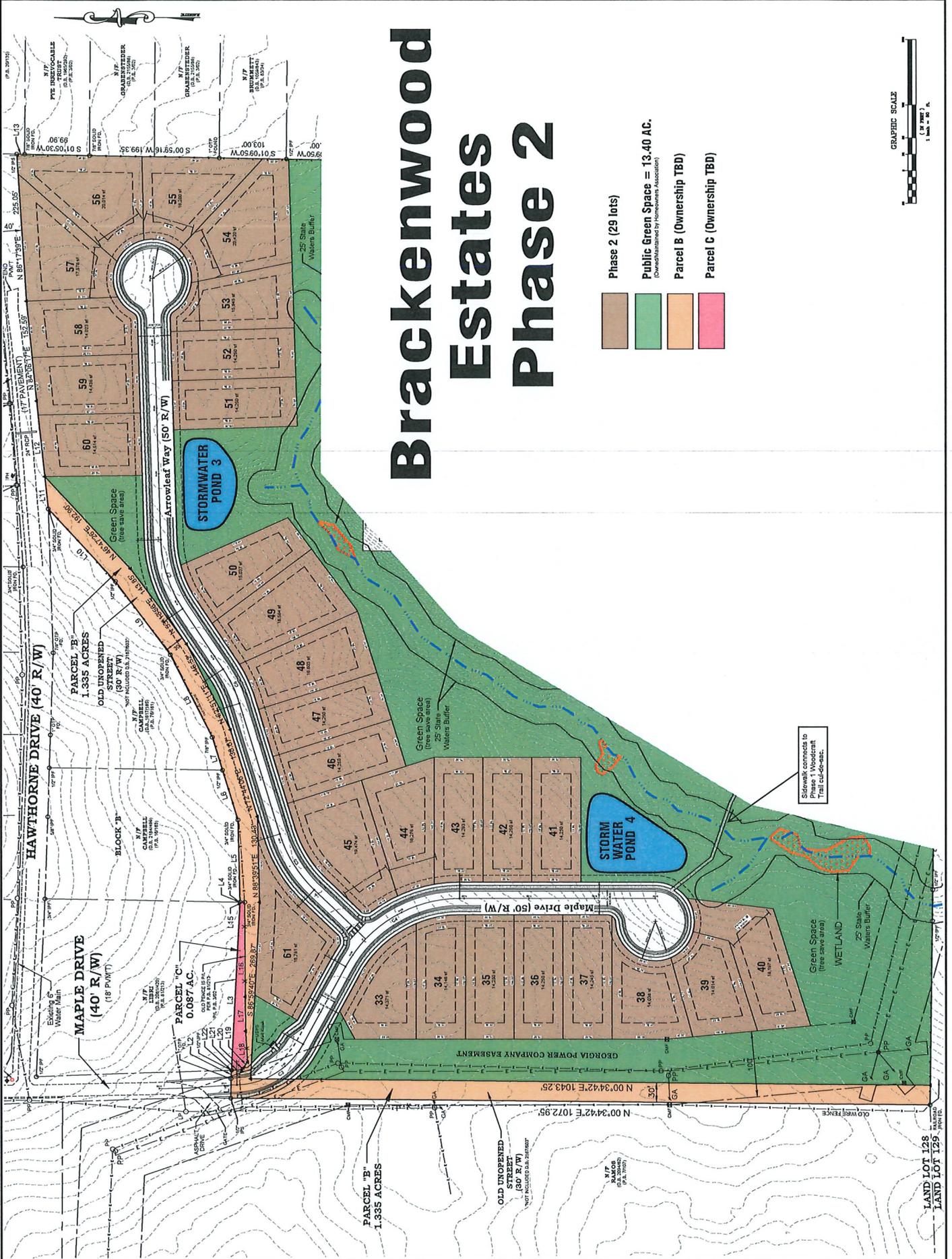
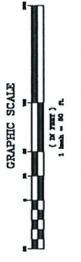


REV.	DATE	DESCRIPTION
1		PRELIMINARY PLAT

DATE: 5/30/25	DRAWN BY: MWS	SCALE: AS SHOWN
BRACKENWOOD ESTATES		
PRELIMINARY PLAT		

Brackenwood Estates Phase 2

- Phase 2 (29 lots)
- Public Green Space = 13.40 AC.
(Owned/Managed by Homeowners Association)
- Parcel B (Ownership TBD)
- Parcel C (Ownership TBD)



Brackenwood Estates

Land Lot 128, District 12 Troup County
 Tax Parcel #0213C007010
 Total Area = 40.148 AC.

