



City of Hogansville

City Council

Work Session Meeting Agenda

Monday, February 2, 2026 – 5:30 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 – 5:30 PM

BUSINESS

1. Hillstar Cottages Preliminary Plat
2. Jones Crossing Phase 3 - Preliminary Plat Amenities Discussions
3. UDO Amendment – Creation of Heavy Industrial HI Zoning Code
4. Data Center Moratorium
5. Wastewater Jetting Policy

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

**Work Session Meeting
February 2, 2026**

Call to Order: Mayor Pro-Tem Mandy Neese called the Work Session to order at 5:30 pm. Present were Mayor Pro-Tem Mandy Neese, Council Member Michael Taylor, Council Member Jason Baswell, Council Member Mark Ayers, and Council Member Kandis Strickland. Also present were City Manager Lisa Kelly, Community Development Director Dhayna Portillo, City Attorney Alex Dixon, and Police Chief Jeff Sheppard. Mayor Jake Ayers, Assistant City Manager Oasis Nichols and City Clerk LeAnn Lehigh were not present at the Work Session meeting.

1) Hillstar Cottages – Preliminary Plat

This item, tabled from the previous meeting, was brought back for reconsideration. The developer referenced the originally approved 80–85 lot plan and noted that a prior variance request to increase to 115 lots was denied. A revised 116-unit cottage court plan was submitted to be compliant with the UDO and not requiring a variance. The developer presented comparable projects and stated the development would provide an affordable housing option targeting commuters, first-time homebuyers, and retirees. Proposed home prices range from under \$200,000 to approximately \$250,000, with home sizes up to 1,200 square feet. The homes are single-family detached on individually owned lots with rear yards and HOA-maintained courtyards. Proposed amenities include a pickleball court, with the option to substitute a playground.

The plan provides 274 parking spaces, exceeding the 174 spaces required, through a combination of on-street and designated parking areas.

Council expressed concerns regarding reliance on on-street parking and potential impacts to emergency and delivery vehicle access; the overall scale of the project, noting cottage courts were originally envisioned as smaller-scale developments; lack of product variety; and overall density. While members acknowledged the need for affordable housing, concerns remained regarding the number of units proposed.

The developer indicated that reducing density would affect project feasibility but expressed willingness to incorporate a required mix of home types. A mixed-development alternative was briefly discussed.

Council noted there is no guarantee the current developer would ultimately construct the project. The developer requested clearer guidance regarding approval expectations, and Council expressed concern about the limited time available to review the revised plan prior to the meeting.

2) Jones Crossing Phase 3 – Preliminary Plat Amenity Discussion

The developer requested informal guidance regarding proposed amenities for Phase 3 of Jones Crossing to promote long-term residency. Two concept options were presented.

Option 1 includes a walking trail, multi-use sports field, picnic area, fire pit, and an additional playground. The estimated cost is \$300,500, including grading and the loss of one lot, reducing the total from 105 to 104 lots. A council member indicated preference for this option. The Police Chief confirmed the layout would provide adequate visibility for patrol.

Option 2 relocates the sports field to a central roundabout, reducing grading costs but resulting in the loss of three lots.

The developer suggested the City would consider offsetting amenity costs through a reduction in tap fees. Council noted that tap fees fund infrastructure improvements but expressed willingness to explore a potential compromise to enhance the development's long-term viability.

3) UDO Amendment – Creation of Heavy Industrial (HI) Zoning District

A proposal was presented to create a new Heavy Industrial (HI) zoning district, which would initially contain no properties. The intent is to require uses such as data centers to locate exclusively within the HI district, necessitating a rezoning process for any future project and providing the City oversight through that process. Creation of the district was discussed as a separate matter from adopting detailed data center regulations.

4) Data Center Moratorium

A moratorium on data center development was proposed to allow time to draft a comprehensive, legally defensible ordinance and avoid issues experienced in other jurisdictions. A 90-day or 180-day duration was discussed.

Council considered whether the moratorium should apply citywide or exempt the Hightower Road property. It was clarified that no binding agreement exists for that property. This item is scheduled for Council action at the Regular Meeting.

Mayor Pro-Tem Neese adjourned the Work Session at 7:05 pm.

Respectfully,

A handwritten signature in black ink that reads "Dortillo". The signature is written in a cursive style with a large, prominent "D" and a long, sweeping tail.

Dhayna Portillo

Community Development Director