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ORDINANCE AMENDING ORDINANCE NO. 3966 BY AMENDING SECTION 400.04. TO INCLUDE "DATA CENTERS" AMONG THE LIST OF USES PERMITTED BY SPECIAL USE PERMIT PURSUANT TO SECTION 1400 AND A DEFINITION OF DATA CENTER IN SECTION 2000

WHEREAS, the City's Zoning Ordinance, being Ordinance No. 3966 adopted by the City Council on January 11, 1994, provides that amendments, supplements, changes or modifications to districts can be made after proper notice and public hearing before the Meridian Planning Commission, as authorized in said Section 17-1-17 Mississippi Code of 1972, and that the City Council could act on the recommendation of the Meridian Planning Commission without further hearing; and

WHEREAS, the Meridian Planning Commission expressed its intention to hold a public hearing to consider amending the Zoning Ordinance text relative to the subject entitled above and, by proper notice, did fix the time and place at which a hearing would be held for the purpose of hearing all parties of interest and citizens in relation thereto; and

WHEREAS, on the 2nd day of December, 2024 at 5:30 o'clock p.m., at its Special Called Meeting, the Meridian Planning Commission conducted a public hearing as required by law at which hearing all citizens and other persons of interest were given the opportunity to be heard; and

WHEREAS, no citizens or other persons of interest appeared at the public hearing on December 2, 2024 (See sign-in sheet attached hereto as Exhibit "A"); and

WHEREAS, after the hearing, the Meridian Planning Commission considered the matter and recommended unanimously to approve to amend the Zoning Ordinance concerning the amendment entitled above; and

WHEREAS, the City Council received the recommend of the Meridian Planning Commission on the morning of Tuesday, December 3, 2024; and

WHEREAS, the City Council has carefully considered the matter and the recommendation of the Meridian Planning Commission and finds the amendment will be in the best interest of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MERIDIAN, MISSISSIPPI, AS FOLLOWS:

That Section 400.04 of Ordinance No. 3966, the Official Zoning Ordinance of the City of Meridian, Mississippi, is hereby amended to add "400.04(11) Data Centers" to read as follows:

400.04. Uses permitted by Special Use Permit pursuant to Section 1400:

(1) Sites over five (5) acres in area.

(2) Any use allowed by Special Use Permit in the B-5 District.

(3) Any supporting or accessory use or structure not included in Section 400.03.

(4) Firing ranges.

(5) Broadcasting of television, radio, phone or other electronic communications pursuant to Section 708.

(6) Recycling facilities.

(7) Vehicle towing or wrecker services and related vehicle storage, junkyards, auto wrecking/salvage yards pursuant to Section 720.

(8) Primary metal manufacturing, including: blast furnaces, steel works, and the rolling and finishing of ferrous metals; iron and steel foundries; primary smelting and refining of nonferrous metals; and similar activities.

(9) Any activity requiring large amounts of water for processing or discharging large amounts or potentially hazardous waste or by-products into the sewer system.

(10) Resource extraction activities such as mining, quarrying, sand and gravel pits, rock-crushing operations, crude petroleum and natural gas production.

(11) Data centers.

That Section 2000 of Ordinance No. 3966, the official Zoning Ordinance of the City of Meridian, Mississippi, is hereby amended to add the definition of Data Centers to read as follows:

> Data center (Data processing facility): Facilities consisting of networked computer systems used for data storage and processing, and or, conversion or analysis, along with supporting equipment, such as batteries, back-up power generators, and cooling devices.

That the City Clerk as the custodian of the "CODE OF ORDINANCES OF THE CITY OF MERIDIAN, MISSISSIPPI" be and is hereby ordered and directed to cause the amendment set out above to be codified as therein set out.

This amendment will become effective December 13, 2024 subject to no appeal of the decision being filed under Sec. 1500.07 of the Zoning Ordinance.

SO ORDAINED, this the 3rd day of December, 2024.

Motion by Councilman Norwood second by Councilman Davis.

