

A RESOLUTION OF THE MAYOR AND COUNCIL OF GARDEN CITY, GEORGIA, IMPOSING A TEMPORARY, SIX-MONTH MORATORIUM ON THE ACCEPTANCE OF APPLICATIONS AND THE ISSUANCE OF PERMITS, LICENSES, OR APPROVALS FOR THE ESTABLISHMENT, CONSTRUCTION, OR OPERATION OF DATA CENTERS WITHIN THE CORPORATE LIMITS OF GARDEN CITY; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR EXEMPTIONS; AND FOR OTHER LAWFUL PURPOSES.

WHEREAS, Garden City, Georgia, is authorized by the Constitution of the State of Georgia and the City Charter to regulate land use, zoning, and development within its corporate limits to protect the public health, safety, and general welfare of its citizens; and,

WHEREAS, "Data Centers", defined generally as facilities used to house computer systems and associated components, such as telecommunications and storage systems, which typically require substantial electrical power, cooling infrastructure, and physical space, have seen a rapid increase in demand and development throughout the region; and,

WHEREAS, the current Zoning Ordinance of Garden City does not explicitly define "Data Centers," nor does it adequately address the unique impacts associated with such facilities, including but not limited to heavy demands on electrical grids, substantial water consumption for cooling systems, noise generated by industrial HVAC units and backup generators, and limited job creation relative to their physical footprint; and,

WHEREAS, the Mayor and Council find that it is in the best interest of the City to thoroughly study, analyze, and draft appropriate zoning definitions, identify compatible zoning districts, and establish specific conditional use criteria for data centers before any further such facilities are permitted to operate; and,

WHEREAS, a temporary moratorium of six (6) months will allow City staff, the Planning Commission, and the City Council sufficient time to review impacts, update the Comprehensive Plan if necessary, and adopt well-considered amendments to the Zoning Ordinance without the pressure of pending applications creating incompatible land uses; and,

WHEREAS, this temporary moratorium is a reasonable and necessary exercise of the City's police powers, is enacted in good faith, and is tailored to last no longer than necessary to accomplish its intended legislative purpose.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of Garden City, Georgia, and it is hereby resolved by authority of the same, as follows:

SECTION 1. Imposition of Moratorium

A temporary moratorium is hereby imposed upon the acceptance, processing, review, or issuance of any new applications for zoning permits, building permits, business licenses,

conditional use permits, or variances related to the establishment, construction, or expansion of Data Centers within any zoning district of Garden City, Georgia.

SECTION 2. Definition

For the purposes of this Resolution, "Data Center" shall mean any facility, building, or portion thereof primarily used to house a highly concentrated collection of networked computer servers, data storage systems, and associated components used for data processing, cloud computing, artificial intelligence processing, or digital asset mining, along with necessary supporting infrastructure such as cooling units, power substations, and emergency backup generators.

SECTION 3. Duration

This moratorium shall become effective immediately upon adoption by the Mayor and Council and shall remain in effect for a period of exactly six (6) months from the date of adoption, or until the City Council adopts an ordinance amending the Zoning Ordinance to define and regulate data centers, whichever occurs first. This moratorium may be extended by resolution of the City Council if additional time is reasonably required to complete the necessary studies and legislative process.

SECTION 4. Exemptions

This moratorium shall not apply to:

1. Any legally established data center currently operating within the City prior to the effective date of this Resolution.
2. Complete applications for building permits or zoning approvals that were formally submitted to and accepted by the City prior to the date of introduction of this Resolution.
3. Internal IT or server rooms that are purely incidental and secondary to the primary permitted use of a business, school, or government building.

SECTION 5. Severance Provision & Conflicts

All resolutions or parts of resolutions in conflict with this Resolution are hereby suspended during the operation of this moratorium to the extent of such conflict. If any section, clause, or provision of this Resolution is declared unconstitutional or invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions.

SECTION 6. Effective Date

This Resolution shall become effective immediately upon its adoption.

ADOPTED this _____ day of June, 2026.

TONYA ROPER
Clerk of Council

RECEIVED AND APPROVED this _____ day of June, 2026.

BRUCE CAMPBELL, Mayor