City of Hogansville

City Council

Public Hearing & Regular Meeting Agenda

Monday, November 16, 2026

Public Hearing: 6:00 p.m.
Regular Meeting: 7:00 p.m., immediately following the Public Hearing.

Meetings will be held at the Royal Theater
400 E Main St, Hogansville, GA 30230

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

PUBLIC HEARING 1 – 6:00 p.m.

Public Hearing to Hear Citizen Comments on the Proposed Text Amendments to the Zoning Ordinance for Cottage Courts

PUBLIC HEARING 2

Public Hearing to Hear Citizen Comments on the Proposed UDO Text Amendments Regarding Heavy Industrial (HI) Zoning District, Standards & Regulations for Data Center Developments, and Procedures and Requirements Related to Developments of Impact

REGULAR MEETING – 7:00 p.m. or Immediately following Public Hearings

1. Call to Order – Mayor Jake Ayers
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: Public Hearing & Regular Meeting November 16, 2026
2. Approval of Minutes: Work Session Meeting November 02, 2026
3. Approval of Minutes: Regular Meeting November 02, 2026

NEW BUSINESS

1. Ordinance – 1st Reading - Text Amendments to the Zoning Ordinance for Cottage Courts
2. Ordinance – 1st Reading - Proposed UDO Text Amendments Regarding Heavy Industrial (HI) Zoning District, Standards & Regulations for Data Center Developments, and Procedures and Requirements Related to Developments of Impact

CITY MANAGER'S REPORT

ASSISTANT CITY MANAGER'S REPORT

CHIEF OF POLICE REPORT

COUNCIL MEMBER REPORTS

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

MAYOR'S REPORT

ADJOURN

Upcoming Dates & Events

- ***November 17, 2026- 7:00pm|*** *Historic Preservation Commission Meeting*
- ***November 19, 2026- 6:00pm|*** *Planning & Zoning Commission Meeting*
- ***November 24, 2026- 6:00pm|*** *Downtown Development Authority Meeting*
- ***November 26th & 27th| City Offices Will Be Closed for Thanksgiving***
- ***December 5, 2026-4pm-until |Hogansville Holiday Market/Christmas Parade***

The Royal Theater Happenings

- ***November 20, 2026-7:00pm|*** *Citizen Kane Movie*
- ***November 21, 2026-4:00pm|*** *Cloudy with a Chance of Meatballs Movie*
- ***December 05, 2026-7:30pm|*** *Michelle Malone & The Hot Toddies (Live Event)*
  National Lampoon's Christmas Vacation Movie (Immediately showing after the live event.)

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

HOGANSVILLE
GEORGIA

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

WORK SESSION MINUTES

November 2, 2026

Call to Order: Mayor Jake Ayers called the Work Session to order at 6:03 p.m.

Attendance: Mayor Jake Ayers; Council Members Michael Taylor, Jr., Jason Baswell, Mandy Neese, Mark Ayers, and Kandis Strickland; City Manager Lisa E. Kelly; Assistant City Manager Oasis Nichols; City Attorney Alex Dixon; Chief of Police Jeffrey Sheppard; City Clerk LeAnn Lehigh; and Deputy City Clerk Stephanie Savage were present. Council Member Michael Taylor, Jr., arrived at 6:10 p.m.

BUSINESS

1. Grant Writer Agreement

City Manager Lisa Kelly presented the proposed agreement with Kilgore Consulting, LLC, for grant-writing services at the budgeted amount of $2,000 per month, covering November 2026 through June 2027. Services include grant research, identification, writing, compliance, administration, and management. Rachel Kilgore has worked with City departments since August and described more than 10 years of grant experience, including state-level work and compliance audits.

Council discussed the sole-source justification, including the consultant's local knowledge, accessibility, and experience. A specialized consultant will continue handling Community Development Block Grant applications. A typographical error in the agreement will be corrected from November 27 to November 26. The agreement was identified for consideration at the Regular Meeting.

Council discussed grant priorities, application requirements, matching funds, and deadlines. Seven applications have been submitted. Approximately 45 opportunities have been reviewed, with five or six pending and six or seven additional grant opportunities being monitored.

Council discussed balancing major funding priorities with smaller opportunities that could offset budgeted expenses or require no match. Formula grants, including LMIG and the scrap tire program, were discussed as likely awards when requirements and deadlines are met.

Council requested recurring updates on applications, awards, and available opportunities through a monthly overview or live tracking document. Staff encouraged Council members to forward grant leads to staff or Dhyana for Rachel to review.

Council also discussed approaching Troup County about an upfront funding commitment for parks and recreation projects, including McGee Field, pickleball courts, and other facility improvements. Discussion included reviewing agreements to improve residents' access to recreational facilities.

ADJOURNMENT

The Work Session adjourned at 6:41 p.m.

Respectfully,

Stephanie Savage

Stephanie Savage
Deputy City Clerk

HOGANSVILLE

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

REGULAR MEETING MINUTES
November 2, 2026

Call to Order: Mayor Jake Ayers called the Regular Meeting to order at 7:00 p.m.
Attendance: Present were Mayor Jake Ayers; Council Members Michael Taylor, Jr., Jason Baswell, Mandy Neese, Mark Ayers, and Kandis Strickland; City Manager Lisa Kelly; Assistant City Manager Oasis Nichols; City Attorney Alex Dixon; Chief of Police Jeffrey Sheppard; and City Clerk LeAnn Lehigh.

