



Planning Commission

Regular Session Agenda

Thursday, October 15, 2026, at 6:00 pm

Chairperson: *Ricky Thrash 2027*

Vice Chair: *Ellen Shellabarger 2027*

Board Member: *Carol Smith 2027*

Board Member: *Andrew Smith 2028*

Board Member: *Adrain Porter 2028*

Board Member: *Richard Woods 2027*

Board Member: *Susan Harrell 2027*

Approval of Agenda

Approval of Minutes – September 17, 2026

New Business

1. Blue Creek Rezoning and Comprehensive Plan Character Area Amendment Application, Parcel No.

0211000052, Owner: Fisher Capital Partners Land LLC

2. UDO Text Amendment – Cottage Courts

3. UDO Text Amendment – Data Center Ordinance

4. Fee Schedule

Board Member Comments

Next Meeting – November 19, 2026

Adjourn



City of Hogansville
Planning & Zoning Board
Regular Meeting Minutes

September 17, 2026 at 6:00 pm

Chairperson: *Ricky Thrash 2027*

Board Member: *Ellen Shellabarger 2027*

Board Member: *Carol Smith 2027*

Board Member: *Andrew Smith 2028*

Board Member: *Adrain Porter 2028*

Board Member: *Richard Woods 2027*

Board Member: *Susan Harrell 2027*

Present: Ricky Thrash, Chair
Ellen Shellabarger, Vice Chair
Andrew Smith
Carol Smith
Richard Woods
Adrain Porter
Susan Harrell

Also Present: Lisa Kelly, City Manager
Dhayna Portillo, Community Development Director

Absent

CALL TO ORDER AND MOMENT OF SILENCE

This regular Planning and Zoning Board meeting was called to order at 6:02 pm by Ricky Thrash, who then called for a moment of silence.

APPROVAL OF AGENDA

CAROL SMITH moved that the meeting agenda be approved as presented. The motion was seconded by Adrain Porter and unanimously approved.

APPROVAL OF MINUTES – AUGUST 20, 2026

Upon motion by Carol Smith seconded by Richard Woods minutes of the meeting held AUGUST 20, 2026 WERE approved.

NEW BUSINESS

1. Blue Creek North Preliminary Plat Application, Parcel No. 00220000016 Owner: Blue Creek Developers LLC

Richard Ferry explained the preliminary plat, which includes four tracts: Tract 1 (95 acres) zoned residential; Tracts 2, 3, and 4 zoned light industrial. Industrial buildings proposed on Tracts 2 and 3. A narrow connector between the industrial tracts prevents Tract 4 from being landlocked. Richard Ferry identified the strip as 51.41 feet wide. The developer does not intend it as the preferred long-term route and instead expects access through the adjoining property under contract. A creek and several hundred feet of land would separate the residential tract from industrial development. Carol Smith questioned if the houses would have gas, which Richard explained that gas availability for the homes has not been settled. Lisa Kelly did explain that the city is planning gas service to the warehouses, with the intention of future connection for a residential line.

Dhayna Portillo explained that water and sewer, site, public works, zoning, and other review-team comments had been resolved. Staff do recommend approval of the plat and to have it go in front of City Council for a vote in October.

Motion:

After discussion, Susan Harrell made a motion to recommend for approval of Blue Creek North Preliminary Plat Application. This motion was seconded by Ellen Shellabarger. The motion carries unanimously with the Planning Commission approving the preliminary plat.

2. Hogansville Retail Preliminary Plat Application, Parcel No. 02140000025

Lisa Kelly explained that the developer has requested to table the discussion after a meeting with city staff during the week. Staff has requested sidewalks, improvements to William Street and other plan changes. The developer is most likely to return at the next Regular Planning Commission meeting.

3. Hogansville Mill Rezoning Application, Parcel No. 0241D001001 Owner: Hogansville Land Company, LLC

Prior to discussions of the Hogansville Mill Rezoning request, Adrain Porter raised concerns within the application's disclosure that Jake Ayers, the Mayor, was acting as the buyer's real estate agent. He explained that Jake Ayers would need to file a separate disclosure form to the

City. City Staff had consulted with the city's attorney who explained that no fixed filing deadline had been identified, but the document must be filed before the City Council meeting. Carol Smith brought concerns on if public advertising has been completed per state law prior to the Commission meeting. Dhayna Portillo explained that the rezoning sign is required before the City Council public hearing, not before the planning and zoning presentation. Notice must be posted no fewer than 15 days and no more than 45 days before that hearing. Dhayna explained she is planning to have the sign out by September 23, 2026, in preparation for the October meeting.

Nathan Dockery presented a request to rezone the 36-acre Hogansville Mill property from industrial zoning to CR-MX (corridor mixed use). The site contains nearly 40 acres and about 600,000 square feet of building space.

Dockery described himself as the managing member, developer, owner, general contractor, and grading contractor through several affiliated companies. He said he has worked in development for 20 years. His company owns a textile mill in Grantville, has a smaller similar project under design there, and is developing an entertainment-oriented shopping center in Newnan.

The proposal would rehabilitate most of the mill as a destination where people can live, work, dine, attend events, and use public gathering areas. There were be a trail alongside Yellow Jacket Creek. The concept includes:

- Building A: office, restaurant, retail, market, bar, entertainment, and residential uses
- Building B: self-storage building
- Building C: bars, entertainment space, and restaurant
- Building E: Entertainment and recreation
- Building F: 60 units of residential ranging from townhomes, condos, and apartments

The developer intends to enter Georgia's brownfield program through EPD after acquiring the property. A Phase I and Phase II assessment had already been completed. Testing found nothing at levels that required reporting under current EPD rules.

Ellen Shellabarger wondered if the developer has met with GDOT regarding traffic improvements which Nathan did explain that the city and him were working together on organizing a meeting in the near future.

Ricky Thrash wanted to get confirmation that there would be no proposed data centers within this location, which Nathan explained that he does not develop for them.

Andrew Smith expressed concern on traffic from HWY 29 when turning left off of Corinth Road which Lisa Kelly explained that the intersection would have substantial improvements which will be discussed by GDOT and the city’s traffic planner.

Motion:

After discussion, Ellen Shellabarger made a motion to recommend for approval of Hogansville Mill Rezoning Application. This motion was seconded by Richard Woods. The motion carries unanimously with the Planning Commission approving the rezoning application.

By unanimous consent, the meeting was adjourned at 6:53 PM.

Respectfully submitted,
Dhayna Portillo
Community Development Director ☎

Blue Creek Developers, LLC
9008 E. Highway 16
Senoia, GA 30276

October 7, 2026

City of Hogansville
111 High Street
Hogansville, GA 30230

Re: Rezoning of Property located at Troup County Tax Parcel No. 0211 000052 to G-LI

Dear Honorable Mayor and Council, City Manager/Staff and City Attorney:

We look forward to the opportunity to bring this request for rezoning.

Among the facts supporting the request are the following:

- This property is currently zoned TN-R while adjacent parcels are zoned GI & CR-MX
- This property abuts the 1.6 million square foot Amazon Industrial Warehouse currently under construction
- The property is located relatively close to the interstate and the new Industrial Parkway that is under construction
- This property abuts the Industrial Character area on the City's Comprehensive Plan.
- This request will not adversely affect the existing use of adjacent parcels or infrastructure, as the adjacent parcels are industrial use.

Your consideration in the matter is greatly appreciated.

Sincerely,

Authentisign
Todd Dozier
Todd Dozier

Application Number: R226-03



Rezoning Application Form

*THE FOLLOWING IS A GENERAL DESCRIPTION OF THE PROCEDURES USED
FOR THE PROCESSING OF AN APPLICATION FOR A REZONING REQUEST.*

PLANNING COMMISSION:

- 1) After receipt and acceptance of the zoning petition, staff reviews the requests and develops a recommendation which is forwarded to the Planning Commission for review and recommendation.
- 2) The Planning Commission meets on the third Thursday of each month at 6:00 p.m. at City Hall. It is important that the petitioner attend these meetings to answer questions that may arise from board members.
- 3) After hearing interested citizens and after reviewing the request, the Planning Commission votes to recommend APPROVAL, APPROVAL WITH CONDITIONS, DENIAL, OR TABLING of the request.
- 4) This recommendation is forwarded to Mayor and Council.

MAYOR AND COUNCIL MEETINGS:

- 1) The Mayor and Council will hear a report on the request and determine if the request is reasonable.
- 2) If the request is deemed to be reasonable, Mayor and Council will place the request on the agenda for first and second readings at two consecutive meetings.
- 3) Public support in favor or opposition to the request will be received by the Mayor and Council.
- 4) Mayor and Council will vote on the request.

**Your application and all required materials (listed below) must be
submitted at least seven days prior to the next Planning meeting to be put
on the agenda.**

MATERIALS NECESSARY FOR A REQUEST FOR REZONING APPLICATION:

- ☒ One (1) copy of this application, completed in full.
- ☒ A written request to the Mayor and Council and Planning Commission, signed by the owner and dated, explaining the nature of the rezoning request.
- ☒ Applicant's Rezoning Disclosure Statement
- ☒ Authorization forms
- ☒ One (1) digital and Three (3) 24x36 paper copies of site plan.
- ☒ Full payment of \$250.00 (NON-REFUNDABLE) application fee.
- ☐ Legal description of the property
- ☐ One (1) 24x36 sign to be placed at each lot frontage. *
- ☐ One (1) legal advertisement to be published in the LaGrange Daily News. *

The wording will be supplied by the Zoning Administrator and must be posted 15-45 days before the public hearing

Application Received : 10/07/2026

Application Accepted : 10/08/2026

Application for Rezoning – City of Hogansville Georgia

Property Owner: Fisher Capital Partners Land LLC
Property Owner Address: 7887 E Belleview Ave Suite 810
City, State, Zip: Englewood, CO 80111
Phone Number: 678-862-5483 - Cary Farrington as Agent
Email: cary@selandgroup.com

Authorized Agent: Todd Dozier & Leigh Ann Green
Agent’s Address: 9008 E Hwy 16 / 1457 Al Roberts Rd
City, State, Zip: Senoia, GA 30276 / Senoia, GA 30276
Phone Number: 770-461-0478 / 770-318-9912
Email: Todd@BrentHoldings.net / Lgreen@developmentsiteservices.com

Subject Property Address: Blue Creek Road
City, State, Zip: Hogansville, GA 30230
Troup Tax Parcel Number: 0211 000052
Size of property (acres): 172.636
Current Zoning: TN-R **Proposed Zoning:** G-LI
Current Use: Residential
Proposed Use: Industrial
If rezoned, when will the proposed use start? 12/1/2026
Is subject property vacant? Yes
Are you also asking to annex the subject property? No

I hereby attest that the information I have provided in this application is true and accurate to the best of my knowledge. I also agree to cooperate with the City of Hogansville, in responding promptly to any reasonable request for additional information that may rise during the review process.

Todd Dozier

Digitally signed by Todd Dozier
Date: 2026.10.07 13:33:02-04'00'

Signature of Owner or Authorized Agent

9/22/2026

Date

APPLICANT’S REZONING DISCLOSURE STATEMENT
(OC.GA. 36-67A-1 eg seq.)

Property/Financial Disclosure

Does any member of the Hogansville City Council or Hogansville Planning and Zoning Commission have a financial or property interest in the subject property requested for zoning change or in a corporation, partnership, firm, trust, or association which has a property interest in the subject property?

NO

If so, describe the nature and extent of such interest:

Campaign Contribution Disclosure

Has the applicant made, with two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating \$250 or more, or made gifts having a combined value of \$250 or more to a member or members of the Hogansville City Council or Hogansville Planning and Zoning Commission?

