

RESOLUTION NO. 20260728-03

Declaring a Temporary Moratorium on the Establishment, Construction, Development, Expansion, or Operation of Data Centers, Cryptocurrency Mining Facilities, and Certain High-Density Computing Operations Within Lawrence County

Whereas, the Lawrence County Legislative Body is charged with promoting the health, safety, and welfare of the citizens of Lawrence County; and

Whereas, recent technological developments have resulted in the increasing construction of large-scale data centers, cryptocurrency mining facilities, artificial intelligence computing facilities, cloud computing facilities, and other high-density computing operations throughout Tennessee and the United States; and

Whereas, facilities of this nature may require substantial electrical service, water resources, telecommunications infrastructure, transportation improvements, and other public and private infrastructure, and may generate significant noise, heat, vibration, environmental impacts, emergency service demands, and other effects affecting surrounding properties and the quality of life of Lawrence County residents; and

Whereas, the Lawrence County Legislative Body recognizes that such facilities present unique considerations that differ substantially from traditional commercial and industrial development and therefore warrant careful study before such facilities are established within Lawrence County; and

Whereas, Lawrence County presently has not adopted countywide zoning regulations, building codes, or other comprehensive land use regulations specifically addressing the location, construction, operation, or impacts of such facilities; and

Whereas, Lawrence County has reached a point where it should evaluate whether its historic lack of zoning and development regulations remains appropriate, particularly with respect to large-scale industrial development; and

Whereas, the Lawrence County Legislative Body finds that it is in the best interest of the citizens of Lawrence County to undertake a comprehensive review of the potential impacts of such facilities and to evaluate whether additional local regulations, development standards, building codes, zoning authority, or legislative action should be considered before such facilities are established within Lawrence County;

NOW, THEREFORE, BE IT RESOLVED, by the Lawrence County Legislative Body meeting in Regular Session on this 28th day of July 2026, that:

Section 1. Declaration of Moratorium. The Lawrence County Legislative Body hereby declares a temporary moratorium upon the establishment, construction, development, expansion, or operation of data centers, cryptocurrency mining facilities, artificial intelligence computing

facilities, cloud computing facilities, and other high-density computing operations within Lawrence County for a period of twelve (12) months from the effective date of this Resolution.

Section 2. Legislative Intent. It is the intent of the Lawrence County Legislative Body that the temporary moratorium declared herein preserve the status quo while the County evaluates the potential impacts of such facilities and determines whether additional regulatory authority, development standards, or other measures should be considered to protect the health, safety, and welfare of the citizens of Lawrence County.

Section 3. Study Committee. There is hereby established a Data Center and Land Use Study Committee appointed by the Chair of the Commission, one of whom shall be the chair of the regional planning commission. The Chair of the Commission and County Executive shall serve as ex officio members. The Committee shall undertake a comprehensive study of the potential impacts of large-scale data centers, cryptocurrency mining facilities, artificial intelligence computing facilities, and other high-density computing operations, together with the County's existing authority to regulate development and land use. In carrying out its responsibilities, the Committee shall evaluate and make recommendations regarding, including but not limited to:

- (a) The electrical infrastructure demands associated with large-scale computing facilities;
- (b) Water usage, wastewater, and utility infrastructure impacts;
- (c) Noise, environmental, and quality-of-life impacts upon surrounding properties;
- (d) Fire protection, emergency response, and public safety considerations;
- (e) Transportation, roadway, and other public infrastructure impacts;
- (f) Economic development opportunities and fiscal impacts associated with such facilities;
- (g) The advisability of adopting countywide building codes, construction standards, or development regulations authorized by Tennessee law;
- (h) The advisability of adopting zoning regulations or other land use planning tools, whether countywide or in designated industrial, commercial, or other appropriate areas of Lawrence County;
- (i) The identification of suitable locations within Lawrence County for future industrial and high-impact development and whether special development districts or industrial zoning classifications should be considered;
- (j) Existing statutory authority available to Lawrence County to regulate large-scale industrial development and whether additional legislative authority should be sought from the Tennessee General Assembly;
- (k) The experiences of other Tennessee counties in regulating similar facilities; and
- (l) Such other matters as the Committee determines necessary to promote the orderly growth and development of Lawrence County while protecting the health, safety, welfare, and property rights of its citizens.

Section 4. Report and Recommendations. Before the expiration of the moratorium established by this Resolution, the Study Committee shall report its findings and recommendations to the Lawrence County Legislative Body. Such recommendations may include proposed resolutions, policies, requests for private acts, recommendations concerning countywide or targeted zoning, building codes, development standards, industrial site selection criteria, or any

Section 5. Duration. Unless sooner repealed or extended by the Lawrence County Legislative Body, the temporary moratorium declared by this Resolution shall expire twelve (12) months after its effective date.

Section 6. Severability. If any section, subsection, sentence, clause, phrase, or provision of this Resolution is held invalid or unconstitutional by a court of competent jurisdiction, such determination shall not affect the validity of the remaining provisions.

Section 7. Effective Date. This Resolution shall take effect upon its passage, the public welfare requiring it.

Passed this 28th day of July 2026.

Shane Eaton, Chair
Lawrence County Legislative Body

David A. Morgan, County Executive

ATTEST:

Russ Brewer, County Clerk

SPONSOR: Shane Eaton and Wayne Yocom