

DATE: May 12, 2022

TO: Mayor J. Clark Boddie, City of Palmetto
ATTN TO: Cindy Hanson, City Clerk, City of Palmetto
RE: Development of Regional Impact Review
FROM: Mike Alexander, Director, ARC Center for Livable Communities

ARC has completed a preliminary regional review of the following DRI. ARC reviewed the DRI's relationship to regional plans, goals and policies – and impacts it may have on the activities, plans, goals and policies of other local jurisdictions as well as state, federal and other agencies. This preliminary report does not address whether the DRI is or is not in the best interest of the local government.

Name of Proposal: Microsoft Data Center Palmetto

Submitting Local Government: City of Palmetto

Date Opened: May 12, 2022 **Deadline for Comments:** May 27 2022 **Date to Close:** June 2, 2022

Description: A DRI review of a proposal to construct a data center with 1,180,000 SF of industrial space and 67,500 SF of associated office space in five buildings on a 133 acre site off of Johnson and Tatum Roads in the city of Palmetto. The site is currently wooded with a stream flowing through the western portion.

PRELIMINARY COMMENTS:

Key Comments

The project is partially aligned with the applicable Developing Suburbs growth policy recommendations which state: "There is a need in these areas for additional preservation of critical environmental locations and resources, as well as agricultural and forest uses." It could be better aligned through the retention of additional undisturbed area.

The project is expected to generate approximately 1,992 daily new vehicular trips; a number of improvements to mitigate these trips are identified in the TIS.

Incorporation of green infrastructure approaches for the impervious surfaces proposed would be supportive of regional environmental and water quality policies.

General Comments

According to the ARC Unified Growth Policy Map (UGPM), part of The Atlanta Region's Plan, the site of this DRI is designated as Developing Suburbs. The Plan details general information and policy recommendations for Developing Suburbs which are provided at the end of these comments.

Transportation and Mobility Comments

ARC's Transportation Access and Mobility Group comments will be provided in the Final Report.

The project is expected to generate a total of 1,992 daily new vehicular trips. Opportunities to utilize multi-modal strategies are limited by the site's location away from transit systems. A range of roadway improvements are identified to mitigate the vehicular traffic generated by the project.

No sidewalks are shown on the plans. Ideally the buildings would be connected with internal sidewalks which would then connect to the existing sidewalk terminus on Tatum Road.

A total of 280 parking spaces are proposed. No EV charging stations are indicated; inclusion of some EV charging stations would advance regional policies regarding the creation of adequate EV infrastructure.

Care should be taken to ensure that the constructed development provides an interconnected, functional, clearly marked and comfortable pedestrian experience on all driveways, paths, entrances, and parking areas. To the maximum extent possible, new driveways and intersection corners where pedestrians will cross should be constructed with minimal curb radii to reduce speeds of turning vehicles and decrease crossing distances for pedestrians.

ARC Natural Resources Comments

ARC's Natural Resources Group comments will be provided in the Final Report.

Environmental Comments

The current site is mostly wooded natural area with a significant stream running through the western side. Intrusions into stream buffers are mostly avoided with a significant area around the streams being preserved. Preservation of any additional wooded area, especially any area within the FEMA flood zone along the stream, would be in keeping with Developing Suburbs recommendations which call for "additional preservation of critical environmental locations and resources, as well as agricultural and forest uses." In particular, there may be an opportunity to shift some of the stormwater detention function to the SE corner of the site. Ideally opportunities for officially designating the undisturbed area in the northwest section of the site as conservation area and potentially linking it to adjacent preserved/undevelopable areas would also be supportive of regional conservation and water quality policies.

The site plan notes that there will be a Sitewall along Johnson Road presumably to screen the electrical substation from view from the road; adequate screening of this component through a wall, berm, or vegetation or a combination thereof would help preserve the aesthetic character of the site.

The project can further support The Atlanta Region's Plan by incorporating other aspects of regional environmental policy including green infrastructure and/or low-impact design – such as pervious pavers, rain gardens, and vegetated swales – in proposed surface parking areas and site driveways.