NO

If so, give the name of the member(s) to whom the campaign contribution or gifts were made, the dollar amount of each campaign contribution, and an enumeration and description of each gift:

Site Plan Requirements

Site Plans shall contain the following information:

- 1. Property owner and address
- 2. Street address of subject property
- 3. Total property acreage
- 4. Tax Map and Lot Number
- 5. Date prepared, Map Scale and North Arrow
- 6. Location of all property lines on neighboring properties and streets or alleys located 50 feet from subject property.
- 7. Names of adjacent property owners
- 8. Boundaries of all current zoning districts on the subject properties and all neighboring properties shown on the map. Each zoning district must be labeled.
- 9. Special markings (shading, cross hatching, or heavy outline) to identify the areas intended to be rezoned.
- 10. The general location of all existing structures or buildings on the subject property.

SKETCH PLAN DOES NOT HAVE TO BE DRAWN TO EXACT SCALE OR PREPARED BY A PROFESSIONAL, BUT IT MUST BE NEAT AND PREPARED IN INK.



Each zoning map amendment application, whether submitted by local government or by a party other than local government, shall include with it a complete, written, documented analysis of the impact of the proposed rezoning with respect to each of the following matters:

1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties.

Yes, the rezoning is suitable in view as there are adjacent parcels that are zoned CR-MX and GI

2. Whether the zoning proposal would adversely affect the existing use or usability of adjacent or nearby property.

No, the adjacent parcels or nearby properties are zoned CR-MX and GI

3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

No, the property is currently zoned TN-R and abuts industrial areas

4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

No, the property is located close to the interstate and the new industrial parkway.

5. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive land use plan.

This property abuts the "Industrial Character Area" on the 2025 comprehensive plan.

6. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

Yes, supporting grounds for approval are, this property abuts the new Amamzon Warehouse to the southeast and there is a new Industrial Parkway in the area that is currently under construction.

HOGANSVILLE
GEORGIA

Owner Authorization Form

City of Hogansville

This is a written request from (property owner name): Fisher Capital Partners Land LLC, the legal owner of Property (address): Blue Creek Road, Hogansville, Troup County, Georgia; Troup County Tax Parcel Number 0211 000052. At this time, we are requesting that the said property rezoned from TN-R to G-LI.

Esta es una petición escrito de (nombre del dueño) _____, el dueño legal de la Propiedad (dirección) : _____, Hogansville, Condado de Troup, Georgia ; El Número de Parcela Fiscal _____.

En este momento, estamos pidiendo que se considere la propiedad para estar rezonificada de _____ a _____.

Blake Fisher

dotloop verified
10/06/26 10:28 AM CDT
0FQP-YGFL-CVUW-H0SK

9/22/2026

Property Owner Signature/Firma del duenoDate/Fecha:

Notary Public

(Affix Raised Seal Here)



Third Party Authorization Form

City of Hogansville

This is a written request from Fisher Capital Partners Land LLC, the legal owner of
Property: Blue Creek Road, Hogansville, Troup County, Georgia
and the Tax Parcel Number 0211 000052. I hereby grant
authorization to Todd Dozier & Leigh Ann Green 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.

Blake Fisher

dotloop verified
10/06/26 10:28 AM COT
EJKC-TZW0-UJHZ-POQL

Property Owner Signature/Firma del dueño

9/22/2026

Date/Fecha:

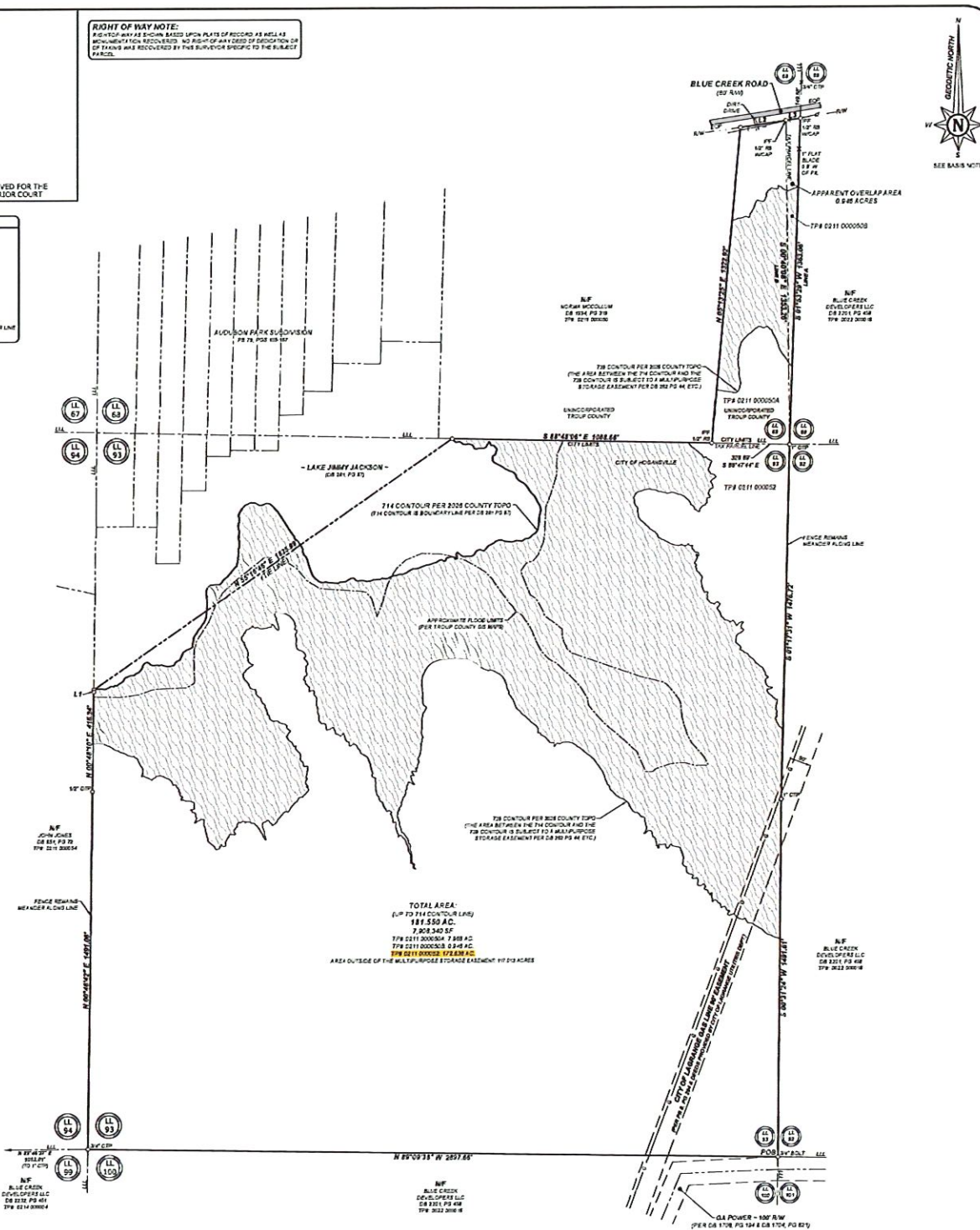
Notary Public (Affix Raised Seal Here)

RIGHT OF WAY NOTE:
RIGHT-OF-WAY AS SHOWN BASED UPON PLATS OF RECORD AS WELL AS
MONUMENTATION RECOVERED. NO RIGHT-OF-WAY DEED OF DEDICATION OR
OF TAKING WAS RECOVERED BY THIS SURVEYOR SPECIFIC TO THE SUBJECT
PARCEL.

THIS BLOCK IS RESERVED FOR THE
CLERK OF THE SUPERIOR COURT

LEGEND

FL	PROPERTY LINE
EDP	EDGE OF PAVEMENT
RLW	RIGHT OF WAY
PF	IRON PIN FOUND
RS	REINFORCING BAR
CTP	CRIMP TOP PIPE
OTF	OPEN TOP PIPE
NF	NOW OR FORMERLY
LL	LAND LOT
LLL	LAND LOT LINE
DS	DEED BOOK
FB	PLAT BOOK
POB	POINT OF BEGINNING
—C—	5/8" S4S LINE
—P—	OVERHEAD POWER LINE
⚡	POWER POLE

[illegible][illegible]

CLOSURE STATEMENT:
THE PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT SIXTEEN FEET.
APPROXIMATELY 30% OF LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING A TOPCON G13 3D INSTRUMENT.
APPROXIMATELY 30% OF LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING THE GPS/CNC AT THE SYSTEM.
CONTROL AND BEARING BASES FOR THIS SURVEY WERE ESTABLISHED USING THE GPS/CNC AND GPS IN STANDARD RTN MODE WITH A 10 MINUTE PERIOD OF FIX BY THE REAL TIME ACTIVATION OPERATED BY ERIE/CELESTIAL ATLANTIS.

[illegible]

DATE 1/17/2006		ISSUE		
SCALE: 1" = 20'		No	DESCRIPTION	DATE
ACREAGE: 191.550		R-1	TPM LABEL CORRECT	1/17/2006
CITY: HOGANSVILLE		R-2	ACREAGE LABEL	1/17/2006
DRAWN: MAR				
CHECKED: WLS				
SHEET: 1 of 1				
PROJECT: BLUE CREEK 175_BO				

BOUNDARY SURVEY FOR:
BLUE CREEK DEVELOPERS, LLC
LAND LOTS 68 & 93 - 11th DISTRICT
TROUP COUNTY - GEORGIA
CITY OF HOGANSVILLE



PREPARED BY:
MIKE SUTTLES, RLS
780 RAYMOND SHEDDEN AVE
NEWNAN, GA 30265
(678) 378-5881

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 93 of the 11th District, Troup County, Georgia, containing 172.636 acres, and being more particularly described as follows:

BEGINNING at a 3/4" BOLT at the common corner of Land Lots 92, 93, 100 and 101;

Thence N 89°09'38" W a distance of 2897.66', to a 3/4" pipe at the common corner of Land Lots 93, 94, 99 and 100;

Thence N 00°46'42" E a distance of 1491.06', to a 1/2" pipe;

Thence N 00°48'10" E a distance of 415.24', to a point;

Thence N 00°42'17" E a distance of 8.95' to a point on the 714 elevation contour line, per Troup County GIS, which 714 contour line is the true boundary line of the subject parcel, per DB 281 PG 87 of the Troup County records;

Thence along a tie line N 55°16'46" E a distance of 1825.99' to a point on the 714 elevation contour line, per Troup County GIS, which point is on the northern land lot line of Land Lot 93;

Thence S 88°48'06" E a distance of 1088.66' to a 1/2" rebar,

Thence S 88°47'44" E a distance of 328.89' to a 1" pipe at the common corner of Land Lots 68, 69, 92 and 93;

Thence S 01°17'31" W a distance of 1476.72' to a 1" pipe;

Thence S 00°31'24" W a distance of 1491.61' to a 3/4" BOLT;

Which point is the POINT OF BEGINNING.



