



City of Hogansville
City Council
Regular Meeting Agenda
Monday August 17, 2026 – 7:00 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

REGULAR MEETING – 7:00 pm

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: Regular Meeting August 17, 2026
2. Approval of Minutes: Public Hearing & Regular Meeting August 3, 2026

PRESENTATION

1. H.E.L.P. Spay/Neuter Clinic

CITIZEN APPEARANCES

1. Albert Prado to Discuss UDO Ordinance Regarding Data Centers
2. Paula Darden to Discuss Negative Aspects of Data Centers
3. Ila Burdett to Discuss Zoning

NEW BUSINESS

1. Ordinance – 2nd Reading and Adoption– UDO Text Amendments to Create & Establish Heavy Industrial (HI) Zoning District, Adoption of Standards & Regulations for Data Center Developments, and Establishment of Procedures and Requirements Related to Developments of Impact
2. Zoning Variance – 811 E. Main Street
3. Appeal of Hogansville Historic Preservation Decision - Certificate of Appropriateness – 203 Johnson Street
4. Bid Award – Hipp Park Gazebo

EXECUTIVE SESSION

1. Litigation Exemption

NEW BUSINESS (CONTINUED)

5. Ante Litem

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

- August 20, 2026 – 6:00 pm | Meeting of the Planning & Zoning Commission at Hogansville City Hall
- August 25, 2026 – 6:00 pm | Meeting of the Downtown Development Authority at Hogansville City Hall
- September 8, 2026 – 7:00 pm | Regular Meeting of the Mayor and Council at Hogansville City Hall

The Royal Theater Happenings

- Friday, August 21, 2026 – 7:30 pm | LIVE EVENT: TRIBUTE: A Celebration of the Allman Brothers Band
- Saturday, August 22, 2026 – 4:00 pm | MOVIE: Happy Feet
- Tuesday, August 25, 2026 – 7:00 pm | MOVIE: Annie
- Friday, August 28, 2026 – 7:00 pm | MOVIE: Young Guns
- Saturday, August 29, 2026 – 7:00 pm | MOVIE: Labyrinth

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



Meeting held at The Royal Theater, 400 E. Main Street, Hogansville GA 30230

August 3, 2026

PUBLIC HEARING – 6:30 PM

Mayor Ayers called the Public Hearing to Order at 6:36 pm to receive comments on the proposed Unified Development Ordinance (UDO) amendments regulating data centers. The Public Hearing was held at the Royal Theater, 400 E. Main Street, Hogansville, GA 30230.

The majority of public comments expressed opposition to data centers and raised concerns regarding the proposed ordinance. Speakers demanded a moratorium on data center development, stricter ordinances with clear setbacks, and greater transparency from the city council.

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

REGULAR MEETING

Call to Order: Mayor Jake Ayers called the Regular Meeting to order at 7:58 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 Attorney Alex Dixon, City Clerk LeAnn Lehigh, and Police Chief Jeff Sheppard. The Regular Meeting was held at the Royal Theater, 400 E. Main Street, Hogansville, GA 30230.

Council Member Taylor gave an invocation and Mayor Ayers led the Pledge of Allegiance.

CONSENT AGENDA

Motion: Council Member Neese moved to approve the Consent Agenda. The motion was seconded by Council Member Baswell.

Motion Carries 5-0

NEW BUSINESS

1. ***Ordinance – 1st Reading – UDO Text Amendments to Create & Establish Heavy Industrial (H) Zoning District, Adoption of Standards & Regulations for Data Center Developments, and Establishment of Procedures and Requirements Related to Developments of Impact***

City Attorney Alex Dixon read the 1st Reading of the Ordinance. No action was taken at tonight's meeting.

2. ***Proclamation – Purple Heart Day***

Mayor Ayers read the Proclamation recognizing Purple Heart Day on August 7, 2026.

3. ***Resolution – Establishment of Checking Account “Reserve Fund – Fund 1”***

Motion: A motion was made by Council Member Strickland to approve the Resolution establishing Reserve Fund - Fund 1 Checking Account. The motion was seconded by Council Member Neese.

Discussion: None

Motion Carries 5-0

4. ***Resolution – Establishment of Checking Account “Reserve Fund – Internal Line of Credit”***

Motion: A motion was made by Council Member Taylor to approve the Resolution establishing Reserve Fund – Internal Line of Credit Checking Account. The motion was seconded by Council Member Neese.

Discussion: The Line of Credit will be funded from General Fund reserves. The internal LOC to cover the remainder of the current year to avoid interest; The City plans to establish an external LOC with the bank at the start of next year. Operational requirements are expected to remain consistent with prior LOC arrangements.

Motion Carries 5-0

EXECUTIVE SESSION

1. Personnel Exemption

Council Member Neese made a motion to move into Executive Session at 8:29 pm under the Personnel Exemption. The motion was seconded by Council Member Ayers.

Motion Carries 5-0

The Regular Meeting was reconvened at 8:58 pm.

ADJOURNMENT

On a motion made by Council Member Strickland and duly seconded, Mayor Ayers adjourned the meeting at 8:58 pm.

Respectfully,



LeAnn Lehigh
City Clerk

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If you would like to request to be placed on the City Council Agenda, please fill out the form below and submit.

Request must be made no later than 12:00 pm the Wednesday prior to the meeting if you would like to be placed on the next meeting agenda.

Name

Albert Prado

Phone

(925) 963-6322

Meeting date for which you wish to appear

8/17/2026

Question/Issue you wish to discuss:

UDO Amendments

Please describe in detail:

I would like to discuss the 2nd reading of UDO Amendments regarding Data Centers.

Have you previously discussed this with the City Manager?

No

If yes, when?

Have you previously discussed this with the Mayor or a member of Council?

No

What was the response from such discussion(s)?

No response regarding the need for stronger ordinances.

Why was the above response not adequate?

Data Center ordinances need to be stronger.

What is the resolution you seek?

Ongoing efforts to develop stronger ordinances.

It is the intention of this process to resolve the question/issue without the necessity of an appearance at a Council meeting. I understand that such appearance requires the approval of the Mayor and that the appearance is limited to five (5) minutes.

Entry #: 57 - Paula Darden

Status: Submitted

Submitted: 8/11/2026 8:46 PM

If you would like to request to be placed on the City Council Agenda, please fill out the form below and submit.

Request must be made no later than 12:00 pm the Wednesday prior to the meeting if you would like to be placed on the next meeting agenda.

Name

Paula Darden

Phone

(770) 301-0648

Meeting date for which you wish to appear

8/17/2026

Question/Issue you wish to discuss:

Negative aspects of data centers

Please describe in detail:

I want to speak to the whole council

Have you previously discussed this with the City Manager?

Yes

If yes, when?

After council meetings

Have you previously discussed this with the Mayor or a member of Council?

Yes

What was the response from such discussion(s)?

I want to speak to the whole council.

Why was the above response not adequate?

I want to speak to the whole council

What is the resolution you seek?

I want to speak to the whole council

It is the intention of this process to resolve the question/issue without the necessity of an appearance at a Council meeting. I understand that such appearance requires the approval of the Mayor and that the appearance is limited to five (5) minutes.

If you would like to request to be placed on the City Council Agenda, please fill out the form below and submit.

Request must be made no later than 12:00 pm the Wednesday prior to the meeting if you would like to be placed on the next meeting agenda.