Invocation and Pledge: Council Member Jason Baswell led the invocation and pledge.

CONSENT AGENDA

The Consent Agenda consisted of approval of the November 2, 2026 Regular Meeting agenda and the October 19, 2026 Public Hearing, Work Session, and Regular Meeting minutes.
Motion: Council Member Kandis Strickland moved to approve the Consent Agenda, seconded by Council Member Mandy Neese.
Motion carries 5-0.

PRESENTATION

Employee Service Award

Amber Johnson presented the Employee Service Award to Jeffrey Spinks in recognition of 15 years of service. The City thanked him for his contributions to the street department.

NEW BUSINESS

1. Ordinance — Second Reading — Hogansville Mill Rezoning

Mayor Jake Ayers recused himself, and Mayor Pro Tem Mandy Neese presided. City Attorney Alex Dixon read the ordinance to rezone approximately 37 acres at 217 Corinth Road, near Georgia Highway 100 and Highway 29, from General Light Industrial (GLI) to Corridor Mixed Use (CRMX).
Motion: Council Member Mandy Neese moved to adopt the rezoning ordinance, seconded by Council Member Mark Ayers.
Motion carries 5-0.

2. Grant Writer Agreement

City Manager Lisa Kelly presented the agreement with Kilgore Consulting for grant research, writing, administration, and management at $2,000 per month from November 2026 through June 2027. The arrangement and accomplishments will be reevaluated at that time. Council approved the agreement with correction of the starting date from November 2027 to November 2026.
Motion: Council Member Jason Baswell moved to approve the agreement with the date correction, seconded by Council Member Mandy Neese.
Motion carries 5-0.

3. Cemetery Board Appointments

Council considered two open three-year terms on the Cemetery Board. John McKibben requested reappointment, and Robert Conway submitted an application.
Motion: Council Member Mandy Neese moved to appoint John McKibben and Robert Conway to the Cemetery Board, seconded by Council Member Kandis Strickland.
Motion carries 5-0.

ADJOURNMENT

Motion: Council Member Mark Ayers moved to adjourn, seconded by Council Member Mandy Neese. The meeting adjourned at 7:38 p.m.

Respectfully,

Stephanie Savage

Stephanie Savage
Deputy City Clerk

26-___

AN ORDINANCE

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF HOGANSVILLE, GEORGIA TO AMEND THE CODE OF THE CITY; TO AMEND THE CODE TO MODIFY CERTAIN PORTIONS OF THE HOGANSVILLE UNIFIED DEVELOPMENT ORDINANCE (THE "UDO"); TO MODIFY SECTION 102-B—2 CONCERNING COTTAGE COURTS, TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE SEPARABILITY; TO FIX AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

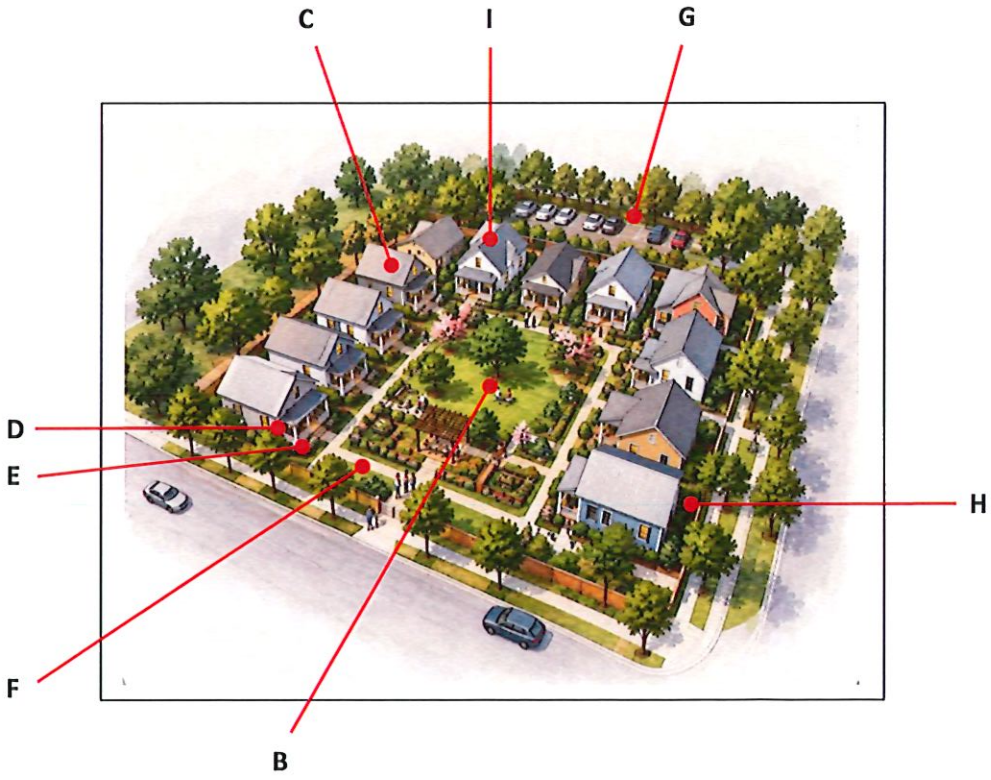
THE MAYOR AND COUNCIL OF THE CITY OF HOGANSVILLE, GEORGIA HEREBY ORDAIN AS FOLLOWS:

