

2026-3-ORD requested by Matthew Jewell, Parish President / Dept. of Planning & Zoning to amend the St. Charles Parish Zoning Ordinance of 1981, Section III. – Definitions, adding a definition for Data Center, Section VI. – Zoning district criteria and regulations., D. Manufacturing and industry districts, adding Data Centers as permitted uses in the M-1 and M-2 zoning districts, and adding requirements for data centers to Section VII. – Supplemental use and performance regulations.

Mr. Albert – thank you Mr. Chair. I think we're all aware data centers are an emerging industry. They're increasingly in the news. There are many questions about them. A few months ago, the question of what happens if a data center comes to St. Charles Parish came up and we started looking into it. The thing that needs to be put forward first and foremost is currently this is an unregulated use in the parish. It does not exist in the zoning ordinance. That does not mean it is prohibited. In fact, it not being listed grants wide latitude for a data center to come wherever however it wants to. That's a problem. It would rely on interpretation from the department and the legal department to identify the property sighting and zoning. The department recognized that as a problem. Months ago, we started working through the legislative committee process to sight data centers with an appropriate zoning district and to start outlining regulations to regulate them. The ordinance that you have in front of you does a lot of things. It does not enable them anymore that they already are. This is the first set of guide rails that would exist on this use. What we have provided in the code is an opportunity to define two levels of data centers. The first one being data centers that operate entirely off grid power. Those would be sited within the M1 zoning district. Generally, those are smaller facilities regional, subregional, local. The data centers that you often hear about in the news have on site power generation, whether it's power generation or other, they're usually more self-contained. The code, as we've set up, puts a distinction between those two things with the less intense uses for data centers going in M1, which is our light industrial zones, and the heavier ones going into M2 zones which is traditionally St. Charles Parishes heavy industrial zoning. What this ordinance also does is set forth performance regulations for these uses. Performance regulations are dictates that they have to follow when going through a permitting process. In this instance, that includes buffers from residential areas, landscaping requirements, berming requirements, noise reduction requirements, all the things that in terms of land use, we some regulatory ability on. Questions come up about power usage or water. That's not something you nor can I regulate as part of zoning, public service commission, Entergy, they weigh in on those things. The ordinance that you have in front of you sets up all of these standards, establishes the zoning district, puts forth a permitting guideline for us to review these plans when they come in. The ordinance that you have in your agenda is the initial draft that we sent in to you. After we took some questions and consulted with the legal department; we have on your desk a set of three small additions or alterations on this. We think that these strengthen

the ordinance, strengthen the protection for residents, and otherwise provide clarity. So, the first one of those that you'll see is the M1 designation. So, while the M2 designation clearly talks about the type of power generation that can happen, we've added a statement in the M1 signifying that it must be on grid power that that's one of the guiding aspects of the use so that strengthens the control over that clarifies it. We've had a lot of people asking about temporary uses and that sort of thing. We think, in conjunction with legal department's opinion, that we resolve that. The second matter is a technical one. There is a landscaping warranty that was in the code. That's kind of standard language that would be used in other places. However, last year, the council passed an ordinance that updated the zoning code, making site plans like a legally binding part of the approval process. So that clause isn't actually necessary anymore. We have stronger form of protection on those site plans. So, it was recommended that that be removed as redundant. And lastly, we have some clarifications on the noise section on your desk. We kind of look through you know, it says residential areas and noise sensitive areas. We also added public spaces because we realized like there was like a small gap in the definition of what was being said. It's all the same thing that's referenced in the other portion of the code we just clarified, that adds an additional protection, and then we added a not withstanding clause. On here there exists a noise ordinance in St. Charles Parish that regulates receiving and outputting noise levels on uses for when they become a nuisance. This ordinance sets forth a 55-decibel level maximum for the receiving residential uses. There was questions about which provisions would guide this, or if in the future, a data center got protections of industrial area status would they become exempt? The not withstanding clause that we've added into this makes this noise regulation the guiding and enforceable regulation for noise on these uses. It circumvents chapter 24, where this is more stringent and in these matters it is. So following discussion if you do decide to forward a positive recommendation onto council, we would ask you to direct us to make these changes in the final document that we send to the council. Thank you.

Commissioner Petit – thank you. Any questions for Michael before we open the public hearing? Thank you.

The public hearing is now open.

Jeff Grayson 205 Lorraine St. I'm opposed to this. There's no safety precautions in here for the residents. I have a couple of examples for M1 & M2. Let's say you want to put a big one on M2. You have a 2000 foot buffer. This is easily gotten around. I have a reference number, case number 2022-37-ZBA. This certain place got a buffer reduction from 2000ft. down to 200 ft. That is butting up against a residential area that's been there since the early 50's. It was plenty opposition to it, passed, no problem. The M1 reference case 2026-1-ZBA. Let's say you decide you don't want or can't plant trees or shrubbery, back to the ZBA you go, you get a variance, no

trees, no shrubbery. Both these things happened in this parish under Matt Jewell's administration. These aren't looking out for the people, haven't looked out for the people, and I don't see anything in this ordinance that looks out for the people. There's nothing solid. If anybody wants to stand up and say what I said is not true, I welcome you to because that I approve. Thank you.

