



City of Hogansville

City Council

Work Session Meeting Agenda

Tuesday, January 20, 2026 – 5:30 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 – 5:30 PM

BUSINESS

1. Draft Development 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
4. Introduction of UDO Amendments

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

Work Session Meeting January 20, 2026

Call to Order: Mayor Pro-Tem Mandy Neese called the Work Session to order at 5:31 pm. Present were Mayor Pro-Tem Mandy Neese, Council Member Michael Taylor, Council Member Jason Baswell, Council Member Mark Ayers, and Council Member Kandis Strickland. Also present were City Manager Lisa Kelly, Assistant City Manager Oasis Nichols, City Attorney Alex Dixon, Police Chief Jeff Sheppard, and City Clerk LeAnn Lehigh. Mayor Jake Ayers was not present at the Work Session meeting.

ORDER OF BUSINESS

1) Draft Development Agreement for Martins Meadows

Martin's Meadows is a proposed 252-unit single-family development in third site review.

The sewer plan avoids a new city-maintained lift station by gravity-feeding to existing sewer near East Boyd Road and Gates Road, with regional capacity for future development (potentially Bass Cross Road). Turnipseed Engineers identified a route via easements to the Hummingbird Hollow lift station.

The developer proposed an 8-inch sewer line; the City requires upsizing for regional capacity. The upsizing cost difference is \$265,000. Rather than direct reimbursement, the City proposes recovery through future sewer tap fees from future developments.

The developer will install the upsized line.

The agreement includes a natural gas incentive providing a \$2,350 credit per lot for water/sewer connection tap fees, contingent on installation of at least two natural gas appliances per home (excluding decorative fire logs).

This item is on the Regular Meeting agenda tonight. Council agreed to approve the Development Agreement with the following conditions:

- Acceptance of the sewer upsizing and fee-offset approach for future growth.
- Approval of a \$2,350 credit per lot for water/sewer connection tap fee for homes with two natural gas appliances

2) Hillstar Cottages Preliminary Plat Application; Chisel Mill Design and Build LLC

A preliminary plat was presented for 21 acres off Bass Cross Road proposing 116 detached 2-3 story cottage units in a large cottage court configuration with shared courtyards and off-street parking.

The size and density of the proposed courts exceed typical cottage court developments, raising concerns related to livability, maintenance, stormwater, safety, and long-term infrastructure. The plan has evolved from earlier layouts due to cost and design revisions.

Staff showed concern for amenities in the individual courts, Council seemed to favor keeping the big scale amenity area that was being proposed

Council expressed general support for the concept but agreed to **table the item at the Regular Meeting tonight**, requesting the developer return with revisions addressing amenities, density, stormwater, infrastructure, and safety concerns.

3. Shallow Creek Phase 2 & 3 Final Plat Application

Required sewer interceptor upgrades from Ware Street to Shallow Creek have been completed, with minor punch list items remaining. Outstanding issues include water ponding near Ware and West Main and as-built corrections per Turnipseed review.

City gas installation for Phases 2 and 2A is underway and expected to be completed by Friday. City construction debris has delayed final sodding; permanent striping is scheduled.

Council agreed to move forward with the final plat subject to the following conditions:

- The plat shall not be recorded until all sewer interceptor punch list items and Turnipseed comments are resolved.
- Completion of all gas line work.

4. Introduction of UDO Amendments

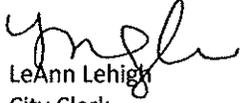
The current UDO allows data centers in Light Industrial zoning, raising concerns about limited oversight. Council discussed creating a new Heavy Industrial zoning district (initially with no properties) and allowing data centers only within that district.

Council also discussed adopting a 30–90 day moratorium to allow time to refine standards and review other jurisdictions. City Attorney Alex Dixon advised that a moratorium can be drafted and that ordinance adoption requires two readings.

The City Attorney will prepare a Heavy Industrial zoning ordinance and moratorium for the next meeting.

Mayor Pro-Tem Neese adjourned the Work Session at 6:49 pm.

Respectfully,

A handwritten signature in black ink, appearing to read 'LeAnn Lehigh', is written over the typed name.

LeAnn Lehigh
City Clerk