

REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 229 Peachtree Street NE | Suite 100 | Atlanta, Georgia 30303 • ph: 404.463.3100 fax: 404.463.3205 • atlantaregional.org

DATE: December 6, 2023

TO:	Chairman Phil D. Miller, Douglas County Commission
ATTN TO:	Phil Shafer, Zoning Adminstrator, 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.

<u>Name of Proposal</u>: Rock House Road Data Center DRI 4078
<u>Submitting Local Government</u>: Douglas County
<u>Date Opened</u>: December 6, 2023 <u>Comments Deadline</u>: December 21, 2023<u>Date to Close</u>: January 2, 2024

Description: A DRI review of a project to construct 1,465,000 SF of data center space in 4 buildings on a 134acre site located on Rock House Road in unincorporated Douglas County. The site is mostly wooded and includes multiple streams and wetlands.

PRELIMINARY COMMENTS:

<u>Key Comments</u>

The project is not aligned with applicable Developing Rural Areas policy recommendations which note: "These areas are characterized by limited single-family subdivisions, large single-family lots, agricultural uses, protected lands, and forests. The region should strive to protect these areas by limiting infrastructure investments to targeted areas and allowing no development or only low- intensity development. "

According to the DRI Form 2, "Wetlands and streams will be impacted by the proposed development's building, truck courts, access roads, parking and associated grading."

Building 1 and a significant portion of Building 2 fall within the portion of the site designated Urban Residential on the County Future Land Use Map. The proposed industrial use is not consistent with the Urban Residential land use which is "intended to serve as a transitional buffer between commercial uses and existing single family neighborhoods, accompanying a variety of housing types." The existing Douglas County zoning for the site is R–A Residential–Agricultural District which is compatible with the site's Developing Rural Areas designation. The proposed Light Industrial zoning is not compatible with the site's Developing Rural Areas designation.

The project is expected to generate a total of 1,450 new daily vehicular trips; associated roadway improvements are proposed.

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- Developing Rural Areas for this project – and provides accompanying growth policy recommendations which are detailed at the end of these comments.

Building 1 and a significant portion of Building 2 fall within the portion of the site designated Urban Residential on the County Future Land Use Map. The proposed industrial use is not consistent with the Urban Residential land use which is "intended to serve as a transitional buffer between commercial uses and existing single family neighborhoods, accompanying a variety of housing types."

The existing Douglas County zoning for the site is R-A Residential-Agricultural District which "is established to protect and promote a suitable environment for rural or "large lot suburban" family life, agriculture including the raising of livestock and poultry, and the development of natural resources and other uses requiring extensive areas of land" and which is compatible with the site's Developing Rural Areas designation. The proposed Light Industrial zoning is not compatible with the site's Developing Rural Areas designation.

Transportation and Mobility Comments

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

The project is expected to generate a total of 1,450 new daily vehicular trips; associated roadway improvements are proposed.

Opportunities for alternative transportation mode connections are limited by the sites rural location and proposed industrial use.

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 Resource Comments

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

Environmental Comments

A large area of existing forested land will be cleared for the project. The project's buildings, truck courts, access roads, parking, electrical substation and associated grading will be built over significant portions of stream buffers, streams, and wetlands which is not in keeping with regional environmental policies.

The project can support the Atlanta Region's Plan by incorporating other aspects of regional environmental 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 site improvements.

Unified Growth Policy Considerations: Developing Rural Areas

Developing Rural Areas are those areas in the region where little to no development has taken place, but where there is development pressure. These areas are characterized by limited single-family subdivisions, large single-family lots, agricultural uses, protected lands, and forests. The region should strive to protect these areas by limiting infrastructure investments to targeted areas and allowing no development or only low- intensity development. Limited existing infrastructure in these areas will constrain the amount of additional growth that is possible. Some transportation improvements may be needed in developing rural areas.

