

DATE: November 24, 2023

TO: Chairman Phil D. Miller, Douglas County Commission  
ATTN TO: Phil Shafer, Zoning Administrator, Douglas County  
RE: Development of Regional Impact Review  
FROM: Mike Alexander, COO, Atlanta Regional Commission

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:** Lithia Springs Data Center DRI 4087

**Submitting Local Government:** Douglas County

**Date Opened:** November 24, 2023 **Comments Deadline:** December 9, 2023 **Date to Close:** December 11, 2023

**Description:** A DRI review of a project to construct two three-story data center buildings with a total square footage of 878,886 SF along with ancillary support elements on a 44-acre currently wooded site off of Factory Shoals Road in Douglas County.

## **PRELIMINARY COMMENTS:**

### **Key Comments**

- *The Atlanta Region's Plan assigns the Established Suburbs growth management designation to the project site. The project is not aligned with Established Suburbs policies which focus on preserving existing single-family development and promoting compatible infill development.*
- *The project is not aligned with regional land use and environmental policies which encourage the retention of forested greenfield areas and avoidance of water resource impacts.*
- *The project is located in a water supply watershed and proposes some intrusions into protected stream buffers.*
- *The location of a 130,000 oil containment area at the edge of a stream buffer poses a potential environmental concern.*

- *The project is expected to generate approximately 870 daily new vehicular trips.*

### **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 to all areas in the region- Established Suburbs for this project - and provides accompanying growth policy recommendations which are detailed 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 projected to generate 870 daily new vehicular trips.

Care should be taken to ensure that the development, as constructed, promotes 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 Group Comments**

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

### **Environmental Comments**

The project is not aligned with regional land use and environmental policies which encourage the retention of forested greenfield areas and avoidance of water resource impacts.

The project is located in a water supply watershed and proposes some intrusions into protected stream buffers.

The location of a 130,000 gallon oil containment area at the edge of a stream buffer poses a potential environment concern.

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.

### **Atlanta Region's Plan Growth Policy Considerations: Established Suburbs**

According to the Atlanta Region's Plan, Established Suburbs are areas where suburban development has occurred and are characterized by single-family subdivisions, commercial development, and office, industrial and multi-family development. These areas represent the part of the region that has recently reached "build-out." With few remaining large parcels for additional development, these are the areas in which the region may see the least amount of land-use change outside of retail and commercial areas. While there is still room for limited infill development, these areas will begin to focus more on redevelopment over the next 30 years.

Preservation of existing single-family neighborhoods is important, and wholesale change will most likely not occur in the single-family subdivisions that make up a majority of these areas. However, infill and redevelopment will occur in areas of retail/commercial concentrations, especially commercial corridors.

The proposed project is not aligned with Established Suburbs policies which focus on preserving existing single-family development and promoting compatible infill development. More importantly, the project is not aligned with regional land use and environmental policies which encourage the retention of forested greenfield areas and avoidance of water resource impacts. Douglas County leadership and staff, along with the applicant team, should collaborate closely to ensure maximum sensitivity to 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 DOUGLASVILLE

GEORGIA CONSERVANCY  
COBB COUNTY

DOUGLAS COUNTY  
CITY OF MABLETON

For questions, please contact Donald Shockey at (470) 378-1531 or [dshockey@atlantaregional.org](mailto: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 #4087

#### 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: 770-920-7131  
E-mail: pshafer@douglascountygga.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: Lithia Springs Data Center  
Location (Street Address, GPS Coordinates, or Legal Land Lot Description): 808 Factory Shoals Rd., Lithia Springs, GA 30122  
Brief Description of Project: Construction of two - three-story data center buildings, each having a +/- 146,481 SF footprint, with a total square footage for both building of 878,886 SF

#### 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 type="radio"/> Any other development types     |
| <input checked="" type="radio"/> Industrial                | <input type="radio"/> Quarries, Asphalt & Cement Plants     |   |

If other development type, describe:  
data center

Project Size (# of units, floor area, etc.): 900,000 SF

Developer: SI ATL02A, LLC (c/o Stack Infrastructure) c/o Bohler Engineering

Mailing Address: 1700 Broadway

Address 2: Suite 1750

City: Denver State: CO Zip: 80290

Telephone: 678-695-6800

Email: emiller@stackinfra.com; buckland@bohlereng.com

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

If yes, property owner: IPI Atlanta II, LLC

Is the proposed project entirely located within your ☐ (not selected) ☒ Yes ☐ No

local government's jurisdiction?

