



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 APPEARANCE**

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

**MAYOR'S REPORT**

**ADJOURN**

**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*

**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](https://1937royaltheater.org) or call the box office 706-955-4870*

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

## **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

Assistant City Manager





**Entry #:** 43 - Albert Prado

**Status:** Submitted

**Submitted:** 1/12/2026 1:51 PM

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)

- |                                                |                                     |                                                       |                                         |
|------------------------------------------------|-------------------------------------|-------------------------------------------------------|-----------------------------------------|
| <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)

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 Hogansville 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.

**SAWGRASS DEVELOPMENT LLC,**  
a Georgia limited liability company

Sworn to and subscribed before me  
this \_\_\_\_ day of \_\_\_\_\_ 202\_\_

\_\_\_\_\_  
Unofficial Witness

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  $\pm 3.61$  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 ±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;

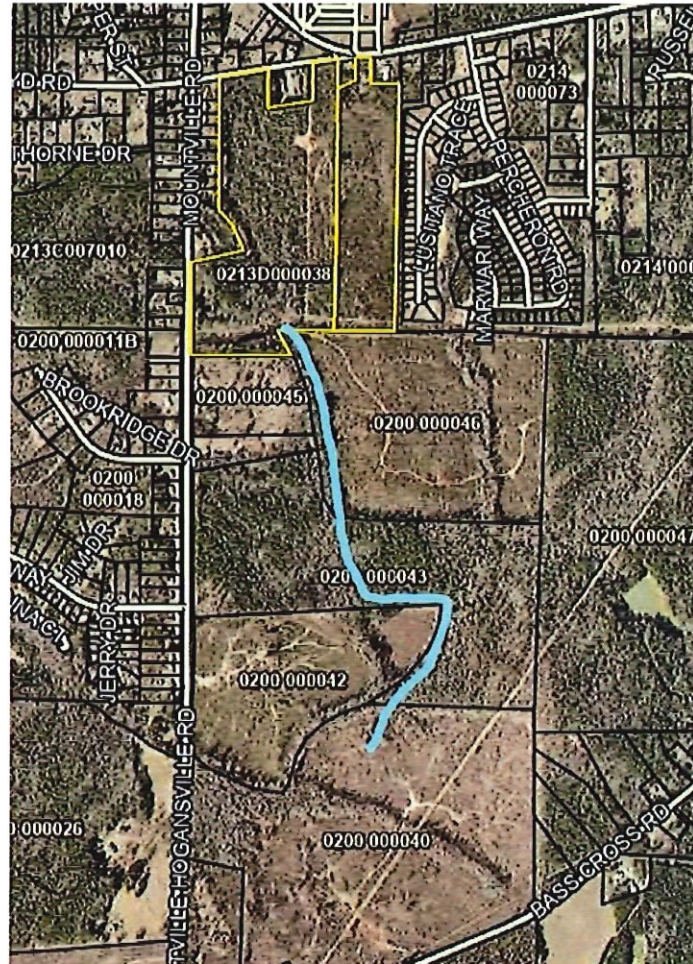
THENCE NORTH 88 DEGREES 34 MINUTES 51 SECONDS WEST A DISTANCE OF 679.55 FEET TO A #4 REBAR SET ON THE WESTERN RIGHT-OF-WAY OF EAST BOYD ROAD (80' R/W);

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
Less offset cost of required upgrades to sewer main (10" to 18")					\$ (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 buiding permit fees and  
Does not include cost of primary electric build out

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



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)

- |                                                |                                     |                                                       |                                         |
|------------------------------------------------|-------------------------------------|-------------------------------------------------------|-----------------------------------------|
| <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 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.





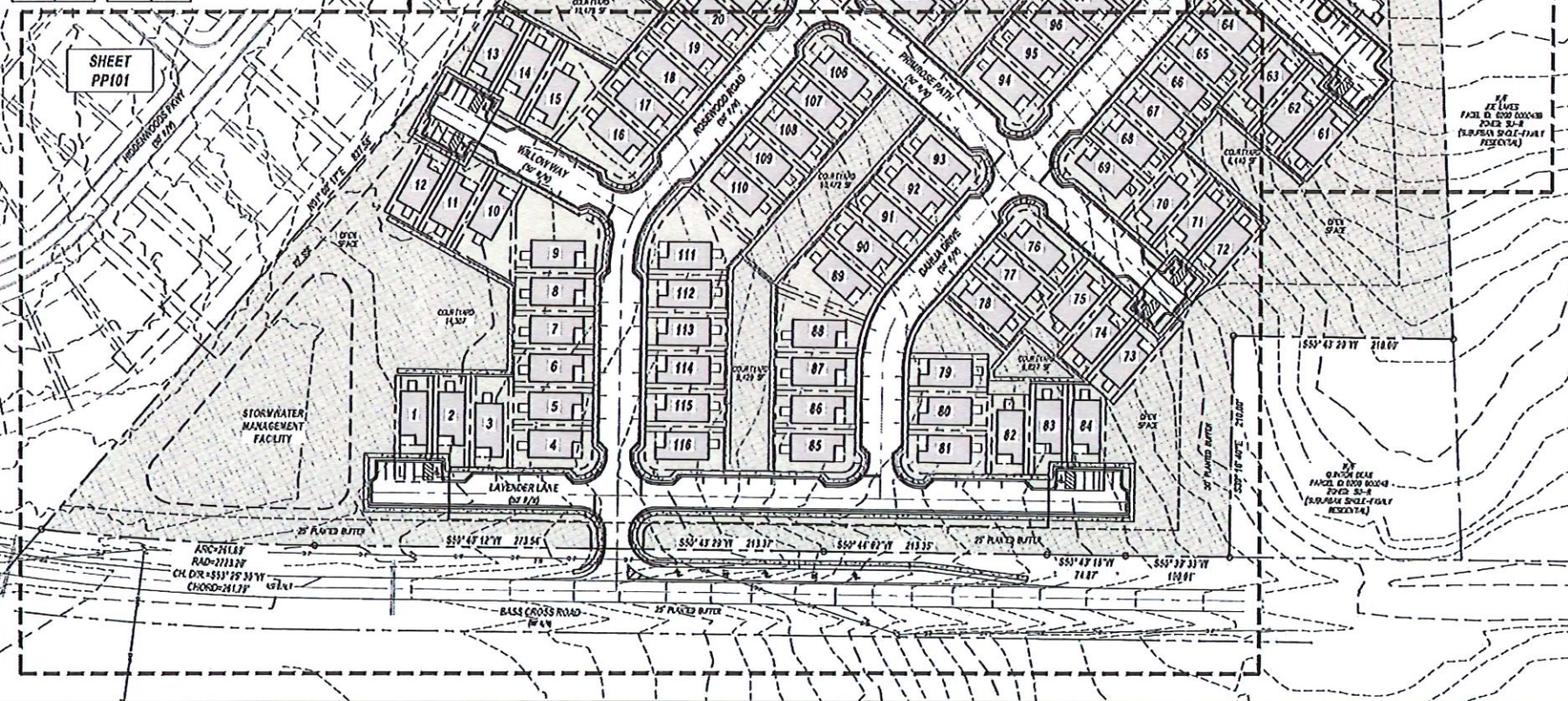
**\*\*\*CAUTION\*\*\***

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTOR'S CONFORMANCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATION SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE DUE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



2025 RELEASE UNDER E.O. 14176



PARCEL #	AREA (SQ)	PARCEL #	AREA (SQ)	PARCEL #	AREA (SQ)
1	4,619.53	41	2,738.00	81	3,173.12
2	4,119.79	42	2,738.00	82	3,173.12
3	3,114.53	43	2,738.00	83	3,173.12
4	3,082.17	44	2,738.00	84	3,173.12
5	2,738.00	45	3,105.47	85	3,082.17
6	2,738.00	46	3,155.53	86	2,738.00
7	2,738.00	47	3,113.12	87	2,738.00
8	2,738.00	48	4,061.41	88	3,173.12
9	5,018.79	49	4,078.44	89	3,173.12
10	4,172.43	50	2,804.53	90	2,738.00
11	2,813.83	51	3,142.84	91	2,738.00
12	3,147.29	52	3,101.47	92	2,738.00
13	2,813.83	53	2,738.00	93	3,082.17
14	2,813.83	54	2,738.00	94	3,134.47
15	4,204.15	55	2,738.00	95	2,738.00
16	4,119.54	56	2,738.00	96	2,738.00
17	2,738.00	57	3,104.47	97	2,738.00
18	2,738.00	58	3,113.12	98	2,738.00
19	2,738.00	59	2,738.00	99	3,134.47
20	2,738.00	60	2,738.00	100	3,134.47
21	3,134.47	61	4,078.44	101	2,738.00
22	3,134.47	62	2,804.53	102	2,738.00
23	2,813.83	63	3,142.84	103	2,738.00
24	4,061.41	64	3,142.84	104	2,738.00
25	4,078.44	65	2,738.00	105	3,134.47
26	2,813.83	66	2,738.00	106	3,082.17
27	3,147.29	67	2,738.00	107	2,738.00
28	3,134.47	68	2,738.00	108	2,738.00
29	2,738.00	69	3,134.47	109	2,738.00
30	2,738.00	70	3,155.53	110	3,173.12
31	2,738.00	71	2,813.83	111	3,173.12
32	2,738.00	72	3,173.12	112	2,738.00
33	3,134.47	73	4,078.44	113	2,738.00
34	3,134.47	74	2,804.53	114	2,738.00
35	3,134.47	75	2,804.53	115	2,738.00
36	4,061.41	76	3,142.84	116	2,738.00
37	4,078.44	77	2,738.00	117	3,082.17
38	2,813.83	78	2,738.00	118	2,738.00
39	3,147.29	79	2,738.00	119	2,738.00
40	3,134.47	80	2,738.00	120	2,738.00



