



City of Hogansville

**City Council**

**Work Session Meeting Agenda**

**Monday, May 4, 2026 – 6:00 pm**

**Meeting will be held at Hogansville City Hall**

**111 High Street, Hogansville, GA 30230**

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

**WORK SESSION – 6:00 PM**

**BUSINESS**

1. UDO Updates – Administrative Variances
2. Agreement – Parkway Right-of-Way Acquisition
3. Discussion Regarding Extending Moratorium
4. Discussion of Property Donation – Pristine Realty
5. Discussion of Purchase – Patriotic Flags & Banners for Downtown



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

**Work Session Meeting  
May 4, 2026**

**Call to Order:** Mayor Jake Ayers called the Work Session to order at 6:01 pm. Present were Mayor Ayers, Council Member Michael Taylor, Council Member Jason Baswell, Council Member Mandy Neese, Council Member Mark Ayers, and Council Member Kandis Strickland. Also present were City Manager Lisa Kelly, Assistant City Manager Oasis Nichols, City Clerk LeAnn Lehigh, City Attorney Alex Dixon, and Assistant Police Chief James Vincent. Police Chief Jeff Sheppard was not present at the Work Session Meeting.

**1) UDO Updates – Administrative Variances**

An introductory discussion was held regarding proposed updates to the Unified Development Ordinance (UDO), which had previously been reviewed by the Planning and Zoning Board. The proposed amendments would allow administrative variances for minor issues, such as setbacks, building height, and parking spaces, to be handled at the staff level in an effort to reduce the workload of the Planning and Zoning Commission. Staff noted that administrative variances would not be permitted in industrial zoning districts, for major subdivisions, or in cases that would bypass zoning conditions previously approved by the Council. Applicants would still be required to demonstrate compliance with standard variance criteria, and staff decisions would be reported to both the Planning and Zoning Commission and the Council through a monthly report. In addition, staff explained that a loophole allowing major subdivisions to utilize “context-sensitive dimensions” to bypass requirements would be closed through the amendments; this revision was added following the initial Planning and Zoning review. The public hearing for the proposed UDO amendments was scheduled for May 18, 2026.

**2) Agreement – Parkway Right-of-Way Acquisition**

Staff reported that the City is acquiring a 0.2-acre parcel from Speedway located at Interstate Highway 54 and Blue Creek Technology Parkway. The acquisition is necessary to construct a dedicated turn lane from the southbound I-85 exit ramp onto the parkway, which is considered critical for truck traffic access. Amazon will fund the full purchase price of \$325,000, with the property to be titled in the name of the City. Staff noted that all funds will be secured prior to closing. Upon completion of construction, the acquired parcel will become part of the parkway and be dedicated to the City. Staff also stated that the agreement was reached quickly, helping to avoid delays to the I-85/Highway 54 interchange project.

**3) Discussion Regarding Extending Moratorium**

Staff reported that the Data Center Working Group has completed the fourth draft of the proposed UDO amendments related to heavy industrial zoning and data center regulations. Because the existing moratorium expired on May 3, 2026, an extension is needed to allow time for the review and approval process. Staff outlined the proposed schedule, which includes a Planning and Zoning meeting on May 21, 2026, a first reading before the City Council on June 15, 2026, and a second reading and potential adoption on July 6, 2026. A 90-day extension of the moratorium was recommended to provide an adequate buffer, although staff estimated the process could be completed in approximately 64 days. Staff noted that the Council would be asked to consider approval of the 90-day moratorium extension during the regular meeting on May 4, 2026.

**4) Discussion of Property Donation – Pristine Realty**

Staff reported that Miss Green of Christine Realty has offered to donate a property to the City. The structure is currently a shell building with a full basement and no existing amenities, and the City already owns the adjacent lot. Discussion on potential future uses can be held in later meetings. Staff noted that redevelopment and cleanup of the corner would represent a significant improvement to the entrance into town. The Council expressed no objections to accepting the property donation and indicated that formal action would be taken during the regular meeting.

**5) Discussion of Purchase – Patriotic Flags & Banners for Downtown**

Staff presented a proposal to celebrate the U.S.'s 250th birthday through the purchase of two 10x15 flags for the Royal Theater towers and 29 decorative banners for the downtown poles. The banners are high-quality vinyl, reusable, and include a three-year warranty, with the estimated total cost being approximately \$3,021.98 plus shipping. Staff advised that funds are available within the "Christmas decorations" budget line item and that the order would be placed promptly, with plans to seek contributions from other entities at a later date. The banners are intended to be displayed from the July 5th celebration through Labor Day. A not-to-exceed amount of \$3,500 will be requested from the Council to cover all related expenses. During discussion, Council members expressed support for using a variety of banner designs arranged in a structured pattern throughout downtown. This item is on the Regular Meeting agenda tonight for Council action.

**ADDITIONAL DISCUSSION**

**New Police Vehicle Graphics**

Asst. Chief Vincent presented a proposed new graphics package for Police Department vehicles, noting that the current white graphics with blue lettering have been in use for nearly 10 years. Officers selected the updated design, which features a darker blue color scheme with a silver reflective outline, the department patch displayed on the side, and enhanced rear patchwork for increased visibility. Staff explained that, for cost efficiency, the new graphics would only be applied to newly purchased vehicles. Two new patrol vehicles are currently ready for installation and could be placed into service within approximately two weeks.

**City Banking Situation with Community Bank**

Staff updated the Council regarding the City's banking relationship following Anchor Bank's acquisition of Community Bank & Trust. The City has been in communication with representatives of the new bank as well as the FDIC throughout the transition process. Staff advised that the City's deposits are secured by pledged securities, making the standard \$250,000 FDIC insurance limit less significant in this situation. Five of the City's nineteen accounts were temporarily flagged for an FDIC claim, resulting in a minor and temporary impact on access to certain funds. To facilitate the release of those funds, the Council will be asked to approve a Resolution designating City Manager Lisa Kelly as the "custodian of funds" at tonight's meeting. Staff stated that daily operations, payroll, and vendor payments are not expected to be affected, and that deposits made on or after May 4, 2026 are fully accessible. Staff also noted that the City Manager will explore additional local banking options moving forward. The Council acknowledged the update and will consider the Resolution at the Regular Meeting.

Mayor Ayers adjourned the Work Session at 6:51 pm.

Respectfully,

  
LeAnn Lehigh  
City Clerk