



City of Hogansville

City Council

Work Session Meeting Agenda

Monday, April 20, 2026 – 6:00 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

WORK SESSION – 6:00 PM

BUSINESS

1. Propose Rezoning – Parcel No. 0023001016 - Weaver Tract
2. Preliminary Plat Application – HillStar Ridge – Chisel Mill Design & Build LLC
3. Hummingbird Hollow – Final Plat
4. Bid Award – LCRR Water Line Determination & Replacement

**Work Session Meeting
April 20, 2026**

Call to Order: Mayor Jake Ayers called the Work Session to order at 6:00 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 Clerk LeAnn Lehigh, City Attorney Alex Dixon, and Police Chief Jeff Sheppard.

1) Propose Rezoning – Parcel No. 0023001016 – Weaver Tract

A request was presented to rezone the Weaver tract, located on the north side of Highway 54 across from Valero, from Residential to Commercial Regional Mixed-Use (CRMX). The concept plan currently shows seven tracts, though the layout remains subject to change.

The Planning and Zoning Committee recommended approval. A public hearing was originally planned for April 20, 2026, but was not properly advertised on the agenda. It has been rescheduled for May 18, 2026.

The first reading is included on tonight's regular meeting agenda. The second reading, public hearing, and possible adoption are planned for May 18, 2026.

Discussion included traffic flow, the planned roundabout, and possible GDOT involvement regarding access points and deceleration lanes. Due to the tract's proximity to Meriwether County and Sims Road in Troup County, coordination with county engineers will be required for related traffic improvements.

2) Preliminary Plat Application – HillStar Ridge – Chisel Mill Design & Build LLC

A preliminary plat for HillStar Ridge was presented, consisting of 82 lots with 50-foot widths, consistent with the Unified Development Ordinance (UDO). The project will utilize context-sensitive dimensional standards within the UDO to ensure compatibility with the setbacks in the adjacent Hummingbird Hollow subdivision.

Proposed amenities include a covered pavilion, two pickleball courts, a fire pit, and a sitting area.

Council members commended the developer's persistence and encouraged consideration of additional amenities to better serve residents, such as a playground for young families.

This item is included on the Regular Meeting agenda for Council action tonight.

3) Hummingbird Hollow – Final Plat

A final plat for Hummingbird Hollow, consisting of 189 home sites, was presented with four conditions to be met prior to the issuance of Certificates of Occupancy (COs):

- Installation, inspection, and operation of a permanent propane tank for the lift station generator
- Installation, inspection, and operation of a new fire hydrant near the lift station (anticipated completion around May 15, 2026)
- Installation of fans on the lift station unit
- Final approval of all as-built documents by the City's engineers

The development will feature a centralized amenity area, including a cabana, pool, playground, and mailbox kiosk, to be constructed concurrently with the first homes.

Homes are planned to range from approximately 1,750 to 2,000 square feet, with the final mix determined by market demand. The Final Plat approval is included on the Regular Meeting agenda tonight for Council action.

4) Bid Award – LCRR Water Line Determination & Replacement

The City opened bids for a water line replacement project in compliance with the Lead and Copper Rule Revisions (LCRR). The project is funded through a Georgia Environmental Finance Authority (GEFA) loan of \$593,000, which is eligible for 100% forgiveness.

The primary goal is to identify and replace water service lines for approximately 300 properties currently classified as having "unknown" pipe material.

FS Scarborough was the low bidder at \$353,913.39. Their proposal includes exploratory work on 266 service lines and an estimated 50 replacements. The total project cost may increase if additional replacements are required, up to the full loan amount.

An immediate priority is completing work along Main Street—approximately 40 service lines—ahead of the Georgia Department of Transportation's (GDOT) scheduled milling and resurfacing.

The City will conduct extensive outreach to affected property owners, including door hangers, required waivers, and updates on the City's website. The bid award is included on the Regular Meeting agenda tonight for Council action.

Mayor Ayers adjourned the Work Session at 6:50pm.

Respectfully,

A handwritten signature in cursive script, appearing to read "LeAnn Lehigh".

LeAnn Lehigh

City Clerk