



**CITY COUNCIL MEETING
APRIL 27, 2026 – 7:00 PM
109 SOUTH KING STREET
DEPOT COMMUNITY ROOM**

MINUTES

PRESENT: James F. Palmer, Mayor
Ed Moyer, Mayor Pro Tem
Al Edwards, Councilmember
Jacqueline Palazzolo, Councilmember
Bruce Potts, Councilmember

ALSO: Paul Worley, City Administrator; Kyle Ellis, Utilities Administrator; Brandon Bowen, City Attorney; Sharon Nelson, City Clerk; Mike Schutz, Fire Chief; Lt. Col. Ken Carson, Police Department; and Captain Christy Nicholson, Police Department.

1. **Council Meeting Called to Order**
Welcome
Mayor Palmer called the meeting to order and welcomed everyone in attendance.
Invocation
Mayor Palmer gave the invocation.
2. **Pledge of Allegiance**
Mayor Palmer led the group in the Pledge of Allegiance to the United States Flag.
3. **Amendment or Approval of Proposed Agenda**
Councilmember Edwards made a motion to approve the agenda as presented.
Councilmember Potts gave a second with all voting aye. Motion approved.
4. **Amendment or Approval of Minutes**
 - A. Councilmember Potts made a motion to approve the minutes of the Executive Session of March 23, 2026. Mayor Pro Tem Moyer gave a second with all voting aye. Motion approved.

- B. Councilmember Palazzolo made a motion to approve the minutes of the Special Called meeting of April 10, 2026. Councilmember Edwards gave a second with all voting aye. Motion approved.
 - C. Mayor Pro Tem Moyer made a motion to approve the minutes of the Executive Session of April 10, 2026. Councilmember Potts gave a second with all voting aye. Motion approved.
 - D. Councilmember Palazzolo made a motion to approve the minutes of the City Council meeting of April 13, 2026. Councilmember Edwards gave a second with all voting aye. Motion approved.
5. **Mayor's Comments**
- A. Mayor Palmer announced that the Mayor and Council of the City of Calhoun held a budget work session at 12:00 p.m. on April 27th in the Calhoun Utilities conference room.
 - B. Mayor Palmer announced that the first public hearing on the City's Annual Operating Budget and Capital Plan for the fiscal year July 1, 2026 through June 30, 2027 will be held on May 11, 2026, at 7:00 p.m.
6. **Zoning Hearings and Comments**
7. **Other Public Hearings**
8. **Old Business**
- A. Mayor Palmer gave a second reading of a sign variance request of 196.82 square feet, to vary from the required 180 square feet to 376.62 square feet, for 9.00 acres located at 175 North Industrial Boulevard, being parcel C42A-071, by FieldTurf. The Zoning Advisory Board meeting will be held on May 7 and the public hearing on May 11.
 - B. Mayor Palmer gave a second reading of a front setback variance request of 15 feet on Fain Street and 20 feet on Jim Lay Drive for a building addition; and, 12 feet on Jim Lay Drive for golf cart storage, to vary from the required 30 foot front setback on both streets, for 4.29 acres located at 411 College Street, being parcel C24-078, First Baptist Church of Calhoun, GA. The Zoning Advisory Board meeting will be held on May 7 and the public hearing on May 11.
 - C. Mayor Palmer gave a second reading of a 20 foot landscaping buffer variance adjacent to 206 Line Street to vary from the required 30 foot buffer, and a four foot border landscaping buffer for a parking border landscaping adjacent to Jim Lay Drive, to vary from the required 10 foot buffer, for 4.29 acres located at 411 College Street, being parcel C24-078, by First Baptist Church of Calhoun, GA. The Zoning Advisory Board meeting will be held on May 7 and the public hearing on May 11.

