



City of Hogansville
City Council
Regular Meeting Agenda

Monday, February 2, 2026 – 7:00 pm

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

Mayor: <i>Jake Ayers</i>	2029	City Manager: <i>Lisa E. Kelly</i>
Council Post 1: <i>Michael Taylor, Jr</i>	2029	Assistant City Manager: <i>Oasis Nichols</i>
Council Post 2: <i>Jason Baswell</i>	2029	City Attorney: <i>Alex Dixon</i>
Council Post 3: <i>Mandy Neese *</i>	2027	Chief of Police: <i>Jeffrey Sheppard</i>
Council Post 4: <i>Mark Ayers</i>	2027	City Clerk: <i>LeAnn Lehigh</i>
Council Post 5: <i>Kandis Strickland</i>	2027	* Mayor Pro-Tem

REGULAR MEETING – 7:00 pm

1. Call to Order – Mayor Pro-Tem Mandy Neese
2. Invocation & Pledge

CONSENT AGENDA

All items listed under the Consent Agenda are considered to be routine in nature and will be approved by one blanket motion.

1. Approval of Agenda: Regular Meeting February 2, 2026
2. Approval of Minutes: Regular Meeting January 20, 2026
3. Approval of Minutes: Work Session Meeting January 20, 2026

PRESENTATION

1. Employee Recognition – Titus Roberson – 5 Year Anniversary
2. Toni Teagle - Community Resources

CITIZEN APPREARANCE

1. Paula Darden to Discuss Air Pollution by Data Centers

NEW BUSINESS

1. Ordinance – 1st Reading - UDO Amendment - Creation of Heavy Industrial HI Zoning Code
2. Resolution – Data Center Moratorium
3. Hillstar Cottages Preliminary Plat
4. Wastewater Jetting Policy

CITY MANAGER’S REPORT

ASSISTANT CITY MANAGER’S REPORT

CHIEF OF POLICE REPORT

COUNCIL MEMBER REPORTS

1. Council Member Ayers
2. Council Member Strickland
3. Council Member Taylor
4. Council Member Baswell
5. Council Member Neese

ADJOURN

Upcoming Dates & Events

- February 16, 2026 – 7:00 pm | Regular Meeting of the Mayor and Council at Hogansville City Hall
- February 17, 2026 – 6:30 pm | Meeting of the Historic Preservation Commission at Hogansville City Hall
- February 19, 2026 – 6:00 pm | Meeting of the Planning & Zoning Commission at Hogansville City Hall
- February 24, 2026 – 6:00 pm | Meeting of the Downtown Development Authority at Hogansville City Hall

The Royal Theater Happenings

- Friday, February 6, 2026 – 7:00 pm | MOVIE: Whitney Houston: I Want to Dance with Somebody
- Saturday, February 7, 2026 – 5:00 pm | MOVIE: Minecraft Movie
- Saturday, February 13, 2026 – 7:00 pm | MOVIE: Sweet Home Alabama
- Saturday, February 14, 2026 – 7:00 pm | LOCAL: Love and Memories Valentine’s Day Extravaganza Memories
- Thursday, February 19, 2026 – 7:00 pm | LIVE EVENT: Ronnie McDowell with Special Guest Jeff Batts & Hannah Marie Kelley

Purchase tickets online 1937royaltheater.org or call the box office 706-955-4870

Meeting to be held at Hogansville City Hall, 111 High Street, Hogansville Ga. 30230



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

REGULAR MEETING

January 20, 2026

Mayor Pro-Tem Mandy Neese called the Regular Meeting to order at 7:01 pm. Present were Mayor Pro-Tem Neese, Council Member Michael Taylor, Council Member Jason Baswell, Council Member Mark Ayers, and Council Member Kandis Strickland. Also present were City Manager Lisa Kelly, Assistant City Manager Oasis Nichols, City Attorney Alex Dixon, Police Chief Jeff Sheppard, and City Clerk LeAnn Lehigh. Mayor Jake Ayers was not present at tonight's meeting.

City Attorney Alex Dixon administered the oath of office to Council Members Michael Taylor and Jason Baswell.

Council Member Ayers gave the invocation, and Mayor Pro-Tem Neese led the Pledge of Allegiance.

CONSENT AGENDA

Motion: Council Member Strickland moved to approve the Consent Agenda. The motion was seconded by Council Member Baswell.

Motion Carries 5-0

PRESENTATIONS

1. Employee Service Award – Titus Roberson – 5 Year Anniversary

Titus Roberson was unable to attend the meeting tonight, so the presentation will be moved to the next meeting agenda.

CITIZEN APPEARANCE

1. Albert Prado to Discuss Non-Disclosure Agreements

Albert Prado (700 East Main Street) addressed Council regarding the urgency of adopting code amendments to regulate data centers, citing the current lack of protections. He requested consideration of a moratorium and referenced actions taken by the City of LaGrange and Troup County. Mr. Prado also expressed concerns related to non-disclosure agreements associated with data center projects and submitted an open records request to the City Manager related to the data center.

No action was taken by Council at this time.

NEW BUSINESS

1. Draft Development Agreement for Martin's Meadows

Motion: Council Member Baswell moved to approve the Development Agreement with Martin's Meadows. The motion was seconded by Council Member Ayers.

Discussion: The Development Agreement provides that the City will upsize the sewer line beyond eight inches to accommodate future flow. The estimated cost of \$265,000 will be recovered over time through future water and sewer connection fees. The agreement also includes a \$2,350 water and sewer connection fee for the developer if natural gas utilities are installed with a minimum of two natural gas appliances per home, excluding gas logs.

Motion Carries 5-0

2. Hillstar Cottages Preliminary Plat Application

Motion: Council Member Ayers moved to table the preliminary plat application from Chisel Mill Design for the proposed Hillstar Cottages to give Council time for additional review. The motion was seconded by Council Member Baswell.

Discussion: Council discussed concerns regarding increased unit density, reduced yard and garage space, reliance on street parking, long-term maintenance considerations, and overall market fit. Council requested additional research and further consideration of limited private outdoor space.

Council directed staff and the applicant to return with additional information for further consideration.

Motion Carries 5-0

3. *Shallow Creek Phase 2 & 3 Final Plat Application*

Motion: Council Member Ayers moved to approve the final plat for Shallow Creek Phases 2 and 3, with the condition that all outstanding punch list items and requested water and sewer mapping revisions identified by Turnipseed Engineers be completed prior to recordation of the final plat. The motion was seconded by Council Member Taylor.

Discussion: None

Motion Carries 5-0

ADJOURNMENT

On a motion made by Council Member Baswell and duly seconded, Mayor Pro-Tem Neese adjourned the meeting at 7:58 pm.

Respectfully,



LeAnn Lehigh
City Clerk



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

Work Session Meeting January 20, 2025

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

ORDER OF BUSINESS

1) Draft Development Agreement for Martins Meadows

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

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

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

The developer will install the upsized line.

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

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

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

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

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

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

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

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

3. Shallow Creek Phase 2 & 3 Final Plat Application

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

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

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

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

4. Introduction of UDO Amendments

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

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

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

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

Respectfully,



LeAnn Lehigh
City Clerk

Entry #: 44 - Paula Darden

Status: Submitted

Submitted: 1/27/2026 6:38 PM

If you would like to request to be placed on the City Council Agenda, please fill out the form below and submit.

Request must be made no later than 12:00 pm the Wednesday prior to the meeting if you would like to be placed on the next meeting agenda.

Name

Paula Darden

Phone

(770) 301-0648

Meeting date for which you wish to appear

2/2/2026

Question/Issue you wish to discuss:

Air pollution by data centers

Please describe in detail:

Data centers can be sources of particulate air pollution and also other kinds of pollution.

