



Planning Commission

Regular Session Agenda

Thursday, April 16, 2026, at 6:00 pm

Chairperson: *Ricky Thrash 2027*

Vice Chair: *Ellen Shellabarger 2027*

Board Member: *Carol Smith 2027*

Board Member: *Andrew Smith 2028*

Board Member: *Adrain Porter 2028*

Board Member: *Richard Woods 2027*

Board Member: *Susan Harrell 2027*

Approval of Agenda

Approval of Minutes – March 19, 2026

New Business

1. Lot Split Application, Parcel No. 0214000050 & 0214000051, Owner: Bhupen Patel
2. Hillstar Ridge Preliminary Plat, Parcel No. 0200000048C-G, Owner: Chisel Mill Homes
3. Administrative variances – UDO Text Amendment – Aaron Fortner
4. Data Center Ordinance – UDO Text Amendment – Aaron Fortner - Discussion Only

Board Member Comments

Next Meeting – May 21, 2026

Adjourn



City of Hogansville
Planning & Zoning Board
Regular Meeting Minutes

March 15, 2026 at 6:00 pm

Chairperson: *Ricky Thrash 2027*

Board Member: *Ellen Shellabarger 2027*

Board Member: *Carol Smith 2027*

Board Member: *Andrew Smith 2028*

Board Member: *Adrain Porter 2028*

Board Member: *Richard Woods 2027*

Board Member: *Susan Harrell 2027*

Present:
Adrain Porter
Andrew Smith
Susan Harrell
Carol Smith
Richard Woods

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

Absent
Ricky Thrash, Chair
Ellen Shellabarger, Vice Chair

CALL TO ORDER AND MOMENT OF SILENCE

This regular Planning and Zoning Board meeting was called to order at 6:01 pm by Carol Smith, who then called for a moment of silence.

APPROVAL OF AGENDA

SUSAN HARRELL moved that the meeting agenda be approved as presented. The motion was seconded by Richard Woods and unanimously approved.

APPROVAL OF MINUTES – JANUARY 15, 2026

Upon motion by Richard Woods, seconded by Andrew Smith, minutes of the meeting held JANUARY 15, 2026 were approved.

NEW BUSINESS

1. Lot Split Application, Parcel No. 0244C004004, Owner: Chisel Mill Design

Brandon Larry, on behalf of Chisel Mill Homes, presented an application to split one parcel on Bolee Street into two lots for single-family homes. The parcel is already zoned TNR (Traditional Neighborhood Residential). Utilities (water, sewer) are confirmed to be available at the street. Proof of purchase was provided as the property records had not yet been updated. Staff does recommend approval of the lot split, confirming both lots will meet all zoning setback requirements.

Motion:

After discussion, Adrain Porter made a motion to approve the Lot Split Application, which was seconded by Andrew Smith. The City of Hogansville's Planning Commission unanimously approved this lot split.

2. Hillstar Ridge Preliminary Plat Application, Parcel No. 0200000048G, 0200000048F, 0200000048E, 0200000048D, 0200000048C Owner: Chisel Mill Design and Build LLC – Introduction and Discussion Only

Mike Haponski, representative for Chisel Mill, explained that the project is reverting to the original concept previously approved under their rezoning. The lot count is now 82, a reduction of three lots from the initial plan due to inaccuracies in the original GIS information. The plan includes a main amenity center. The project has one entrance, which is permissible as the lot count (82) is below the fire marshal's requirement of 120 lots for a second entrance. This project was presented for initial introduction and discussion; it will be returned next month for preliminary plat approval after review from the development review team. Staff confirmed that this version meets all requirements for lot frontage and width, with no variances needed.

3. Hummingbird Hollow Final Plat Application, Parcel No. 0200 000040, Owner: MILLROSE PROPERTIES GEORGIA LLC – Introduction and Discussion

Claude Vann representing Lennar explained an update regarding the request for final plat for phase 1 of Hummingbird Hollow, which consists of 189 single family homes off of Bass Cross Road and Mountville Road. Staff explained that work is being finalized on the Punch List from Turnipseed for the Hummingbird Hollow project. One outstanding item is a specific type of hydrant required by the city for the lift station, which has been ordered but has an 8–10-week lead time. The project will be back next month for approval, pending completion of punch list items.