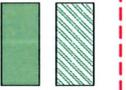


LOCATION MAP

Preliminary Tree Density Calculations:

Tree Density Requirement:
 40.15 ac x 50 trees/acre = 2007.5 inches
 The undisturbed areas of Green Space are heavily wooded with a mixture of pines and hardwoods.
 Based on a representative sample tree count, one acre of Green Space includes an average of:
 (1) - 15" dia. trees (50 inches)
 (1) - 20" dia. trees (20 inches)
 Total density per acre = 170 inches
 Total Disturbed Area = 22.50 acres
 Georgia Power Estimated = 2.14 acres
 Total Tree Space Area = 40.15 ac. (total site) - 22.50 ac. (disturbed) - 2.14 ac. (stormwater) = 15.51 ac. (lower estimate) = 13.28 ac.
 Tree Density (lower) = 13.28 ac. x 70 trees/acre = 2,227 trees
 Trees Planted on site = (1) - 2" caliber tree on each lot = 61 lots x 2 inches = 122 inches
 Total Estimated Tree Density Provided = 2,257 inches saved = 122 inches planted = 2,379 inches total

- Public Green Space = 13.40 AC.**
 (Owned/Maintained by Homeowners Association)
- Private Green Space = 11.30 AC.**
 (Private/Individual lots)
- Limit of Disturbance**



Green Space calculations:

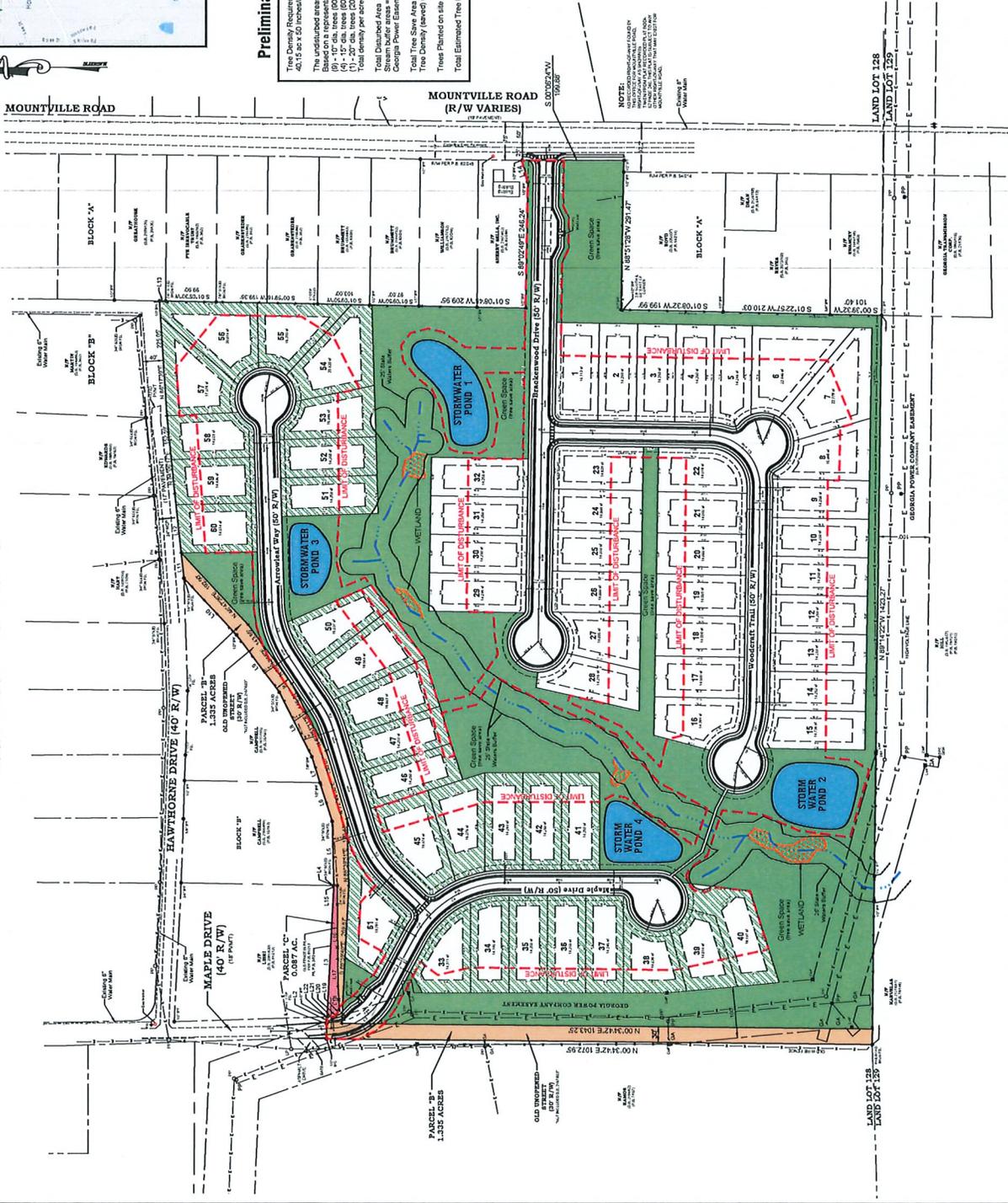
Public Green Space (owned/maintained by HOA) = 13.40 acres
 Private Green Space (non/individual years of individual lots) = 11.30 ac.
 Gross Area of Green Space = 24.70 ac.

