

DATE: October 7, 2024

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**TO:** Chairwoman Carlotta Harrell, Henry County Commission  
**ATTN TO:** Kenta Lanham, Planner III, Henry County  
**FROM:** Mike Alexander, COO, Atlanta Regional Commission  
**RE:** Development of Regional Impact (DRI) Review

ARC has completed a regional review of the below 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 final report does not address whether the DRI is or is not in the best interest of the host local government.

**Name of Proposal:** Strickland Tract DRI 4251

**Submitting Local Government:** Henry County

**Date Opened:** September 23, 2024

**Date Closed:** October 7, 2024

**Description:** A DRI review of a proposal to construct a data center project with 1,253,754 SF of space in 4 buildings and associated support elements on a 250-acre partially wooded site on Strickland Road east of Simpson Mill Road in Henry County.

**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."*

*The project could be better aligned with Developing Suburbs policies through retention of additional undisturbed areas around stream and wetland areas and through the dedication/management of the proposed preserved area for conservation purposes, utilizing a low-impact design and construction approach, and allocating some of the substantial local revenue generated toward natural area conservation and acquisition elsewhere in the County.*

*There are growing concerns about the impacts of high levels of energy and water consumption generated by the tremendous increase in the number of data center projects in the Atlanta region. The applicable water provider should carefully examine its capacity to meet peak-day project demands.*

*The proposed zoning change raises substantial concerns about the compatibility of the development with the surrounding area and should be carefully evaluated in the context of other development goals.*

*Henry County water supply watershed protection measures contained in its Unified Development Code (UDC) note that the project is located within the limited development areas of two water supply watersheds. The criteria for the limited development areas in both basins include a 100-foot vegetative buffer on all streams and a 150-foot impervious setback on intermittent streams increasing to a 200-foot setback along perennial streams. Total impervious area in these areas is also subject to additional limitations. The County should ensure that all applicable water supply regulations related to stream buffers and total impervious area are met.*

*The project will generate a total of 1,241 daily new vehicular trips. A range of roadway modifications are proposed to address this impact.*

### **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.

There are growing concerns about the impacts of high levels of energy and water consumption generated by the tremendous increase in the number of data center projects in the Atlanta region. ARC therefore recommends that the applicable water provider carefully examine its capacity to meet peak-day project demands, in addition to other current and projected peak-day demands. ARC also recommends the use of advanced "waterless" cooling technologies or "near waterless" technology for data center projects.

### **Transportation and Mobility Comments**

The project will generate a total of 1,241 daily new vehicular trips. A number of roadway modifications are proposed to address this impact.

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 Resource comments are attached.

ARC recognizes that energy demands will be very high for this project and that related water needs for cooling purposes will create a large peak demand from the Henry County Water Authority (HCWA). The application proposes 0.004 MGD of water supply demand and 0.004 MGD of estimated sewage flow generated by the project. It is unclear if these figures represent an annual average or daily maximum flow need. Given that daily maximum flow requirements for cooling purposes often occur during the hottest days of the year, the demand for water has a higher likelihood of occurring during times of water stress in the water supply watershed.

The water resources of the metro Atlanta region are critically important to the region's economic vitality and quality of life. The region lies in the headwaters of six major river basins, where natural surface water sources are small relative to other major metropolitan areas and in need of a high level of protection. The firm yield of water supply sources available to individual jurisdictions also varies, and some jurisdictions have larger available supplies than others. ARC recommends a careful examination by the HCWA of its capacity to meet peak-day demands for this project, in addition to other current and projected future peak-day demands. ARC also recommends that the local government and the HCWA require the installation of advanced "waterless" cooling technologies or "near waterless" technology to reduce the burden on the drinking water supplies and increase the resiliency for both the project and the potable water system.

The project property is located in two water supply watersheds – the Towaliga and Indian Creek water supply watersheds. Both are small (less than 100 square miles) water supply watersheds as defined under the Part 5 Criteria of the 1989 Georgia Planning Act. Henry County has established its own water supply watershed protection measures for each of its water supply watersheds in its Unified Development Code (UDC), which apply in lieu of the Part 5 Criteria of the 1989 Georgia Planning Act. Per UDC Section 3.04, Watershed Protection Areas, the project site is in the limited development areas of both watersheds. The criteria for the limited development areas in both basins include a 100-foot vegetative buffer on all streams and a 150-foot impervious setback on intermittent streams increasing to a 200-foot setback along perennial streams. Section 3.04 limits impervious surface coverage in both watersheds to 25 percent of the project property, but this can be increased to 75 percent with permanent stormwater controls as approved by the County.