Name

ILA BURDETTE

Phone

(404) 275-0499

Meeting date for which you wish to appear

8/17/2026

Question/Issue you wish to discuss:

Zoning Fundamentals

Please describe in detail:

Basic discussion of what zoning districts are, and why cities have zoning.

Have you previously discussed this with the City Manager?

Yes

If yes, when?

At a Feb. 3, 2026 meeting with Lisa, Alex Dixon, and Al Prado.

Have you previously discussed this with the Mayor or a member of Council?

Yes

What was the response from such discussion(s)?

At City Council meetings, work sessions, and outside discussions, I've repeatedly asked for the Council's rationale for changing a parcel surrounded by residential and agricultural uses to an Industrial use. They have never discussed the fundamental zoning inconsistency.

Why was the above response not adequate?

It is clear from public meetings that zoning's essential purpose is not well understood, nor are zoning districts.

What is the resolution you seek?

We need a better community-wide understanding of zoning, its purpose and terms. I suggest zoning training, particularly for our Planning & Zoning Commission members, but also for the City staff, Mayor, and Council.

It is the intention of this process to resolve the question/issue without the necessity of an appearance at a Council meeting. I understand that such appearance requires the approval of the Mayor and that the appearance is limited to five (5) minutes.

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, 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-	DT-MX	G- RL	G- B	G- LI	G-HI
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						MX					
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 amended 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 R	CR MX	DT MX	G B	G LI	G HI
		ES	SU	TN	TN	CR	CR	DT	G	G	G
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
Car Wash							A			A	A
Cargo Containers	Y	A	A	A			P		A		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
Drive-Thru Facility							A			A	A
Farmers' Market					A		A	A	A	A	
Garden, Hobby		A	A	A	A	A	A	A	A	A	A
Greenhouse, Non-Commercial		A	A	A	A	A	A	A	A	A	A
Helicopter Landing Area							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												P
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.

- (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) 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.

- (vii) Water cooling systems shall achieve a Water Usage Effectiveness (WUE) rating of 0.2 L/kWh or less.
- (viii) Electrical power substations shall be located a minimum of 750 feet from the property line of any residential or public/industrial principal use.
- (ix) 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 twice 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) Construction requirements.

(i) Financial guarantees and assurances.

(A) The developer shall be required to fund or construct all necessary upgrades to water, sewer, electrical, roadway, and stormwater 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.
- (ii) Limitations on activities.
 - (A) Weekday construction working hours are limited to between 7:00 AM and 8:00 PM.
 - (B) Weekend construction working hours are limited to between 9:00 AM and 8:00 PM.
 - (C) Pile driving, jackhammering, and blasting are banned on weekends and federal holidays.
- (iii) 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.
- (m) Data Center Decommissioning and Equipment Disposal Plan.
 - (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. Procedures for power-down and disconnection, removal of servers and supporting infrastructure, removal of cooling systems and backup power systems, and the identification of responsible parties.
 - (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.
 - (n) 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.
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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.
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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
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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 of the centerline of Lafayette Parkway, Hamilton Road or Whitesville Road	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 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 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 19:

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

SECTION 20:

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

CITY COUNCIL
Mayor Jake Ayers
Michael Taylor, Jr., Post 1
Jason Baswell, Post 2
Mandy Neese, Post 3
Mark Ayers, Post 4
Kandis Strickland, Post 5



City Manager – Lisa Kelly
Assistant City Manager – Oasis Nichols
City Clerk – LeAnn Lehigh
City Attorney – Alex Dixon
111 High St
Hogansville GA 30230-1196
706-637-8629 | cityofhogansville.org

COUNCIL ACTION FORM

MEETING DATE: August 17, 2026 **SUBMITTED BY:** Dhayna Portillo 

AGENDA TITLE: Variance Request – 811 East Main Street

CLASSIFICATION (City Attorney must approve all ordinances, resolutions and contracts as to form)

- | | | | |
|--|-------------------------------------|---|---|
| ☐ Ordinance (No. ____) | ☐ Contract | ☐ Information Only | ☐ Public Hearing |
| ☐ Resolution (No. ____) | ☐ Ceremonial | ☒ Discussion/Action | ☐ Other |

BACKGROUND (Includes description, background, and justification)

Property owner and applicant Nathan Tilson, on behalf of Venture Planning & Development, has submitted a request for a lot frontage variance for a 0.85 acre tract located at 811 East Main Street (Tax Map Parcel No. 0213B006006). The applicant is requesting a reduction in the required minimum lot frontage from 75 feet to 66.79 feet to allow for the construction of a single-family residence on the currently vacant lot.

On June 16, 2026, the Historic Preservation Commission approved a Certificate of Appropriateness for the property.

At its regular meeting on July 16, 2026, the Hogansville Planning Commission voted to recommend approval of the requested lot frontage variance to the City Council.

BUDGETING & FINANCIAL IMPACT (Includes project costs and funding sources)

No budget impact to City.

STAFF RECOMMENDATION (Include possible options for consideration)

Staff recommends approval of the variance request, as recommended by the Hogansville Planning Commission on July 16, 2026. The proposed variance satisfies all five variance standards that are listed within the Unified Development Ordinance. An administrative variance was not applicable because the requested lot frontage exceeded the maximum 10% reduction allowed from the required dimension.

Application Number: 2026-2V02



Application for Zoning Variance

Property Owner Name: **Venture Planning & Development/Nathan Tilson**

Address: **202 Commerce Street Hogansville, GA 30230**

Phone: **770-301-6947**

Email: **nathantilson@att.net**

Troup Tax Map No.: **0213B006006**

Address for which
variance is requested: **811 E Main Street Hogansville, GA 30230**

Nature of Variance Requested – Please be as specific as possible.

The front of the lot is 66.79' wide and the city's UDO requires 75' minimum. I am requesting a variance for permission to build a home on the lot that has existed since 1967 with 66.79' of frontage in lieu of the 75' minimum required by the current UDO.

You can attach a separate sheet to explain why this variance is necessary.
Attach a simple sketch of the property showing the following:

- ☐ General location of the existing structures and property lines.
- ☐ Present zoning of adjacent property.
- ☐ Existing use of adjacent property.
- ☐ Locations of proposed buildings and land use.
- ☐ A legal description of the property.
- ☐ Setback distances.
- ☐ Parking spaces, if applicable.

I certify that the foregoing information is true and correct,

^{29 NAT}
this ~~28~~ day of June 2026



Notary Public





Applicant's Signature



City of Hogansville, GA Zoning Variance Checklist

Property Owner **Venture Planning and Development, Inc**

Address for which
variance is requested **811 E Main Street Hogansville, GA 30230**

	By	Date
Application received	<u>DP</u>	<u>06-29</u>
Application accepted	<u>DP</u>	<u>06-29</u>
Public Hearing Date Decided	<u> </u>	<u> </u>
Legal Notice Published	<u> </u>	<u> </u>
Legal Ad Placed	<u> </u>	<u> </u>
Planning action taken	<u> </u>	<u> </u>
City Council action taken	<u> </u>	<u> </u>

City decision

Approved ☐

Denied ☐



Zoning Variance Application Instructions

The final decision to grant a variance shall be made by the Hogansville City Council after hearing the recommendation of the Planning Commission. Any appeals of the City Council's decision shall be taken to the proper courts.

