

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF BYRON, GEORGIA, TO AMEND SECTION 12. - I-1 DISTRICT: GENERAL INDUSTRIAL AREA OF ARTICLE II-ZONING OF PART IV- ZONING REGULATION, OF APPENDIX A- LAND DEVELOPMENT, ZONING ORDINANCE AND SUBDIVISION REGULATIONS OF THE MUNICIPAL CODE OF BYRON, GEORGIA, INCLUDING BUT NOT LIMITED TO, PROVIDING FOR DATA CENTERS AS PERMITTED USES IN THE I-1 ZONING DISTRICTS; AND FOR OTHER PURPOSES.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF BYRON, GEORGIA, AND IT IS HEREBY SO ORDAINED, THAT THE CITY OF BYRON, GEORGIA ADOPTS AMENDMENTS TO SECTION 12. - I-1 DISTRICT: GENERAL INDUSTRIAL AREA OF ARTICLE II-ZONING OF PART IV- ZONING REGULATION, OF APPENDIX A- LAND DEVELOPMENT, ZONING ORDINANCE AND SUBDIVISION REGULATIONS OF THE MUNICIPAL CODE OF BYRON, GEORGIA, INCLUDING BUT NOT LIMITED TO, PROVIDING FOR DATA CENTERS AS PERMITTED USES IN THE I-1 ZONING DISTRICTS, AS FOLLOWS:

1. To Sec. 12.1.1. - Permitted uses of Section 12. – I-1 District: General industrial area Article II – Zoning, of Part IV – Zoning Regulation, of Appendix A - Land Development, Zoning Ordinance And Subdivision Regulations are added, edited, or amended as noted specifically below:

Add a new Subsection (e) to Sec. 12.1.1. - Permitted uses as follows:

“ Data Center(s), as defined by City Ordinances and/or hereinafter, are a permitted use in the I-1 district zone, provided that the parcel of land to be the site and/or use of any data center shall:

- a) be a minimum of 200 contiguous acres; and
- b) be crossed by high voltage or ultra-high voltage electrical transmission lines and the rights of ways thereof, or that such lines or rights of ways are immediately adjacent to and abut the parcel to be the site and/or use of any data center; and
- c) be subject to, and compliant with, all ordinances relating to data centers in any way, including without limitation, Chapter 39 Data Centers of the Code of Byron.”

and

2. To Sec. 12.1.4. - Required conditions and site improvements of Section 12. – I-1 District: General industrial area of Article II – Zoning, of Part IV – Zoning Regulation, of Appendix A - Land Development, Zoning Ordinance And Subdivision Regulations are added, edited, or amended as noted specifically below:

Add a new Subsection (j) to Sec. 12.1.4 - Required conditions and site improvements as follows:

“To the extent that any required conditions and site improvements located in this Sec. 12.1.4 conflict with any requirements and site improvements which are more specifically and/or particularly described, or provided for, or relating to, Data Centers, located in any part of the Code of Byron, the latter shall control. Furthermore, should there be any conflict between the permitted use table and the within textual ordinance, the provisions of the within textual ordinance shall control.”

3. **All ordinances or portions of ordinances in conflict herewith are hereby repealed.**

4. **This Ordinance becomes effective upon its passage and as indicated on the date below.**

SO ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF BYRON, GEORGIA, THIS _____ DAY OF _____, 2026.

CITY OF BYRON, GEORGIA
Mayor:

Attest:

Michael L. Chidester

Telina Allred, City Clerk

Michael S. Chumbley, Mayor Pro Tem

James Richardson, Council Member

Rusty Adams, Council Member

Christopher C. Hodges, Council Member

Alan C. Dorsey, Council Member