The USGS coverage for the project area and the submitted site plan both show a blue-line stream running along the northeast boundary of the project property. The submitted site plan also shows a tributary to that stream starting in the center of the property and meeting the mapped stream at the property's edge. The submitted conceptual site plan shows buffers that appear to be the Henry County Stream Buffer Ordinance 50-foot undisturbed buffer and 75-foot impervious setback on both streams. No intrusions into the buffers are shown. However, if the watershed protection criteria apply, the buffer will need to be 100 feet and the setback at least 150 feet on both streams. The State 25-foot Sediment and Erosion Control buffer also needs to be shown on both streams

### **Other Environmental Comments**

Additional retention of natural areas would be desirable and in keeping with regional goals regarding carbon sequestration and climate change/heat island effect mitigation. Designation of this area as managed open/conservation space could meaningfully reduce the overall impact of the project. 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 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.

### **City of Hampton Comments**

Extensive comments received from the City of Hampton are attached and include the following:

- The project is in both the Limited Development Area of Towaliga (TRWPA) and Indian Creek HCWA Watershed Protection Area (ICWPA) but the site plan only indicates TRWPA.
- Site plan does not indicate % of impervious. Within the LDA max allowed is 25% however there are provisions to increase it as shown in code below. Plan should indicate impervious coverage so that it can be evaluated as to the type of stormwater control.
- Limited development area. A limited development area is established for the remaining part of the watershed protection area that is located outside of the water quality critical area and extending to the ridge line of each watershed district.
- The proposed zoning change does not seem compatible with the project location.

### **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 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 areas around streams, the provision of a management mechanism for the substantial amount of proposed preservation area, utilization of green infrastructure and low impact development, and allocation of some revenue generated to support conservation land acquisition elsewhere in the County. Henry 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 NATURAL RESOURCE	GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA DEPARTMENT OF TRANSPORTATION	GEORGIA REGIONAL TRANSPORTATION AUTHORITY	GEORGIA SOIL AND WATER CONSERVATION COMMISSION
GEORGIA ENVIRONMENTAL FINANCE AUTHORITY	GEORGIA CONSERVANCY	CITY OF HAMPTON
CITY OF LOCUST GROVE	CITY OF McDONOUGH	SPALDING COUNTY

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 #4251

#### 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: Henry  
Individual completing form: Kenta Lanham  
Telephone: 7702887534  
E-mail: klanham@co.henry.ga.us

\*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: Strickland Tract  
Location (Street Address, GPS Coordinates, or Legal Land Lot Description): Strickland Rd, east of Simpson Mill Rd and north of Hampton-Locust Grove Rd  
Brief Description of Project: 1,253,754 sq ft 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.): 1,253,754 sq ft

Developer: Red Wolf DCD Properties, LLC

Mailing Address: 1427 East 7 Street

Address 2:

City: Brooklyn State: NY Zip: 11230

Telephone: 470-893-1698

Email: greene.s@tandh.com

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

If yes, property owner: Strickland Road Farms, 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?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If yes, provide the following information:	Project Name: 0 Rocky Creek Project ID: 4198
The initial action being requested of the local government for this project:	<input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Variance <input type="checkbox"/> Sewer <input type="checkbox"/> Water <input type="checkbox"/> Permit <input checked="" type="checkbox"/> Other Amendment to Comprehensive Plan (Future Land Use Map)
Is this project a phase or part of a larger overall project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If yes, what percent of the overall project does this project/phase represent?	50%
Estimated Project Completion Dates:	This project/phase: 2028 Overall project:

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### DRI #4251

#### 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: Henry  
Individual completing form: Kenta Lanham  
Telephone: 7702887534  
Email: klanham@co.henry.ga.us

#### Project Information

Name of Proposed Project: Strickland Tract  
DRI ID Number: 4251  
Developer/Applicant: Strickland Road Farms, LLC  
Telephone: 206-724-7181  
Email(s): christy@swearingenconsult.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: \$1.2 Billion at Buildout

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: \$2.7 Million at Buildout

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: Henry County Water Authority

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

0.004

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?

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### Wastewater Disposal

Name of wastewater treatment provider for this site: Henry County Water Authority

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

0.004

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.)