Milton Allemand Hahnville – and some of the people have been around a long time on this board can remember me saying this, one of the worst things can happen to your quality of life and or the value of your property is to get the zoning wrong. So, it's very important that we get this right and I think all of you are invested in this and all want to get this right, but it's still too many unanswered questions. You know the zoning commission is set up by our charter to direct certain things to be done by the commission, not the other way around. As I read the whereas, like the gentleman said before me, there seems to be some holes in the system, you know whereas number three, where it says properly sited and designed, can operate within minimal impacts. Well, that's the key. Properly designed, who determines what's a proper design. Whereas number six, reasonable standards for the city and operation of data centers. Question again, what's a reasonable standard? I know ya'll have heard like I have and many other people, some horror stories about data centers. I'm not up here to tell you I'm an expert on that or anything else for that matter. But the questions remain. Are we going down the right road here? We had a council person insinuate that because we are heavy industrial parish, we have to allow this type of development. No, we don't. State laws gives the power zoning to local governments for just cause. You can simply say we don't want data centers. It can't fit. It doesn't make sense. We can't provide protection to the residents that we need. We can't guarantee that buffer zone is going to be there 24 hours a day, seven days a year, 365 days. What happens when a storm comes through and knocks the trees down? How long do they have to wait for the trees to be replaced? Who is going to stop this? The data center from operating when they don't meet that criteria. Heck, we got trouble in this parish enforcing our tall grass ordinance. Who's going to stop that data center? Nobody. So, it's better be done right and better be done quickly upfront. Well, let me just subtract it quickly. That's coming from administration too quickly part. If you get further into it, when it talks about fuel storage and special provisions, there we go. Again, like the gentleman said before, it's so easy in this parish to go to ZBA and get exceptions. This is important. There should be no exceptions. We pass such an ordinance, it should say in bold letters at the top. When we determine what needs to be put into place and we put them in place, there is no exceptions. People hear horror stories about the one that's being, being operated and being built in other parts of the country. You know, right now Entergy Louisiana is building three, Cogen three. Let me get it right. Combined cycle gas turbine generators. Two of them is in Richland. You know where the other one is in Killona. While our parish president put his hands up to God and said he knows no data center

coming to our parish, I believe him. But it seems like to me, if Entergy Louisiana was building three generating stations for the Richland facility, the third would be in Richland also. So, it makes me question what is going on here.

Commissioner Petit – if you can wrap it up Mr. Allemand, your time.

Mr. Allemand – I'm going to ask for three more minutes, representing my wife. Thank you. So, it's important that we get this right. I would ask the commission, this table, this, throw it away, put it in the garbage, whatever. It was pretty hastily put together. And let's put together some kind of committee of the citizens and go investigate what's good and what's bad about these data centers. Like I told some council people before, I don't know. I can't tell you if it's really compatible for the light, for the people living in St. Charles Parish, we are heavy industrial. That's true. But this is a whole different animal. We've never had one before, so we should be working on getting it correct. There's all kinds of problems I see. The 300 foot setback. What happens after we build a data center and we decide, you know 300 ain't enough. We probably ought to have 1,000. Do we stop them from operating until somehow, they figure to move their plant or their data center 1000 ft.? No, we don't. We can't stop them. So, let's stop this now. Let's put, shut this down. You'll get with Planning and Zoning Department, put together a committee. Go study some of these sites. I hear horror stories about them. And the key thing is this, don't let, don't be misled that we have to zone this. We do not. We got the power to say; we don't want you in St. Charles Parish. We cannot guarantee our residents that they're going to be safely protected from noise in any other kind of nuisance that comes from them. That's just cause it doesn't have to happen. This administration wants you to think that it's going to happen. And we want to make sure we're ahead of the ball. No, it doesn't have to happen. That's not true. Thank you for your time.

Commissioner Petit- I will just add some context. So there has been quite a bit of dialog back and forth between Commission, Council and the Planning and Zoning Department. We have submitted questions, comments back. That happened with the introduction of the ordinances around solar panel farms. It's happening with C2, C3 changes. We've had some committee meetings, so that is happening behind the scenes. There is that dialog. The legislative committee is involved. This is not something that is just being thrown at us tonight that we all haven't seen or talked about. So, I recognize that perhaps a lot of people think we're just seeing this for the first time, but that is not the case around the questions around, do we get this right? We can make changes. Data centers are new. We're constantly learning new things, and we can make those changes as we go. As Michael mentioned, I guess one of the things for me is they can come today. So, this doesn't allow something that's not allowed today. It introduces, in my opinion, some additional restrictions and at least helps us to build something right, whether it's ready for stamp now, that's something we all have to collectively decide. But there has been

dialog back and forth between the Planning and Zoning Department, the Commission and the Parish Council members.