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

Is the current proposal a continuation or expansion of a previous DRI? ☐ (not selected) ☐ Yes ☒ No

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 Special Use Permit application

Is this project a phase or part of a larger overall project? ☐ (not selected) ☐ Yes ☒ No

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

Estimated Project Completion Dates: This project/phase: single phase  
Overall project: May 2026

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## Developments of Regional Impact

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Thank you for submitting your application. The DRI Application Number is 4087. To view the application at any time, you can go to <http://apps.dca.ga.gov/DRI/AppSummary.aspx?driid=4087>. Please contact your RDC if you have any questions or need to change any of the information on this form.

### DRI #4087

#### 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: 770-920-7131  
Email: pshafer@douglascountygga.gov

#### Project Information

Name of Proposed Project: Lithia Springs Data Center  
DRI ID Number: 4087  
Developer/Applicant: SI ATL02A, LLC (c/o Stack Infrastructure) c/o Bohler Engineering  
Telephone: 678-695-6800  
Email(s): emiller@stackinfra.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: \$380,930,665.00

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: \$2,407,515/year

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 and Sewer Authority (DDCWSA)

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

0.031 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:  
DDCWSA is working with several surrounding developments on a project to provide a new water tank and pump to provide additional pressure within the public system to accommodate this, and the surrounding, development.

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?

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### Wastewater Disposal

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

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

0.017 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?

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### 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.)

870 daily trips, 109 AM peak hour trips, 91 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 NV5 Engineers and Consultants, Inc.

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### Solid Waste Disposal

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

1,608 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:

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### Stormwater Management

What percentage of the site is projected to be impervious surface once the proposed development has been constructed? 48%

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 and green infrastructure, including grass swales, vegetated filter strips, and infiltration measures where feasible to provide runoff reduction and TSS removal. Storm water ponds will be utilized to provide water quality, channel protection, and detention in accordance with Douglas County and the Georgia Stormwater Management Manual requirements.