1,241 24-Hour 2-way Trips, 157 AM peak 2-way & 132 PM 2way

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:

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### Solid Waste Disposal

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

1,000,000

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? 25%

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: Stormwater management BMPs to include vegetated swales, natural buffers, stormwater detention basins.

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### 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:

The project will follow Henry County regulations regarding the protection of water supply sheds.

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**STRICKLAND TRACT DRI**  
**Henry County**  
**Natural Resources Review Comments**  
**October 1, 2024**

ARC recognizes that energy demands will be very high for this project and that related water needs for cooling purposes will create a large peak demand from the Henry County Water Authority (HCWA). The application proposes 0.004 MGD of water supply demand and 0.004 MGD of estimated sewage flow generated by the project. It is unclear if these figures represent an annual average or daily maximum flow need. Given that daily maximum flow requirements for cooling purposes often occur during the hottest days of the year, the demand for water has a higher likelihood of occurring during times of water stress in the water supply watershed.

The water resources of the metro Atlanta region are critically important to the region's economic vitality and quality of life. The region lies in the headwaters of six major river basins, where natural surface water sources are small relative to other major metropolitan areas and in need of a high level of protection. The firm yield of water supply sources available to individual jurisdictions also varies, and some jurisdictions have larger available supplies than others. ARC recommends a careful examination by the HCWA of its capacity to meet peak-day demands for this project, in addition to other current and projected future peak-day demands. ARC also recommends that the local government and the HCWA require the installation of advanced "waterless" cooling technologies or "near waterless" technology to reduce the burden on the drinking water supplies and increase the resiliency for both the project and the potable water system.

**Additional Water Resources Comments**

While ARC and the Metropolitan North Georgia Water Planning District have no regulatory or review authority over this project, the Natural Resources Group has identified County and State regulations that could apply to this property. Other regulations may also apply that we have not identified.

**Watershed Protection**

The project property is located in two water supply watersheds – the Towaliga and Indian Creek water supply watersheds. Both are small (less than 100 square miles) water supply watersheds as defined under the Part 5 Criteria of the 1989 Georgia Planning Act. Henry County has established its own water supply watershed protection measures for each of its water supply watersheds in its Unified Development Code (UDC), which apply in lieu of the Part 5 Criteria of the 1989 Georgia Planning Act. Per UDC Section 3.04, Watershed Protection Areas, the project site is in the limited development areas of both watersheds. The criteria for the limited development areas in both basins include a 100-foot vegetative buffer on all streams and a 150-foot impervious setback on intermittent streams increasing to a 200-foot setback along perennial streams. Section 3.04 limits impervious surface coverage in both watersheds to 25 percent of the project property, but this can be increased to 75 percent with permanent stormwater controls as approved by the County.

**Stream Buffers**

The USGS coverage for the project area and the submitted site plan both show a blue-line stream running along the northeast boundary of the project property. The submitted site plan also shows a tributary to that stream starting in the center of the property and meeting the mapped stream at the property's edge. The submitted conceptual site plan shows buffers that appear to be the Henry County Stream Buffer Ordinance 50-foot undisturbed buffer and 75-foot impervious setback on both streams. No intrusions into the buffers are shown. However, if the watershed protection criteria apply, the buffer will need to be 100 feet and the setback at least 150 feet on both streams. The State 25-foot Sediment and Erosion Control buffer also needs to be shown on both streams.

Any unmapped streams on the property may also be subject to the County buffer requirements. Any unmapped State waters identified on the property may also be subject to the State 25-foot Sediment and Erosion Control buffer.

**Strickland Tract DRI**  
**ARC Natural Resources Comments**  
**Page Two**  
**October 1, 2024**

**Water Supply and Wastewater**

Given the large water demands associated with data centers, we recommend working with the Henry County Water Authority to ensure that adequate water supply, wastewater capacity, and infrastructure are available.

**Stormwater/Water Quality**

The project should adequately address the impacts of the proposed development on stormwater runoff and downstream water quality.

During the planning phase, the stormwater management system (system) should meet the requirements of the local jurisdiction's post-construction (or post-development) stormwater management ordinance. The system should be designed to prevent increased flood damage, streambank channel erosion, habitat degradation and water quality degradation, and enhance and promote the public health, safety and general welfare. The system design should also be in accordance with the applicable sections of the Georgia Stormwater Management Manual ([www.georgiastormwater.com](http://www.georgiastormwater.com)) such as design standards, calculations, formulas, and methods. Where possible, the project should use stormwater better site design practices included in the Georgia Stormwater Management Manual, Volume 2, Section 2.3.