Yea: Thomas, Davis, Norwood, Walker, Lindsey.
Nay: None.

George M Thomas — 12-4-2024

GEORGE THOMAS, VICE-PRESIDENT CITY COUNCIL, MERIDIAN, MS — DATE

ATTESTED AND SUBMI'I'I'ED TO THE MAYOR BY THE CLERK OF COUNCIL, ON THE 4th DAY OF DECEMBER, 2024.

Jo Anne Clark

CLERK OF COUNCIL

APPROVE (✓) DATE 12/5/24

VETO ( ) DATE _____

ATTEST:

BRANDYE LATIMER, CITY CLERK

Jimmie Smith

JIMMIE SMITH, MAYOR
CITY OF MERIDIAN

(SEAL)

MINUTES
MERIDIAN PLANNING COMMISSION
SPECIAL CALLED MEETING
December 02, 2024 at 5:30 PM
CITY HALL AUDITORIUM 3rd FLOOR
601 23rd AVENUE, MERIDIAN, MS

MEMBERS PRESENT: Dr. Otis Gowdy, Coleman Warner, Kenny Watts, Gloria Brassfield, Shun Price, Quinn Carlisle, and David Stephens (via phone)

MEMBERS ABSENT: Dr. Lindsey Prewitt, and Billy Mitts

STAFF PRESENT: Kevin Locke, Jesse Hill, Vivian Knox, Scott Sollie, Craig Hitt, and Will Simmons

A quorum was present to conduct official business; Dr. Otis Gowdy, Chairperson, called the meeting to order at 5:36 PM. An agenda was presented and a motion was made by Mr. Carlisle to approve; seconded by Ms. Brassfield. Motion was passed by voice vote. Mr. Locke introduced Jesse Hill as the newest Planner in the Planning Division.

NEW BUSINESS:

Data Center Public Hearing. Chairman Gowdy asked Mr. Locke to introduce the case. Mr. Locke gave a brief history of the project site, to include the recently approved *I 20/59 Industrial Park Subdivision, Phase 1* Preliminary Plat by the Planning Commission and the Final Subdivision Plat approved by City Council on April 23, 2024 and May 7, 2024 respectively. As part of the aforementioned efforts, a request was received to construct a Data Center which required an interpretation for a new or unclassified use for same [ZTA-24-02]. Planning staff consulted with the following publications of the American Planning Association: *A Planners Dictionary* and the June 2022 *Zoning Practice,* "Zoning for Data Centers and Cryptocurrency Mining." Based on this research and the information presented by the applicant, Planning's recommendation is that Data Centers be allowed by Special Use Permit in I Industrial Districts. Next, Bill Hannah, Director of EMBDC, and Richmond Alexander, Project Engineer with Engineering Plus, discussed the Data Center Campus in more detail. City Attorney, Will Simmons, explained the necessity for the amendment. Mr. Locke stated that public notice was given as required in the *Meridian Star* on November 12, 2024. Besides those previously mentioned, there were no parties in interest or citizens signed up to speak (see attached Sign-in Sheet). Mr. Locke referred the Commission to their packets and entered the proposed City of Meridian Zoning Ordinance Amendment into the record by reference. Without further discussion or questions, Dr. Gowdy called for a motion. Mr. Warner motioned to approve the Data Center text amendment as presented; seconded by Mr. Carlisle. Motion passed by unanimous vote.

ADJOURNMENT:

Mr. Watts motioned to adjourn the meeting at 5:45 PM; seconded by Mr. Carlisle. Motion was approved by voice vote.

_____ _____

Chairperson Secretary

Planning Commission Meeting

City Hall Auditorium

Sign-in Sheet

Agenda: Special Called Meeting - Data Centers **Date:** December 02, 2024

PLEASE PRINT LEGIBLY

(We may need to send you information regarding this case.)