- D. Mayor Palmer gave a second reading of an annexation and zoning request from County A-1 to R-1 for 2.12 acres, being parcel 050-060, at a location of Jones Road, by J. Bryan Matthews. The Zoning Advisory Board meeting will be held on May 7 and the public hearing on May 11.
- E. Mayor Palmer called for a motion regarding the extension of the moratorium on the acceptance or consideration of all applications for zoning decisions, land disturbance permits, and licenses for gas stations, convenience stores, food marts, and other related establishments seeking to sell alcoholic or THC-infused consumable for off-premise consumption to June 1, 2026, unless the same ends earlier by the affirmative action of the City Council. Councilmember Edwards made a motion to approve the moratorium. Councilmember Palazzolo gave a second with all voting aye. Motion approved.

9. **New Business**

- A. Mayor Palmer gave the first reading of a beer and wine package request for 1544 Hwy 53 Spur SW, Suite A, by Fuel and Feast, Inc. Aziza Khan is the owner and Kishore Kimar is the proposed store manager. The public hearing will be held on May 18, 2026.
- B. Mayor Palmer read a resolution enacting a temporary emergency moratorium on the acceptance or consideration of all applications for zoning decisions, land disturbance permits, and licenses for data centers through close of business on July 27, 2026. Councilmember Palazzolo made a motion to approve the resolution. Councilmember Edwards gave a second with all voting aye. Motion approved. Following approval of the moratorium, several concerned citizens in attendance offered comments. City Attorney Bowen explained that the purpose of the moratorium is to safeguard the city while allowing for a public process to review existing ordinances. He assured those in attendance that the resulting ordinance will be comprehensive and provide strong protections for the City.
- C. Mayor Palmer read a request from the Purchasing Department to surplus the following items no longer used by the Street Department:
- 2013 Freightliner Brush Truck
 - 2015 International Dura Star 600 Air Sweeper Mileage: 48,524 VIN: 018823
 - 1989 Ford F-600 Mileage: 161,933 VIN: A15399
 - Falcon 110cc four wheeler
 - Briggs and Stratton Intec 206/355 Trash Pump
- Councilmember Potts made a motion to approve the surplus request as presented. Councilmember Edwards gave a second with all voting aye. Motion approved.
- D. Mayor Palmer read a request from the Purchasing Department to surplus a 2012 Ford F-150 that needs transmission repairs and is no longer used by the Electric Department. Mileage: 65,151 VIN: D01877. Councilmember Edwards made a motion to approve the request as presented. Councilmember Palazzolo gave a second with all voting aye. Motion approved.

10. Other written items not on the agenda

11. Work Reports

- A. City Administrator Worley gave a review of March 2026 general cash and hotel motel reports. (copy attached) Councilmember Potts made a motion to approve the reports as presented. Councilmember Edwards gave a second with all voting aye. Motion approved.
- B. Utilities Administrator Ellis gave a review of the 2026 utilities cash report. (copy attached) Councilmember Edwards made a motion to approve the report as presented. Mayor Pro Tem Moyer gave a second with all voting aye. Motion approved.

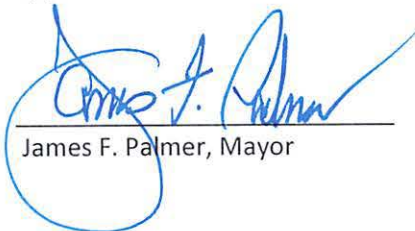
12. Motion to move to Executive Session, if needed

13. Motion to return to General Session

14. Motion to Adjourn

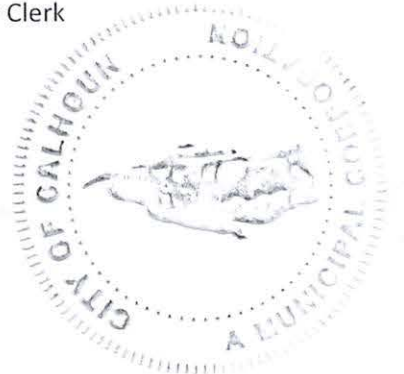
Councilmember Edwards reminded those present that early voting for the primary election began today and will run through May 19th. There being no further business to come before the Council, Councilmember Palazzolo made a motion to adjourn. Councilmember Potts gave a second with all voting aye. The motion was approved and the meeting adjourned at 7:43 p.m.