The project is not aligned with Developing Rural Areas recommendations. It could be somewhat better aligned by reducing stream, stream buffer and wetland impacts and incorporating low-impact design approaches in constructed areas. Douglas County leadership and staff, along with the applicant team, should collaborate closely to ensure absolute maximum 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 COBB COUNTY Georgia Conservancy City of South Fulton CITY OF DOUGLASVILLE

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





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

DRI Initial Information Form



GRTA DRI Page | ARC DRI Page | RC Links | DCA DRI Page

DRI Site Map | Contact





Developments of Regional Impact

<u>DRI H</u>	ome <u>Tier I</u>	<u>Map Apply</u>	View Submissions	<u>Login</u>
DRI #4078				
		NT OF REGION		
This form is to be completed the proposed DRI. Refer to b information.	by the city or county g oth the Rules for the	overnment to provide i DRI Process and the	nformation needed by the RDC t DRI Tiers and Thresholds for n	for its review of nore
	Local Go	overnment Inform	nation	
Submitting Local Government:	Douglas			
Individual completing form:				
Telephone:	770-920-7313			
Email:	pshafer@douglascou	untyga.gov		
	Pro	oject Information	ı	
Name of Proposed Project:	Rock House Road Da	ata Center Site		
DRI ID Number:	4078			
	Taylor Mathis / c/o Mi	ike Irby		
	404-259-8223			
Email(s):	mirby@taylormathis.c	com		
	Additional	Information Re	quested	
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) Ye	es®No		
If yes, has that additional information been provided to your RDC and, if applicable, GRTA?	◯(not selected) [©] Ye	es No		
If no, the official review proce	ss can not start until th	his additional informati	on is provided.	
	Econ	omic Developm	ent	
Estimated Value at Build- Out:	\$300M			
Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	\$3M			
Is the regional work force sufficient to fill the demand created by the proposed project?	(not selected) Ye	es ^O No		
Will this development displace any existing uses?	(not selected) Ye	es		
If yes, please describe (inclue	ding number of units, s	square feet, etc):		
		Water Supply		
Name of water supply			A	
provider for this site:	Douglasvile-Douglas	s County Water Sewer	Authority	

What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	1.14 MGD
Is sufficient water supply capacity available to serve the proposed project?	◯(not selected) [®] Yes [®] No
If no, describe any plans to e	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 I 1,000 linear feet of 16-inch m	line (in miles) will be required? nain
	Wastewater Disposal
Name of wastewater treatment provider for this site:	Douglasvile-Douglas County Water Sewer Authority
What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.19 MGD
Is sufficient wastewater treatment capacity available to serve this proposed project?	◯(not selected) [®] Yes [®] No
If no, describe any plans to e	xpand existing wastewater treatment capacity:
Is a sewer line extension required to serve this project?	◯(not selected) [®] Yes [®] No
If yes, how much additional li existing 12-inch gravity sewe	ine (in miles) will be required?on-site pump station & forced main required to tie into an r main on the site.
	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.)	1,450 daily trips, 185 AM peak hour trips, 156 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 the traffic study prepared by Kimley-Horn and Associates
	Solid Waste Disposal
How much solid waste is the project expected to	
generate annually (in tons)? Is sufficient landfill capacity available to serve this proposed project?	◯(not selected) [®] Yes [®] No
	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 35% is projected to be impervious surface once the

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the
project's impacts on stormwater management: Zoning buffers are provided as required. One storm water pond is
proposed to provide master detention for the site