Have you previously discussed this with the City Manager?

No

If yes, when?

Have you previously discussed this with the Mayor or a member of Council?

No

What was the response from such discussion(s)?

I want to talk to everyone at once

Why was the above response not adequate?

I want to talk with everyone at once

What is the resolution you seek?

I want the whole council to understand the air pollution problem, not just the city manager.

It is the intention of this process to resolve the question/issue without the necessity of an appearance at a Council meeting. I understand that such appearance requires the approval of the Mayor and that the appearance is limited to five (5) minutes.



12.30.25 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~~**23**. 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~~**34**. - 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~~**45**. - 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 DIMENSIONS	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	50% ²	50% ²	70% ²	80% ²	60% ²	80% ₂	100%	50%	80%	80%	80%

(Maximum, % of lot area)											
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) ^{8,13}	35' ²	35' ²	30' ²	25' ²	25' ²	25' ²	None	40'	40'	40'	40'
Front Yard - All other street types (Minimum) ^{8,13}	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											

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	ES R	SU R	TN R	TN MX	CR MR	CR MX	DT MX	G RL	G B	G U	G HI
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	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	P			
Special Event Centers, Commercial Entertainment, Performing Arts							SUP	SUP		P	P	P
Taxidermy Services					P		P	P	SUP	P	P	P
Telephone Call Centers							P			P	P	P
Used Merchandise Stores					P		P	P		P		
LIGHT INDUSTRIAL USES												
Commissary Kitchens							SUP			P	P	P
Cryptocurrency Processing, Related Services												P
Data Processing, Hosting, Related Services												P
Distribution Centers										P	P	P
Junkyard, Salvage Yard	Y										SUP	SUP
Light Manufacturing										P	P	P
Motor Vehicle Towing	Y										P	P
Personal Storage	Y						P			P	P	P
Recreational Vehicle and Boat Storage	Y						P			P	P	P
Recycling Centers											SUP	P
Recycling Collection							SUP			SUP	SUP	P
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-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, Hamilton Road or Whitesville Road	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
Miscellaneous signs	2 per driveway	6 square feet	3 feet if within the setback; 6 feet if beyond the setback	N/A

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-8-21. Buffers.

Adjacent Parcel Zoning	Zoning of Parcel to be developed, redeveloped or expanded					
	G-B, and G-LI, and 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.

SUBCHAPTER 102-D

- Yellow highlights indicate proposed revisions
- Red ~~crossed-out~~ text indicates proposed deleted text
- **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 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.

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.

Data Processing, Hosting, Related Services A building or structure whose primary use is data processing or data storage and is used to house computer systems and associated components. A data center shall not include cryptocurrency processing or related services.

A RESOLUTION OF THE MAYOR AND COUNCIL
OF THE CITY OF HOGANSVILLE, GEORGIA
DECLARING A MORATORIUM WITH RESPECT TO THE
ESTABLISHMENT AND/OR EXPANSION OF DATA
CENTERS AND/OR CRYPTO MINING OR CYBER
CURRENCY MINING FACILITIES WITHIN THE CITY

WHEREAS, the City of Hogansville, Georgia, a municipal corporation in Troup County, Georgia, is lawfully empowered to regulate commercial and industrial development within its corporate limits, including the establishment of zoning districts and regulations, in order to protect and preserve the public health, safety, welfare and property values of the citizens of the City; and

WHEREAS, the Mayor and Council, as the governing authority of the City of Hogansville, Georgia, consider its ability and duty to so regulate commercial development and zoning as a valid, substantial and important governmental purpose which justifies said regulation; and

WHEREAS, the Mayor and Council of the City of Hogansville desire to review that portion of its ordinances relating to data centers and crypto mining or cyber currency mining facilities, in order to consider zoning classifications, districts, and/or regulations and standards for location, distance, buffers, noise and other potential ancillary impacts of data centers, crypto mining facilities and/or cyber currency mining facilities, including the potential effects of any such facilities on surrounding properties as well as the City and properties surrounding the City, and

WHEREAS, a review of said provisions, to be undertaken promptly but with all deliberate speed, is anticipated to require a minimum of approximately ninety (90) days to complete; and

WHEREAS, during the review and proposal of any proposed modifications to said existing ordinances and/or other provisions, the Mayor and Council desire to maintain the status quo within the City and provide consistent regulation of any such facilities moving forward;

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF HOGANSVILLE, GEORGIA, AND IT IS SO RESOLVED BY THE AUTHORITY THEREOF, that a moratorium for any application or the acceptance of any application relating to the establishment of a new data center, crypto mining facility or cyber currency mining facility, including but not limited to any applications for the expansion of any such existing facilities, special land use permits, rezonings, land disturbance permits, building permits, business licenses, or certificates of occupancy within the City of Hogansville, Georgia, is hereby imposed, and no such licenses, permits or permissions with respect to the establishment, expansion or development of a data center, crypto mining facility and/or cyber currency mining facility shall be acted upon by the City of Hogansville for ninety (90) days from the date of the adoption of this Resolution.

For the purposes of this Resolution, the term “data center” means a physical room, building, structure, and/or facility that principally houses infrastructure for building, running, processing, hosting, delivering and/or transmitting data, applications and/or services, and/or for storing and managing the data associated with those applications and/or services.

For the purposes of this Resolution, “crypto mining facility” and/or “cyber currency mining facility” means a physical room, building, structure, and/or facility that principally houses infrastructure for the mining, hosting, storing and/or transfer of crypto currency, cyber currency, and/or any other similar digital currency.

This moratorium shall immediately expire ninety (90) days from the date of adoption of this Resolution unless shortened, extended or otherwise modified by further official action of the Mayor and Council of the City of Hogansville.

No applications for the designated permissions, licenses, or permits referenced above shall be received or accepted until such time, absent subsequent action by the Mayor and Council of the City of Hogansville.

However, this Resolution shall specifically not apply to and shall not have any effect on the property located off of Hightower Road and Tax Parcel Numbers 0250 000001 and 0250 000002 on the current tax map of Troup County, Georgia, with the initiation of potential development of such property for the establishment and construction of a data center on such property having already been already undertaken prior to the adoption of this Resolution.

BE IT FURTHER RESOLVED that the Mayor and Council of the City of Hogansville, Georgia, take this action in their discretion after determining that such is reasonably necessary, in the interests of the public generally, and that said moratorium is designed to accomplish the purposes as outlined herein and will not be unduly oppressive upon any individuals or entities which may be affected by such Resolution.

SO RESOLVED, this _____ day February, 2026.

BY: _____
Mayor

ATTEST: _____
Clerk

A RESOLUTION OF THE MAYOR AND COUNCIL
OF THE CITY OF HOGANSVILLE, GEORGIA
DECLARING A MORATORIUM WITH RESPECT TO THE
ESTABLISHMENT AND/OR EXPANSION OF DATA
CENTERS AND/OR CRYPTO MINING OR CYBER
CURRENCY MINING FACILITIES WITHIN THE CITY

WHEREAS, the City of Hogansville, Georgia, a municipal corporation in Troup County, Georgia, is lawfully empowered to regulate commercial and industrial development within its corporate limits, including the establishment of zoning districts and regulations, in order to protect and preserve the public health, safety, welfare and property values of the citizens of the City; and

WHEREAS, the Mayor and Council, as the governing authority of the City of Hogansville, Georgia, consider its ability and duty to so regulate commercial development and zoning as a valid, substantial and important governmental purpose which justifies said regulation; and