During construction, the project should conform to the relevant state and federal erosion and sedimentation control requirements.



**From:** [Wanda Moore](#)  
**To:** [Donald Shockey](#); [chuck.mueller@dnr.state.ga.us](mailto:chuck.mueller@dnr.state.ga.us); [gaswcc.swcd@gaswcc.ga.gov](mailto:gaswcc.swcd@gaswcc.ga.gov); [hhill@gefa.ga.gov](mailto:hhill@gefa.ga.gov); [Jon West](#); [kmoore@gaconservancy.org](mailto:kmoore@gaconservancy.org); [nongame.review@dnr.ga.gov](mailto:nongame.review@dnr.ga.gov); [slucki@gefa.ga.gov](mailto:slucki@gefa.ga.gov); [Zane Grennell - Georgia DCA](#); [Amy Goodwin](#); [Andrew Smith](#); [Ansley Goddard](#); [Arin Yost](#); [Danny Johnson](#); [David Haynes](#); [Eleanor Swensson](#); [Jillian Willis](#); [Jim Santo](#); [Jim Skinner](#); [Jonathan Phillipsborn](#); [Kristin Allin](#); [Lauren Blaszyk](#); [Mike Alexander](#); [Mike Carnathan](#); [Ranata Mattison](#); [Reginald James](#); [Roshani Thakore](#); [Samyukth Shenbaga](#); [Sidney Douse](#); [Wei Wang](#); [Abbie Dean](#); [Brittany Williams](#); [achood@dot.ga.gov](mailto:achood@dot.ga.gov); [chrobinson@dot.ga.gov](mailto:chrobinson@dot.ga.gov); [cjames@dot.ga.gov](mailto:cjames@dot.ga.gov); [cwoods@dot.ga.gov](mailto:cwoods@dot.ga.gov); [cvvanddyke@dot.ga.gov](mailto:cvvanddyke@dot.ga.gov); [davinwilliams@dot.ga.gov](mailto:davinwilliams@dot.ga.gov); [eregis@dot.ga.gov](mailto:eregis@dot.ga.gov); [glynch@hntb.com](mailto:glynch@hntb.com); [jomcloyd@dot.ga.gov](mailto:jomcloyd@dot.ga.gov); [mcanizares@dot.ga.gov](mailto:mcanizares@dot.ga.gov); [mfowler@dot.ga.gov](mailto:mfowler@dot.ga.gov); [MWeiss@dot.ga.gov](mailto:MWeiss@dot.ga.gov); [mwilson@dot.ga.gov](mailto:mwilson@dot.ga.gov); [nrogers@dot.ga.gov](mailto:nrogers@dot.ga.gov); [ppeevy@dot.ga.gov](mailto:ppeevy@dot.ga.gov); [Abdul Amer](#); [Naser Omer](#); [Victor Garcia](#); [Christy Swearingen](#); [Scott Greene](#); [David Simmons](#); [Steve Cariola](#); [Shamsul Baker](#); [Wilkerson, Donald](#); [Kamau As-Salaam](#); [Kenta Lanham](#); [Toussaint Kirk](#); [civespowell@dot.ga.gov](mailto:civespowell@dot.ga.gov); [Daniel J. Trevorrow - GDOT District 3](#); [tpeek@dot.ga.gov](mailto:tpeek@dot.ga.gov); [creese@spaldingcounty.com](mailto:creese@spaldingcounty.com); [emoraes@spaldingcounty.com](mailto:emoraes@spaldingcounty.com); [sellington@spaldingcounty.com](mailto:sellington@spaldingcounty.com); [sledbetter@spaldingcounty.com](mailto:sledbetter@spaldingcounty.com); [sredic@spaldingcounty.com](mailto:sredic@spaldingcounty.com); [Charles Reese](#); [Christy Taylor](#); [Mike Clark](#); [BFoster@locustgrove-ga.gov](#); [dgibbs@locustgrove-ga.gov](#); [Karis Trimble](#); [Tim Young](#)  
**Subject:** RE: 2024 Strickland Tract DRI 4251 - Preliminary Report and Comments Request  
**Date:** Monday, September 23, 2024 7:29:15 PM  
**Attachments:** [image001.png](#)  
[image005.png](#)  
[image004.png](#)  
[image006.png](#)  
[Future land Use Map \(FLUM\) .pdf](#)  
[RURAL COMMUNITIES.pdf](#)  
[RURAL COMMUNITIES AT A GLANCE.pdf](#)  
[DEVELOPMENT FEELS UNPREDICTABLE.pdf](#)