PLANNING COMMISSION:

- 1) An application for a variance must be completed and signed by the applicant and submitted to City Hall at least 7 days before the next regularly scheduled Planning Commission meeting which staff will review the requests and develops a recommendation which is forwarded to the Planning Commission for review and recommendation.
- 2) The Planning Commission meets on the third Thursday of each month at 6:00 p.m. at City Hall. It is important that the petitioner attend these meetings to answer questions that may arise from board members.
- 3) After hearing interested citizens and after reviewing the request, the Planning Commission votes to recommend APPROVAL, APPROVAL WITH CONDITIONS, DENIAL, OR TABLING of the request.
- 4) This recommendation is forwarded to Mayor and Council.

MAYOR AND COUNCIL MEETINGS:

- 1) The Mayor and Council will hear a report on the request and determine if the request is reasonable.
- 2) If the request is deemed to be reasonable, Mayor and Council will place the request on the agenda for first and second readings at two consecutive meetings.
- 3) Public support in favor or opposition to the request will be received by the Mayor and Council.
- 4) Mayor and Council will vote on the request.

The Commission/Council may, at its sole discretion, include any condition, requirement or limitation to a variance which may be necessary to protect adjacent property owners and the public good. If at any time after the variance has been issued, the zoning administrator or building inspector finds that the conditions imposed and the agreements made have not been or are not being fulfilled by the holder of the variance, the variance shall be terminated.

MATERIALS NECESSARY FOR A REQUEST FOR VARIANCE APPLICATION:

- ☐ An application fee of \$150.
- ☐ A statement outlining the reason for the request listing what extraordinary and exceptional conditions exist with the property in question because of its size, shape or topography, or that a literal enforcement of the ordinance would create an unnecessary hardship, or that there are peculiar conditions involved and that if the variance is granted it would not cause a substantial detriment to the public good.
- ☐ A sketch/site plan of the property showing all the items outlined on the application.
- ☐ Statements from adjacent property owners in support of the variance if applicable
- ☐ Property Authorization Forms
- ☐ One (1) 24x36 sign to be placed at each lot frontage. *
- ☐ One (1) legal advertisement to be published in the LaGrange Daily News. *

The wording will be supplied by the Zoning Administrator and must be posted 15-45 days before the public hearing

REQUIREMENTS FOR VARIANCES:

Please fill the following questions to the best of your ability.

1. The variance request arises from a condition that is unique and particular to the land, structures and buildings involved **The variance is requested because the current UDO requires a 75' minimum lot width and 811 E Main Street is 66.79' in width at the front. There are at least 2 properties that I identified from public that do not meet this requirement of 75' of frontage that exist in the same zoning district as 811 E Main Street. 811 E Main Street had a residence on it at one time and it was left in disrepair and was removed from the property at some point. All surrounding properties are used for residential use and the approval of this variance will not affect any of those properties negatively.**
2. The variance is necessary because of the particular physical surroundings, size, shape or topographical condition of the specific property involved that would result in unnecessary hardship for the applicant; as distinguished from a mere inconvenience, if the provisions of the Unified Development Ordinance (UDO) were literally enforced **Should the variance not be approved by the city, the lot at 811 E Main Street would be considered condemned and unusable. This would leave an empty space with no residence, no additional tax dollars for the city and a loss of investment for a locally established company.**
3. The condition requiring requested relief is not ordinarily found in properties with the same zoning district designation as the subject property **The lot at 811 E Main Street is recorded back to 1967 according to the Troup county tax assessors office. It, along with other properties have road frontages that do not meet the existing UDO road frontage requirements. However, the other lots have existing homes on them and are allowed to exist, based on the "grandfathered" system. The lot at 811 E Main street has not had a residence or structure on it for some time, and when the requirement of 75' of frontage was adopted, the lot remained and the owners did not apply for the variance at that time. It was not until Venture Planning & Development decided to build on the lot that it was realized that the frontage did not meet the minimum requirement, and was not "grandfathered" in as a lot of record when the minimum frontage requirements were adopted. Therefore, in order to construct a new residence on this lot, the hardship for variance is requested.**
4. The condition is created by the regulations of the UDO and not an action or actions of the property owner or the applicant **The lot has existed for well over 50 years in the city of Hogansville with the same road frontage. The UDO created the issue, not the property owners or the applicant.**

5. The granting of the variance will not impair nor injure other properties or improvements in the neighborhood in which the subject property is located, nor impair an adequate supply of light or air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, create a hazard to air navigation, endanger the public safety or substantially diminish or impair property values within the neighborhood **The construction of a new home on the lot at 811 E Main Street will only improve the curb appeal, property values and overall beautification of the streetscape on Main Street Hogansville.**
6. The variance is the minimum variance that will make possible the reasonable use of the land, building or structure **A variance of 8.21' is all that is asked. A 10.9% reduction on requirement.**
7. The variance designed will not be opposed to the general spirit and intent of the UDO or the purpose and intent of the Comprehensive Plan **Should the variance be allowed, the UDO and Comprehensive Plan will be enhanced and complimented by the addition of new construction home on an in-fill lot to add to the existing beauty and charm of the City of Hogansville.**

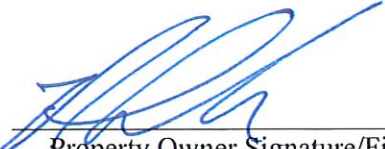


Owner Authorization Form

City of Hogansville

This is a written request from VENTURE PLANNING & DEVELOPMENT, INC., the legal owner of Property: 811 E. MAIN STREET, Hogansville, Troup County, Georgia and the Tax Parcel Number 0213B006006. At this time, we are requesting that the said property be considered for a variance for the following reason:

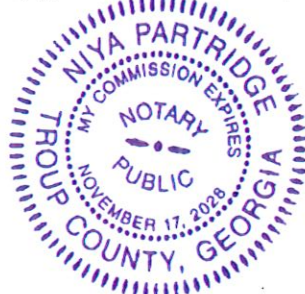
Esta es una petición escrita de _____, el dueño legal de la Propiedad: _____, Hogansville, Condado de Troup, Georgia y el Número de Parcela Fiscal _____. En este momento, estamos pidiendo que se considere la propiedad para tener una variación por la siguiente razón:


Property Owner Signature/Firma del dueño

06/29/2026
Date/Fecha:


Notary Public

(Affix Raised Seal Here)



RIGHT-OF-WAY AS SHOWN BASED UPON PLATS OF RECORD, AS WELL AS MONUMENTATION RECOVERED. NO RIGHT-OF-WAY DEED OF DEDICATION OR OF TAKING WAS RECOVERED BY THIS SURVEYOR SPECIFIC TO THE SUBJECT PARCEL.

