



City of Hogansville

City Council

Regular Meeting Agenda

Tuesday, January 20, 2026 – 7:00 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

REGULAR MEETING – 7:00 pm

1. Call to Order – Mayor Jake Ayers
2. Invocation & Pledge

CITY COUNCIL SWEARING IN CEREMONY

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 January 20, 2026
2. Approval of Minutes: Regular Meeting January 5, 2026

PRESENTATION

1. Employee Service Award – Titus Roberson – 5 Year Anniversary

CITIZEN APPERANCE

1. Albert Prado to Discuss Non-Disclosure Agreements

NEW BUSINESS

1. Draft Development Agreement for Martins Meadows, Parcel No. 0213D000038, 0213D000035, Applicant: Sawgrass Development
2. Hillstar Cottages Preliminary Plat Application, Parcel No. 0200000048G, 0200000048F 0200000048E, 0200000048D, 0200000048C Owner: Chisel Mill Design and Build LLC
3. Shallow Creek Phase 2 & 3 Final Plat Application, Parcel No. 0244D010013, Owner: Shallow Creek Hogansville LLC

CITY MANAGER'S REPORT

ASSISTANT CITY MANAGER'S REPORT

CHIEF OF POLICE REPORT

COUNCIL MEMBER REPORTS

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

Upcoming Dates & Events

- *January 27, 2026 – 6:30 pm | Meeting of the Downtown Development Authority at Hogansville City Hall*
- *February 2, 2026 – 7:00 pm | Regular Meeting of the Mayor and Council at Hogansville City Hall*
- *February 19, 2026 – 6:00 pm | Meeting of the Planning & Zoning Commission at Hogansville City Hall*
- *February 24, 2026 – Meeting of the Downtown Development Authority at Hogansville City Hall*

MAYOR'S REPORT

ADJOURN

The Royal Theater Happenings

- *Saturday, January 24, 2026 – 7:30 pm | LIVE EVENT: The Blind Boys of Alabama*
- *Friday, January 30, 2026 – 7:00 pm | MOVIE: Dr. Strangelove*
- *Saturday, January 31, 2026 – 5:00 pm | LIVE EVENT: Grief, Grudges, and Guilt*
- *Friday, February 6, 2026 – 7:00pm pm | MOVIE: Whitney Houston: I want to dance with somebody*
- *Saturday, February 7, 2026 – 5:00pm pm | MOVIE: A Minecraft Movie*

Purchase tickets online 1937royaltheater.org or call the box office 706-955-4870



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

REGULAR MEETING

January 5, 2026

Mayor Jake Ayers called the Regular Meeting to order at 7:01 pm. 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, and Police Chief Jeff Sheppard. City Clerk LeAnn Lehigh was not present at tonight's meeting.

Council Member Baswell gave the invocation, and Mayor 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. Employee Service Award – Titus Roberson – 5 Year Anniversary

Titus Roberson was unable to attend the meeting tonight, so the presentation will be moved to the next meeting agenda.

NEW BUSINESS

1. Selection of Mayor Pro-Tem for 2026

Motion: Council Member Baswell nominated Mandy Neese as Mayor Pro-Tem for 2026. The motion was seconded by Council Member Ayers.

Discussion: None

Motion Carries 3-2 (Council Members Baswell, Neese, and Ayers voted Yes and Council Members Taylor and Strickland voted No)

2. Resolution – Line of Credit 2026

Motion: Council Member Neese moved to approve the annual resolution for a \$300,000 line of credit with Community Bank and Trust. The motion was seconded by Council Member Strickland.

Discussion: None

Motion Carries 5-0

3. Resolution – MEAG Voting Delegates

Motion: Council Member Neese moved to approve the annual resolution allowing the Mayor as voting delegate and City Manager as alternate for MEAG. The motion was seconded by Council Member Taylor.

Discussion: None

Motion Carries 5-0

4. Resolution – MGAG Voting Delegates

Motion: Council Member Neese moved to approve the annual resolution allowing the Mayor as voting delegate and City Manager as alternate for MGAG. The motion was seconded by Council Member Baswell.

Discussion: None

Motion Carries 5-0

5. GMA Financing for Sidearm Mower

Motion: Council Member Neese moved to approve the financing of the new sidearm mower through GMA in the amount of \$245,126.89, using funds from SPLOST. The motion was seconded by Council Member Baswell.

Discussion: None

Motion Carries 5-0

ADJOURNMENT

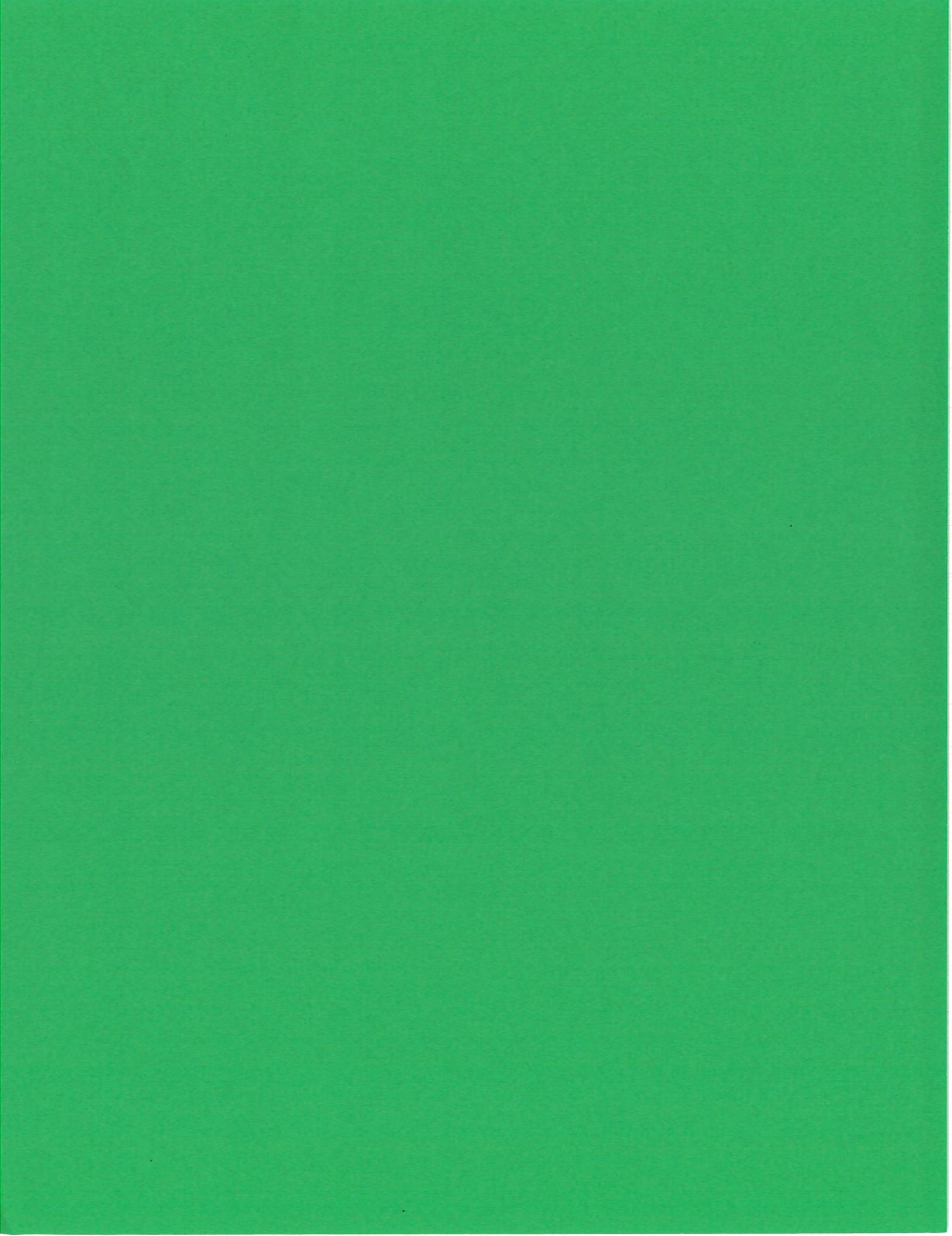
On a motion made by Council Member Neese and duly seconded, Mayor Ayers adjourned the meeting at 7:44 pm.

Respectfully,

Oasis Nichols

Oasis Nichols

Assistant City Manager



If you would like to request to be placed on the City Council Agenda, please fill out the form below and submit.

Request must be made no later than 12:00 pm the Wednesday prior to the meeting if you would like to be placed on the next meeting agenda.

Name

Albert Prado

Phone

(925) 963-6322

Meeting date for which you wish to appear

1/20/2026

Question/Issue you wish to discuss:

Non-Disclosure Agreements (NDAs)

Please describe in detail:

The role of NDAs in City governance

Have you previously discussed this with the City Manager?

No

If yes, when?**Have you previously discussed this with the Mayor or a member of Council?**

Yes

What was the response from such discussion(s)?

At the last Town Hall, I asked the Mayor and each Council Member if they had signed an NDA pertaining to discussions on data centers. Only one council member responded.

Why was the above response not adequate?

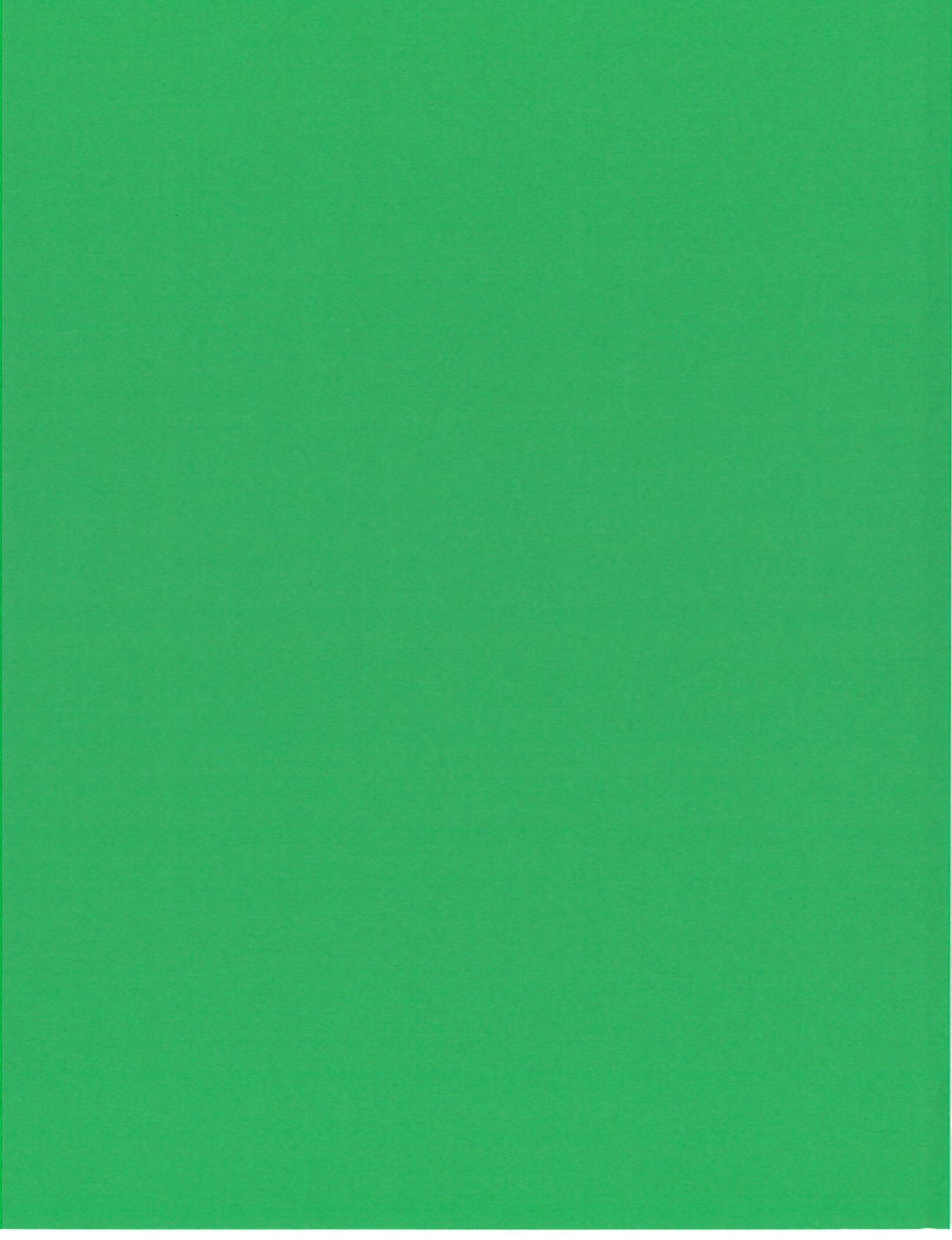
Did not give adequate response on the use of NDAs in city governance

What is the resolution you seek?