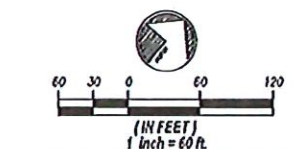
DEVELOPMENT SUMMARY	
PROPOSED ZONE	COMMERCIAL-MEDIUM DENSITY RESIDENTIAL (CM-MD)
AREA	21.41 ACRES
DEVELOPABLE AREA	18.11 ACRES (85%)
OPEN SPACE REQUIRED	1.51 ACRES (7%)
OPEN SPACE PROVIDED	1.51 ACRES (7%)
OPEN SPACE REQUIRED	1.51 ACRES (7%)
OPEN SPACE PROVIDED	1.51 ACRES (7%)
DENSITY	1.51 UNITS PER ACRE
PROPOSED DENSITY	1.51 UNITS PER ACRE
REMARKS	
FRONT YARD	5 FEET
SIDE YARD	5 FEET
REAR YARD	5 FEET
MINIMUM LOT SIZE	1/4 ACRE
MINIMUM FRONT YARD SETBACK	40 FEET
PARKING	
PROPOSED PARKING	174 SPACES (1.5 SPACES PER UNIT)
PROPOSED PARKING	174 SPACES (1.5 SPACES PER UNIT)

	• OPEN SPACE - 4.54 ACRES
	• OPEN SPACE - 11.41 ACRES

ADDITIONAL SITE INFORMATION	
APPROXIMATE STREET FRONT-OF-YARD	410 ACRES
APPROXIMATE STREET FRONT-OF-YARD	4,750.00 FEET
APPROXIMATE STREET FRONT-OF-YARD	7.50 FEET
APPROXIMATE STREET FRONT-OF-YARD	7.50 FEET

**24 HOUR CONTACT:**  
**JOHN KNIGHT**  
**404.538.1068**



**GEORGIA811**  
 Utilities Protection Center, Inc.

Know what's below.  
 Call before you dig.

THE UTILITIES SHOWN HEREIN ARE FOR THE CONTRACTOR'S CONVEINENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE CONTRACTOR ASSUMES RESPONSIBILITY FOR THE LOCATION, DEPTH AND TYPE OF ALL UTILITIES. ALL DAMAGE TO UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

**RIDGE PLANNING AND ENGINEERING®**  
 3341 Old Highway 3  
 Suite 207-200 - Woodstock, GA 30188  
 Office: 770.959.0000

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

OWNER/DEVELOPER  
**CHISEL MILL HOMES**  
 160 WHITNEY STREET  
 FAYETTEVILLE, GA 30214  
 PHONE: 404.555.1945

GSNCC CERTIFICATION NUMBER: ESH  
 EXPIRATION DATE: 03/01/2026

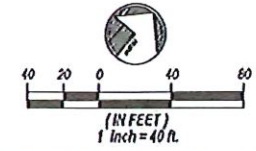
**GEORGIA811**  
 UTILITIES PROTECTION CENTER, INC.

REVISIONS
1.11.2025 - DIT COMMENTS
1.11.2025 - DIT COMMENTS
1.11.2025 - DIT COMMENTS

OVERALL PRELIMINARY  
 PLAT  
**PP100**



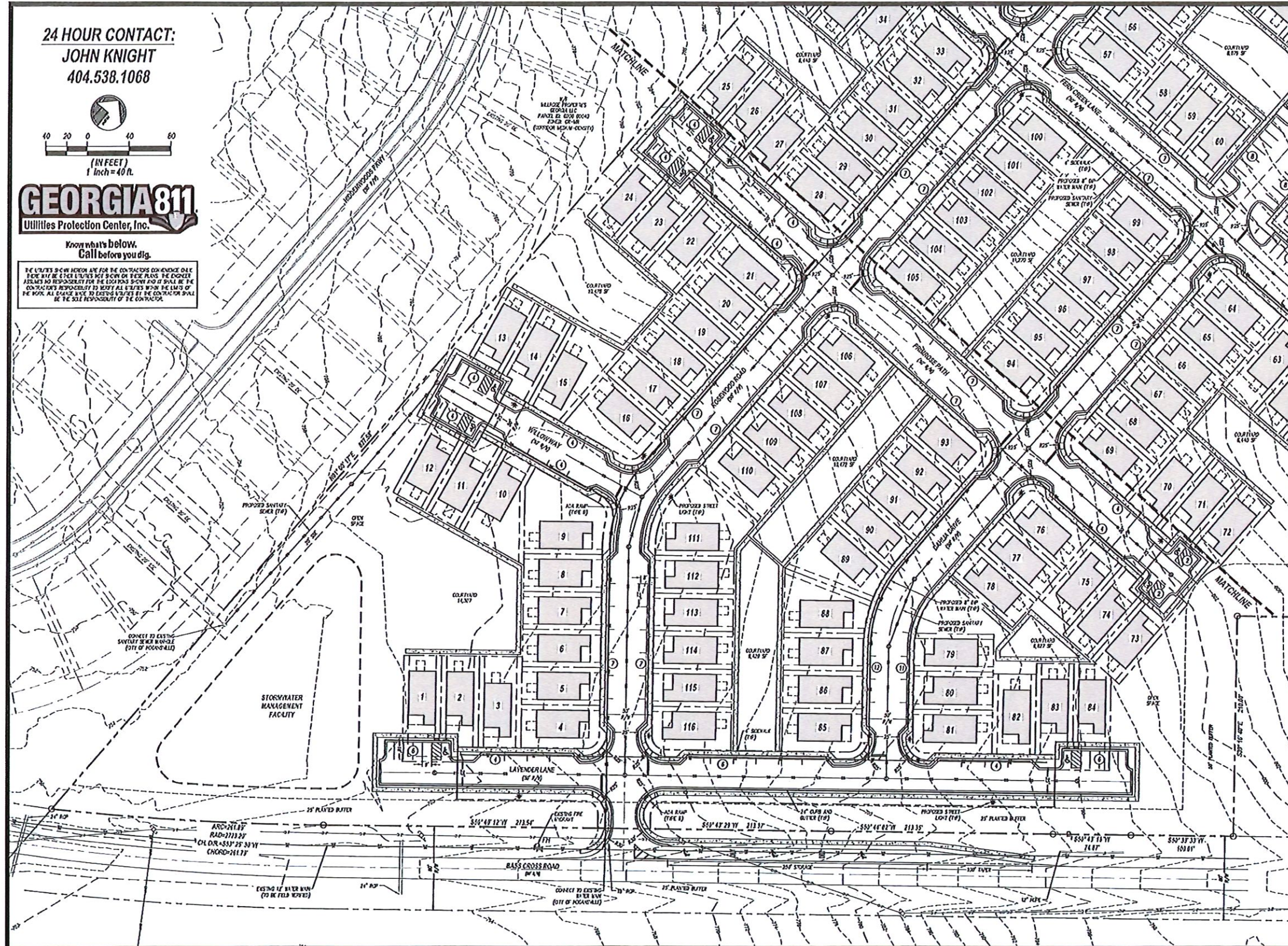
24 HOUR CONTACT:  
JOHN KNIGHT  
404.538.1068



**GEORGIA811**  
Utilities Protection Center, Inc.

Know what's below.  
Call before you dig.

