



CITY OF HOGANSVILLE

Planning Commission

Regular Session Agenda

Thursday, May 21, 2026, at 6:00 pm

Chairperson: *Ricky Thrash 2027*

Vice Chair: *Ellen Shellabarger 2027*

Board Member: *Carol Smith 2027*

Board Member: *Andrew Smith 2028*

Board Member: *Adrain Porter 2028*

Board Member: *Richard Woods 2027*

Board Member: *Susan Harrell 2027*

Approval of Agenda

Approval of Minutes – April 16, 2026

New Business

1. Data Center Ordinance – UDO Text Amendment – Aaron Fortner

Board Member Comments

Next Meeting – June 18, 2026

Adjourn



City of Hogansville
Planning & Zoning Board
Regular Meeting Minutes

April 16, 2026 at 6:00 pm

Chairperson: *Ricky Thrash 2027*

Board Member: *Ellen Shellabarger 2027*

Board Member: *Carol Smith 2027*

Board Member: *Andrew Smith 2028*

Board Member: *Adrain Porter 2028*

Board Member: *Richard Woods 2027*

Board Member: *Susan Harrell 2027*

Present: Ellen Shellabarger, Vice Chair
Adrain Porter
Andrew Smith
Susan Harrell
Carol Smith
Richard Woods

Also Present: Lisa Kelly, City Manager
Oasis Nichols, Assistant City Manager
Dhayna Portillo, Community Development Director

Absent Ricky Thrash, Chair

CALL TO ORDER AND MOMENT OF SILENCE

This regular Planning and Zoning Board meeting was called to order at 6:05 pm by Carol Smith, who then called for a moment of silence.

APPROVAL OF AGENDA

CAROL SMITH moved that the meeting agenda be approved as amended to reflect adding Hummingbird Hollow to be the 5th item under new business. The motion was seconded by Adrain Porter and unanimously approved.

APPROVAL OF MINUTES – MARCH 19, 2026

Upon motion by Carol Smith, seconded by Richard Woods minutes of the meeting held MARCH 19, 2026 were approved.

NEW BUSINESS

1. Lot Split Application, Parcel No. 0214000050-51, Owner: Bhupen Patel

Mr. Patel presented an application to split two parcels, totaling about five acres, into three residential lots. The third lot is intended for a new house for his family. Dhayna Portillo recommended approval of the lot split, noting the zoning is CR-MX, which has no minimum lot size and a minimum of 50ft of road frontage, which the concept plan is showcasing a minimum of 100ft per lot.

Motion:

After discussion, Andrew Smith made a motion to approve the Lot Split Application, which was seconded by Adrain Porter. The City of Hogansville's Planning Commission unanimously approved this lot split.

2. Hillstar Ridge Preliminary Plat Application, Parcel No. 0200000048G, 0200000048F, 0200000048E, 0200000048D, 0200000048C Owner: Chisel Mill Design and Build LLC

John Knight, representative for Chisel Mill, explained that the project is reverting to the original concept previously approved under their rezoning. The lot count is now 82, a reduction of three lots from the initial plan due to inaccuracies in the original GIS information. Amenities will include a pavilion and pickleball courts near the entrance.

. Staff confirmed that this version meets all requirements for lot frontage and width, with no variances needed and that there were no outstanding comments from anyone on the development review team.

Motion:

After discussion, Susan Harrell made a motion to approve the Hillstar Ridge Preliminary Plat, which was seconded by Richard Woods. The City of Hogansville's Planning Commission unanimously approved this preliminary plat.

3. Administrative variances – UDO Text Amendment – Aaron Fortner

Staff presented a history of variances, including sign height increases, setback reductions, house size reductions, and multiple variances for an Amazon facility.

Aaron Fortner explained that the administrative variance process is meant to serve as a way to streamline process for minor variances (e.g., up to 10% lot frontage reduction, 5-foot side yard setback reduction) to be approved administratively, reducing costs and time for residents.

Carol Smith opposed, stating all variances should go through elected officials. Others noted the commission usually approves such minor requests anyway. It was agreed to amend the proposal to specify that administrative variances would apply only to individual lots and not to major subdivisions.

Motion:

After discussion, Adrian Porter moved to approve the UDO text amendments for administrative variances, and Susan Harrell seconded the motion. The City of Hogansville Planning Commission approved the preliminary plat by a 5–1 vote, with Carol Smith voting in opposition.

