

City of Byron
Mayor and Council Minutes
July 13, 2026

The City of Byron Mayor and Council met in regular session in the Council Chambers of the Municipal Complex. Mayor Michael Chidester, Council Members Michael Chumbley, James Richardson, Chris Hodges, Alan Dorsey, and Rusty Adams were in attendance. City employees that attended were City Administrator Tiffany Sandefur, City Clerk Telina Allred, Deputy Clerk Elissa Lee, Chief Court Clerk Dede Thibodeaux, Captain Bryan Hunter, Police Chief Wesley Cannon, and Fire Chief Josh Riley. City Attorney Brian Causey attended the meeting as did nine (9) visitors. A representative from the Byron Buzz attended the meeting also.

Mayor Chidester called the meeting to order at 6:00pm, asked James Richardson to give the invocation, and led the audience in the Pledge of Allegiance.

AGENDA AMENDED: Mayor Chidester asked that the agenda be amended so as to add as item 15(a), a Covenant to Annex request for the purposes of acquiring city water services.

APPROVAL OF MINUTES: Motion made by Michael Chumbley, seconded by Alan Dorsey to approve the minutes of the Mayor and Council Meetings held on June 8, June 22, and June 24, 2026. Unanimous.

REZONING REQUEST: A public hearing was called at 6:02pm regarding a rezoning request at tax map B01F 080, 101 Hwy 49 S to change from current C-2 Downtown Business District to C-1 General Commercial Area. Motion made by Chris Hodges, seconded by Rusty Adams to approve the rezoning request with having a max of 6 COAM machines at said tax map subject to all C-2 standards and architectural design standards except for COAM enforcement per owner per section 9.1.1 subsection (e). The public hearing was called to close at 6:24pm. Unanimous.

PLANNING & ZONING MINUTES: Motion made by Chris Hodges, seconded by James Richardson to approve the minutes of the Planning & Zoning Commission Meetings held on July 7, 2026. Unanimous.

CITIZEN TIME TO ADDRESS COUNCIL: No one to speak.

ROAD CLOSURE REQUEST: The request for road closure of Hudson Drive was moved to the August agenda as it needed to be advertised for two consecutive weeks prior to the vote for closure in a council meeting.

PUBLIC HEARING ON ORDINANCE (#2026-3) LAND DEVELOPMENT: At 6:21, a public hearing was called to hear those speak in favor or against the Land Development Ordinance. Cynthia Cummings needed clarification on what the topic of discussion was in reference to but did not speak on the Land Development ordinance. As there was no one to speak against the Ordinance, the public hearing closed at 6:24pm.

ORDINANCE (#2026-3) REGARDING LAND DEVELOPMENT: Second reading was had of Ordinance (#2026-3) regarding land development. Motion made by Michael Chumbley, seconded by Chris Hodges to adopt Ordinance #2026-3. Unanimous.

RESOLUTION TO EXTEND THE MORATORIUM ON DATA CENTERS: Motion made by Chris Hodges, seconded by Michael Chumbley to approve the following Resolution to extend the Moratorium on Data Centers until September 15, 2026. Unanimous.

A RESOLUTION PURSUANT TO THE CHARTER AND CODE OF BYRON, TO EXTEND THE 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 UP TO AND THROUGH SEPTEMBER 15, 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, on January 29, 2026, the City passed a resolution to create 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 which is set to expire on July 31, 2026; and

WHEREAS, the Mayor and City Council and its departments, staff, 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, the State of Georgia, and the United States of America; 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 continue 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 extend the temporary moratorium, which is set to expire on July 31, 2026, 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 continuation of the current 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 extension of the 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 extends the existing January 29, 2026, 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 to the extent they relate to data centers. Subject to the City of Byron's inherent powers to extend the current moratorium, such moratorium shall continue to be in effect until September 15, 2026, or until such time as the City revokes said moratorium by Resolution, whichever occurs first.

During this moratorium extension, 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 extension, 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 extension 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 extension is effective as of the date and time of its adoption as set out below. It is an intent of this Resolution that no gaps in time will exist between the Temporary Moratorium and this extension thereof.

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 extension terminates.

SO RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF BYRON, GEORGIA ON THE 13th DAY OF July, 2026.

LMIG AND LRA FUNDS FY2026:

Motion made by Alan Dorsey, seconded by Chris Hodges to authorize the Mayor to approve the 2026 Local Maintenance Improvement Grant (LMIG) and LRA Funds, the 30% matching funds from street SPLOST, authorization to sign the joint LMIG and Local Road Assistance (LRA) contract and all corresponding documents; work to be performed by Reames & Son Construction Company. Unanimous.

LAND & WATER CONSERVATION FUND GRANT:

Motion made by Rusty Adams, seconded by Chris Hodges to approve a 50/50 matching funds Land & Water Conservation Fund Grant Pre-application. Unanimous.

TYLER PAYMENTS SOFTWARE:

Motion made by Rusty Adams, seconded by Michael Chumbley to approve the following Resolution to authorize the Mayor to execute an agreement with Tyler payments for business licenses and permitting software for the City of Byron. Unanimous.

AUTOMATED TRAFFIC ENFORCEMENT SAFETY DEVICE (ATESD) PERMIT:

Motion made by Chris Hodges, seconded by Michael Chumbley to approve the transfer of ownership of the Automated Traffic Enforcement Safety Device (ATESD) permit from Peach County Schools to the City of Byron per HB 651 and HB 1161. Unanimous.

FIRE DEPARTMENT AUTO-AID AGREEMENT WITH PEACH COUNTY:

Item was tabled pending further discussion to either the August meeting or a meeting called, whichever comes first.

FIRE DEPARTMENT REQUEST:

Motion made by Chris Hodges, seconded by Alan Dorsey to approve towing the 2002 Pierce Saber Pumper back to Byron and placed on govdeals. Unanimous.

Mayor and Council Minutes
July 13, 2026
Page 6 cont'd

WATER/SEWER DEPARTMENT SURPLUS REQUEST:

Motion made by Alan Dorsey, seconded by Chris Hodges to approve Public Works to surplus a 2016 Ford F-150 from the Water & Sewer Department. Unanimous.

COVENANT TO ANNEX REQUEST:

Motion made by Chris Hodges, seconded by Rusty Adams to approve a Covenant to Annex request for the purposes of acquiring city water services on Newell Road; tax map 044 145. Unanimous.

ADJOURNMENT: Motion made by Chris Hodges, seconded by Michael Chumbley to adjourn the meeting at 6:32pm. Unanimous.

Elissa Lee
Deputy Clerk