

City of Byron
Mayor and Council Minutes
September 14, 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, Chief Court Clerk Dede Thibodeaux, Police Chief Wesley Cannon, Fire Chief Josh Riley, and Major Bryan Hunter. City Attorney Brian Causey attended the meeting as did 11 visitors. Representatives from the Byron Buzz, SBGTV, and WMAZ attended the meeting as well.

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.

APPROVAL OF MINUTES: Motion made by Michael Chumbley, seconded by Chris Hodges to approve the minutes of the Mayor and Council Meetings held on August 10, August 24, and September 2, 2026. Unanimous.

PLANNING & ZONING COMMISSION ACTIONS AND RECOMMENDATIONS: The following items were from September 8, 2026, Planning & Zoning actions and recommendations:

- a. At 6:02pm, a public hearing was had regarding the consideration to amend Appendix A-Land Development, Zoning Ordinance and Subdivision Regulations Part IV, Article II, Zoning Section 12, I-1 District of the Municipal Code of Byron, Georgia. Those to speak in favor: none. To speak against: Lee Lafferty spoke first, thanking the City of Byron for including him and three others to tag along on the data center road trip. He asked that the city make the data center ordinance as tight as possible to protect its citizens. He quoted scripture from the Bible regarding the love of money and the golden rule that reads to do unto others as you would have them do unto you. He said if there has to be a data center, he wants the city to make sure it is a “good” one and not a “bad” one. Kathryn Schnabel employed the city to consider what a data center will do to Byron and its neighboring residents. She stated she feels that the city will do whatever it needs to do to fast track the data center. The Mayor said that he and council are working hard and not taking this matter lightly. Carol Lafferty stated that she just wanted to reiterate that she wanted a better understanding of this Ordinance pertaining to having 200 acres as well as a transmission line! Jason Jones spoke once again of the sound that never stops, light that never stops and about harmful decibels. Council Member Rusty Adams asked Mr. Jones what decibel he would like to see in the Ordinance and he never got an answer. Mr. Jones then stated that neighboring homes are losing their value. The Mayor then asked where this information came from. The public hearing closed at 6:28pm.

- b. Motion made by Chris Hodges, seconded by Rusty Adams to approve the amendments to Appendix A-Land Development, Zoning Ordinance and Subdivision Regulations Part IV, Article II, Zoning Section 12, I-1 District of the Municipal Code of Byron, Georgia. Unanimous.

CITIZEN TIME TO ADDRESS COUNCIL: Rosa Bowles did not attend the meeting.

Austin Simar gave a presentation of the Battle of Byron financials to the City of Byron. The Mayor and Council congratulated him on a job well done.

BOARD APPOINTMENTS: Motion made by James Richardson, seconded by Rusty Adams to approve the re-appointment of Farrell Bass to the Planning & Zoning Board, term to expire September 13, 2028. Unanimous.

Motion made by James Richardson to approve the re-appointment of Keeshia Massey to the Planning & Zoning Board, term to expire September 13, 2028. Unanimous.

Motion made by James Richardson, seconded by Rusty Adams to approve the re-appointment of Darrell Lettice to the Planning & Zoning Board, term to expire September 13, 2028. 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 October 13, 2026. Unanimous. (Resolution on file in the City Clerk's office at the Municipal Complex.)

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 OCTOBER 13, 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 was set to expire on July 31, 2026; and

WHEREAS, the temporary moratorium was extended up to and through September 15, 2026; and

WHEREAS, during the moratorium, the City of Byron held multiple public meetings which were widely advertised and well-attended by citizens of Byron, Peach County, Crawford County, and other areas, for the purpose of gaining public input, ideas, and concerns relating to data centers, their functions, and the effects thereof; and

WHEREAS, the Mayor and Council of the City of Byron actively sought and continue to seek public input, ideas, and concerns relating to data centers and desire to actively integrate ideas obtained from the public, research, and travel and visits to areas of Georgia which have data centers located therein; and

WHEREAS, Members of City Council travelled to various locations in Georgia to review nine data centers in nine locations to gain further knowledge and insight and to perform additional research on data centers; 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, extended 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 October 13, 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 14th DAY OF SEPTEMBER, 2026.