Better understanding of the use of NDAs in city governance

It is the intention of this process to resolve the question/issue without the necessity of an appearance at a Council meeting. I understand that such appearance requires the approval of the Mayor and that the appearance is limited to five (5) minutes.





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: January 20, 2026 SUBMITTED BY: Dhayna Portillo 

AGENDA TITLE: Martins Meadows- Development Agreement

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

Ordinance (No. _____) Contract Information Only Public Hearing
 Resolution (No. _____) Ceremonial Discussion/Action Other

BACKGROUND (Includes description, background, and justification)

Martins Meadows is a 252-unit single-family residential subdivision located on East Boyd Road and Mountville Road. The developer has secured an easement to connect to the existing Hummingbird Hollow lift station. As part of the project, the City required upsizing a portion of the sewer main to 10 inches and 18 inches to accommodate future growth. The City will fund the sewer upgrade at an estimated cost of \$265,000 and anticipates recovering this cost through future water/sewer tap fees.

To reduce future electric capacity demands, the City offered a natural gas incentive of \$2,350 per unit, which the developer accepted. This credit is applied toward the water/sewer connection fee, reducing the fee from \$12,900 per unit to \$10,550 per unit. Each unit is required to include a minimum of two natural gas appliances, excluding gas logs.

The Planning Commission recommended approval of the development agreement for Martins Meadows with no conditions.

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

The City will fund the sewer line upgrade at an estimated cost of \$265,000, which will be offset by credit to development fees. This cost is expected to be recovered over time through future water/sewer connection fees.

STAFF RECOMMENDATION (Include possible options for consideration)

Staff recommends approval of Development Agreement for Martins Meadows, as recommended by the Hogansville Planning Commission at its January 15, 2026 meeting.

STATE OF GEORGIA

COUNTY OF TROUP

MARTIN'S MEADOWS

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (this “**Agreement**”) is made and entered into effective as of the _____ day of _____ 2026 (the “**Effective Date**”), by and between SAWGRASS DEVELOPMENT LLC, a Georgia Limited Liability Company (“**Sawgrass Development**”) and THE CITY OF HOGANSVILLE, a Georgia Municipal Corporation (“**Hogansville**”) (each a “**Party**” and collectively the “**Parties**”).

RECITALS

WHEREAS, Sawgrass “intends to develop” those certain tracts or parcels of land identified as Troup County Tax Parcel Identification Numbers 0213D000038 and part of 0213D000035 more particularly described on Exhibit “A” said exhibit being attached hereto and incorporated herein by reference (the “**Property**”) as a 252 residential lot subdivision (the “**Development**” or “**Martin’s Meadows**”); and

WHEREAS, FURTHER, Sawgrass desires that the Property and the 252 subdivision lots within the Development (each a “**Lot**” and collectively the “**Lots**”) be connected to the Hogansville water and sanitary sewer system; and

WHEREAS, FURTHER, Sawgrass has proposed upsizing the sanitary sewer outfall main necessary to serve the Development from an 8” sewer outfall main (running from the Property through Troup County Tax Parcel Identification Numbers 0200 000046, 0200 000043, and 0200 000040) to a 10” and 18” sewer outfall line (the “**Sewer Outfall**”) for future residential and non-residential developments within the City; and

WHEREAS, FURTHER, Sawgrass has an easement through Troup County Tax Parcel Identification Numbers 0200 000046 and 0200 000043 for construction of the Sewer Outfall; such easement and Sewer Outfall improvements shall be conveyed by Sawgrass to Hoganasville at no fee; and

WHEREAS, FURTHER, Hogansville has acquired or will acquire an easement through Troup County Tax Parcel Identification Number 0200 000040 for construction of the Sewer Outfall; and

WHEREAS, FURTHER, the general location of the Sewer Outfall is shown as a blue line on Exhibit “B-1”; and

WHEREAS, FURTHER, the location of the Sewer Outfall is more particularly shown on that certain “Site Development Drawings for Martin’s Meadows – Hogansville” (the “**Development Plans**”) prepared by Precision United, dated January 6, 2025, and last

revised September 29, 2025, which has previously been submitted to and is on file with Hogansville and is incorporated by reference as if fully included herein;

WHEREAS, FURTHER, Sheets C-800 through C-802 (titled "Downstream Sewer Plan & Profile") of the Development Plans are attached hereto as Exhibit "B-2" and incorporated herein by this reference.

WHEREAS, Sawgrass will require gas mains to be installed on each Lot that is developed within the Development and will require via deed restriction any person or entity constructing a dwelling on a Lot to install, at the time of initial construction, within the dwelling a minimum of two gas appliances (e.g., stove or furnace), provided that a fireplace shall not constitute a gas appliance for the purposes of this Agreement.

WHEREAS, in consideration of the system improvements to be constructed by Sawgrass pursuant to this Agreement, Hogansville (a) hereby reduces any and all water tap and sewer tap fees by \$2,350.00 per Lot such that the water tap and sewer fees for each Lot shall be \$10,550; (b) hereby waives and agrees not to impose any and every development impact or capital cost recovery fee of any nature or type for any building, structure, dwelling, and every other improvement, including, but not limited to, sanitary sewer facilities, water facilities, stormwater management facilities, roads, or the like within the Development; and (c) represents, warrants, covenants, and agrees that all fees (excluding only building permit fees) payable to Hogansville with respect to the Development of the Property shall be as set forth on Exhibit "C" attached hereto and incorporated herein by this reference.

NOW, THEREFORE, for and in consideration of the mutual covenants and promises set forth herein, and for other good and valuable consideration, the Parties hereto agree as follows:

ARTICLE 1 ISSUANCE OF LAND DISTURBANCE PERMITS, BUILDING PERMITS, AND CERTIFICATES OF OCCUPANCY AND RELATED FEES

1.1 As soon as all requirements, under Georgia law and Hogansville Ordinance, for issuance of a land disturbance permit for the Development have been met and this Agreement is executed by all parties, Hogansville shall issue the land disturbance permit(s) (the "LDP") for the Development.

1.2 Sawgrass has previously submitted to the City the Development Plans for the LDP. Hogansville acknowledges that the location of the Sewer Outfall, as shown on the Development Plans, does not need to be revised; the City reserves the right to require further revisions to the Development Plans unrelated to the Sewer Outfall. (Lisa needs to review with Turnipseed)

1.3 Currently and when the LDP is issued, the Development Plans (as they currently exist or may be revised) show and will show the Sewer Outfall as presently depicted therein, including no Exhibit "B-2" hereto.

1.4 As part of the construction pursuant to the LDP, Sawgrass will construct the Sewer Outfall pursuant to the Development Plans and to required engineering specifications.

1.5 Hogansville has acquired or will use all available means to acquire an easement through Troup County Tax Parcel Identification Number 0200 000040 for construction of the Sewer Outfall. Hogansville represents and warrants to Sawgrass that it will acquire or has acquired the right to permit Sawgrass to construct the Sewer Outfall within said easement on said tax parcel.

1.6 Sawgrass will require City gas mains to be installed on each Lot that is developed within the Development and will require via deed restriction any person or entity constructing a dwelling on any Lot to install, at the time of initial construction, within the dwelling a minimum of two gas appliances (e.g., stove or furnace), provided that a fireplace shall not constitute a gas appliance for the purposes of this Agreement.

1.7 Hogansville represents, warrants, covenants, and agrees that all fees (excluding only building permit fees) payable to Hogansville with respect to the Development of the Property shall be as set forth on Exhibit "C" attached hereto and incorporated herein by this reference.

1.8 From time to time, upon request, Hogansville agrees to provide Sawgrass written assurance confirming the terms of this Article 1 (including Exhibit "C" hereto). Hogansville's sewer and water tap fees shall not increase for purposes of this development for at least five (7) years from the date of this Agreement.

ARTICLE 2 DISPUTE RESOLUTION

2.1 Exclusive Process. Except as specifically provided herein, any dispute arising under or in connection with this Agreement shall be resolved as provided in this Article.

2.2 Negotiation. In the event of a dispute between the Parties arising under this Agreement, the Parties shall first attempt to resolve the dispute by negotiations between the Parties. The Parties shall attempt in good faith to resolve any dispute and shall endeavor to meet in such attempt.

2.3 Arbitration. If the dispute has not been resolved within sixty (60) days from the time that either Party requests a meeting to resolve the dispute, either Party, by written notice to the other, may initiate binding arbitration. Except as provided herein, any arbitration shall be conducted in accordance with the Commercial Arbitration Rules of the American Arbitration Association (or similar rules of a similar organization if the American Arbitration Association should not then exist). Such arbitration shall be conducted by a panel of three (3) arbitrators, with one chosen by each of the Parties and the third chosen by the two (2) arbitrators chosen by the Parties. The arbitrators must not have been directly or indirectly employed by or done work for either Party within the five years prior to the date the arbitration is initiated. To the extent the rules and practices of the American Arbitration Association or the terms of this Article are in conflict with Georgia law, the terms of Georgia law shall prevail.

2.4 Expenses. Each Party shall bear the compensation of its respective Party-appointed arbitrator, own attorney/counsel, witnesses, consultants, and employees. All other expenses of the arbitration, including the expenses of the third arbitrator, shall be equally divided.

2.5 Confidentiality. All disputes resolved pursuant to this Article 2 shall be confidential in nature.

ARTICLE 3 REPRESENTATIONS AND WARRANTIES

3.1 Representations of Sawgrass. As of the date of execution of this Agreement, Sawgrass, represents and warrants that:

- (a) it is an entity subject to the procedures and substantive provisions of the United States Bankruptcy Code applicable to U.S. businesses generally.
- (b) there are no bankruptcy proceedings pending or, to its knowledge, threatened against it.
- (c) there are no legal proceedings that would be reasonably likely to materially adversely affect its ability to perform this Agreement.
- (d) it has knowledge and experience related to financial feasibility of residential developments that enable it to evaluate the merits and risks of this Agreement, and it is capable of assuming such risks.
- (e) it is duly organized, validly existing, and in good standing under the laws of the state of Georgia.
- (f) it has all requisite power to own, operate and carry on its business as contemplated by this Agreement.
- (g) the execution, delivery, and performance of this Agreement and any other documentation that is required to deliver under this Agreement are within its powers, have been duly authorized by all necessary action and do not violate any of the terms or conditions in its governing documents, any contract or other agreement to which it is a party or any law applicable to it;
- (h) the individual(s) executing and delivering this Agreement and any other documentation required to be delivered under this Agreement are duly empowered and authorized to do so at the time of such execution and delivery; and
- (i) this Agreement constitutes such Sawgrass's binding obligation enforceable against it in accordance with the terms thereof, subject to any equitable defenses.

3.3 Representations of Hogansville. As of the date of execution of this Agreement, Hogansville represents and warrant that:

- (a) the execution, delivery, and performance of this Agreement and any other documentation it is required to deliver under this Agreement are within its powers, have been duly authorized by all necessary action (including but not limited to approval by the Mayor and City Council) and do not violate any of the terms or conditions in its governing documents, any contract, or other agreement to which it is a party or any law applicable to it;
- (b) the individual(s) executing and delivering this Agreement and any other documentation required to be delivered under this Agreement are duly empowered and authorized to do so at the time of such execution and delivery, and all individuals required to execute this Agreement to make it a valid and binding obligation of the City have done so;
- (c) this Agreement constitutes such Hogansville's binding obligation enforceable against it in accordance with the terms thereof, subject to any equitable defenses;
- (d) there are no legal proceedings that would be reasonably likely to materially adversely affect its ability to perform this Agreement; and

ARTICLE 4 MISCELLANEOUS PROVISIONS

4.1 Assignment. Sawgrass shall have the right to assign or transfer any of their rights under this Agreement, in whole or in part, to any person or any business entity at any time without the prior written consent of Hogansville. Hogansville agrees to work in good faith with Sawgrass to assist Sawgrass in any lending transactions arranged by Sawgrass, including, but not limited to, providing any lender of Sawgrass with estoppel letters.