4. Rezoning Application, Parcel No. 0023 001016, Owner: WEAVER DAVID ANDRES CHRISTINA W VEST AS TRUSTEES OF THE WEAVER FAMILY 2004 DYNASTY TRUST

Richard Ferry of Bren Holdings presented a request to rezone a 52.75-acre property from ES-R (Residential) to CR-MX (Mixed-Use Commercial and Industrial). The property is on the northeastern corner of I-85 and State Road 54, near the Amazon facility. The proposal designates the frontage along Highway 54 for commercial use and the back portion for industrial use. An alternate plan was presented for smaller industrial buildings (25,000 sq ft, 59,000 sq ft, and 90,000 sq ft) if the primary user does not proceed. The plan satisfies GDOT requirements for access, including a right-in/right-out near the interstate and full access with turn lanes at another location. Staff does recommend approval, noting that it is the only remaining residential-zoned parcel in an area of CR-MX and G-LI zoning.

Motion:

After discussion, Andrew Smith made a motion to approve the Rezoning Application, which was seconded by Adrain Porter. The City of Hogansville's Planning Commission unanimously recommended for approval of the rezoning application.

5. Administrative variances – UDO Text Amendment – Aaron Fortner

A proposal was introduced to define specific minor variances that staff can approve administratively, as enabled by the Unified Development Ordinance (UDO). This aims to streamline the process for minor requests (e.g., setbacks of five feet or less, slight discrepancies in lot width), reducing costs and time for property owners. Applicants must still prove there is something unusual about their property and meet the seven established standards to ensure no negative impact on neighboring properties. Staff would report any granted variances to the planning commission. If staff denies a request, the applicant can appeal to the board. The proposed text amendment itself will require a public hearing and city council approval.

The board discussed establishing "guardrails," such as absolute minimums per set back, even with a administrative variance.

Motion:

After discussion Adrain Porter made a motion to table the discussion until the April meeting to allow staff to gather more information, including data from the past five years of variance applicants and how other municipalities handle this. This was seconded by Richard Woods. The City of Hogansville's Planning Commission unanimously recommended for tabling of the administrative variance text amendment until April.

6. Data Center Ordinance – UDO Text Amendment – Aaron Fortner

Aaron Fortner presented a summary of the second draft of an ordinance for data center regulations, developed with a working group. Currently, a moratorium on data center applications is in place. A new addition would be the new "Community Impact Assessment" report will be required for developments with significant community impact, including data centers. This applies to state-defined "Developments of Regional Impact" (DRIs) and a new local category, "Development of Local Impact" (DLIs). A DLI is defined as an industrial use over 175,000 sq ft, a subdivision with over 125 houses, or other large-scale projects. The report is required at rezoning, preliminary plat, and annually post-occupancy.

The working group will continue to meet weekly to refine the ordinance, aiming for adoption by early May when the moratorium ends.

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

Respectfully submitted,
Dhayna Portillo
Community Development Director ☺



City of Hogansville, GA
Application for Lot Split Approval

LS26-02

5 or less lots

Property Owner Name Bhupen Patel

Address of Project 1287 & 1301 E. Main St
Hogansville, GA Zip 30230

Phone 706.881.2891 Email Bhupen9913@yahoo.com

Troup Tax Map No. # 0214 000050 & # 0214 000051

Acreage of the property? 5.024

Does it meet the zoning requirements? Yes or No

What is it currently zoned as? Residential

Will the proposed lots have their own road frontage? Yes or No

Describe proposal – Please be as specific as possible.

