



## Planning Commission

### Regular Session Agenda

**Thursday, February 19 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:** *Susan Harrell 2027*

Approval of Agenda

Approval of Minutes – January 15, 2026

New Business

1. Update- Moratorium and Heavy Industrial Zoning District

Board Member Comments

Next Meeting – March 19, 2026

Adjourn



City of Hogansville  
**Planning & Zoning Board**  
Regular Meeting Minutes

**January 15, 2026 at 6:00 pm**

**Chairperson: Ricky Thrash 2027**

**Board Member: Ellen Shellabarger 2027**

**Board Member: Andrew Smith 2026**

**Board Member: Carol Smith 2027**

**Board Member: Adrain Porter 2026**

**Board Member: Susan Harrell 2027**

Present:

Ricky Thrash, Chair  
Ellen Shellabarger, Vice Chair  
Adrain Porter  
Andrew Smith  
Susan Harrell  
Carol Smith

Also Present:

Lisa Kelly, City Manager  
Oasis Nichols, Assistant 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 6:00 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 Ellen Shellabarger and unanimously approved.

**APPROVAL OF MINUTES – DECEMBER 18, 2025**

Upon motion by Adrain Porter, seconded by Susan Harrell, minutes of the meeting held DECEMBER 18, 2025 were approved.

## NEW BUSINESS

### 1. Chair and Vice-Chair Appointment

Carol Smith brought up a nomination to keep Ricky Thrash as Chairperson and Ellen Shellabarger as Vice-Chair for the year 2026.

#### **Motion:**

After discussion, Andrew Smith made a motion to appoint Ricky Thrash as Chairperson and Ellen Shellabarger as Vice Chair, which was seconded by Adrain Porter. The City of Hogansville's Planning Commission unanimously approved this appointment.

### 2. Draft Development Agreement for Martins Meadows, Parcel No. 0213D000038, 0213D000035, Applicant : Sawgrass Development

Leigh Ann Green, representing Martins Meadows explained that Martins Meadows is a 252-unit single-family residential subdivision located on East Boyd Road and Mountville Road. The developer has secured an easement to connect to the existing Hummingbird Hollow lift station. As part of the project, the City required upsizing a portion of the sewer main to 10 inches and 18 inches to accommodate future growth. The City will fund the sewer upgrade at an estimated cost of \$265,000 and anticipate recovering this cost through future water/sewer tap fees.

After losing gas customers, the City has been pushing to try to get customers off the electric grid and onto natural gas. For this development, the City offered a natural gas incentive of \$2,350 per unit. This credit is applied toward the water/sewer connection fee, reducing the fee from \$12,900 per unit to \$10,550 per unit. Each unit would be required to include a minimum of two natural gas appliances, excluding gas logs.

#### **Motion:**

After discussion, Ellen Shellabarger made a motion to recommend for approval of the Martins Meadows Development Agreement, which was seconded by Adrain Porter. The City of Hogansville's Planning Commission unanimously approved this recommendation.

### 3. Hillstar Cottages Preliminary Plat Application, Parcel No. 0200000048G, 0200000048F 0200000048E, 0200000048D, 0200000048C Owner: Chisel Mill Design and Build LLC

John Knight of Chisel Mill Homes presented an update on a 116-unit cottage court development with a target price of \$250,000 per home. - - Staff outlined five conditions, as the current Unified Development Ordinance (UDO) lacks detail for cottage courts.

Conditions 1-3 (Home Design): A porch and door on the courtyard side are required. The developer's plan with a covered patio was deemed acceptable.

Condition 4 (Courtyard Amenities): Requires adding communal elements (e.g., picnic tables, fire pit) to each of the ten courtyards. The developer expressed concern about being locked into specific amenities but agreed with the note that the proposed pickleball court won't be built out.

Condition 5 (Home Placement): Recommends moving homes on 12 lots closer together to create a more intimate courtyard feel.

