

DATE: October 26, 2022

TO: Chairman Romona Jackson Jones, Douglas County
ATTN TO: Phil Shafer, Zoning Administrator, Douglas County
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: T5 – ATL III Data Center DRI 3747

Submitting Local Government: Douglas County

Date Opened: October 26, 2022

Deadline for Comments: November 10, 2022

Description: A DRI review of a proposal to construct four two-story data center buildings totaling 1.6 million square feet with supporting access and utility infrastructure on an 80 acre site bordered by Douglas Hill Road and Factory Shoals Road in Douglas County.

PRELIMINARY COMMENTS:

Key Comments

The Atlanta Region's Plan assigns the Developing Suburbs growth management designation to the project site. The project is not aligned with Developing Suburbs 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 retention of additional undisturbed wooded areas.

The project is expected to generate approximately 1,584 daily new vehicular trips; several improvements to mitigate project generated vehicular traffic are identified in the TIS.

No EV charging spaces appear to be included; provision of adequate EV charging spaces would be supportive of regional EV infrastructure policies.

Incorporation of green stormwater and heat island mitigation designs for the approximately 203 surface car parking spaces proposed would be supportive of regional environmental policies.

General Comments

The Atlanta Region's Plan, developed by ARC in close coordination with partner local governments, is intended to broadly guide regional development in the 12-county metro region to ensure that required infrastructure and resources are in place to support continued economic development and prosperity. The Plan assigns a relevant growth management category designation with accompanying policy recommendations to all areas in the region. This DRI site is designated Developing Suburbs; associated policy recommendations 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 approximately 1,584 daily new vehicular trips; several improvements to mitigate project generated vehicular traffic are identified in the TIS.

A total of 203 surface parking spaces are proposed. No EV charging spaces appear to be included; provision of adequate EV charging spaces would be supportive of regional EV infrastructure policies.

Sidewalks will be provided along the project's frontage along Douglas Hill Road and Factory Shoals Road.

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.

Other Environmental Comments

The project site is currently almost entirely undisturbed wooded area. Additional retention of existing undisturbed wooded area on the site would be desirable and in keeping with regional goals regarding carbon sequestration and climate change/heat island effect mitigation. There may be potential opportunities for linking these fragmented undeveloped areas with adjacent undeveloped or protected areas to ensure their maintenance and potential use for recreation or habitat preservation.

The project can support The Atlanta Region's Plan in general by incorporating other aspects of regional policy, including green infrastructure and/or low-impact design, e.g., pervious pavers, rain gardens, vegetated swales, etc., in parking areas and site driveways, and as part of any improvements to site frontages.

Incorporation of green stormwater and heat island mitigation designs for the approximately 203 surface car parking spaces proposed would be supportive of regional environmental policies.

Atlanta Region's Plan Growth Policy Considerations: Developing Suburbs

The Atlanta Region's Plan identifies Developing Suburbs as 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 Atlanta Region's Plan assigns the Developing Suburbs growth management designation to the project site. The project is not aligned with Developing Suburbs 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 wooded areas and utilization of green infrastructure in surface parking areas. Douglas County 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
CITY OF ATLANTA

GEORGIA CONSERVANCY
CITY OF SOUTH FULTON

CITY OF DOUGLASVILLE

For questions, 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 #3747

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: Douglas

Individual completing form: Phil Shafer

Telephone: 770-920-7313

E-mail: pshafer@douglascountyga.gov

*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: T5 - ATL III Data Center

Location (Street Address, GPS Coordinates, or Legal Land Lot Description): Lat 33 degree45'38.87"N, Long 84 degrees36'17.11"W. An 80 acre tract bounded by Douglas Hill Rd to

Brief Description of Project: Proposing four 2-story data center buildings with supporting access and utility infrastructure comprising 1.6 million square feet

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.): Four 2-story data center buildings comprising 1.6 million square feet

Developer: T5 Data Centers

Mailing Address: 3344 Peachtree Rd., NE

Address 2: Suite 2550

City: Atlanta State: GA Zip: 30326

Telephone: 404-239-7145

Email: rsovie@T5datacenters.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

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?