Make sure to submit a digital survey/concept plan that shows the split within the plat

I certify that the foregoing information is true and correct,

this day of 27 March 20 26

Bhupen Patel

Applicant's Signature

William B. Drake
Notary Public





Owner Authorization Form

City of Hogansville

This is a written request from (property owner name): Bhupen Patel,
the legal owner of Property (address): 1287 & 1301 E. Main St, Hogansville, Troup
County, Georgia; Troup County Tax Parcel Number
0214 000050 & # 0214 000051. At this time, we are
requesting that the said property be considered for Residential.

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

En este momento, estamos pidiendo que se considere la propiedad para estar

Bhupen Patel

03-27-26

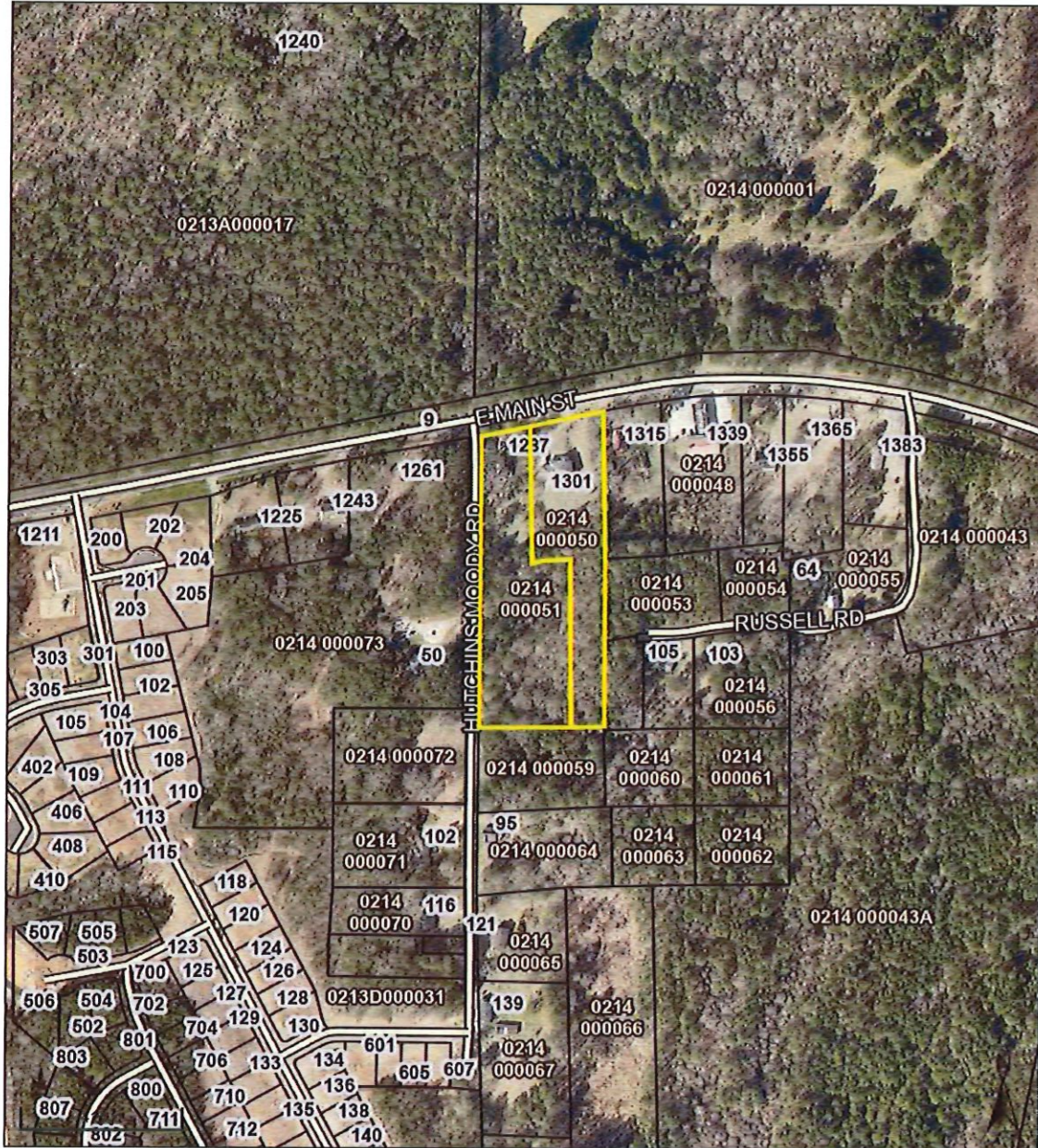
Property Owner Signature/Firma del dueño

