



AN ORDINANCE IMPOSING A TEMPORARY MORATORIUM ON THE ACCEPTANCE, PROCESSING, AND APPROVAL OF APPLICATIONS FOR NEW SOLAR FARM DEVELOPMENT WITHIN THE TOWN OF JONESVILLE, NORTH CAROLINA PURSUANT TO NORTH CAROLINA GENERAL STATUTE §160D-107

WHEREAS, pursuant to North Carolina General Statute § 160D-107, local governments may adopt a temporary moratorium on any development approval required by law;

WHEREAS, the Town of Jonesville's Zoning Ordinance currently does not specifically define or regulate a solar farm development, and other associated uses as specific uses;

WHEREAS, the Town of Jonesville's zoning ordinances currently do not account for the impact of the foregoing uses on existing development and existing and future extensions of Town infrastructure, including electric utility capacity, water consumption, noise, heat generation, lighting, traffic, and the character of surrounding neighborhoods;

WHEREAS, the Town of Jonesville Board of Commissioners ("Board"), Jonesville Planning Board, and staff need time to study these impacts and to consider appropriate zoning definitions, standards, and regulations applicable to solar farm development before such uses are considered for approval within the Town;

WHEREAS, the Town of Jonesville Board passed a resolution on September 14, 2026 calling for a public hearing; and

WHEREAS, the Board held a properly noticed legislative public hearing on this moratorium on September 28, 2026 in accordance with North Carolina General Statute § 160D-601; and

WHEREAS, the Board believes such a moratorium will protect the public interest and welfare of the residents of the Town of Jonesville until it can complete its studies and prepare and adopt such ordinance regulations.

WHEREAS, existing permitted projects nor minor residential setups are not affected by this ordinance.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the Town of Jonesville, North Carolina:

Section 1. Imposition and Term of Moratorium.

A temporary moratorium is hereby imposed on the acceptance, processing, and approval of applications for new solar farm development, infrastructure, and uses associated with solar farm facilities not yet defined in the zoning ordinances, within the Town of Jonesville commencing on September 28, 2026, and expiring no later than January 28, 2028, or upon the Town's adoption of new regulations and/or policies addressing solar farm development, whichever occurs first. This moratorium specifically includes the corporate limits and extraterritorial jurisdiction of Jonesville. The Board may terminate this moratorium earlier than its stated expiration upon passage of a resolution or ordinance by a majority vote of the Board.

Section 2. Definitions.

For purposes of this moratorium, "solar farm" means

~~A~~an assembly of photovoltaic devices used to generate electricity from solar energy and interconnected to an electric utility's transmission or distribution system pursuant to an interconnection agreement, intended to supply electric power to the electric grid or one large end-use customer, rather than to offset on-site consumption of a small or medium residential or commercial customer..

This moratorium shall not apply to existing permitted projects nor minor residential setups.

Section 3. Scope of Moratorium.

This moratorium prohibits the acceptance, processing, and approval of any zoning, site plan, building, or other development permit application within the Town's planning jurisdiction for the purpose of establishing a new solar farm development.

This moratorium prohibits the rezoning of any property for the purpose of establishing a solar farm development.

This moratorium does not apply to applications determined to be complete and vested prior to the commencement date stated in Section 1, or to property or projects otherwise exempt under N.C.G.S. § 160D-107(c) or applicable North Carolina law.

Section 4. Required Statements.

In compliance with N.C.G.S. § 160D-107(d), the Board makes the following statements:

- 1. Problems or conditions necessitating the moratorium.** The Town has observed a substantial and increasing volume of solar farm development activity across North Carolina and the surrounding region. The Town's ordinances do not currently define "solar farm" as a land use, nor does it contain standards addressing the local existing infrastructure, unmitigated dust, construction noise, affects to local residential communities, equipment decommissioning liabilities, and infrastructure impacts including but not limited to secondary roadways not engineered for heavy industrial transport associated with such facilities.