SECTION 1:

That the Code of the City of Hogansville is hereby amended by modifying Sec. 102-B-5-2 of the Hogansville Uniform Development Ordinance, to delete the current diagram, table and language in such section concerning "Cottage Court" in its entirety and inserting in lieu thereof the following diagram, table and language concerning "cottage Cort" as follows:

"Sec. 102-B-5-2. Building Typology.

Cottage Court



Cottage Court

A building type designed to accommodate 5 to 12 dwelling units organized around a shared internal courtyard.

Uses allowed in this building type: Accessory Dwellings, Single-Family Detached Dwellings.

See section 102-B-5-3 for additional architectural regulations.

For the larger parcel related to the development, see the Space Dimensions Table in section 102-B-4-1 for maximum number of primary dwellings, building coverage, impervious surface area, lot size, building height, side yard, street side yard, rear yard, and front yard requirements that apply to the entire Cottage Court development. The individual lots within the Cottage Court development, whether subdivided or not, are not required to meet the front yard, rear yard, or lot coverage requirements in the Space Dimensions Table and may be treated as fee-simple or condominium lots.

A. Location and scale.

1. Each Cottage Court shall contain a minimum of 5 and a maximum of twelve 12 principal dwelling units.
2. No more than 12 dwelling units shall be organized around or served by a single courtyard or common green.
3. A Cottage Court may be incorporated as 1 residential component of a larger subdivision development; however, each Cottage Court shall remain a distinct residential grouping integrated into the larger neighborhood by a connected system of streets, sidewalks, blocks, greens, and other permitted residential building types.
4. Within a major subdivision containing 25 or more principal dwelling units, no more than 20% of the principal dwelling units shall be located within Cottage Courts.
5. A major subdivision shall not be designed exclusively or predominantly as a series of Cottage Courts in a manner that eliminates or materially diminishes the traditional street-and-block pattern intended in the development of a single-family neighborhood.

B. Courtyard and common green.

1. Each Cottage Court shall contain 1 principal shared courtyard or common green that functions as the visual, pedestrian, and social center of the development.
2. The minimum courtyard area shall be 500 square feet per principal dwelling unit or 3,000 square feet, whichever is greater.
3. The courtyard shall have a minimum clear dimension of 40 feet in its narrowest direction, excluding private porches, patios, and minor building projections.
4. A minimum of 70% of the courtyard shall consist of pervious material, and a minimum of 50% of the total courtyard area shall consist of living landscape material.
5. The courtyard shall be intentionally designed and improved as usable common open space and shall not consist solely of turf grass, required buffers, stormwater facilities, drainage areas, or residual land remaining after placement of buildings.

6. At least 1 large-maturing or canopy shade tree shall be provided for every 2,000 square feet of courtyard area, with a minimum of 2 such trees per Cottage Court. Existing healthy trees preserved within the courtyard may count toward this requirement.
7. The courtyard shall include at least 3 permanent common-space amenities, at least 1 of which shall be permanent seating. Qualifying amenities include benches or seat walls; pedestrian paths; a central lawn or green; landscaped gardens; community gardens; picnic or outdoor dining areas; pergolas, pavilions, gazebos, or similar shade structures; children's play areas; public art; decorative water features; low-level pedestrian or landscape lighting; or another comparable gathering or recreation amenity approved by the zoning administrator.
8. Landscaping and amenities shall be arranged to create identifiable outdoor rooms and shaded gathering areas while maintaining direct pedestrian connections and reasonable visibility between cottages.
9. Courtyards shall not be parked or driven upon except for emergency access and permitted temporary events.

C. Building orientation and frontage.

1. The primary front facade and primary pedestrian entrance of each cottage shall face and directly address the shared courtyard or common green, except as otherwise provided for street-fronting cottages and "corner" cottages below. Secondary entrances are permitted on all other facades of the cottage.
2. The primary front façade of each cottage shall directly face the courtyard rather than a driveway, parking area, alley, side lot line, or the rear façade of another dwelling, except as otherwise provided for street-fronting cottages and "corner" cottages below.
3. No rear façade, garage door, service area, mechanical-equipment area, refuse area, or blank side wall shall constitute the principal building frontage facing the courtyard, except as otherwise provided for street-fronting cottages and "corner" cottages below.
4. Each cottage shall be connected directly to the courtyard by an individual pedestrian walkway.
5. A cottage located immediately adjacent to a public or private street shall be designed to address both the street and the courtyard. The street-facing façade shall include windows and architectural detailing comparable in character to the courtyard-facing façade and shall not contain a blank wall, exposed service area, or garage door. The zoning administrator may permit the primary entrance of a street-fronting cottage to face the street when a secondary entrance, porch, or equivalent pedestrian-oriented architectural treatment faces the courtyard.