4.2 Termination. Neither Party shall have the right to terminate this Agreement without the advance written consent of the other Party.

4.3 Default. Each Party shall have such remedies for the default of the other Party hereto as may be provided at law or in equity following written notice of such default and failure to cure same within thirty (30) days.

4.4 Successors and Assigns. This Agreement shall be binding and inure to the benefit of the permitted successors, successors in title, and assigns of the Parties.

4.5 No Partnership. Nothing in this Agreement shall be treated as creating a partnership or joint venture between either of the Parties under the laws of any applicable jurisdiction and, except as specifically provided in this Agreement, no Party may act or have any authority to act as agent of or in any way bind or commit another Party to any obligation.

4.6 No Third-Party Beneficiary. Nothing in this Agreement shall be construed to create any duty, obligation, or liability of either Party to any person or entity not a Party to this Agreement.

4.7 Time of Essence: No Waiver. Time is of the essence of this Agreement.

4.8 Amendment. This Agreement may be amended, changed, modified, or altered only in a writing signed by all Parties hereto.

4.9 Notices. All notices under this Agreement shall be given in writing and shall be deemed sufficient if hand delivered, sent by national overnight courier, or sent by registered or certified U.S. Mail, postage prepaid thereon, addressed as follows:

To: Sawgrass Development LLC
Attn: Legal
285 West Wieuca Road NE
PMB 5402
Atlanta, GA 30342

To: The City of Hogansville
Attn: City Manager
111 High Street
Hogansville, GA 30230

The designation of the person to be notified or the address of said person may be changed at any time by similar notice. Any notice sent in compliance with the requirements of this Section shall be deemed received on the earlier to occur of (i) the date such notice is actually received by the Party or Parties to whom such notice is addressed, or (ii) the seventh (7th) Business Day following the date such notice is deposited with a national overnight courier or in the United States Post Office or any other official depository of the United States mail, provided that the sender receives from such courier or such post office confirmation of actual delivery to the recipient.

4.10 Counterparts. This Agreement may be executed in multiple counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same instrument.

4.11 Headings. All titles, subjects, headings, articles, and section titles and similar items are provided for the purpose of reference and convenience and are not intended to affect the meaning of the contents or scope of this Agreement.

4.12 Governing Law. The validity, interpretation, and performance of this Agreement and each of its provisions shall be governed by the laws of the State of Georgia (without giving effect to the principles of conflict of laws).

4.13 Severability. In the event that any of the terms, covenants, or conditions of this Agreement, its Exhibits, or the application of any such term, covenant, or condition shall be held

invalid by any court or administrative body having jurisdiction, it is the intention of the Parties that in lieu of each such term, covenant, or condition that is invalid, there be added as part of this Agreement, a term, covenant, or condition as similar in terms as possible to such invalid term, covenant, or condition that is deemed valid by such court or administrative body. The remainder of this Agreement shall not be affected thereby and shall remain in full force and effect.

4.14 Further Assurances. If any Party reasonably determines or is reasonably advised that any further instruments or any other things are necessary or desirable to carry out the terms of this Agreement, the other Party shall execute and deliver all such instruments and assurances and do all things reasonably necessary and proper to carry out the terms of this Agreement.

4.15 Entire Agreement. This Agreement constitutes the entire agreement between the parties with respect to the subject matter hereof and supersedes all prior agreements, understandings, and negotiations, whether oral or written. The WEHREAS/recital clauses to this Agreement and the Exhibits attached hereto are material parts of this Agreement and are incorporated herein by this and every reference thereto. The Parties represent and warrant to each other and agree that the WEHEREAS/recital clauses to this Agreement are true and correct.

IN WITNESS WHEREOF, The Parties hereto have caused this Development Agreement to be executed in their respective names effective as of the date and year first above written.

Sworn to and subscribed before me
this ____ day of _____ 202____

Unofficial Witness

SAWGRASS DEVELOPMENT LLC,
a Georgia limited liability company

By: _____
Austin Wallace, Member

Notary Public

My commission expires: _____

Sworn to and subscribed before me
this ____ day of _____ 202____

CITY OF HOGANSVILLE,
a Georgia municipal corporation

Unofficial Witness

By: _____, Mayor

ATTEST:

Notary Public

By: _____, _____

EXHIBIT "A"

LEGAL DESCRIPTION OF THE PROPERTY

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 127 OF THE 11TH DISTRICT, TROUP COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4 " REBAR FOUND AT THE COMMON CORNER OF LAND LOTS 126,127, 130 AND 131; THENCE LEAVING THE SAID LAND LOT CORNER AND FOLLOWING LAND LOT LINE 127 AND 130 NORTH 88 DEGREES 36 MINUTES 50 SECONDS WEST A DISTANCE OF 1189.20 FEET TO A #4 REBAR SET; SAID POINT SHALL BE THE POINT OF BEGINNING;

THENCE ALONG LAND LOT LINE 127 AND 130 NORTH 89 DEGREES 09 MINUTES 06 SECONDS WEST A DISTANCE OF 521.09 FEET TO A OPEN TOP PIN FOUND;

THENCE LEAVING THE SAID LAND LOT LINE NORTH 03 DEGREES 36 MINUTES 41 SECONDS EAST A DISTANCE OF 1880.92 FEET TO A #4 REBAR SET;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 506.21 TO A #4 REBAR SET;

THENCE SOUTH 00 DEGREES 09 MINUTES 33 SECONDS WEST A DISTANCE OF 1888.53 FEET TO A #4 REBAR SET; SAID POINT BEING THE POINT OF BEGINNING; SAID TRACT OR PARCEL CONTAINS 22.22 AC. (968,060.09 SQUARE FEET), MORE OR LESS.

TOGETHER WITH:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 127 AND 130 OF THE 11TH DISTRICT, TROUP COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT POINT WHERE THE CENTER LINE OF THE HOGANSVILLE-MOUNTVILLE ROAD (100' R/W) INTERSECTS THE SOUTHERN RIGHT-OF-WAY BOUNDARY OF EAST BOYD ROAD (80' R/W) AND FROM SAID POINT RUN IN AN SOUTHERLY DIRECTION ALONG THE WESTERN RIGHT-OF-WAY OF EAST BOYD ROAD (80' R/W) FOR A DISTANCE OF 1,434.71 FEET TO A POINT MARKED BY AN #4 REBAR SET, SAID POINT SHALL BE THE POINT OF BEGINNING;

THENCE LEAVING THE SAID RIGHT-OF-WAY OF HOGANSVILLE-MOUNTVILLE ROAD (100' R/W) NORTH 83 DEGREES 16 MINUTES 14 SECONDS EAST A DISTANCE OF 394.02 FEET TO A CONCRETE MONUMENT FOUND; THENCE NORTH 83 DEGREES 16 MINUTES 14 SECONDS EAST A DISTANCE OF ±3.61 FEET TO A COMPUTED POINT, SAID POINT BEING THE CENTERLINE OF THE STREAM,

THENCE FOLLOWING THE CENTER LINE OF THE STREAM IN A NORTHERLY DIRECTION FOR ±414 FEET TO A #4 REBAR FOUND;

THENCE NORTH 01 DEGREES 38 MINUTES 03 SECONDS EAST A DISTANCE OF 175.31 FEET TO A #4 REBAR FOUND;

THENCE NORTH 01 DEGREES 39 MINUTES 45 SECONDS EAST A DISTANCE OF 100.17 FEET TO A #4 REBAR FOUND;

THENCE NORTH 01 DEGREES 28 MINUTES 30 SECONDS EAST A DISTANCE OF 99.97 FEET TO A #4 REBAR FOUND;

THENCE NORTH 01 DEGREES 33 MINUTES 17 SECONDS EAST A DISTANCE OF 100.22 FEET TO A #4 REBAR FOUND;

THENCE NORTH 01 DEGREES 41 MINUTES 56 SECONDS EAST A DISTANCE OF 197.63 FEET TO A #4 REBAR FOUND;

THENCE NORTH 01 DEGREES 57 MINUTES 53 SECONDS EAST A DISTANCE OF 103.79 FEET TO A #4 REBAR FOUND;

THENCE NORTH 01 DEGREES 31 MINUTES 10 SECONDS EAST A DISTANCE OF 99.90 FEET TO A #4 REBAR FOUND;

THENCE NORTH 01 DEGREES 34 MINUTES 02 SECONDS EAST A DISTANCE OF 160.02 FEET TO A #4 REBAR FOUND ON THE SOUTHERLY RIGHT-OF-WAY OF EAST BOYD ROAD (80' R/W);

THENCE IN AN EASTERLY DIRECTION ALONG THE SOUTHERLY RIGHT-OF-WAY OF EAST BOYD ROAD (80' R/W) NORTH 80 DEGREES 49 MINUTES 47 SECONDS EAST A DISTANCE OF 398.15 TO A OPEN TOP PIN FOUND; THENCE LEAVING THE SAID RIGHT-OF-WAY OF EAST BOYD ROAD (80' R/W) SOUTH 03 DEGREES 26 MINUTES 53 SECONDS WEST A DISTANCE OF 298.89 TO A OPEN TOP PIN FOUND;

THENCE NORTH 81 DEGREES 09 MINUTES 47 SECONDS EAST A DISTANCE OF 300.47 FEET TO A OPEN TOP PIN FOUND;

THENCE NORTH 03 DEGREES 24 MINUTES 55 SECONDS EAST A DISTANCE OF 299.59 FEET TO A #4 REBAR FOUND ON THE SOUTHERLY RIGHT-OF-WAY OF EAST BOYD ROAD (80' R/W);

THENCE IN AN EASTERLY DIRECTION ALONG THE SOUTHERLY RIGHT-OF-WAY OF EAST BOYD ROAD (80' R/W) NORTH 83 DEGREES 26 MINUTES 39 SECONDS EAST A DISTANCE OF 228.76 TO A #4 REBAR FOUND;

THENCE LEAVING THE SAID RIGHT-OF-WAY OF EAST BOYD ROAD (80' R/W) SOUTH 01 DEGREES 38 MINUTES 45 SECONDS WEST A DISTANCE OF 231.04 TO A CRIMPED TOP PIN FOUND;

THENCE SOUTH 00 DEGREES 36 MINUTES 41 SECONDS WEST A DISTANCE OF 29.49 TO A #4 REBAR SET;

THENCE SOUTH 00 DEGREES 36 MINUTES 41 SECONDS WEST A DISTANCE OF 1880.92 TO A OPEN TOP PIN FOUND; SAID POINT LIES ON THE SOUTHERN LAND LOT LINE 127,

THENCE FOLLOWING THE SOUTHERN LAND LOT LINE 127 NORTH 88 DEGREES 16 MINUTES 01 SECONDS WEST A DISTANCE OF 438.66 FEET TO A COMPUTED POINT;

THENCE LEAVING THE LAND LOT LINE 129 SOUTH 29 DEGREES 33 MINUTES 41 SECONDS WEST A DISTANCE OF 10.02 FEET TO A COMPUTED POINT AT THE CENTER OF THE STREAM;

THENCE FOLLOWING THE CENTERLINE OF THE STREAM FOR \pm 253 FEET TO A COMPUTED POINT;

THENCE NORTH 88 DEGREES 34 MINUTES 51 SECONDS WEST A DISTANCE OF 119.64 FEET TO A 5/8 " ROD FOUND;

THENCE NORTH 88 DEGREES 34 MINUTES 51 SECONDS WEST A DISTANCE OF 679.55 FEET TO A #4 REBAR SET ON THE WESTERN RIGHT-OF-WAY OF EAST BOYD ROAD (80' R/W);

THENCE NORtherly ALONG THE WESTERN RIGHT-OF-WAY OF EAST BOYD ROAD (80' R/W) NORTH 00 DEGREES 49 MINUTES 27 SECONDS EAST A DISTANCE OF 425.26 FEET TO A COMPUTED POINT;

THENCE NORTH 00 DEGREES 11 MINUTES 50 SECONDS EAST A DISTANCE OF 334.16 TO A FEET #4 REBAR SET; SAID POINT BEING THE POINT OF BEGINNING; SAID TRACT OR PARCEL CONTAINS 46.9 AC. (2,045,523 SQUARE FEET), MORE OR LESS.