CITY OF HOGANSVILLE
Rezoning and Character Area Map
Amendment Request
STAFF ANALYSIS AND REPORT

Case # : RZ26-03

Type of Request:
TN-R to G-LI

Date: 10/08/2026

Owner: FCP Land LLC

Location: Blue Creek Road

Parcel Number:

0211 000052

Acreage: 172.636 acres

Current Use: Vacant Wooded
Land

Proposed Use: Industrial

Current Zoning: Traditional
Neighborhood Residential

Requested Zoning: General
Light Industrial

Current Character Area:
Suburban Residential

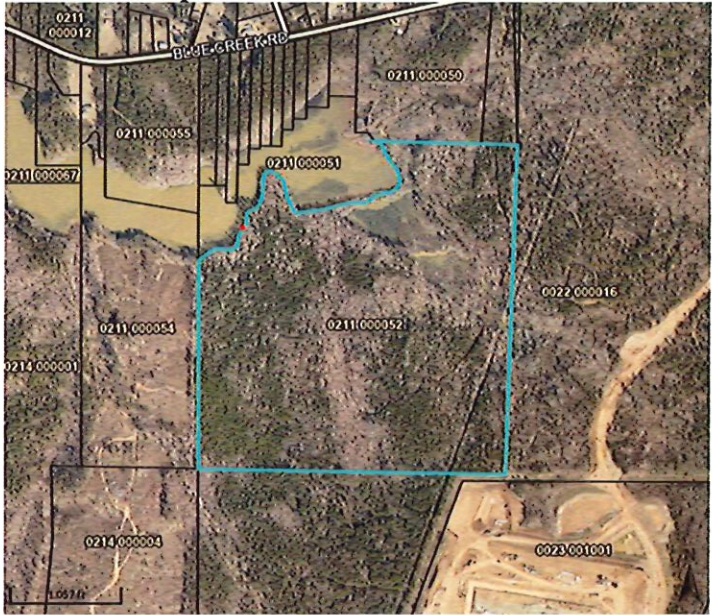
Requested Character Area:
Industrial

Request:

Todd Dozier, the authorized agent, has submitted a request to rezone their 172.636-acre property located near Blue Creek Road and the Amazon Sortation Center. The parcel is currently zoned TN-R, and the proposed rezoning to G-LI would allow for planned light industrial development.

With the 2025-2045 Comprehensive Plan Character Area showcasing this tract as Suburban Residential, the applicant is also requesting a character area amendment to Industrial Use.

Location Map:



Existing Land Uses:

Adjacent uses consist of the following:

WEST: 0211000054 – CR-MR – A 52 acre lot that is currently vacant and wooded

Public Notification: Notice in Paper: October 21 Sign Posted: October 21 Date of Scheduled Meetings: P/Z: October 15 City Council Public Hearing & 1st reading: November 16 City Council 2nd reading: December 7 DRI Review: Not applicable to this project Standards for review of comprehensive plan character area map amendments: 1. Is the proposed Character Area designation more consistent with the Comprehensive Plan’s goals and policies than the current designation? <i>Yes, the proposed amendment would better align the property with the Comprehensive Plan’s vision for this area since the properties to the south and east are designated industrial.</i> 2. Would the proposed amendment be more compatible with the current and future character areas of adjacent and nearby properties? <i>Yes</i> 3. Would the proposed amendment promote efficient use of publicly financed community facilities and infrastructure without negatively affecting public water and sewer systems or conflicting with adopted	NORTH: 1612 -1824 Blue Creek Road– TN-R -two residential homes and Lake Jimmy Jackson EAST: 2134 Blue Creek Road – G-LI – two industrial buildings ranging from 600,000 to 800,000 sqft of building space SOUTH: 2134 Blue Creek Technology Parkway – G-LI, Amazon Sortation Center, which is a 1.6 million sqft light industrial building Previous Related Actions: None. Findings: 1. : This site is surrounded by planned light industrial buildings 2. : This site will be accessed from Blue Creek Industrial Parkway once it has been built out Standards for Rezoning: 1) Is the proposed use suitable given the zoning and development of adjacent and nearby property? <i>Yes, this tract has G-LI parcels to the south and east.</i> 2) Will the proposed use adversely affect the existing use or usability of adjacent or nearby property? <i>No</i> 3) Is the proposed use compatible with the purpose and intent of the Comprehensive Plan? <i>No. The property is currently located within the Suburban Residential Character Area, which is inconsistent with the proposed industrial use. A Comprehensive Plan amendment to designate the tract as Industrial would be needed to align the proposed use with the plan.</i> 4) Are there substantial reasons why the property cannot or should not be used as currently zoned? <i>Yes, the TN-R zoning district does not permit ANY light industrial uses.</i>
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The recommendations made herein are the opinions of the City of Hogansville staff and do not constitute a final decision. The Hogansville City Council makes the final decision on all Rezoning Applications at their regularly scheduled meetings.

long-term water and sewer plans? <i>Yes, the developer would be responsible for the costs of any necessary infrastructure upgrades and extensions required to serve the development.</i> 4. To what extent would the proposed amendment adversely affect the natural environment, including water quality, greenspace preservation, and air quality, or historic and cultural resources? <i>None known.</i> 5. Whether the proposed amendment would reduce dependence on the automobile? <i>No</i> 6. If the proposed amendment affects only one parcel, should it be considered through an area-wide review of future character areas for the subject property and surrounding properties? <i>No, the surrounding area is already designated industrial.</i> 7. To what extent would the proposed amendment adversely affect land in adjacent municipalities or other local government jurisdictions? <i>The property is within Hogansville city limits, and a substantial stream buffer would help reduce impacts on the neighboring residence to the north in unincorporated Troup County.</i>	5) Will the proposed use cause excessive or burdensome use of public utilities or services including but not limited to streets, schools, water or sewer utilities or police or fire protection? <i>No</i> 6) Is the proposed use supported by new or changing conditions not anticipated by the Comprehensive Plan or reflected in the existing zoning on the property or surrounding properties? <i>Yes, the Blue Creek North preliminary plat has been approved for industrial buildings on the tracts to the immediate south and east. These approvals indicate a shift toward industrial development in the area.</i> 7) Does the proposed use reflect a reasonable balance between the promotion of public health, safety, morality, or general welfare and the right to unrestricted use of property? <i>Yes</i> Staff Recommendation: Staff recommends approval of the proposed rezoning and Comprehensive Plan Character Area amendment, as the requests satisfy a majority of the applicable standards set forth in the UDO. The proposed G-LI zoning would be consistent with surrounding planned industrial development. The amendment to the Industrial Character area is also by the existing Industrial designations to the east and south.
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UDO AMENDMENTS

COTTAGE COURT DEVELOPMENT (10.8.26)

Below is the proposed 1st draft amendment to the Cottage Court development type in Article V. Civic Design.
Yellow highlights indicate proposed new text. Red and ~~crossed-out~~ text indicate proposed revisions to existing text.

A building type designed to accommodate 5 to 12 dwelling units organized around a shared internal courtyard.
Uses allowed in this building type: Accessory Dwellings, Single-Family Detached Dwellings.
See section 102-B-5-3 for additional architectural regulations.
For the larger parcel related to the development, see the Space Dimensions Table in section 102-B-4-1 for maximum number of primary dwellings, building coverage, impervious surface area, lot size, building height, side yard, street side yard, rear yard, and front yard requirements that apply to the entire Cottage Court development. The individual lots within the Cottage Court development, whether subdivided or not, are not required to meet the front yard, rear yard, or lot coverage requirements in the Space Dimensions Table and may be treated as fee-simple or condominium lots. Cottage court development shall be designed to orient the units around a shared internal courtyard. Each unit shall have a direct entrance from the courtyard.
A. Location and scale. 1. Each Cottage Court shall contain a minimum of 5 and a maximum of twelve 12 principal dwelling units. 2. No more than 12 dwelling units shall be organized around or served by a single courtyard or common green. 3. A Cottage Court may be incorporated as 1 residential component of a larger subdivision development; however, each Cottage Court shall remain a distinct residential grouping integrated into the larger neighborhood by a connected system of streets, sidewalks, blocks, greens, and other permitted residential building types. 4. Within a major subdivision containing 25 or more principal dwelling units, no more than 20% of the principal dwelling units shall be located within Cottage Courts. 5. A major subdivision shall not be designed exclusively or predominantly as a series of Cottage Courts in a manner that eliminates or materially diminishes the traditional street-and-block pattern intended in the development of a single-family neighborhood.
B. Courtyard and common green. 1. Each Cottage Court shall contain 1 principal shared courtyard or common green that functions as the visual, pedestrian, and social center of the development. 2. The minimum courtyard area shall be 400 500 square feet per principal dwelling unit or 3,000 square feet, whichever is greater. 3. The courtyard shall have a minimum clear dimension of 40 feet in its narrowest direction, excluding private porches, patios, and minor building projections. 4. A minimum of 70% of the courtyard shall consist of pervious material, and a minimum of 50% of the total courtyard area shall consist of living landscape material.

5. The courtyard shall be intentionally designed and improved as usable common open space and shall not consist solely of turf grass, required buffers, stormwater facilities, drainage areas, or residual land remaining after placement of buildings. 6. At least 1 large-maturing or canopy shade tree shall be provided for every 2,000 square feet of courtyard area, with a minimum of 2 such trees per Cottage Court. Existing healthy trees preserved within the courtyard may count toward this requirement. 7. The courtyard shall include at least 3 permanent common-space amenities, at least 1 of which shall be permanent seating. Qualifying amenities include benches or seat walls; pedestrian paths; a central lawn or green; landscaped gardens; community gardens; picnic or outdoor dining areas; pergolas, pavilions, gazebos, or similar shade structures; children's play areas; public art; decorative water features; low-level pedestrian or landscape lighting; or another comparable gathering or recreation amenity approved by the zoning administrator. 8. Landscaping and amenities shall be arranged to create identifiable outdoor rooms and shaded gathering areas while maintaining direct pedestrian connections and reasonable visibility between cottages. 9. Courtyards shall not be parked or driven upon except for emergency access and permitted temporary events.
C. Building orientation and frontage. 1. The primary front facade and primary pedestrian entrance of each cottage shall face and directly address the shared courtyard or common green, except as otherwise provided for street-fronting cottages and "corner" cottages below. Secondary entrances are permitted on all other facades of the cottage. 2. The primary front façade of each cottage shall directly face the courtyard rather than a driveway, parking area, alley, side lot line, or the rear façade of another dwelling, except as otherwise provided for street-fronting cottages and "corner" cottages below. 3. No rear façade, garage door, service area, mechanical-equipment area, refuse area, or blank side wall shall constitute the principal building frontage facing the courtyard, except as otherwise provided for street-fronting cottages and "corner" cottages below. 4. Each cottage shall be connected directly to the courtyard by an individual pedestrian walkway. 5. A cottage located immediately adjacent to a public or private street shall be designed to address both the street and the courtyard. The street-facing façade shall include windows and architectural detailing comparable in character to the courtyard-facing façade and shall not contain a blank wall, exposed service area, or garage door. The zoning administrator may permit the primary entrance of a street-fronting cottage to face the street when a secondary entrance, porch, or equivalent pedestrian-oriented architectural treatment faces the courtyard. 6. The "corners" of a cottage court development shall be permitted to have cottage units that are not directly abutting and facing onto the courtyard. Such units shall be limited to no more than 4 such units within the cottage court development and shall meet all other design requirements for cottage court dwellings.
D. Front porches.