6. The "corners" of a cottage court development shall be permitted to have cottage units that are not directly abutting and facing onto the courtyard. Such units shall be limited to no more than 4 such units within the cottage court development and shall meet all other design requirements for cottage court dwellings.

D. Front porches.

(1) Each cottage shall provide a covered front porch facing the shared courtyard or common green. Cottages located on "corners" of the cottage court shall provide the required covered porch facing and oriented to walkway connecting to the courtyard area.

(2) The required porch shall contain a minimum of 80 square feet and shall have a minimum clear depth of 6 feet.

(3) The required porch shall connect directly to the primary dwelling entrance and shall be designed as usable outdoor living space.

(4) The required porch may project into the cottage-to-courtyard setback established below.

E. Cottage-to-courtyard relationship.

(1) The primary front facade of a cottage shall be located no less than 10 feet and no more than 20 feet from the edge of the principal courtyard or common green.

(2) A required front porch may project up to 8 feet into the minimum cottage-to-courtyard setback.

(3) The arrangement of cottages shall establish a recognizable sense of enclosure around the courtyard while maintaining adequate access for fire protection, emergency services, utilities, and building-code requirements.

F. Pedestrian circulation.

(1) A continuous pedestrian walkway system shall connect every cottage entrance to the shared courtyard, the public sidewalk or street, common parking, mail facilities, and other common amenities.

(2) Primary shared pedestrian walkways shall be a minimum of 5 feet in width. Individual walks connecting a cottage entrance to the primary walkway or courtyard may be a minimum of 3 feet in width.

(3) Pedestrian routes shall be separated from vehicle circulation to the maximum extent practicable.

G. Parking, driveways, and garages.

(1) No parking space, garage, driveway, vehicular circulation area, or loading area shall be located between a cottage and the shared courtyard or common green.

(2) Parking shall be located at the rear or perimeter of the Cottage Court and shall be accessed from an alley or shared driveway where practicable.

(3) Garage doors shall not face the shared courtyard or common green.

(4) Surface parking areas shall be screened from the courtyard by landscaping, fencing, walls, buildings, or a combination thereof.

(5) No individual driveway shall cross the principal courtyard or common green.

H. Private outdoor space.

(1) Each cottage shall provide a minimum of 100 square feet of private usable outdoor space, which may consist of a patio, side yard, rear yard, terrace, garden area, or similar outdoor area. The required courtyard-facing front porch shall not count toward this requirement.

I. **Architectural variety.** Cottages within the same court shall have a coordinated architectural character but shall not consist entirely of identical front elevations. For every six (6) cottages, a minimum of three (3) distinguishable front elevations shall be provided through variation in roof form, porch configuration, facade articulation, window arrangement, materials, colors, or other architectural elements.

J. Common ownership and maintenance.

(1) The shared courtyard, common landscape areas, pedestrian facilities, common parking areas, private alleys or drives, and other shared improvements shall be permanently owned and maintained by a homeowners association, condominium association, property owners association, or other legal entity acceptable to the City.

(2) Prior to final plat approval, the applicant shall submit covenants, easements, or other legal instruments establishing perpetual responsibility for maintenance of all common areas and improvements.

K. **Stormwater facilities.**

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

SECTION 2:

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 3:

This ordinance, after adoption by the Council and upon approval by the Mayor, shall become effective immediately.

INTRODUCED AND FIRST READING _____

SECOND READING AND ADOPTED/REJECTED _____

SUBMITTED TO MAYOR AND APPROVED/DISAPPROVED _____

BY: _____
Mayor

ATTEST: _____
Clerk

26-___

AN ORDINANCE

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF HOGANSVILLE, GEORGIA TO AMEND THE CODE OF THE CITY; TO AMEND THE CODE TO MODIFY CERTAIN PORTIONS OF THE HOGANSVILLE UNIFIED DEVELOPMENT ORDINANCE (THE "UDO"); TO MODIFY SECTIONS 102-B-2-12, 102-B-2-13, 102-B-2-14, 102-B-2-15, 102-B-4-1, 102-B-4-5, 102-B-5-2, 102-B-5-3, 102-B-5-4, 102-B-6-1, 102-B-7-3, 102-B-7-6, 102-B-10-11, 102-B-12-4, 102-B-12-5, 102-C-8-20, 102-C-8-21, 102-C-9-55; AND 102-D-1-2, TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE SEPARABILITY; TO FIX AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

THE MAYOR AND COUNCIL OF THE CITY OF HOGANSVILLE, GEORGIA HEREBY ORDAIN AS FOLLOWS:

SECTION 1:

That the Code of the City of Hogansville is hereby amended by modifying the current Sec. 102-B-2-12 of the Hogansville Uniform Development Ordinance, to add a new sub-section 102-B-2-12 concerning (G-HI) General heavy industrial district, and re-numbering the existing Code Sections 102-B-2-12 through 14 to Sections 102-B-2-13 through 15, with the language in such new Code Section and re-numbered Code Sections to specifically read as follows:

"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-2-13. 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-2-14. - 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-2-15. - 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."

