

**RESOLUTION OF THE MAURY COUNTY
BOARD OF COMMISSIONERS TO ENACT A TEMPORARY MORATORIUM ON
SUBMITTAL, CONSIDERATION OR APPROVAL OF
DATA CENTERS**

- WHEREAS,** Maury County has a Comprehensive Plan, which was created in conjunction with the Cities of Columbia, Mt. Pleasant and Spring Hill, which was adopted in 2011; and
- WHEREAS,** as a result of extensive growth, Maury County has experienced a significant increase in the demand for all development, including in the more rural parts of the County; and
- WHEREAS,** one of the challenges with development in the rural areas of the County is the lack of necessary infrastructure to handle the demand for utilities and transportation; and
- WHEREAS,** the Board of County Commissioners and the Maury County Regional Planning Commission has undertaken a study and update to its Comprehensive Land Use Plan; and
- WHEREAS,** a critical part of that update process will be to seek public input through a variety of methodologies and means, in order to fully understand what its citizens envision and the attributes that the citizens wish to preserve and enhance for the long-term future of the unincorporated area of Maury County; and
- WHEREAS,** recognizing that technological advances are beneficial to Maury County, a limited form of Data Centers are currently regulated in the Maury County Zoning Ordinance, but it does not consider in that review the extent to which a Data Center will draw upon the local infrastructure including the effects on the electrical grid and the water system, nor does it adequately consider the effects of such use on the surrounding properties, the environment, the potential noise pollution, the effects on storm water and other potential deleterious effects; and
- WHEREAS,** recently, the Tennessee General Assembly passed Public Chapter 961 which addresses how an electric utility may require a data center to cover the cost of the electrical infrastructure necessary to power a proposed data center; however, the legislation did not consider or impose any regulations related to the potential environmental impacts of these uses or provide any additional protections especially as it relates to the other utility needs of these uses; and
- WHEREAS,** according to recent reports, currently there are approximately sixty (60) Data Centers operating or under construction in the State of Tennessee with the demand for Data Centers increasing exponentially with the increased use and reliance upon generative artificial intelligence models, cloud computing, communications, commerce and cryptocurrency mining, among other uses and applications; and
- WHEREAS,** some Data Centers create their own electricity with the use of gas-powered generators using natural gas or diesel powered facilities, which have their own environmental consequences to the community and surrounding neighborhoods but many rely on local infrastructure; and
- WHEREAS,** Data Centers can present many challenges related to, extremely high electrical loads and water usage, onsite power generation and energy storage, specialized structural and HVAC systems, internal separation of uses within a facility, sound attenuation, reuse/discharge of waste heat, hazard storage, fire risk associated with fuel load, equipment and processing activities; and
- WHEREAS,** the International Code Council, which issues model building and construction codes, has recently created a G12 Data Centers Guideline Committee to study these facilities and structures and what codes standards should be recommended from a building codes perspective; and

WHEREAS, Data centers or a Data Center can be configured in many forms and utilized for many purposes, but for purposes of this Resolution, shall be defined as **any** of the below:

- (1) A facility containing one or more large-scale computer systems used for data storage and processing for off-site users. Typical supporting equipment includes back-up batteries and power generators, cooling units, fire suppression systems, and enhanced security features. A data center typically has few on-site employees; **OR**
- (2) A building that: (i) Primarily contains: (a) Electronic equipment used to process, store, or transmit digital information; and (b) Environmental control equipment necessary to maintain proper operating conditions for the electronic equipment described in subdivision (2)(i)(a); and (ii) Is projected to have a peak electric demand of fifty megawatts or more during the first three (3) years of operation; **OR**
- (3) Can consist of **any** of these:
 - (i) **Enterprise data centers:** owned and operated by an organization for their internal needs- One of the largest types of data centers is an enterprise data center, a facility that has been built by and is owned and operated by a business for its own use. The facility can be located in the organization's own site but is typically situated off-premises at a location that offers prime connectivity, power, and security. Building and equipping an enterprise data center requires significant capital investment but enables organizations to design it to fit their specific requirements.
 - (ii) **Managed service data centers:** operated by third parties that provide infrastructure and services for clients- Managed services data centers offer a convenient option for businesses looking to outsource infrastructure management. They are fully deployed, overseen, and maintained by external service providers. This saves the effort of the internal IT teams while managing the hardware. Organizations typically choose a leasing arrangement, accessing various data center capabilities through a managed services platform. This model ensures predictable costs and streamlined operations. Moreover, this setup removes the need for businesses to invest in or maintain their own hardware and infrastructure
 - (iii) **Colocation data centers:** where multiple tenants lease space, power and cooling for their own equipment- A colocation facility rents out space that is owned by the data center provider. The data center infrastructure is hosted by the building owner, which includes equipment and services for bandwidth, cooling systems, networking, power, and security. The companies or service provider renting the space are responsible for installing and managing components such as firewalls, data center servers, and storage.
 - (iv) **Hyperscale data centers:** operated by major service providers, such as AWS, Microsoft Azure or Google Cloud, often at a massive scale- A hyperscale data center is designed to provide the hyperscale computing that is necessary for cloud and big data storage. A hyperscale facility enables major cloud players to provide robust, scalable applications and storage services to their customers. These facilities are typically at least 10,000 square feet in size and have more than 500 cabinets and 5,000 servers running on an ultra-high-speed network. The key difference between hyperscale and enterprise data centers is the high fiber network that is utilized across a hyperscale facility.
 - (v) **Cloud data centers:** Several businesses are turning to off-site solutions for scalability and agility- Cloud data centers are an off-site alternative to traditional data center setups. They can help organizations reduce the burden of maintaining on-premises infrastructure. These facilities provide businesses with leased and hosted infrastructure that is maintained by a third-party provider. This approach allows organizations to scale resources without owning physical hardware.