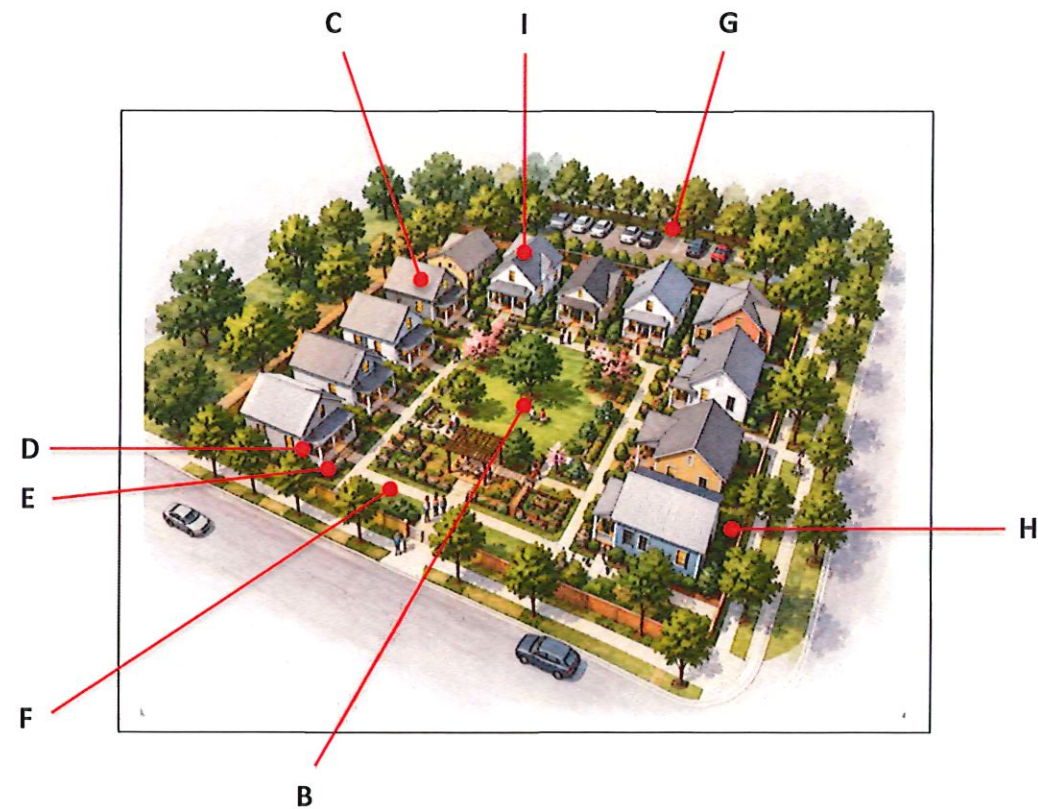
(1) Each cottage shall provide a covered front porch facing the shared courtyard or common green. Cottages located on “corners” of the cottage court shall provide the required covered porch facing and oriented to walkway connecting to the courtyard area. (2) The required porch shall contain a minimum of 80 square feet and shall have a minimum clear depth of 6 feet. (3) The required porch shall connect directly to the primary dwelling entrance and shall be designed as usable outdoor living space. (4) The required porch may project into the cottage-to-courtyard setback established below.
E. Cottage-to-courtyard relationship. (1) The primary front facade of a cottage shall be located no less than 10 feet and no more than 20 feet from the edge of the principal courtyard or common green. (2) A required front porch may project up to 8 feet into the minimum cottage-to-courtyard setback. (3) The arrangement of cottages shall establish a recognizable sense of enclosure around the courtyard while maintaining adequate access for fire protection, emergency services, utilities, and building-code requirements.
F. Pedestrian circulation. (1) A continuous pedestrian walkway system shall connect every cottage entrance to the shared courtyard, the public sidewalk or street, common parking, mail facilities, and other common amenities. (2) Primary shared pedestrian walkways shall be a minimum of 5 feet in width. Individual walks connecting a cottage entrance to the primary walkway or courtyard may be a minimum of 3 feet in width. (3) Pedestrian routes shall be separated from vehicle circulation to the maximum extent practicable.
G. Parking, driveways, and garages. (1) No parking space, garage, driveway, vehicular circulation area, or loading area shall be located between a cottage and the shared courtyard or common green. (2) Parking shall be located at the rear or perimeter of the Cottage Court and shall be accessed from an alley or shared driveway where practicable. (3) Garage doors shall not face the shared courtyard or common green. (4) Surface parking areas shall be screened from the courtyard by landscaping, fencing, walls, buildings, or a combination thereof. (5) No individual driveway shall cross the principal courtyard or common green.
H. Private outdoor space. (1) Each cottage shall provide a minimum of 100 square feet of private usable outdoor space, which may consist of a patio, side yard, rear yard, terrace, garden area, or similar outdoor area. The required courtyard-facing front porch shall not count toward this requirement.
I. Architectural variety. Cottages within the same court shall have a coordinated architectural character but shall not consist entirely of identical front elevations. For every six (6) cottages, a minimum of three (3) distinguishable front elevations shall be provided through variation in roof form, porch configuration, facade articulation, window arrangement, materials, colors, or other architectural elements.

J. Common ownership and maintenance.

- (1) The shared courtyard, common landscape areas, pedestrian facilities, common parking areas, private alleys or drives, and other shared improvements shall be permanently owned and maintained by a homeowners association, condominium association, property owners association, or other legal entity acceptable to the City.
- (2) Prior to final plat approval, the applicant shall submit covenants, easements, or other legal instruments establishing perpetual responsibility for maintenance of all common areas and improvements.

K. Stormwater facilities.

- (1) Stormwater management facilities shall not constitute the principal visual or functional feature of the required courtyard. Low-impact stormwater features, including rain gardens or bioswales, may be incorporated into the courtyard when designed as an integrated landscape amenity and when they do not substantially reduce the amount or usability of required common open space.



UDO AMENDMENTS

SUMMARY OF CHANGES (8.22.26)

SPECIAL USE PERMIT

- Sec. 102-B-6-1. Added a SUP for data centers.

WETLANDS SETBACK

- Sec. 102-B-7-6 (1)(d)(iv). Added the requirement for an undisturbed buffer of 500' to be cumulatively added to any other watershed and wetland setback requirements.

TREATED WASTEWATER

- Sec. 102-B-7-6 (1)(f)(vi). Added a regulation allowing for the developer and the city to assess the feasibility of requiring the utilization of treated wastewater for utilization of on-site water needs.

BACKUP GENERATOR TESTING

- Sec. 102-B-7-6 (1)(k)(iv)(A). Revised the allowance for testing backup generators from twice per month to once per month.

FACILITY DECOMMISSIONING

- Sec. 102-B-7-6 (1)(l)(vi). Updated the facility decommissioning procedures to describe in more detail the elements that must be removed during a decommissioning. These procedures apply to the power-down, disconnection, and removal of all readily removable data-center equipment and materials that could create a fire, safety, environmental, or public-health hazard if left unused or inadequately maintained, including:
 - Servers, server racks, computer hardware, circuit boards, and other electronic equipment;
 - Standby or emergency generators, except equipment incorporated into an approved reuse of the property;
 - Aboveground and underground fuel-storage tanks, associated piping, pumps, and dispensers;
 - Diesel fuel, gasoline, lubricants, coolants, refrigerants, fire-suppression agents, water-treatment chemicals, and other regulated or potentially hazardous substances;
 - Lead-acid, lithium-ion, and other electrical-energy-storage batteries;
 - Unused transformers, capacitors, switchgear, and electrical equipment containing oil or other regulated substances; and

- Any other removable equipment or material that the zoning administrator determines, based upon competent evidence, presents a comparable fire, safety, environmental, or public-health risk.
- This requirement does not apply to structural components, foundations, utility infrastructure, or equipment that will be placed into lawful service as part of an approved reuse of the property, unless the equipment or component itself presents an identified hazard.

PRELIMINARY PLAT SUBMITTAL REQUIREMENTS

- Sec. 102-C-9-10(14). Preliminary plats. Updated the requirements for preliminary plats to include and building footprints.

DATA CENTER CONSTRUCTION REQUIREMENTS

- Sec. 102-C-9-55. Moved the Data Center Construction requirements out of the Data Center standards and into a new section in the UDO Subdivision Regulations article to be applied to all properties zoned G-HI.
- In Financial Guarantees and Assurances, revised the developer requirement for funding infrastructure to include wastewater and natural gas – “The developer shall be required to fund or construct all necessary upgrades to water, sewer, electrical, roadway, wastewater, stormwater, and natural gas infrastructure directly or indirectly caused by the project.”.
- Prohibited Sunday construction.
- Added the following requirements for sound barriers during construction:
 - Required for active construction activity that will occur within 750 feet from the property line of any residential or public/institutional principal use.
 - Shall be installed before construction activity begins and remain in place for the duration of construction activity.
 - Shall be at least 8 feet high, or higher where necessary to interrupt the direct line of sight between the principal noise source and the affected receiver, as demonstrated in the approved plan.
 - Shall be continuous along the portion needed for effective shielding, with joints sealed or overlapped and no substantial gaps at the ground or between panels.
 - Shall consist of solid panels, acoustical blankets, or an equivalent assembly documented to provide adequate sound transmission loss for the proposed activity. Chain-link fencing, ordinary construction mesh, and vegetation alone do not qualify.
 - Shall be securely installed and maintained to withstand reasonably anticipated wind and construction-site conditions, without obstructing required access, drainage, sight distance, emergency response, or worker safety.
 - Shall be repaired or replaced promptly if damaged or displaced.

7.20.26 HOGANSVILLE UDO UPDATES

SUBCHAPTER 102-B

- Yellow highlights indicate proposed revisions
- Red ~~crossed-out~~ text indicates proposed deleted text
- Bold text indicates proposed new text

Sec. 102-B-2-12. **G-HI, general heavy industrial district.**
Purpose and intent. This zoning district is intended primarily for large-site development of heavy industrial uses and businesses.

Sec. 102-B-2-1~~23~~**34**. PUD, planned unit development special zoning district.
Purpose and intent. This zoning district is an overlay district intended primarily for facilitating development that is located on property containing abnormal topographical or environmental constraints.

Sec. 102-B-2-1~~34~~**35**. - Historic district special zoning district overlay.
Purpose and intent. This zoning district is an overlay district intended primarily as the historic district for the downtown of the city.

Sec. 102-B-2-1~~45~~**46**. - Downtown business special district overlay.
Purpose and intent. This zoning district is an overlay district intended primarily as the entertainment district for the downtown of the city.

Sec. 102-B-4-1. Dimensional standards of zoning districts.

Space Dimensions Table

SPACE DIMENSION S	ES- R ¹²	SU- R ¹²	TN- R ¹²	TN- MX ^{1,10}	CR-MR	CR- MX ¹⁰	DT-MX	G- RL	G- B	G- LI	G- HI
Maximum number of primary dwellings (per lot)	1	1	1	N/A	N/A	N/A	N/A	1	N/A	N/A	N/A
Building Coverage (Maximum, % of lot area)	50% ²	50% ²	70% ²	80% ²	60% ²	80% ²	100%	50%	80%	80%	80%

Lot Size (Minimum, square feet)	14,000	8,000	5,000 ^{2,3}	None	None	None	None	1 acre	10,000	1 acre	1 acre
Lot Frontage (Minimum)	75' ¹¹	60' ¹¹	50' ^{2,11}	50' ²	50' ²	50' ²	None	100'	100'	100'	100'
Building Height ^{4,2} (Maximum)	35'	35'	40'	40'	40' ⁹	40' ⁹	40' ⁶	35'	40' ⁹	75' ⁹	75' ⁹
Side Yard (Minimum) ⁵	15' ²	10' ²	5' ²	None	10' ²	10' ²	None	20'	15'	15'	15'
Street Side Yard (Minimum)	10' ²	10' ²	5' ²	None	10' ²	10' ²	None	15'	10'	10'	10'
Rear Yard (Minimum)	25' ^{2,7}	25' ^{2,7}	20' ^{2,7}	25' ²	25' ²	15' ²	None	40'	15'	15'	15'
Front Yard - Arterials and Collectors (Minimum) ^{8,1} ₃	35' ²	35' ²	30' ²	25' ²	25' ²	25' ²	None	40'	40'	40'	40'
Front Yard - All other street types (Minimum) ^{8,1} ₃	20' ²	20' ²	20' ²	25' ²	25' ²	25' ²	None	25'	25'	25'	25'
Front Yard (Maximum) ^{8,} ₁₃	None	None	None	40' ²	None	None	40' ²	None	None	None	None

Sec. 102-B-4-5. Fences and retaining walls.

(2) General conditions.

(e) Barbed wire shall be permitted on fences and walls on properties within G-RL, **and G-LI,**
and G-HI zoning districts. Fences and walls for all other uses are prohibited from utilizing
barbed wire.

Sec. 102-B-4-5. Fences and retaining walls.

(3) Fences, general.