Phase 1 is 22% of the overall project. Phase 2 will include the remaining 78% of the project

Estimated Project Completion Dates:

This project/phase: April 2024

Overall project: October 2025

Back to Top



Developments of Regional Impact

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DRI #3747

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: Douglas
Individual completing form: Phil Shafer
Telephone: 770-920-7313
Email: pshafer@douglascountygga.gov

Project Information

Name of Proposed Project: T5 - ATL III Data Center
DRI ID Number: 3747
Developer/Applicant: T5 Data Centers
Telephone: 404-239-7145
Email(s): rsovie@T5datacenters.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: \$200,000,000.00

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: \$2,000,000

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: Douglasville Douglas County Water Sewer Authority (DDCWSA)

What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)? 0.042 MGD

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?
Water is available. Project will upsized the existing line from 2" to 12" for approx 1,035 linear feet to serve the project at the request of DDCWSA and the County.

Wastewater Disposal

Name of wastewater treatment provider for this site: Douglasville Douglas County Water Sewer Authority (DDCWSA)

What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)? 0.035 MGD

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?

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.) 1,584 daily trips, 202 AM peak hour trips, 170 PM peak hour trips

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: Please refer to traffic study prepared by Kimley-Horn and Assoc.

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)? 2,928 TPY

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

62%

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: The site will utilize buffers, green infrastructure including grass swales, vegetated filter strips, and bio-infiltration measures where feasible to provide runoff reduction and TSS removal. Stormwater ponds will be utilized to provide water quality, channel protection and detention in accordance with Douglas County's Ordinances and the Georgia Stormwater Management Manual.