No EV charging stations are proposed; inclusion of some EV charging stations would be supportive of regional EV infrastructure development plans. 280 parking spaces

Unified Growth Policy: Developing Suburbs

Developing Suburbs are areas in the region where suburban development has occurred, and the conventional development pattern is present but not set. These areas are characterized by residential development with pockets of commercial and industrial development. These areas represent the extent of the urban service area. There is a need in these areas for additional preservation of critical environmental locations and resources, as well as agricultural and forest uses. Limited existing infrastructure in these areas will constrain the amount of additional growth that is possible. Transportation improvements are needed within these Developing Suburbs, but care should be taken not to spur unwanted growth.

The intensity and land use of the project is partially aligned with Developing Suburbs recommendations and could be made more so by retaining additional natural areas and minimizing wetlands impacts. City of Palmetto leadership and staff, along with the applicant team, should collaborate closely to ensure optimal sensitivity to the needs of nearby local governments, neighborhoods, and natural systems.

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES RECEIVED NOTICE OF THIS REVIEW:

ATLANTA REGIONAL COMMISSION
GEORGIA DEPARTMENT OF TRANSPORTATION

GEORGIA DEPARTMENT OF NATURAL RESOURCE
GEORGIA REGIONAL TRANSPORTATION AUTHORITY

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA SOIL AND WATER CONSERVATION COMMISSION

GEORGIA ENVIRONMENTAL FINANCE AUTHORITY
FULTON COUNTY
CITY OF SOUTH FULTON

GEORGIA CONSERVANCY
COWETA COUNTY
CITY OF FAIRBURN

CITY OF PALMETTO
THREE RIVERS REGIONAL COMMISSION

If you have any questions regarding this review, please contact Donald Shockey at (470) 378-1531 or dshockey@atlantaregional.org. This finding will be published to the ARC review website located at <http://atlantaregional.org/plan-reviews>.



Developments of Regional Impact

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DRI #3576

DEVELOPMENT OF REGIONAL IMPACT Initial DRI Information

This form is to be completed by the city or county government to provide basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

Local Government Information

Submitting Local Government: Palmetto

Individual completing form: Cindy Hanson

Telephone: 770-463-3377

E-mail: hanson@citypalmetto.com

*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

Proposed Project Information

Name of Proposed Project: Microsoft Data Center Palmetto

Location (Street Address, GPS Coordinates, or Legal Land Lot Description): 0 Williams Road, TMS 07-380001320770, 84.6282W 33.5241N

Brief Description of Project: Site clearing and grading in preparation for a future Microsoft Data Center.

Development Type:

- | | | |
|--|---|--|
| <input type="radio"/> (not selected) | <input type="radio"/> Hotels | <input type="radio"/> Wastewater Treatment Facilities |
| <input type="radio"/> Office | <input type="radio"/> Mixed Use | <input type="radio"/> Petroleum Storage Facilities |
| <input type="radio"/> Commercial | <input type="radio"/> Airports | <input type="radio"/> Water Supply Intakes/Reservoirs |
| <input type="radio"/> Wholesale & Distribution | <input type="radio"/> Attractions & Recreational Facilities | <input type="radio"/> Intermodal Terminals |
| <input type="radio"/> Hospitals and Health Care Facilities | <input type="radio"/> Post-Secondary Schools | <input type="radio"/> Truck Stops |
| <input type="radio"/> Housing | <input type="radio"/> Waste Handling Facilities | <input checked="" type="radio"/> Any other development types |
| <input type="radio"/> Industrial | <input type="radio"/> Quarries, Asphalt & Cement Plants | |

If other development type, describe:

Project Size (# of units, floor area, etc.): 116 Disturbed Acres

Developer: Microsoft Corporation

Mailing Address: One Microsoft Way

Address 2:

City: Redmond State: WA Zip: 98052-6399

Telephone: (470) 645-6462

Email: mtrader@microsoft.com

Is property owner different from developer/applicant? ☐ (not selected) ☐ Yes ☒ No

If yes, property owner:

Is the proposed project entirely located within your local government's jurisdiction? ☐ (not selected) ☒ Yes ☐ No

If no, in what additional jurisdictions is the project located?

Is the current proposal a continuation or expansion of a previous DRI?

(not selected)YesNo

If yes, provide the following information:

Project Name:

Project ID:

The initial action being requested of the local government for this project:

Rezoning

Variance

Sewer

Water

Permit

Other Site Plan & Land Development Plan Permit

Is this project a phase or part of a larger overall project?

