

Meeting Minutes

Planning Commission Meeting

Date: 2026-08-19 **Meeting Type:** Planning Commission Meeting

Call to Order

The Planning Commission meeting was called to order.

Attendees and Participants

- Jinny Schnoover
- Ryan Masten
- Bobby Harrison
- Donnie Starkey
- Dawn Parks

Approval of Minutes - July 20, 2026

The Commission approved the minutes of July 20, 2026. Motion was made by Ryan Masten, seconded by Jinny Schnoover. All in favor.

Permit List

The Commission reviewed the permit list. Jinny confirmed receipt of the list, and no member raised objections. During discussion of the permit at 314 West Sunset, the proposed solar work was identified as a rooftop installation. The remaining permits, including fences, a renovation on Sunset, dredging, utilities work, and a fence extension, were reviewed without further questions. Ryan stated he had no questions on the list.

Recommendation for Solar Energy District Zone

Bobby explained that the proposed zoning amendment related to the wastewater treatment plant area. He stated that prior restrictions intended to prevent solar fields from being placed in residential yards also had the effect of preventing the Town from pursuing a solar installation at the wastewater treatment plant. The amendment would allow the Town to move forward with a solar field in that area to help offset the facility's high electricity costs. The Commission discussed recommending a Solar Energy Overlay District with conditions of use and special exemptions and expressed no objections.

Motions and Votes

- Motion to recommend approval of the Solar Energy Overlay District for the wastewater treatment plant area, with conditions of use and special exemptions. Jinny motioned, seconded by Ryan Masten all in favor.

Follow-Up

- Forward the Planning Commission's recommendation on the Solar Energy Overlay District to the Town Council for ordinance consideration.

Recommendation for Data Center Moratorium

The Commission considered whether to recommend a moratorium on data centers. A summary was provided describing data centers as facilities housing computer servers and network equipment used to store, process, and transmit digital information, with potential benefits including increased property tax revenue, possible utility revenue, infrastructure investment, construction jobs, and developer-funded road or utility improvements. Bobby stated that he did not believe there was sufficient justification to proceed at this time and cited likely demands on sewer and water capacity, including concern that the Town was already near maximum capacity, as well as stress on aquifers, electrical infrastructure limitations, and persistent noise from cooling equipment and generators. Jinny agreed that water demand was a major concern and also cited noise. Ryan stated that, based on the information available, data centers did not appear to align with the Comprehensive Plan and the Town's goals. After discussion, the Commission agreed that a three-year moratorium would allow additional time to evaluate the issue.

- Concerns discussed included sewer and water capacity, water demand for cooling, aquifer impacts, electrical demand, and noise.
- Commission members also discussed the large industrial character of data center buildings and the limited number of permanent jobs after construction.
- The recommendation was directed to Town Council for further action.

Motions and Votes

- Ryan moved to recommend a three-year moratorium on data centers to the Town Council. Jinny seconded the motion all in favor.

Follow-Up

- Transmit the Planning Commission's recommendation for a three-year data center moratorium to the Town Council.

Upcoming Events and Planning

The Commission reviewed upcoming dates and planning items. Members noted the car show scheduled for August 29, 2026, the Town Council meeting scheduled for August 20, 2026, and the Planning and Zoning Public Hearing on the Comprehensive Plan scheduled for September 28, 2026. The public hearing was expected to be held at the current meeting location, and the Commission anticipated holding another meeting before that date to continue preparations. Bobby clarified that the car show was not sponsored by the Town. A commissioner also confirmed that materials prepared with Peter for the Comprehensive Plan had been submitted and that the Commission was awaiting completion of the 60-day review period, expected the following month.

Adjournment

Upon motion and second, the meeting was adjourned by unanimous voice vote at 6:39 PM.