THIS BLOCK IS RESERVED FOR THE
CLERK OF THE SUPERIOR COURT

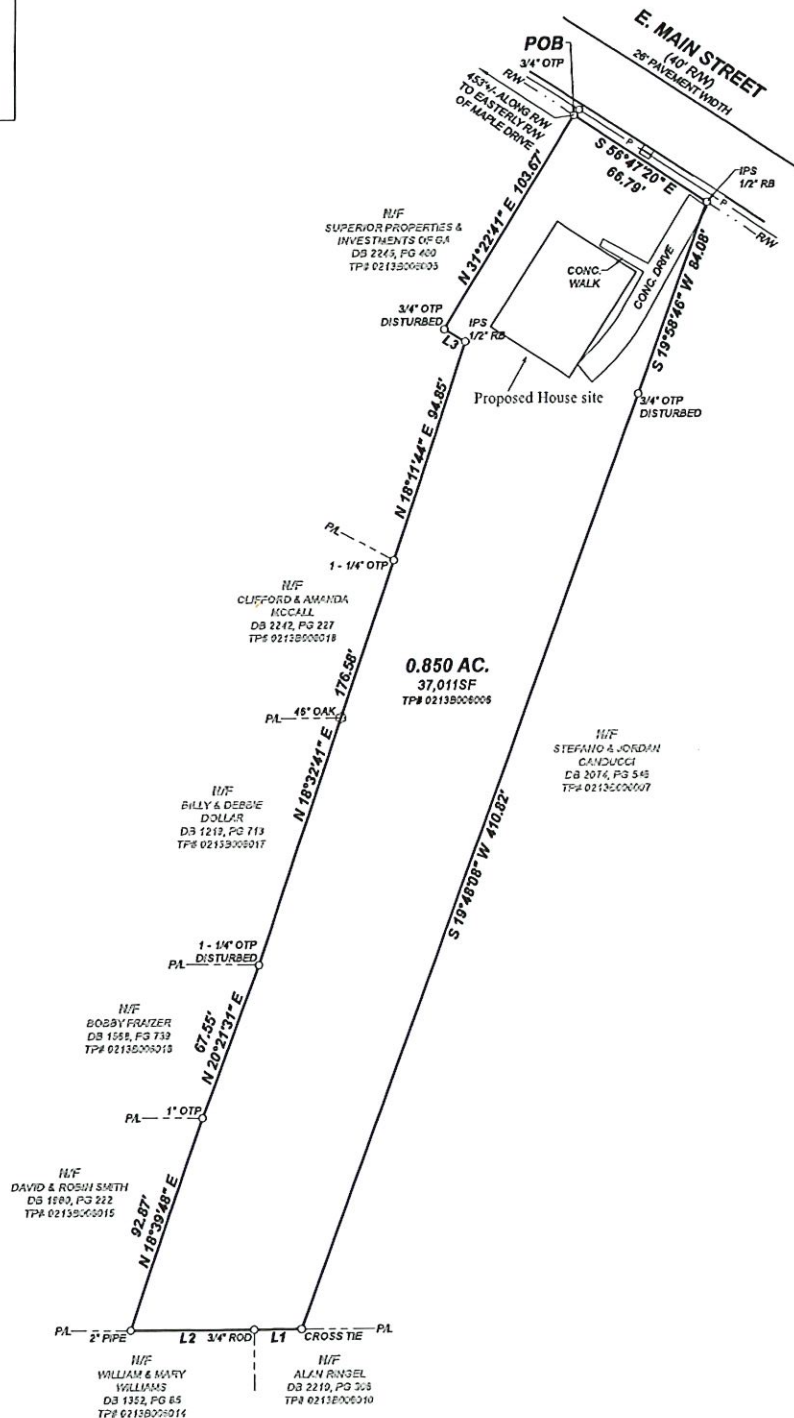
NOTES:

1. THE BASIS FOR THE DIRECTIONS SHOWN HEREON IS GEODETIC NORTH, GA MEAD COORDINATE SYSTEM.
2. REFERENCE: PLAT BOOK 28, PAGE 252 OF TROUP COUNTY RECORDS.
3. THE PROPERTY AS SHOWN ON THIS PLAT DOES NOT LIE WITHIN A SPECIFIC FLOOD HAZARD AREA AS DETERMINED BY F.I.R.M. MAP NO. 13245C0070E, DATED 7/20/12.
4. THE LOCATION OF UNDERGROUND UTILITIES SHOWN IS BASED ON ABOVE GROUND STRUCTURES AND INFORMATION SUPPLIED TO THE SURVEYOR. VARIATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURED UTILITIES OR STRUCTURES MAY EXIST. THE SURVEYOR MAKES NO CERTIFICATION AS TO THE ACCURACY AND COMPLETENESS OF THE LOCATIONS SHOWN HEREON.
5. THE LAST DAY OF FIELD WORK WAS 4/27/2028.
6. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
7. DECISION WHEN IS MADE TO THE ORIGINAL PURCHASER OF THE PROPERTY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
8. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
9. ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES UNLESS OTHERWISE SPECIFIED.
10. TOWN: R-1

CLOSURE STATEMENT:
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT 141.955 FEET.

SITE DATUM AND COORDINATES FOR THIS SURVEY WERE ESTABLISHED USING A CHC 20TL GPS 3 FREQUENCY SYSTEM IN STATIC MODE. DATA WAS PROCESSED BY AND CORRECTIONS DERIVED FROM NGS OPUS POST-PROCESSING SOFTWARE.

SUBSEQUENT MEASUREMENTS WERE OBTAINED USING STANDARD BASE ROVER RTK MODE. THE RELATIVE POSITIONAL ACCURACY IS BASED ON HORIZONTAL AND 0.007 VERTICAL AT THE 95% CONFIDENCE LEVEL.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 89°24'25" W	20.18'
L2	S 89°52'03" W	51.85'
L3	N 60°13'15" W	10.29'

SURVEYORS CERTIFICATION: THIS PLAT IS A CORRECT AND TRUE REPRESENTATION OF THE PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF THE BOARD OF RECORDATION. THIS PLAT IS NOT TO BE USED WITH ANY REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE BOARD OF RECORDATION. I, THE UNDERSIGNED LAND SURVEYOR, AM A LICENSED SURVEYOR AND AM SET FORTH IN O.C.G.A. SECTION 13-8-67.


 REGISTERED LAND SURVEYOR

3137
 No.

4/28/2028
 DATE

PL	■	PROPERTY LINE
R/W	■	RIGHT OF WAY
OTP	■	OPEN TOP PIPE
IFF	■	IRON PIN FOUND
IPS	■	IRON PIN SET
RB	■	REBAR
N/F	■	NOW OR FORMERLY
PLB	■	PLAT BOOK
DB	■	DEED BOOK
TP	■	TAX PARCEL
POB	■	POINT OF BEGINNING
☐	■	POWER POLE
—	—	OVERHEAD POWER LINE



DATE: 4/28/2026	ISSUE		
SCALE: 1" = 40'	No.	DESCRIPTION	DATE
ACREAGE: 1.064			
CITY: HOGANSVILLE			
DRAWN: MWR			
CHECKED: VLS			
SHEET #: 1 of 1			
PROJECT: 811 E MAIN ST			

BOUNDARY SURVEY FOR
Venture Planning & Development, Inc
811 E. MAIN STREET
LAND LOT 97 - 11th DISTRICT
TROUP COUNTY - GEORGIA



PREPARED BY:
W. LUKE SUTTLES, RLS
NEWNAN, GA 30265
(678) 378-5881

Please return to:
Lawson, Beck & Sandlin, LLC
560 Newnan Crossing Bypass, Suite 100
Newnan, Georgia 30265
File # 23-NWN-0054

STATE OF GEORGIA
COUNTY OF COWETA

eFiled & eRecorded
DATE: 1/26/2023
TIME: 10:58 AM
DEED BOOK: 02204
PAGE: 00170 - 00171
RECORDING FEES: \$25.00
TRANSFER TAX: \$30.00
PARTICIPANT ID: 1138094925,7067927936
CLERK: Jackie Taylor
Troup County, GA
PT61: 1412023000140

LIMITED WARRANTY DEED

THIS INDENTURE made this 26th day of January, 2023 between

Morgan Family Investment Properties LLC

as party or parties of the first part, hereinafter called Grantor, and

Venture Planning and Development, Inc.