WHEREAS, the Mayor and Council of the City of Hogansville desire to review that portion of its ordinances relating to data centers and crypto mining or cyber currency mining facilities, in order to consider zoning classifications, districts, and/or regulations and standards for location, distance, buffers, noise and other potential ancillary impacts of data centers, crypto mining facilities and/or cyber currency mining facilities, including the potential effects of any such facilities on surrounding properties as well as the City and properties surrounding the City, and

WHEREAS, a review of said provisions, to be undertaken promptly but with all deliberate speed, is anticipated to require a minimum of approximately ninety (90) days to complete; and

WHEREAS, during the review and proposal of any proposed modifications to said existing ordinances and/or other provisions, the Mayor and Council desire to maintain the status quo within the City and provide consistent regulation of any such facilities moving forward;

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF HOGANSVILLE, GEORGIA, AND IT IS SO RESOLVED BY THE AUTHORITY THEREOF, that a moratorium for any application or the acceptance of any application relating to the establishment of a new data center, crypto mining facility or cyber currency mining facility, including but not limited to any applications for the expansion of any such existing facilities, special land use permits, rezonings, land disturbance permits, building permits, business licenses, or certificates of occupancy within the City of Hogansville, Georgia, is hereby imposed, and no such licenses, permits or permissions with respect to the establishment, expansion or development of a data center, crypto mining facility and/or cyber currency mining facility shall be acted upon by the City of Hogansville for ninety (90) days from the date of the adoption of this Resolution.

For the purposes of this Resolution, the term “data center” means a physical room, building, structure, and/or facility that principally houses infrastructure for building, running, processing, hosting, delivering and/or transmitting data, applications and/or services, and/or for storing and managing the data associated with those applications and/or services.

For the purposes of this Resolution, “crypto mining facility” and/or “cyber currency mining facility” means a physical room, building, structure, and/or facility that principally houses infrastructure for the mining, hosting, storing and/or transfer of crypto currency, cyber currency, and/or any other similar digital currency.

This moratorium shall immediately expire ninety (90) days from the date of adoption of this Resolution unless shortened, extended or otherwise modified by further official action of the Mayor and Council of the City of Hogansville.

No applications for the designated permissions, licenses, or permits referenced above shall be received or accepted until such time, absent subsequent action by the Mayor and Council of the City of Hogansville.

BE IT FURTHER RESOLVED that the Mayor and Council of the City of Hogansville, Georgia, take this action in their discretion after determining that such is reasonably necessary, in the interests of the public generally, and that said moratorium is designed to accomplish the purposes as outlined herein and will not be unduly oppressive upon any individuals or entities which may be affected by such Resolution.

SO RESOLVED, this _____ day February, 2026.

BY: _____
Mayor

ATTEST: _____
Clerk

CITY COUNCIL
Mayor Jake Ayers
Michael Taylor, Jr., Post 1
Jason Baswell, Post 2
Mandy Neese, Post 3
Mark Ayers, Post 4
Kandis Strickland, Post 5



City Manager – Lisa Kelly
Assistant City Manager – Oasis Nichols
City Clerk – LeAnn Lehigh
City Attorney – Alex Dixon
111 High St
Hogansville GA 30230-1196
706-637-8629 | cityofhogansville.org

COUNCIL ACTION FORM

MEETING DATE: January 20, 2026 **SUBMITTED BY:** Dhayna Portillo 

AGENDA TITLE: Hillstar Cottages- Preliminary Plat Request

CLASSIFICATION (City Attorney must approve all ordinances, resolutions and contracts as to form)

- | | | | |
|--|-------------------------------------|---|---|
| <input type="checkbox"/> Ordinance (No. ____) | <input type="checkbox"/> Contract | <input type="checkbox"/> Information Only | <input type="checkbox"/> Public Hearing |
| <input type="checkbox"/> Resolution (No. ____) | <input type="checkbox"/> Ceremonial | <input checked="" type="checkbox"/> Discussion/Action | <input type="checkbox"/> Other |

BACKGROUND (Includes description, background, and justification)

On January 15, 2026, the Hogansville Planning Commission reviewed a request for preliminary plat approval for Hillstar Cottages, a cottage court residential development consisting of 10 courtyards and 116 proposed units. The homes are proposed to range from approximately 1,100 to 1,300 square feet, with a target price point of \$250,000 per unit.

Five conditions were presented to ensure a true cottage court layout: (1) porches must have a minimum depth of five feet and a width equal to the residential unit; (2) porches facing the courtyard must include a minimum four foot porch covering; (3) primary entrance doors must face the courtyard or be located on the side of the unit; (4) a minimum of two small-scale amenities must be provided within each courtyard, replacing the proposed pickleball court; and (5) Units 85, 88, 89, 93, 94, 99, 100, 105, 106, 110, 113, and 116 shall be clustered together, where topography allows, to clearly form a true cottage court. Conditions 1-3 were satisfied through renderings provided by the developer. Conditions 4 and 5 remain applicable.

The Planning Commission recommended approval with the conditions that each courtyard include a minimum of two amenities, replacing the proposed pickleball court, and that specific units be clustered together to form a true cottage court.

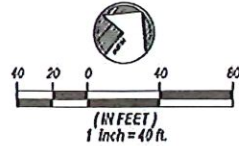
BUDGETING & FINANCIAL IMPACT (Includes project costs and funding sources)

No budget impact to City.

STAFF RECOMMENDATION (Include possible options for consideration)

Staff recommends approval of the final plat request, with the conditions as recommended by the Hogansville Planning Commission at its January 15, 2026 meeting.

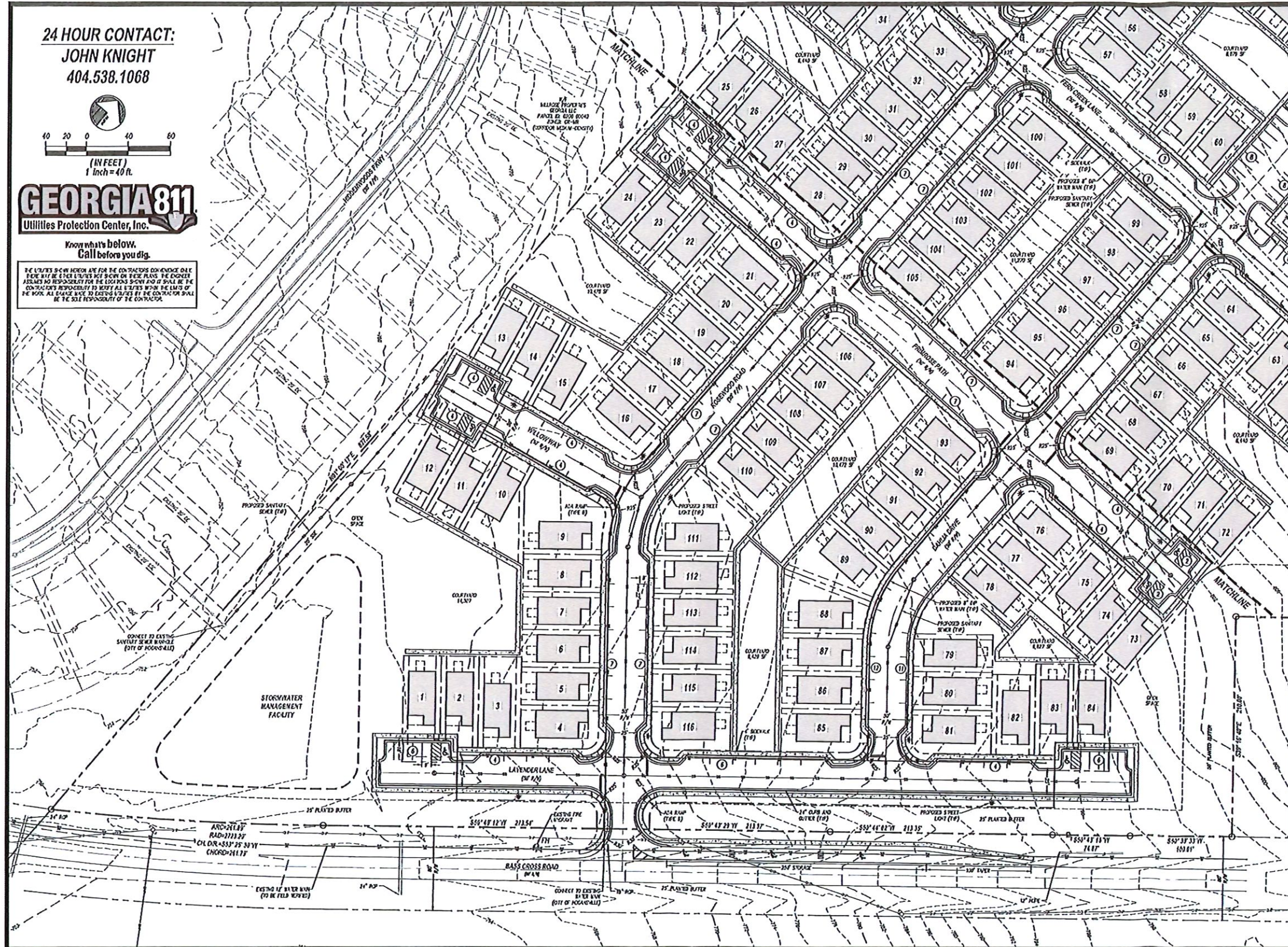
24 HOUR CONTACT:
JOHN KNIGHT
404.538.1068