Date/Fecha:

Lillian B. Drake

Notary Public





Overview



Legend

- Address Numbers
- Parcels
- Roads

Date created: 4/9/2026
Last Data Uploaded: 4/8/2026 8:11:52 PM

Date	Request	Location	P/Z Vote	City Council Vote
December 7 2020	Sign Variance for the maximum height of 30ft to 160 ft	Speedway - East Main	Yes	Yes

2020

Date	Request	Location	P/Z Vote	City Council Vote
March 1 2021	Rear setback variance request from 25ft to 20ft	Moss Creek Townhomes	Yes	Yes
September 7 2021	Reduce front setback from 20 to 5 feet for 25 lots	Mallard Lake Subdivision	Yes	Yes

2021

Date	Request	Location	P/Z Vote	City Council Vote
July 18 2022	Reduce front setback from 60 to 40 ft for 4 lots	Mallard Lake Subdivision	Yes	Yes

2022

Date	Request	Location	P/Z Vote	City Council Vote
February 6 2023	1st is a variance to amend the text that requires all lots to front city streets 2nd is to reduce the accessory building setback from 10 to 5ft	102 Brazell Street	Yes	Yes
November 6 2023	Sign variance to allow a Roof Sign	205 East Main Street	Yes	Yes
November 6 2023	to allow a manufactured house in ES-R	Brooks Road	Denied the variance and considered it to be grandfathered into the city	

2023

Date	Request	Location	P/Z Vote	City Council Vote
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2024

2025

March 18 2024	Reduce front yard setback from 25 to 20 ft	East Main Troup Subdivision	Yes	Yes
July 1 2024	Reduce house size requirements from 1,500 to 1,467 sqft	89 Margaret Way	Yes	Yes
August 19 2024	Reduce house size requirement from 1,500 to 1,100 sqft	414 Footlog Lane	Yes	Yes

Date	Request	Location	P/Z Vote	City Council Vote
February 17 2025	Reduce lot size requirement from 14,000 to 13,806, 13,600, and 13,394	Granite Street	Yes	Yes
March 17 2025	<ol style="list-style-type: none"> 1. Increase fence height from 6 to 8ft 2. Reduce parking space requirement from 3,294 to 1,200 3. Eliminate wheel stops 4. Increase retaining wall height up to 45 feet 5. Increase building height from 40 to 65 ft 	Amazon	Yes	Yes
September 17 2025	<ol style="list-style-type: none"> 1. Reduce lot frontage requirement from 50 to 40 ft 2. Reduce side setback from 10ft to 0 	Chisel Mill Subdivision	Yes	No

3.27.26 HOGANSVILLE UDO UPDATES

SUBCHAPTER 102-B

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

Sec. 102-B-2-12. G-HI, general heavy industrial district.

Purpose and intent. This zoning district is intended primarily for large-site development of heavy industrial uses and businesses.

Sec. 102-B-2-1~~23~~**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 (Maximum, % of lot area)	50% ²	50% ²	70% ²	80% ²	60% ²	80% ²	100%	50%	80%	80%	80%

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

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

(2) General conditions.

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

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

(3) Fences, general.