OR

- (4) Physical, highly secure facility that houses up to thousands of network computers, server, and data storage systems that includes:
 - (i) **Servers and IT Hardware:** Racks of powerful computers that do the actual heavy lifting of processing and storing data;
 - (ii) **Network Equipment:** Routers and switches that direct massive amounts of web traffic efficiently;
 - (iii) **Power Supplies & Backups:** Redundant power grids, massive batteries, and diesel generators to prevent downtime during outages; or
 - (iv) **Cooling Systems:** Industrial AC units and liquid cooling systems to prevent thousands of running servers from overheating;

OR

- (5) A centralized physical facility that stores businesses' critical applications and data. A common data center definition is a location where computing and networking equipment is used to collect, process, and store data, as well as to distribute and enable access to resources; **OR**
- (6) Expansion of a facility existing at the time of the adoption of this Moratorium where the existing facility meets one of these definitions or descriptions or the proposed expansion meets one of these definitions or descriptions; **OR**
- (7) Revision, remodeling, re-scaling, or alteration of any facility existing at the time of the adoption of this Moratorium where the revised, remodeled, re-scaled or otherwise altered facility will meet one of these definitions or descriptions; **OR**
- (8) Any facility otherwise in operation in any other planning and zoning jurisdiction that becomes the planning and zoning jurisdiction of the County during the application of this Moratorium but may have been approved by a different jurisdiction prior to its release into the unincorporated County where said facility meets one of the definitions or descriptions herein; **OR**
- (9) Any facility that may meet one of the definitions or descriptions herein regardless of the ownership, sponsorship, licensure or operator of said facility that may otherwise be exempt from the regulation by zoning authority in the unincorporated area of Maury County shall be subject to the terms of this Moratorium.

WHEREAS, a temporary Moratorium on the submittal, consideration or approval of Data Centers, as that term is defined herein, would allow the County and its citizens to not only complete the Comprehensive Land Use Plan but in addition to that process, undertake additional study to determine what changes to the Zoning Ordinance or Zoning Map are desired in order to not only implement that vision of the Plan as it may relate to Data Centers but also where Data Centers would best be located in Maury County; and

WHEREAS, a temporary Moratorium on the submittal, consideration or approval of Data Centers, as that term is defined herein, would also allow the County and its citizens the time and opportunity to study the potential effects of Data Centers on electrical, water, wastewater, stormwater, transportation and other public facility infrastructure; impacts to the environment resulting from potential noise, sound, heat, noxious odors; resulting hazardous or toxic waste; resulting materials that require disposal; fire safety and access, necessary setbacks and buffers; desired landscaping; necessary structural requirements; operational standards; ingress/egress/access standards; potential pollution to natural resources; prudent review processes and planning standards; appropriate zoning districts and use categories; appropriate approval and permitting processes; and to seek and receive necessary and vital public input from residents, citizens, business owners, the regulated industry, fire safety and health care experts, building and construction experts, and other stakeholders; all of which will be utilized by the County Commission, Planning Commission, and other County officials to determine what changes to the Zoning Ordinance or Zoning Map and other applicable regulatory authorities and standards are desired in order to protect the citizens and residents of the County while also ensuring that technological advances are available to serve Maury County without any detrimental or deleterious effects of achieving those technological advances; and

WHEREAS, based upon its study and consideration of all of the information received, public input and comment, the Maury County Regional Planning Commission has recommended the adoption of the temporary Moratorium as described herein; and

WHEREAS, the Board of County Commissioners finds and determines that the best interests of Maury County and its citizens, residents and property owners will be served by the adoption of this temporary Moratorium on the submittal, consideration, or approval of any Data Centers in the unincorporated area of Maury County; and

WHEREAS, due notice has been published and a public hearing has been held as required by the Tennessee Code Annotated, Title 13, Chapter 7, Part 1.

NOW, THEREFORE, BE IT RESOLVED, that the Maury County Board of Commissioners at its regular meeting on this the 20th day of July, 2026, after conducting the public hearing as required by law, hereby adopts this temporary Moratorium on Data Centers until:

- (1) revisions to the Zoning Ordinance, Zoning Map and any other applicable regulations can be adopted to address the concerns described in this Resolution related to Data Centers and formal release of this Moratorium; or
- (2) for twelve (12) months;

whichever first occurs,

- (3) but no later than July 19, 2027,

in accordance with its authority in Tennessee Code Annotated, Title 13, Chapter 7, Part 1.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that this temporary Moratorium on Data Centers, as described herein shall be effective upon adoption, the public welfare requiring it.

Sheila K. Butt, County Mayor

Date