GEORGIA811
Utilities Protection Center, Inc.

Know what's below.
Call before you dig.

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THIS PLAN. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATION, DEPTH AND TYPE OF UTILITIES. THE CONTRACTOR'S RESPONSIBILITY IS TO VERIFY ALL UTILITIES PRIOR TO THE START OF THE WORK. ALL DAMAGE DONE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



RIDGE PLANNING AND ENGINEERING, INC.
15841 OLD HIGHWAY 75
SUITE 207-200
CUMMINGS, GA 30118
PHONE: 770.338.0000

PRELIMINARY PLAT

HILLSTAR COTTAGES

LAND LOTS 158
11TH DISTRICT
CITY OF HOGANSVILLE, GEORGIA

OWNER/DEVELOPER



160 WHITNEY STREET
FAYETTEVILLE, GA 30214
PHONE: 404.555.1945

GSWC CERTIFICATION NUMBER: 5581
EXPIRATION DATE: 08/01/2025



REVISIONS

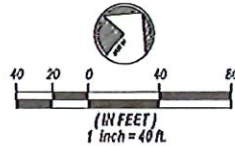
- 11/13/24 - CITY COMMENTS
- 11/13/24 - CITY COMMENTS
- 11/13/24 - CITY COMMENTS

PRELIMINARY PLAT

PP101

DATE PREPARED: 11/13/24
DRAWN BY: JKH

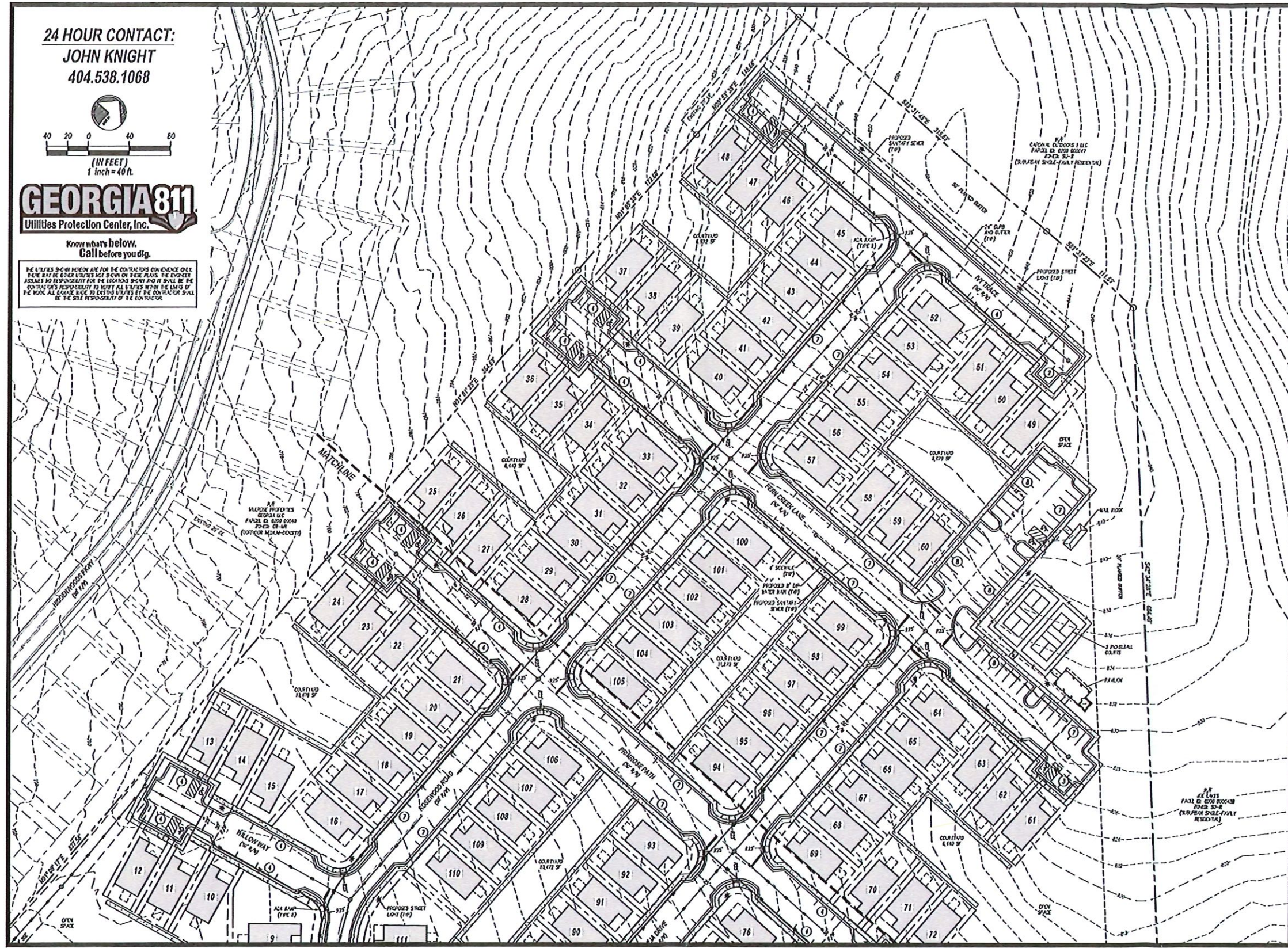
24 HOUR CONTACT:
JOHN KNIGHT
404.538.1068



GEORGIA811
Utilities Protection Center, Inc.

Know what's below.
Call before you dig.