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Donald,

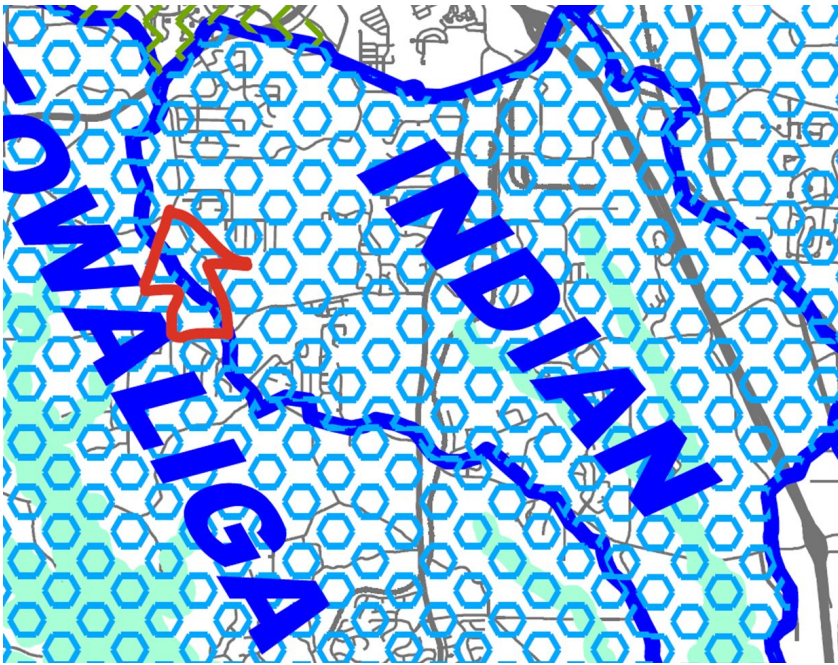
Thank you for the opportunity to comment as a neighboring jurisdiction located within Henry County.

The project is in both the Limited Development Area of Towaliga (TRWPA) and Indian Creek HCWA Watershed Protection Area (ICWPA).

Site plan only indicates TRWPA. (See general outline in red for property boundary image below. Hexagon indicates limited development area.) Note that the site plan is oriented with north to the left. Vicinity map shows site as image below, north straight up.

Site plan does not indicate % of impervious. Within the LDA max allowed is 25% however there are provisions to increase it as shown in code below. Plan should indicate imperious coverage so that it can be evaluated as to the type of stormwater control.

Limited development area. A limited development area is established for the remaining part of the watershed protection area that is located outside of the water quality critical area and extending to the ridge line of each watershed district.



- If a perennial stream abuts or crosses any property within the limited development area described in section 3.04.05, specific regulations apply (see Table 3.04.09).
- 3.04.09. Hazardous materials handling. New facilities located within the watershed protection area that handle hazardous materials of a type and amounts requiring a permit from the Georgia DNR or that require disposal by a hazardous materials handler permitted or licensed by the Georgia DNR at a hazardous materials facility, shall perform their operations on impermeable surfaces having spill and leak collection systems. Such spill and leak collections systems shall be shown on the development plan in detail and shall be approved pursuant to procedures for development plan approval set forth in subsection 12.02.02.E.6.

#### LDA (Limited Development Area) Uses

- (O/I) Shopping, business, or trade *(See table 3.04.10)*
- (O/I) Social, institutional, or infrastructure related *(See table 3.04.10)*
- Hazardous or toxic materials storage, disposal, use or generation (except handling as regulated in section 3.04.09) *(Prohibited) (Not sure but EPD will permit and evaluate storage and disposal of water from cooling tanks is toxic and/or provisions for fail safe system. Only mention it as toxic is use or generation is stated as prohibited use.)*
- The word "toxic" as herein used shall mean any chemical or substance that has

been defined as toxic by the Environmental Protection Agency of the United States (E.P.A.), environmental protection department of the state (E.P.D.), or the department of agriculture of the state (A.D.).