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATION SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES PRIOR TO THE START OF THE WORK. ALL CHANGES MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



20241 Old Highway 3  
Suite 207  
Columbus, GA 31911  
Office: 770.338.0000

PRELIMINARY PLAT  
HILLSTAR COTTAGES

LAND LOTS 138  
11TH DISTRICT  
CITY OF HOGANSVILLE, GEORGIA



160 WHITNEY STREET  
FAYETTEVILLE, GA 30214  
PHONE: 404.585.1845

GSVOC CERTIFICATION NUMBER: 6581  
EXPIRATION DATE: 09.01.2025



REVISIONS

- 11.13.2025 - CITY COMMENTS
- 12.11.2025 - CITY COMMENTS
- 12.18.2025 - CITY COMMENTS

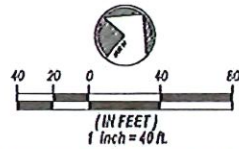
PRELIMINARY PLAT

**PP101**

DATE PREPARED: 11.12.2025  
DRAWN: JPK



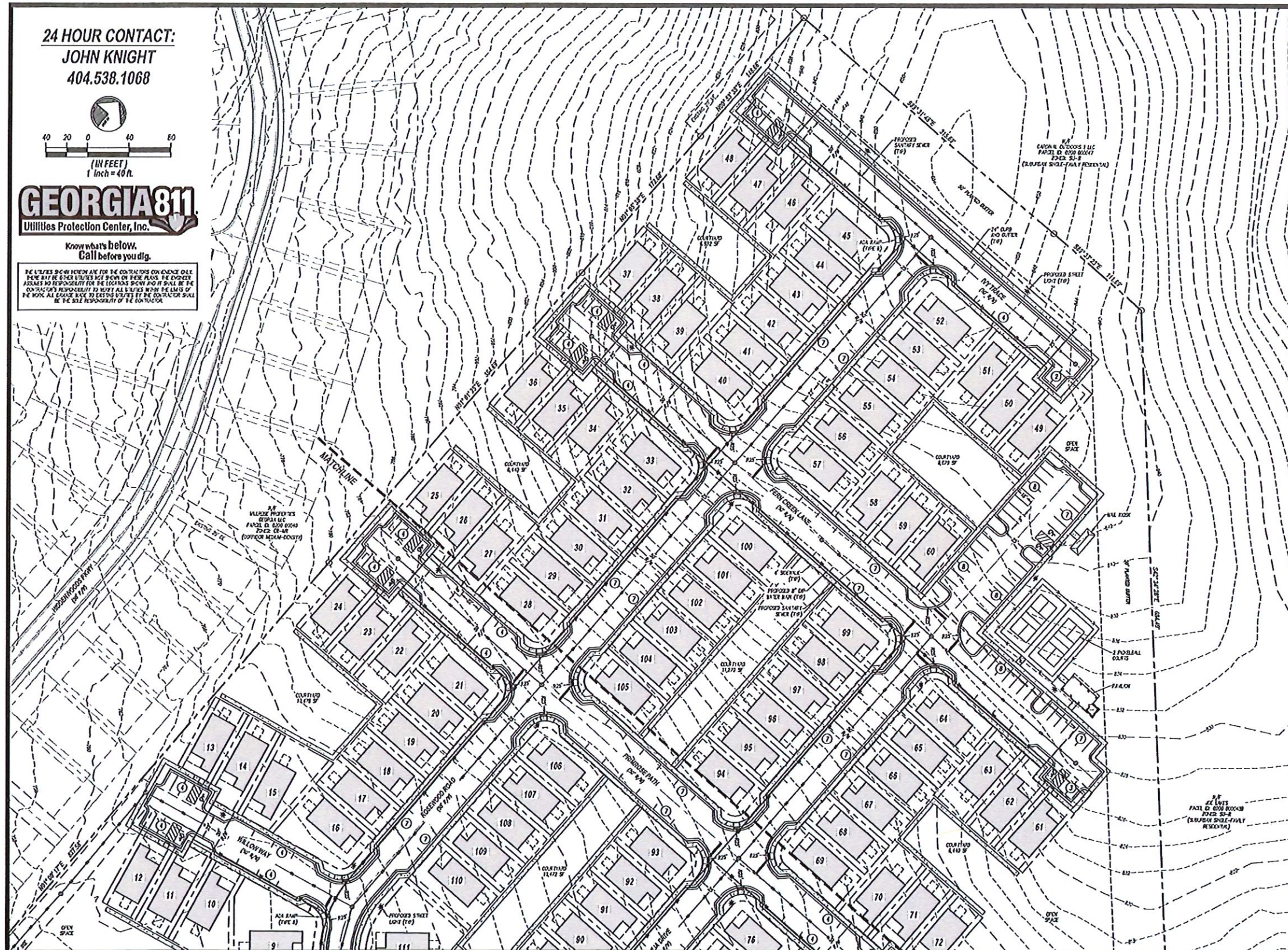
24 HOUR CONTACT:  
JOHN KNIGHT  
404.538.1068



**GEORGIA811**  
Utilities Protection Center, Inc.

Know what's below.  
Call before you dig.

THE UTILITIES SHOWN HEREIN ARE FOR THE INFORMATION OF THE CONTRACTOR ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATION, DEPTH AND TYPE OF UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO THE WORK. ALL LOCATIONS SHOWN ON THESE PLANS ARE BASED ON THE BEST AVAILABLE INFORMATION AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO THE WORK.



5341 OLD HIGHWAY 5  
SUITE 207-300 WOODBRIDGE, GA 30180  
PHONE: 770.938.0000

PRELIMINARY PLAT

HILLSTAR COTTAGES

LAND LOTS 158  
11TH DISTRICT  
CITY OF HOGANSVILLE, GEORGIA

OWNER/DEVELOPER



160 WHITNEY STREET  
FAYETTEVILLE, GA 30214  
PHONE: 404.555.1945

GS/C CERTIFICATION NUMBER: 5581  
EXPIRATION DATE: 03/01/2016



REVISIONS

- |            |                 |
|------------|-----------------|
| 11/11/2015 | - CITY COMMENTS |
| 12/11/2015 | - CITY COMMENTS |
| 01/04/2016 | - CITY COMMENTS |

PRELIMINARY PLAT

**PP102**

DATE: 11/12/2015  
BY: [Signature]



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

[illegible]

221 EAST BANK STREET  
GREEN, GEORGIA 30223  
PHONE: (678) 967-2051 [www.greenisdead.com](http://www.greenisdead.com)

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

	Rece.	Paying	
1	1	1	1
2	7	1	1
3	6	1	1
4	5	1	1
5	6	1	1
6	3	1	1
7	7	1	1
8	7	1	1



# LOT COMBINATION SURVEY

Order by 573	Drawn by JH
On job # K5016X11	Date 10-23-2011

SHEET TITLE  
736D  
FEET 11 OF 11

APPROVED: TOLSON COUNTY BUILDING & ZONING DEPARTMENT	DATE
_____ PR	_____
APPROVED: TOLSON COUNTY ASSES & ENGINEERING DEPARTMENT	DATE
_____ PR	_____
APPROVED: TOLSON COUNTY OS / MAINTENANCE DEPARTMENT	DATE
_____ PR	_____
APPROVED: TOLSON COUNTY HEALTH DEPARTMENT	DATE
_____ PR	_____

