

City of Byron  
Mayor and Council Minutes  
January 29, 2026

The City of Byron Mayor and Council met in special session at 1:00pm in the Office of the Mayor at the Municipal Complex. Mayor Michael Chidester and Council Members James Richardson, Michael Chumbley, Rusty Adams, Alan Dorsey, and Chris Hodges were in attendance. City employees that attended were City Administrator Tiffany Sandefur and City Clerk Telina Allred. City Attorney Brian Causey also attended. No representatives from the media were in attendance. Cammie Sanchez from the Middle Georgia Regional Commission attended as did BJ Walker from the Peach County Development Authority.

Mayor Michael Chidester called the meeting to order at 1:00pm.

SENIOR CENTER ARCHITECTURAL AGREEMENT: Cammie Sanchez from the Middle Georgia Regional Commission answered questions from Mayor and Council regarding the Senior Center and the Community Development Block Grant. Motion made by Chris Hodges, seconded by Michael Chumbley to accept the Senior Center Architectural Agreement (AIA Document B105-2017) as presented by Brandon Fairbanks with WM2A. Unanimous.

ANNEXATION MATTER: Motion made by Chris Hodges, seconded by Alan Dorsey to authorize the Mayor to sign an engagement letter with William Noland of Noland Martin Law to represent the City of Byron regarding the Crawford County Annexation Matter. Unanimous.

DATA CENTER MORATORIUM: Motion made by Alan Dorsey, seconded by Chris Hodges to approve the following Resolution establishing a moratorium on Data Centers. Unanimous.

**A RESOLUTION PURSUANT TO THE CHARTER AND CODE OF BYRON, TO ESTABLISH A TEMPORARY MORATORIUM ON THE ACCEPTANCE AND/OR APPROVAL OF APPLICATIONS FOR ZONING, REZONING, PERMITTING, DEVELOPMENT, REDEVELOPMENT, PLATTING, CONSTRUCTION, PERMITTING, LAND USES, LAND DISTURBANCES, AND RELATED MATTERS RELATING TO DATA CENTERS IN ALL LAND ZONES WITHIN THE CORPORATE LIMITS OF THE CITY OF BYRON UNTIL JULY 31, 2026; AND FOR OTHER PURPOSES.**

**WHEREAS**, The City of Byron, a municipality in Peach County, State of Georgia, is lawfully empowered to regulate zoning, construction, development, permitting, and land use standards within its jurisdiction; and

**WHEREAS**, the current Appendix A - Land Development, Zoning Ordinance And Subdivision Regulation, was adopted September 6, 1994, and has been amended from time to time; and

**WHEREAS**, since 1994 and, more recently according to the 2020 Census data, the City of Byron has experienced significant population growth which has in turn created significant development, particularly commercial development, which growth creates and presents situations and issues for the City, its citizens, and businesses, which may be better addressed by the Ordinances and Land Use regulations when reviewed, amended, and revised, from time to time; and

**WHEREAS**, the City of Byron considers its ability and duty to regulate zoning, rezoning, development, redevelopment, platting, construction, permitting, construction, land uses, land disturbances, and similar matters as valid, substantial, important, and necessary purposes which justify review, regulation, and revision, from time to time; and

**WHEREAS**, the City of Byron's Zoning Regulations found in the Code of Ordinances of Byron, Appendix A - Land Development, Zoning Ordinance And Subdivision Regulations et. seq. exist as part of the overall land use regulations for the City of Byron; and

**WHEREAS**, the forementioned Appendix A is applicable to all land zoned, lying, and being within the corporate limits of the City of Byron; and

**WHEREAS**, as used in this resolution, data center means any facility, campus of facilities, or array of independent or interconnected equipment used to store, manage, process, exchange, house, or disseminate digital data and information, which may include, but is not limited to, computers, servers, networking equipment, and supporting infrastructure such as power supply

and cooling. This definition is designed to apply to such facilities which are designed, constructed and/or maintained for the primary purposes listed above; and

**WHEREAS**, the Mayor and City Council and its departments and commissions and agents are actively in the process of reviewing those portions of the City Code, including the Appendix A - Land Development, Zoning Ordinance And Subdivision Regulations, including but not limited to those portions which relate to the zoning, rezoning, development, redevelopment, platting, construction, permits, land uses, land disturbances and related matters as they relate to data centers within its jurisdiction to ensure that such regulations are properly drawn to both protect the interest of the community as a whole, as well as protect the vested and individual rights of Byron's citizens and businesses; and

