



AGENDA
TOWN OF UNICOI PLANNING COMMISSION
UNICOI VISITOR CENTER
July 7th, 2025, at 5:30 pm

I. Call to Order

II. Invocation & Pledge

III. Roll Call

() Kevin McInturff, Mayor
() Bill Nuss
() David Hoilman
() Andy Landers

() Todd Hopson, Chair
() Charles Day
() Wanda Radford, Secretary

IV. Approval of June 2nd, 2025 Planning Commission Minutes

V. Old Business

VI. New Business

- a. Discussion of Sunny Lane division.
- b. Discussion/Action on Data Center Ordinance.

VII. Other Business

VIII. Announcements

IX. Opportunity for Citizens Not on the Agenda to Address the Planning Commission

X. Adjournment



MINUTES
TOWN OF UNICOI PLANNING COMMISSION
UNICOI VISITOR CENTER
June 2nd, 2025, at 5:30 pm

I. Call to Order: The meeting was called to order at 5:30 pm by Chairman Todd Hopson.

II. Invocation & Pledge

III. Roll Call

(X) Kevin McInturff, Mayor	{(X) Present; (A) Absent}
(A) Bill Nuss	(X) Todd Hopson
(X) David Hoilman	(X) Charles Day
(X) Andy Landers	(X) Wanda Radford, Secretary

Others Present:

FTDD Planner, Cory Haggard

IV. Approval of May 5th, 2025, Planning Commission Minutes

(Y) Kevin McInturff, Mayor	(Y) Todd Hopson
(A) Bill Nuss	(2nd) Charles Day
(Y) David Hoilman	(1st) Wanda Radford, Secretary
(Y) Andy Landers	

{ (A) Absent () Abstain }

Wanda Radford made the motion to approve the minutes of the previous meeting. This motion was seconded by Charles Day. All in favor.

V. Old Business

VI. New Business

a. Discussion of Master Road Plan Updates

- i. Chair Todd Hopson introduced this discussion topic to the board and further stated the need for this to be done. Other board members joined in stating the need for this. A request was made to have the First Tennessee Development District start on this project and to create updated maps with the appropriate information. Wanda Radford made a motion to approve this request, Charles Day seconded. All in favor.

VII. Other Business

VIII. Announcements

IX. Opportunity for Citizens Not on the Agenda to Address the Planning Commission

X. Adjournment

With there being no further business, a motion to adjourn was made by Wanda Radford, seconded by Mayor Kevin McInturff. All were in favor. Meeting adjourned.

_____	_____
Todd Hopson, Chairman	Date

_____	_____
Wanda Radford, Secretary	Date

ORDINANCE # 25-_____

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE TOWN OF UNICOI, TENNESSEE, FOR THE PURPOSE OF ADDING DATA MINING REGULATIONS

WHEREAS, it is appropriate for the Town of Unicoi Board of Mayor and Aldermen to provide for regulations to promote the public health, safety and general welfare of the citizens of the Town of Unicoi, Tennessee and to provide for the appropriate development of the Town and safe and secure travel in the Town and in around highway exits within the Town;

Article III of the Zoning Ordinance is hereby amended as follows:

Add and renumber: Data Mining Center:

A facility used for the operation, housing, and maintenance of computer systems and associated infrastructure primarily for the purpose of processing, verifying, storing, or analyzing large volumes of digital data. This includes, but is not limited to:

- **Cryptocurrency Mining Operations**, such as Bitcoin mining, where computer systems perform complex calculations to validate transactions and generate digital currencies;
- **General Data Processing Facilities**, such as those used for artificial intelligence (AI), scientific computing, cloud computing, machine learning, and other large-scale computational or analytical tasks.

A Data Mining Center may include specialized hardware such as graphics processing units (GPUs), application-specific integrated circuits (ASICs), cooling and ventilation systems, backup power generation, and internet connectivity infrastructure.

Article VII of the Zoning Ordinance is hereby amended as follows:

Add 710.5 Data Mining Center

This ordinance shall take effect immediately upon passage thereof, the public welfare requiring same.

BE IT ORDAINED by the Board of Mayor and Aldermen of the Town of Unicoi, Tennessee as follows:

This Ordinance was approved by the Planning Commission on _____, 2025

Voting by the Board, as follows, First Reading on _____, 2025

	<u>Aye</u>	<u>No</u>
Alderman Debbie Lemmon	_____	_____
Alderman Mark Phillips	_____	_____
Alderman Charles Day	_____	_____
Vice-Mayor Wanda Radford	_____	_____
Mayor Kevin McInturff	_____	_____

Voting by the Board, as follows, on _____, 2025
 Second Reading and Public Hearing:

	Aye	No
Alderman Debbie Lemmon	_____	_____
Alderman Mark Phillips	_____	_____
Alderman Charles Day	_____	_____
Vice-Mayor Wanda Radford	_____	_____
Mayor Kevin McInturff	_____	_____

_____	ATTEST: _____
Kevin McInturff, Mayor	Seth Miller, Town Recorder