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS and other good and valuable consideration (\$10.00) in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property:

All that tract or parcel of land lying and being in Land Lot 97 of the 11th Land District, City of Hogansville, Troup County, Georgia, containing 0.8496 acres, and being more particularly shown and delineated on plat of survey prepared by William L. Morkes and Associates dated August 6, 1987, a copy of which is on file in the office of the Clerk of Superior Court of Troup County, Georgia, at Plat Book 28, Page 252, which plat of survey is incorporated herein and made a part hereof by reference thereto for the purpose of a more complete and accurate description.

Subject to restrictive covenants and easements of record.

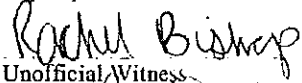
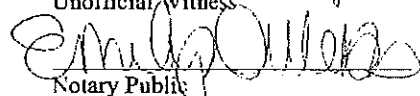
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons claiming by through or under Grantor.

eFiled & eRecorded
DATE: 1/26/2023
TIME: 10:58 AM
DEED BOOK: 02204
PAGE: 00171

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this first day and year first above written.

Signed, Sealed and delivered in the presence of:


Unofficial Witness

Notary Public

Morgan Family Investment Properties LLC

BY: 
Timothy Morgan, Member, Authorized Signer



CITY OF HOGANSVILLE VARIANCE REQUEST STAFF ANALYSIS AND REPORT

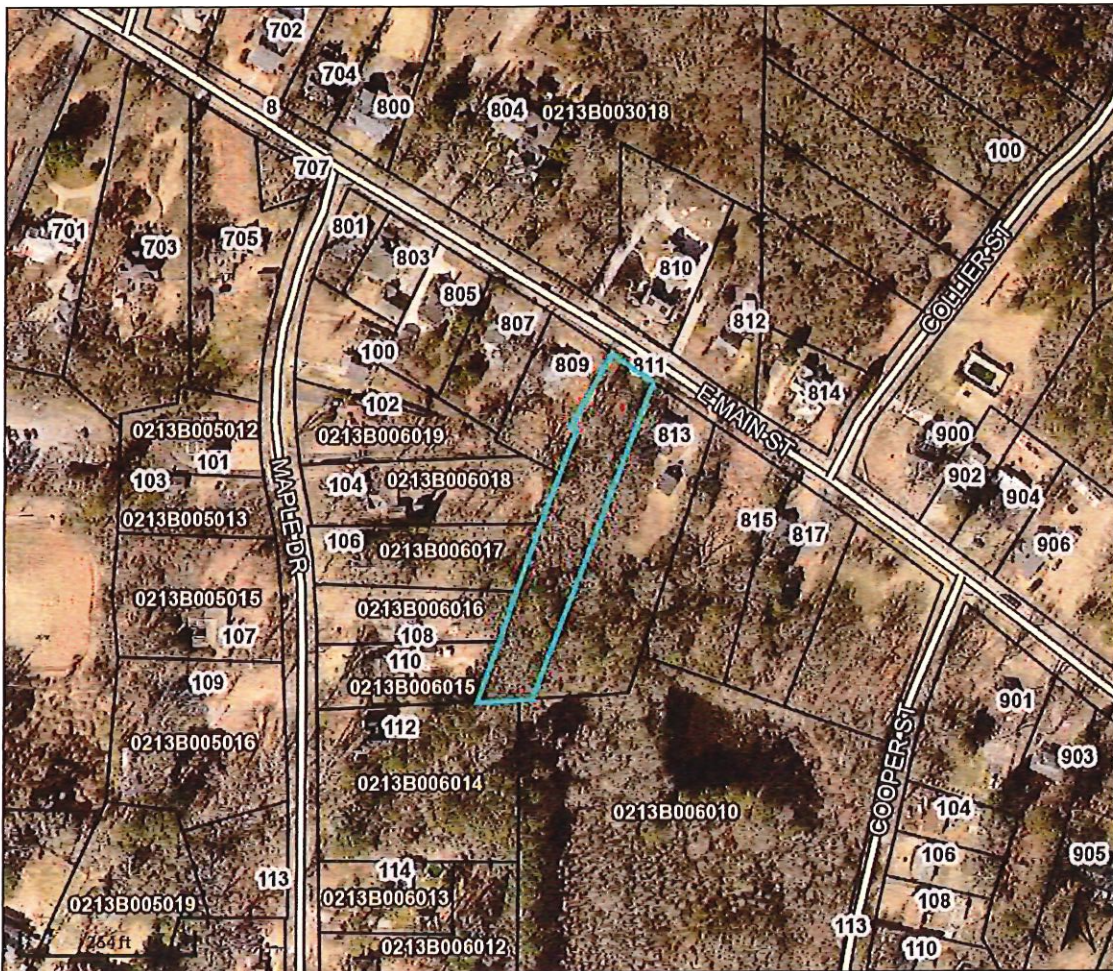
Case # : 2026-V02 Date: 07/07/2026 Owner: VENTURE PLANNING & DEVELOPMENT INC Location: 811 East Main Street Parcel Number: 0213B006006 Acreage: .85 Zoning: Estate Single Family Residential Character Area: Traditional Residential Public Notification: July 22, 2026 Notice in Paper: July 22, 2026 Sign Posted: July 22, 2026 P/Z: July 16, 2026 Date of Public Hearing/1st reading: August 17, 2026 DRI Review: N/A	Request: To reduce the required minimum 75' to 66.79ft to allow for a new single family residential home. Location Map:  Existing Land Uses: Adjacent uses consist of the following: WEST: 104-110 Maple Drive – ES-R – there are four 1263-2445 square feet homes to the west of the property NORTH: 810 East Main Street – ES-R – a 3831 square feet single family home to the north of the property EAST: 813 East Main Street – ES-R – a 1619 square feet single family home to the east of the property SOUTH: 112 Maple Drive – ES-R – a 1288 square feet single family home to the south of the property
---	--

	Previous Related Actions: June 16, 2026 - Historic Preservation Commission approved the Certificate of Appropriateness applied for this property to allow new construction. Findings: 1: This site is surrounded by single family homes that have similar square footage as the proposed 1900 sqft home. 2: This site is located within the Historic District <u>Requirements for Variances:</u> 1) There are extraordinary and exceptional conditions to the particular piece of property in question because of its size, shape or topography. <i>Yes, due to the size of the lot it limits the property's ability to be developed for permitted residential use without the variance.</i> 2) Such conditions are peculiar to the particular piece of property involved. <i>Yes</i> 3) Such conditions are not a result of any action of the property owner. <i>Yes, the applicant did not create the existing frontage deficiency.</i> 4) Denial of this variance would create unnecessary hardship. <i>Yes, denial of this variance would mean the lot cannot be developed for a single family home which limits the reasonable use of the property.</i> 5) Relief, if granted, would not cause a substantial detriment to the public good or impair the purposes and intent of the City of Hogansville Unified Development Ordinance. <i>Yes</i>
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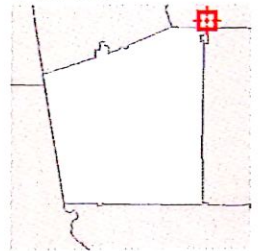
The recommendations made herein are the opinions of the City of Hogansville staff and do not constitute a final decision. The Hogansville City Council makes the final decision on all Zoning Applications at their regularly scheduled meetings.

	Staff Recommendation: Staff recommend approval of the proposed variance request. The application satisfies all five (5) variance standards. Approval of the requested variance will not adversely affect the public health, safety, or welfare and will make the subject parcel consistent and compatible with the surrounding properties.
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The recommendations made herein are the opinions of the City of Hogansville staff and do not constitute a final decision. The Hogansville City Council makes the final decision on all Zoning Applications at their regularly scheduled meetings.