- 3.04.10. Site design standards for specific uses in watershed protection areas. Proposed development shall comply with both the standards for watershed protection areas and the standards for the zoning district in which the proposed development is located.
- All uses: Minimum setback of buildings and all impervious surfaces from normal pool level of surface water = 150 ft.
- Surface Water Buffers within LDA = 100 ft. both sides of any surface water measured from the banks. *(Did not see label indicating width of buffer provided.)*
- Maximum impervious surface coverage = 25% *(Not shown on the plan)*
- The impervious surfaces for industrial, commercial, offices, institutional, public, and multifamily residential development within the limited development area may be increased up to seventy-five (75) percent impervious surfaces. 1.All permanent stormwater control structures and easements for maintenance and access shall be recorded in the final plat of the property in accordance with the procedures set forth in subsection 12.02.03.

Zoning: Applicant is proposing to rezone the site to OI. Attached FLUM.

Definition ULDC.

2.01.03.Commercial, office and institutional zoning districts.

A. OI: Office-institutional district. This district is intended to provide for the development of a complimentary mix of business, professional and institutional activities that are compatible with the primary purpose of this district. Limited retail uses normally associated with office or institutional uses, accessory structures, and essential public services are also permissible.

Note: There are no OI clusters in the vicinity of the proposed project. See attached FLUM.

Development regs. OI = Max. ht. for new development is unlimited. This detail should be shown on the plan and discussed as to the visual impact of the rural area.

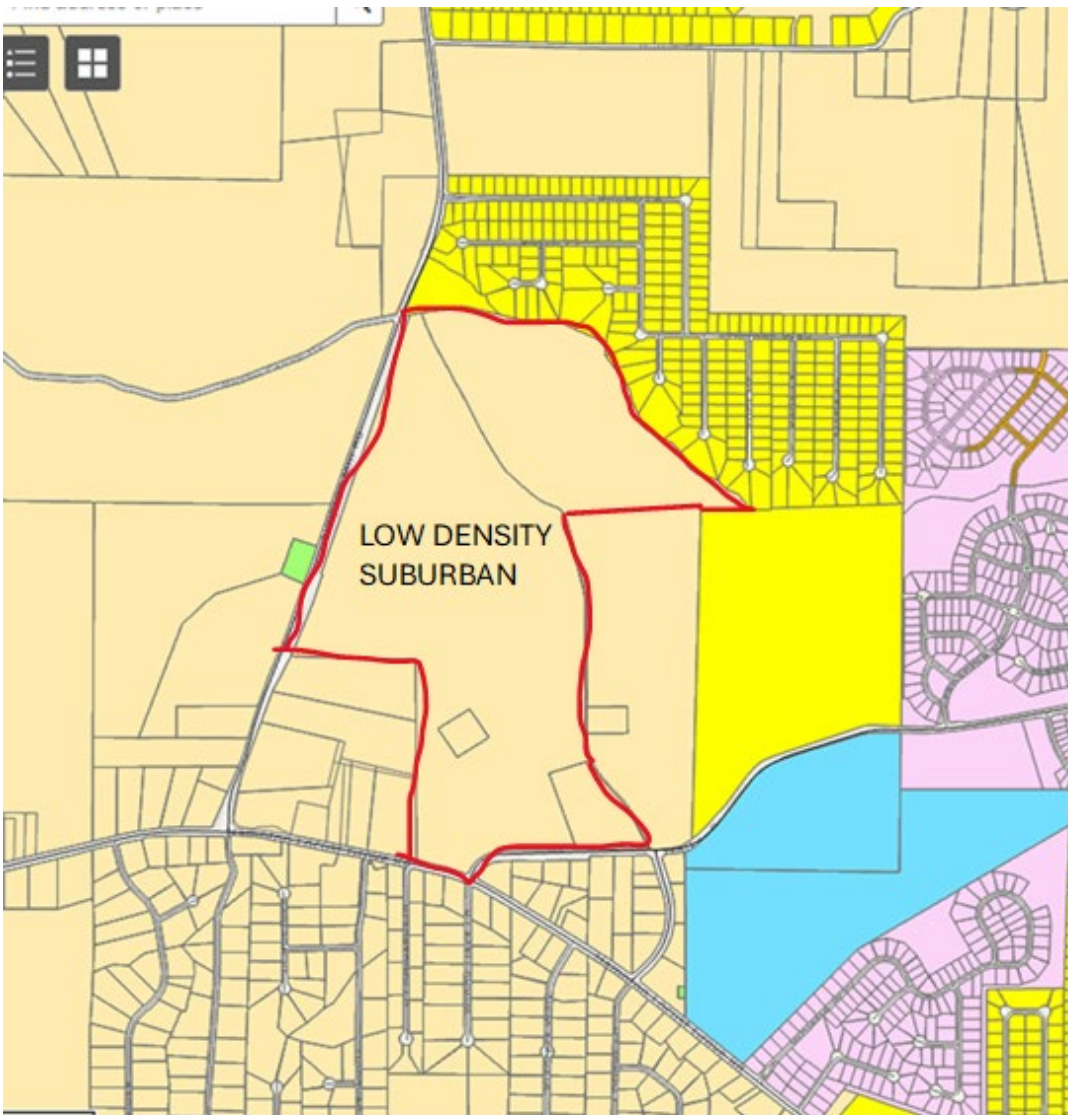
Additionally, the long building façade along Simpson Mill Road will be quite altering for

