EUHARLEE PLANNING AND ZONING COMMISSION CALLED MEETING MINUTES
7:00 PM | September 22, 2026 | Euharlee City Hall

MEMBERS PRESENT: Kathy Foulk – Vice Chair, James Thibault, Lovako Patterson, Steve Gray, Joe Morgan, and Katie Gobbi – Community and Economic Development Director. City Manager James Stephens was also present.

Vice Chair Foulk called the meeting to order at 7:00 PM.

Agenda was approved unanimously with the removal of "Swearing In."

Minutes of the September 8, 2026 meeting were approved unanimously.

PUBLIC HEARINGS

Text Amendment Application TAZ 2026.02 – Ordinance 2026-10 – Data Centers

The Commission opened the public hearing regarding Text Amendment Application TAZ 2026.02 and proposed Ordinance 2026-10, an amendment to the Zoning Ordinance to add Article IX regulating data centers.

City Manager James Stephens and Community and Economic Development Director Katie Gobbi presented the city-initiated text amendment. Staff explained that the City had received multiple inquiries concerning potential data center development in and around Euharlee, including potential annexation inquiries, but that no specific data center application was currently pending within the incorporated City. The proposed ordinance was developed proactively, using Bartow County's ordinance as a primary model and adapting provisions for Euharlee.

Staff reviewed proposed standards addressing matters including noise, closed-loop cooling systems and water use, buffers, and energy-efficiency requirements. Staff emphasized that adoption of the ordinance would not approve a specific data center project, but would establish minimum regulatory standards should a future application be submitted.
Commissioners questioned staff regarding the City's ability to impose conditions on future applications, potential utility and infrastructure impacts, power supply, the effect of denial or withdrawal on future applications, and the Commission's role in making a recommendation to City Council.

Public comments addressed a range of concerns and viewpoints, including noise, water consumption and discharge, electrical demand and residential utility costs, minimum acreage, buffers from residences and community facilities, enforcement and penalties, fire protection and emergency response capabilities, environmental impacts, agricultural land, infrastructure costs, and the adequacy of the proposed regulations. Several speakers urged the City to adopt stronger

protections than those contained in the Bartow County ordinance, while others supported establishing a strong regulatory framework rather than leaving data centers unregulated.

Speakers included Perry Barnett; Gabriel Wade, also known as Atlas; Ron Hartman; Ms. Abbasi; Kat Jones; Todd Pownell; and Abshul Ellis.

The public hearing was closed.

UNFINISHED AND NEW BUSINESS

Text Amendment Application TAZ 2026.02 – Ordinance 2026-10

Following the public hearing, the Commission discussed the proposed ordinance and comments received. Discussion included whether infrastructure improvements associated with a future project would be borne by a developer; the proposed 50-acre minimum lot size; minimum and discretionary buffer requirements; the types of sensitive uses that could warrant additional separation; and energy-efficiency standards.

Mr. Gray discussed reducing the minimum acreage requirement and proposed a larger separation from government facilities or established subdivisions. Other commissioners expressed concern that reducing the minimum acreage could allow multiple smaller facilities in different locations. The Commission also discussed that the ordinance establishes minimum standards and allows greater buffers or additional conditions to be considered when a specific application is reviewed.

The Commission discussed whether additional review should occur before action. It was noted that the matter had been tabled at the September 8 meeting and that forwarding a recommendation to City Council would provide additional opportunities for public review through the Council's public hearing and reading process. Staff confirmed that City Council could amend the ordinance during its review process.

A motion was made to recommend that Ordinance 2026-10 be forwarded to City Council for discussion and next steps. The motion was seconded and passed unanimously. No formal amendments or conditions were included in the Commission's recommendation.

ADJOURNMENT

The meeting was adjourned at 8:28pm.