Mr. Albert – correct, and they have been two legislative committee meetings discussing this topic. This has not happened in a vacuum. This has been ongoing.

Commissioner Petit – thank you. Public hearing is still open. Other questions? Comments?

Ray Gregson - Mr. Chair, I have a letter and I have copies for each member. Can I put that on the record? 390 Belle Terre Blvd. LaPlace Louisiana. However, I am a resident of St. Charles Parish, so I serve as the CEO of the River Region Chamber of Commerce. The River Region Chamber represents businesses across St. Charles Parish, St. John the Baptist, and St. James Parishes. I'm here tonight in support of the proposed data center ordinance. We support the ordinance because it provides a solution. It gives St. Charles Parish a framework and guidelines for how to address data centers through local regulation. The alternative is exactly what Mr. Albert mentioned a few minutes ago in his comments in the opening. And no ordinance means no clear standards, no defined process, and less certainty for residents. This ordinance is the right approach because it creates structure. It defines the use, places it within the zoning code identifies where it may be allowed and establishes standards for setbacks, buffering, screening and noise. It also makes clear that equipment customarily incidental to an otherwise permitted use, such as servers associated with large office buildings, is not included in definition that's practical and important distinction for us as a chamber supporting businesses. This issue should be addressed through a local ordinance like this one, not through uncertainty and not through broad assumptions. It's also important to keep this conversation grounded in reality. A data center the size of Meta in North Louisiana is not coming to St. Charles Parish. Data centers are not one size fits all. They can range from smaller, lower impact facilities to larger operations. The ordinance recognizes that distinction and provides zoning based on framework that allows the parish to regulate appropriately, rather than react broadly or leave the issue unaddressed. The ordinance also excludes equipment customarily incidental to other permitted uses, such as servers associated with office buildings, which is important distinction of business and organizations that rely on modern digital infrastructure. And that is what this ordinance does. It gives parish leaders a tool to regulate wisely and thoroughly. It allows the parish to put guardrails in place, protect residents, and also provide clarity to the business community. This is what good local government should do. For those reasons, the River Region Chamber supports the proposed ordinance and respectfully asks for your favorable recommendation. We appreciate Mr. Albert putting this together and his team and leadership and putting the solution together and all of you for your service to St. Charles Parish. Thank you.

Commissioner Petit- thank you Mr. Gregson.

Michelle Bourg – I serve as the Vice President of Business and Economic Development for Entergy Louisiana. I think as most of you know Entergy is a vertically integrated, retail rate regulated utility who operates here in the State of Louisiana. We have over 1 million customers, including about 23, 000 here in St. James, St. Charles, my apologies. My business address is 4809 Jefferson Hwy. Jefferson Louisiana. I certainly appreciated the opportunity to be here tonight and appreciate the responsibility of this body to make good land use decisions here in St. Charles Parish, and certainly to represent the best interest of all of the residents and businesses that call this parish home. I'm here tonight to speak on behalf of Entergy Louisiana in support of the proposed ordinance, which creates clear zoning requirements for data centers. I'd also like to share a few perspectives informed by our extensive experience with data centers over the past two years. We continue to see a flurry of request for these new kind of next generation data centers, some from very sophisticated global digital technology companies like Meta and Amazon and Google, all of which have presence in the four states that Entergy serves. We also see a lot of interest from developers who are looking to partner on smaller scale development with some of the larger companies. So, you know, some are hyper scale, certainly in the gigawatt range, like the facility that we've got up in North Louisiana, some are much smaller, but all of them have two things in common. They want speed to market because it's a race right now to get these data centers online. And they want certainty in how they site. So certainly, you know from a certainty perspective, you know what are the rules of engagements? What standards apply? How can we predictably move through the process is really really important to them. And having these rules of engagement established for this parish specifically sends a very positive signal to potential developers that St. Charles Parish is open to this level of investment. The second thing I want to hit head on, we get a lot of questions about bills. You know, how will a potential data center impact me as a customer? And will my bill go up? And, you know, as we compete for this, this opportunity to serve the next generation of data centers, you know, Entergy Louisiana has oversight by the Louisiana Public Service Commission. All the investments we make area approved by the Louisiana Public Service Commission. Together, we're taking very meaningful and thoughtful steps to structure this growth in a way that delivers long-term benefits for our existing customers across the state. We recently released something that we're calling the Fair Share Plus Pledge. This pledge is a commitment to all of our customers to ensure that this growth only brings upside, increased economic development jobs, you know across the state and lower electricity bills. We're calling it Fair Share Plus, because not only are the data centers paying the full freight and fair to connect to the grid and be served, they're also expected to bring more to bring additional savings and benefits to our existing customers, who take power from the power grid across the state. So, just for an example you know our agreement with Meta, the new facility that's being built just east of Monroe, is expected to deliver \$2.6 billion dollars of customer benefits over the 20 years of that contract . And that's in the form of lower storm recovery cost and lower cost to all of our