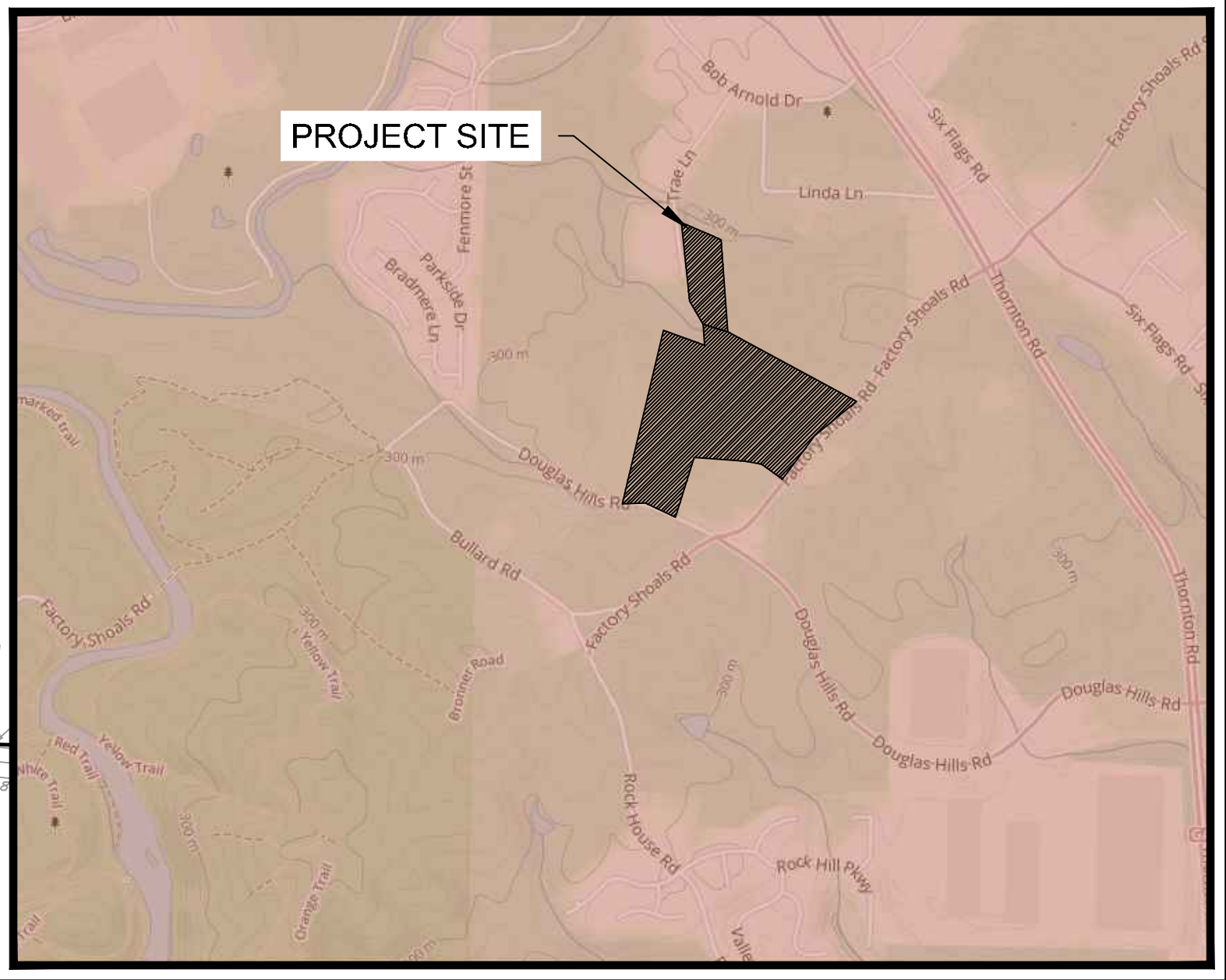
