



City of Hogansville

City Council

Work Session Meeting Agenda

Monday, June 1, 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: <i>Lisa E. Kelly</i>
Council Post 1: <i>Michael Taylor, Jr</i>	2029	Assistant City Manager: <i>Oasis Nichols</i>
Council Post 2: <i>Jason Baswell</i>	2029	City Attorney: <i>Alex Dixon</i>
Council Post 3: <i>Mandy Neese *</i>	2027	Chief of Police: <i>Jeffrey Sheppard</i>
Council Post 4: <i>Mark Ayers</i>	2027	City Clerk: <i>LeAnn Lehigh</i>
Council Post 5: <i>Kandis Strickland</i>	2027	* Mayor Pro-Tem

WORK SESSION – 6:00 PM

BUSINESS

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



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**Work Session Meeting
June 1, 2026**

Call to Order: Mayor Pro-Tem Mandy Neese called the Work Session to order at 6:00 pm. Present were Mayor Pro-Tem Neese, Council Member Michael Taylor, Council Member Jason Baswell, and Council Member Kandis Strickland. Also present were City Manager Lisa Kelly, Assistant City Manager Oasis Nichols, City Clerk LeAnn Lehigh, City Attorney Alex Dixon, and Police Chief Jeff Sheppard. Mayor Jake Ayers was not present at the Work Session Meeting.

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

Aaron Fortner presented the Council with the proposed UDO Amendments to establish a Heavy Industrial (HI) district, regulations for Data Centers requirements for developments of impact. The Council reviewed proposed amendments. Staff and legal counsel recommended requiring all developments of impact to enter into a Council-approved development agreement before permits or rezonings could be issued. The UDO would establish baseline standards, while project-specific requirements would be negotiated through development agreements.

Council reviewed a draft development agreement checklist and discussed enforcement mechanisms, including stop-work orders, fines, and revocation of Certificates of Occupancy. Members also debated which standards should be codified in the UDO versus addressed through development agreements, with discussion focusing on setbacks, buffers, noise, utility requirements, decommissioning, and other operational standards for data centers.

Council members were asked to submit any additional requirements and comments to staff by June 3, 2026. Staff will incorporate the feedback into a revised draft ordinance for discussion at the Called Work Session meeting scheduled June 8, 2026. A public hearing is scheduled for June 15, 2026. The City Attorney will research the legality and process for a city-level non-binding referendum.

Mayor Pro-Tem Neese adjourned the Work Session at 7:00 pm.

Respectfully,

LeAnn Lehigh
City Clerk