PROPERTY OWNER/DEVELOPER:
 Trademark Quality Homes, Inc.
 PO Box 926
 Greenville, GA 30222
 Contact Person: Nick Bartlett
 (706) 616-4515
 nickbqt@gmail.com



SHEET
C5.1
 OF
 6

DATE: 5/30/25
 DRAWN BY: MNS
 SCALE: AS SHOWN
 PRELIMINARY GREEN SPACE & TREE MANAGEMENT PLAN
 BRACKENWOOD ESTATES

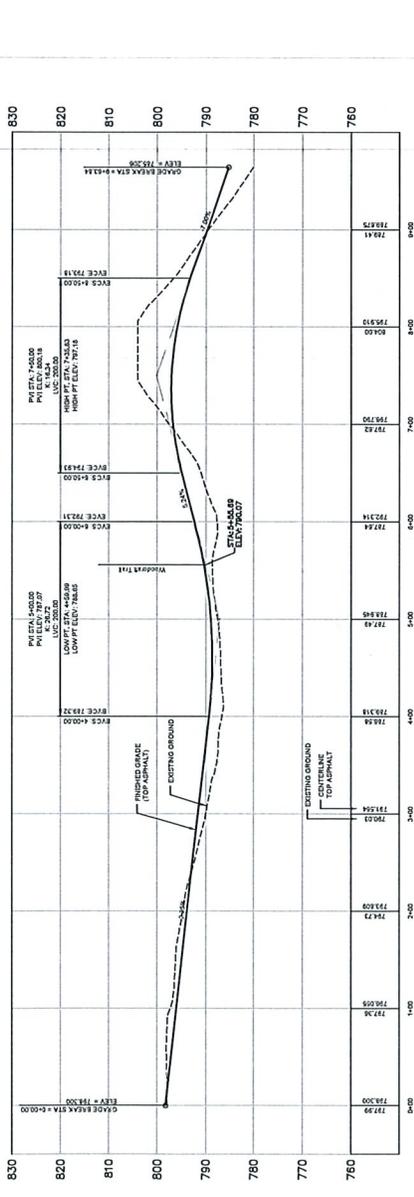