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTOR'S CONSIDERATION ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATION, DEPTH AND TYPE OF UTILITIES. THE CONTRACTOR'S RESPONSIBILITY IS TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL LOCATIONS MUST BE EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



RIDGE PLANNING AND ENGINEERING
3541 OLD HIGHWAY 5
SUITE 207-350 WOODBRIDGE, GA 30180
OFFICE: 770.388.0000

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

OWNER/DEVELOPER
CHISEL MILL HOMES
160 WHITNEY STREET
FAYETTEVILLE, GA 30214
PHONE: 404.585.1945

65100 CERTIFICATION NUMBER: 6531
EXPIRATION DATE: 03/01/2024



REVISIONS
11/12/23 - CITY COMMENTS
12/12/23 - CITY COMMENTS
01/04/24 - CITY COMMENTS

PRELIMINARY PLAT
PP102
2023 PRELIMINARY PLAT 11/12/23

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

ENGINEERING
PLANNING
SURVEYING

211 FANT BANK STREET
GRIFFIN, GEORGIA 30223
PHONE: (678) 907-2651 www.pacificpower.com

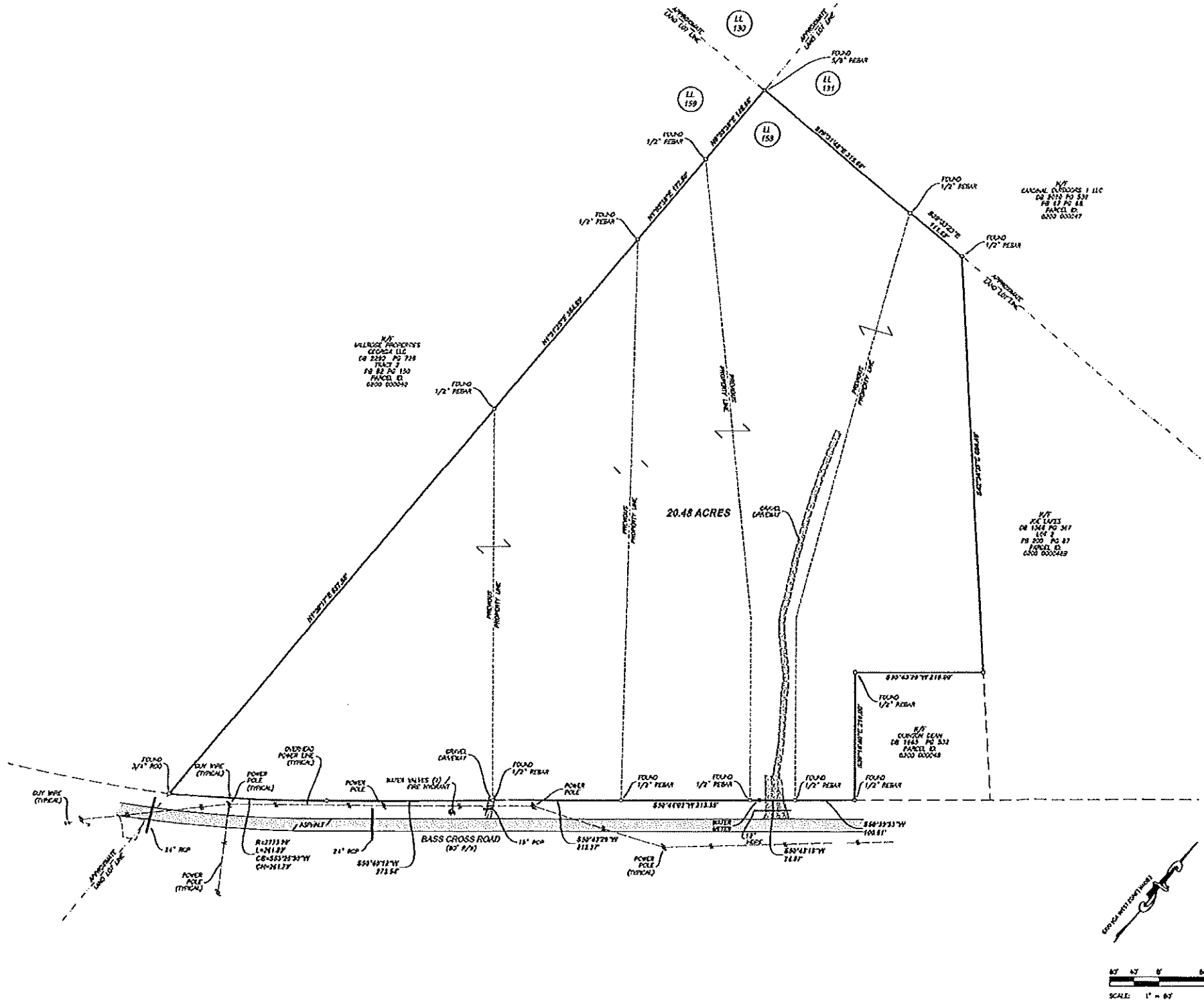
Sl. No.	Particulars	Amount	Debit	Credit
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		

Index by 772	Drawn by 772
by John 5014043	Exam. 13 23 2004

SHEET TITLE
736D
SHEET 44 OF 41

As required by subsection (b) of O.C.G.A. Section 15-6-67, this plan has been prepared by a duly qualified and licensed by all applicable laws before the recording as evidenced by approval of notaries, signatures, stamps, or statements herein. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchase or user of this plan as to intended use of any property and as to the conformity of this plan with the various local standards for property ownership in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67. SCALCH ENGINEERING SERVICES, INC. 1.57000559 (EXP. 06/30/2014)

Scott D. Gausewayer
SCOTT D. GAUSEWAYER PLS GA 03150



PP100
OVERALL PRELIMINARY
PLAN

REVISIONS

NO.	DATE	DESCRIPTION
1	03/01/2008	ISSUED FOR PERMIT

OWNER/DEVELOPER
CHASEL MILL HOMES
180 WHITNEY STREET
FAIRVIEW, GA 30214
PHONE: 404.538.1945

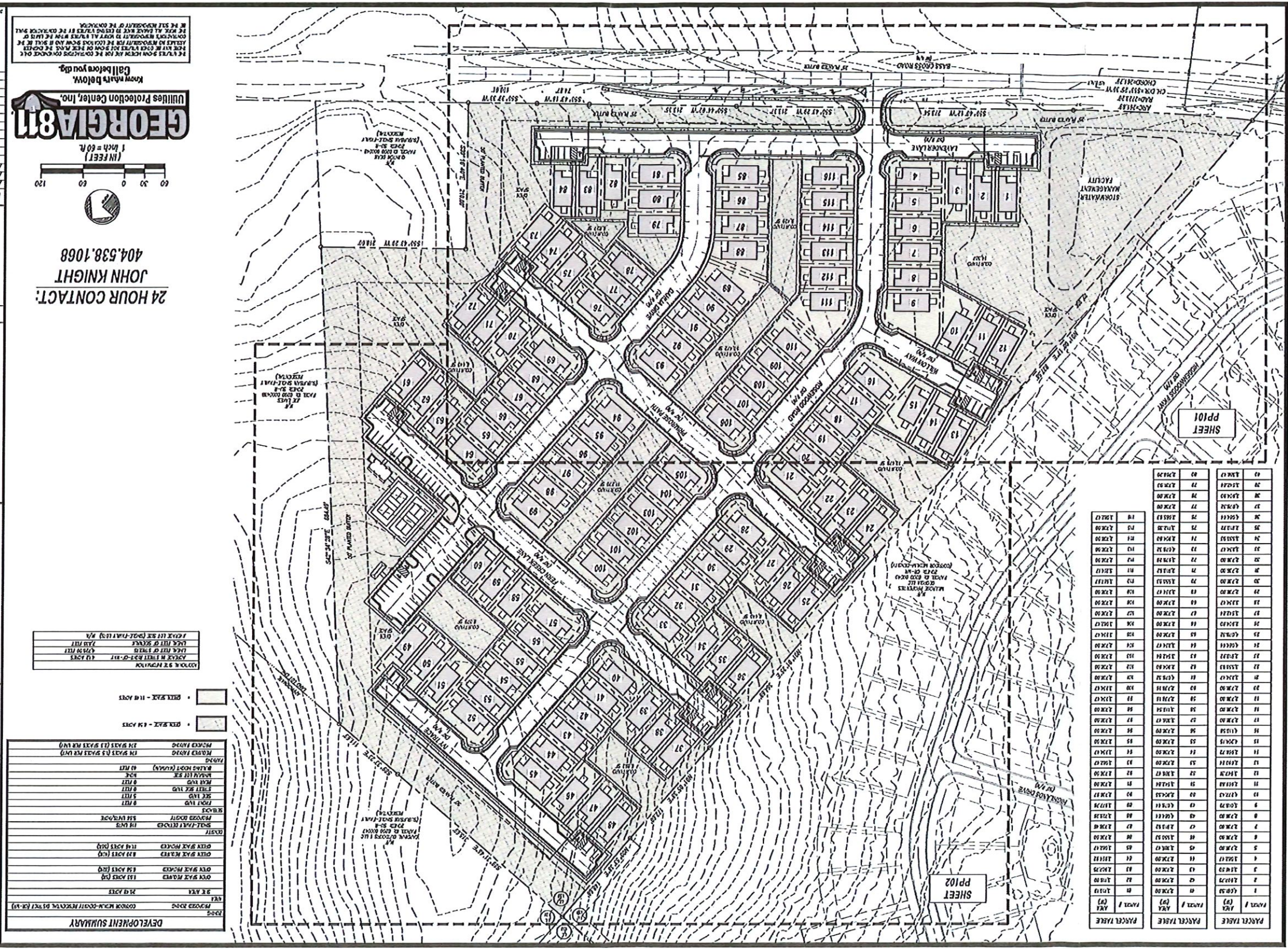
PRELIMINARY PLAN
HILLSTAR COTTAGES
LAND LOTS 138
11TH DISTRICT
CITY OF HOUSTONVILLE, GEORGIA

