

EUHARLEE PLANNING AND ZONING COMMISSION MEETING MINUTES

7:00 PM | September 8, 2026 | Euharlee City Hall

MEMBERS PRESENT: Chairman Jud Mobbs, Ms. Lovako Patterson, Mr. Steve Gray, and Mr. Joe Morgan. Staff present: Katie Gobbi, Community & Economic Development Director and James Stephens, City Manager. Members not present: Ms. Kathy Foulk and Mr. Jim Thibault. Mayor Craig Guyton was present for the swearing-in.

Chairman Mobbs called the meeting to order at 7:00 PM.

Agenda was approved unanimously.

Mayor Guyton administered the oath of office to newly appointed Commission member Joe Morgan.

Minutes of the August 11, 2026 meeting were approved unanimously.

PUBLIC HEARINGS

Text Amendment Application TAZ 2026.01 - Ordinance 2026-08 Temporary Sign Banners: Ms. Gobbi explained that the Commission had previously reviewed and recommended the proposed amendment and that the public hearing was required as an administrative step before City Council consideration. No one spoke in favor of or in opposition to the amendment. Chairman Mobbs closed the public hearing.

Text Amendment Application TAZ 2026.02 - Ordinance 2026-10 Data Centers: Ms. Gobbi presented the City-initiated text amendment to define and regulate data centers before the City receives an application. She emphasized that the proposed ordinance would not approve a data center, rezone property, or authorize a specific project. The proposal was based substantially on Bartow County's recently adopted ordinance because the County provides water and sewer service to Euharlee and Georgia Power serves the area.

The proposed amendment would add a data center definition to Article III and create Article IX with development and operating standards. Data centers would be allowed in the I-1 and I-2 districts and as a conditional use in the A-1 district. The draft included standards for on-site power generation and battery storage, a 50-acre minimum site area, building height, setbacks and buffers, closed-loop cooling, screening, fencing, secured entrances, building orientation, noise, and lighting.

Ron Hartman, 123 Amberwood Lane, spoke during the public hearing. Mr. Hartman stated that he did not oppose data centers but believed additional safeguards and research were necessary. He raised concerns regarding disclosure of project participants, tax incentives, economic and employment impacts, power demand and transmission infrastructure, vibration, and environmental review. He encouraged the Commission to study ordinances from other Georgia jurisdictions and research by Georgia Tech.

Ms. Gobbi explained that zoning ordinances are limited in what they may regulate. She noted that utility capacity is regulated by the Georgia Public Service Commission and that employment commitments and similar economic matters are not generally regulated through zoning.

After the hearing was initially closed, staff reviewed the City's public hearing procedures and determined that, because Mr. Hartman was the only speaker, he was entitled to a total of 10 minutes. Chairman Mobbs reopened the hearing and allowed Mr. Hartman the remaining time. Mr. Hartman reiterated his recommendation for additional research and stated that his draft ordinance was proprietary and could not be used without written permission. Chairman Mobbs then closed the public hearing.

UNFINISHED AND NEW BUSINESS

Text Amendment Application TAZ 2026.01 - Ordinance 2026-08 Temporary Sign Banners: Mr. Gray made a motion to recommend approval of the proposed temporary sign banner amendment to the City Council. Ms. Patterson seconded the motion. The motion passed unanimously.

Text Amendment Application TAZ 2026.02 - Ordinance 2026-10 Data Centers: Ms. Gobbi noted that Section 2.14(B) included a \$5,000-per-day fine that exceeds the maximum permitted by the City Charter. She recommended replacing the stated amount with language referencing the maximum fine allowed by the Charter.

Mr. Gray asked how the proposed 75-foot maximum building height would apply to data centers approved as conditional uses in the A-1 district. Staff reviewed Sections 5.11 and 15.9 and explained that building-height conditions may be imposed through the conditional-use approval process. Mr. Gray also asked about data center size categories and whether the proposed 50-acre minimum should be reduced to allow a smaller facility.

The Commission discussed the range of data center sizes, the difference between a five-acre and 50-acre minimum, traffic and bridge impacts, and the value of retaining conditional-use review for A-1 property. Staff noted that, under current zoning, approximately one non-Georgia Power parcel appeared large enough to meet the proposed 50-acre minimum. Members expressed differing views on the appropriate acreage and agreed that additional research was needed.

Mr. Gray made a motion to table the data center amendment for further research and consideration at a called meeting on September 22, 2026, at 7:00 PM. Ms. Patterson seconded the motion. The motion passed unanimously. Staff stated that the called meeting would also be advertised through the City's customary public notice channels.

Meeting adjourned at approximately 7:45 PM.