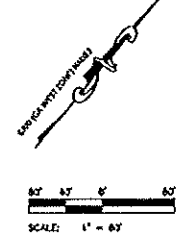
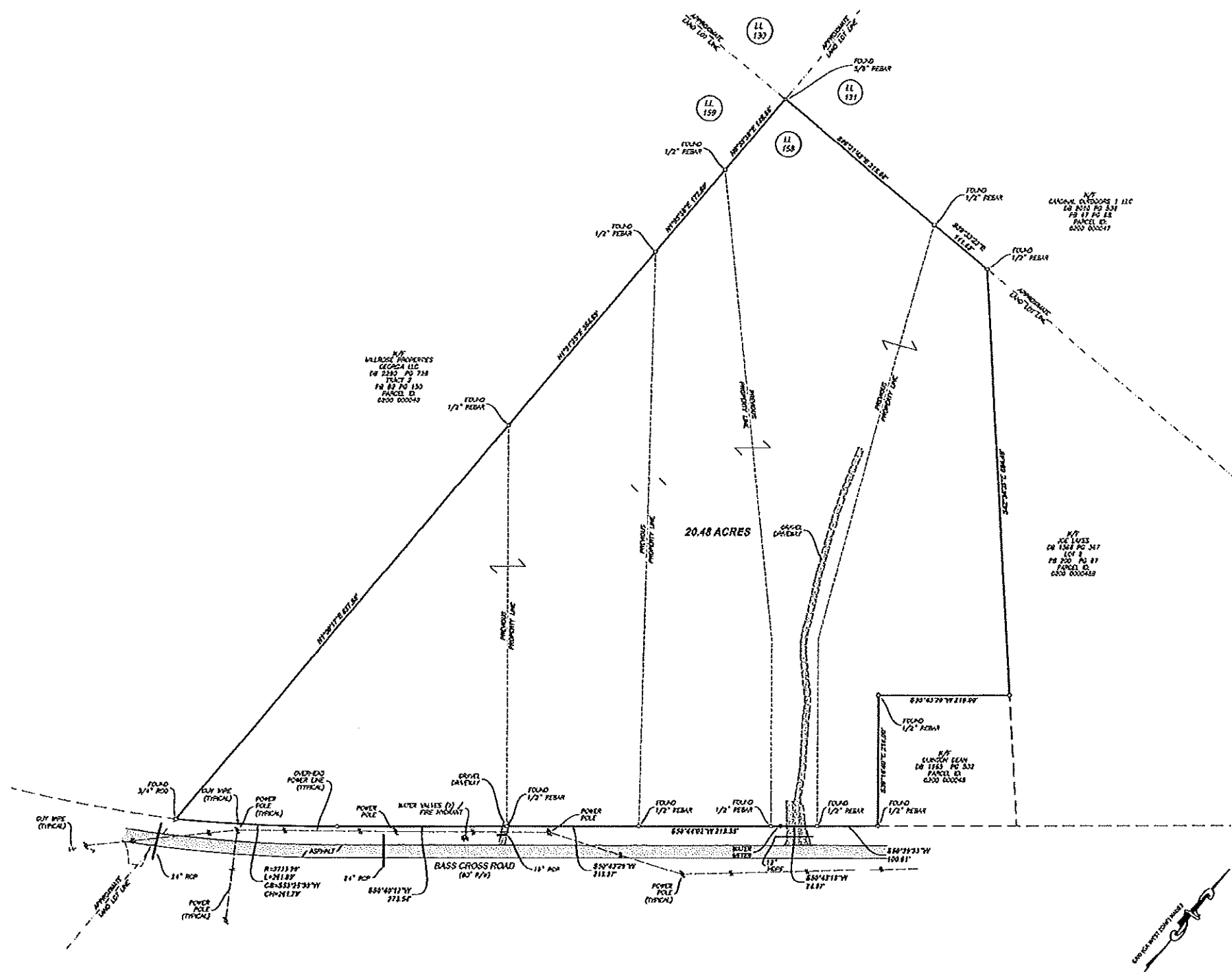
OWNER ACKNOWLEDGMENT

\_\_\_\_\_

FR \_\_\_\_\_ DT \_\_\_\_\_

As required by subsection 19 of G.C.G.A. Section 15-4-21, this plan has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as indicated by approval of certified, signatures, stamps, or statements in person. Such approvals or statements should be recorded with the appropriate recording books for the purchase or use of this plot as its intended use of any period. Furthermore, the undersigned land surveyor certifies that this plot 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 Surveyors and Land Surveyors and as set forth in G.C.G.A., Section 15-4-21. SCALE ON ENGINEERING SERVICES, INC. 1/8"=600' (SEE 600' PLAN)

*Scott D. Cruse*  
SCOTT D. CRUSE/ENGINEERING P.L.L.C. #3130  
scott@cruseeng.com



# 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



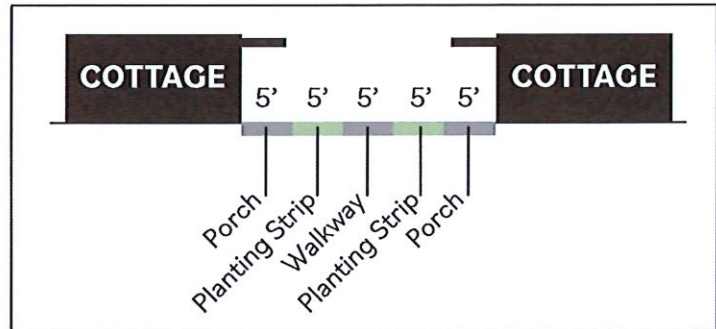
Photo example of a cottage court home built to comply with the conditions provided herein -- with a door located to the courtyard side of the cottage



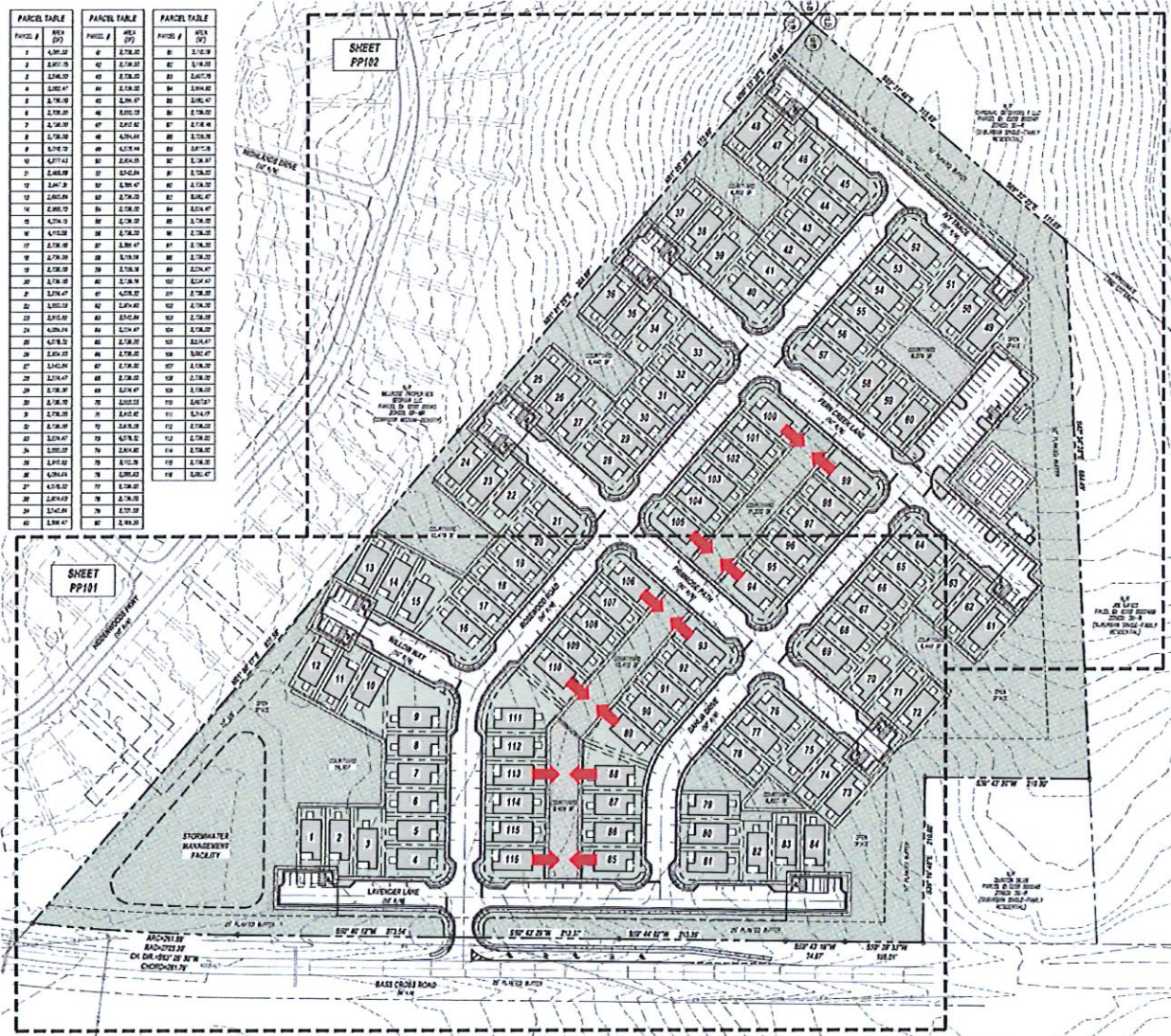
# PROPOSED CONDITIONS FOR HILLSTAR COTTAGES

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  
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:** Shallow Creek Phase 2 & 3- Final 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 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 ☒ X

Private Well

Sewer: Public ☒ X

Private Septic

Electric: Underground ☒ X

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 2025

Applicant's Signature

  
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	<u>DP</u>	<u>12-29</u>
Application/As built Plans received	<u>DP</u>	<u>12-29</u>
Information/Instructions are completed	<u>                    </u>	<u>                    </u>
Scheduled for Planning Commission action	<u>                    </u>	<u>                    </u>
Planning action taken	<u>                    </u>	<u>                    </u>
Scheduled for City Council action	<u>                    </u>	<u>                    </u>
City Council action taken	<u>                    </u>	<u>                    </u>