EXHIBIT "B-1"

SEWER OUT FALL – GENERAL LOCATION

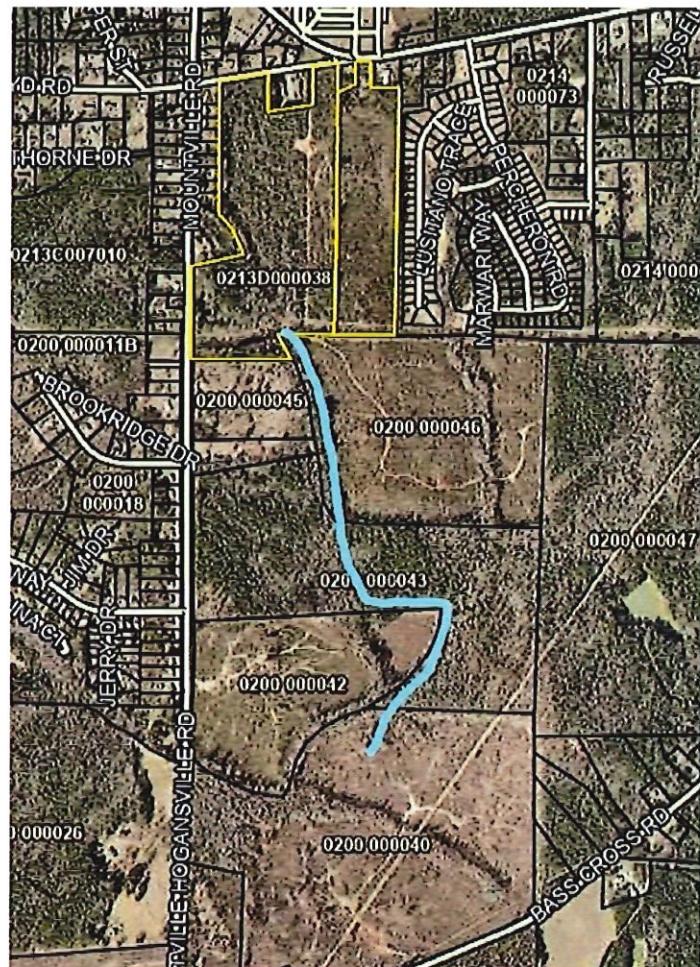


EXHIBIT "B-2"

SEWER OUT FALL – EXCERPT OF LAND DISTURBANCE PERMIT

[SHEET NUMBER C-800 & C-801 BEGIN ON NEXT PAGE]

EXHIBIT C NEEDS TO BE REVISED TO PROPERLY REFLECT
-CITY'S CURRENT FEE SCHEDULE

EXHIBIT "C"

FEE SCHEDULE

City of Hogansville
Review and Inspection Fee Calculator

PROJECT NAME: **Martin's Meadow**
 Project NUMBER: **FC25-03**
 DATE: **1/9/2026**

	Base Fee	Quantity	Rate	Units	Total
Hourly Review Fee (per submittal)	0	8	\$ 125	hrs	\$ 1,000.00
Subdivision Inspection - Includes both Residential and Non-residential Subdivisions					
Water	\$ 500.00	9092	\$ 1	lf	\$ 9,592.00
Sanitary Sewer	\$ 500.00	15864	\$ 1	lf	\$ 16,364.00
Subtotal					\$ 25,956.00
Site Development Inspections - Includes Residential, Commercial, Industrial, Multifamily	\$ 2,400	60.1	\$ 100	acre	\$ 8,410.00
NPDES Fee (Paid directly w/ NOI)	0	60.9	\$ 40	disturbed acre	\$ -
LDP - Hogansville	0	60.9	\$ 40	disturbed acre	\$ 2,436.00
Special Review Fee - Lift Station					\$ -
Development Fees		252	\$ 1,200	Per Unit	\$ 302,400.00
<i>Less offset cost of required upgrades to sewer main (10" to 18")</i>					\$ (302,400.00)
				Due prior to issuance of LDP	\$ 36,802.00

Water & Sewer Connection Fee	252	\$ 12,900	per unit	\$ 3,250,800
\$2,350 per unit incentive credit for natural gas throughout development	252	\$ (2,350)	per unit	\$ (592,200)
Electric Tap Fee	252	\$ 750	per unit	\$ 189,000
Gas Tap Fee	252	\$ -		\$ -
Due prior to issuance of building permits				\$ 2,847,600.00

Note: This schedule does not reflect building permit fees and
Does not include cost of primary electric build out

Hourly Review Fee (per submittal)		\$ 125	hrs
Water	\$ 500.00	\$ 1	lf
Sanitary Sewer	\$ 500.00	\$ 1	lf
Subtotal			
Inspections - Includes Residential, Commercial, Industrial, and	\$ 2,400	\$ 100	disturbed acre
NPDES Fee (Paid Directly w/ NOI)		\$ 40	disturbed acre
LDP - Hogansville		\$ 40	disturbed acre
Special Review Fee - Lift Station			
Development Fees		\$0	per unit
The above shall be due prior to issuance of LDP			
Water and Sewer Tap Fee		\$ 10,550	per unit
Electric Tap Fee		\$ 750	per unit
The above shall be due prior to issuance of building permits			

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: January 20, 2026 **SUBMITTED BY:** Dhayna Portillo 

AGENDA TITLE: Hillstar Cottages- Preliminary Plat Request

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

Ordinance (No. _____) Contract Information Only Public Hearing

Resolution (No. _____) Ceremonial Discussion/Action Other

BACKGROUND (Includes description, background, and justification)

On January 15, 2026, the Hogansville Planning Commission reviewed a request for preliminary plat approval for Hillstar Cottages, a cottage court residential development consisting of 10 courtyards and 116 proposed units. The homes are proposed to range from approximately 1,100 to 1,300 square feet, with a target price point of \$250,000 per unit.

Five conditions were presented to ensure a true cottage court layout: (1) porches must have a minimum depth of five feet and a width equal to the residential unit; (2) porches facing the courtyard must include a minimum four foot porch covering; (3) primary entrance doors must face the courtyard or be located on the side of the unit; (4) a minimum of two small-scale amenities must be provided within each courtyard, replacing the proposed pickleball court; and (5) Units 85, 88, 89, 93, 94, 99, 100, 105, 106, 110, 113, and 116 shall be clustered together, where topography allows, to clearly form a true cottage court. Conditions 1-3 were satisfied through renderings provided by the developer. Conditions 4 and 5 remain applicable.

The Planning Commission recommended approval with the conditions that each courtyard include a minimum of two amenities, replacing the proposed pickleball court, and that specific units be clustered together to form a true cottage court.

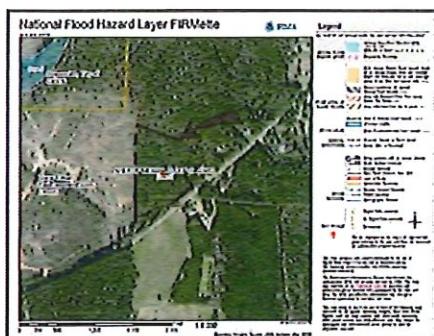
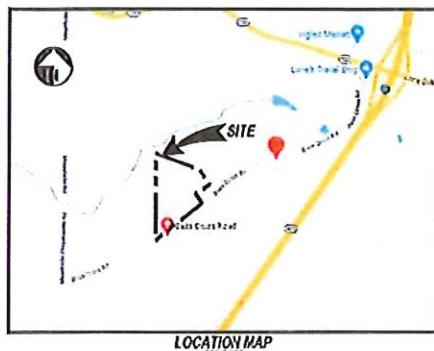
BUDGETING & FINANCIAL IMPACT (Includes project costs and funding sources)

No budget impact to City.

STAFF RECOMMENDATION (Include possible options for consideration)

Staff recommends approval of the final plat request, with the conditions as recommended by the Hogansville Planning Commission at its January 15, 2026 meeting.

PRELIMINARY PLAT FOR HILLSTAR COTTAGES



THIS TRACT OF LAND DOES NOT LIE WITHIN THE 100 YEAR INTERMEDIATE REGION FLOOD ZONE AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS SHOWN ON COMMUNITY-PANEL NO. 13285C0070E LAST REVISED 07/03/2012.

THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND DISTURBING ACTIVITIES.

EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

GPS LOCATION OF THE CONSTRUCTION EXIT FOR THE SITE:
LATITUDE NXX.XXXX'
LONGITUDE WXX.XXXX'



Known what's below.
Call before you dig.

CAUTION:
THE ATTACHED PLAT MAPS ARE FOR CONTRACTORS CONVENIENCE ONLY.
THE CITY OF HOGANSVILLE DOES NOT OWN OR USE THESE PLANS. THE DEVELOPER
ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE
CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF LINES TO BE
WORKED. ALL DAMAGE RESULTING FROM USE OF THESE PLANS SHALL
BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

LAND LOT 158
11TH DISTRICT
CITY OF HOGANSVILLE, GEORGIA

ZONED: CR-MR
PARCEL ID# 0200 000048C-G
TOTAL SITE ACREAGE: 20.48 ACRES
TOTAL DISTURBED ACREAGE: 20.48 ACRES

OWNER/DEVELOPER
CHISEL MILL HOMES
160 WHITNEY STREET
FAYETTEVILLE, GA 30214
PHONE: 404.585.1945

24 HOUR CONTACT:
JOHN KNIGHT
404.538.1068

SHEET INDEX

PP000	COVER SHEET
PP100	OVERALL PRELIMINARY PLAT
PP101	PRELIMINARY PLAT
PP102	PRELIMINARY PLAT
C100	SURVEY

NOTES:
HOD SHALL BE RESPONSIBLE FOR ALL COMMON AREAS INCLUDING LAWNS, OPEN SPACE, SIDEWALKS, STREETLIGHTS, ALL INFRASTRUCTURE AND NONSTREET PROPERTY.
TREE MANAGEMENT - DESIGN PLANS SHALL BE IN CONFORMANCE WITH LOCAL LDO AND TREE MANAGEMENT PLAN REQUIREMENTS.
STREETS WILL BE DEDICATED TO THE CITY OF HOGANSVILLE.