customers for the work we're doing to make the grid more resilient. So just in closing, you know we're approaching this opportunity to compete and attract these large-scale data centers and next generation data centers very thoughtfully and with a long term view that's focused on reliability and customer protection, while ensuring that the growth creates lasting value for the communities that we serve. I encourage the commission to support this zoning change, which enables a very clear and thoughtful framework for responsible data center development here in St. Charles Parish. Thank you very much.

Commissioner Price- I have a question. (the mic is not on) So you say you got how many data centers do we have right now?

Ms. Bourg – how many data centers are in Louisiana right now? So announced projects, we have the Meta facility in Richland Parish. Again, it's about 30 miles east of Monroe. And that center we recently announced last month an expanded partnership with them, where they're looking to increase the electricity that they're buying from us. So, that's the first center. The second center is in West Feliciana Parish, company by the name of Hut Eight that we are partnering with there. And that center is much smaller than the center that's up in Richland Parish.

Commissioner Price (mic not on) out of those centers which ones are up and running right now?

Ms. Bourg – both are currently under construction. Both Entergy is underway constructing our facilities to serve and the customer is in the process of constructing their facilities.

Commissioner Price – I asked that question because red flags go up with me when Mr. Chamber of Commerce says that you know we're not going to get a center of the size of Meta. How can he, he can't answer that. And then when you say you have extensive two years and nothings up yet. How extensive is that? What's the (inaudible) data that shows that this is not going to cause a problem? You know some of those questions that the people in the audience have raised, those questions haven't' been answered. So, I'm just curious, because I'm not opposed to it. I'm not for it. I'm not for it right now. I'm kind of neutral because I'm just trying to figure out where this is what it's going to be. And, you know, when I get the professionals that's saying throwing out extensive and guarantees, that's really not reliable.

Ms. Bourg – yeah we been working with our partners at Meta for the better part of two and half years now, negotiating with them and talking through how we can thoughtfully partner our arrangement with them again to make sure that they have everything they need to make their facility the power that serves that facility reliable and robust. And at the same time, certainly all of us as end use customers of Entergy Louisiana to make sure that we're not harmed in any way. And in fact, right, that there are rich benefits that are delivered to all of us as existing

customers. And so, to answer your question about that I mean, we have been working hand in hand with them for the better part of two and a half years. You know, certainly our partners at Hut Eight and there many other customers, potential customers that we're engaged with, that I'm not really at liberty at this point to be talking about, but, you know, as a safe, reliable operator today, you know we're part of Miso market. We operate under (inaudible) reliability standards, and we work under the jurisdiction of the Louisiana Public Service Commission. So, they are very stringent rules in place that govern electric systems' reliability. You know, certainly has a lot of experience dealing with data centers because this is not, it's new to us, but it is not new in the country. There are a lot of data centers in Texas, and in Virginia and Ohio and other parts of the country. So, you know we're taking pages out of the books of you know, our sister operators across the country and certainly out of, you know with respect to the reliability standards on how we interconnect these systems in a very thoughtful and reliable way. Thank you.

Matt Jewell St. Charles Parish President 15045 River Road Hahnville – I want to begin and kind of part of this is going to be duplicative because you heard Michael talking about some of this. Again, we're going to clarify there is no data center project that we're that is being proposed or talked about today. We're only really talking about policy. There is no pending application. I've passed out a heat map which shows data center site suitability. Do ya'll need an extra one? Are ya'll sharing? And then I have some extras. I can pass them out to the audience. Okay. This is a data center site suitability map. So, what they did was take a whole host of reference points, proximity to cooling sources like water, existing fiber lines, altitude, electricity, a whole litany of factors and created a heat map. And this is in partnership with the Department of Entergy. In those areas you see that are highlighted, you know, kind of showing the heat there. Those are the areas that are most suitable for data center development. You can see in Louisiana that there is nothing besides that area along North Louisiana coming off of Shreveport there, where that data center in Richland is being built. And if you line that up with a map of fiber lines, you'll see that there's a lot of fiber lines going from the Houston area over and then up to the country. Obviously, we know the majority of data centers are built up in Loudon County. They have that's like a data center capital of the world. But not only is Southeast Louisiana not highlighted on this map, none of Florida is highlighted on this map, none of Southern Mississippi or Southern Alabama and most of coastal United States is not highlighted. And that's, simply put, is you don't want to put, build a \$30 billion dollar center up near the coast, where we get a lot of hurricanes, when it would be much cheaper to build your data center inland and then run the fiber line to it. Now, at its core, the ordinance that we're talking about is really just trying to establish clear and enforceable standards for uses that are currently not defined. It was mentioned earlier by Michael that as members of the Planning Commission, again you know this, that because it's not defined, it means that it is allowed. And that Michael