City decision

Approved ☐

Denied ☐

## Pre-Submittal Requirements:

*The following is required to be installed and completed prior to submittal of an application*

- ☐ Storm Drainage Facilities
- ☐ Structural Stormwater Management Facilities
- ☐ Curb and Gutter
- ☐ Granular Base, Base Asphalt, and Asphalt Topping
- ☐ Water Lines and Fire Hydrants
- ☐ Sanitary Sewer Lines and Manholes
- ☐ Traffic Control Devices and Pavement Markings
- ☐ Soil Erosion Control Measures
- ☐ Pin Marker Locations
- ☐ Underground Utilities
- ☐ Multi-Use Path Connections
- ☐ Landscaping and Street Lighting

## Instructions for the Final Plat

- ☒ Clearly and legibly drawn in black ink by a civil engineer, landscape architect, or land surveyor currently registered in the State of Georgia.
- ☒ Drawn at a scale of not more than 100 feet to one (1) inch
- ☒ (3) 24x36 hard copies and (1) electronic pdf
- ☒ Letter requesting review and approval of the final plat
- ☐ Notice of Termination is handed to Building Clerk
- ☒ A warranty deed describing all street rights-of-way and utility easements to be dedicated to the City without restrictions
- ☒ A title certificate in favor of the City from an attorney licensed to practice law in the City of Hogansville dated the date of the deed certifying that the owner/subdivider of the property owns the property to be dedicated identifying all liens, mortgages, security deeds, mechanics or material men's liens (hereinafter called "liens") affecting the property to be dedicated.
- ☐ Any lien releases, or releases or quitclaim deeds necessary to release the dedicated areas from the liens identified in the attorney's title certificate.

☒ A performance bond to guarantee the installation of any infrastructure not installed at the time of the request. (See section 102-C-9-17 of UDO)

☒ A maintenance bond to assure the structural durability, stability and integrity of the associated improvements. (See section 102-C-9-17 of UDO)

☒ Documentation by an engineering testing firm acceptable to the City, certifying that all subgrade conditions, construction and materials meet the City's standards. Said certification shall be based on the level of testing specified by the City.

Information to be provided on Final Plat prior to approval:

☐ Courses, Distances. Courses and distances to the nearest existing street lines or benchmarks or other permanent monuments.

☐ Municipal, County, Land Lot Lines. Municipal, county, or land lot lines accurately tied to the lines of the subdivision by distance and angles when such lines traverse or are reasonably close to the subdivision.

☐ Tax map, block and parcel number.

☐ Drainage Easement Note. The final plat shall have the following note clearly and legibly printed. The owner of record, on behalf of himself (itself) and all successors in interest specifically releases the City of Hogansville from any and all liability and responsibility for flooding or erosion from storm drains or from flooding from high water of natural creeks, rivers or drainage features shown herein. A drainage easement is hereby established for the sole purpose of providing for the emergency protection of the free flow of surface waters along all watercourses as established by the regulations of the City of Hogansville. The City of Hogansville may conduct emergency maintenance operations within this easement where emergency conditions exist. Emergency maintenance shall be the removal of trees and other debris, excavation, filling and the like, necessary to remedy a condition, which in the judgment of the City Manager, is potentially injurious to life, property or the public roads or utility system. Such emergency maintenance, conducted for the common good, shall not be construed as constituting a continuing maintenance obligation on the part of the City of Hogansville nor an abrogation of the City's rights to seek reimbursement for expenses from the owner/s of the property/ies of the lands that generated the conditions.

☐ Boundaries. Exact boundary lines of the tract, determined by a field survey giving distances to at least the nearest one-tenth (0.10) foot and angles to at least the nearest minute, which shall be balanced and closed with an error of closure not to exceed 1:10,000.

☐ Streets, Alleys. Exact locations, widths, and names of all streets and alleys within and immediately adjoining the plat.

☐ Street Center Lines. Street center lines showing angles of deflection, angles of intersections, radii, and lengths of tangents.



- ☐ Lot Lines. Lot lines with dimensions to the nearest one-tenth (0.10) foot and bearings.
- ☐ Lot Areas. Area of each lot, in acres or square feet, to at least four (4) significant figures.
- ☐ Lot, Block Identification. Lots numbered in numerical order and blocks lettered alphabetically. (Based on preliminary plat)
- ☐ Easements, Reservations. Location, dimensions and purposes of any easements and any areas to be reserved or dedicated for public use.
- ☐ Monuments, Markers. Accurate location, material and description of at least three (3) monuments and markers.
- ☐ Property identified for public use or dedication and for common use of property owners.
- ☐ Setbacks. The building setbacks for the parcel shall be applied to the final plat.
- ☐ Landscape and Stream Buffers. These shall be shown when in areas where such provisions apply.
- ☐ Addresses. Shall be placed on the final plat for each lot within question, as assigned by the City.
- ☐ Private Covenants. A statement, either directly on the plat or identified attached document, of any private covenants.
- ☐ Surveyor's Certificate. A surveyor's certification, directly on the final plat as follows. It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property by me or under my supervision; that all monuments shown hereon actually exist and their location, size, type and material are correctly shown; and that all requirements of the land subdivision regulations of the City of Hogansville, Georgia have been fully complied with.

By \_\_\_\_\_  
Reg. Georgia Land Surveyor No.

☐ Owner's Certificate. An owner's certification, directly on the final plat, as follows:

Owner's Certification:

State of Georgia, County of Troup

I, being the owner of the land shown on this plat, hereby certify that: all state, city and county taxes or other assessments now due on this land have been paid; all streets, drainage ways and easements shown hereon are dedicated to the use of the public and enforcement by public safety officials forever; and, that I will be responsible for the maintenance and repair of all infrastructure associated with this development until expiration of the maintenance period.

Property Owner

Date

☐Health Department Certificate. A certificate of approval of the County Health Department if septic tanks are used, directly on the final plat.

☐City of Hogansville Certificate. A certificate of acceptance, directly on the plat, as follows: The City of Hogansville hereby accepts all street rights-of-way and the improvements therein and any catch basins, junction boxes, storm drainage pipe easements, or other structures or areas outside of said street right-of-way (excluding ditches and other open drainage ways) which are specifically indicated on this plat as being dedicated to the public; however, this certification does not obligate the City to maintain the above stated infrastructure until expiration of the maintenance period.

\_\_\_\_\_  
City Manager

\_\_\_\_\_  
Date

☐Zoning Administrator's Certificate. A certificate of approval of the final plat by the Zoning Administrator, directly on the plat, as follows: Pursuant to the land subdivision regulations of the City of Hogansville, Georgia, all requirements of approval having been fulfilled, this final plat was given final approval on \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Zoning Administrator

\_\_\_\_\_  
Date



## 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 Shelnett 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 Shelnett at [ashley@pristinerealtygroup.net](mailto:ashley@pristinerealtygroup.net) 678-378-1723 or

Leigh Ann Green at [Lgreen@developmentsiteservices.com](mailto:Lgreen@developmentsiteservices.com) 770-318-9912.

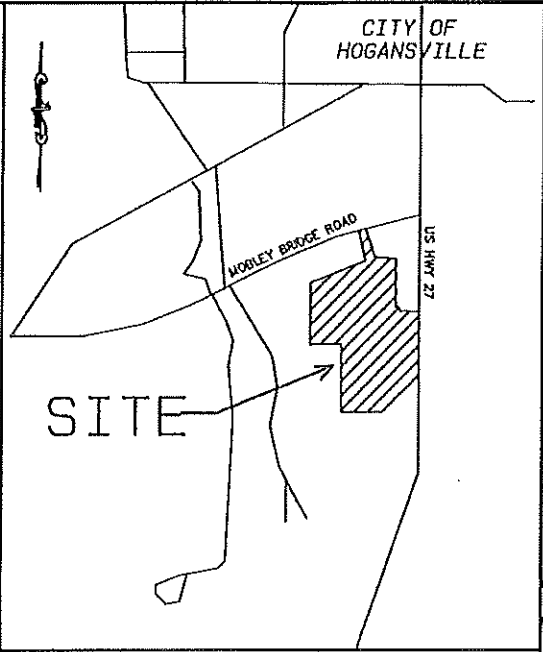
Thank you,



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



VICINITY MAP  
N.T.S.

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

**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 20D, PAGE 63  
DEED BOOK 1907, PAGE 657

**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, DRAINAGEWAYS 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 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  
DRAINAGEWAYS) 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 1CG70 ROVER ON THE HEXAGON NETWORK  
WITH MULTIPLE SETUPS AND DUPLICATE OBSERVATIONS  
ON CONTROL AND CORNERS. THE DATA  
HAS A PRECISION 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 GUARENTEE 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.