RIDGE PLANNING AND ENGINEERING
3541 OLD HIGHWAY 5
SUITE 207-200 - WOODBRIDGE, GA 30180
OFFICE: 770.398.0000

GEORGIA 811
Utilities Protection Center, Inc.
1 inch = 60 ft.
Call before you dig.
Known utilities below.

24 HOUR CONTACT:
JOHN KNIGHT
404.538.1068

65000 CERTIFICATION NUMBER: 6581
EXPIRATION DATE: 03/01/2018



Parcel #	Area (sq. ft.)	Area (ac.)
1	1,000	0.023
2	1,000	0.023
3	1,000	0.023
4	1,000	0.023
5	1,000	0.023
6	1,000	0.023
7	1,000	0.023
8	1,000	0.023
9	1,000	0.023
10	1,000	0.023
11	1,000	0.023
12	1,000	0.023
13	1,000	0.023
14	1,000	0.023
15	1,000	0.023
16	1,000	0.023
17	1,000	0.023
18	1,000	0.023
19	1,000	0.023
20	1,000	0.023
21	1,000	0.023
22	1,000	0.023
23	1,000	0.023
24	1,000	0.023
25	1,000	0.023
26	1,000	0.023
27	1,000	0.023
28	1,000	0.023
29	1,000	0.023
30	1,000	0.023
31	1,000	0.023
32	1,000	0.023
33	1,000	0.023
34	1,000	0.023
35	1,000	0.023
36	1,000	0.023
37	1,000	0.023
38	1,000	0.023
39	1,000	0.023
40	1,000	0.023
41	1,000	0.023
42	1,000	0.023
43	1,000	0.023
44	1,000	0.023
45	1,000	0.023
46	1,000	0.023
47	1,000	0.023
48	1,000	0.023
49	1,000	0.023
50	1,000	0.023
51	1,000	0.023
52	1,000	0.023
53	1,000	0.023
54	1,000	0.023
55	1,000	0.023
56	1,000	0.023
57	1,000	0.023
58	1,000	0.023
59	1,000	0.023
60	1,000	0.023
61	1,000	0.023
62	1,000	0.023
63	1,000	0.023
64	1,000	0.023
65	1,000	0.023
66	1,000	0.023
67	1,000	0.023
68	1,000	0.023
69	1,000	0.023
70	1,000	0.023
71	1,000	0.023
72	1,000	0.023
73	1,000	0.023
74	1,000	0.023
75	1,000	0.023
76	1,000	0.023
77	1,000	0.023
78	1,000	0.023
79	1,000	0.023
80	1,000	0.023
81	1,000	0.023
82	1,000	0.023
83	1,000	0.023
84	1,000	0.023
85	1,000	0.023
86	1,000	0.023
87	1,000	0.023
88	1,000	0.023
89	1,000	0.023
90	1,000	0.023
91	1,000	0.023
92	1,000	0.023
93	1,000	0.023
94	1,000	0.023
95	1,000	0.023
96	1,000	0.023
97	1,000	0.023
98	1,000	0.023
99	1,000	0.023
100	1,000	0.023
101	1,000	0.023
102	1,000	0.023
103	1,000	0.023
104	1,000	0.023
105	1,000	0.023
106	1,000	0.023
107	1,000	0.023
108	1,000	0.023
109	1,000	0.023
110	1,000	0.023
111	1,000	0.023
112	1,000	0.023
113	1,000	0.023
114	1,000	0.023
115	1,000	0.023
116	1,000	0.023
117	1,000	0.023
118	1,000	0.023
119	1,000	0.023
120	1,000	0.023
121	1,000	0.023
122	1,000	0.023
123	1,000	0.023
124	1,000	0.023
125	1,000	0.023
126	1,000	0.023
127	1,000	0.023
128	1,000	0.023
129	1,000	0.023
130	1,000	0.023
131	1,000	0.023
132	1,000	0.023
133	1,000	0.023
134	1,000	0.023
135	1,000	0.023
136	1,000	0.023
137	1,000	0.023
138	1,000	0.023

PROPOSED CONDITIONS FOR HILLSTAR COTTAGES

The following conditions are proposed for the Hillstar Cottages application.

1. **Porch.** All residential units shall have porches facing and oriented directly onto adjacent cottage court open space areas. The porches shall be a minimum depth of 5 feet and shall have a width matching the width of the residential unit. The surface of the porch shall be permitted to utilize hard surfaces such as wood, brick, or concrete and soft surfaces such as stone, gravel, and pebbles. The porch surface area must be different and distinguishable from any adjoining landscape area surface materials and shall not utilize the same material for the porch surface as is being used for the landscape areas. Porches shall be unenclosed on 3 sides. Fences, if provided, shall be a maximum of 3 feet in height and shall provide a gate allowing access from the porch onto the cottage court open space and walkway areas.
2. **Porch Covering.** Porches facing and oriented directly onto adjacent cottage court open space areas shall have a porch covering over such required porch and located a minimum height of 10 feet above the porch area. The porch covering shall have a minimum depth of 4 feet and shall have a width matching the width of the residential unit.
3. **Door.** All residential units shall have doors that either a) face and orient directly onto the required porch area; or b) are located on the side of the residential unit with a clearly delineated walkway connecting the door to the required porch area.
4. **Courtyard Design.** The cottage court open space area shall have a walkway provided around the perimeter of the open space and located adjacent to all residential units and their porch areas. The required walkway width shall be a minimum of 5 feet and a maximum of 10 feet. Each of the individual cottage court open spaces (there are 10 on the site plan) shall provide a minimum of 2 of the following elements - but these elements shall not make up more than 25% of the total cottage court open space area:
 - Outdoor kitchen and associated seating area
 - Picnic tables and associated seating area
 - Fire pit and associated seating area
 - Bocce ball court and associated seating area
 - Little Library and associated seating area
 - Water fountain and associated seating area
 - Decorative garden and associated seating area
 - Playground and associated seating area
 - Other proposals, as approved by the City Manager