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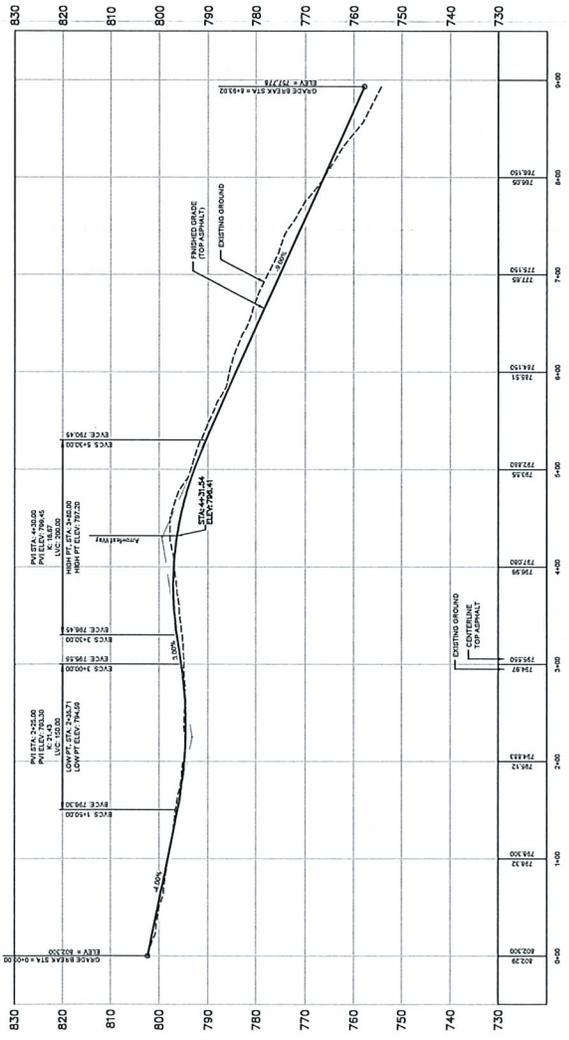
CAPSTONE
 Engineering Inc.
 45 Latta Road
 Marietta, GA 30066-3514
 info@capstone.com



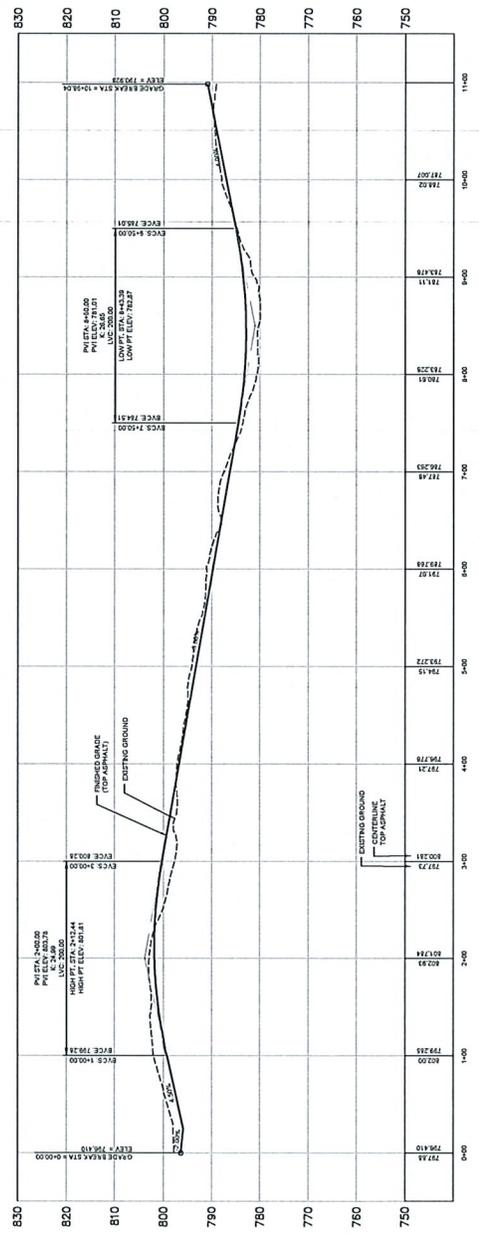
REV.	DATE:	DESCRIPTION:
1		ISSUE FOR PERMITTING



REV.	DATE	DESCRIPTION
1		ISSUE FOR PERMIT REVIEW



Maple Drive
SCALE: 1"=10' HORIZ.
1"=10' VERT.



Arrowleaf Way
SCALE: 1"=10' HORIZ.
1"=10' VERT.