



City of Hogansville

City Council

Work Session Meeting and Public Hearing Agenda

Monday, July 6, 2026 – 5:30 pm

MEETING WILL BE HELD AT THE ROYAL THEATER

400 E. MAIN 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. Discussion of UDO Amendments – Heavy Industrial (HI) Zoning District, Standards and Regulations for Data Center Developments, and Establishment of Procedures and Requirements Related to Developments of Impact

PUBLIC HEARING – 6:30 PM

Public Hearing to Hear Citizen Comments on proposed text amendments to the City of Hogansville Unified Development Ordinance (UDO). The proposed amendments include the creation and establishment of a Heavy Industrial (HI) zoning district, the adoption of standards and regulations for data center developments, and the establishment of procedures and requirements related to Developments of Impact.

REGULAR MEETING - CANCELLED



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

Work Session Meeting – 5:30pm

July 6, 2026

Call to Order: Mayor Jake Ayers called the Work Session to order at 5:36 pm. Present were Mayor Ayers, Council Member Michael Taylor, Council Member Jason Baswell, 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, and City Attorney Alex Dixon. Council Member Mandy Neese was not present at tonight's Work Session meeting.

1. Discussion of UDO Amendments – Heavy Industrial (HI) Zoning District, Standards and Regulations for Data Center Developments, and Establishment of Procedures and Requirements Related to Developments of Impact

Council held a work session to review the latest draft of the proposed Unified Development Ordinance (UDO) amendments related to data centers. Due to the significant revisions made since the Planning & Zoning Commission's previous review, Council agreed the ordinance should be returned to the Commission for an updated recommendation before moving forward with the public hearing and readings.

Staff reviewed key revisions included in Draft #5, including increased setbacks from residential and public institutional properties, additional construction management requirements, financial guarantees, construction hour limitations, and restored annual water and sewer reporting requirements. Council discussed road repair responsibilities, generator fuel language, additional authority to impose site-specific conditions, buffers adjacent to county residential property, water monitoring, and construction noise requirements. Staff confirmed that construction noise is already addressed within the proposed ordinance and will review whether a citywide construction noise ordinance should also be considered.

Council directed staff to incorporate the discussed revisions into the next draft, return the ordinance to the Planning & Zoning Commission for review on July 16, and continue the ordinance consideration process with future work sessions, public hearings, and readings. Council also noted the need to consider extending the current data center moratorium to avoid its expiration before the ordinance is finalized.

Mayor Ayers adjourned the Work Session at 6:09 pm.

PUBLIC HEARING – 6:30 pm

July 6, 2026

Mayor Ayers called the Public Hearing to Order at 6:31 to receive comments on Draft 5 of the proposed Unified Development Ordinance (UDO) amendments regulating data centers. Staff explained that, due to significant revisions made since the Planning & Zoning Commission's previous recommendation, the draft ordinance would be returned to the Commission for further review before Council consideration.

The majority of public comments expressed opposition to data centers and raised concerns regarding the proposed ordinance. Speakers requested stronger regulations related to setbacks, decommissioning requirements, electrical infrastructure, construction standards, community benefits, and environmental protections. Additional concerns included potential impacts on well water, traffic, roads, noise, lighting, wildlife, property values, and the rural character of the High Tower Road area. Several residents urged Council to ensure the ordinance aligns with the City's Comprehensive Plan, while others requested that data centers not be permitted within the city.

Staff confirmed that any future data center proposal would require a separate rezoning application and that the revised ordinance would be reviewed by the Planning & Zoning Commission on July 16, 2026, before returning to Council for a public hearing and first reading on August 3, 2026, with a potential second reading on August 17, 2026. No action was taken during the public hearing.

Mayor Ayers adjourned the Public Hearing at 7:47 pm.

Respectfully,



LeAnn Lehigh

City Clerk