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

PROPOSED CONDITIONS FOR HILLSTAR COTTAGES

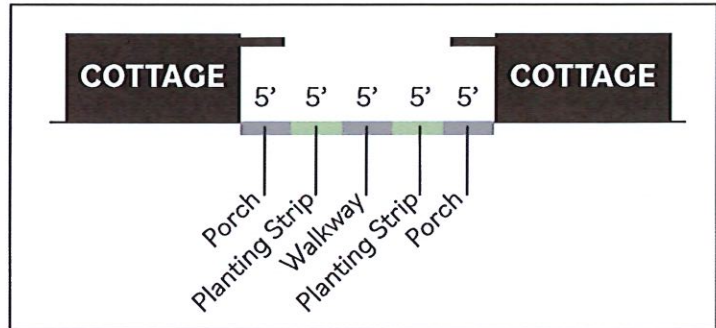


Photo example of a cottage court home built to comply with the conditions provided herein - - with a door located to the courtyard side of the cottage

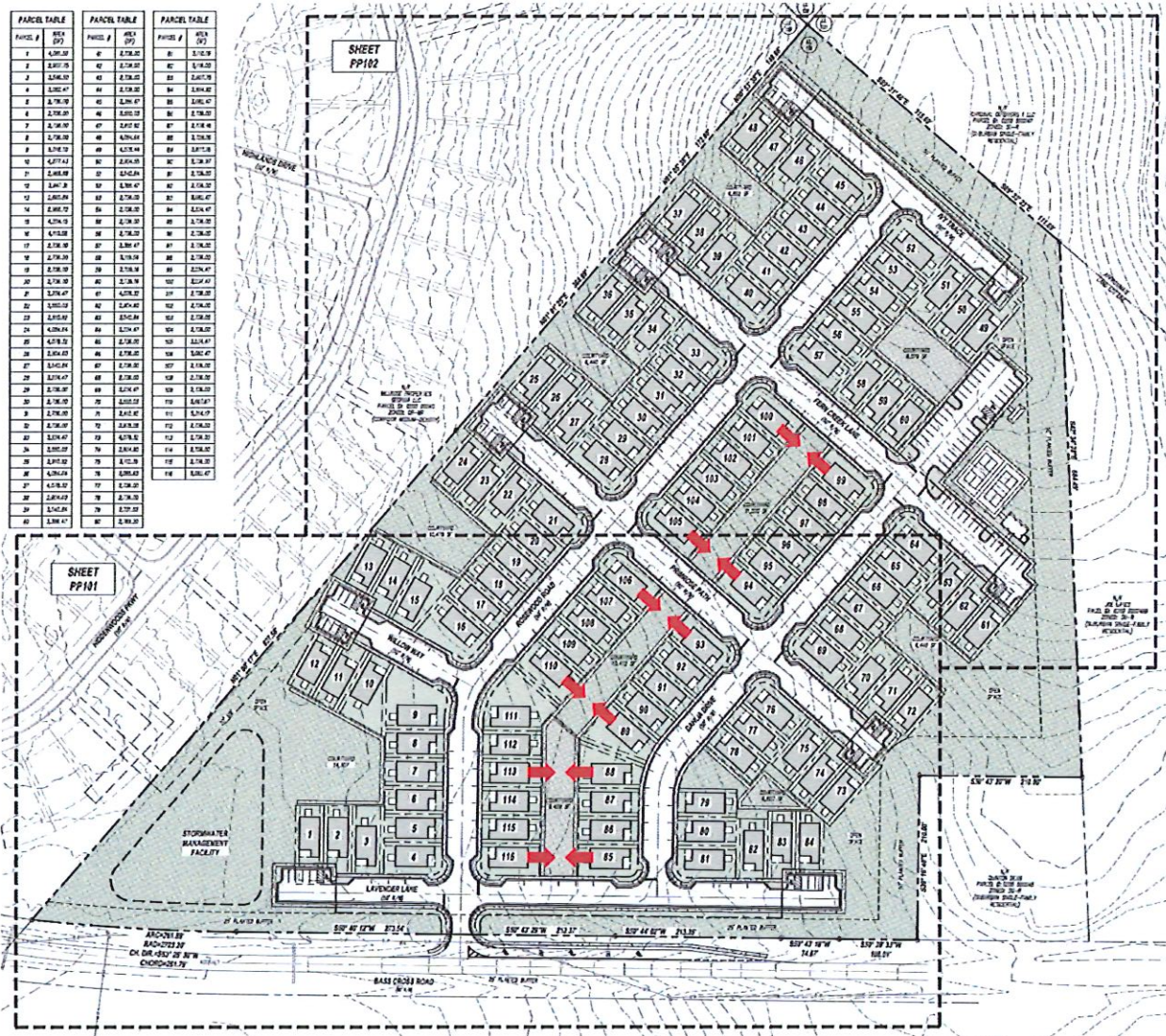
PROPOSED CONDITIONS FOR HILLSTAR COTTAGES

5. Cottage Court End Units. The units represented on the below Hillstar Cottages Site Plan that are labeled with a red arrow and numbered 85, 88, 89, 93, 94, 99, 100, 105, 106, 110, 113, and 116 shall be revised to be located closer together with the unit on the opposite side of the cottage court open space area. The spacing for these areas shall be as denoted in this Cottage Court End Units diagram:

**Cottage Court
End Units diagram
(cross section drawing)**



Hillstar Cottages Site Plan





Policy: Sewer Line Jetting Program

I. Purpose

The purpose of this policy is to establish clear operational procedures, cost recovery standards, scheduling limitations, documentation requirements, and liability protections for the City of Hogansville Sewer Line Jetting Program.

This service assists City water and sewer customers with the clearing of clogged or obstructed sewer service lines using the City's jetting equipment. This policy defines service limits, fee structures, payment requirements, response times, documentation requirements, and liability responsibilities for both property owners and City personnel.

II. Scope

This policy applies to all City of Hogansville sewer customers located within the City's service area who request assistance with clearing their private sewer service lines using the City's jetting equipment.

III. Policy Statement

The City of Hogansville will provide sewer line jetting services free of charge up to three (3) times per property address per calendar year for customers who receive sewer services from the City.

After the third complimentary service, each additional request for sewer line jetting at the same property address will incur a \$50.00 service fee per visit.

All sewer line jetting services are contingent upon the customer completing a Sewer Line Jetting Request Form and signing a Liability Waiver prior to any work being performed.

Failure to pay the required fee for the fourth or any subsequent jetting service will result in suspension of future sewer line jetting services at that property address until the outstanding balance is paid in full.

This fee structure ensures the City can maintain and repair its jetting equipment while continuing to provide affordable service to residents.

IV. Definitions

1. **Jetting / Jet Machine:** The use of high-pressure water equipment operated by City personnel to clear obstructions in sewer service lines.
2. **Service Line:** The privately owned section of pipe connecting the property's plumbing to the City's main sewer line.
Customer: The property owner or tenant responsible for the sewer account with the City of Hogansville.
3. **Authorized Signer:** The individual (property owner or tenant) who completes and signs the Sewer Line Jetting Request Form and Liability Waiver.
4. **Minimum Line Size Requirement:** The City of Hogansville Sewer Line Jetting Program is limited to sewer service lines with a minimum diameter of four inches (4") or greater. Sewer service lines smaller than four inches (4"), including but not limited to three-inch (3") lines, are not supported by City jetting equipment and are

therefore ineligible for service due to equipment limitations and the increased risk of damage to private plumbing systems.

