



City of Hogansville

City Council

Work Session Meeting Agenda

Monday, October 6, 2025 – 6:00 pm

Mayor: <i>Jake Ayers</i>	2025	City Manager: <i>Lisa E. Kelly</i>
Council Post 1: <i>Michael Taylor, Jr</i>	2025	Assistant City Manager: <i>Oasis Nichols</i>
Council Post 2: <i>Jason Baswell</i>	2025	City Attorney: <i>Alex Dixon</i>
Council Post 3: <i>Mandy Neese *</i>	2027	Chief of Police: <i>Jeffrey Sheppard</i>
Council Post 4: <i>Mark Ayers</i>	2027	City Clerk: <i>LeAnn Lehigh</i>
Council Post 5: <i>Kandis Strickland</i>	2027	* Mayor Pro-Tem

WORK SESSION – 6:00 PM

BUSINESS

1. Final Plat Approval – Moss Creek
2. Sprayfield Yard Lease
3. Road Renaming Request – George Bailey



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

**Work Session Meeting
October 6, 2025**

Call to Order: Mayor Jake Ayers called the Work Session to order at 6:10 pm. Present were Council Member Michael Taylor and Council Member Kandis Strickland. Also present were City Manager Lisa Kelly, Assistant City Manager Oasis Nichols, City Attorney Alex Dixon, Police Chief Jeffrey Sheppard, and City Clerk LeAnn Lehigh. Council Member Jason Baswell, Council Member Mandy Neese, and Council Member Mark Ayers were not present at the Work Session meeting.

ORDER OF BUSINESS

1. Final Plat Approval – Moss Creek

The developer, Dream Finders, submitted the final plat for the Moss Creek Townhomes project located behind McDonald's. Planning and Zoning reviewed the plat on September 18th and again at a special meeting two weeks later, setting several conditions for their recommendation of approval.

The developer has addressed most of the conditions set by the Planning and Zoning Board since the September 18th meeting.

- o The initial conditions included:
 - A water tank tie-in.
 - Energizing the site's power.
 - Installing skimmers in ponds.
 - Correcting puddling at the 54th Street and Williams Street entrances.
 - Ongoing maintenance of Best Maintenance Practices (BMPs).
 - Repairing gullies in slopes and a pond.
 - Watering the hydroseed.

The tie-in is planned for an overnight operation on Thursday or Friday to minimize disruption. Notification was received that the power to the site will be completed and energized by October 7, 2025.

The rock in the pond skimmers has been replaced with the proper size. A silt fence was installed to clearly delineate Phase 1 from Phase 2. Slopes have been re-graded, and the hydroseed has been watered. Phase 1 includes approximately 79 lots. Phase 2 has also been hydro-seeded and is already green. The developer plans to install a significant entrance monument and landscaping feature soon.

The staff's recommendation for the upcoming vote will be to approve the final plat with two conditions: the completion of the power energization and the successful water line tie-in. Once the final plat is approved and all conditions are met, the developer will be ready to receive building permits, as the building plans are already under review. A special called meeting will be scheduled in the next week for Council action.

2. Sprayfield Yard Lease – This item was not discussed due to lack of quorum.

3. Road Renaming Request – George Bailey – This item was not discussed due to lack of quorum.

Mayor Ayers adjourned the Work Session at 6:57pm.

Respectfully,

LeAnn Lehigh
City Clerk