Overview



Legend

- Address Numbers
- Parcels
- Roads

Parcel ID	0213B006006	Owner	VENTURE PLANNING & DEVELOPMENT	Last 2 Sales			
Class Code	Residential		INC	Date	Price	Reason	Qual
Taxing District	18 - HOGANSVILLE		1028 FINCHER RD	1/26/2023	\$30000	LM	Q
City	HOGANSVILLE		MORELAND, GA 30259	5/28/2020	\$80000	IP	U
Acres	0.85	Physical Address	811 E MAIN ST				
		Assessed Value	Value \$30000				
		Land Value	Value \$30000				
		Improvement Value					
		Accessory Value					

(Note: Not to be used on legal documents)

Date created: 7/8/2026

Last Data Uploaded: 7/7/2026 10:59:05 PM

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GEOSPATIAL



Case No. _____

Date 5/12/2024

Certificate of Appropriateness Application

APPLICANT INFORMATION

Name: Brian HudsonMailing Address: 7364 Rocky Mount RD GAY GA, 30218Daytime Phone # 770-710-4917 Other Phone # _____E-mail: Choice Contractors @ Yahoo. Com

PROJECT INFORMATION

Project Address: 203 Johnson STProperty Owner: Brian & Trey Hudson

Troup Tax Map No.: _____

This application is for: (check all that apply)

☐	Sign/Awning
☐	Fence
☒	Driveways, sidewalks, landscaping features
☒	Removal of non-historic features
☐	Renewal of expired Certificate of Appropriateness without change to the original approval
☐	Emergency construction to abate a hazardous condition
☒	Addition / Alteration
☐	New construction
☒	Outbuilding
☒	New Roof
☐	Other:

DETAILED PROJECT DESCRIPTION

(Please see other side for additional submittal requirements. Attach additional pages as necessary.)

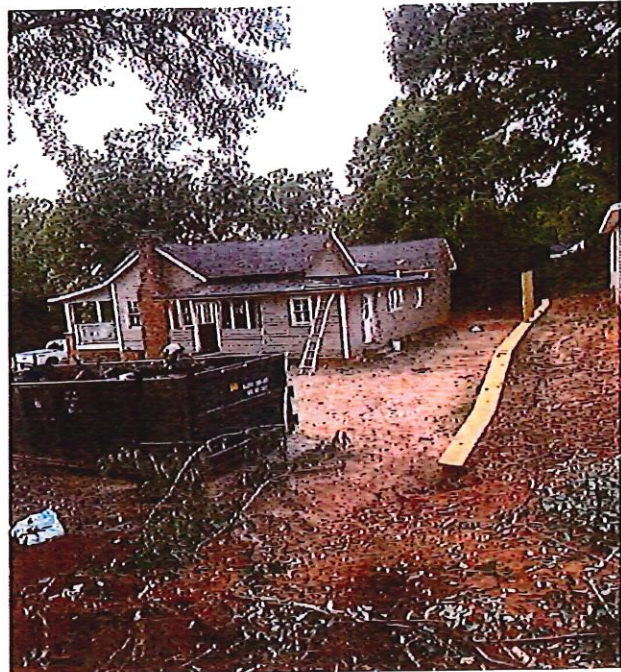
Complete Restoration of House + Shop Removing
ALL Siding / Driveway / Relocating Electrical panel / update
Plumbing / Remove porch railing / Install new side entrance
porch built out of wood. Removing side walk steps going down

B-H
Applicant's Signature

5/12/2024
Date

To the Street, Relocating mailbox next to driveway.
We will be Repairing and or mending the current brick
Foundation under the Existing Front porch the current
Brick is unsafe and not secure to the structure. I also
will be installing new window through. Adding additional
Windows to the Mud Room, off the side of House.

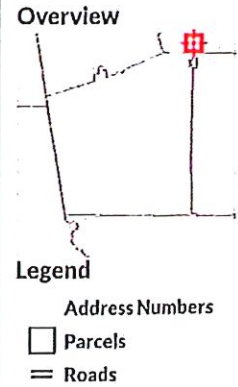
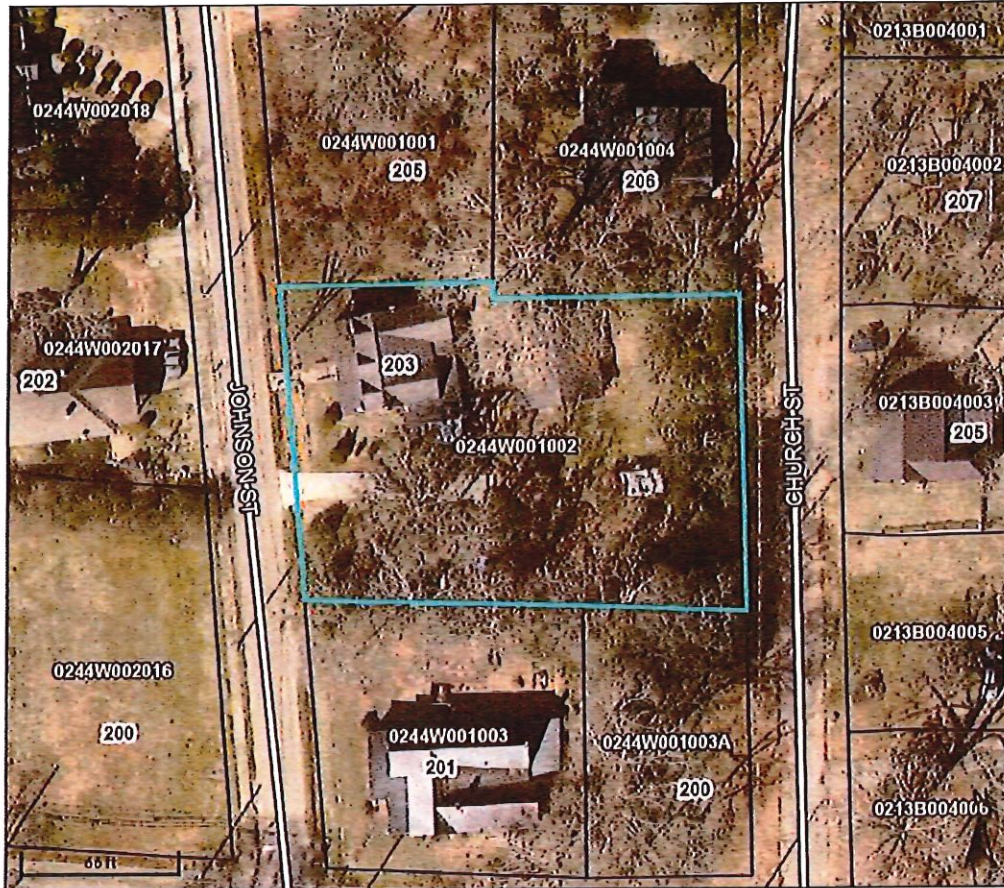
Current Photos



Proposed







Parcel ID 0244W001002
Class Code Residential
Taxing District 18 - HOGANSVILLE
City HOGANSVILLE
Acres 0.55

Owner HUDSON STEVEN TREY
216 AUSTIN STOREY CIR
NEWNAN, GA 30263
Physical Address 203 JOHNSON ST
Assessed Value Value \$136500
Land Value Value \$20600
Improvement Value Value \$100000
Accessory Value Value \$15900

Last 2 Sales
Date Price Reason Qual
3/27/2026 \$100000 ES U
6/30/2016 \$85000 FM Q

(Note: Not to be used on legal documents)

Date created: 7/13/2026
Last Data Uploaded: 7/12/2026 8:10:43 PM

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GEO SPATIAL

5.4.2 Placement — Both a building's positioning on its site (i.e., its setback) and the positioning of individual elements on a building are examples of placement. A building is said to be symmetrical when its front facade is composed of two halves that are mirror images of each other. An asymmetrical building, on the other hand, exhibits an irregular front facade.