(a) Fences in the front yard:

(i) Maximum height. Fences shall not exceed four feet in height and shall not extend into the public right-of-way. See section 102-B-4-6 for corner lot restrictions. Properties within G-R, ~~and~~ G-LI, and G-HI zoning districts are allowed fences up to six feet in height. Fence posts and pillars shall be permitted to be located an additional one foot higher than the maximum height allowed for the remaining fencing elements.

(ii) Materials. Fences shall not be made of wire, woven metal, or chain link, unless located on property within G-RL, ~~and~~ G-LI, and G-HI zoning districts. All other fences shall be ornamental or decorative fences constructed of brick, stone, stucco, split rail, wood, aluminum, or wrought iron. The fence shall be a minimum of 50 percent transparent. Exposed block, tires, junk or other discarded material shall be prohibited fence materials. No barbed wire, razor wire, chain link fence or similar elements shall be visible from any public plaza, ground level or sidewalk level outdoor dining area, street or thoroughfare, or public right-of-way.

Sec. 102-B-5-2. Building typology.

BUILDING TYPE	ES-R	SU-R	TN-R	TN-MX	CR-MR	CR-MX	DT-MX	G-RL	G-B	G-LI	G-HI
Garage Apartment	P	P	P	P	P	P		P			
Backyard Cottage	P	P	P	P	P	P		P			
Cottage House			P	P ¹	P ¹	P ¹					
Detached House	P	P	P	P	P	P		P			
Cottage Court			P	P	P	P					
Two-Family Dwelling			P	P	P	P					
Attached House				P	P	P					
Townhouse				P	P	P					
Walk-up Flat				P	P	P					
Stacked Flat				P	P	P					
Single-Story Shopfront				P		P	P		P	P	P
Mixed Use Building				P		P	P				
General Building				P		P			P	P	P
Civic Building				P		P	P		P		

Manufactured Home											
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Sec. 102-B-5-3. Building architecture.

(1) Additional standards for G-LI and G-HI zoning districts. No building shall be constructed with a wooden frame. The exterior finish of all buildings shall be common brick, concrete blocks, tile bricks, enamel metal siding, their equivalent or better, but no building thereon shall be covered with asbestos siding or galvanized sheet metal. If the exterior walls are constructed of concrete or concrete blocks, unless the exterior finish is stucco, gunite or their equivalent, the joints shall be rubbed down and the walls covered sufficiently with standard waterproofing paint.

Sec. 102-B-5-4. Transitional heights.

(1) Transitional heights.

(a) Transitional height planes. A transitional height plane is an imaginary plane having a vertical component and angular component specifically designed to restrict the maximum height of all parts of buildings or structures within CR-MR, CR-MX, DT-MX, G-B, and G-LI, and G-HI zoning districts and their relationship to adjoining ES-R, SU-R, TN-R, TN-MX, and G-RL districts.

Transitional height planes shall comply with the following components and regulations:

- (i) A vertical component measured at the required yard or buffer setback adjoining the common property line by a 40-foot vertical distance above the finished grade;
 - (ii) An angular component extending inward over an adjoining CR-MR, CR-MX, DT-MX, G-B, and G-LI, and G-HI district at an angle of 45 degree;
 - (iii) Such vertical and angular component calculations shall be made on a point-by-point basis and not average grade; and
 - (iv) No portion of any structure shall protrude through the transitional height planes specified in subsection (1)(b) below.
- (b) Where CR-MR, CR-MX, DT-MX, G-B, and G-LI, and G-HI zoning districts adjoin ES-R, SU-R, TN-R, TN-MX, and G-RL districts without an intervening public street, height within this district shall be limited by the transitional height plane requirements.

Sec. 102-B-6-1. Table of permitted and prohibited uses.

TABLE OF PERMITTED AND PROHIBITED USES	SUPPLEMENTAL	R	R	R	MX	MR	MX	MX	RL	B	LI	HI
		ES	SU	TN	TN	CR	CR	DT	G	G	G	G
ACCESSORY USES												
Accessory Dwelling, Attached	Y	A	A	A	A	A	A	A	A			

Accessory Dwelling, Detached	Y	A	A	A	A	A	A	A	A			
Cafeteria							A	A		A	A	A
Car Wash							A			A	A	A
Cargo Containers	Y	A	A	A			P		A		P	P
Club Houses, Recreation associated with Residential Subdivisions		A	A	A	A	A	A		A			
Day Care - Adult Day Care Center, After School Program, Day Care Center, Nursery School (As Accessory Uses for Places of Worship Only)	Y	A	A	A	A	A	A	A	A	A		
Donation Bin	Y						A			A	A	A
Drive-Thru Facility							A			A	A	A
Farmers' Market					A		A	A	A	A		
Garden, Hobby		A	A	A	A	A	A	A	A	A	A	A
Greenhouse, Non-Commercial		A	A	A	A	A	A	A	A	A	A	A
Helicopter Landing Area							A		A	A	A	A
Home Occupation	Y	A	A	A	A	A	A	A	A			
Horse Stables	Y								A			
Ice Vending							A			A		
Kennel and Animal Boarding, Hobby	Y	A	A						A		A	A
Live Outdoor Entertainment	Y				A		A	A				
Livestock Raising	Y								A		A	A
Outdoor Dining	Y				A		A	A		A		
Outdoor Display and Sales	Y				A		A	A		A	A	A
Outdoor Storage	Y						A			A	A	A
Parking Lots, Parking Decks					A	A	A	A		A	A	A
Poultry Raising	Y	A	A	A					A			
Recreational Vehicle and Boat Parking (for Single-Family Dwelling uses only)	Y	A	A	A					A			
Solar Panels, Wind Turbines, Rainwater Collection Systems		A	A	A	A	A	A	A	A	A	A	A

Swimming Pools and Tennis Courts		A	A	A	A	A	A	A	A			
AGRICULTURAL USES												
Camping, Campgrounds, Glamping	Y	SUP	SUP	SUP					p			
Commercial Agriculture, Forestry, Fishing	Y									P	P	P
Commercial Community Garden	Y	SUP	SUP	SUP	P		P	P	P			
Farmers markets, Roadside markets, Roadside stands	Y						SUP		SUP	P		
Non-commercial Agriculture, Forestry, Fishing		P	P	P		SUP			P		P	P
Timber Harvesting	Y								P			
COMMERCIAL USES												
Alcoholic Beverages, Packaged and Retail Sales							P	P				
Amusement and Recreation Industries							SUP	SUP		P		
Automobile Dealers							P			P	P	P
Automotive Parts, Accessories, Tire Stores							P			P	P	P
Automotive Repair, Maintenance	Y						P			P	P	P
Bars, Taverns					P		P	P				
Bed-and-Breakfast Inns	Y	SUP	SUP		P		P	P	SUP			
Brewpubs, Microbreweries					SUP		P	P		P		
Building Material, Garden Equipment, Supplies Dealers					SUP		P			P	P	P
Car Washes (Commercial)							P			P	P	P
Cemeteries (Private)	Y	SUP	SUP						SUP	P	P	P
Cemeteries (Religious, Institutional)	Y	SUP	SUP									
Civic and Social Organizations					SUP		P	P		P	P	P
Commercial and Industrial Machinery and Equipment, Including Sales and Rental					SUP		P			P	P	
Commercial Banking					P		P	P		P		

Commercial Parking Lots, Parking Decks	Y				SUP		P	P		P	P	P
Consumer Fireworks Retail Sales Facility, Retail Sales Stands	Y										P	P
Convenience Stores					P		P	P		P	P	P
Data Processing, Hosting, Related Services							P			P	P	
Distilleries, Microdistilleries							P	P		P	P	P
Drive-In Motion Picture Theaters							P			P		
Dry Cleaning, Laundry Services					SUP		P	P		P	P	P
Farm Wineries							P	P		P	P	P
Flea Market							P			P	P	P
Funeral Homes, Funeral Services, Crematoriums					P		P			P	P	P
Furniture and Home Furnishings Stores					P		P	P		P	P	P
Gasoline Stations	Y						P			P	P	P
General Merchandise Stores, including Warehouse Clubs and Supercenters							P	P		P		
General Rental Centers							P			P		
Grocery Stores					P		P	P		P		
Hotels, Motels	Y				P		P	P		P	P	P
Kennels and Animal Boarding (Commercial)							P		SUP	P	P	P
Libraries, Archives							P	P		P		
Massage and Spa Establishments	Y				SUP		SUP	SUP		SUP	P	P
Mobile Food Vendors	Y				P		P	P		P	P	P
Motion Picture Theaters (except Drive-Ins)							P	P				
Motor Vehicle Dealers (Sales and Rental), including Recreational Vehicles, Boats, and Utility Trailers							P			P	P	P
Museums, Similar Institutions					P		P	P				
Non-traditional Tobacco Paraphernalia							SUP					

Open Yard Sales	Y					P			P	P	P
Other Professional and Business Offices					P	P	P		P	P	P
Pawn, Title Services						P			P	P	P
Spectator Sports, Related Industries						P	P		P		
Personal Care Services					P	P	P		P		
Pet Care, Veterinary Services	Y				P	P		SUP	P	P	P
Radio and Television Broadcasting						P	P		P	P	P
Restaurants					P	P	P				
Retail Stores					P	P	P		P		
Sexually Oriented Businesses										P	P
Short Term Vacation Rental	Y	P	P	P	P	P	P	P			
Special Event Centers, Commercial Entertainment, Performing Arts							SUP	SUP		P	P
Taxidermy Services					P		P	P	SUP	P	P
Telephone Call Centers							P			P	P
Used Merchandise Stores					P		P	P		P	
LIGHT INDUSTRIAL USES											
Commissary Kitchens							SUP			P	P
Cryptocurrency Processing, Related Services											
Data Centers											SUP
Distribution Centers										P	P
Junkyard, Salvage Yard	Y									SUP	SUP
Light Manufacturing										P	P
Motor Vehicle Towing	Y									SUP	SUP
Personal Storage	Y						P			P	P
Recreational Vehicle and Boat Storage	Y						P			P	P
Recycling Centers										SUP	P
Recycling Collection							SUP			SUP	SUP
Remediation, Other Waste Management Services										SUP	SUP

Sewage Treatment Facilities					P		P	P		P	SUP	P
Support Activities for Transportation Services							P			P	P	P
Truck Stop										P	P	P
Truck Terminals										P	P	P
Warehousing	Y						SUP			P	P	P
Waste Collection											SUP	SUP
Wreckage, Inoperable Vehicle Storage											SUP	P
PUBLIC/INSTITUTIONAL USES												
Child and Youth Services							SUP			P		
Colleges, Universities, Professional Schools							SUP			P	P	
Day Care - Adult Day Care Center	Y				SUP		P	P				
Day Care - After School Program	Y				SUP		P	P				
Day Care - Day Care Center	Y				SUP		P	P				
Day Care - Family Day Care Home	Y	SUP	SUP	SUP					SUP			
Day Care - Nursery School	Y				SUP		P	P				
Elementary and Secondary Schools	Y	P	P	P	P	P	P	P	P	P		
Hospitals					P		P			P		
Individual and Family Services					P		P	P		P		
Medical and Diagnostic Laboratories							P	P		P	P	P
Offices of Health Practitioners					P		P	P		P		
Places of Worship	Y	SUP	SUP	SUP	SUP	SUP	P	P	SUP	P	P	P
Services for the Elderly and Persons with Disabilities							P	P		P		
RESIDENTIAL DWELLING USES												
Dwellings, Manufactured Home	Y								P			
Dwellings, Multi-family	Y				P	P	P	P				

Dwellings, Single-family attached	Y				P	P	P	P				
Dwellings, Single-family detached	Y	P	P	P	P	P	P	P	P			
Dwellings, Townhome	Y				P	P	P	P				
Dwellings, Two-family	Y			P	P	P	P	P				
RESIDENTIAL GROUP LIVING USES												
Social Service Facility, including Halfway House, Drug Rehabilitation Centers, Drug Dependency Treatment Facilities	Y						SUP			SUP		
Assisted Living Facility, Nursing Home	Y					SUP	P			P		
Continuing Care Retirement Communities, Assisted Living Facilities for the Elderly						SUP	P			P		
Dormitories, Fraternities, Sororities										SUP		
Monastery, Convent						SUP	P			P		
Personal Care Home (2-4 residents)	Y	P	P	P	P	P	P		P	SUP		
Personal Care Home (5-15 residents)	Y	SUP	SUP	SUP		P				SUP		
Personal Care Home (16-24 residents)	Y	SUP	SUP	SUP	SUP	P	SUP	SUP		SUP		
Roominghouse, Boardinghouse	Y	SUP	SUP	SUP	P	SUP	P	P		P		
TEMPORARY USES												
Construction Field Office	Y	P	P	P	P	P	P	P	P	P	P	P
Open Air Seasonal Sales	Y				P		P	P	P	P	P	P
Real Estate Sales Offices, Model Homes	Y	P	P	P	P	P	P	P	P	P	P	P
Special Events and Festivals	Y	P	P	P	P	P	P	P	P	P	P	P
Temporary Portable Storage Container	Y	P	P	P	P	P	P	P	P	P	P	P
Warming Center	Y				P			P		P	P	P
Yard/Garage Sales	Y	P	P	P	P	P	P	P	P	P	P	P

Sec. 102-B-7-3. Accessory uses.