ORDINANCE (#2026-5) REGARDING DATA CENTER: Second reading was held of AN ORDINANCE (#2026-5) OF THE MAYOR AND COUNCIL OF THE CITY OF BYRON, GEORGIA, TO AMEND THE CODE OF BYRON, GEORGIA BY DELETING CHAPTER 39 IN ITS ENTIRETY AND BY CREATING A NEW CHAPTER 39 CONCERNING DATA CENTERS AND BY INSERTING THE FOLLOWING PROVISIONS, AND FOR OTHER PURPOSES. Motion made by James Richardson, seconded by Michael Chumbley to adopt Ordinance 2026-5. Unanimous.

ORDINANCE (#2026-6) REGARDING LAND DEVELOPMENT: Second reading was held of AN ORDINANCE (#2026-6) OF THE MAYOR AND COUNCIL OF THE CITY OF BYRON, GEORGIA, TO AMEND SECTION 2.-A-1 DISTRICT; AGRICULTURAL 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 USED IN THE A-1 ZONING DISTRICT; AND FOR OTHER PURPOSES. Motion made by Chris Hodges, seconded by Michael Chumbley to adopt Ordinance 2026-6. Unanimous.

ORDINANCE (#2026-7) REGARDING LAND DEVELOPMENT I-1 DISTRICT: First reading was had of AN ORDINANCE (#2026-7) OF THE MAYOR AND COUNCIL OF THE CITY OF BYRON, GEORGIA, TO AMEND SECTION 12, -I-1 DISTRICT: GENERAL INDUSTRIAL AREA OF ARTICLE 11-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.

ORDINANCE (#2026-8) REGARDING REZONING: First reading was had of AN ORDINANCE (#2026-8) OF THE MAYOR AND COUNCIL OF THE CITY OF BYRON, GEORGIA, TO ALTER AND AMEND ZONING DISTRICTS OF THE CITY OF BYRON, TO AMEND THE ZONING MAP OF THE CITY OF BYRON, AND FOR OTHER PURPOSES RELATED THERETO.

ORDINANCE (#2026-9) REGARDING SECTION 4(A) CHAPTER 39 DATA CENTERS: First reading was had of AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF BYRON, GEORGIA, TO AMEND THE CODE OF BYRON, GEORGIA, BY AMENDING, ADDING, INSERTING, OR ALTERING SECTION 4. BYRON DEVELOPMENT AUTHORITY (BDA) AGREEMENT AND OTHER AGREEMENTS OF CHAPTER 39 DATA CENTERS AND INCLUDING CERTAIN LANGUAGE IN SUBSECTION 4(A) CONCERNING DATA CENTERS, AND FOR OTHER PURPOSES.

CLOSED SESSION: At 6:41 pm, motion was made by Michael Chumbley, seconded by Chris Hodges that the Mayor and Council go into closed session, all allowed by O.C.G.A. 50-14-2 for the purpose of discussing pending litigation.

MOTION APPROVED

Those voting in favor of the motion for closure: Council Members Michael Chumbley, James

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Richardson, Rusty Adams, Chris Hodges, and Alan Dorsey. Those voting against the motion for closure: None.

Those attending the Closed Session were Mayor Michael Chidester, Council Members Rusty Adams, James Richardson, Michael Chumbley, Chris Hodges, and Alan Dorsey. City employees that attended the meeting were City Clerk Telina Allred, City Administrator Tiffany Sandefur, and City Attorney Brian Causey, and Police Chief Wesley Cannon.

OPEN SESSION: Motion made by Michael Chumbley, seconded by Chris Hodges to return to open session at 6:52pm. Unanimous.

ADJOURNMENT: Motion made by Michael Chumbley, seconded by Chris Hodges to adjourn the meeting at 6:54pm. Unanimous.

Telina Allred
Clerk of Council