



City of Hogansville

City Council

Work Session Meeting

Tuesday, September 8, 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 Amendments – HI, Data Center Discussion



PERMANENT RECORD

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**Work Session Meeting
September 08, 2026**

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

1) UDO Amendments- Heavy Industrial, Data Center Discussion.

Council discussed proposed UDO amendments related to heavy industrial uses and data centers. Discussion included buffers and setbacks, waterways, noise standards, environmental protections, zoning requirements, and Special Use Permits (SUP).

Discussion was held on buffer and setback requirements for heavy industrial uses, including consideration of a minimum 500-foot setback from state waters, with additional requirements based on site-specific conditions. Construction-related stream, wetland, erosion, and sediment protections were also discussed.

Council discussed requiring an SUP for data centers located in Heavy Industrial districts to provide additional review and prevent properties approved for other industrial uses from converting to data centers without appropriate approvals. Opinions varied between prohibiting data centers entirely and allowing them under stringent regulations.

Noise standards were reviewed, including establishing pre-construction ambient noise levels and limits for both dBA and low frequency dBC noise. No final noise limits were established.

Council also discussed containment and leak detection requirements for closed loop systems, water usage, and protections against discharges into waterways and stormwater systems.

Staff will continue revising the ordinance based on Council's direction. Council also discussed extending the current moratorium, to be handled in tonight's Regular Meeting, while revisions are completed.

Mayor Ayers adjourned the Work Session at 6:57pm.

Respectfully,

Stephanie Savage
Deputy City Clerk