SECTION 2:

That the Code of the City of Hogansville is hereby amended by modifying Sec. 102-B-4-1 of the Hogansville Uniform Development Ordinance, to amend the table in such section in order to add the (G-HI) General heavy industrial district to the table, with all dimensional standards for such zoning district, with such amended table to read as follows:

"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) [8,13]	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

SECTION 3:

That the Code of the City of Hogansville is hereby amended by modifying the current Sec. 102-B-4-5(2)(e) of the Hogansville Uniform Development Ordinance, to reflect the amendment throughout the City Code adding references in the City Code to the (G-HI) General heavy industrial district, specifically as follows:

"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, G-LI, and G-HI zoning districts. Fences and walls for all other uses are prohibited from utilizing barbed wire."

SECTION 4:

That the Code of the City of Hogansville is hereby amended by modifying the current Sec. 102-B-4-5(3)(a) of the Hogansville Uniform Development Ordinance, to reflect the amendment throughout the City Code adding references in the City Code to the (G-HI) General heavy industrial district, specifically as follows:

"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, 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, 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."

SECTION 5:

That the Code of the City of Hogansville is hereby amended by modifying Sec. 102-B-5-2 of the Hogansville Uniform Development Ordinance, to amend the table in such section in order to add the (G-HI) General heavy industrial district to the table, with all building typology for such zoning district, with such amended table to read as follows:

"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											

SECTION 6:

That the Code of the City of Hogansville is hereby amended by modifying the current Sec. 102-B-5-3(4) of the Hogansville Uniform Development Ordinance, to reflect the amendment throughout the City Code adding references in the City Code to the (G-HI) General heavy industrial district, specifically as follows:

"Sec. 102-B-5-3. Building architecture.

(4) 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."

SECTION 7:

That the Code of the City of Hogansville is hereby amended by modifying the current Sec. 102-B-5-4 of the Hogansville Uniform Development Ordinance, to reflect the amendment throughout the City Code adding references in the City Code to the (G-HI) General heavy industrial district, specifically as follows:

"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, 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, 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, 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."

SECTION 8:

That the Code of the City of Hogansville is hereby amended by modifying Sec. 102-B-6-1 of the Hogansville Uniform Development Ordinance, to amend the "Table of permitted and prohibited uses" contained within such section in order to add the (G-HI) General heavy industrial district to the table, with all permitted and prohibited uses for such zoning district, with the amened table to read as follows:

"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-LI	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
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
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		
INDUSTRIAL USES												
Commissary Kitchens							SUP			P	P	P
Cryptocurrency Processing, Related Services												
Data Centers												SUP
Distribution Centers										P	P	P
Junkyard, Salvage Yard	Y											SUP
Light Manufacturing										SUP	SUP	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											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

SECTION 9:

That the Code of the City of Hogansville is hereby amended by modifying sub-section (3) of Code Section Sec. 102-B-7-3 of the Hogansville Uniform Development Ordinance, to reflect

the amendment throughout the City Code adding references in the City Code for the (G-HI) General heavy industrial district, with the amended Sec. 102-B-7-3(3) to read as follows:

"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, 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, 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)."

SECTION 10:

That the Code of the City of Hogansville is hereby amended by modifying Sec. 102-B-7-6 of the Hogansville Uniform Development Ordinance, to add standards for data centers within such Code Section, thereby providing for "Data Center Standards" within the City Code, with such new sub-section (6) of Sec. 102-B-7-6 to read specifically as follows:

"Sec. 102-B-7-6. Industrial Uses.

(6) Data Center standards.

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

(b) Lot area. Minimum of 50 acres.

(c) Lot coverage. Maximum of 50 percent.

(d) Buffers and setbacks.

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

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

(iii) Structures shall be setback a minimum distance of 750 feet from the property line of any residential or public/institutional principal use. Additional setback stipulations may be required by the city council based on topographic conditions.

(iv) An undisturbed buffer of 500 feet shall be required to be added to any buffers required for watersheds and wetlands in this UDO subchapter 102-C Article III Watershed Protection and Article V Wetlands.

(e) Building design.

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

(ii) All accessory structures shall be screened to prevent visibility of such structures from any public right-of-way.

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

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

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

(C) High-quality fiber cement panels.

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

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

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

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

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

(f) Equipment.

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

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

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

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

(v) The developer and the city shall assess the feasibility of requiring the utilization of city natural gas to power any on-site generators. This assessment will evaluate the feasibility of accessing an available gas line and the potential impact on neighboring properties that may result.

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

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

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

(ix) Electrical power substations shall be located a minimum of 750 feet from the property line of any residential or public/industrial principal use.

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

(g) Loading.

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

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

(h) Parking.

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

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

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

(i) Lighting.

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

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

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

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

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

(j) Fencing.

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

(k) Noise.

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

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

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

(iv) Generators.

(A) Testing of backup generators is limited to once 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.

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

(i) Determination of discontinuance.

(A) Data centers shall be deemed discontinued when the use is discontinued for more than 12 months. The zoning administrator shall notify the property owner of the determination of discontinued by certified mail. The property owner shall initiate decommissioning within 90 days of the date of the determination of discontinued.