**Motion:**

After discussion, Carol Smith made a motion to recommend for approval of the preliminary plat for Hill Star Cottages with both 4 and 5 condition being intact, which was seconded by Susan Harrell. The City of Hogansville's Planning Commission unanimously approved this recommendation.

4. Shallow Creek Phase 2 & 3 Final Plat Application, Parcel No. 0244D010013, Owner: Shallow Creek Hogansville LLC

Lisa Kelly explained that the final plat for the Shallow Creek development was presented for review. A few outstanding items were noted, including the developer's need to address "as-built" drawing comments and complete the punch list for the new sewer interceptor. The City also identified items under its responsibility that remain to be completed, including replacing water meter box lids and completing the natural gas line installation, which is estimated to take 30 days.

**Motion:**

After discussion, Ellen Shellabarger made a motion to recommend approval of the final plat for Shallow Creek Phases 2 & 3, with the conditions that the gas installation be completed prior to the issuance of any certificates of occupancy and that all water and sewer comments, including satisfaction of the interceptor punch list, be resolved prior to recording the final plat. The motion was seconded by Carol Smith. The Planning Commission of the City of Hogansville unanimously approved the recommendation.

5. UDO Amendments – Aaron Fortner

Aaron Fortner, with Canvas Planning brought to the Commission a couple of proposed UDO amendments to regulate data centers, which are currently allowed in Light Industrial (LI) zones and Corridor Mixed Use (CR-MX). The changes are considered urgent to give the city regulatory control.

The amendments would create a new "Heavy Industrial" (HI) zoning district and move data centers exclusively to this district. The HI district will not be pre-emptively mapped; properties must be rezoned through a public process. The definition of "data center" will be expanded to include terms like "cryptocurrency mining."

Properties rezoned to HI for a data center would require a minimum 200-foot buffer, screening for all equipment and parking, and lighting restrictions. There would also be a requirement that a water and electricity provider letter must be provided by the applicant prior to preliminary plat approval. A proposal was made to add noise standards to the city code, with measurement and tracking costs borne by the data center.

Ellen Shellabarger brought up the idea of adding more regulations which must provide a detailed impact assessment for water, electricity, noise, lighting, and public health, along with a letter from utility providers confirming capacity, at the time of the rezoning application.

The group discussed a "fast fix" approach to get initial protections in place quickly, with further refinements to follow. The proposed amendments will be prepared for a formal vote in the next month or two.

By unanimous consent, the meeting was adjourned at 7:32pm

Respectfully submitted,  
Dhayna Portillo  
Community Development Director ☺

## 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

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#### 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~~3. 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~~4. - 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~~5. - 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.

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

Space Dimensions Table

SPACE DIMENSIONS	ES-R <sup>1,2</sup>	SU-R <sup>1,2</sup>	TN-R <sup>1,2</sup>	TN-MX <sub>1,10</sub>	CR-MR	CR-MX <sub>10</sub>	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% <sup>2</sup>	50% <sup>2</sup>	70% <sup>2</sup>	80% <sup>2</sup>	60% <sup>2</sup>	80% <sup>2</sup>	100%	50%	80%	80%	80%

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

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#### 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.

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#### 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.

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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 <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>					
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.

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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.

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

TABLE OF PERMITTED AND PROHIBITED USES	SUPPLEMENTAL	R	R	R	MX	MR	MX	DT MX	RL	B	□	H
		ES	SP	ZN	ZN	CR	CR	DT	G	O	O	□
<b>ACCESSORY USES</b>												
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			