Environmental Quality

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

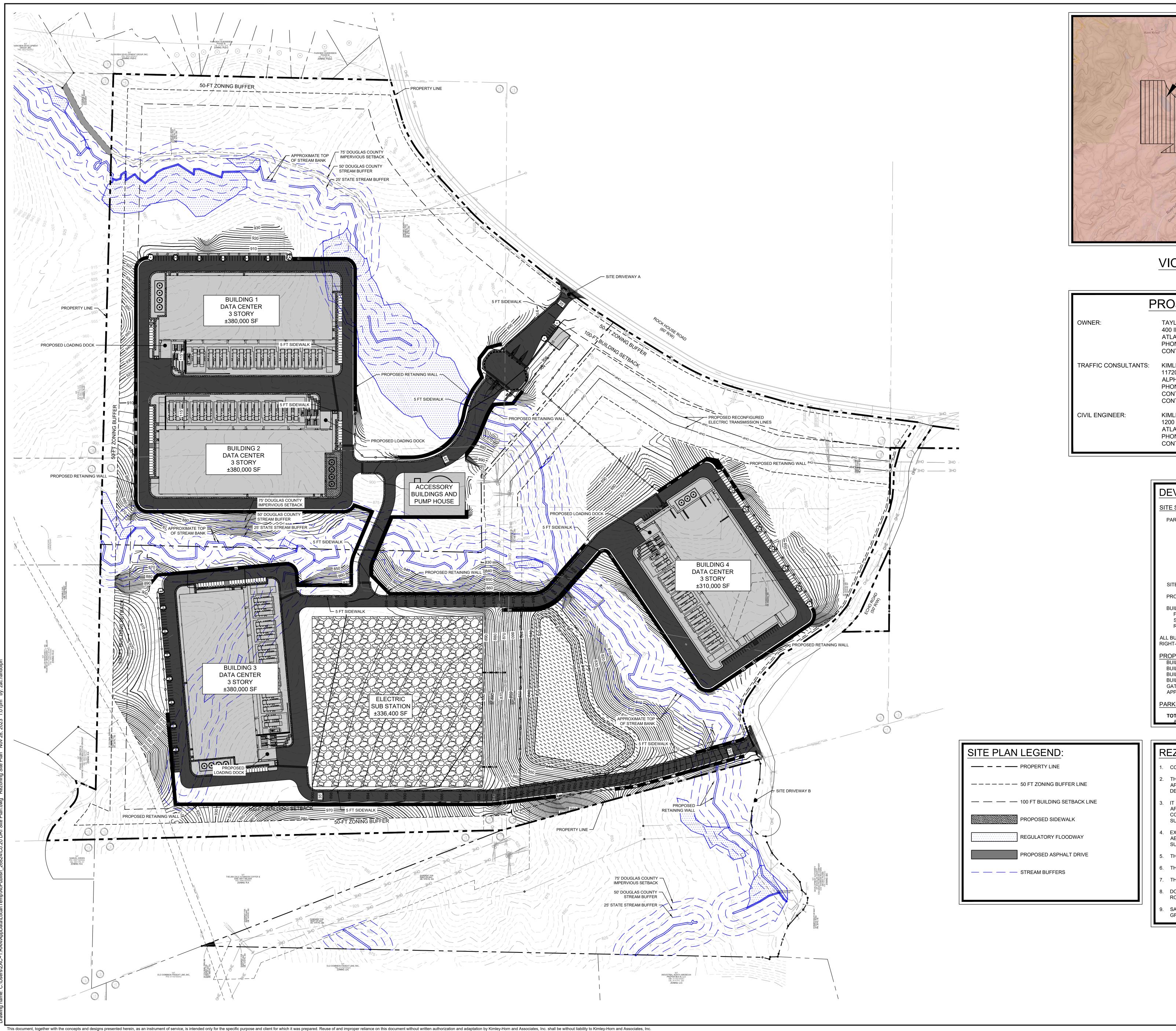
	2. Significant groundwater recharge areas?	◯(not selected) Yes No
	3. Wetlands?	(not selected) Yes No
	4. Protected mountains?	(not selected) Yes No
	5. Protected river corridors?	(not selected) Yes No
	6. Floodplains?	(not selected) Yes No
	7. Historic resources?	(not selected) Yes No
	8. Other environmentally sensitive resources?	(not selected) Yes No
If you answered yes to any question above, describe how the identified resource(s) may be affected: Wetlands and streams will be impacted by the proposed development's building, truck courts, access roads, parking and associated grading.		