PRELIMINARY PLAT
HILLSTAR COTTAGES
LAND LOT 158
11TH DISTRICT
CITY OF HOGANSVILLE, GEORGIA

OWNER/DEVELOPER
CHISEL
MILL
HOMES
160 WHITNEY STREET
FAYETTEVILLE, GA 30214
PHONE: 404.585.1945

6500 CERTIFICATION NUMBER: 5551
EXPIRATION DATE: 09/02/2018



REVISIONS

- △ 01/20/09 - CITY COMMISSION
- △ 01/20/09 - CITY COMMISSION
- △ 01/20/09 - CITY COMMISSION

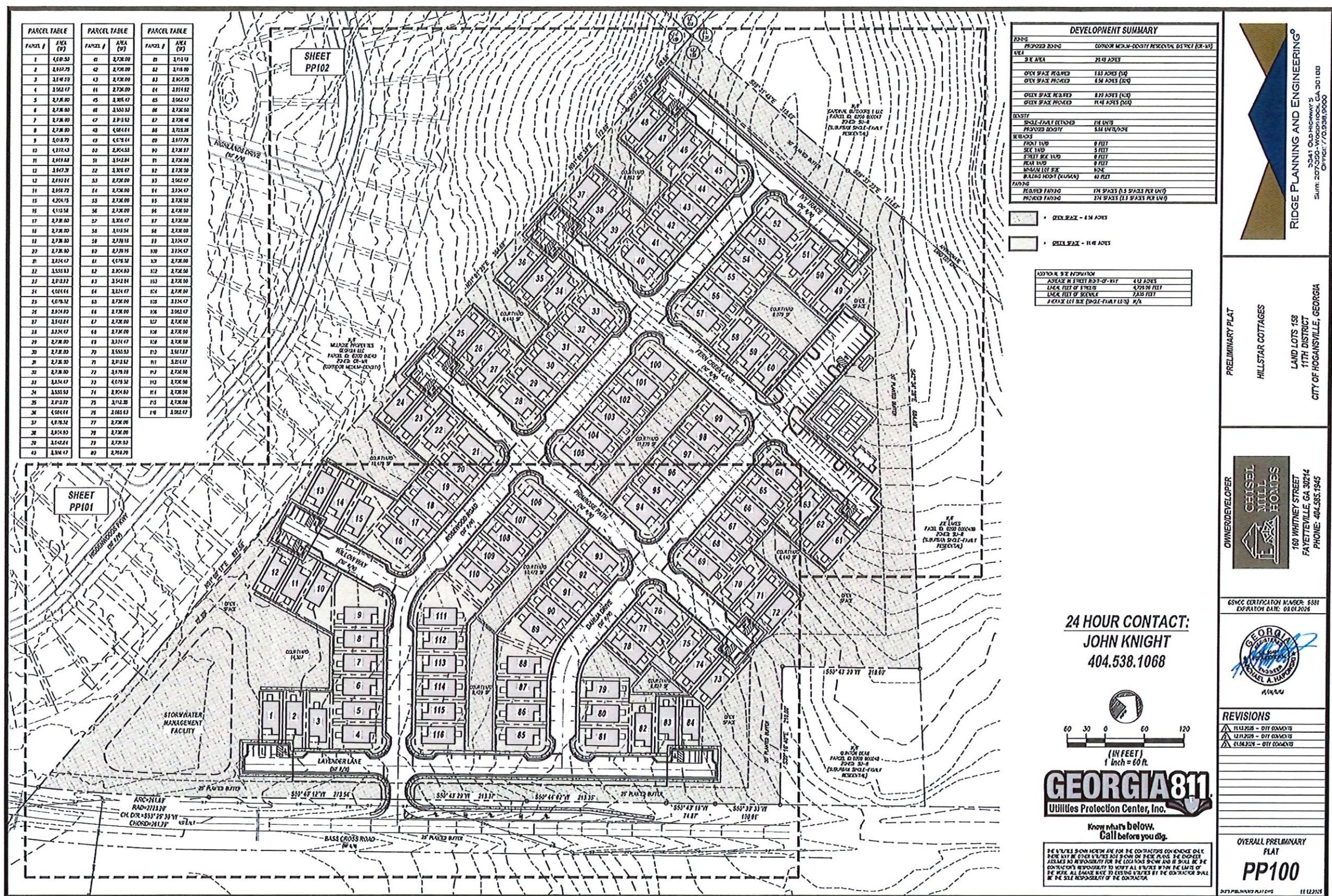
PURSUANT TO THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF HOGANSVILLE, GEORGIA, ALL THE REQUIREMENTS OF PLANNING AND APPROVAL HAVE BEEN MET. THIS PRELIMINARY PLAT HAS BEEN PRELIMINARILY APPROVED BY THE CITY OF HOGANSVILLE PLANNING COMMISSION ON

DATE

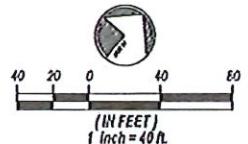
THE PRELIMINARY PLAT DOES NOT CONSTITUTE APPROVAL OF A FINAL PLAT. THIS CERTIFICATE OF PRELIMINARY APPROVAL SHALL EXPIRE AND BE NULL AND VOID ONE (1) YEAR FROM PRELIMINARY APPROVAL.

DATE	
OFFICE OF HOGANSVILLE PLANNING COMMISSION	

COVER SHEET
PP000
11/02/09



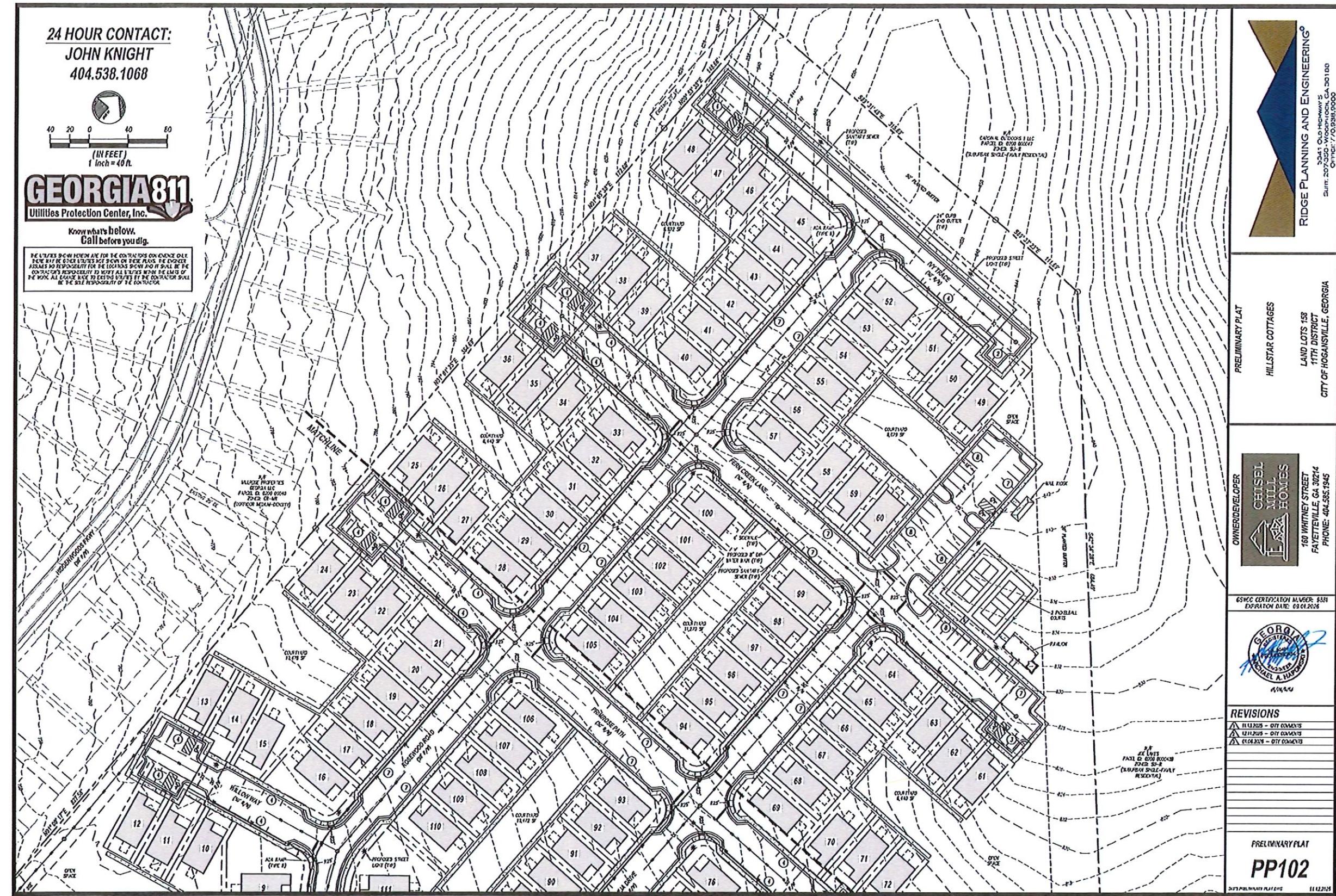
24 HOUR CONTACT:
JOHN KNIGHT
404.538.1068



GEORGIA 811
Utilities Protection Center, Inc.

Know where below.
Call before you dig.

THE UNITED STATES ENGINEER FOR THE CONTRACTORS CONSTRUCTION USE
THESE MAY BE USED UNLESS NOT SHOWN ON THESE PLANS. THE CONTRACTOR
ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE
CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATIONS OF THE LINES
OF THE WORK. ALL EXCAVATION AND DIGGING SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



EP = EASY PAPER
EB = EASY BOOK
P/M = PARTS OF M/T
H/T = HOW TO FABRICATE
HOM = HIGH-QUALITY POLYURETHANE
HPC = HIGH-POLYURETHANE

THIS SURVEYOR DOES NOT GUARANTEE THAT ALL EASEMENTS
WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.

SES

ENGINEERING PLANNING SURVEYING

CANLON ENGINEERING SERVICES, INC.
221 MARTIN LANK STREET
CRESTON, GEORGIA 30733
PHONE (478) 967-3551 www.canlon.com
E-MAIL: canlon@juno.com

FOR
CHISEL MILL HOMES
LOCATED IN LAND LOT 158 OF THE 11th DISTRICT
CITY OF HOGANSVILLE, GEORGIA

LOT COMBINATION SURVEY	
By:	Date by 7/12
For:	Time: 10:30 AM
SHEET TITLE 736D SHEET 1 OF 91	

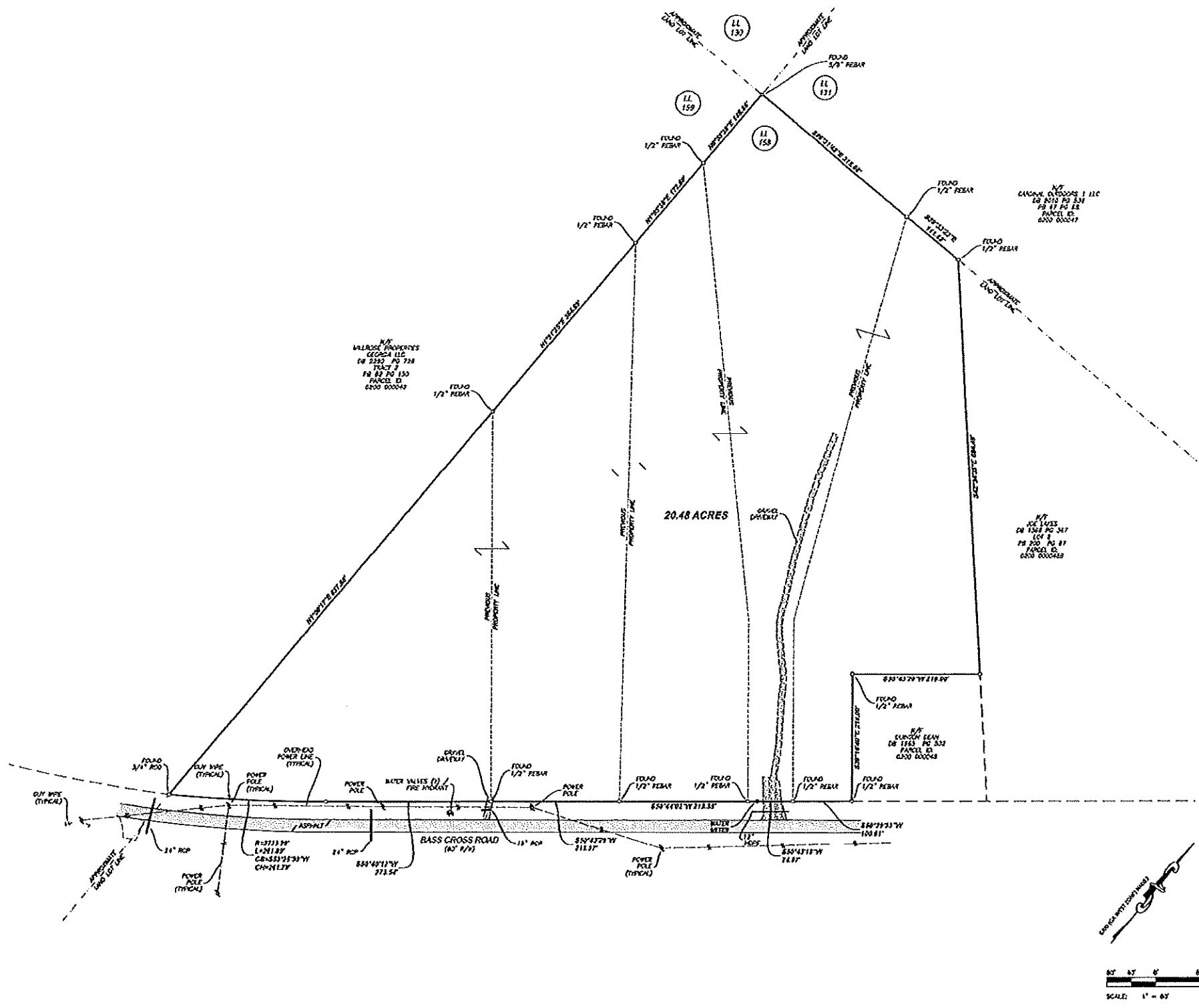
- 1. DEVELOPER**
CORAL BELL HOMES
1019 WINTHROP STREET
FAYETTEVILLE, GA 30214
CONTACT: JOHN FAIGHT, PRESIDENT
PHONE: (404) 553-1141
CELL: (404) 553-1003
EMAIL: JFAIGHT@GMAIL.COM
- 2. SURVEYOR**
SCALES ON EASINGER SERVICES, INC.
1140 1/2 MAIN STREET
CROSBY, GA 30333
CONTACT: SCOTT CRUSENGEYER
PHONE: (770) 971-3331
- 3. NO PORTION OF THIS PROPERTY IS IN A FLOOD HAZARD AREA PER FELIA FNU
MAP PANEL 11A38C000, DATED 7/3/2012.**
- 4. WATER SERVICE PROVIDED TO THE SITE BY AN EXISTING MUNICIPAL WATER
SYSTEM.**
- 5. SANITARY SEWER SERVICE PROVIDED TO THE SITE BY PROPOSED ONSITE SEWAGE
DISPOSAL SYSTEMS.**
- 6. THE PURPOSE OF THIS PLAT IS TO COMBINE LOTS 6 & 7 PLAT BOOK 200 PAGE 18
AND LOTS 2, 4, AND 8 PLAT BOOK 200 PAGE 27 INTO ONE PARCEL.**
- 7. THE FIELD WORK WAS PERFORMED ON 10/22/2014. THE PLAT WAS PREPARED ON
10/22/2014. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOAM
TO BE ACCURATE WITHIN ONE FOOT IN 275,597 FEET.**
- 8. THE FIELD DATA UPON WHICH THIS PLAT IS BASED, AND COMPLETED ON 10/22/2014,
WAS OBTAINED USING A LEICA GS14 AND THE HIGH SURVEYING NETWORK.
THE AVERAGE RELATIVE POSITIONAL ACCURACY IS 10 FEET.**