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

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

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

(ii) 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 for power-down, disconnection, and removal of all readily removable data-center equipment and materials that could create a fire, safety, environmental, or public-health hazard if left unused or inadequately maintained, including:

(i) Servers, server racks, computer hardware, circuit boards, and other electronic equipment;

(ii) Standby or emergency generators, except equipment incorporated into an approved reuse of the property;

(iii) Aboveground and underground fuel-storage tanks, associated piping, pumps, and dispensers;

(iv) Diesel fuel, gasoline, lubricants, coolants, refrigerants, fire-suppression agents, water-treatment chemicals, and other regulated or potentially hazardous substances;

(v) Lead-acid, lithium-ion, and other electrical-energy-storage batteries;

(vi) Unused transformers, capacitors, switchgear, and electrical equipment containing oil or other regulated substances;

(vii) Any other removable equipment or material that the zoning administrator determines, based upon competent evidence, presents a comparable fire, safety, environmental, or public-health risk.

(viii) This requirement does not apply to structural components, foundations, utility infrastructure, or equipment that will be placed into lawful service as part of an approved reuse of the property, unless the equipment or component itself presents an identified hazard.

(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 or an escrow account in the amount necessary to cover the costs of the removal and disposal of all equipment.

(m) Compliance reporting. Prior to the approvals noted in the charts provided in this section, the applicant shall submit a compliance report that includes the details provided for in the below charts. Reports shall be made public and a public hearing shall be held prior to any application approvals. Such public hearings shall be advertised according to the Notice of Public Hearings in Sec 102-B-12-4(5).

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

Power	
Rezoning	- A letter of intent to serve the proposed project from the applicable utility provider(s), confirming that preliminary coordination has occurred and that service to the proposed project is feasible subject to final engineering. Reporting shall include the development's proposed wattage usage for the project and confirmation from the utility provider that such wattage usage can be provided.
Preliminary Plat	- All reporting elements required for the rezoning. - A proposed power line route plan reflecting the applicable utility provider's plans for all electric lines serving the project.
During Construction	- Confirmation of compliance with all city, state, and federal codes and ordinances related to this element. - Confirmation of compliance with the city approved construction plan throughout the construction process
Post Certificate of Occupancy	- Such reports shall be required to be submitted annually prior to January 31 of each year or by a schedule approved by the city council. - Confirmation of compliance with all city, state, and federal codes and ordinances related to this element.

Environmental Impact	
Rezoning	- An environmental impact assessment for the proposed project to determine and quantify the potential impacts of the proposed project and to identify steps to mitigate such impacts. - The environmental impact assessment shall be based upon research, site visits, and accepted environmental sampling and investigative practices for water resources, air quality, ecology, archaeology, stormwater management, wildlife assessment, and cultural/historical resources.
Preliminary Plat	- All reporting elements required for the rezoning. - A 10-year plan for how the development will mitigate any identified environmental impacts.

During Construction	- Confirmation of compliance with all city, state, and federal codes and ordinances related to this element. - Confirmation of compliance with the city approved construction plan throughout the construction process
Post Certificate of Occupancy	- Such reports shall be required to be submitted annually prior to January 31 of each year or by a schedule approved by the city council. - Progress report and reporting on the implementation of the 10-year plan required as part of the land disturbance permit application. - Confirmation of compliance with all city, state, and federal codes and ordinances related to this element.

Cooling and Ventilation	
Rezoning	- Specifications on the proposed cooling and ventilation equipment for the development.
Preliminary Plat	- All reporting elements required for the rezoning.
During Construction	- Confirmation of compliance with all city, state, and federal codes and ordinances related to this element. - Confirmation of compliance with the city approved construction plan throughout the construction process
Post Certificate of Occupancy	- Such reports shall be required to be submitted annually prior to January 31 of each year or by a schedule approved by the city council. - Confirmation of compliance with all city, state, and federal codes and ordinances related to this element.

Emergency Response	
Rezoning	- Reporting not required
Preliminary Plat	- The development shall coordinate with the City's Fire and Emergency Services provider to conduct specialized emergency response training at least once per year. Such training shall include all applicable public safety agencies that may respond to the facility. The City's Fire and Emergency Services provider shall coordinate the training with the 911/EMA Director and other responding agencies, as needed.

	- The development shall reimburse the City's Fire and Emergency Services provider for all costs associated with conducting the training, including personnel, materials, and any necessary equipment related to emergency response at the data center facility. - A BESS Thermal Runaway Management Plan for responding to lithium-ion battery emergencies (when lithium-ion batteries are utilized).
During Construction	- Confirmation of compliance with all city, state, and federal codes and ordinances related to this element. - Confirmation of compliance with the city approved construction plan throughout the construction process
Post Certificate of Occupancy	- Such reports shall be required to be submitted annually prior to January 31 of each year or by a schedule approved by the city council. - Documentation of all emergency responses for the development over the prior calendar year. - Reporting on annual training which shall occur annually with all applicable public safety agencies. Training processes, dates, and outcomes shall be included in the annual report. - Confirmation of compliance with all city, state, and federal codes and ordinances related to this element.

