

# **DATA CENTER MORATORIUM CONDITIONS & RESPONSE PLAN**

Discussion & Direction  
City of Hendersonville City Council

August 26<sup>th</sup>, 2026

Community Development Department

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# Background

- + **Current Ordinance:**
  - + No Use Defined (CZD/Special Use/Etc.)
  - + No Districts Permitted/Prohibited
  - + No Design Requirements or Impact Analysis
- + **Considerations for Moratorium:**
  - + Use complexity; Data Center, Hyperscale Data Center
  - + Research & Development of Standards
- + **Impact of Moratorium:**
  - + No Zoning Compliance Permit issued for Standalone Data Centers
- + **Other Factors/Considerations:**
  - + State Action; Senate Bill 730 (Ratepayer Protection Act) - focused on large facilities



# Proposed Work Program

## + **September '26 to November '26**

- + State and Federal law review
- + data center characteristics (typical/hyperscale)
- + statutory authority
- + land use & environmental analysis

## + **December '26 to March '26**

- + Draft ordinance
- + Public outreach & sub-committee review
- + Legal Review & Administrative Review
- + Utility Engagement & Review.

## + **April '26 to June '26**

- + Adoption Process, Planning Board to City Council.

## + **Recommended Moratorium Length: Twelve Months**



# Potential Ordinance Elements

## + **Use Classification**

- + Define "Data Center" and "Hyperscale Data Center"
- + Permitted Districts/Prohibited Districts
- + Special Use Permit/Conditional Zoning

## + **Site Requirements & Infrastructure Standards**

- + Site Size & Buffering
- + Electrical Requirements
- + Water Requirements
- + Noise Requirements

## + **Submission Requirements**

- + Utility Capacity Study
- + Noise Study
- + Emergency Response Plan
- + Decommissioning Plan



An aerial photograph of a city, likely Nashville, Tennessee, featuring a prominent building with a golden dome in the center. The city is surrounded by greenery and mountains in the background. The image is overlaid with a blue-tinted topographic map pattern consisting of white dashed contour lines. A solid orange line curves along the bottom right corner. A small blue plus sign is located to the right of the word "Questions?".

# Questions?