



City of Hogansville

City Council

Work Session Meeting

Monday, September 21, 2026 – 6:00 pm

MEETING WILL BE HELD AT HOGANSVILLE CITY HALL

111 HIGH STREET, HOGANSVILLE, GA 30230

Mayor: <i>Jake Ayers</i>	2029	City Manager: Lisa <i>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: Alex <i>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: LeAnn <i>Lehigh</i>
Council Post 5: <i>Kandis Strickland</i>	2027	* Mayor Pro-Tem

WORK SESSION – 6:00 PM

BUSINESS

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



PERMANENT RECORD

**MEETING HELD AT HOGANSVILLE CITY HALL
111 HIGH STREET, HOGANSVILLE, GA 30230**

**Work Session Meeting
September 21, 2026**

Call to Order: Mayor Jake Ayers called the Work Session to order at 6:05 p.m. Present were Council Members Jason Baswell, Mandy Neese, and Kandis Strickland. Council Member Mark Ayers arrived at 6:16 p.m., and Council Member Michael Taylor, Jr. arrived at 6:22 p.m. Also present were City Manager Lisa E. Kelly, Assistant City Manager Oasis Nichols, City Clerk LeAnn Leigh, Deputy City Clerk Stephanie Savage, City Attorney Alex Dixon, and Assistant Police Chief James Vincent. Police Chief Jeffrey Sheppard was not present at the Work Session meeting.

1) Discussion of UDO Text Amendments Regarding Heavy Industrial (HI) Zoning District, Standards & Regulation for Data Centers Developments, and Procedures and Requirements Related to Developments Impacts

Council continued discussion of the proposed data center ordinance and provided feedback for revisions. Due to the extent of the proposed changes, the ordinance will be returned to the Planning and Zoning Commission for review.

Discussion included requiring a Special Use Permit for heavy industrial uses, 500-foot buffer requirements, noise mitigation, generator testing restrictions, construction hours with no Sunday work, and requirements for construction traffic management plans and surety bonds.

Council also discussed requiring detailed water, wastewater, and electrical capacity information; developer responsibility for necessary infrastructure improvements, including water, wastewater, gas, electrical, roadway, and stormwater; potential use of treated wastewater for cooling; and decommissioning requirements for generators, fuel storage, and related equipment.

Staff will incorporate Council's feedback into a revised ordinance, with an updated draft anticipated by October 5, 2026. The revised ordinance will be submitted to Planning and Zoning for review before returning to Council.

The Work Session concluded at 6:56 p.m.

Respectfully,

Stephanie Savage
Deputy City Clerk