4. Data Center Ordinance – UDO Text Amendment – Aaron Fortner

Aaron Fortner explained that draft 3 plans to create a new "heavy industrial" zoning district. Data centers will be removed from all other zoning districts and only permitted in this new zone, which will initially be unassigned to any property. Strict standards will be added to the UDO, including a 50-acre minimum lot size, 300-foot buffers with 400% planting requirements, screened equipment, closed-loop water cooling systems, noise limits, and buried power lines (18kv or lower).

To prevent abandoned sites, a decommissioning plan and financial assurance (e.g., a bond) will be required if a data center is discontinued for over 12 months.

The strategy was expanded to include other "Developments of Local Impact" to ensure equitable treatment for all high-impact industries. This includes state-defined DRIs and a new "Developments of Local Impact" (DLI) category for residential projects over 125 units or industrial uses over 175,000 sq ft/employing 500 people. The latest strategy mandates a "Development Agreement" for all DLI's. This legally binding agreement will cover specifics like water/sewer capacity, traffic, environmental impact, and community benefits, allowing project-specific conditions beyond the standard UDO. It was suggested that data centers of any size should automatically trigger this requirement.

A fourth draft of the proposal is being prepared for the next Planning and Zoning meeting in May. The moratorium on development will likely need to be extended.

5. Hummingbird Hollow Final Plat Application, Parcel No. 0200 000040, Owner:
MILLROSE PROPERTIES GEORGIA LLC – Introduction and Discussion

Claude Vann representing Lennar explained an update regarding the request for final plat for phase 1 of Hummingbird Hollow, which consists of 189 single family homes off of Bass Cross Road and Mountville Road. Several items remain outstanding, including the installation of lift station fans, a special dead-end flush hydrant, and an upgraded propane backup system. As-built drawings for the pump station also need to be submitted and resubmittals are needed for the final plat/as-builts. The board discussed granting conditional approval, which would mean no Certificates of Occupancy (COs) could be issued for any homes until all conditions are met.

Motion:

After discussion, Carol Smith made a motion to approve the Hummingbird Hollow Final Plat with the following conditions : 1. Propane tank installation, hydrant near lift station installation, installation of the fan for the lift station or a letter from the manufacturer stating they are not needed, and submittal and acceptable of the final plat and as-builts, which was seconded by Adrain Porter. The City of Hogansville’s Planning Commission unanimously approved this final plat.

By unanimous consent, the meeting was adjourned at 7:42pm

Respectfully submitted,
Dhayna Portillo
Community Development Director ☺

4.24.26 HOGANSVILLE UDO UPDATES

SUBCHAPTER 102-B

- Yellow highlights indicate proposed revisions
- Red ~~crossed-out~~ text indicates proposed deleted text
- Bold text indicates proposed new text

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-2-1~~23~~²³. 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-2-1~~34~~³⁴. - 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-2-1~~45~~⁴⁵. - 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.

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) ^{8,1} ₃	35' ²	35' ²	30' ²	25' ²	25' ²	25' ²	None	40'	40'	40'	40'
Front Yard - All other street types (Minimum) ^{8,1} ₃	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

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, **and G-LI,**
and G-HI zoning districts. Fences and walls for all other uses are prohibited from utilizing
barbed wire.

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, and 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, and 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.

Sec. 102-B-5-2. Building typology.

BUILDING TYPE	ES-R	SU-R	TN-R	TN-MX	CR-MR	CR-MX	DT-MX	G-RL	G-B	G-LI	G-HI
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												
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Sec. 102-B-5-3. Building architecture.

(1) 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.

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, ~~and~~ 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, ~~and~~ 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, ~~and~~ 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.