and the Legal Department would generally have the ability to figure out where it would most likely go in there. There would be no existing standards or definitions in place. So, there is no question about whether data centers are allowed or not. That's been thrown around all over Facebook and everywhere else that we're trying to open the door. The door is open. The door is open right now to them. But understanding that the development of data centers has increased over the past couple of years and will continue to increase into the future, my administration, Michael and I and his team recognized that we have a gap in the code, and they've taken proactive measures with the intent to protect the residents of the parish. And this process has been going on for months. In my conversations with residents, one concern was really clear before we designed this ordinance was that they wanted to make sure that there were protections in place for residential areas where their communities are, and they wanted to potentially find ways that would prevent data centers from having negative impact on residential neighborhoods. This ordinance is designed to mitigate that. Again, we're establishing a definition, and we're creating added protections for residents, setbacks from residential areas, noise limits, landscaping buffers or physical barriers, equipment screening, back up generator testing restrictions, among other things. At the same time, it recognizes that all data centers are not the same. Mr. Price, you mentioned, you know, how many data centers do we have in Louisiana? We have about 30 data centers in Louisiana. Now, when we hear data center today, all we hear, all we can think about is that AI data center, the big, huge ones, the huge campuses. But there are small level data centers that have gone into abandoned shopping centers, that have gone into abandoned malls that take up first floor or second floor space and high-rise buildings in New Orleans. Those have been around for a long time, and we don't know anything about them because they don't have really any offsite impacts. They don't cause any issues. And the owners of those data centers like it that way. They like to be discreet. There's a huge security component when you are storing some other entities' data. I can tell you that St. Charles Parish uses a data center in another state, far inland, away from natural disasters, where we back up all of our information in real time. When you go to that facility, you've got to get your eyeball scanned, your fingerprint scanned. You got to walk on a sticky floor to make sure you don't bring any dust in. There is a they don't like people, you know being in the data center, you know by their data center. And they want to be discreet. And these have been discreet. But now we're hearing more about these AI data centers, these hyperscale campuses, because there's a huge demand for increased computing power with the rise of AI. And we've all been hearing about this, you know so-called AI arms race between the United States and China. But again, these hyperscale campuses are very intense. They're being built across the country, including North Louisiana, and they require a very substantial amount of power, and they require a lot of water for cooling, much like our existing facilities along the river. That's why I think the ordinance that we've proposed in place in front of you tonight is important, because these very intense facilities make sense in M2, like our other industrial facilities that we would

have. Now, again, I don't think according to this map, that we are a candidate for one of those. Mr. Price, you said, "I mean, if someone wants to do it, if they are dead set on coming to our parish here, they could, they could try to do it, but that's when our ordinance would kick into place. Again, the smaller, lower impact facilities, the ones that aren't causing off site impacts, those would be allowed in M1. Now if they are dead set on being near a residential area, now the standards are going to kick in. They're going to have to follow these standards to mitigate any potential offsite impacts near residential uses. I think this is a balanced approach. I think it's in line with how our parish has operated in the past. And I think it's important to remember that something else. The single greatest protection, and I'm going to agree with Milton Allemand today. This single greatest protection that we have is not this ordinance. It's the Council and this Planning Commission and the Council's ability to rezone property. I do not have any unilateral authority as Parish President to rezone property. It is probably one of the single most important obligations and responsibilities that the parish council has. And it rest solely with the council. I also don't have any authority over this board. I have never once picked up the phone and called you about any issue that has come to the Planning Commission, and I have no authority over the Zoning Board of Adjustments. I have never once picked up the phone and called a ZBA member about any issue coming before that committee. I have not appointed any of you to this committee, and I have not appointed any to the ZBA. Once again, all of that rest with the Parish Council. All right. Look, I really think the choice is clear tonight. I think this is the only piece of legislation in front of you that actually regulates data centers. And I want to also point out that it's important to recognize that M1 already allows a number of intensive uses today, railroad freight terminals, switching yards, bottled gas service, food processing plants, heavy equipment sales, heavy equipment sales and service, overnight truck parking, overnight open storage yards, paint mixing facilities and assembly plants. None of those have the additional protections that we were talking that I'm talking about here tonight for the data centers. So again, I think it's important that we pass this. I'm here to answer any questions that you might have and appreciate any conversation in any way that we can help make it. And I want to also mention, I agree with the proposed changes that Michael mentioned earlier.