Absent clear standards, Town staff must rely on discretionary interpretation to evaluate applications, which creates uncertainty and risks for applicants, staff, and the community. The Town has considered proceeding without a moratorium but has determined that immediate piecemeal regulation, without adequate study, would not sufficiently address these concerns. The Town also determined that allowing such intensive land uses to be permitted without regard to location, height, size, density, neighboring uses, and the impacts on utilities and infrastructure would be inconsistent with the Town's zoning and ordinances, yielding results that are not in the best interests of the Town and its residents.

The Town currently contracts with a consultant for planning and zoning services. The Town does not have adequate staff nor staff with the expertise to handle the services.

2. **Development approvals subject to the moratorium.** This moratorium applies to the acceptance, processing, and approval of zoning, site plan, building, and related development applications for new solar farm development, and to the rezoning of property for such use, as described in Sections 2 and 3 hereinabove. The moratorium will provide the Town the opportunity to research the impacts of solar farm development; evaluate the approaches taken by other North Carolina jurisdictions; and draft and adopt appropriate definitions, use standards, and siting criteria for solar farm development within the Town's ordinances.
3. **Duration of the moratorium.** The moratorium shall commence on September 28, 2026 and terminate no later than January 28, 2028, unless terminated earlier as provided in Section 1. This duration is reasonably necessary to allow town the time to research impacts of solar farm development uses and prepare an ordinance(s) addressing them.
4. **Actions proposed during the moratorium.** During the term of the moratorium, the Town proposes to enter an agreement with an expert with the knowledge to undertake an initial phase to study solar farm developments and the impacts resulting from such uses, monitor and review any related legislation from the North Carolina General Assembly that is currently proposed and under review, as well as engage the public and industry stakeholders as needed. Following this initial period of study and engagement, the Town proposes to enter into an agreement with a company to draft proposed ordinance amendments, continue any additional study and engagement as needed, and complete the legislative process required for adoption, including review by the Planning Board and public hearing before the Board of Commissioners. The timeline for the action plan is as follows:

Contract with Consulting Company – months 1 - 2

Study and Monitor – months 3 to 9

Workshop Zoning Ordinance Amendments (Planning & Town Board) – months 10-13

Adoption of Text Amendments 14 - 16 months

Section 5. Early Termination. This moratorium shall terminate sooner than the date stated in Section 1 upon the effective date of an ordinance adopted by the Board of Commissioners establishing zoning definitions and regulations applicable to data center development.

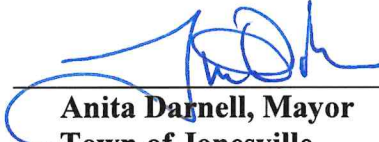
Section 6. Renewal or Extension. Nothing in this ordinance shall preclude the Board from renewing or extending this moratorium in accordance with, and to the extent permitted by, N.C.G.S. § 160D-107(e).

Section 7. Severability. If any section, subsection, sentence, phrase, or part of this ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, such invalidity shall not affect the validity of the remaining portions of this ordinance. The Town of Jonesville Board of Commissioners hereby declares that it would have adopted this ordinance, and each section, subsection, sentence, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid.

Section 8. Conflicting Ordinances. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

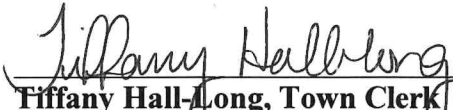
Section 9. Effective Date. This ordinance shall become effective immediately upon adoption.

ADOPTED AND MADE EFFECTIVE UPON APPROVAL on this the 28 day of Sept, 2026.



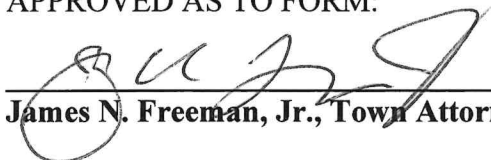
Anita Darnell, Mayor
Town of Jonesville

ATTEST:



Tiffany Hall-Long, Town Clerk

APPROVED AS TO FORM:



James N. Freeman, Jr., Town Attorney