APPROVED:	TRUSS COUNTY BUILDING & ZONING ENFORCEMENT DEPARTMENT	
RE:	DATE	
APPROVED:	TRUSS COUNTY ROADS & ENGINEERING DEPARTMENT	
RE:	DATE	
APPROVED:	TRUSS COUNTY OS / MURKIN DEPARTMENT	
RE:	DATE	
APPROVED:	TRUSS COUNTY POLICE DEPARTMENT	
RE:	DATE	

DATA ACQUISITION

As required by subsection (f) of G.O.C.A. Section 15-6-67, this plan has been prepared by a licensed surveyor and approved by all applicable local jurisdictions by recording as evidenced by appropriate certificates, signatures, stamps, or notarized forms. Such approvals or affirmations should be confirmed by the appropriate government authority prior to any portion of this plan being used for any purpose. Furthermore, the surveyor certifies that this plan complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in G.O.C.A. Section 15-6-67.
SCALIN ENGINEERING SERVICES, INC. LS#00001559 (DP# 60002000)

Scott D. Grusenmeyer PLS GA #13100



PROPOSED CONDITIONS FOR HILLSTAR COTTAGES

The following conditions are proposed for the Hillstar Cottages application.

- 1. Porch.** All residential units shall have porches facing and oriented directly onto adjacent cottage court open space areas. The porches shall be a minimum depth of 5 feet and shall have a width matching the width of the residential unit. The surface of the porch shall be permitted to utilize hard surfaces such as wood, brick, or concrete and soft surfaces such as stone, gravel, and pebbles. The porch surface area must be different and distinguishable from any adjoining landscape area surface materials and shall not utilize the same material for the porch surface as is being used for the landscape areas. Porches shall be unenclosed on 3 sides. Fences, if provided, shall be a maximum of 3 feet in height and shall provide a gate allowing access from the porch onto the cottage court open space and walkway areas.
- 2. Porch Covering.** Porches facing and oriented directly onto adjacent cottage court open space areas shall have a porch covering over such required porch and located a minimum height of 10 feet above the porch area. The porch covering shall have a minimum depth of 4 feet and shall have a width matching the width of the residential unit.
- 3. Door.** All residential units shall have doors that either a) face and orient directly onto the required porch area; or b) are located on the side of the residential unit with a clearly delineated walkway connecting the door to the required porch area.
- 4. Courtyard Design.** The cottage court open space area shall have a walkway provided around the perimeter of the open space and located adjacent to all residential units and their porch areas. The required walkway width shall be a minimum of 5 feet and a maximum of 10 feet. Each of the individual cottage court open spaces (there are 10 on the site plan) shall provide a minimum of 2 of the following elements - but these elements shall not make up more than 25% of the total cottage court open space area:
 - Outdoor kitchen and associated seating area
 - Picnic tables and associated seating area
 - Fire pit and associated seating area
 - Bocce ball court and associated seating area
 - Little Library and associated seating area
 - Water fountain and associated seating area
 - Decorative garden and associated seating area
 - Playground and associated seating area
 - Other proposals, as approved by the City Manager



Photo example of a cottage court home built to comply with the conditions provided herein - with a door located to the side of the cottage

PROPOSED CONDITIONS FOR HILLSTAR COTTAGES

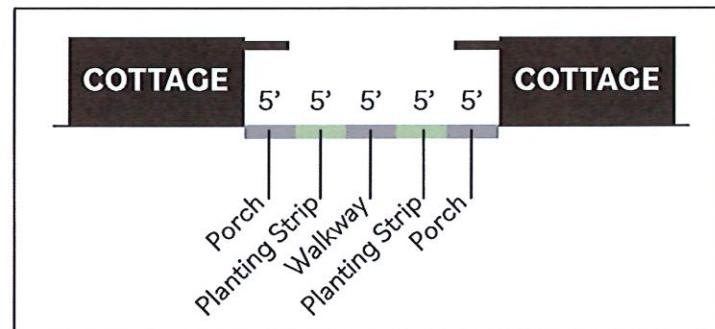


Photo example of a cottage court home built to comply with the conditions provided herein -- with a door located to the courtyard side of the cottage

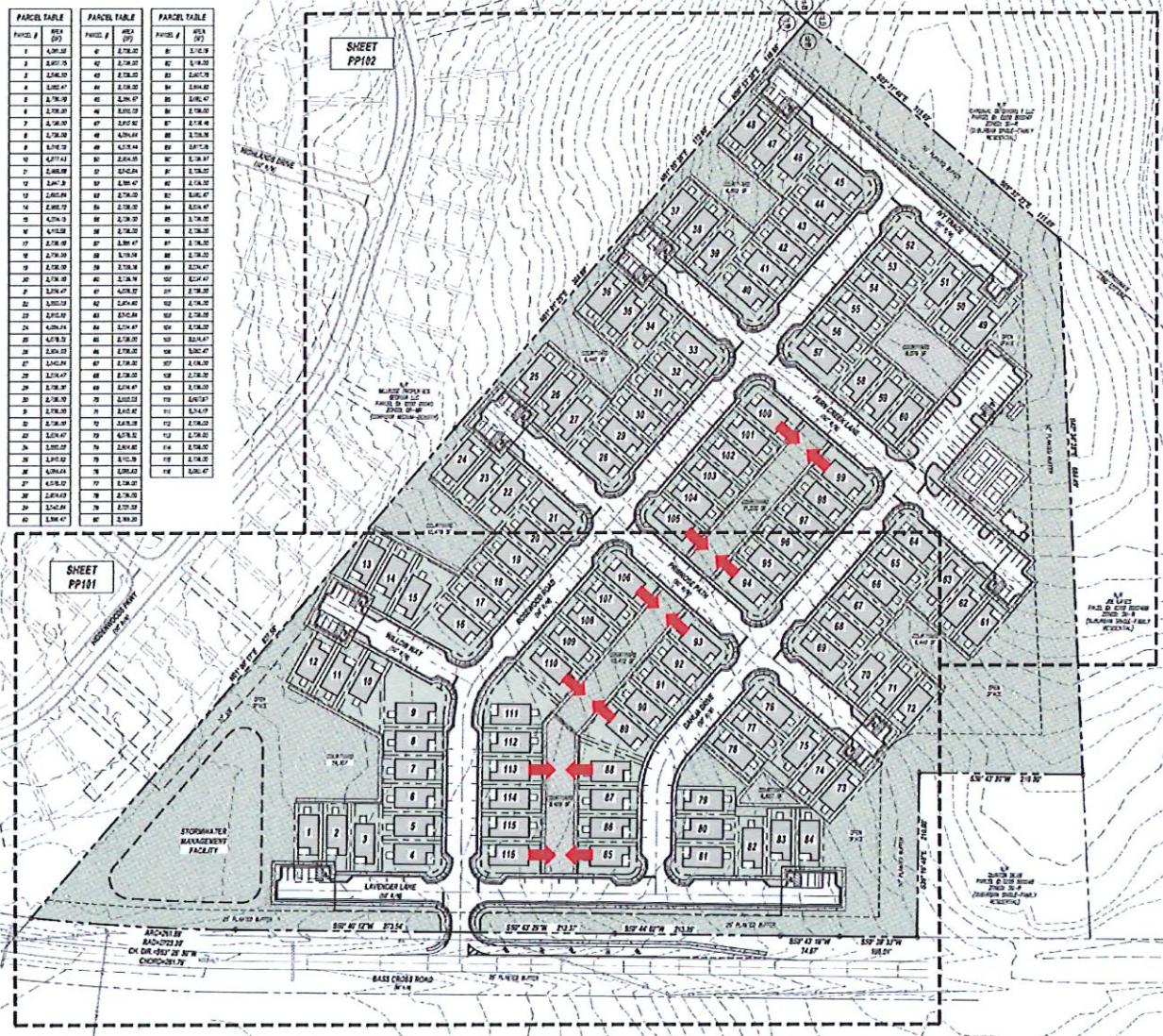
PROPOSED CONDITIONS FOR HILLSTAR COTTAGES

5. **Cottage Court End Units.** The units represented on the below Hillstar Cottages Site Plan that are labeled with a red arrow and numbered 85, 88, 89, 93, 94, 99, 100, 105, 106, 110, 113, and 116 shall be revised to be located closer together with the unit on the opposite side of the cottage court open space area. The spacing for these areas shall be as denoted in this Cottage Court End Units diagram:

**Cottage Court
End Units diagram
(cross section drawing)**



Hillstar Cottages Site Plan



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
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111 High St
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706-637-8629 | cityofhogansville.org

COUNCIL ACTION FORM

MEETING DATE: January 20, 2026 **SUBMITTED BY:** Dhayna Portillo 

AGENDA TITLE: Shallow Creek Phase 2 & 3- Final Plat Request

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

Ordinance (No. _____) Contract Information Only Public Hearing

Resolution (No. _____) Ceremonial Discussion/Action Other

BACKGROUND (Includes description, background, and justification)

On January 15, 2026, the Hogansville Planning Commission reviewed a request for final plat approval for Phases 2 and 3 of the Shallow Creek single-family residential development, located off Highway 29. This plat represents the continuation of a previously approved multi-phase subdivision within the city limits and includes approximately 70 additional residential lots. The development will have two entrances, one from Mobley Bridge Road and one from Highway 29.

During the review, there were a couple of outstanding items that were identified that fall under the City's responsibility. These include replacing existing water meter box lids with lids that accommodate center transmitter holes, as well as the completion of gas installation. Based on coordination with the Gas Supervisor, the gas work is anticipated to be completed within approximately 30 days.

The Planning Commission recommended approval of the final plat with conditions. The conditions include requiring completion of the gas installation prior to the issuance of any CO's and resolution of all water and sewer comments, including satisfaction of the interceptor punch list, prior to recording of the final plat.

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 final plat request, with the conditions as recommended by the Hogansville Planning Commission at its January 15, 2026 meeting.