**SURVEYOR'S CERTIFICATE.**

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND HAS  
BEEN 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 \_\_\_\_\_ NO. \_\_\_\_\_  
REG. GEORGIA LAND SURVEYOR

**SITE DATA:**

LOCATED WEST OF SR 14,  
US HWY 29 ALSO NORTH AND  
SOUTH OF SHALLOW CREEK  
PHASE 1

SITE AREA = 32.46 ACRES  
NUMBER OF LOTS = 70

MIN. LOT SIZE = 11,615 SQ. FT.  
ZONING = R-3

MINIMUM SETBACKS:  
FRONT = 20' FROM R/W  
SIDE = 5'  
REAR = 20'  
SIDE CORNER = 20' FROM R/W

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A.  
SECTION 16-6-67, THIS PLAT HAS BEEN  
PREPARED BY A LAND SURVEYOR AND APPROVED  
BY ALL APPLICABLE LOCAL JURISDICTIONS FOR  
RECORDING AS EVIDENCED BY APPROVAL  
CERTIFICATES, SIGNATURES, STAMPS, OR  
STATEMENTS HEREON. SUCH APPROVALS OR  
AFFIRMATIONS SHOULD BE CONFIRMED WITH THE  
APPROPRIATE GOVERNMENTAL BODIES BY ANY  
PURCHASER OR USER OF THIS PLAT AS TO  
INTENDED USE OF ANY PARCEL. FURTHERMORE,  
THE UNDERSIGNED LAND SURVEYOR CERTIFIES  
THAT THIS PLAT 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  
O.C.G.A. SECTION 16-6-67.

ANTHONY STANLEY, GA. R.L.S. #2876

LEGEND	
R/W	RIGHT OF WAY
N/F	NON OR FORMERLY
SQ.FT.	SQUARE FEET
CB	CATCH BASIN
HN	HEADHALL
JB	JUNCTION BOX
CMP	CORRUGATED METAL PIPE
ACCHP	ASPHALT-COATED CORRUGATED METAL PIPE
D.E.	DRAINAGE EASEMENT
C/L	CENTERLINE
B/L	BUILDING LINE
P/P	POLE POLE
F/H	FIRE HYDRANT
RCP	REINFORCED CONCRETE PIPE
-S-	SANITARY SEWER LINE
SSKH	SANITARY SEWER MANHOLE
S.S.E.	SANITARY SEWER EASEMENT
L.L.L.	LAND LOT LINE
TPF	IRON PIN FOUND
RB	RE-BAR
IPB	IRON PIN TO BE SET (1/2" RE-BAR)
NGS	NO CORNER SET
OTF	OPEN TOP PIPE
CTP	CRIMPED TOP PIPE
CMF	CONCRETE MONUMENT FOUND
N/D	WOOD DECK

NO	REVISION	CKD	DATE

PROJECT NUMBER 1202	
DRAWN BY APS	CHECKED BY APS
ISSUE DATE 09/18/2025	
FILE NAME	
DRAWING NUMBER 1 of 7	

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

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

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 CONSTRUED AS CONSTITUTING A CONTINUING MAINTENANCE OBLIGATION ON THE PART OF THE CITY 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.

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 MESTED 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 TRIMED 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 BED; PROVIDED HOWEVER THAT ANY PERSON CONSTRUCTING A SINGLE FAMILY RESIDENCE, WHEN SUCH RESIDENCE IS CONSTRUCTED BY OR UNDER CONTRACT WITH THE OWNER FOR HIS OR HER OWN OCCUPANCY, MAY TRIM 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	11,535	165
5	11,803	163
6	11,615	161
7	20,525	159
8	20,321	157
9	13,629	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	13,675	304
47	13,743	306
48	13,811	308
49	13,881	310
50	13,950	312
51	14,019	314
52	14,088	316
53	14,157	318
54	14,226	320
55	14,295	322
56	14,364	324
57	14,433	326
58	14,502	328
59	14,571	330
60	14,640	332
61	14,709	334
62	14,778	336
63	14,847	338
64	14,916	340
65	14,985	342
66	15,054	344
67	15,123	346
68	15,192	348
69	15,261	350
70	15,330	352
71	15,399	354
72	15,468	356
73	15,537	358
74	15,606	360
75	15,675	362
76	15,744	364
77	15,813	366
78	15,882	368
79	15,951	370
80	16,020	372
81	16,089	374
82	16,158	376
83	16,227	378
84	16,296	380
85	16,365	382
86	16,434	384
87	16,503	386
88	16,572	388
89	16,641	390
90	16,710	392
91	16,779	394
92	16,848	396
93	16,917	398
94	16,986	400
95	17,055	402
96	17,124	404
97	17,193	406
98	17,262	408

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	30.34'		
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°55'48"W	2.82'		
C10	N29°53'22"E	83.30'	79.09'	75.00'
L9	N01°54'36"W	56.33'		
L10	N01°55'48"W	15.78'		
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°10'56"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'

FLOOD NOTE:

AS SHOWN ON FLOOD INSURANCE RATE MAPS OF TROUP COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 13285C 0066E, EFFECTIVE DATE JULY 3, 2012, NO PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FEMA FLOOD HAZARD AREA.

NO	REVISION	CKD	DATE

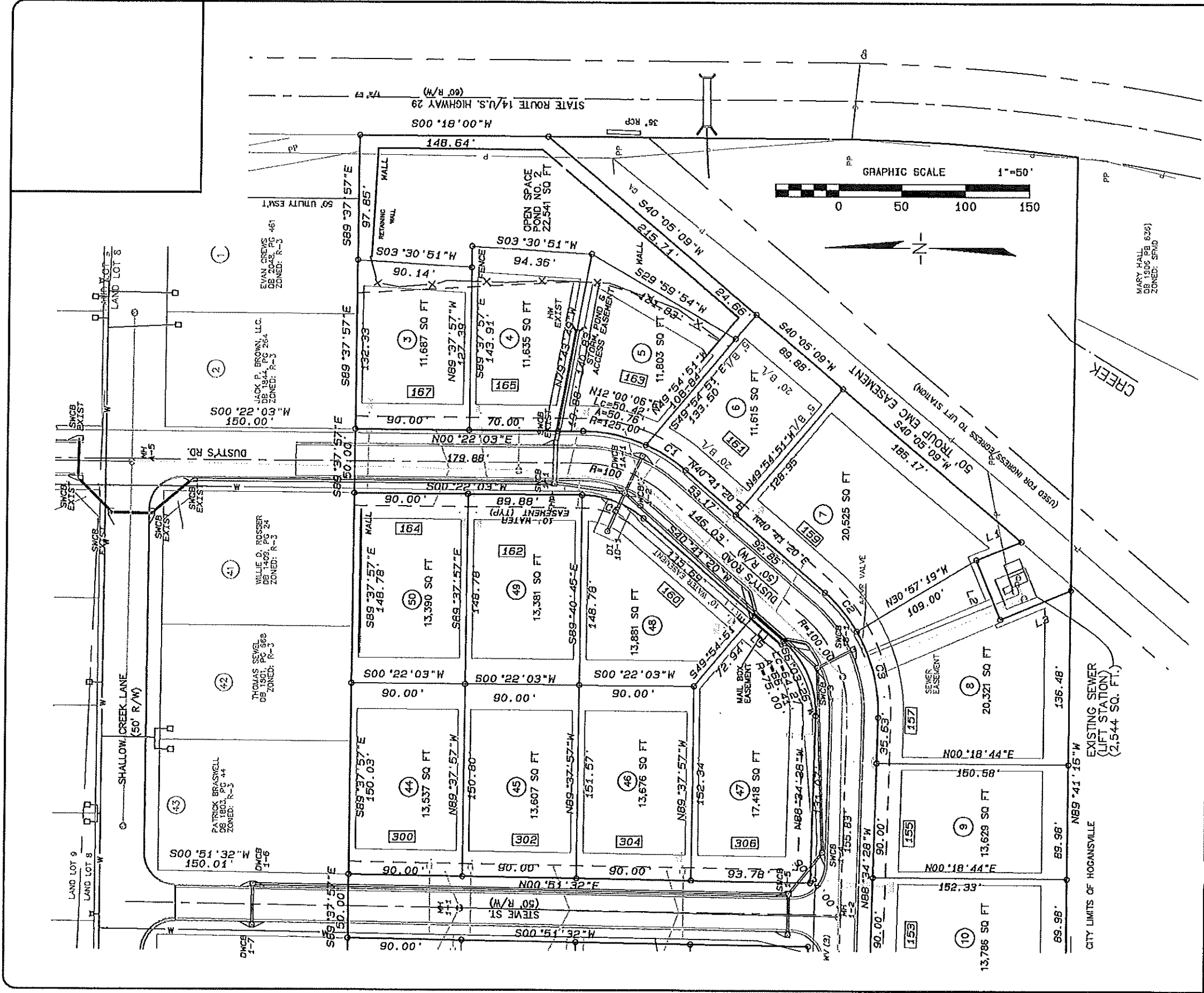
PROJECT NUMBER 1282	
DRAWN BY APS	CHECKED BY APS
ISSUE DATE 09/18/2025	
FILE NAME	
DRAWING NUMBER 2 of 7	