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
Greenhouse, Non-Commercial		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			
Horse Stables	Y							A			
Ice Vending						A			A		
Kennel and Animal Boarding, Hobby	Y	A	A					A	A	A	A
Live Outdoor Entertainment	Y				A		A	A			
Livestock Raising	Y							A	A	A	A
Outdoor Dining	Y				A		A	A	A	A	A
Outdoor Display and Sales	Y				A		A	A	A	A	A
Outdoor Storage	Y					A		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
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	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	P
Automotive Parts, Accessories, Tire Stores						P		P	P	P	P
Automotive Repair, Maintenance	Y					P		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	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
<b>Data Processing, Hosting, Related Services</b>						P		P	P	P	P
Distilleries, Microdistilleries						P	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	P
Kennels and Animal Boarding (Commercial)				P		SUP	P	P	P	P
Libraries, Archives				P	P		P			
Massage and Spa Establishments	Y			SUP	SUP	SUP	SUP	P	P	P
Mobile Food Vendors	Y			P	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	P
Museums, Similar Institutions				P	P					
Non-traditional Tobacco Paraphernalia				SUP						
Open Yard Sales	Y			P			P	P	P	P
Other Professional and Business Offices				P	P	P	P	P	P	P
Pawn, Title Services				P			P	P	P	P
Spectator Sports, Related Industries				P	P	P	P			
Personal Care Services				P	P		P			
Pet Care, Veterinary Services	Y			P	P	SUP	P	P	P	P
Radio and Television Broadcasting				P	P	P	P	P	P	P
Restaurants				P	P					
Retail Stores				P	P	P	P			
Sexually Oriented Businesses								P	P	
Short Term Vacation Rental	Y	P	P	P	P	P	P			
Special Event Centers, Commercial Entertainment, Performing Arts					SUP	SUP	P	P	P	P
Taxidermy Services				P	P	SUP	P	P	P	P
Telephone Call Centers				P			P	P	P	P
Used Merchandise Stores				P	P	P	P			
<b>LIGHT INDUSTRIAL USES</b>										
Commissary Kitchens					SUP		P	P	P	P
<b>Cryptocurrency Processing, Related Services</b>										
<b>Data Processing, Hosting, Related Services</b>								P	P	P
Distribution Centers							P	P	P	P
Junkyard, Salvage Yard	Y							SUP	SUP	
Light Manufacturing							P	P	P	P
Motor Vehicle Towing	Y							P	P	P
Personal Storage	Y				P		P	P	P	P
Recreational Vehicle and Boat Storage	Y				P		P	P	P	P
Recycling Centers								SUP	P	P
Recycling Collection					SUP		SUP	SUP	P	P
Remediation, Other Waste Management Services								SUP	SUP	SUP
Sewage Treatment Facilities					P	P	P	SUP	P	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	P
Waste Collection								SUP	SUP	
Wreckage, Inoperable Vehicle Storage								SUP	P	
<b>PUBLIC/INSTITUTIONAL USES</b>										
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		
Places of Worship	Y	SUP	SUP	SUP	SUP	P	P	SUP	P	P
Services for the Elderly and Persons with Disabilities						P	P		P	
<b>RESIDENTIAL DWELLING USES</b>										
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			
<b>RESIDENTIAL GROUP LIVING USES</b>											
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	
<b>TEMPORARY USES</b>											
Construction Field Office	Y	P	P	P	P	P	P	P	P	P	P
Open Air Seasonal Sales	Y				P		P	P	P	P	P
Real Estate Sales Offices, Model Homes	Y	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
Temporary Portable Storage Container	Y	P	P	P	P	P	P	P	P	P	P
Warming Center	Y				P			P		P	P
Yard/Garage Sales	Y	P	P	P	P	P	P	P	P	P	P

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**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 storefront 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:

- One freestanding sign per street frontage.
- Maximum height. In CR-MX, G-B, **and** G-LI, **and** G-HI zoning districts, the maximum height is 15 feet.
- 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, <b>and</b> G-LI, <b>and</b> 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

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

		Zoning of Parcel to be developed, redeveloped or expanded					
Adjacent Parcel Zoning		G-B, <del>and</del> G-LI, and <b>G-HI</b>	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, <b>G-HI</b>	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.

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## SUBCHAPTER 102-D

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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.