(not selected)YesNo

If yes, what percent of the overall project does this project/phase represent?

Estimated Project Completion Dates:

This project/phase: 2028

Overall project: 2028

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DRI #3576

DEVELOPMENT OF REGIONAL IMPACT Additional DRI Information

This form is to be completed by the city or county government to provide information needed by the RDC for its review of the proposed DRI. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

Local Government Information

Submitting Local Government: Palmetto
 Individual completing form: Cindy Hanson
 Telephone: 770-463-3377
 Email: hanson@citypalmetto.com

Project Information

Name of Proposed Project: Microsoft Data Center Palmetto
 DRI ID Number: 3576
 Developer/Applicant: Microsoft Corporation
 Telephone: (470) 645-6462
 Email(s): mtrader@microsoft.com

Additional Information Requested

Has the RDC identified any additional information required in order to proceed with the official regional review process? (If no, proceed to Economic Impacts.)
☐ (not selected) ☐ Yes ☒ No

If yes, has that additional information been provided to your RDC and, if applicable, GRTA?
☒ (not selected) ☐ Yes ☐ No

If no, the official review process can not start until this additional information is provided.

Economic Development

Estimated Value at Build-Out: \$500/sf (approx. \$125,000,000 per building)
 Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: \$3.7 million annual average over 10 years for one building
 Is the regional work force sufficient to fill the demand created by the proposed project? ☐ (not selected) ☒ Yes ☐ No
 Will this development displace any existing uses? ☐ (not selected) ☐ Yes ☒ No
 If yes, please describe (including number of units, square feet, etc):

Water Supply

Name of water supply provider for this site: City of Atlanta

What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)? 0.656 MGD (peak)

Is sufficient water supply capacity available to serve the proposed project? ☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand the existing water supply capacity:

Is a water line extension required to serve this project? ☐ (not selected) ☒ Yes ☐ No

If yes, how much additional line (in miles) will be required?
1.4 miles of water main

Wastewater Disposal

Name of wastewater treatment provider for this site: Fulton County

What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)? 0.094 MGD (peak)

Is sufficient wastewater treatment capacity available to serve this proposed project? ☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand existing wastewater treatment capacity:

Is a sewer line extension required to serve this project? ☐ (not selected) ☒ Yes ☐ No

If yes, how much additional line (in miles) will be required? Day 1, no additional line required. for future phases a planned Palmetto regional liftstation will support demand

Land Transportation

How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per day? (If only an alternative measure of volume is available, please provide.) 24 hour 2 way trips: 1992 trips; AM Peak Hour: 176 entering and 73 exiting; PM Peak Hour: 52 entering and 174 exiting

Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project? ☐ (not selected) ☒ Yes ☐ No

Are transportation improvements needed to serve this project? ☐ (not selected) ☒ Yes ☐ No

If yes, please describe below: See detailed traffic study for a summary of recommendations.

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)? Solid Waste - 25 tons (landfilled); Cardboard - 12.5 tons (recycled, not landfilled)

Is sufficient landfill capacity available to serve this proposed project? ☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand existing landfill capacity:

Will any hazardous waste be generated by the development? ☐ (not selected) ☐ Yes ☒ No

If yes, please explain:

Stormwater Management

What percentage of the site is projected to be impervious surface once the

proposed development has been constructed?

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management:an underground stormwater conveyance system will receive runoff and direct it to three stormwater basins. These wet basins will settle out suspended solids and attenuate runoff quantity to that of predeveloped conditions.

Environmental Quality

Is the development located within, or likely to affect any of the following:

- 1. Water supply watersheds? (not selected) Yes No
- 2. Significant groundwater recharge areas? (not selected) Yes No
- 3. Wetlands? (not selected) Yes No
- 4. Protected mountains? (not selected) Yes No
- 5. Protected river corridors? (not selected) Yes No
- 6. Floodplains? (not selected) Yes No
- 7. Historic resources? (not selected) Yes No
- 8. Other environmentally sensitive resources? (not selected) Yes No

If you answered yes to any question above, describe how the identified resource(s) may be affected:
Wetlands - stream impacts have been permitted by the USACE.

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