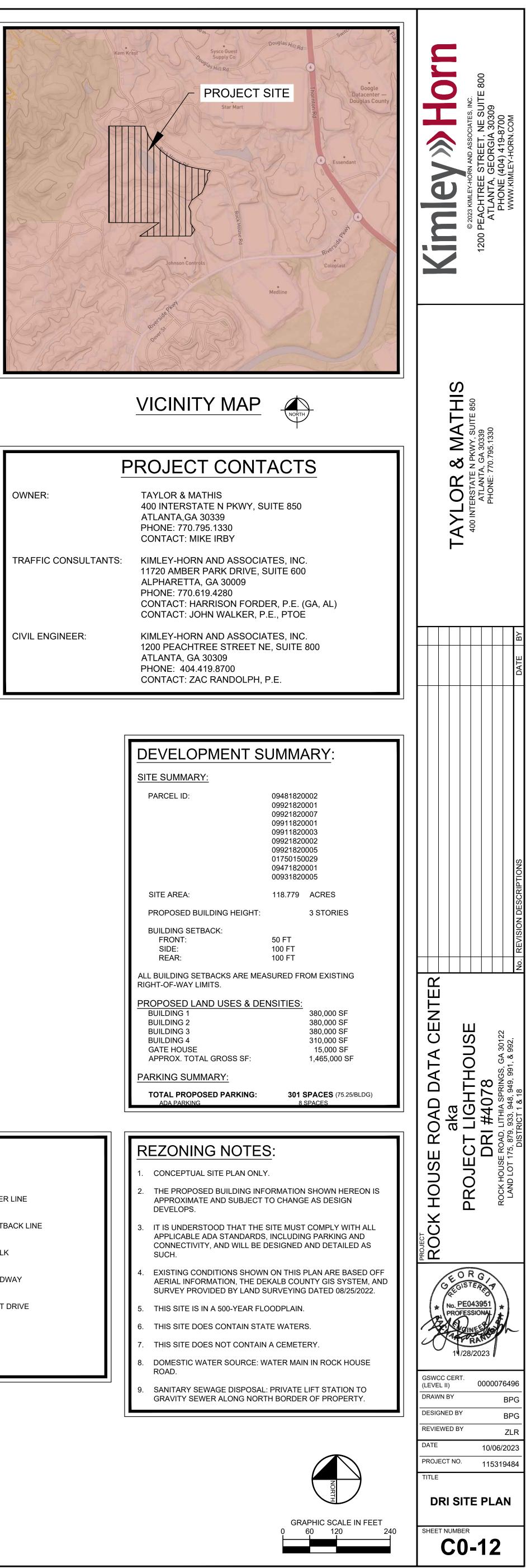
Back to Top

proposed development has been constructed?

