

Hampton Planning and Zoning Commission
Meeting Minutes
August 26, 2026, 5:00 p.m.
Hampton City Council Chambers
(Also streamed via Zoom and YouTube)

Members Present: Brandon Morton, Chad Murray, Carolee Philpott, Lance Studer and Don Warneke

Others Attending: Zoning Administrator Doug Tarr, City Manager Ron Dunt, and NIACOG Senior Planner John Robbins

The **Hampton Planning & Zoning Commission meeting** was called to order by Chairperson Chad Murray at 5:01 p.m. and he led in the Pledge of Allegiance to the Flag of the United States.

Chairperson Murray called for a motion to **approve the minutes of the March 18, 2025 meeting**. Motion by Philpott, second by Warneke to approve. Motion approved unanimously.

Public Comment: Franki Aliu questioned why there needed to be a meeting and requested clarification on zoning requirements. City Manager Dunt and John Robbins from NIACOG explained that data centers are not mentioned in the current zoning regulations. The purpose of the meeting was to consider potential impacts and prepare the city for future proposals from data centers.

New Business: City Manager Dunt explained the current zoning codes and ordinances are not equipped to cover modern data centers, and without proper zoning regulations the city would have no basis to legally maintain control of development impacts on the community. On August 13, 2026 city council approved a moratorium on data centers. Now staff and the planning and zoning commission need to draft an amendment to the comprehensive plan to include data centers and draft potential zoning regulations. Zoning Administrator Tarr added this is in line with the county with placing a temporary moratorium, and other communities have gone through the same process.

John Robbins from NIACOG, explained there will need to be an amendment to the future land use map, an to the update comprehensive plan and regulations put in place. Due to current the land use map, zoning, flood plains, residential areas, etc. the industrial park area seems to be the most logical place for a potential data center. The commission also discussed potential impacts of electricity consumption, noise, water and waste water. Garrett Thompson, Franklin REC, explained there is a transmission line right along the railroad in the industrial park ready and has capacity to be used, but any future additional infrastructure costs would be paid directly by the developer per contract language with REC. Thompson also stated that REC customer rates would not be impacted by increased demand from a data center and that a data center would not get prioritized ahead of other REC customers in the event of an outage. Zoning Administrator Tarr said city water and wastewater could handle the demand for a small/mid-size data center using a closed loop coolant system. Dunt further stated that the city could not meet the water demand for a hyperscale data center. The Commission also considered an application/review process, setbacks, fencing requirements, emergency response, end of life facility decommissioning, and development agreements. John Robbins will draft a land use map and general policy statements for review.

The next Planning and Zoning Commission meeting will be Wednesday, September 9, 2026. The policy statements will be presented and follow with a listening session where the public can ask questions.

Motion to adjourn by Philpott, second by Morton. Motion approved unanimously.

Adjournment 6:43 p.m.

Chad Murray, Chairperson

Doug Tarr, Zoning Administrator