Hampton Planning and Zoning Commission
Meeting Minutes
November 4, 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: City Manager Ron Dunt, Zoning Administrator Doug Tarr, 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 September 29, 2026 meeting.** Motion by Morton, second by Warneke to approve. Motion approved unanimously.

Public Comment: None.

New Business: John Robbins, Senior Planner with NIACOG, gave a brief **review of the adopted Comprehensive Plan amendment.** The only thing added by city council was requiring a level of financial security in case of developer abandonment, foreclosure or vacancy. The adopted comprehensive plan amendment was used as a guide for developing the draft ordinance.

Commission reviewed and discussed the **draft data center ordinance**. The ordinance covers application requirements, site plan and review procedures, setbacks and separation from protected locations, emergency response, reclamation/decommissioning requirements, cooling system, water use and wastewater requirements, noise standards, fencing, landscaping, security requirements, a development agreement requirement to address road use protection, construction standards, and other matters pertinent to the city. There were some typos noted and a change under 2.11 (b.). The consensus was to move forward to public hearing with the changes.

Commission set the date for **public hearing on proposed data center ordinance for Tuesday, November 17, 2026 at 5 p.m.** Motion by Studer, second by Morton to set Tuesday, November 17, 2026 at 5 p.m. for the public hearing on proposed data center ordinance. Motion approved unanimously. The city will publish notice of the hearing in the Hampton Chronicle.

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

Adjournment 5:54 p.m.

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Chad Murray, Chairperson Doug Tarr, Zoning Administrator