(a) Fences in the front yard:

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

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

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

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

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

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

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

Other Professional and Business Offices					P		P	P		P	P	P
Pawn, Title Services							P			P	P	P
Spectator Sports, Related Industries							P	P		P		
Personal Care Services					P		P	P		P		
Pet Care, Veterinary Services	Y				P		P		SUP	P	P	P
Radio and Television Broadcasting							P	P		P	P	P
Restaurants					P		P	P				
Retail Stores					P		P	P		P		
Sexually Oriented Businesses											P	P
Short Term Vacation Rental	Y	P	P	P	P	P	P	P	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												
Data Centers												P
Distribution Centers										P	P	P
Junkyard, Salvage Yard	Y										SUP	SUP
Light Manufacturing										P	P	P
										SUP	SUP	
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
											P	
Recycling Collection							SUP			SUP	SUP	P
							P			P	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-7-6. Industrial uses.

(1) **Data Center standards.**

(a) **Lot area. Minimum of 50 acres.**

(b) **Lot coverage. Maximum of 50 percent.**

(c) **Buffer.**

(i) **An undisturbed buffer a minimum depth of three hundred feet (300) shall be required along all property lines. See Sec. 102-C-8-21 for requirements and standards related to undisturbed buffers.**

(ii) **Buffer planting requirements shall be provided at 400% the minimum number of planting rows required in Sec. 102-C-8-21(4).**

(d) **Building design.**

(i) **All buildings must be designed to minimize adverse visual impacts on surrounding development as demonstrated by the submission of elevations, architectural sketches, or sight lines studies.**

(ii) **Exterior building materials shall include at least two of the following for any elevations viewable from a public right-of-way:**

(A) **Brick, stone, or architectural precast concrete panels.**

(B) **Architectural metal panels with non-reflective finish.**

(C) **High-quality fiber cement panels.**

(iii) **Portions of buildings visible from a public right-of-way shall incorporate at least two of the following design features to break up the building mass:**

(A) **Vertical or horizontal articulation of the façade at intervals not exceeding 50 feet.**

(B) Variation in building height of at least 10% across the facade, or stepped rooflines.

(C) Use of architectural projections or recesses at least 2 feet in depth.

(D) Changes in facade materials or colors with a minimum of two types of materials.

(e) Equipment.

(i) All HVAC and mechanical equipment shall be screened to prevent visibility of such equipment from any public right-of-way.

(ii) HVAC and mechanical equipment shall not be permitted within the required buffer.

(iii) Generators shall only be allowed as a backup energy source and not as a primary source.

(iv) Generators shall be classified as stationary sources and shall meet Tier 4 Final standards.

(v) Generators shall be powered by city natural gas provided that a city natural gas line is located within 200 feet of the property line and access is available over public land or through a public utility easement.

(vi) Open-loop water cooling systems are prohibited for all liquid cooling and ventilation equipment. Periodic refilling shall be permitted to maintain proper system operation.

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

(viii) Electrical power substations shall be located a minimum of 500 feet from any ES-R, SU-R, G-RL, TN-R, or TN-MX zoning district.

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

(f) Loading.

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

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

(g) Parking.

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

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

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

(h) Lighting.