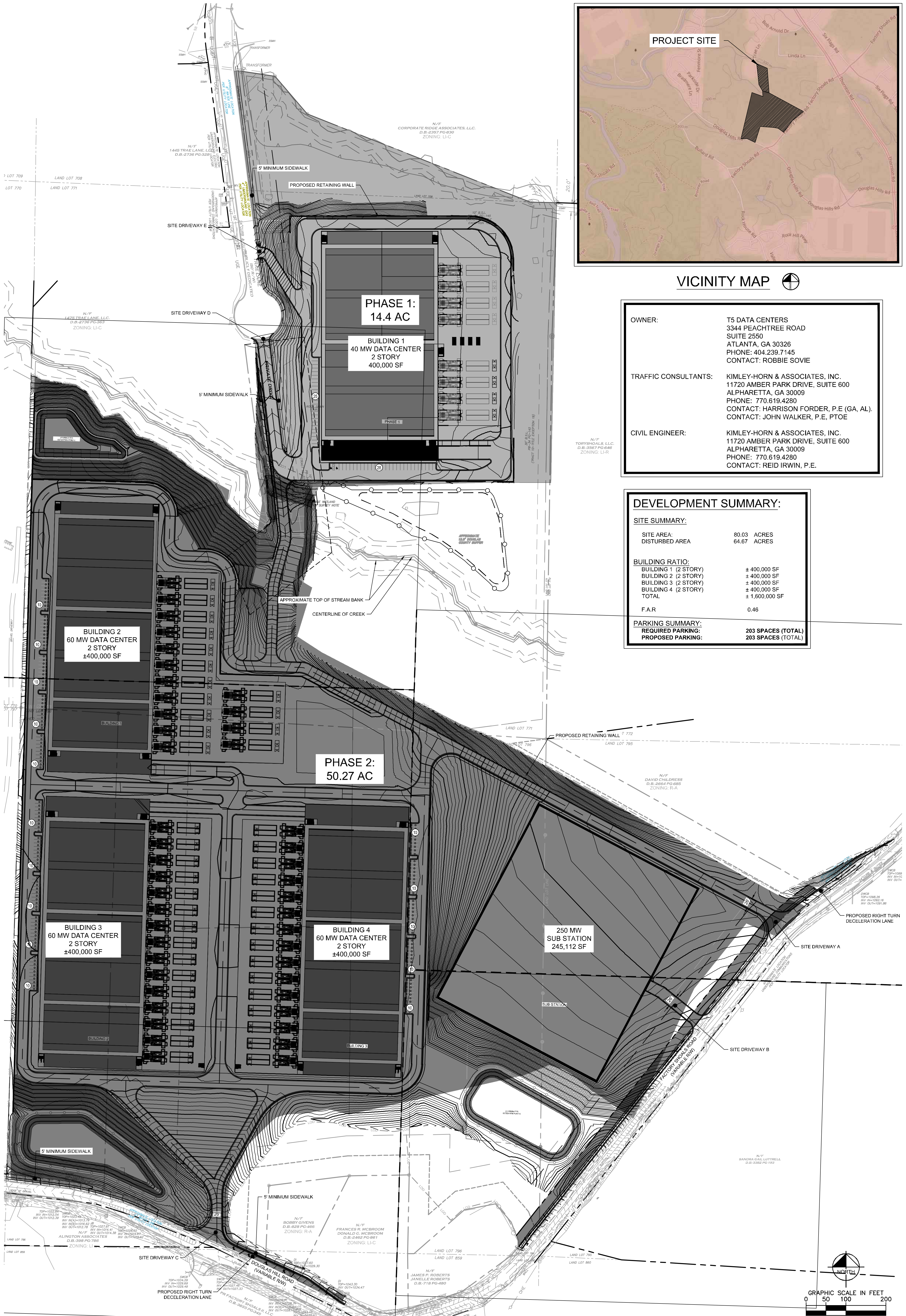
Environmental Quality