	Name	Mailing Address	Phone No.
	Ben Heinsohn	200 22nd Ave	
	Richmond Alexander	1724 B 23RD Ave. Meridian MS	601-693-4234

Proposed City of Meridian Zoning Ordinance Amendment

Addition

Section 400. I Industrial District

Section 400.04. Uses permitted by Special Use Permit pursuant to Section 1400:

(1) Sites over five (5) acres in area.

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(4) Firing ranges.

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(6) Recycling facilities.

(7) Vehicle towing or wrecker services and related vehicle storage, junkyards, auto wrecking/salvage yards pursuant to Section 720.

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(9) Any activity requiring large amounts of water for processing or discharging large amounts or potentially hazardous waste or by-products into the sewer system.

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(11) Data centers.

ARTICLE 4. DEFINITION OF TERMS

Section 2000. Overview

Data center (Data processing facility): Facilities consisting of networked computer systems used for data storage and processing, and or, conversion or analysis, along with supporting equipment, such as batteries, back-up power generators, and cooling devices.

Mayor

Jimmie Smith Sr.
Office: (601) 485-1927
Fax: (601) 485-1911

City Council

GEORGE M. THOMAS
Ward 1

Dwayne Davis
Ward 2

Joseph Norwood
Ward 3

Romande Walker
Ward 4

Tyeasha Bell Lindsey
Ward 5

COUNCIL CLERK
Office: (601) 485-1959
Fax: (601) 485-1913

City Departments

Chief Administrative Officer
Office: (601) 485-1929
Fax: (601) 485-1911

Community Development
Office: (601) 485-1910
Fax: (601) 484-6813

Finance and Records
Office: (601) 485-1946
Fax: (601) 485-1979

Fire
Office: (601) 485-1822
Fax: (601) 485-1878

Public Safety
Office: (601) 484-6890
Fax: (601) 484-6895

Parks and Recreation
Office: (601) 485-1802
Fax: (601) 485-1851

Police
Office: (601) 485-1841
Fax: (601) 484-6832

Public Works
Office: (601) 485-1920
Fax: (601) 485-1864

601 23rd Avenue
Post Office Box 1430
Meridian, MS 39302-1430
www.meridianms.org

TO: Jimmie Smith, Mayor

FROM: Kevin Locke, Planning Manager KML

DATE: November 20, 2024

SUBJECT: Agenda Item: Zoning Ordinance Text Amendment, Data Center

The Planning Commission will take up the matter of a Zoning Ordinance text amendment relative to Data Centers at a special-called meeting on December 2, 2024. See attached notice of public hearing. If approved, the Planning Commission will recommend the same to City Council.

Forthcoming will be attachments for both the December 2, 2024 Planning Commission draft meeting minutes, and pages of the Zoning Ordinance indicating the proposed amendment.

We recommend this amendment be placed on the December 3, 2024 City Council agenda for consideration.

Attachment

RECOMMEND APPROVAL:

For A. Wilkes

Craig Hitt, Director

APPROVED FOR 12/03/2024 AGENDA:

Jimmie Smith, Mayor

To Be Published on, **November 12, 2024**
Bill To: Community Development Planning Division

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NOTICE OF PUBLIC HEARING

Notice is hereby given to all interested parties and citizens of the intention of the City Council of the City of Meridian to consider amending the Zoning Ordinance, being Ordinance 3966, as amended, by amending Section 400.04. to include "data centers" among the list of uses permitted by Special Use Permit pursuant to Section 1400.

A public hearing will be held before a Special Called Meeting of the Meridian Planning Commission, an advisory committee of citizens, at City Hall Auditorium, 3rd Floor, 601 23rd Avenue, Meridian, Mississippi on the 2nd day of December, 2024, at 5:30 P.M. where at all parties in interest and citizens will have an opportunity to be heard in relation thereto. After such hearing, the Planning Commission will make its recommendation to the City Council and if there is no appeal, the City Council will decide the matter without any further hearing.

This is the 12th day of November, 2024.

MERIDIAN PLANNING COMMISSION

Kevin Locke, Secretary

Date submitted to The Meridian Star: November 8, 2024.