City of Hogansville, GA
Application for Final Plat Approval

Property Owner Name Shallow Creek Hogansville, LLC

Address of Project
Shallow Creek Ln

Hogansville, GA Zip 30230
Phone 678-378-1723 Email ashley@piedmontpaving.com

Troup Tax Map No. 0244D010013

Project Name (if applicable) Shallow Creek Subdivision, Phase 2 & 3

Site Info.:

Zoning: R-3

Property Size: 32.46 Acres

of Lots: 70

Utilities:

Water: Public Private Well

Sewer: Public Private Septic

Electric: Underground Will be overhead

Other: _____

Project Description – Please be as specific as possible

Phase 2 & 3 of the existing Shallow Creek Subdivision; 70 residential lots located West of

ST14, US Hwy 29; North & South of Shallow Creek Phase 1

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

No changes.

I certify that the foregoing information is true and correct,

this day of 25 of November 20 25



Applicant's Signature



Mary Kilgore
Notary Public



City of Hogansville's Community Development Department

Created on 10/10/24



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	DP	12-29
Application/As built Plans received	DP	12-29
Information/Instructions are completed		
Scheduled for Planning Commission action		
Planning action taken		
Scheduled for City Council action		
City Council action taken		
City decision	Approved <input type="checkbox"/>	Denied <input type="checkbox"/>

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



Third Party Authorization Form

City of Hogansville

This is a written request from Shallow Creek Hogansville, LLC / Chad Caldwell,
the legal owner of Property: Shallow Creek Ln,
Hogansville, Troup County, Georgia and the Tax Parcel Number
0244D010013. I hereby grant authorization to
Ashley Shelnutt 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

November 25, 2025

Date/Fecha:


Notary Public



City of Hogansville's Community Development Department

Created on 10/10/24

1020 Hwy 16 E
Newnan, GA 30263

November 24, 2025

To: City of Hogansville

Please allow this letter to serve as official request for review and approval of the Shallow Creek Hogansville Phase 2 & 3 Final Plat.

If you have any questions or concerns, please contact

Ashley Shelnutt at ashley@pristinerealtygroup.net 678-378-1723 or

Leigh Ann Green at Lgreen@developmentsiteservices.com 770-318-9912.

Thank you,



Chad Caldwell, Manager
Shallow Creek Hogansville, LLC

FINAL PLAT FOR:
**SHALLOW CREEK SUBDIVISION,
 PHASE 2 & 3**

LAND LOTS 8 & 9, 12th DISTRICT,
 CITY OF HOGANSVILLE, TROUP COUNTY, GA
 TAX PARCEL 0244D010013

OWNER / DEVELOPER
 SHALLOW CREEK HOGANSVILLE LLC
 1226 HWY 16 E
 NEWNAN, GA 30263

24 HOUR CONTACT

CHAD CALDWELL
 678-423-0586

ENGINEER

STOTHARD ENGINEERING, INC.
 1008 COLQUITT ST.
 LAGRANGE, GA 30241
 706-884-5279

SURVEYOR

ANTHONY STANLEY, RLS
 1434 MOORE ROAD
 NEWNAN, GA 30263
 404-867-4403

SURVEY REFERENCES:

PLAT BOOK 67, PAGE 62
 PLAT BOOK 200, PAGE 63
 DEED BOOK 1907, PAGE 657

LEGEND

R/H
 R/F
 SQ.FT.
 C/L
 HN
 LB
 CHP
 ACCHP
 D.E.
 C/L
 B/L
 P/P
 F/H
 RCP
 -S-
 SSNH
 S.S.E.
 L.L.
 TPF
 RB
 IPS
 NCS
 QTP
 GTP
 CHF
 H/D

RIGHT OF WAY
 NOV DR. FORMERLY
 SQUARE FEET
 CATCH BASIN
 HEADWALL
 JUNCTION BOX
 CORRUGATED METAL PIPE
 ASPHALT-COATED CORRUGATED
 METAL PIPE
 DRAINAGE EASEMENT
 CENTERLINE
 BUILDING LINE
 POKEA POLE
 FIRE HYDRANT
 REINFORCED CONCRETE PIPE
 SANITARY SEWER LINE
 SANITARY SEWER MANHOLE
 SANITARY SEWER EASEMENT
 LAND LOT LINE
 IRON PIN FOUND
 RE-BAR
 IRON PIN TO BE SET
 (1/2" RE-BAR)
 NO CORNER SET
 OPEN TOP PIPE
 CRIMPED TOP PIPE
 CONCRETE MONUMENT FOUND
 WOOD DECK

OWNER'S CERTIFICATION:

STATE OF GEORGIA, COUNTY OF TROUP
 BEING THE OWNER OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFY THAT:
 ALL STATE, COUNTY, LAND, COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS
 LAND HAVE BEEN PAID. ALL STATE, COUNTY, LAND, COUNTY TAXES 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 _____

CITY CERTIFICATE

THE CITY OF HOGANSVILLE HEREBY ACCEPTS ALL STREET RIGHTS-OF-WAY AND
 THE IMPROVEMENTS THEREIN, TO ANY CATCH BASIN, JUNCTION BOXES,
 STORM DRAVAGE PIPE, EASEMENTS, OR OTHER STRUCTURES OR AREAS OUTSIDE
 OF SAID STREET RIGHTS-OF-WAY, EXCLUDING DITCHES AND OTHER OPEN
 DRAVAGEWAYS 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

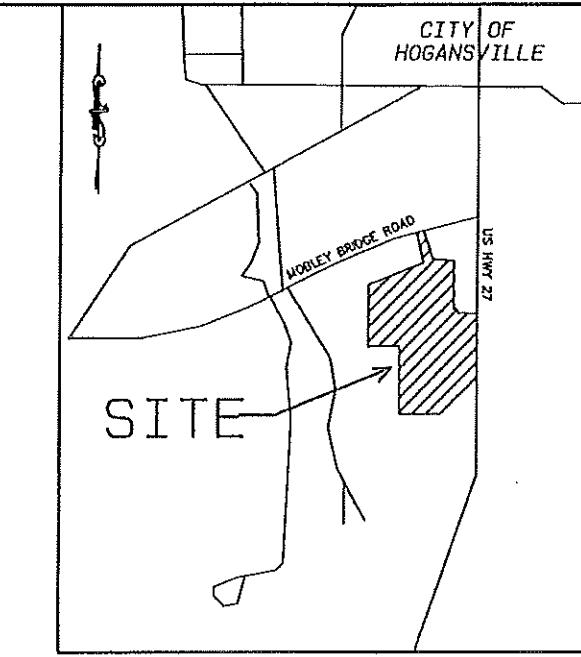
PURSUANT TO THE LAND SUBDIVISION REGULATIONS OF THE CITY OF
 HOGANSVILLE, GEORGIA, ALL REQUIREMENTS OF APPROVAL HAVING
 BEEN FULFILLED, THIS FINAL PLAT WAS GIVEN FINAL APPROVAL

ON _____ 20_____

ZONING ADMINISTRATOR _____ DATE _____

SURVEY NOTES:

1. THE FIELD WORK FOR THIS SURVEY WAS COMPLETED
 MAY 5, 2025 AND GATHERED USING A NETWORK
 LEICA 10G70 ROVER ON THE HEXAGON NETWORK
 WITH MULTIPLE SETUPs AND DUPLICATE OBSERVATIONS
 ON CONTROL AND CORNERS. THE DATA
 HAS A PRECISEON OF LESS THAN .08 FEET.
2. THE PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS
 FOUND TO BE ACCURATE WITHIN 1 FOOT IN 93,318+ FEET.
3. NO NGS MONUMENT LOCATED WITHIN 500' OF SITE.
4. ALL PROPERTY CORNERS ARE A 1/2" REBAR SET UNLESS
 OTHERWISE NOTED.
5. ANTHONY STANLEY, RLS DOES NOT GUARANTEE THAT
 ALL EASEMENTS AND SUB-SURFACE CONDITIONS WHICH
 MAY AFFECT THIS PROPERTY ARE SHOWN.
6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF
 A TITLE REPORT WHICH COULD REVEAL ENCUMBRANCES
 NOT SHOWN. ALL MATTERS OF TITLE ARE EXCEPTED.
7. THE BASIS FOR DIRECTIONS ON THIS SURVEY IS THE
 NORTH AMERICAN DATUM OF 1983, GEORGIA WEST ZONE.
8. DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE
 SURVEY, IT IS NOT TRANSFERABLE TO ADDITIONAL
 INSTITUTIONS OR SUBSEQUENT OWNERS.



VICINITY MAP
 N.T.S.

PREPARED BY:
 Anthony Stanley, RLS
 1434 MOORE ROAD
 NEWNAN, GA 30263
 404-867-4403

FINAL PLAT FOR:
**SHALLOW CREEK SUBDIVISION,
 PHASE 2 & 3**

12th DISTRICT, CITY OF HOGANSVILLE, TROUP COUNTY, GA

PROJECT NUMBER
 1282
 DRAWN BY
 APS
 CHECKED BY
 APS
 ISSUE DATE 09/18/2025
 FILE NAME
 DRAWING NUMBER
 1 OF 7

NOTES:

1. THERE ARE WETLANDS OR LIVE STREAMS WITHIN 200' OF THE SITE.
2. THE BUILDER IS RESPONSIBLE FOR THE SIDEWALKS ON LOTS.

DRAINAGE EASEMENT NOTE

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. THE CITY 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 CONSTRAINED AS CONSTITUTING A CONTINUING MAINTENANCE OBLIGATION ON THE PART OF THE CITY NOR AN ABRIDGEMENT 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.

STATE WATERS BUFFER NOTE

THERE IS ESTABLISHED A 25 FOOT BUFFER ALONG THE BANKS OF ALL STATE WATERS AS MEASURED HORIZONTALLY FROM THE POINT WHERE VEGETATION HAS BEEN KILLED BY NORMAL STREAM FLOW OR HAVE ACTION. NO LAND DISTURBING ACTIVITIES SHALL BE CONDUCTED WITHIN A BUFFER AND A BUFFER SHALL REMAIN IN ITS NATURAL, UNDISTURBED STATE OF VEGETATION UNTIL ALL LAND DISTURBING ACTIVITIES ON THE CONSTRUCTION SITE ARE COMPLETED. ONCE THE FINAL STABILIZATION OF THE SITE IS ACHIEVED, A BUFFER MAY BE THINNED OR TRIMMED OF VEGETATION AS LONG AS A PROTECTIVE VEGETATIVE COVER REMAINS TO PROTECT WATER QUALITY AND AQUATIC HABITAT AND A NATURAL CANOPY IS LEFT IN SUFFICIENT QUANTITY TO KEEP SHADE ON THE STREAM BANK. PROVIDED, HOWEVER, THAT ANY PERSON CONSTRUCTING A SINGLE FAMILY RESIDENCE, WHEN SUCH RESIDENCE IS CONSTRUCTED ON ORDER CONTRACT WITH THE OWNER FOR HIS OR HER OWN OCCUPANCY, MAY THIN OR TRIM VEGETATION IN A BUFFER AT ANY TIME AS LONG AS PROTECTIVE VEGETATIVE COVER REMAINS TO PROTECT WATER QUALITY AND AQUATIC HABITAT AND A NATURAL CANOPY IS LEFT IN SUFFICIENT QUANTITY TO KEEP SHADE ON THE STREAM.