Traffic and Transportation	
Rezoning	- A Transportation Management Plan (TMP) to be approved by the city. The plan shall delineate strategies for ensuring the traffic generated by the project is able to be accommodated without creating adverse impacts on the city transportation network. Plans should also include strategies for promoting the use of alternative forms of transportation such as walking and biking.
Preliminary Plat	- Updated Transportation Management Plan (TMP) materials. - A Construction Traffic Management Plan (CTMP) to be approved by the city. A surety bond shall be required to cover costs related to potential damage to public roads and right-of-way. Transportation improvements that are determined to be necessary to serve the development must be designed in conjunction with the site development plans and must be under construction prior to the issuance of any building permits for permanent structures on the property.
During Construction	- Confirmation of compliance with all city, state, and federal codes and ordinances related to this element. - Confirmation of compliance with the city approved construction plan throughout the construction process

Post Certificate of Occupancy	- Such reports shall be required to be submitted annually prior to January 31 of each year or by a schedule approved by the city council. - Progress report and reporting on the implementation of the TMP and CTMP required as part of the land disturbance permit application. - Confirmation of compliance with all city, state, and federal codes and ordinances related to this element.

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

Community Benefits Agreements	
Rezoning	- A community benefits agreement process shall be agreed-to by the applicant and the zoning administrator. The process will include proposed dates for public meetings, staff engagement, and elected officials engagement as part of an overarching schedule to create a community benefits agreement proposal. - A proposal of community improvements and investments that the developer will implement as part of a future development. - Proposed projects including traffic and intersection improvements; bike-pedestrian improvements such as paths and sidewalks; landscaping improvements; aesthetic

	improvements such as lighting, signage, fences, screening, and gateway markers; and the utilization of specific architectural and building materials. - Plans, elevations, and cross sections that visually communicate the committed elements of the proposed agreement.
Preliminary Plat	- All reporting elements required for the rezoning. - Updated plans, elevations, and cross sections that visually communicate the committed elements of the proposed agreement.
During Construction	- Confirmation of compliance with all community benefits agreement commitments through construction. - Confirmation of compliance with the city approved construction plan throughout the construction process
Post Certificate of Occupancy	- No reporting required.

SECTION 11:

That the Code of the City of Hogansville is hereby amended by modifying sub-section (2) of Sec. 102-B-10-11 of the Hogansville Uniform Development Ordinance concerning Sign standards for CR-MX, G-B, and G-I zoning districts be amended to reflect the amendment throughout the City Code adding references in the City Code to the (G-HI) General heavy industrial district, with sub-section 102-B-10-11(2) of the City Code to read as follows:

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

In the CR-MX, G-B, 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, G-LI, and G-HI zoning districts, the maximum height is 15 feet.
(c) Maximum freestanding sign face area. In CR-MX, G-B, G-LI, and G-HI zoning districts, the freestanding sign face area is 100 square feet."

SECTION 12:

That the Code of the City of Hogansville is hereby amended by modifying sub-section (2) of Sec. 102-B-10-11 of the Hogansville Uniform Development Ordinance concerning Sign standards for CR-MX, G-B, and G-I zoning districts be amended to modify the "CR-MX, G-B, and G-I Districts Signage Table" contained in such section of the City Code by deleting that

current table in its entirety and inserting in lieu thereof the following "CR-MX, G-B, G-I, and G-HI Districts Signage Table" as follows:

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

CR-MX, G-B, 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, 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	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

	of the centerline of Lafayette Parkway, Hamilton Road or Whitesville Road			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

SECTION 13:

That the Code of the City of Hogansville is hereby amended by modifying sub-section (4)(g) of Sec. 102-B-12-4 of the Hogansville Uniform Development Ordinance concerning procedure of review of amendments by modifying Sec. 102-B-12-4 (4)(g) of the City Code by deleting sub-section (4)(g) in its entirety and inserting in lieu thereof the following language for sub-section (4)(g) of such section, with the remaining portions of such current section remaining unchanged, sub-section (4)(g) to read specifically as follows:

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

(4) Procedures for review.

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

SECTION 14:

That the Code of the City of Hogansville is hereby amended by modifying Sec. 102-B-12-5 of the Hogansville Uniform Development Ordinance concerning Developments of Regional Impact be modified by removing the current Code Section in its entirety and inserting in lieu thereof the following language for Sec. 102-B-12-5, to read specifically as follows:

"Sec. 102-B-12-5. Developments of impact.

(1) Developments of regional impact (DRI).

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

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

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

(b) All uses within the HI zoning district.

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

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

(a) Process.

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

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

(iii) Amendments. Amendments to previously approved development agreements shall be required to follow the provisions in (i) and (ii) above.

(b) Contents. Development agreements shall include at a minimum, the following elements:

(i) Commitments for public improvements including but not limited to traffic improvements, parks and open space improvements, sidewalks and path improvements, public utility improvements, construction restrictions and conditions;

(ii) Utility agreements including but not limited to details related to public utility usage; and

(iii) Zoning or development conditions including but not limited to site plans, yards and buffers, building placement, roadway and driveway placement, parks and open spaces, and parking and loading areas.

(c) Reporting. Development agreements shall include schedules for reporting which will include at a minimum, the following elements:

(i) Water and sewer capacity;

(ii) Electric consumption;

(iii) Environmental impact;

(iv)Cooling and ventilation;

(v) Emergency response;

(vi)Traffic and transportation; and

(vii) Noise impact."