(3) Cargo containers.

(c) Cargo containers utilized for an accessory use shall be permitted without restriction in G-LI and G-HI districts.

(d) Cargo containers utilized for an accessory use shall have the following additional requirements:

(i) Cargo containers for storage purposes only shall be allowed on a permanent basis. Such cargo containers shall be permanently and fully screened from view from all adjacent properties, with either opaque fencing material one foot higher than the height of the cargo container or planted landscape material that within six months of installation is one foot higher than the height of the cargo container and which is opaque.

(ii) Placement of cargo containers shall comply with all applicable building and setback lines. No more than one permanent cargo container shall be allowed per lot, regardless of lot size.

(iii) Cargo containers within the CR-MX, ~~and~~ G-LI, and G-HI districts shall be allowed on a temporary basis on lots of less than one acre, but not for greater than 90 days. Neither a permit nor screening shall be required for the placement of a temporary cargo container.

(e) Cargo containers utilized for a principal use within CR-MX, ~~and~~ G-LI, and G-HI districts shall be permitted and shall be classified as a single story shopfront building type (section 102-B-5-2).

Sec. 102-B-7-6. Industrial uses.

(1) *Data Center standards.*

(a) Additional conditions imposed by the city council. As established in Sec. 102-B-12-14, the city council may impose reasonable conditions, safeguards, and restrictions upon the approval of any rezoning or other development approval for a data center when such conditions are determined to be necessary to protect the public health, safety, and welfare and to promote the purposes of this UDO. In evaluating a proposed data center, the city council may consider site-specific characteristics, including but not limited to: existing topography; the location of streams, wetlands, floodplains, groundwater recharge areas, and other environmentally sensitive features; the relationship of the proposed use to adjoining properties and surrounding land uses; the adequacy of existing and proposed roads, utilities, and other public infrastructure; the need for transportation, water, sewer, stormwater, or utility improvements; emergency vehicle access; building orientation and site design; buffering, landscaping, screening, lighting, and noise mitigation; and other factors reasonably related to the proposed development and its anticipated impacts. Any conditions imposed shall be reasonably related to the characteristics of the site and the anticipated impacts of the proposed data center and shall be designed to ensure compatibility with surrounding development and the orderly growth of the city.

(b) Lot area. Minimum of 50 acres.

(c) Lot coverage. Maximum of 50 percent.

(d) Buffers and setbacks.

- (i) An undisturbed buffer a minimum depth of three hundred feet (300) shall be required along all property lines. See Sec. 102-C-8-21 for requirements and standards related to undisturbed buffers.
 - (ii) Buffer planting requirements shall be provided at 400% the minimum number of planting rows required in Sec. 102-C-8-21(4).
 - (iii) Structures shall be setback a minimum distance of 750 feet from the property line of any residential or public/institutional principal use. Additional setback stipulations may be required by the city council based on topographic conditions.
 - (iv) An undisturbed buffer of 500 feet shall be required to be added to any buffers required for watersheds and wetlands in this UDO subchapter 102-C. Article III Watershed Protection and Article V Wetlands.
- (e) Building design.
- (i) All buildings must be designed to minimize adverse visual impacts on surrounding development as demonstrated by the submission of elevations, architectural sketches, or sight lines studies.
 - (ii) All accessory structures shall be screened to prevent visibility of such structures from any public right-of-way.
 - (iii) Exterior building materials shall include at least two of the following for any elevations viewable from a public right-of-way:
 - (A) Brick, stone, or architectural precast concrete panels.
 - (B) Architectural metal panels with non-reflective finish.
 - (C) High-quality fiber cement panels.
 - (iv) Portions of buildings visible from a public right-of-way shall incorporate at least two of the following design features to break up the building mass:
 - (A) Vertical or horizontal articulation of the façade at intervals not exceeding 50 feet.
 - (B) Variation in building height of at least 10% across the facade, or stepped rooflines.
 - (C) Use of architectural projections or recesses at least 2 feet in depth.
 - (D) Changes in facade materials or colors with a minimum of two types of materials.
- (f) Equipment.
- (i) All HVAC and mechanical equipment shall be screened to prevent visibility of such equipment from any public right-of-way.
 - (ii) HVAC and mechanical equipment shall not be permitted within the required buffer.
 - (iii) Generators shall only be allowed as a backup energy source and not as a primary source.
 - (iv) Generators shall be classified as stationary sources and shall meet Tier 4 Final standards.
 - (v) The developer and the city shall assess the feasibility of requiring the utilization of city natural gas to power any on-site generators. This assessment will evaluate

the feasibility of accessing an available gas line and the potential impact on neighboring properties that may result.

(vi) The developer and the city shall assess the feasibility of requiring the utilization of treated wastewater for utilization of on-site water needs. This assessment will evaluate the feasibility of accessing an available water line and the potential impact on neighboring properties that may result.

(vii) Open-loop water cooling systems are prohibited for all liquid cooling and ventilation equipment. Periodic refilling shall be permitted to maintain proper system operation. Only closed-loop water systems and direct-to-chip cooling capabilities operating in a sealed, recirculating loop shall be permitted.

(viii) Water cooling systems shall achieve a Water Usage Effectiveness (WUE) rating of 0.2 L/kWh or less.

(ix) Electrical power substations shall be located a minimum of 750 feet from any ES-R, SU-R, G-RL, TN-R, or TN-MX zoning district.

(x) Transmission/power lines that are 18 kV or lower shall be buried underground as part of any future development.

(g) Loading.

(i) All loading areas shall be screened to prevent visibility of such areas from any public right-of-way.

(ii) Such areas shall not be permitted within the required buffer.

(h) Parking.

(i) All surface parking lots shall be screened to prevent visibility of such areas from any public right-of-way.

(ii) Such areas shall not be permitted within the required buffer.

(iii) The applicant shall set aside land area to accommodate 1 space per 2,000 square feet of gross floor area (GFA). The final number of parking spaces actually constructed shall be determined and approved by the zoning administrator.

(i) Lighting.

(i) All lighting shall provide 90 degree cut-off luminaires fixtures to prevent light spillage.

(ii) Lighting poles shall be no taller than twenty-five feet (25) in height.

(iii) The maximum foot-candles within the required buffer shall be .5.

(iv) Lighting shall be permitted within the required buffer but shall not be visible from any public right-of-way.

(v) Lighting shall not be located within 500 feet of any residential dwelling.

(j) Fencing.

(i) Fencing and screening walls shall be permitted within the required buffer, but shall not be visible from any public right-of-way.

(k) Noise.

(i) The applicant shall engage with a noise and acoustical consultant to perform a pre-construction ambient noise survey. Prior to conducting the survey, the scope of the noise survey will be determined in coordination with the zoning administrator and an independent acoustical firm hired by the city (paid for by the applicant).

However, as a minimum, 90th-percentile sound levels (L90) and equivalent sound levels (Leq) shall be logged with a Type 1 or Type 2 sound level meter, as defined by ANSI standard S1.4, at least every hour in A-weighted decibels, dB(A), using slow meter response at any noise-sensitive residential property boundary line(s). Measurements should be taken over a minimum period of 72-hours. A report detailing the results of the noise survey and predicted impact of the proposed development must be provided to the zoning administrator to be reviewed by an independent firm hired by the city (paid for by the applicant). Noise levels must be measured and reported on a point-by-point basis representing all property lines and are not to be presented as a blended or weighted averaging. The report must be approved prior to the issuance of the land disturbance permit.

- (ii) Between 9:00 p.m. and 7:00 a.m., the data center shall not generate noise (as measured at the property line) that is in excess of: 40 dB(A) or 5 dB(A) above the pre-construction ambient noise level, whichever is less; and 60 dB(C).
- (iii) Between 7:00 a.m. and 9:00 p.m., the data center shall not generate noise (as measured at the property line) that is in excess of: 65 dB(A) or 15 dB(A) above the pre-construction ambient noise level, whichever is less; and 70 dB(C).
- (iv) Generators.

- (A) Testing of backup generators is limited to twice per month on weekdays during the hours between 9:00 a.m. and 5:00 p.m. and shall not occur on Federal holidays.
- (B) Use of backup generators that exceed the maximum sound levels is permitted during emergency power outages.
- (C) Generators shall utilize acoustic walls and barriers or sound-attenuated enclosures to reduce the noise of generators. Such treatments shall utilize acoustic insulation materials and engineered intake and exhaust silencers.

(I) Data Center Decommissioning and Equipment Disposal Plan, including the following:

- (i) Determination of discontinuance.
 - (A) Data centers shall be deemed discontinued when the use is discontinued for more than 12 months. The zoning administrator shall notify the property owner of the determination of discontinued by certified mail. The property owner shall initiate decommissioning within 90 days of the date of the determination of discontinued.
 - (B) Prior to commencement of decommissioning, the property owner and the zoning administrator shall agree to a schedule to complete the decommissioning process. Such decommissioning processes shall be complete a maximum of 2 years from the date of the determination of abandonment.
 - (C) The zoning administrator may revise a determination of discontinuance upon presentation from the property owner of evidence of continued use or of attempts to transfer ownership of the property to another data center operator.
 - (D) The zoning administrator shall be notified of any change of property ownership with contact information of the new owner.