GRTA DRI Page | ARC DRI Page | RC Links | DCA DRI Page

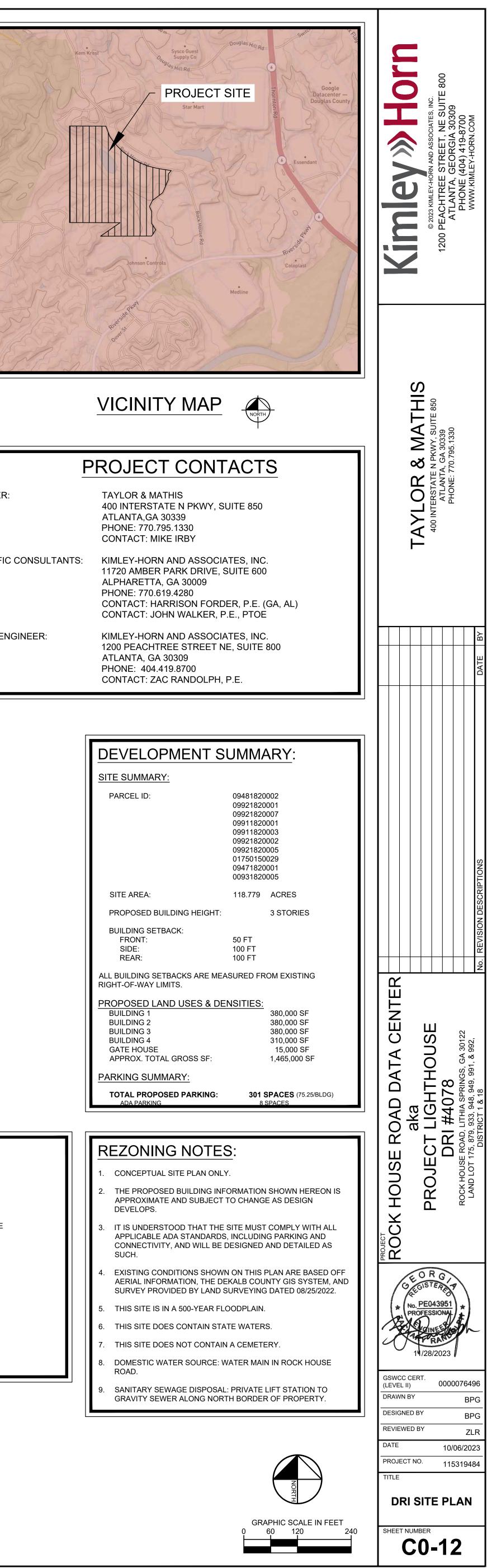
DRI Site Map | Contact

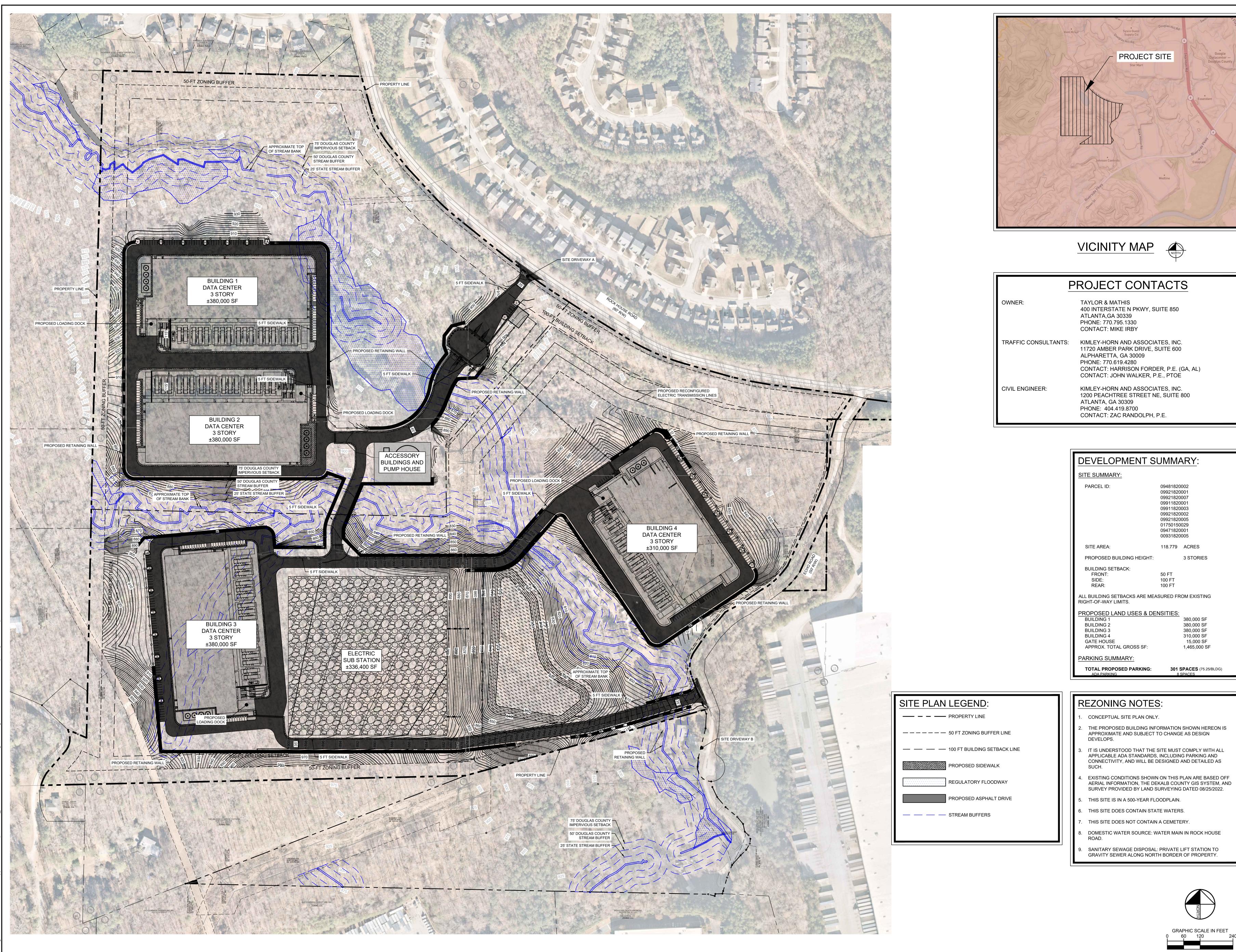






WNER:	TAYLOR & MATHIS 400 INTERSTATE N PKWY, SUITE 850 ATLANTA,GA 30339 PHONE: 770.795.1330 CONTACT: MIKE IRBY
RAFFIC CONSULTANTS:	KIMLEY-HORN AND ASSOCIATES, INC. 11720 AMBER PARK DRIVE, SUITE 600 ALPHARETTA, GA 30009 PHONE: 770.619.4280 CONTACT: HARRISON FORDER, P.E. (G CONTACT: JOHN WALKER, P.E., PTOE
IVIL ENGINEER:	KIMLEY-HORN AND ASSOCIATES, INC. 1200 PEACHTREE STREET NE, SUITE 8 ATLANTA, GA 30309 PHONE: 404.419.8700





This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

50 FT

100 FT

100 FT