Michelle O'Daniels – I wasn't going to speak tonight but. All right. My name is Michelle O'Daniels 11130 River Road St. Rose, Louisiana. I'm also a member of the Council. And as some of you know, very few of you know that we have been working with a couple of people on Planning and Zoning Commission in order to get some advance feedback on what we think about the noise. I mean, the ordinance that has come before you that has been prepared by the administration, and we want to appreciate the work of the administration, as well as especially the work of Michael, and working so quickly to come up with a framework on an area that I can guarantee you as legal counsel, sitting here today, we have no protection. So right off the bat we're better off than we were before with this ordinance. There are a few nits in the

ordinance that kind of disturb me, and it's from experience of living in St. Rose, seeing some things happen in other districts. But I want to just go ahead and address St. Rose. Some of these zoning decisions that the Council made were made before us, before we were seated. So now we have some very strange situations where we have open meadow, we have open land, we have M1 behind several of our subdivisions. So, we have some strange setups that could possibly be implicated by a data center. I'm not saying it is or would be, but like President Jewell says, we have to think ahead. We have to think of the what ifs. So, I would like you to take a special look at the noise ordinance, because as the noise ordinance reads, in our parish, now industrial, no matter whether it's light industrial or heavy industrial, there's no noise restrictions. They can make as much noise as they want. So, we're sitting in a situation where we need to address one of the major issues that has been known to anyone dealing with the data center space, and that has to do with noise. So, the specific nit that I'd like to address, which has been addressed with the administration prior, but not, not revised in 3 or 4 revisions that you have is E noise. Any noise produced by the data center shall not exceed 55 DBA and measured at any property line adjacent to residential in noise sensitive areas. We have some strange areas that aren't adjacent to data center. You can have a data center and have something in between, perhaps another warehouse, strangely enough. But we have that set up Audubon Place, for instance in Mr. Price's subdivision, literally across the railroad tracks, M1. So, I'd like to drill down a little bit more on that if you, you know if you feel that it's necessary to make recommendations, but I wanted to call your attention to some of the gap's that exist in our parish because of the fact that we are industry friendly and we have rezoned a lot of things to M1 over the years and brought industry in areas where you wouldn't normally expect to see it. Thank you

Wendy Grayson 205 Lorraine St. Destrehan – Thank you. I would actually like to use the map that Parish President gave you. If we are not a target zone for these, why the rush? Why can't we get it right the first time? As far as hurricane prone, there are plenty in Florida. They build for it. They know how to do it. The proposed ordinance is broken into M1 and M2. M1 relies on the grid. M2 brings their own power. If this method is approved, there could easily be a much larger data center, not a small one, a larger one going on M1. There is no max square footage of the building size, vertical or horizontal. There is no max power size, no limit on backup generators. We need this clarification. For example, Ports Technology of Texas is 3700 acres, which is three times the size of Shell. They are on the grid. That would go in M1 according to these classifications that would go in M1 three times the size of Shell. They are 9.2GW. They rely on the grid. That size needs 3240 backup generators at 2 to 3MW each. They average 200 sq.ft. each producing 95 to 120DB each. No language for how many times a month or day they can test, or for how long. 300 ft. buffer is not adequate. Yes, this is extreme, but as they say, it's not a one size fits all. But according to this, it seems like there is being a one size

fits all. The extreme is my point. The ordinance as written would allow this. There are many other examples, but not enough time. We want progress in our parish, and this brings the need to effectively update our ordinances. Mr. Jewell has said we have put much worse on M2 is saying the same for M1 now our goal? I can't even imagine the pollution that would come from multiple backup generators at that size. Remember, there is no limit or regulations on these with a 300 foot buffer. As of 2026, 70% of data centers rely on the grid, regardless of size. That study was done by Harvard International Affairs. 70% of data centers are still hooking to the grid because of years back long a backlog, excuse me, for equipment to supply their own power. Some are resorting to other methods, but that language is not in these ordinances either. I understand we need ordinances in place quickly, with the educated staff of our parish. It can be done in a timely manner. I respectfully ask that you deny this as presented and or request the needed changes, modifications to classifications details and or regulations. That's all I have. Thank you.

Commissioner Petit – Anyone else? Last call for public comments on 2026-3-ORD. At this time we will close the public hearing. Any final comments from Planning and Zoning? Michael?

Mr. Albert – yeah, just one. I want to thank the staff for working on this as expeditiously as they did. The call was brought up. The questions were brought from our elected officials. We got on it. I've been mentioned, but that's not entirely fair and I don't know if anyone else wants to be mentioned because of it being slightly controversial. But, thanks to Chris and Brett for doing everything that they've done on this, I think what we have here maybe imperfect, but it's the right start to what needs to be done to put generalized protection. Ordinances can be amended. We can take further action later, but safeguards need to be put in place at this point. Thank you.

