Planning & Zoning Committee Hearings on Data Center Ordinance, Standards, & Implementation

Framework & Agenda

Purpose

The committee will reconcile the pending data-center proposals and take action to deliver a unified framework governing community protection, siting, water, power, air quality, public cost, fiscal return, community agreements, prepared development districts, and creation of the permanent Memphis-Shelby infrastructure authority.

- Build a shared understanding of data center legislation and its local implications for our community.
- Examine current zoning and regulatory requirements.
- Examine environmental protection and community concerns.
- Learn from peer cities and subject-matter experts.
- Observe relevant conditions through a site visit.
- Identify possible future policy approaches, including amendments to the City’s Unified Development Code.
- Establish clear next steps for additional research, public engagement, or legislative action.

Hearing Schedule

Date	Focus (**See Session Breakdowns on following pages**)
Thursday, October 8	**Full Clarity of Consolidated Ordinance(s) As Written** – Confirm clarity and focused agenda items for future hearings below
Monday, October 19	**Community Environmental Protections: Noise, Water, Air Quality, & Neighborhood Infrastructure Impacts** – Presentations and discussions with MLGW, TVA, Health Department, & other relevant industry experts
Thursday, October 22	**Community Voices | Public Engagement –** On site visit to neighborhoods and data centers should be made by each councilmember before this meeting.
Monday, October 26	**Community Benefits, Economic Growth, Address Outstanding Items**
Thursday, October 29	**FINAL WRAP UP** – Summary of work accomplished and close out pending items or topics
Monday, November 2	*****IF NEEDED*****

Hearings will be held at City Hall, livestreamed, and available to the public

Council Tuesday dates in between these meetings are: October 20th

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****** See next pages for draft breakdown of each hearing******

Session One: Establishing the Foundation

Thursday | October 8, 2026 | 1pm-3pm

Focus: What are the differences and commonalities between the various ordinances we are considering. This will dictate the content of our future meetings

Objectives

- Establish a common factual foundation of community care and legislative goals
- Explain how the ordinance(s) currently intersect with zoning and land-use policy.
- Identify questions that should guide the remaining workshops.
- Consider approaches used by comparable cities or counties.

Suggested Presenters

- Attorneys Wade, Shaw, Rolwing, and Hale
- Division of Planning and Development

Create List Desired Outcomes in Writing

- Facts
- Outstanding legal or technical questions
- Peer policies warranting deeper review

Session Two: Environmental Protections: Noise, Water, Air, & Neighborhood Infrastructure Impacts

Monday | October 19, 2026 | 1pm-3pm

Focus: Environmental considerations, community impacts and expert guidance

Objectives

- Identify potential environmental and quality-of-life impacts.
- Review existing federal, state and local safeguards.
- Clarify the responsibilities of different regulatory agencies.
- Hear directly from community, environmental and state partners.
- Identify possible gaps in current protections.

Possible Participants

- Tennessee Department of Environment and Conservation
- Shelby County Health Department
- Division of Planning and Development
- MLGW
- TVA
- Local Data Center Leaders and/or Official Representatives

Session Three: Community Voices | Public Engagement

Thursday | October 22, 2026 | 1pm-3pm

Focus: Offer summary facts and information from previous meetings and share any on site experience. Fully engage public entire session. Answer questions and listen to community concerns. We will address any items in real time and/or moving forward at each subsequent meeting.

Councilmembers Visit

- Schedule on your own with SpaceXAI and/or MC3
- Attendance confirmation at meeting on 10/22

Objectives

- Share information
- Listen
- Answer questions today and moving forward

Session Four: Community Benefits and Address Outstanding Items

Monday | October 26, 2026 | 1pm-3pm

Focus: Clearly list and discuss community benefit impacts | Address Outstanding Items

Objectives

- Synthesize findings from the previous sessions.
- Clearly state positive impacts for community

Suggested Presenters

- Councilmembers want to take lead?

Session Five: Final Wrap Up

Thursday | October 29, 2026 | 1pm-3pm

Focus: Show the written list of goals and accomplishments we have created and achieved together. This should coincide with a potential third reading and vote on CW Logan's ordinance at our 11/10 Council meeting

Recommended Format for Every Workshop

~ 2 hours reserved, focused, Robert's Rules, cadence below:

- **5 minutes:** Welcome, purpose, and recap
- **60 minutes:** Presentations
- **60 minutes:** Moderated questions and discussion
- **10 minutes:** Findings and next steps

Presenters should receive a specific assignment and time limit in advance. When possible, presentations should be limited to approximately 10–15 minutes per speaker, with slides submitted beforehand.

First two meetings will be informative and hopefully answer most of public concerns/questions. Public participation is not scheduled or anticipated until the 10/22 meeting.

October 29th Meeting: Public participation meeting will be a blend of written questions and/or concerns submitted on cards, online, and in person for those who can attend.

- Questions can of course be submitted by the public anytime during these meetings and any day of the week always.
- Can we create an internal process to track questions and answer them all beginning with the meeting on October 29 and at future meetings or online via socials?

Hearing Rules – Robert's Rules of Order

We will establish that:

- The workshops are intended for fact-finding and constructive discussion.
- Participants will distinguish verified information from opinions or projections.
- Speakers will remain within their assigned time.
- Questions should relate to the session's announced focus or item being discussed.
- Any outstanding questions will be documented and assigned for follow-up.

Materials

A shared briefing packet will be prepared for each councilmember and made available to the public. Any updates or changes will be shared with the public as well. The packet should include, but also not be limited to, the following items below:

1. Workshop purpose and schedule
2. Background summary
3. Current zoning and regulatory provisions
4. Maps and relevant local data
5. Peer-jurisdiction comparison
6. Environmental and agency information
7. Panelist biographies
8. Site-visit materials
9. Written questions and responses
10. Potential policy or UDC amendment concepts
11. Final findings and next-step memorandum

Summary:

These hearings will provide the Council with a structured opportunity to fully examine this issue with transparency for the public.