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

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

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

- (iv) Lighting shall be permitted within the required buffer but shall not be visible from any public right-of-way.
- (v) Lighting shall not be located within 500 feet of any residential dwelling.
- (i) Fencing.
 - (i) Fencing shall be permitted within the required buffer, but shall not be visible from any public right-of-way.
- (j) Noise.
 - (i) The applicant shall engage with a noise and acoustical consultant to perform a pre-construction ambient noise survey. Prior to conducting the survey, the scope of the noise survey will be determined in coordination with the zoning administrator and an independent acoustical firm hired by the city. However, as a minimum, 90th-percentile sound levels (L90) and equivalent sound levels (Leq) shall be logged with a Type 1 or Type 2 sound level meter, as defined by ANSI standard S1.4, at least every hour in A-weighted decibels, dB(A), using slow meter response at any noise-sensitive residential property boundary line(s). Measurements should be taken over a minimum period of 72-hours. A report detailing the results of the noise survey and predicted impact of the proposed development must be provided to the zoning administrator to be reviewed by an independent firm hired by the city (paid for by the applicant). The report must be approved prior to the issuance of the land disturbance permit.
 - (ii) Between 9:00 p.m. and 7:00 a.m., the data center shall not generate noise (as measured at the property line) that is in excess of: 40 dB(A) or 5 dB(A) above the pre-construction ambient noise level, whichever is less; and 60 dB(C).
 - (iii) Between 7:00 a.m. and 9:00 p.m., the data center shall not generate noise (as measured at the property line) that is in excess of: 65 dB(A) or 15 dB(A) above the pre-construction ambient noise level, whichever is less; and 70 dB(C).
- (iv) Generators.
 - (A) Testing of backup generators is limited to twice per month on weekdays during the hours between 9:00 a.m. and 5:00 p.m. and shall not occur on Federal holidays.
 - (B) Use of backup generators that exceed the maximum sound levels is permitted during emergency power outages.
 - (C) Generators shall utilize acoustic walls and barriers or sound-attenuated enclosures to reduce the noise of generators. Such treatments shall utilize acoustic insulation materials and engineered intake and exhaust silencers.
- (k) Data Center Decommissioning and Equipment Disposal Plan.
 - (i) Determination of abandonment.
 - (A) Data centers shall be deemed abandoned when the use is discontinued for more than 12 months. The zoning administrator shall notify the property owner of the determination of abandonment by certified mail. The property owner shall initiate decommissioning within 90 days of the date of the determination of abandonment.

(B) Prior to commencement of decommissioning, the property owner and the zoning administrator shall agree to a schedule to complete the decommissioning process. Such decommissioning processes shall be complete a maximum of 2 years from the date of the determination of abandonment.

(C) The zoning administrator may revise a determination of abandonment upon presentation from the property owner of evidence of continued use or of attempts to transfer ownership of the property to another data center operator.

(D) The zoning administrator shall be notified of any change of property ownership with contact information of the new owner.

(ii) Plans shall include the following elements:

(A) Equipment replacement estimate. Description of servers, storage systems, and associated equipment and the estimated quantities and replacement cycles.

(B) Data destruction compliance procedures. Procedures for secure destruction or sanitization of data in compliance with all state and federal standards.

(C) E-waste and hazardous materials management plan. Identification of all waste sources and procedures for compliance with all state and federal standards.

(D) Recycling strategy. Procedures for the recycling of equipment including certified vendors and landfill disposal plans.

(E) Facility decommissioning procedures. Procedures for power-down and disconnection, removal of servers and supporting infrastructure, removal of cooling systems and backup power systems, and the identification of responsible parties.

(F) Site restoration plan. Plan details for how buildings will be re-used or demolished in compliance with all city, state, and federal codes and ordinances.

(G) Financial assurance. The applicant shall provide a financial assurance mechanism, such as a surety bond, letter of credit, or an escrow account in the amount necessary to cover the costs of the removal and disposal of all equipment.

(2) Junkyard, salvage yard.

(3) Motor vehicle towing.

(4) Personal storage.

(5) Recreational vehicle and boat storage.

(6) Warehousing.

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

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

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

(a) One freestanding sign per street frontage.

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

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

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

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

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

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

~~(1) Application. When an amendment for a rezoning, special use permit, variance, preliminary plat review or permit includes any proposed development of a use and intensity that meets the definition of a DRI in the most recently published standards of the Three Rivers Regional Commission (TRRC), it shall be deemed to be a DRI. The documents for such rezoning, special permit, variance, preliminary plat review or permit shall include the information required for review of a DRI in accordance with the most recently published procedures of the TRRC.~~

~~(2) Procedures. The applicant shall provide all documentation and attend all meetings necessary to meet the most recently published standards and procedures for review of DRI applications required by TRRC.~~

(1) Developments of regional impact (DRI).

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

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

(a) Housing. Residential development greater than 125 new lots or units.

(b) Industrial uses. Greater than 175,000 gross square feet; or employing more than 500 workers; or covering more than 125 acres.

(3) Community impact assessment report.