Commissioner Petit – and questions from Commissioners? Final comments?

Commissioner Frangella – years ago when I got on this Commission, I come up here and said, the reason we're here is to protect you from your neighbors and your neighbors from you. We do that with what's written. So if we don't have anything, then if your neighbor does something, then where is there anything to prevent them from doing anything? It's not written. It's not with the rest of them.

Mr. Allemand – (from the audience) get it right.

Commissioner Petit – Mr. Allemand you can't speak from the audience.

Commissioner Frangella – I've been sitting on here for a while. And if you don't have anything, what's to stop somebody from trying to come and force you out of it? I've been here when they have lawsuits against us for the way we voted on different things. So, we have to have something in place that might deter some of them from coming just because of what we have,

because we have nothing. If you don't have anything then you don't have a place of a start line until you get something in writing, there is no start.

Mr. Albert- however you do act on this, we would appreciate if you would forward the changes that we proposed to the Council.

Commissioner Ross- I'm piggybacking off of Carmine. The same thing. If we have nothing to say that these things don't happen, then what do we have to go off of? I agree with the ordinance that the corrections that we're going to do. But without that or without knowing what's going to happen after this, where do we go?

Mr. Albert – well, you know, we are all talking about an emerging industry and I forget what the rule is about computers and how fast they actually double in processing speed and all this stuff. What we're talking about now is going to evolve over the next couple of years. And it's something we're going to have to watch and adapt to. They could become smaller. They could become larger. The needs could change. I think we have staff and the political will to address these issues. So, as long as finger stays on the pulse of what's going on, I think we will be able to provide appropriate protection where needed. Thank you.

Walter Pilie 115 Ducayet Dr. Destrehan - I'm also an ex-officio member as you well know, of this Commission. I just choose to sit over here instead of sitting on the dais. I spent enough time up there. But I'm interested in knowing you mentioned earlier that there was additions or rectifications of the noise that goes into this ordinance, and I'm very intent on knowing what that is, because low frequency noise, something called infrastructure infrasound. Sometimes you don't hear it, you feel it. It travels through barriers. It goes over and around barriers. It can go as a long wavelength. It can go thousands of feet. And I want to know that we're protecting people from that, in 300 foot ain't going to cut it. It wont. And you can end up with this type of sound from fans and other types of equipment. Doesn't have to be a generator. Generators like gas generators love them. We use them offshore all the time. You might produce on the edge of that machine some fifty five feet away, 105DB, right? But that's not what we're talking about here. These measurements have to be made with special equipment and with people who know what they're doing in the acoustics field, and that's the only way you're going to get there. Otherwise, you'll end up in the same place that many people go online. You'll see this everywhere. All over the country, people are having these arguments and pushbacks because of the noise. So, in my way of thinking, two things have to be spent a little bit more time on, which is the noise. How are you going to do, you know, any type of regulation that's going to prevent this up front? The other problem we hear is about non-disclosure agreements. I don't know if you heard about these things, but this is in vogue in this industry because nobody wants to divulge their competitive advantage. Right? So, that could stop from knowing anything. The best thing we could do is have regulation up front that prevents this infrasound, low frequency

noise hurting people. And it does, you know I've said it before, I said it in the legislative sessions, I've said it at the Council meetings, and I'm going to tell you, we don't set ourselves up properly we will suffer. And I'm not just talking about M2, the bigger the hyperscale, you know when you get equipment out there it's making noise and you put one fan next to another fan next to another fan, the effect is additive. It's not linear, but it's additive. So, all of these things need to be analyzed upfront. When Mr. Jewell spoke in the first legislative session on March 16th of this year, the ordinance was this this big and expanded by the time they got to the legislative session of April 6th. And that was a good thing. And what's in here is all good stuff, but we have to test it a little bit further to see that we are protecting the people. You know, and I don't know, I can't read this stuff to assure myself that these regulations, this, this has not changed since I've seen it at the legislative session. But I will tell you this, and I can read some stuff here. You know noise produced by a data center shall be, say less than or equal to 55DBA. That's a weighted scale that doesn't even catch some of these frequencies like below 300. Right? You have to go to a C scale, and all this stuff needs to be analyzed, an analyst analysis using the correct instruments. Right? The term produced by then requires a measurement that wouldn't include surrounding noise before the data center. These measurements shall be made using both A and C weighted instruments to assure addressing all possible frequency ranges that may be generated from data center equipment. Low frequency noise at distances as far as 2000 ft. should be analyzed, and it can go further than that, from all of the data that I've been able to get my hands on. Another thing, we should have noise measurement, modeling and analysis performed by professional engineers who specialize in acoustic measurement and analysis. Such work shall include design phase that is pre and post construction. All work shall be stamped by the engineer of record. Another one for data centers whose power will be continuously generated by the facility. That's the ones that go to M2 acoustic tonal analysis modeling for all octave bands shall be required with particular identification of sound pressure levels in the range of 300HZ and below there's where you get this real problematic type low frequency noise that hurts people. But then when, so for some, you know the ability to enforce this where these previous sections that I just read are not met by the data center owner, the facility will not be issued a certificate of occupancy or operation for the data center. The certificate will be withheld until the required regulations are met and accepted by the parish engineer. These are the types of things I think protect people. I'm not trying to twist anybody's arm, but I'm trying to make this, you know these things aware such that you make your decisions based upon science and not fear and not, okay we're trying to chase off the, you developers and industry, which is farthest from the truth. And you want to talk about what we did for the solar cell stuff. That was done in a couple of stages, but the last one we did was way more protective than the first one we did. If that's the way it has to go I feel pretty saddened by that type of process. But I just wanted to let you know, in my opinion, we can speak from now till the end of tonight and we are not doing the right thing unless we add some things to this,