- (ii) Equipment replacement estimate. Description of servers, storage systems, and associated equipment and the estimated quantities and replacement cycles.
- (iii) Data destruction compliance procedures. Procedures for secure destruction or sanitization of data in compliance with all state and federal standards.
- (iv) E-waste and hazardous materials management plan. Identification of all waste sources and procedures for compliance with all state and federal standards.
- (v) Recycling strategy. Procedures for the recycling of equipment including certified vendors and landfill disposal plans.
- (vi) Facility decommissioning procedures for power-down, disconnection, and removal of all readily removable data-center equipment and materials that could create a fire, safety, environmental, or public-health hazard if left unused or inadequately maintained, including:
 - (A) Servers, server racks, computer hardware, circuit boards, and other electronic equipment;
 - (B) Standby or emergency generators, except equipment incorporated into an approved reuse of the property;
 - (C) Aboveground and underground fuel-storage tanks, associated piping, pumps, and dispensers;
 - (D) Diesel fuel, gasoline, lubricants, coolants, refrigerants, fire-suppression agents, water-treatment chemicals, and other regulated or potentially hazardous substances;
 - (E) Lead-acid, lithium-ion, and other electrical-energy-storage batteries;
 - (F) Unused transformers, capacitors, switchgear, and electrical equipment containing oil or other regulated substances; and
 - (G) Any other removable equipment or material that the zoning administrator determines, based upon competent evidence, presents a comparable fire, safety, environmental, or public-health risk.
 - (H) This requirement does not apply to structural components, foundations, utility infrastructure, or equipment that will be placed into lawful service as part of an approved reuse of the property, unless the equipment or component itself presents an identified hazard.
- (vii) Site restoration plan. Plan details for how buildings will be re-used or demolished in compliance with all city, state, and federal codes and ordinances.
- (viii) Financial assurance. The applicant shall provide a financial assurance mechanism, such as a surety bond, letter of credit, or an escrow account in the amount necessary to cover the costs of the removal and disposal of all equipment.
- (m) Compliance reporting. Prior to the approvals noted in the charts provided in this section, the applicant shall submit a compliance report that includes the details provided for in the below charts. Reports shall be made public and a public hearing shall be held prior to any application approvals. Such public hearings shall be advertised according to the Notice of Public Hearings in Sec 102-B-12-4(5).

Water and Sewer Capacity	
Rezoning	- An analysis of raw water needs, including the predicted daily demand, daily wastewater generation, and daily consumptive use for every phase of the project construction. - A letter from the public water purveyor indicating sufficient capacity to serve the proposed development.
Preliminary Plat	- All reporting elements required for the rezoning. - Details on the various measures, strategies, techniques, and technologies that will be utilized to reduce the consumption of water, reduce the loss of water, improve the efficiency in the use of water, and establish use of reclaimed water with rationale explaining which method is chosen for the project. - Plans to reduce water demand and alter operations in the event of a water disruption, significant drought events affecting water supplies for critical facilities, or emergency periods of water shortage. - Confirmation from the public water purveyor that any water treatment chemicals used by the development have been approved by the public water purveyor.
During Construction	- Confirmation of compliance with all city, state, and federal codes and ordinances related to this element. - Confirmation of compliance with the city approved construction plan throughout the construction process
Post Certificate of Occupancy	- Such reports shall be required to be submitted annually prior to January 31 of each year or by a schedule approved by the city council. - Reporting on the amount of water used for the prior calendar year. - Reporting on the mean amount of water used daily for the prior calendar year. - Reporting on the amount of water discharged daily as wastewater for the prior calendar year. - Confirmation of compliance with all city, state, and federal codes and ordinances related to this element.

Power	
Rezoning	- A letter of intent to serve the proposed project from the applicable utility provider(s), confirming that preliminary coordination has occurred and that service to the proposed project is feasible subject to final engineering. Reporting shall include the development's proposed wattage and confirmation from the utility provider that such usage can be provided.
Preliminary Plat	- All reporting elements required for the rezoning. - A proposed power line route plan reflecting the applicable utility provider's plans for all electric lines serving the project.

During Construction	- Confirmation of compliance with all city, state, and federal codes and ordinances related to this element. - Confirmation of compliance with the city approved construction plan throughout the construction process
Post Certificate of Occupancy	- Such reports shall be required to be submitted annually prior to January 31 of each year or by a schedule approved by the city council. - Confirmation of compliance with all city, state, and federal codes and ordinances related to this element.

Environmental Impact	
Rezoning	- An environmental impact assessment for the proposed project to determine and quantify the potential impacts of the proposed project and to identify steps to mitigate such impacts. - The environmental impact assessment shall be based upon research, site visits, and accepted environmental sampling and investigative practices for water resources, air quality, ecology, archaeology, stormwater management, wildlife assessment, and cultural/historical resources.
Preliminary Plat	- All reporting elements required for the rezoning. - A 10-year plan for how the development will mitigate any identified environmental impacts.
During Construction	- Confirmation of compliance with all city, state, and federal codes and ordinances related to this element. - Confirmation of compliance with the city approved construction plan throughout the construction process
Post Certificate of Occupancy	- Such reports shall be required to be submitted annually prior to January 31 of each year or by a schedule approved by the city council. - Progress report and reporting on the implementation of the 10-year plan required as part of the land disturbance permit application. - Confirmation of compliance with all city, state, and federal codes and ordinances related to this element.

Cooling and Ventilation	
Rezoning	- Specifications on the proposed cooling and ventilation equipment for the development.
Preliminary Plat	- All reporting elements required for the rezoning.
During Construction	- Confirmation of compliance with all city, state, and federal codes and ordinances related to this element.

	- Confirmation of compliance with the city approved construction plan throughout the construction process
Post Certificate of Occupancy	- Such reports shall be required to be submitted annually prior to January 31 of each year or by a schedule approved by the city council. - Confirmation of compliance with all city, state, and federal codes and ordinances related to this element.

Emergency Response	
Rezoning	- Reporting not required
Preliminary Plat	- The development shall coordinate with the City's Fire and Emergency Services provider to conduct specialized emergency response training at least once per year. Such training shall include all applicable public safety agencies that may respond to the facility. The City's Fire and Emergency Services provider shall coordinate the training with the 911/EMA Director and other responding agencies, as needed. - The development shall reimburse the City's Fire and Emergency Services provider for all costs associated with conducting the training, including personnel, materials, and any necessary equipment related to emergency response at the data center facility. - A BESS Thermal Runaway Management Plan for responding to lithium-ion battery emergencies (when lithium-ion batteries are utilized).
During Construction	- Confirmation of compliance with all city, state, and federal codes and ordinances related to this element. - Confirmation of compliance with the city approved construction plan throughout the construction process
Post Certificate of Occupancy	- Such reports shall be required to be submitted annually prior to January 31 of each year or by a schedule approved by the city council. - Documentation of all emergency responses for the development over the prior calendar year. - Reporting on annual training which shall occur annually with all applicable public safety agencies. Training processes, dates, and outcomes shall be included in the annual report. - Confirmation of compliance with all city, state, and federal codes and ordinances related to this element.

Traffic and Transportation	
Rezoning	- A Transportation Management Plan (TMP) to be approved by the city. The plan shall delineate strategies for ensuring the traffic generated by the project is able to be accommodated without creating adverse impacts on the city transportation

	network. Plans should also include strategies for promoting the use of alternative forms of transportation such as walking and biking.
Preliminary Plat	- Updated Transportation Management Plan (TMP) materials. - A Construction Traffic Management Plan (CTMP) to be approved by the city. A surety bond shall be required to cover costs related to potential damage to public roads and right-of-way. Transportation improvements that are determined to be necessary to serve the development must be designed in conjunction with the site development plans and must be under construction prior to the issuance of any building permits for permanent structures on the property.
During Construction	- Confirmation of compliance with all city, state, and federal codes and ordinances related to this element. - Confirmation of compliance with the city approved construction plan throughout the construction process
Post Certificate of Occupancy	- Such reports shall be required to be submitted annually prior to January 31 of each year or by a schedule approved by the city council. - Progress report and reporting on the implementation of the TMP and CTMP required as part of the land disturbance permit application. - Confirmation of compliance with all city, state, and federal codes and ordinances related to this element.

Noise Impact	
Rezoning	- Proposed actions that will be taken to ensure the project complies with all city ordinances and regulations for noise.
Preliminary Plat	- All reporting elements required for the rezoning. - The daytime and nighttime base-line noise level at a point on the property line closest to the primary residential dwelling on an adjoining parcel, and the estimated noise level generated by the proposed project. - A map depicting the noise study area radius, project boundaries, sound level monitoring locations, and the nearest receptor locations. - The projected maximum levels of high and low frequencies.
During Construction	- Confirmation of compliance with all city, state, and federal codes and ordinances related to this element. - Confirmation of compliance with the city approved construction plan throughout the construction process
Post Certificate of Occupancy	- Such reports shall be required to be submitted annually prior to January 31 of each year or by a schedule approved by the city council. - Newly submitted reporting on all elements required in for the Preliminary Plat. - Confirmation of compliance with all city, state, and federal codes and ordinances related to this element.

Community Benefits Agreements	
Rezoning	- A community benefits agreement process shall be agreed-to by the applicant and the zoning administrator. The process will include proposed dates for public meetings, staff engagement, and elected officials engagement as part of an overarching schedule to create a community benefits agreement proposal. - A proposal of community improvements and investments that the developer will implement as part of a future development. - Proposed projects including traffic and intersection improvements; bike-pedestrian improvements such as paths and sidewalks; landscaping improvements; aesthetic improvements such as lighting, signage, fences, screening, and gateway markers; and the utilization of specific architectural and building materials. - Plans, elevations, and cross sections that visually communicate the committed elements of the proposed agreement.
Preliminary Plat	- All reporting elements required for the rezoning. - Updated plans, elevations, and cross sections that visually communicate the committed elements of the proposed agreement.
During Construction	- Confirmation of compliance with all community benefits agreement commitments through construction. - Confirmation of compliance with the city approved construction plan throughout the construction process
Post Certificate of Occupancy	- No reporting required.

(2) Junkyard, salvage yard.

(3) Motor vehicle towing.

(4) Personal storage.

(5) Recreational vehicle and boat storage.

(6) Warehousing.

Sec. 102-B-10-11. Sign standards for CR-MX, G-B, ~~and~~ G-LI, and G-HI zoning districts.

In the CR-MX, G-B, ~~and~~ G-LI, and G-HI zoning districts, the following signs are permitted:

(2) Freestanding signs are permitted on individual parcels subject to the following:

(a) One freestanding sign per street frontage.

(b) Maximum height. In CR-MX, G-B, ~~and~~ G-LI, and G-HI zoning districts, the maximum height is 15 feet.

(c) Maximum freestanding sign face area. In CR-MX, G-B, ~~and~~ G-LI, and G-HI zoning districts, the freestanding sign face area is 100 square feet.

Sec. 102-B-10-11.

CR-MX, G-B, ~~and~~ G-LI, ~~and~~ G-HI Districts Signage Table

Sign Type	Maximum Number	Maximum Size	Maximum Height	Minimum Setback
Freestanding signs	1 per street frontage, up to a maximum of 2 per property	Monument = 150 square feet per sign (up to 50% may be changeable copy, or, in the CR-MX, a changing sign)	Monument = 15 feet	15 feet from the edge of the street pavement or 2 feet behind the right-of-way, whichever is greater; 50 feet from all other freestanding signs
		Pole = 100 square feet per sign (up to 50% may be changeable copy, or, in the CR-MX, a changing sign)	G-B, and G-LI, and G-HI Pole = 15 feet	
Building sign (wall, canopy, awning)	N/A	Single tenant: 10% of the area of the wall, up to 200 square feet	N/A	N/A
		Multi-tenant: 10% of the front façade for each individual business		
Projecting Signs	1 per street facing storefront	16 square feet	At least 8' clearance to bottom of sign	N/A
Gas canopy signs	1 sign on each of 3 sides of the canopy	20% of the area of the canopy wall	N/A	N/A
Special interstate signs CR-MX only)	1 sign on a lot at least 0.75 of an acre and within 1,000 feet of the centerline of I-85 and within 1,500 feet of the centerline of Lafayette Parkway,	400 square feet	75 feet	At least 10 feet but not more than 100 feet from I-85 R/W; At least 40 feet from all other property lines; At least 1,000 feet from all other freestanding signs

	Hamilton Road or Whitesville Road			
Miscellaneous signs	2 per driveway	6 square feet	3 feet if within the setback; 6 feet if beyond the setback	N/A

Sec. 102-B-12-4. Amendments, procedures, and standards.

(4) Procedures for review.

(g) Developments of ~~regional~~ impact (~~DRI~~). If the proposed amendment would meet the thresholds of a ~~DRI~~ **development of impact**, as described in section 102-B-12-5 of this article, the city shall follow the procedures outlined in said section 102-B-12-5.