5. **Cleanout Access:** A properly installed, accessible sewer cleanout that allows City personnel to safely insert jetting equipment into the private sewer service line. All sewer service lines must have a functional and accessible cleanout in order to be eligible for service under this program.
-

V. Procedure

1. Service Request

Prior to any sewer line jetting work being performed, customers must complete a Sewer Line Jetting Request Form and sign the City of Hogansville Sewer Line Jetting Liability Waiver. Both documents are mandatory and must be completed before any work is performed by City personnel. Forms may be completed in person at City Hall or on-site prior to service. Failure to complete either document will result in the service not being performed.

2. Verification

City staff shall confirm that the address has an active City sewer account. The Utilities Department will review service records to determine the number of complimentary jetting services previously performed at the property within a twelve (12) month period from the first service.

3. Service Scheduling

Requests for sewer line jetting services must be received no later than 4:00 p.m. to be eligible for same-day consideration. Any service requests received after 4:00 p.m., as well as all weekend requests, will be handled through the City's on-call process and responded to on the following business day or the next calendar day when on-call staff are utilized.

All sewer line jetting service requests made after 4:00 p.m. or on weekends must be called in through the Hogansville Police Department non-emergency line at (706) 637-6648. This call-in requirement applies seven (7) days per week, including weekends and holidays, when on-call staff are utilized. Once eligibility, documentation, and account status are confirmed, a crew will be scheduled to respond as soon as possible, typically within seventy-two (72) hours. Emergency or after-hours jetting services are provided at the discretion of the Public Works Director or Utilities Superintendent and are subject to a \$35.00 on-call fee.

4. Fee Assessment

Sewer line jetting services are provided at no cost for the first three (3) requests per property address within a twelve (12) month period. Beginning with the fourth request, a service fee of \$50.00 will be charged for each additional jetting service.

A \$35.00 on-call fee will be assessed for any sewer line jetting service request initiated after 4:00 p.m. on weekdays or at any time on weekends or City-observed holidays. This on-call fee is applied in addition to the \$50.00 applicable jetting service fee.

All fees associated with weekend or after-hours services must be paid on the next business day during regular City business hours.

5. Liability Waiver

Prior to any work, the customer (tenant or property owner) must sign the City of Hogansville Sewer Line Jetting Request Form and Liability Waiver. The waiver releases the City, its employees, and equipment operators from liability for claims or damages that may occur during or after the jetting process. The signer shall be responsible for any resulting issues or damages associated with the property's private sewer lines.

6. On-Site Procedure

City crews will inspect the cleanout or access point before beginning work. Prior to any sewer line jetting work being performed, customers must complete a Sewer Line Jetting Request Form and sign the City of Hogansville Sewer Line Jetting Liability Waiver. City

crews will inspect the cleanout or access point before beginning work. All sewer service lines must have a properly installed and accessible cleanout. Sewer line jetting services will not be performed if no cleanout is present or if the cleanout is inaccessible, damaged, or unsafe for equipment use. Service will not be performed if required documentation has not been completed or if the line condition or property layout poses a safety risk or a risk of damage to personnel or equipment. Both documents are mandatory and must be completed before any work is performed by City personnel. Forms may be completed in person at City Hall or on-site prior to service. Failure to complete either document will result in the service not being performed. Service will not be performed if required documentation has not been completed or if the line condition or property layout poses a safety risk or a risk of damage to personnel or equipment. Crews will record basic notes regarding line condition and observed issues on the service documentation.

7. Recordkeeping

Completed request forms and liability waivers shall be retained by the Public Works Department. Records will include the property address, date of service, crew members, service details, and payment information, if applicable.

VI. Liability and Limitations

The City is not responsible for damage to private plumbing systems, landscaping, driveways, or other property features that may occur during or following the jetting service. The City's responsibility is limited to operating its equipment in a safe and professional manner. Sewer service lines smaller than four inches (4") are not supported by City jetting equipment and are therefore ineligible for service under this program. Customers with undersized sewer service lines must obtain service through a licensed plumber or private contractor. The City reserves the right to refuse service if it determines that performing the work could pose an unreasonable risk to property, City staff, or City equipment.

VII. Payment Terms

- Payment for chargeable jetting services must be made in accordance with this policy.
- The City accepts check, cash, and credit/debit card payments.
- Failure to submit required payment will result in suspension of future sewer line jetting services until payment is made in full.

VIII. Policy Administration

City management and staff are responsible for implementing this policy, training staff on its procedures, and maintaining all service and payment records.

The City Manager has the authority and discretion to interpret and enforce this policy as necessary.

IX. Effective Date and Review

This policy shall become effective upon adoption by the Hogansville City Council and may be reviewed or amended as needed to reflect operational changes or cost adjustments.

Approved by the City Council of the City of Hogansville this ____ day of _____, ____

Mayor: _____

City Clerk: _____



Sewer Line Jetting Service Request & Liability Waiver Form

Property and Customer Information

Property Owner's Name: _____

Phone: _____

Tenant's Name (if applicable): _____

Phone: _____

Mailing Address: _____

Service Location Address: _____

Service Date Requested: _____

Account Number (if applicable): _____

Service Authorization

I, the undersigned, hereby request the City of Hogansville to perform sewer line jetting services at the above-referenced service location.

I understand and acknowledge that, under the City of Hogansville Sewer Line Jetting Program:

- The City provides up to three (3) complimentary sewer line jetting services per property address within a twelve (12) month period for customers receiving City water and sewer services.

- Beginning with the fourth jetting service, a \$50.00 service fee per visit applies and is payable at the time of service.
- Any sewer line jetting service request initiated after 4:00 p.m. on weekdays, or at any time on weekends or City-observed holidays, is subject to an additional \$35.00 on-call fee.
- Sewer service lines must be a minimum of four inches (4") in diameter to be eligible for City jetting services.
- Sewer service lines smaller than four inches (4"), including but not limited to three-inch (3") lines, are not supported by City jetting equipment and are therefore ineligible for service.
- All sewer service lines must have a properly installed, accessible, and functional cleanout. Sewer line jetting services will not be performed if a cleanout is not present, is inaccessible, or is not in good working condition.

Eligibility and Line Size Acknowledgment

Eligibility and Line Size Acknowledgment

I acknowledge that the City's jetting equipment is designed to service sewer lines four inches (4") or larger only.

If my property is served by a sewer service line smaller than four inches (4"), I understand that the City will not perform jetting services and that I must obtain service through a licensed plumber or private contractor.

I further acknowledge that the absence of a properly installed, accessible, and functional cleanout will result in the denial of sewer line jetting services by the City.

Liability Waiver and Release

I understand that sewer line jetting involves the use of high-pressure water equipment and may expose or worsen pre-existing defects, blockages, or failures in private sewer service lines, plumbing systems, or fixtures.

By signing this form, I voluntarily request this service and hereby **release, waive, and hold harmless** the City of Hogansville, its elected officials, officers, employees, and equipment operators from any and all claims, damages, losses, or liabilities that may occur during or after the jetting service.

I further acknowledge that the City is not responsible for damage to private plumbing systems, sewer service lines, landscaping, driveways, or other property features resulting from or related to this service.

Responsibility Acknowledgment

I acknowledge that the individual signing this form—whether the property owner or tenant—is responsible for:

- Compliance with this waiver,
- Payment of applicable service fees, and
- Any conditions, repairs, or damages related to the private sewer service line.

Payment Confirmation

☐ No charge (within first three complimentary jettings)

☐ Payment made by Check

Check Number: _____

☐ Payment made by Credit/Debit Card

Processed by: _____

Signatures

Authorized by (City Staff): _____

Date: _____

Printed Name: _____

Property Owner / Tenant Signature: _____

Date: _____

Printed Name: _____

City Use Only

- Work Order Number: _____
- Jetting Count for This Location (Current Year): _____
- Notes / Observed Line Condition: _____