**WHEREAS**, a review of the current code and land use regulations relating to data centers is being undertaken promptly but with all deliberate speed, and is estimated to require at least several months to complete; and

**WHEREAS**, during the period of review, proposal, consideration, hearings, notices, amendments, and adoption of any changes to the Code relating to data centers, the City of Byron desires to maintain the status quo and provide consistent regulations going forward; and

**WHEREAS**, it has become clear that issues relating to data centers are among the most widely discussed topics and are of great importance to the citizens, cities, and counties in the Middle Georgia area along with other parts of the State of Georgia; and

**WHEREAS**, the Mayor and Council of Byron desire to ensure that the City's ordinances regulating data center development and operation are properly designed and maintained to prevent the benefits data centers can provide to the City from being outweighed by any negative impacts that such centers may have on the City in the form of utility usage, noise, traffic, depletion of natural resources and/or undeveloped land, and otherwise; and

**WHEREAS**, upon information and belief, data centers may be a valuable economic resource, it is in the public interest of the City of Byron to pause new construction so that the impact of such data centers on the land, natural resources, environment, utilities, and vital areas of Byron can be fully understood. The City of Byron has an essential public interest in establishing minimum standards for land use relating to data centers to protect and preserve its land, natural resources, environment, utilities, vital areas, and promote the health, welfare, and well-being and of its citizens and businesses; and

**WHEREAS**, in order to have the time necessary to review and revise the City's ordinances, land use regulations, and zoning districts as they relate to data centers, the Mayor and Council desire to enact this temporary moratorium to maintain and protect the status quo and allow the governing authority to take those steps necessary, including public comments and hearings, in developing regulations for purposes stated herein; and

**WHEREAS**, the Mayor and Council define the institution of such a reasonable, temporary moratorium to be substantially related to the public health, safety, morals, and general welfare of the City and its citizens and its businesses, and further funds that the action taken herein is in the interest of the public, generally, as distinguished from those of a particular class, and further that said action is necessary to accomplish the purposes outlined herein and will not be unduly burdensome or oppressive upon citizens and businesses; and

**WHEREAS**, this temporary moratorium is adopted pursuant to the police powers of the governing body of the City of Byron for the purposes of protecting the public interest and in order to avoid issues relating to the proper designations of zoning and regulation of land uses and permitting, as they relate to data centers, and the moratorium is narrowly tailored to meet such purposes, and the moratorium is established for the shortest reasonably possible duration so that the purpose of the moratorium can be met in a reasonable time.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council and Mayor of the City of Byron, Georgia, that:

The City formally establishes and imposes a temporary moratorium on applications, zoning, rezoning, development, redevelopment, platting, construction, permitting, land use, land disturbance, and related matters in all zones, land, and parcels of property within in the City of Byron inasmuch as they relate to data centers. Subject to the City of Byron's inherent powers to extend this moratorium, such moratorium shall be in effect until July 31, 2026, or until such time as the City revokes said moratorium by Resolution, whichever occurs first.

During this moratorium, the status quo as to data centers shall be preserved. The various departments, commissions, agents, employees, and staff of the City of Byron will not accept, review, approve, or grant new applications for zoning, rezoning, development, redevelopment, platting, construction, permits, land uses, land disturbances, and related matters within the City of Byron relating to data centers.

During this moratorium, the Mayor and City Council, along with Byron's various departments, commissions, agents, employees, and staff of the City of Byron shall seek to review, amend, edit, and revise the City's ordinances, land use regulations, zoning districts for the purposes of data centers and to provide for the orderly zoning, rezoning, development, redevelopment, platting, construction, permits, land disturbances, land uses, and related matters within the City of Byron, which relate to data centers.

This moratorium shall not be applicable to any current land uses for which a permit has been issued by the appropriate City of Byron department prior to the effective date hereof

This moratorium is effective as of the date and time of its adoption as set out below.

**AND, BE IT FURTHER RESOLVED** by the City Council and Mayor of the City of Byron, Georgia, that all Resolutions or parts of Resolutions in conflict herewith are rescinded until such time as this moratorium terminates.

**SO RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF BYRON, GEORGIA ON THE 29th DAY OF January, 2026.**

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ADJOURNMENT: Motion was made by Michael Chumbley, seconded by Chris Hodges to adjourn the meeting at 1:24pm. Unanimous.

Telina Allred  
Clerk of Council