### 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

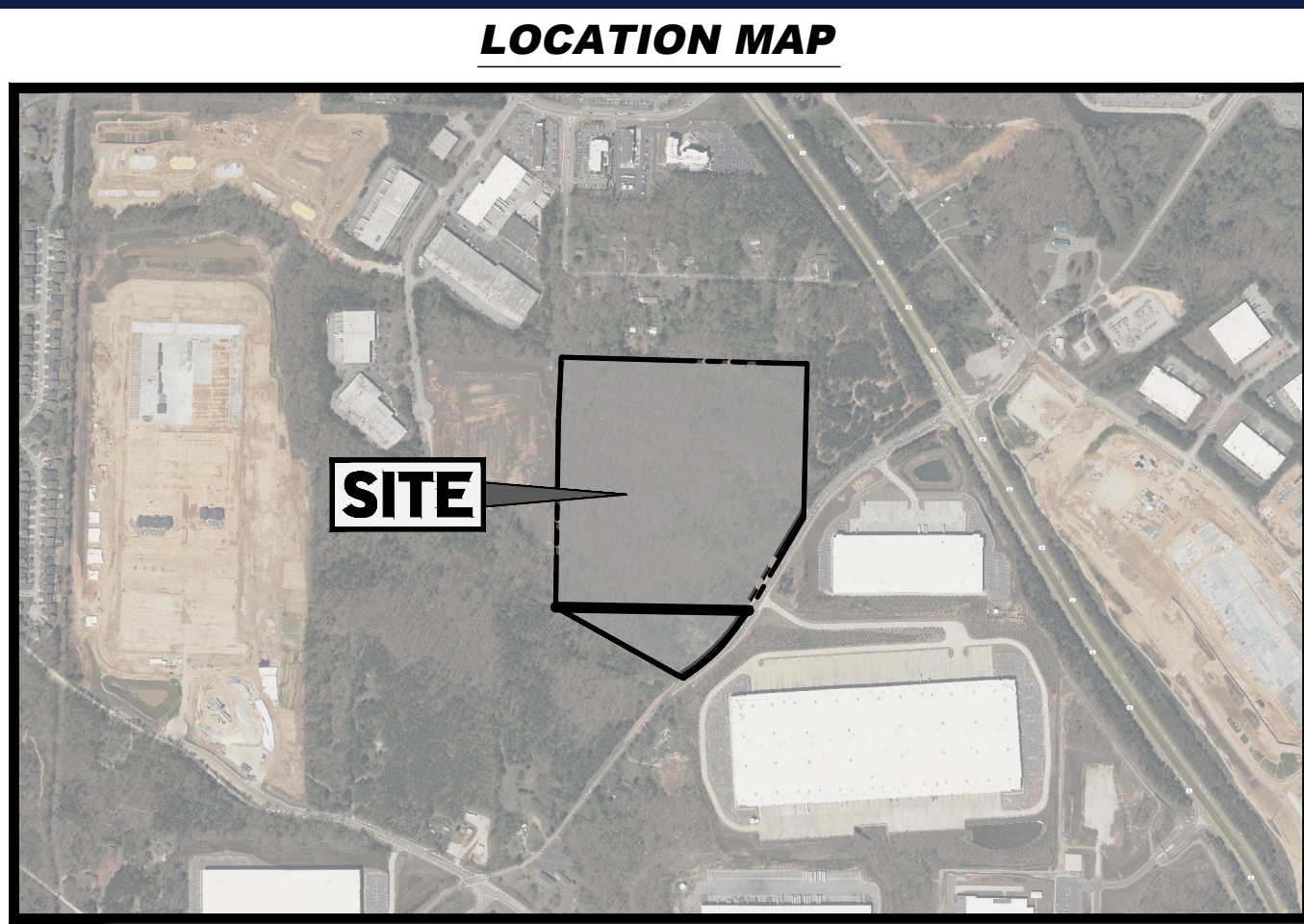
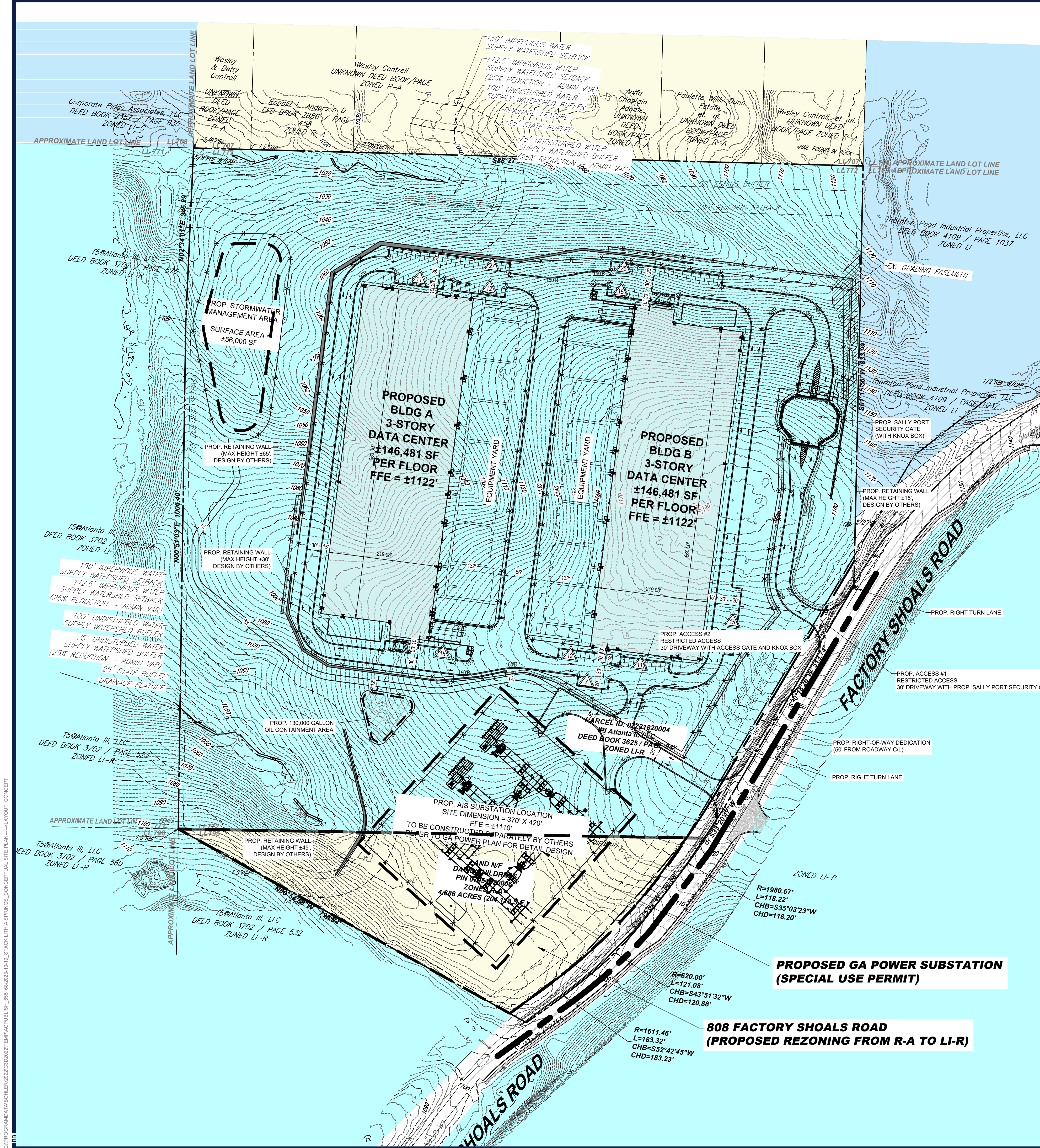
If you answered yes to any question above, describe how the identified resource(s) may be affected: Project is located within a water supply watershed, which requires greater-than-typical stream buffers. Project will meet the Douglas County water supply watershed buffer requirements.