LOT #	SQUARE FEET	ST. #
3	11,687	167
4	11,635	165
5	11,803	163
6	11,615	161
7	20,525	159
8	20,321	157
9	13,829	155
10	13,786	153
11	13,943	151
12	14,101	149
13	11,944	147
14	11,614	145
15	12,738	143
16	16,487	141
17	12,702	139
18	12,712	137
19	12,722	135
44	13,537	300
45	13,607	302
46	13,676	304
47	17,418	306
48	13,681	160
49	13,381	162
50	13,390	166
54	14,697	134
55	14,962	135
56	13,227	138
57	14,050	140
58	13,854	307
59	13,899	305
60	14,164	303
61	14,442	301
62	13,500.0	200
63	17,095	210
64	20,335	212
65	14,981	214
66	13,500.0	216
67	13,341	218
68	16,002	220
69	12,750	228
70	12,750	230
71	12,750	232
72	23,142	234
73	29,289	236
74	14,193	238
75	19,613	239
76	14,371	237
77	11,898	235
78	13,370	233
79	13,375	231
80	13,378	229
81	13,384	227
82	20,021	225
83	16,978	223
84	14,314	221
85	18,406	200
86	30,540	404
87	27,569	405
88	16,572	403
89	25,279	401
90	16,732	215
91	14,322	213
92	13,554	211
93	13,544	209
94	17,492	207
95	51,429	205
96	12,141	203
97	11,764	201

LINE	BEARING	ARC	CHORD	RADIUS
C1	N32°09'44"E	37.20'	37.07'	125.00'
L1	N22°15'49"W	37.95'		
C2	N49°52'00"E	40.05'	39.88'	125.00'
L2	S67°44'11"W	50.00'		
L3	S22°15'49"E	60.28'		
C3	N75°14'06"E	70.64'	69.71'	125.00'
C4	S79°16'02"E	40.61'	40.43'	125.00'
C5	S00°49'03"E	7.31'	7.31'	125.00'
L4	N00°51'32"E	12.62'		
L5	S40°41'20"W	30.94'		
C6	S20°31'41"W	52.78'	51.70'	75.00'

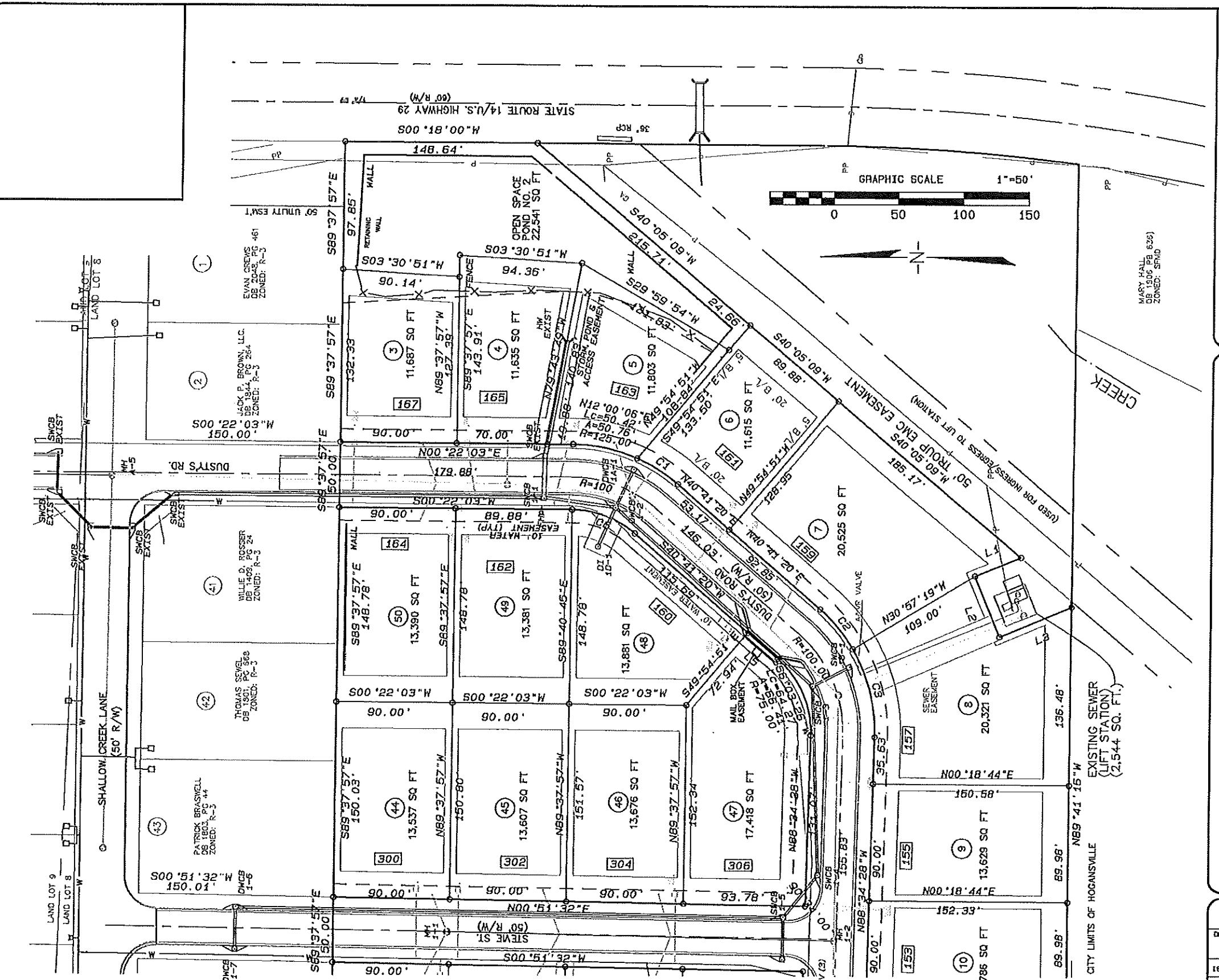
LINE	BEARING	ARC	CHORD	RADIUS
C7	S79°48'19"E	42.88'	42.67'	125.00'
C8	S60°03'19"E	43.30'	43.08'	125.00'
L7	N85°05'02"W	27.51'		
C9	N37°10'43"W	30.76'	28.86'	25.00'
L8	N01°55'46"W	2.82'		
C10	N29°53'22"E	89.30'	79.09'	75.00'
L9	N01°54'36"W	56.33'		
L10	N01°55'48"W	15.76'		
C11	N09°28'45"E	49.78'	49.45'	125.00'
C12	N56°22'07"E	23.30'	23.27'	125.00'
C13	N69°40'05"E	34.73'	34.62'	125.00'
C14	S87°18'10"E	65.76'	65.00'	125.00'
C15	S61°10'55"E	48.22'	47.92'	125.00'
L11	S50°07'55"E	23.35'		
C16	N84°52'05"E	39.27'	35.36'	25.00'
L12	N39°52'05"E	2.98'		
C17	N30°17'30"E	58.50'	58.23'	175.00'
C18	N05°42'02"W	23.05'	22.24'	25.00'
C19	N17°10'15"W	26.09'	25.79'	50.00'
C20	S42°40'01"W	78.35'	70.58'	50.00'
C21	S41°25'57"W	19.74'	19.23'	25.00'
L13	N39°52'05"E	2.98'		
C22	N05°07'55"W	39.27'	35.36'	25.00'
C23	N69°52'56"W	51.71'	50.69'	75.00'
C24	N87°52'41"W	7.65'	7.65'	125.00'
C25	N72°20'31"W	60.13'	59.56'	125.00'
C26	N44°46'42"W	60.13'	59.56'	125.00'
C27	N34°12'07"E	51.11'	48.92'	50.00'
L14	N62°24'20"E	17.15'		
C28	S81°43'53"E	60.70'	57.04'	50.00'
C29	S23°38'21"E	40.69'	39.57'	50.00'

PREPARED BY:
Anthony Stearns, RLS
1434 MOORE ROAD
NEWNAN, GA 30263
404-867-4403

FINAL PLAT FOR:
SHALLOW CREEK SUBDIVISION,
PHASE 2 & 3

LAND LOTS 8 & 9.
12th DISTRICT.
CITY OF HOGANSVILLE, TROUP COUNTY, GA

PROJECT NUMBER	1282
DRAWN BY	APS
CHECKED BY	APS
ISSUE DATE	09/18/2025
FILE NAME	
DRIVING NUMBER	2 of 7



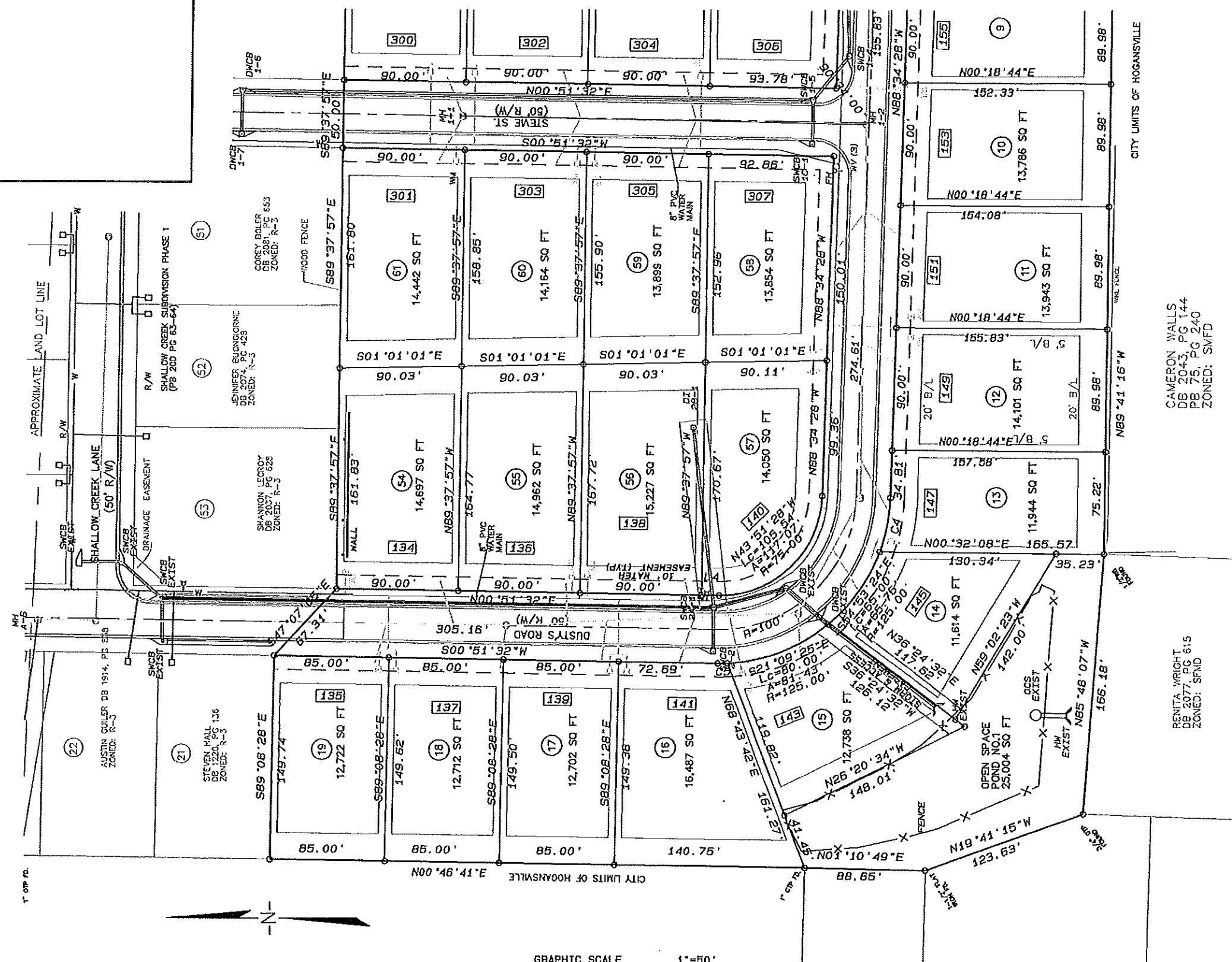
Anthony Stanley, RLS
1434 MOORE ROAD
NEWNAN, GA 30263
404-367-4403

Ανθεπονομα

**SHALLOW CREEK SUBDIVISION,
PHASE 2 & 3**

FINAL PLAT FOR:

PROJECT NUMBER	
1282	
BY	CHECKED BY
PS	APS
DATE 09/18/2025	
NAME	
DRAWING NUMBER 3 OF 7	



**FINAL PLAT FOR:
SHALLOW CREEK SUBDIVISION,
PHASE 2 & 3**

PREPARED BY:
Anthony Stanley, RILS
1434 MOORE ROAD
NEWNAN, GA 30263
404-367-4403

FINAL PLAT FOR:

PROJECT NUMBER 1282	
DRAWN BY APS	CHECKED BY APS
ISSUE DATE 09/18/2026	
FILE NAME	
DRAWING NUMBER 4 OF 7	