PREPARED BY:  
Anthony Stanley, 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



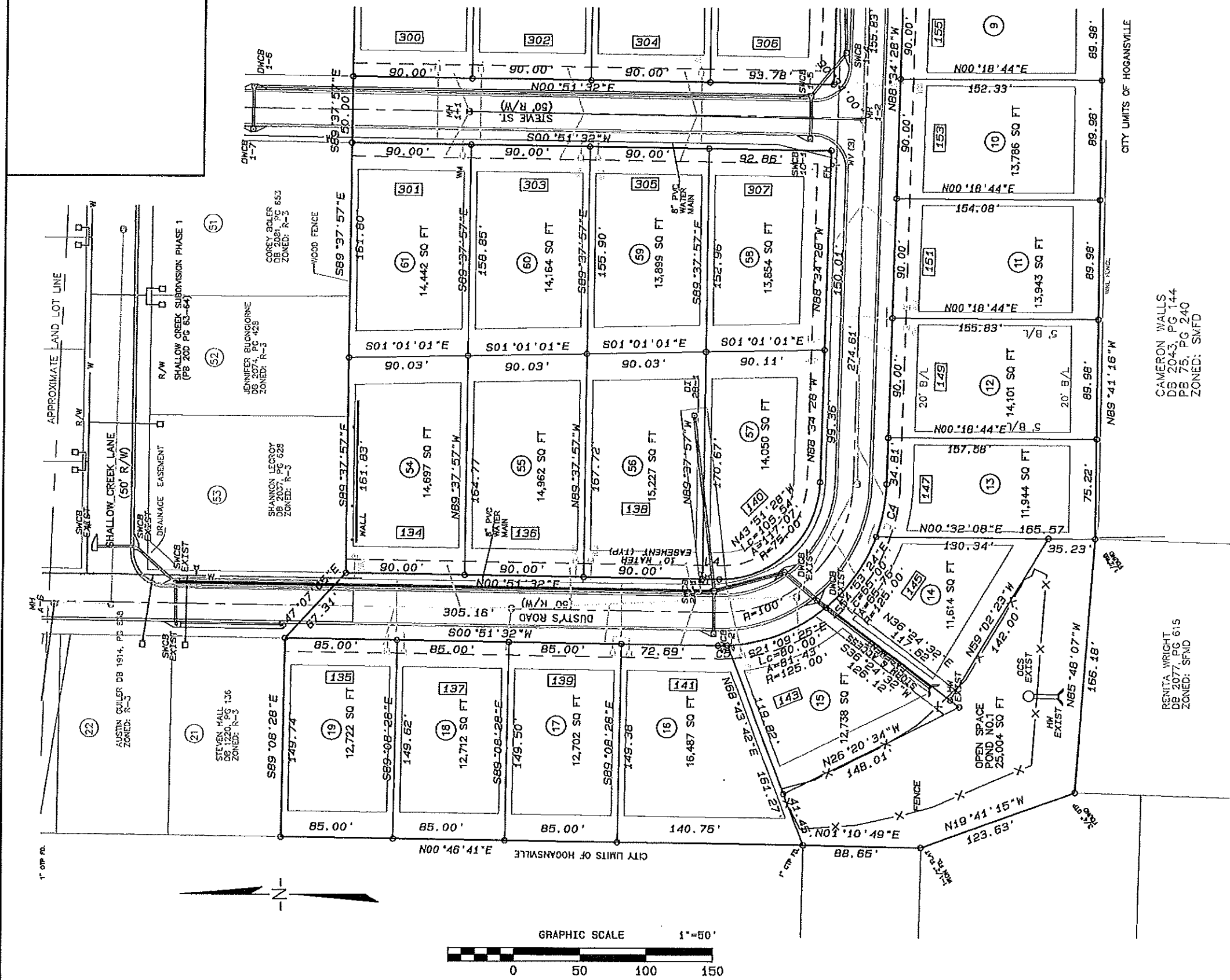


PROJECT NUMBER 1282	
DRAWN BY APS	CHECKED BY APS
ISSUE DATE 09/18/2025	
FILE NAME	
DRAWING NUMBER 3 OF 7	

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

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

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

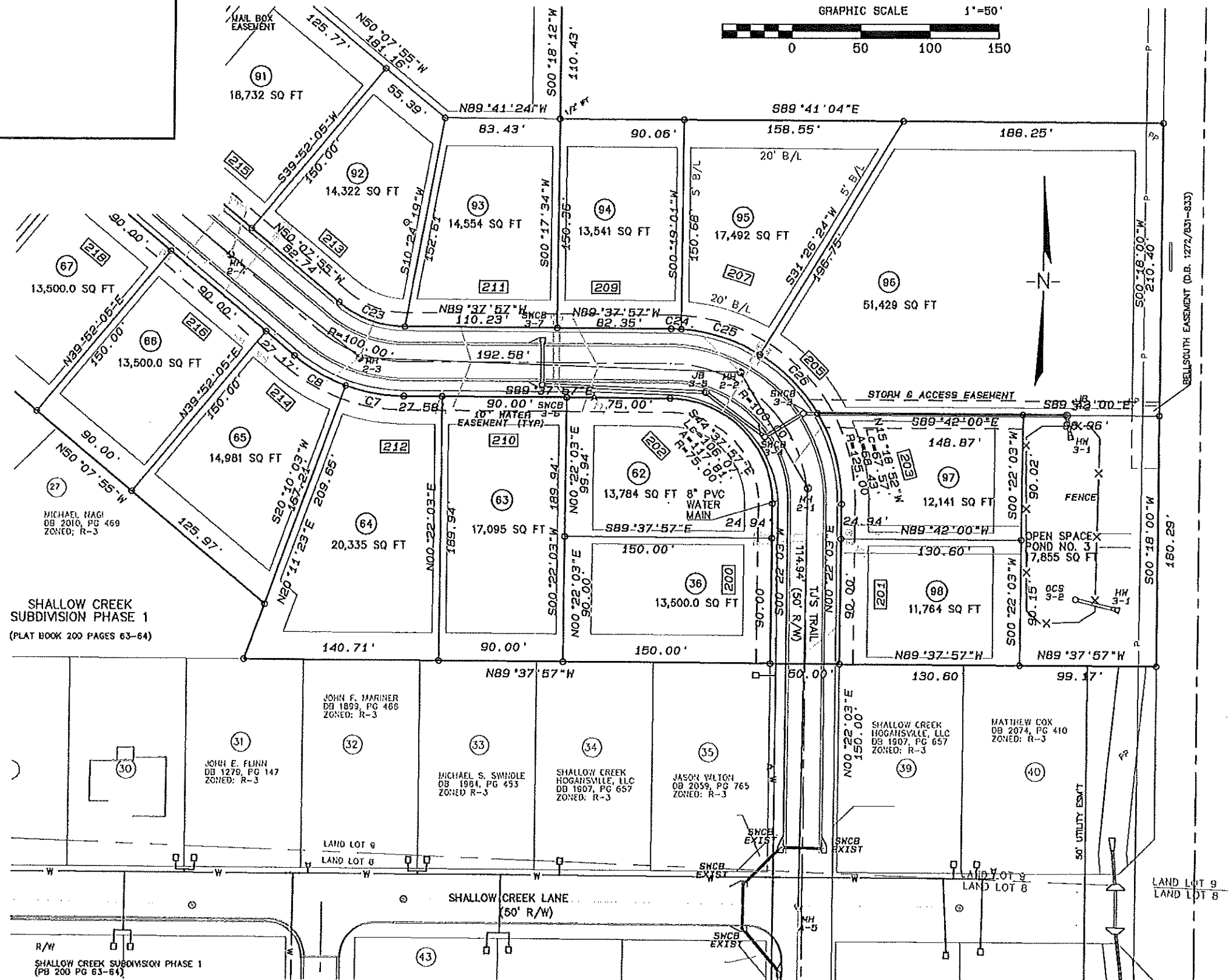


PROJECT NUMBER 1282	
DRAWN BY APS	CHECKED BY APS
ISSUE DATE 09/18/2025	
FILE NAME	
DRAWING NUMBER 4 of 7	

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

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

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



SHALLOW CREEK  
SUBDIVISION PHASE 1  
(PLAT BOOK 200 PAGES 63-64)