(a) Prior to approvals. Prior to the approval of zoning map change or a preliminary plat approval for a DRI or a DLI development, the applicant shall submit a community impact assessment report according to the additional requirements of this section. The report shall be made public and a public meeting shall be held prior to any application approvals. Such public meetings shall be advertised according to the Notice of Public Hearings in Sec 102-B-12-4(5). Annual reports shall be due on January 31 of each calendar year and shall include the elements delineated below.

DRI/DLI Report Requirements – Water and Sewer Capacity	
Applicable DRI/DLI uses	(1) Industrial uses

Rezoning	<p>(1) An analysis of raw water needs, including the predicted daily demand, daily wastewater generation, and daily consumptive use for every phase of the project construction.</p> <p>(2) A letter from the public water purveyor indicating sufficient capacity to serve the proposed development.</p>
Preliminary Plat	<p>(1) All reporting elements required for the rezoning.</p> <p>(2) Details on the various measures, strategies, techniques, and technologies that will be utilized to reduce the consumption of water, reduce the loss of water, improve the efficiency in the use of water, and establish use of reclaimed water with rationale explaining which method is chosen for the project.</p> <p>(3) Plans to reduce water demand and alter operations in the event of a water disruption, significant drought events affecting water supplies for critical facilities, or emergency periods of water shortage.</p> <p>(4) Confirmation from the public water purveyor that any water treatment chemicals used by the development have been approved by the public water purveyor.</p>
Post Certificate of Occupancy	<p>(1) Reporting on the amount of water used for the prior calendar year.</p> <p>(2) Reporting on the mean amount of water used daily for the prior calendar year.</p> <p>(3) Reporting on the amount of water discharged daily as wastewater for the prior calendar year.</p> <p>(4) Confirmation of compliance with all city, state, and federal codes and ordinances related to this element.</p>

DRI/DLI Report Requirements – Electric Supply	
Applicable DRI/DLI uses	(1) Industrial uses
Rezoning	(1) A letter of intent to serve the proposed project from the applicable utility provider(s), confirming that preliminary coordination has occurred and that service to the proposed project is feasible subject to final engineering.
Preliminary Plat	<p>(1) All reporting elements required for the rezoning.</p> <p>(2) A proposed power line route plan reflecting the applicable utility provider's plans for all electric lines serving the project.</p>
Post Certificate of Occupancy	(1) Confirmation of compliance with all city, state, and federal codes and ordinances related to this element.

DRI/DLI Report Requirements – Environmental Impact	
Applicable DRI/DLI uses	(1) All uses
Rezoning	(1) An environmental impact assessment for the proposed project to determine and quantify the potential impacts of the proposed project and to identify steps to mitigate such impacts. (2) The environmental impact assessment shall be based upon research, site visits, and accepted environmental sampling and investigative practices for water resources, air quality, ecology, archaeology, stormwater management, and cultural/historical resources.
Preliminary Plat	(1) All reporting elements required for the rezoning. (2) A 10-year plan for how the development will mitigate any identified environmental impacts.
Post Certificate of Occupancy (Industrial only)	(1) Progress report and reporting on the implementation of the 10-year plan required as part of the land disturbance permit application. (2) Confirmation of compliance with all city, state, and federal codes and ordinances related to this element.

DRI/DLI Report Requirements – Cooling and Ventilation	
Applicable DRI/DLI uses	(1) Industrial uses
Rezoning	(1) Specifications on the proposed cooling and ventilation equipment for the development.
Preliminary Plat	(1) All reporting elements required for the rezoning.
Post Certificate of Occupancy (Industrial only)	(1) Confirmation of compliance with all city, state, and federal codes and ordinances related to this element.