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 MR	CR MX	DT MX	G RL	G B	G LI	G HI
		ES	SU	TN	TN	CR	CR	DT	G	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	A
Car Wash							A			A	A	A
Cargo Containers	Y	A	A	A			P		A		P	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	A
Drive-Thru Facility							A			A	A	A
Farmers' Market					A		A	A	A	A		
Garden, Hobby		A	A	A	A	A	A	A	A	A	A	A
Greenhouse, Non-Commercial		A	A	A	A	A	A	A	A	A	A	A
Helicopter Landing Area							A		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
Data Processing, Hosting, Related Services							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	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		
LIGHT 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	SUP
Light Manufacturing										P	P	P
										SUP	SUP	
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
											P	
Recycling Collection							SUP			SUP	SUP	P
							P			P	P	
Remediation, Other Waste Management Services											SUP	SUP

Sewage Treatment Facilities					P		P	P		P	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
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
Yard/Garage Sales	Y	P	P	P	P	P	P	P	P	P	P	P

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, ~~and~~ 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, ~~and~~ 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).

Sec. 102-B-7-6. Industrial uses.

(1) **Data Center standards.**

(a) **Lot area. Minimum of 50 acres.**

(b) **Lot coverage. Maximum of 50 percent.**

(c) **Buffer.**

(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).**

(d) **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) **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.**

(iii) **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.

(e) 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) Generators shall be powered by city natural gas provided that a city natural gas line is located within 200 feet of the property line and access is available over public land or through a public utility easement.

(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.

(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 500 feet from any ES-R, SU-R, G-RL, TN-R, or TN-MX zoning district.

(ix) Transmission/power lines that are 18 kV or lower shall be buried underground as part of any future development.

(f) 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.

(g) 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.

(h) 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.
- (i) Fencing.
 - (i) Fencing and screening walls shall be permitted within the required buffer, but shall not be visible from any public right-of-way.
- (j) 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. 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). 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.
- (k) Data Center Decommissioning and Equipment Disposal Plan.
 - (i) Determination of abandonment.
 - (A) Data centers shall be deemed abandoned when the use is discontinued for more than 12 months. The zoning administrator shall notify the property owner of the determination of abandonment by certified mail. The property owner shall initiate decommissioning within 90 days of the date of the determination of abandonment.

- (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 abandonment 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, letter of credit, or an escrow account in the amount necessary to cover the costs of the removal and disposal of all equipment.

- (2) Junkyard, salvage yard.
- (3) Motor vehicle towing.
- (4) Personal storage.
- (5) Recreational vehicle and boat storage.
- (6) Warehousing.

Sec. 102-B-10-11. Sign standards for CR-MX, G-B, ~~and~~ G-LI, and G-HI zoning districts. In the CR-MX, G-B, ~~and~~ 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, ~~and~~ G-LI, and G-HI zoning districts, the maximum height is 15 feet.
 - (c) Maximum freestanding sign face area. In CR-MX, G-B, ~~and~~ G-LI, and G-HI zoning districts, the freestanding sign face area is 100 square feet.

Sec. 102-B-10-11.

CR-MX, G-B, ~~and~~ G-LI, and G-HI Districts Signage Table

Sign Type	Maximum Number	Maximum Size	Maximum Height	Minimum Setback
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, and 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,	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

	Hamilton Road or Whitesville Road			
Miscellaneous signs	2 per driveway	6 square feet	3 feet if within the setback; 6 feet if beyond the setback	N/A

Sec. 102-B-12-4. Amendments, procedures, and standards.

(4) Procedures for review.

(g) Developments of ~~regional~~ impact (~~DRI~~). If the proposed amendment would meet the thresholds of a **DRI 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.

Sec. 102-B-12-5. - Developments of ~~regional~~ impact (~~DRI~~).

(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) Development agreements.

(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.**

SUBCHAPTER 102-C

- Yellow highlights indicate proposed revisions
- Red ~~crossed-out~~ text indicates proposed deleted text
- Bold text indicates proposed new text

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-I~~ **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.

Sec. 102-C-8-21. Buffers.

Adjacent Parcel Zoning	Zoning of Parcel to be developed, redeveloped or expanded					
	G-B, and 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

(7) Disturbance or encroachments.

- a. Buffers shall **not** contain **any** ~~no driveways~~, 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 ~~to cross~~ **within** a buffer if the screening standards of this article will be subsequently achieved to the satisfaction of the zoning administrator.

SUBCHAPTER 102-D

- Yellow highlights indicate proposed revisions
- Red ~~crossed-out~~ text indicates proposed deleted text
- Bold text indicates proposed new text

The following definitions should be added in alphabetical order to Sec. 102-D-1-2.

Sec. 102-D-1-2.

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 (10) percent of the total floor area of the combined property or development, whichever is less.