Approved:


James F. Palmer, Mayor

Submitted:


Sharon Nelson, City Clerk



**STATE OF GEORGIA
COUNTY OF GORDON
CITY OF CALHOUN**

**A RESOLUTION BY THE MAYOR AND COUNCIL OF THE CITY OF CALHOUN, GEORGIA,
ENACTING A TEMPORARY EMERGENCY MORATORIUM ON THE ACCEPTANCE OR
CONSIDERATION OF ALL APPLICATIONS FOR ZONING DECISIONS, LAND DISTURBANCE
PERMITS, AND LICENSES FOR DATA CENTERS.**

Section 1. Definitions

The following words, terms and phrases, when used in this ordinance, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Data Center: A facility primarily used for the centralized storage, processing, transmission, or management of digital data. This includes, but is not limited to, hyperscale, enterprise, colocation, edge, high-performance computing (HPC), and blockchain operations. Data centers typically house computer servers, networking equipment, and related infrastructure necessary for continuous digital operations, and generally require significant electrical capacity, broadband connectivity, and cooling systems.

Section 2. Temporary Moratorium

WHEREAS, City of Calhoun, Georgia is presently analyzing its zoning, land use and related codes in order to revise said codes to meet the needs of the citizens and the City; and

WHEREAS, City of Calhoun, Georgia is reviewing the codes pertaining to the location, set back requirements and regulations of Data Centers, and considering new regulations related to the same; and

WHEREAS, this review is being conducted based on a number of factors, but especially because the City desires to reach a balance between the use of land for Data Centers with the impact of such uses on neighboring property owners, public and natural resources and infrastructure; and

WHEREAS, the City needs an appropriate amount of time to conduct such review of City Ordinances related to Data Centers, consider drafted changes, advertise and hold public hearings required by law, and potentially adopt changes, and desires to issue a moratorium for such time period in the best interest of its citizens; and

WHEREAS, the City has the right under Georgia law to issue a moratorium for a reasonable amount of time without the necessity of complying with the Georgia Zoning Procedures Act; and

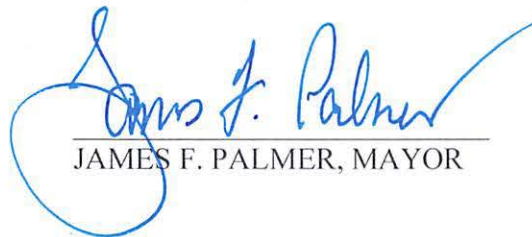
WHEREAS, adopting this moratorium as an emergency provision is necessary to protect the public welfare and is further in accord with established Georgia Supreme Court decisions such as *City of Roswell v. Outdoor Systems, Inc.*, 274 Ga. 130 (2001).

NOW, THEREFORE, by virtue of the authority vested in the municipal governing authority by law, that a moratorium is temporarily established as follows:

1. This moratorium is enacted for temporary and emergency purposes only and shall be in effect through and until the end of the business day on July 27 2026, or until it is repealed, revoked or modified, whichever occurs first.
2. This moratorium applies to all applications for any permit approval or issuance required for the construction or expansion of new or expanded Data Centers.

3. Neither the City nor any of its staff or departments shall accept applications for zoning approval, building permits, land disturbance permits, conditional use, or any other approvals or permits, or process or issue any decisions on any applications filed after the execution of this moratorium regarding facilities or structures for new or expanded Data Centers.
4. No action taken by any person or entity during this temporary moratorium shall serve to vest rights to develop or operate any Data Center.
5. Previously approved Data Center permits and decisions on pending applications that were previously filed shall not be prevented by this moratorium or from operating under and consistent with the prior approval.

SO ADOPTED, this 27th day of April, 2026.



JAMES F. PALMER, MAYOR

ATTEST:



SHARON NELSON, CITY CLERK