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N.T.S.

#### SITE PLAN NOTES:

1. DEVELOPMENT NAME: STACK LITHIA SPRINGS DATA CENTER
2. DRI # 4087
3. DEVELOPER: STACK INFRASTRUCTURE, 1700 BROADWAY SUITE 1750, DENVER, CO 80290
4. OWNER: IPI ATLANTA II LLC, C/O IPI DATA CENTER PARTNER MGMT LLC, 300 NORTH LASALLE STREET SUITE 1875, CHICAGO, IL 60654
5. PARCEL: #07951820004 & #07951820006, 806 & 808 FACTORY SHOALS ROAD, LITHIA SPRINGS, GA
6. ZONED: LIC & R-A
7. SITE ENGINEER: BOHLER ENGINEERING, 211 PERIMETER CENTER PKWY NE SUITE 425, ATLANTA, GA 30346  
BRETT BUCKLAND, P.E., 678-695-6800, BBUCKLAND@BOHLERENG.COM
8. TRAFFIC CONSULTANT: NV5 ENGINEERS AND CONSULTANTS, INC., 10745 WESTSIDE WAY SUITE 300, ALPHARETTA, GA 30009  
JOHN KARNOWSKI, P.E., PTOE, AICP, 678-373-6627, JOHN.KARNOWSKI@NV5.COM
9. SOURCE OF DOMESTIC WATER SUPPLY - PUBLIC WATER MAIN ALONG FACTORY SHOALS ROAD
10. SOURCE OF SANITARY SEWAGE DISPOSAL - PUBLIC SEWER MAIN ALONG NORTHERN PART OF PROPERTY
11. PROPOSED SITE DATA

TOTAL LOT AREA	± 44.3 AC
TOTAL BUILDING SQUARE FOOTAGE	± 878,886 SF
BUILDING STORIES IN EXCESS OF ONE	TWO (2)
BUILDING HEIGHT	± 120'
FLOOR AREA RATIO	0.46
TOTAL OPEN SPACE AREA	± 21.9 AC
TOTAL PARKING REQUIRED	MAX 1 SPACE, MIN 0.75 SPACES PER EMPLOYEE FOR LARGEST SHIFT
TOTAL PARKING PROVIDED	± 150 SPACES
PROPOSED BUILDING USE	DATA CENTER

#### ZONING LEGEND:

RESIDENTIAL-AGRICULTURAL (R-A)	
LIGHT INDUSTRIAL (LI)	
RESTRICTED LIGHT INDUSTRIAL (LI-R)	
LIGHT INDUSTRIAL - CONDITIONAL (LI-C)	



**BOHLER**  
SITE CIVIL AND CONSULTING ENGINEERING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

#### REVISIONS

REV	DATE	COMMENT	DRAWN BY



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#### ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

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PROJECT No.:	GAA230018.00
DRAWN BY:	CC/JPB/KDJ/UBJS
CHECKED BY:	BB
DATE:	10/06/23
CAD ID:	SITE-0

PROJECT:

#### PROP. SITE PLAN DOCUMENTS



PROPOSED DEVELOPMENT  
808 FACTORY SHOALS ROAD  
DOUGLAS COUNTY  
LITHIA SPRINGS, GA 30122  
PARCEL NUMBERS:  
07721820004, 07951820006

#### BOHLER

211 PERIMETER CENTER PKWY NE,  
SUITE 425  
ATLANTA, GEORGIA 30346  
Phone: (678) 695-6800  
GA@BohlerEng.com

SHEET TITLE:

#### SITE PLAN

SHEET NUMBER:

C-300

ORG. DATE - 10/06/23





## An aerial photograph of a landscape featuring a mix of developed and undeveloped areas. A large, irregular black polygon is drawn on the image, highlighting a specific area of interest. To the left of this polygon, the word "SITE" is written in bold, black, uppercase letters inside a white rectangular box. A black arrow points from the right side of the "SITE" box towards the highlighted area. The surrounding landscape includes various buildings, parking lots, roads, and areas of bare earth or construction.

211 PERIMETER CENTER PKWY NE  
SUITE 425  
ATLANTA, GEORGIA 30346  
Phone: (678) 695-6800  
***GA@BohlerEng.com***

ORG. DATE - 10/06/23