

RESOLUTION NO. 26-02

RESOLUTION FOR A MORATORIUM ON THE CONSIDERATION, PROCESSING, AND ACCEPTANCE OF APPLICATIONS OF NEW BUSINESS LICENSES, BUILDING PERMITS, OR OTHER APPROVALS FOR THE CONSTRUCTION OR DEVELOPMENT OF DATA CENTERS WITHIN THE CITY OF ADEL

WHEREAS, the Constitution of the State of Georgia provides that the City of Adel enjoys and possesses home rule powers, police powers, zoning/land development powers and the ability to license and regulate certain businesses and occupations within the boundaries of the City; and

WHEREAS, the City of Adel shall have, inter alia, the full power and authority to license, regulate, control, or prohibit all businesses (Adel City Charter, Sec. 26);

WHEREAS, the City of Adel may, in the interest of public health, safety, order, convenience, comfort, prosperity, or general welfare, adopt by ordinance a plan or plans for the districting or zoning of the City for the purpose of regulating the location of trades, industries, apartment houses, dwellings, or other uses of property (Adel City Charter, Sec. 24);

WHEREAS, the City of Adel may define and prohibit nuisances within the corporate limits of said City (Adel City Charter, Sec. 27);

WHEREAS, the Mayor and Council of the City of Adel may enact and revise ordinances to regulate the issuance of licenses and permits for the construction, development, establishment, and operation of data centers within the City;

WHEREAS, the Mayor and Council of the City of Adel find there is a present need to review and revise the ordinances, zoning regulations, land development standards, licensing requirements, and nuisance regulations relating to the construction, location, placement, and operation of data centers within the City;

WHEREAS, data centers are a relatively new and evolving land use consisting of specialized facilities designed to train, operate, or support artificial intelligence models, and the full scope of their potential effects on local infrastructure, natural resources, surrounding land uses, and public health, safety, and welfare is not yet fully known;

WHEREAS, data centers may consume substantial quantities of water for cooling and related operations, creating potential impacts on local water resources;

WHEREAS, data centers may consume substantial amounts of electricity, potentially contributing to grid reliability concerns and increased electricity costs borne by residential consumers;

WHEREAS, data centers may require large expanses of land to operate and may affect agricultural areas and recreational spaces within and near the City;

WHEREAS, data centers may produce continuous noise from servers, cooling equipment, and generators, which may create nuisance impacts for neighboring properties and residents;