5.4.3 Directional Emphasis — Most buildings are either horizontal or vertical in their directional emphasis. This quality is determined by the size and placement of elements and openings on a building's front facade as well as by the building's overall shape. Directional emphasis may also be influenced by surface materials and architectural detailing.

5.4.4 Shape — The surfaces and edges of buildings, and of their individual elements, determine their shapes, which are important in expressing characteristics of architectural style. Even though there are dozens of architectural styles, there are only a few fundamental shapes that are utilized in their expressions.

5.4.5 Volume — The volume of a building or an individual element is determined by three dimensions — length, width and height. Volume is an important consideration both for additions and new construction, because when volumes of the main building core or individual elements differ significantly from those of nearby buildings the result will be visual incompatibility.

5.4.6 Massing — Massing has to do with the way in which a building's volumetric components (i.e., bays, overhangs, porches, etc.) are arranged and with the relationship between solid wall surfaces and openings. For example, large areas of blank wall and a horizontal directional emphasis tend to give a building a heavy or solid feel, while numerous windows and doors and a vertical directional emphasis will result in a lighter, less "massive" feel.

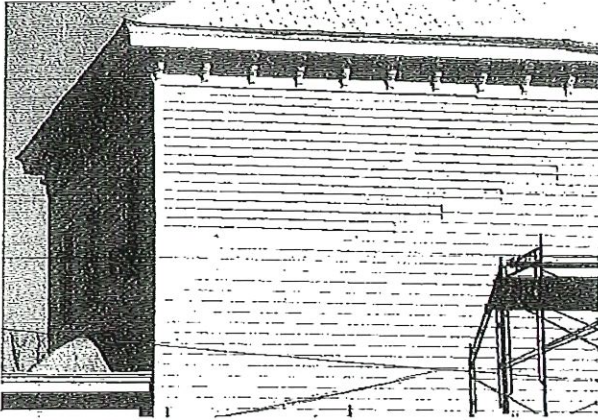
5.4.7 Proportion — The relationship of one dimension to another (i.e., height to width) is the definition of proportion. Visual order is achieved on a building when all of its elements are correctly proportional to one another.

5.4.8 Rhythm — Recurring patterns of lines, shapes, forms or colors create rhythm on a building. For example, the rhythm of openings on a house refers to the number and placement of windows and doors on its

front facade. Rhythm also occurs on the larger scale of streetscapes, with buildings themselves functioning as elements of rhythmic patterns.

5.4.9 Scale — The patterns, shapes and sizes of materials, components and openings all influence a building's scale. There are two important considerations here: the first is the way in which these elements relate to human size (or human scale); the second is whether there is consistency of scale among buildings within a particular area of influence.

5.4.10 Materials — The dominant exterior materials used in a neighborhood or historic district contribute to the visual relationship among buildings. Sometimes only a few materials will be dominant in a neighborhood or commercial area, resulting in uniformity and continuity. It is also possible for considerable variety of surface materials and treatments to characterize an area, and yet even in such cases the addition of certain "foreign" materials would greatly disrupt the predominant visual textures.



This historic house is undergoing application of vinyl siding. Even when the new treatment is visually acceptable, the risks of damage resulting from trapped moisture remain significant.

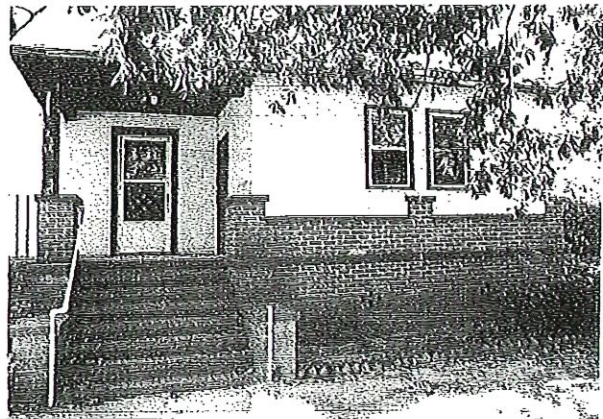


*The windows of this house reveal a poor job of applying vinyl siding. The window surrounds have been covered over, greatly altering the appearance of the house. The use of artificial sidings **must** be accomplished without the loss of architectural detailing.*

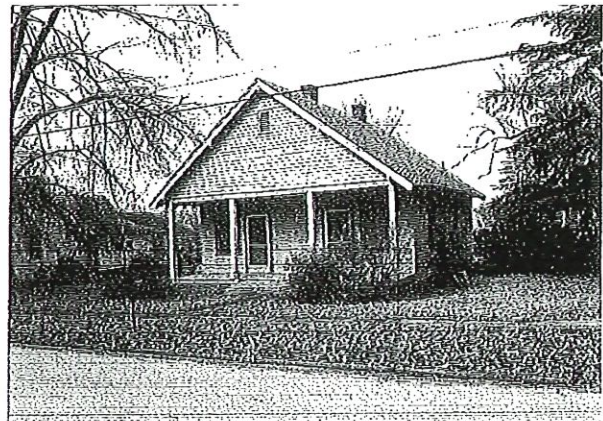
It should be noted that the National Park Service has determined artificial siding to be inappropriate for use on historic buildings. This decision was based on the fact that artificial siding has the potential to damage historic building materials and also conceals these original materials, thus compromising historic integrity and character. Owners of historic properties should therefore give considerable thought to these points before deciding to install artificial siding. Even though the utilization of these materials is permissible it is not recommended. (Please see Section 6.0 for additional information on artificial siding.)

7.6 Porches

Porches are often quite prominent on historic houses and help define historic character. Proper maintenance and the retention of original materials and proportions is vital if this character is to remain intact. The replacement of original wooden porch posts with welded steel posts is inappropriate; posts identical or very similar to the original posts should be used if repair is impossible. Historic porch balustrades are typically lower than those on more recent buildings, and replacing these low balusters with higher rails will completely alter the overall appearance of the porch.



Two of this porch's three bays have been inappropriately infilled. The remaining brick piers indicate the former location of porch supports.



The integral or recessed porch is vital to the architectural integrity of the house type known as the Temple-front Cottage. The porch of this particular house has been well-maintained.





Replace w/ Concrete Slab

RightAngle Roofing & Renovations
204 East Main St
Hogansville GA 30230
Mobile: (770) 318-0490
rightangleroofing@gmail.com
rightangleroofingandrenovations.com



Customer

City Of Hogansville
City. Hall
Hogansville GA 30230
Mobile: (678) 953-3351
lisa.kelly@cityofhogansville.org
amber.johnson@cityofhogansville.org
andy.jones@cityofhogansville.org

Job Site

City Of Hogansville Andy Jones
City. Hall
Hogansville GA 30230

Customer Contract

Job Name	Gazebo Replacemant
Job Number	776
Issue Date	June 17, 2026
Valid Until	July 17, 2026

Item

Amount

Gazebo rebuild

1. Remove 14x22 gazebo
2. Rebuild new gazebo in same footprint 14x22 slab with shingled gable roof all treated wood.
3. Reconstruct with benches in place of rails.
4. Paint white
5. Purchase and install 3 exterior ceiling fans.
6. Remove any job related debris.
7. Add pavers back to meet new slab.