DRI/DLI Report Requirements – Emergency Response	
Applicable DRI/DLI uses	(1) Industrial uses
Rezoning	(1) Reporting not required
Preliminary Plat	(1) The development shall coordinate with the City's Fire and Emergency Services provider to conduct specialized emergency response training at least once per year. Such training shall include all applicable public safety agencies that may

	<p>respond to the facility. The City's Fire and Emergency Services provider shall coordinate the training with the 911/EMA Director and other responding agencies, as needed.</p> <p>(2) The development shall reimburse the City's Fire and Emergency Services provider for all costs associated with conducting the training, including personnel, materials, and any necessary equipment related to emergency response at the data center facility.</p> <p>(3) A BESS Thermal Runaway Management Plan for responding to lithium-ion battery emergencies (when lithium-ion batteries are utilized).</p>
Post Certificate of Occupancy (Industrial only)	<p>(1) Documentation of all emergency responses for the development over the prior calendar year.</p> <p>(2) Reporting on annual training which shall occur annually with all applicable public safety agencies. Training processes, dates, and outcomes shall be included in the annual report.</p> <p>(3) Confirmation of compliance with all city, state, and federal codes and ordinances related to this element.</p>

DRI/DLI Report Requirements – Traffic and Transportation

Applicable DRI/DLI uses	(1) All uses
Rezoning	(1) A Transportation Management Plan (TMP) to be approved by the city. The plan shall delineate strategies for ensuring the traffic generated by the project is able to be accommodated without creating adverse impacts on the city transportation network. Plans should also include strategies for promoting the use of alternative forms of transportation such as walking and biking.
Preliminary Plat	<p>(1) Updated Transportation Management Plan (TMP) materials.</p> <p>(2) A Construction Traffic Management Plan (CTMP) to be approved by the city. A surety bond shall be required to cover costs related to potential damage to public roads and right-of-way. Transportation improvements that are determined to be necessary to serve the development must be designed in conjunction with the site development plans and must be under construction prior to the issuance of any building permits for permanent structures on the property.</p>
Post Certificate of Occupancy (Industrial only)	<p>(1) Progress report and reporting on the implementation of the TMP and CTMP required as part of the land disturbance permit application.</p> <p>(2) Confirmation of compliance with all city, state, and federal codes and ordinances related to this element.</p>

DRI/DLI Report Requirements – Noise Impact

Applicable DRI/DLI uses	(1) Industrial uses
Rezoning	(1) Proposed actions that will be taken to ensure the project complies with all city ordinances and regulations for noise.
Preliminary Plat	(1) All reporting elements required for the rezoning. (2) The daytime and nighttime base-line noise level at a point on the property line closest to the primary residential dwelling on an adjoining parcel, and the estimated noise level generated by the proposed project. (3) A map depicting the noise study area radius, project boundaries, sound level monitoring locations, and the nearest receptor locations. (4) The projected maximum levels of high and low frequencies.
Post Certificate of Occupancy (Industrial only)	(1) Newly submitted reporting on all elements required in for the Preliminary Plat. (2) Confirmation of compliance with all city, state, and federal codes and ordinances related to this element.

DRI/DLI Report Requirements – Community Benefits Agreement

Applicable DRI/DLI uses	(1) All uses
Rezoning	(1) A community benefits agreement process shall be agreed-to by the applicant and the zoning administrator. The process will include proposed dates for public meetings, staff engagement, and elected officials engagement as part of an overarching schedule to create a community benefits agreement proposal. (2) A proposal of community improvements and investments that the developer will implement as part of a future development. (3) Proposed projects including traffic and intersection improvements; bike-pedestrian improvements such as paths and sidewalks; landscaping improvements; aesthetic improvements such as lighting, signage, fences, screening, and gateway markers; and the utilization of specific architectural and building materials. (4) Plans, elevations, and cross sections that visually communicate the committed elements of the proposed agreement.
Preliminary Plat	(1) All reporting elements required for the rezoning. (2) Updated plans, elevations, and cross sections that visually communicate the committed elements of the proposed agreement.
Post Certificate of Occupancy	(1) No reporting required.

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.

- a. 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.
- b. 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
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- Bold text indicates proposed new text

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

Sec. 102-D-1-2.

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

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

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

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