SHALLOW CREEK SUBDIVISION PHASE 1  
(PB 200 PG 63-64)

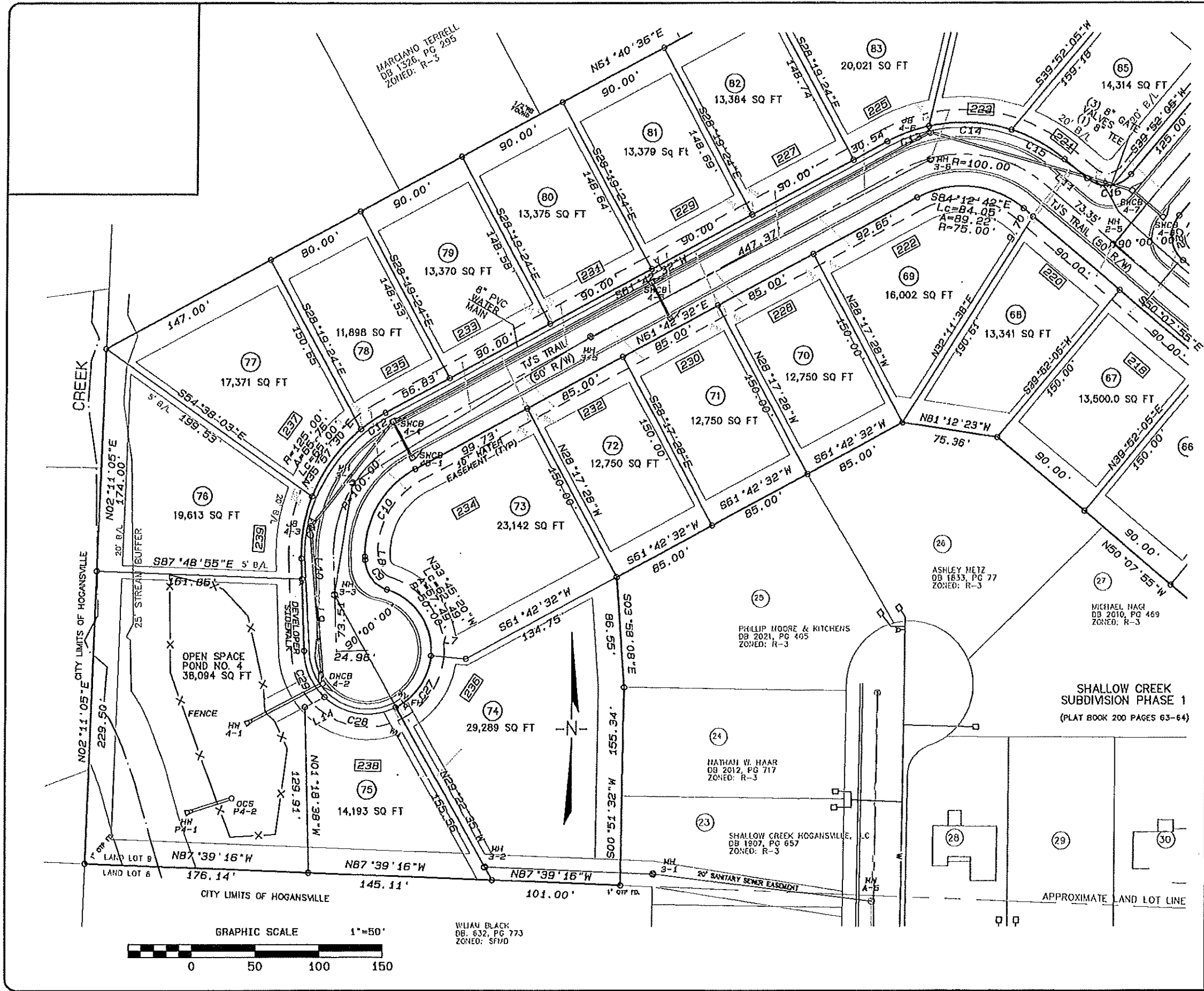
PREPARED BY:  
Anthony Stanley, RLS  
1434 MOORE ROAD  
NEWNAN, GA 30263  
404-867-4403

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

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

PROJECT NUMBER 1202	
DRAWN BY APS	CHECKED BY APS
ISSUE DATE 09/18/2025	
FILE NAME	
DRAWING NUMBER 6 of 7	



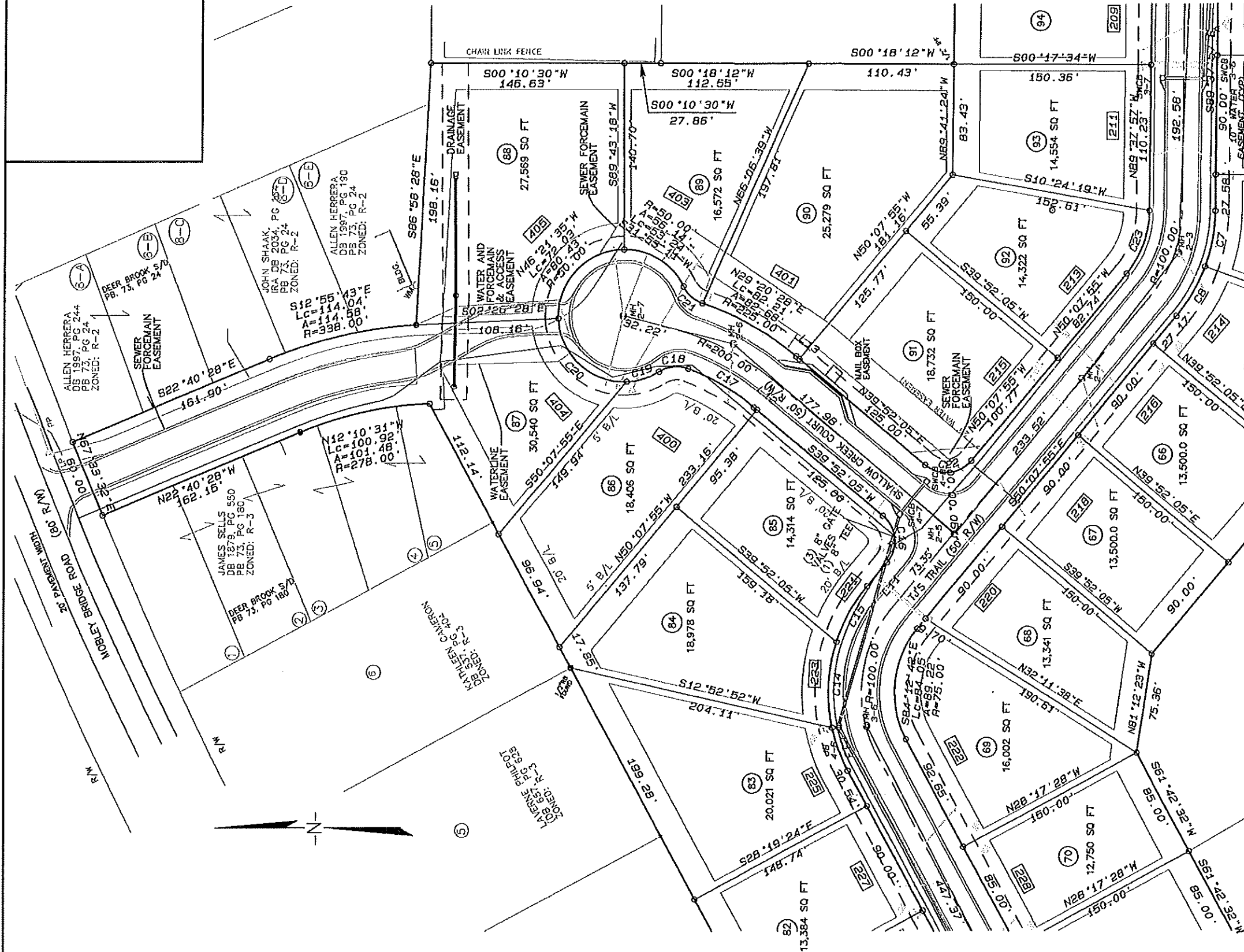


PREPARED BY:  
Anthony Stanley, RLS  
1434 MOORE ROAD  
NEWNAN, GA 30263  
404-867-4403

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	
DRAWING NUMBER 6 of 7	



PROJECT NUMBER 1202	
DRAWN BY APS	CHECKED BY APS
ISSUE DATE 09/18/2025	
FILE NAME	
DRAWING NUMBER 7 OF 7	

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

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

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