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:
A private road will be constructed across a small creek that divides the property. The crossing will be perpendicular to the stream. USACE approval will be required for the creek crossing.

[Back to Top](#)



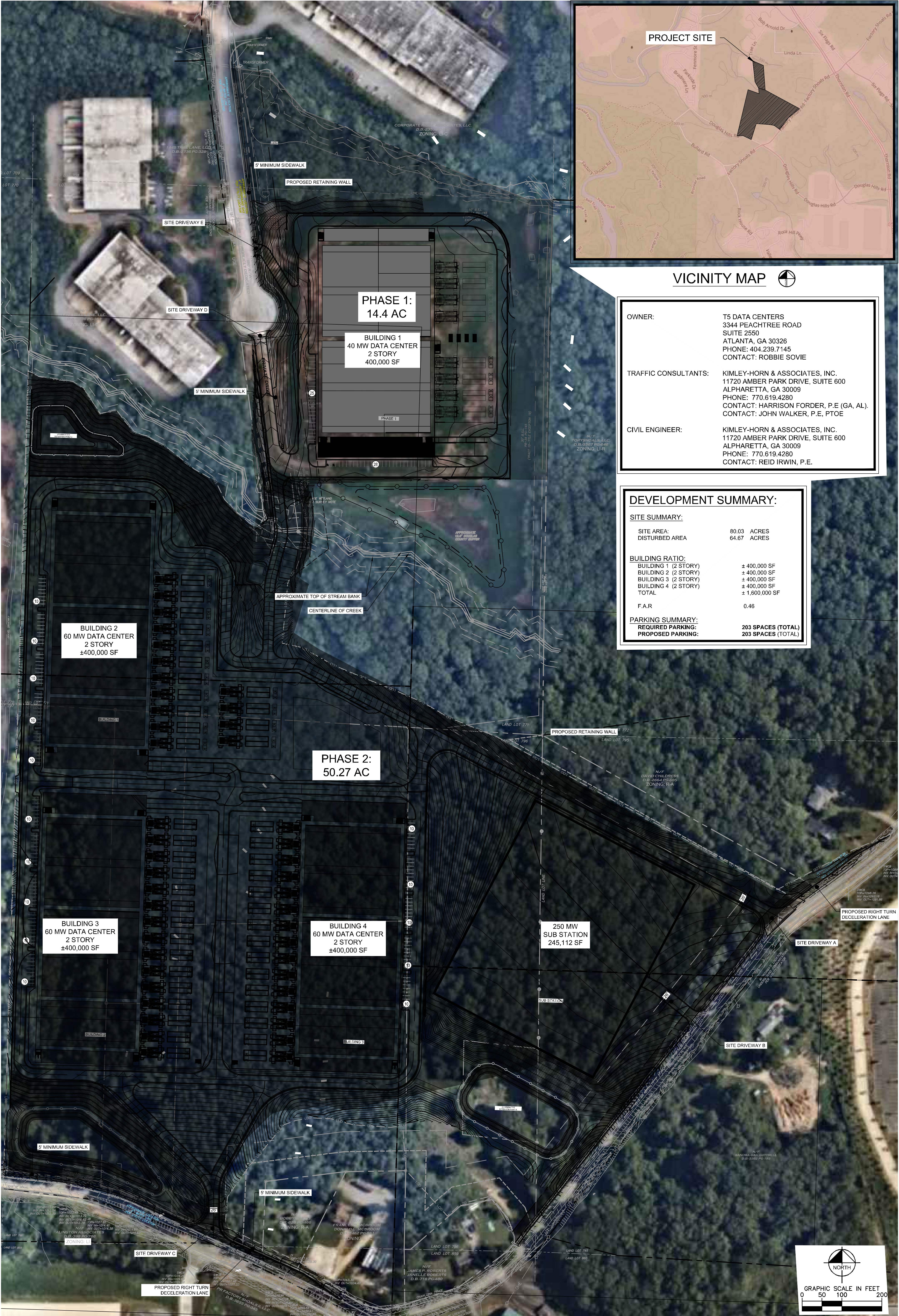
VICINITY MAP

OWNER: T5 DATA CENTERS
3344 PEACHTREE ROAD
SUITE 2550
ATLANTA, GA 30326
PHONE: 404.239.7145
CONTACT: ROBBIE SOVIE

TRAFFIC CONSULTANTS: KIMLEY-HORN & ASSOCIATES, INC.
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770.619.4280
CONTACT: HARRISON FORDER, P.E (GA, AL).
CONTACT: JOHN WALKER, P.E, PTOE

CIVIL ENGINEER: KIMLEY-HORN & ASSOCIATES, INC.
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770.619.4280
CONTACT: REID IRWIN, P.E.

DEVELOPMENT SUMMARY:	
SITE SUMMARY:	
SITE AREA:	80.03 ACRES
DISTURBED AREA	64.67 ACRES
BUILDING RATIO:	
BUILDING 1 (2 STORY)	± 400,000 SF
BUILDING 2 (2 STORY)	± 400,000 SF
BUILDING 3 (2 STORY)	± 400,000 SF
BUILDING 4 (2 STORY)	± 400,000 SF
TOTAL	± 1,600,000 SF
F.A.R	0.46
PARKING SUMMARY:	
REQUIRED PARKING:	203 SPACES (TOTAL)
PROPOSED PARKING:	203 SPACES (TOTAL)



PROJECT SITE

VICINITY MAP



OWNER: T5 DATA CENTERS
3344 PEACHTREE ROAD
SUITE 2550
ATLANTA, GA 30326
PHONE: 404.239.7145
CONTACT: ROBBIE SOVIE

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CONTACT: REID IRWIN, P.E.

DEVELOPMENT SUMMARY:

SITE SUMMARY:

SITE AREA: 80.03 ACRES
DISTURBED AREA: 64.67 ACRES

BUILDING RATIO:

BUILDING 1 (2 STORY) ± 400,000 SF
BUILDING 2 (2 STORY) ± 400,000 SF
BUILDING 3 (2 STORY) ± 400,000 SF
BUILDING 4 (2 STORY) ± 400,000 SF
TOTAL ± 1,600,000 SF

F.A.R 0.46

PARKING SUMMARY:

REQUIRED PARKING: 203 SPACES (TOTAL)
PROPOSED PARKING: 203 SPACES (TOTAL)

T5 ATL III - DATA CENTER DRI# 3747

09-27-2022