SECTION 15:

That the Code of the City of Hogansville is hereby amended by modifying sub-section (6)(e) of Sec. 102-C-8-20 of the Hogansville Uniform Development Ordinance concerning screening, to reflect the amendment throughout the City Code adding references in the City Code to the (G-HI) General heavy industrial district, with Sec. 102-C-8-20(6)(e) to read specifically as follows:

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

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

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

SECTION 16:

That the Code of the City of Hogansville is hereby amended by modifying Sec. 102-C-8-21 of the Hogansville Uniform Development Ordinance concerning Buffers, to amend the table in sub-section (3) of such section in order to add the (G-HI) General heavy industrial district to the table, with such amended table to read as follows:

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

(3) *Minimum required buffers.* Buffers shall be required according to the following table:

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

SECTION 17:

That the Code of the City of Hogansville is hereby amended by modifying sub-sections (7)(a) and (b) of Sec. 102-C-8-21 of the Hogansville Uniform Development Ordinance concerning Buffers, to delete the current language in such sub-sections in their entirety and inserting in lieu thereof the following language for Sec. 102-C-8-21(7)(a) and (b), to read specifically as follows:

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

(7) Disturbance or encroachments.

(a) Buffers shall not contain any 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 within a buffer if the screening standards of this article will be subsequently achieved to the satisfaction of the zoning administrator."

SECTION 18:

That the Code of the City of Hogansville is hereby amended by modifying sub-sections (14) of Sec. 102-C-9-10 of the Hogansville Uniform Development Ordinance concerning Information to be provided on preliminary plat, to delete the current language in such sub-section (14) in its entirety and inserting in lieu thereof the following language for Sec. 102-C-9-10(14), to read specifically as follows:

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

(14) All existing and proposed streets with corresponding rights-of-way widths; the boundaries of all proposed lots, together with the dimensions of each lot; the proposed location and general footprint of all buildings on each lot; and the proposed use of each lot and building. All information shall be shown with sufficient clarity and detail to allow the zoning administrator to evaluate compliance with the applicable development requirements of the UDO."

SECTION 19:

That the Code of the City of Hogansville is hereby amended by adding a new Sec. 102-C-9-55 of the Hogansville Uniform Development Ordinance concerning Requirements for G-HI zoning districts, to add such Sec. 102-C-9-55, to read specifically as follows:

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

(1) Financial guarantees and assurances.

(A) The developer shall be required to fund or construct all necessary upgrades to water, sewer, electrical, roadway, waste water, stormwater, and natural gas infrastructure directly or indirectly caused by the project.

(B) All required infrastructure improvements shall be completed prior to or in conjunction with each phase of development, as determined by the zoning administrator.

(C) Financial guarantees, bonds, or other security assurances shall be required to ensure completion of all required improvements.

(D) All required improvements and necessary repairs shall meet city standards and be completed to the satisfaction of the City Engineer or designated official.

(2) Limitations on activities.

(A) Weekday construction working hours are limited to between 7:00 AM and 8:00 PM.

(B) Saturday construction working hours are limited to between 9:00 AM and 8:00 PM.

(C) Construction on Sundays shall be prohibited.

(D) Pile driving, jackhammering, and blasting are banned on weekends and federal holidays.

(E) Sound barriers shall be required for active construction activity that will occur within 750 feet from the property line of any residential or public/institutional principal use and shall:

(i) Be installed before construction activity begins and remain in place for the duration of construction activity;

(ii) Be at least 8 feet high, or higher where necessary to interrupt the direct line of sight between the principal noise source and the affected receiver, as demonstrated in the approved plan;

(iii) Be continuous along the portion needed for effective shielding, with joints sealed or overlapped and no substantial gaps at the ground or between panels;

(iv) Consist of solid panels, acoustical blankets, or an equivalent assembly documented to provide adequate sound transmission loss for the proposed activity. Chain-link fencing, ordinary construction mesh, and vegetation alone do not qualify;

(v) Be securely installed and maintained to withstand reasonably anticipated wind and construction-site conditions, without obstructing required access, drainage, sight distance, emergency response, or worker safety; and

(vi) Be repaired or replaced promptly if damaged or displaced.

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

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

(B) A plan for noise and vibration mitigation during construction.

(C) Information on the blasting/construction techniques that will be utilized.

(D) A traffic route plan that must be approved by the governing jurisdiction for each roadway

(E) A plan for ongoing site maintenance and environmental compliance."

SECTION 20:

That the Code of the City of Hogansville is hereby amended by modifying Sec. 102-D-1-2 of the Hogansville Uniform Development Ordinance concerning definitions within the City Code, to modify and/or add the following definitions, in alphabetical order, to the language in such section, with the remaining portions of such current section remaining unchanged, to read specifically as follows:

"Sec. 102-D-1-2. Definitions.

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 percent (10%) of the total floor area of the combined property or development, whichever is less."

SECTION 21:

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 22:

This ordinance, after adoption by the Council and upon approval by the Mayor, shall become effective immediately.

INTRODUCED AND FIRST READING _____

SECOND READING AND ADOPTED/REJECTED _____

SUBMITTED TO MAYOR AND APPROVED/DISAPPROVED _____

BY: _____
Mayor

ATTEST: _____
Clerk