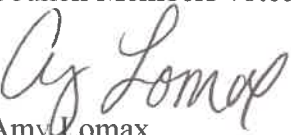


Town of Clermont
Work Session Meeting
July 7, 2026

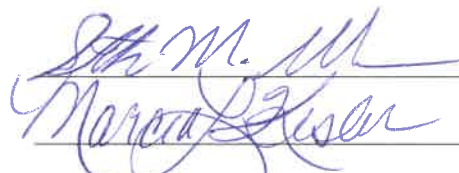
The Clermont Town Council met for a work session on July 7, 2026, at 5:00 pm. The purpose of the work session was to review and discuss a proposed zoning text amendment regulating the development of data centers within the Town. Present: Mayor James Nix, Council members Amanda Nix, Seth Weaver, James Castleberry, Marcia Kesler, and John Brady. Also present were Town Attorney David Syfan and Planning and Zoning Members Doug Myers, Adam Nix, and Gina Pilcher. Town Clerk Amy Lomax also attended.

The Mayor called the meeting to order at 5:03 p.m. The Council reviewed a draft data center ordinance prepared by the Town Attorney, which was based largely on Hall County's proposed regulations and adapted for the Town of Clermont's zoning ordinance. The Council discussed limiting data centers to Planned Industrial (PI) zoning districts, requiring a rezoning process for any proposed facility, and establishing standards that would protect the community while remaining legally sound. Additional discussion included minimum lot size, setbacks and buffers, noise limits, utility and infrastructure requirements, public notification and hearing requirements, decommissioning of facilities, and ongoing compliance and enforcement. There was general agreement to continue refining the ordinance, including increasing the minimum lot size to approximately 50 acres, expanding public notification requirements, and maintaining reasonable development standards. The Town Attorney will review Hall County's final revisions once they are completed, consider incorporating applicable changes, add clarifying language regarding cryptocurrency mining facilities, and prepare an updated draft for review. Once finalized, the proposed ordinance will move through the Town's normal Planning and Zoning Commission and Town Council public hearing process.

ADJOURN: Seth Weaver made a motion to adjourn at 5:55 pm. Amanda Nix seconded, and all Council Members voted in favor. Motion passed.


Amy Lomax,
Town Clerk


James T. Nix


Marcia Kesler