this ordinance. That's all I have to say and I appreciate you guys serving on this. It's very difficult to get people to serve, that's for sure. And what you're doing and putting yourself in a precarious situation. But I appreciate what you guys are doing here. Thank you.

Commissioner Petit – Thank you. Last call, questions from commissioners?

Commissioner Keen- So, 20 years ago this was the data center (holding his cell phone). This phone could do more than what we could do for 20 years ago. And no one would ever believe we would have had it. Technology is going to continue to expand over the next months, weeks, years. It's continue to change, right now we have zero on the books, basically, in regard to data centers. I served in the military 24 years, and we used to have the saying that said you could add to, but you can't take away from the regulation. Right now, we have almost basically zero regulation in regards to this. If we can add something now, we can amend, change, add, take away, whatever the case may be. You know, everything from dosimeter test in regards to ultra low frequencies to high frequencies to data poles and everything else. But the fact is, right now we have nothing on the books. It's better to something than to have nothing and then to make changes as we go along. And I think that's the purpose of why the Parish President put this forward as was, is to have something on the books, and without that I think we are doing a disservice. Just to be prepared. And look, we may never get a data center here, but there may be a time in two years where a data center can fit in this closed, behind this council, that can do the same thing the one that's in North Louisiana right now or the ones in Houston. We got to have something in the books. And right now we have zero. And that just make us vulnerable because there's a financial aptitude to this and that we can be denying just because, without justification, without a ruling on the books, we put ourselves as vulnerable, as vulnerable to the legalities out there. And some people just like to sue. Let's be honest, we're in Louisiana. We love to sue people. We drive down the interstate, see if we can't see a Morris Bart commercial. All right so I think what we're trying to do here is just get something on the books as a starting point and then we're going to add to it and start doing those things that make sense. But we got to have a basis and right now we don't have a basis. We, I mean, a data center. Is it a server? You know, is it my router in my house? Is it my phone in my pocket right now? We haven't defined that and we need something on the books. And that's all I wanted to say about that.

Commissioner Dorand – What's the process? We're hearing all this. What's the process of continuation? Is there an evaluation period after it's approved or not that you're going to come back with? Your staff is working on a process of advising or revising this process? As obviously as we all know, these data centers I worked with in Shreveport, the centers are changing. They're so quick. So, I'm sure there's a process that you all probably work with.

Mr. Albert – so answering your question and maybe a different way, the next step in this process will be to forward your recommendation to the parish Council, and they will vote up or down on this ordinance, assuming it's approved for introduction and taken through the process. At that point, it really, it becomes up to the parish Council to decide if any changes need to happen. You know we don't have any applications. We have not had a pre application meeting. My office has not taken a phone call from an interested industry. There is nothing incoming at the moment, at least in terms of the development cycle. Maybe there is someone out there with interest, but I don't know about that. The hard paper application stuff has not started. So, you know we will continue to monitor this at the professional level. There are seminars and talks and localities are discussing this. They're developing their own ordinances. There's not even a model ordinance as a professional that we can go to, to the American Planning Association and say, can we just borrow your text and use it as a basis for ours? Everyone's going from ground zero. So, I mean, we'll keep watch on it. And if there's things we think we need to be added, we'll take it to the Parish President, get authorization to go forward, or if the Council on their own has things that they want to do, they would have that opportunity as well.

Commissioner Petit – ok at this time do we have a motion to consider 2026-3-ORD, and this is a recommendation that will be forwarded to the council. And it would be a consideration with the three changes that Michael read through that are on the new copy.

Commissioner Keen made a motion, seconded by Commissioner Frangella.

YEAS: FOLSE, PETIT, KEEN, FRANGELLA, DORAND, ROSS

NAYS: PRICE

ABSENT: NONE

PASSED