Sec. 102-B-12-5. - Developments of ~~regional~~ impact (~~DRI~~).

(1) Developments of regional impact (DRI).

(a) When an application for a rezoning, special use permit, variance, preliminary plat review or permit includes any proposed development of a use and intensity that meets the definition of a DRI in the most recently published standards of the Three Rivers Regional Commission (TRRC), it shall be deemed to be a DRI.

(2) Developments of local impact (DLI). The following uses and intensities shall be deemed to be a DLI.

(a) Residential development with a minimum of 125 new lots or primary dwellings.

(b) All uses within the HI zoning district.

(c) Industrial uses in all other zoning districts that are greater than 175,000 gross square feet; or employing more than 500 workers; or covering more than 125 acres.

(3) Required development agreements for developments of impact. All developments of impact shall be required to have a development agreement approved by the city council according to the following provisions:

(a) Process.

(i) City council approval. Prior to the approval of zoning map changes, preliminary plat approval, final plat approval, land disturbance permit, variance, or special permit for a development of impact, applicants shall be required to have a development agreement adopted by the city council as part of such requested approvals.

(ii) Public hearings required. Before deciding on any development agreement, the city council shall provide for public notice and a public hearing thereon. No development agreement shall be decided by the city council unless it has first been submitted to the planning commission for review and recommendation pursuant to the requirements of Sec. 102-B-12-4.

- (iii) Amendments. Amendments to previously approved development agreements shall be required to follow the provisions in (i) and (ii) above.
- (b) Contents. Development agreements shall include at a minimum, the following elements:
 - (i) Commitments for public improvements including but not limited to traffic improvements, parks and open space improvements, sidewalks and path improvements, public utility improvements, construction restrictions and conditions;
 - (ii) Utility agreements including but not limited to details related to public utility usage; and
 - (iii) Zoning or development conditions including but not limited to site plans, yards and buffers, building placement, roadway and driveway placement, parks and open spaces, and parking and loading areas.
- (c) Reporting. Development agreements shall include schedules for reporting which will include at a minimum, the following elements:
 - (i) Water and sewer capacity;
 - (ii) Electric consumption;
 - (iii) Environmental impact;
 - (iv) Cooling and ventilation;
 - (v) Emergency response;
 - (vi) Traffic and transportation; and
 - (vii) Noise impact.

SUBCHAPTER 102-C

- Yellow highlights indicate proposed revisions
- Red ~~crossed-out~~ text indicates proposed deleted text
- Bold text indicates proposed new text

Sec. 102-C-8-20. Screening.

(6) Storm water detention and retention facilities shall be screened from view from any public right-of-way. The visual screen shall comply with the standards listed below.

(e) Visual screens in all zoning districts except for ~~G-I~~ **G-LI and G-HI** zoning districts shall be prohibited from utilizing fencing elements when located in front or side yards. Fencing, where permitted, shall be regulated by the fencing standards of section 102-B-4-5 in subchapter 102-B.

Sec. 102-C-8-21. Buffers.

Adjacent Parcel Zoning	Zoning of Parcel to be developed, redeveloped or expanded					
	G-B, and G-LI, G-HI	DT-MX	CR-MR, CR-MX	TN-MX	TN-R	ES-SR, SU-R, G-RL
ES-R, SU-R, G-RL	Type D	None	Type C	Type B	Type A	None
TN-R	Type D	None	Type C	Type A	None	Type A
TN-MX	Type D	None	Type C	None	None	Type A
CR-MR, CR-MX	Type B	None	None	Type A	None	Type B
DT-MX, G-B, G-LI, G-HI	None	None	None	None	None	Type A

(7) Disturbance or encroachments.

- Buffers shall ~~not~~ contain ~~any no-driveways~~, parking areas, patios, storm water detention facilities, or any other structure or accessory uses except for approved structural buffers.
- Underground utilities, **driveways, vegetated berms, public sidewalks, paths, and trails** may be permitted ~~to cross~~ **within** a buffer if the screening standards of this article will be subsequently achieved to the satisfaction of the zoning administrator.

Sec. 102-C-9-10. Information to be provided on preliminary plat.

(14) ~~Proposed layout including streets and alleys with proposed street names, right-of-way and pavement widths, lot lines with approximate dimensions, easements, land to be reserved or dedicated for public uses, and any land to be used for purposes other than single-family dwellings. All existing and proposed streets with corresponding rights-of-way widths; the boundaries of all proposed lots, together with the dimensions of each lot; the proposed location and general footprint of all buildings on each lot; and the proposed use of each lot and building. All information shall be shown with sufficient clarity and detail to allow the~~

zoning administrator to evaluate compliance with the applicable development requirements of the UDO.

Sec. 102-C-9-55. Requirements for G-HI zoning districts.

(1) Financial guarantees and assurances.

- (a) The developer shall be required to fund or construct all necessary upgrades to water, sewer, electrical, roadway, waste water, stormwater, and natural gas infrastructure directly or indirectly caused by the project.
- (b) All required infrastructure improvements shall be completed prior to or in conjunction with each phase of development, as determined by the zoning administrator.
- (c) Financial guarantees, bonds, or other security assurances shall be required to ensure completion of all required improvements.
- (d) All required improvements and necessary repairs shall meet city standards and be completed to the satisfaction of the City Engineer or designated official.

(2) Limitations on activities.

- (a) Weekday construction working hours are limited to between 7:00 AM and 8:00 PM.
- (b) Saturday construction working hours are limited to between 9:00 AM and 8:00 PM.
- (c) Construction on Sundays shall be prohibited.
- (d) Pile driving, jackhammering, and blasting are banned on weekends and federal holidays.
- (e) Sound barriers shall be required for active construction activity that will occur within 750 feet from the property line of any residential or public/institutional principal use and shall:
 - (i) Be installed before construction activity begins and remain in place for the duration of construction activity;
 - (ii) Be at least 8 feet high, or higher where necessary to interrupt the direct line of sight between the principal noise source and the affected receiver, as demonstrated in the approved plan;
 - (iii) Be continuous along the portion needed for effective shielding, with joints sealed or overlapped and no substantial gaps at the ground or between panels;
 - (iv) Consist of solid panels, acoustical blankets, or an equivalent assembly documented to provide adequate sound transmission loss for the proposed activity. Chain-link fencing, ordinary construction mesh, and vegetation alone do not qualify;
 - (v) Be securely installed and maintained to withstand reasonably anticipated wind and construction-site conditions, without obstructing required access, drainage, sight distance, emergency response, or worker safety; and
 - (vi) Be repaired or replaced promptly if damaged or displaced.

(3) Prior to the issuance of a land disturbance permit, a construction plan shall be submitted and approved by the zoning administrator, which shall include the following:

- (a) A plan to control dust, erosion, and sediment control.

- (b) A plan for noise and vibration mitigation during construction.
- (c) Information on the blasting/construction techniques that will be utilized.
- (d) A traffic route plan that must be approved by the governing jurisdiction for each roadway
- (e) A plan for ongoing site maintenance and environmental compliance.

SUBCHAPTER 102-D

- Yellow highlights indicate proposed revisions
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- **Bold** text indicates proposed new text

The following definitions should be added in alphabetical order to Sec. 102-D-1-2.

Sec. 102-D-1-2.

Cryptocurrency Mining. The commercial process by which cryptocurrency transactions are verified and added to the public ledger, known as the block chain, and also the means through which new units of cryptocurrencies are released, through the use of server farms or data centers employing data processing equipment.

Cryptocurrency Processing, Related Services. A building or structure whose primary use is operating data processing equipment for Cryptocurrency mining; excludes spaces for commercial offices, storage, shipping and receiving, warehousing, or any other space that is not electronic processing.

Data Centers. A building, structure, complex, or group of buildings and/or structures, facility, or dedicated space within a building, structure, complex or facility that houses information technology related infrastructure, including but not limited to, computer systems, networks, servers, applications, appliances, services, and other associated components or facilities used for the remote storage, processing, or transmission of digital data associated with those computer systems, networks, servers, applications, appliances, service, and other associated components or facilities. Associated components and facilities may also include air handlers, water cooling towers, generators, fuel storage cells, storage facilities, utility substations, and other associated utility infrastructure to support operations. When a building or buildings meets the definition of a data center but is accessory to an otherwise permitted use on the property, such accessory areas are limited to a maximum of 20,000 sq ft or ten (10) percent of the total floor area of the combined property or development, whichever is less.

Exisiting fees	Base Fee	Quantity	Rate	Units	Total
First Review Fee - per submittal		8	\$ 125	hrs	\$ 1,000.00
Water	\$ 500.00	3,072	\$ 1	lf	\$ 3,572.00
Sanitary Sewer	\$ 500.00	3,022	\$ 1	lf	\$ 3,522.00
Clearing & Grading	\$ 1,500.00	20.48	\$ 20	acres	\$ 1,909.60
Roads	\$ 600.00	3,307	\$ 1	lf	\$ 3,907.00
Storm Drain	\$ 300.00	3,244	\$ 1	lf	\$ 3,544.00
Dentention		1	\$ 500	ea	\$500
Site Development Inspections -	\$ 2,400	20.48	\$ 100	acre	\$ 4,448.00
NPDES Fee	0	20.48	\$ 40	disturbed acre	\$ 819.20
LDP - Hogansville	0	20.48	\$ 40	disturbed acre	\$ 819.20
Development Fees		82	\$ 1,200	Per Unit	\$ 98,400.00

Paid directly to the State

Water Tap Fee:	Water	82	\$ 6,450	per unit	\$ 528,900
Sewer Tap Fee:	Sewer	82	\$ 6,450	per unit	\$ 528,900
Electric Tap Fee:	Electric	82	\$ 750	per unit	\$ 61,500

Due prior to review: \$ 8,094.00 Due prior to issuance of LDP: \$ 113,527.80

Due prior to issuance of building permit: \$ 1,119,300

	Base Fee	Quantity	Rate	Units	Total
Preliminary Plat - per submittal	\$ 500.00	82	\$ 5	unit/acre	\$ 910.00
Review					
Plan Review - per submittal		8	\$ 125	hrs	\$ 1,000.00
Water	\$ 500.00	3,072	\$ 1	lf	\$ 3,572.00
Sewer	\$ 500.00	3,022	\$ 1	lf	\$ 3,522.00
Lift Station Review - per submittal	\$ 3,000.00				\$ -
Clearing and Grading	\$ 1,500.00	20	\$ 20	acress	\$ 1,909.60
Roads	\$ 600.00	3,307	\$ 1	lf	\$ 3,907.00
Storm Drain	\$ 300.00	3,244	\$ 1	lf	\$ 3,544.00
Detention		1	\$ 500	ea	\$ 500.00
Due prior to review:					\$ 17,954.60

Inspections

Water Inspections	\$ 2,500.00	82	\$ 50	unit	\$ 6,600.00
Sewer Inspections	\$ 2,500.00	82	\$ 50	unit	\$ 6,600.00
Site Development Inspections	\$ 2,500.00	20.48	\$ 100	acre	\$ 4,548.00

Land Distrubance

LDP		\$ 20.48	\$ 40.00	disturbed acre	\$ 819
Admin Fee - per submittal		1	\$ 100	ea	\$ 100.00
NPDES - paid directly to State					
Development Fees		82	\$ 1,200	per unit	\$ 98,400
Due prior to LDP Issuance:					\$ 117,067

Final Plat/As-Builts - per submittal	\$ 500.00	82	\$ 10	per unit/acre	\$ 1,320
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Water & Sewer Connection Fees		82	\$ 12,900	per unit	\$ 1,057,800
Electric Tap Fee:		82	\$ 750	per unit	\$ 61,500
Due prior to building permits:					\$ 1,119,300

Note: above fees do not include the cost of electric construction or building permit fees