Job to be completed within 4 weeks from start.

Being priced from picture example from Lisa July 29

If we need extra pavers they will be as close to same as possible.

******We would suggest adding larger beams to reduce number of post. We would also suggest a gabled roof with vaulted ceiling exposed rafters and T 1-11 to make the structure fill bigger and stay cooler inside. We would like to pull the rails back to even with the benches to make walk openings and steps wider as well. ******

Price	\$35,000.00
--------------	--------------------

Date 6/17/26

Date _____

Travis Lemay
RightAngle Roofing & Renovations

City Of Hogansville

Gazdoo City of Hagarville

Page #3

- ① Demo labor & materials \$2000.
- ② 14x23 slab. with 8in x12in footer around perimeter. 4in concrete with Fiber Broom Finish on service area with plastic & gravel. 322 sq ft approx. Labor & materials, \$6900.
- ③ Rebuild. 14x23 structure Gable Roof 7/12 pitch. open gable ends 322 sq ft. Labor & materials \$14,000.
- ④ Roofing standing seam 50 year Mtl. \$5,800.
- ⑤ Corners 1x6 Fawn Hardy 12in soffit Hardy \$2000.
- * Labor
⑥ Post & Beam wood painted 6x6 ft \$2000.
- ⑦ Electrical Fixtures include 2 Fans, 4 Receptles 8 can light. 2 Flood Light. \$1500.
- ⑧ Benches built 3 sets 14 Ft long \$1500.
- ⑨ Gutters 6in seamless ^{white} or Black in stock \$850.
any other color will be extra cost.

Russell A. total cost. \$39,000.

Aug 10 2026.



Replace w/ wood floor

RightAngle Roofing & Renovations
204 East Main St
Hogansville GA 30230
Mobile: (770) 318-0490
rightangleroofing@gmail.com
rightangleroofingandrenovations.com



Customer

City Of Hogansville
City. Hall
Hogansville GA 30230
Mobile: (678) 953-3351
amber.johnson@cityofhogansville.org
andy.jones@cityofhogansville.org
lisa.kelly@cityofhogansville.org

Customer Contract

Job Name	Gazebo Replacemant
Job Number	776
Issue Date	June 17, 2026
Valid Until	July 17, 2026

Job Site

City Of Hogansville Andy Jones
City. Hall
Hogansville GA 30230

Item

Amount

Gazebo rebuild

1. Remove 14x22 gazebo
2. Rebuild new gazebo in same footprint 14x22 with shingled gable roof all treated wood.
3. Reconstruct with rails and benches similar to existing.
4. Stain up to 2 colors.
5. Purchase and install 3 exterior ceiling fans.
6. Remove any job related debris.
7. Add gutters.

Job to be completed within 3 weeks of start date.

*****We would suggest adding larger beams to reduce number of post. We would also suggest a gabled roof with vaulted ceiling exposed rafters and T 1-11 to make the structure fill bigger and stay cooler inside. We would like to pull the rails back to even with the benches to make walk openings and steps wider as well. *****

Price	\$32,500.00
-------	-------------

A handwritten signature in black ink, appearing to read "Travis Lemay".

Date 6/17/26

Travis Lemay
RightAngle Roofing & Renovations

Date

City Of Hogansville



Re: Scope of Work Regarding Gazebo

From Russell Arrington <arrington414@icloud.com>

Date Fri 6/19/2026 2:32 PM

To Amber Johnson <Amber.Johnson@cityofhogansville.org>

The scope of work sent by City of Hogansville for the gazebo on the rebuild teardown and rebuild total cost to tear it down rebuild it same footprint, same style standing scene metal roof, final soffit two colors on the Stain picture frame floorboards to rebuild the whole thing take everything down remove it haul off cleanup. Total job on the rebuild will be \$26,800 materials in labor. Thank you. Sent from my iPhone

On Jun 18, 2026, at 5:50 PM, Russell Arrington <arrington414@icloud.com> wrote:

Repairing all stated requirements and scope of work by city 13,500.00 repairing only
Sent from my iPhone

On Jun 17, 2026, at 8:29 AM, Amber Johnson <Amber.Johnson@cityofhogansville.org> wrote:

During our review of the gazebo proposals received, we noted that the three quotes varied significantly in scope and included different work items. To ensure a fair and consistent evaluation process, we are requesting updated quotes based on the attached Scope of Work.

We are requesting two separate quotes:

1. A quote for the repair and renovation of the existing gazebo in accordance with the attached scope.
2. A quote for the demolition of the existing gazebo and construction of a new gazebo based on the attached specifications.

Please review the attached documents for the detailed scope requirements for each option.

We respectfully request that all revised quotes be submitted no later than 5:00 PM on Friday, June 19, 2026. If you have any questions or require additional information, please do not hesitate to contact me at (706) 977-4159.

Thank you for your time and consideration.

Best Regards,

<Outlook-acrmdp4p.png>

<Scope of Work - Gazebo Reair.docx>

<Scope of Work - Gazebo Demolition and Reconstruction.docx>



RightAngle Roofing & Renovations

204 East Main St
Hogansville GA 30230

Mobile: (770) 318-0490

rightangleroofing@gmail.com

rightangleroofingandrenovations.com

The logo for RightAngle Roofing & Renovations features the company name in a bold, sans-serif font. The word "RIGHT" is in white, and "ANGLE" is in orange. Below it, "ROOFING & RENOVATIONS" is in white. The text is centered between two horizontal orange lines that form a stylized roof shape.**Customer**

City Of Hogansville

City. Hall

Hogansville GA 30230

Mobile: (678) 953-3351

amber.johnson@cityofhogansville.org

andy.jones@cityofhogansville.org

lisa.kelly@cityofhogansville.org

Customer Contract

Job Name	Gazebo
Job Number	768
Issue Date	May 28, 2026
Valid Until	June 27, 2026

Job Site

City Of Hogansville Andy Jones

City. Hall

Hogansville GA 30230

Item**Amount****Gazebo**

1. Pressure wash gazebo.
2. Paint wood up to 2 colors.
3. Remove and replace 3 exterior fans with light kits.
4. Remove and replace all 5/4 boards on floor to treated 2x6.
5. Repair fascia that's coming loose.
6. We will replace boards on steps and benches as well.
7. Remove and replace roof shingles.
8. Remove all construction debris upon completion.

Job to be completed within 2 weeks from start date.

Price	\$15,800.00
-------	-------------



Date 5/28/26

Travis Lemay
RightAngle Roofing & Renovations

Date _____

City Of Hogansville



Re: Scope of Work Regarding Gazebo

From Russell Arrington <arrington414@icloud.com>
Date Fri 6/19/2026 2:31 PM
To Amber Johnson <Amber.Johnson@cityofhogansville.org>

To scope of work sent by City of Hogansville to be done by Russell Arrington construction as a quote on the gazebo on all repairs listed by the City stated on their scope of work plan total will be \$13,500 materials in labor
Sent from my iPhone

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Sent from my iPhone

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<Outlook-acrmdp4p.png>

<Scope of Work - Gazebo Reair.docx>
<Scope of Work - Gazebo Demolition and Reconstruction.docx>