the rural character of the area. The building length is 1,661' which is 0.31 miles.

What is the elevation of Simpson Mill Road? Maybe 910 at midpoint of building, ask applicant approx. FFE of Building and Ht. of building proposed. A 50' buffer planted of evergreen material will never screen this building if it sits at the same elevation as the road and is allowed an unlimited height per the zoning regulations.

Does this rezoning require a comprehensive plan update to run concurrently with the zoning application? Appears if master planned and OI has a vegetative buffer to protect the rural character which would be along Simpson Mill, Walker Drive, and HLG Rd maybe considered appropriate. This appears to be a single, gated use. Not sure if it is or will be integral, appropriate to the neighboring uses and overall character of the area. This determination that adding a buffer to a completely different land use in an established area somehow makes it an appropriate use is an interesting approach. It provides a wide range of possibilities across the county, I'm not sure the impact is comprehended. This is a single use zoning, fragmented, and dependent solely on the automobile for transportation, gated with no interconnectivity, pedestrian trails, (that are apparent) to promote any type of cohesiveness.

GOAL: Improve Land Use Policies, see attached. This feels like the 20% deviation from the FLUM mentioned HC Comp Plan.



**Wanda D. Moore, PLA** | Director of Community Development

City of Hampton | 17 East Main Street South | Hampton, GA 30228

Phone: (770) 946-4306 ext. 2229 | Direct : (678) 588-9129

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**DISCLAIMER:**

*Information contained herein has been researched as requested and provided as a public service. Information contained herein is believed to be accurate and is based upon or relates to the information supplied by the requestor. Information contained herein does not exempt a developer, builder, or property owner from any required review and/or approval required by other City of Hampton Departments, from private development covenants, and/or any other code/development regulations. Planning & Zoning can only provide information relating to zoning and permitted uses as approved by Mayor and Council. Community Development cannot give guidance or approvals regarding compliance required by other departments. Appropriate research and due diligence are strongly recommended before acquiring property for specific use. Community Development assumes no liability for errors and omissions. Information contained herein has been obtained from public records, which may be inspected during regular business hours.*



DATA CENTER CAMPUS - HENRY COUNTY

DRI NUMBER :

DEVELOPER

RED WOLF PROPERTIES DCD LLC  
1427 EAST 7 STREET; BROOKLYN, NY 11230

TRAFFIC CONSULTANT

ABDUL AMER, PE, PTOE  
A&R ENGINEERING, INC.  
2160 KINGSTON COURT, SUITE O; MARIETTA, GA 30067  
TEL: 770-690-9255

CIVIL ENGINEER

SCOTT GREENE  
THOMAS & HUTTON  
5553 PEACHTREE ROAD, SUITE 175; ATLANTA, GA 30341  
TEL: 470-893-1698  
e: greenes.s@ tandh.com

SITE INFORMATION

LOCATION: 276 STRICKLAND RD, MCDONOUGH, GA 30253

PARCEL NUMBER: 059-01017000, 059-01017002,  
059-01043000, 059-01017001 (CEMETERY)

LAND LOTS: 239 & 240 - 3RD DISTRICT - HENRY COUNTY, GA

LAND LOTS: 241 & 242 - 6TH DISTRICT - HENRY COUNTY, GA

TOTAL SITE AREA: 249.8 ACRES

LINEAR FOOTAGE (SIMPSON MILL RD): 3,300 FEET

LINEAR FOOTAGE (WALKER DR): 1,600 FEET

LINEAR FOOTAGE (HAMPTON LOCUST GROVE RD): 500 FEET

ZONING:

EXISTING ZONING: RA (AGRICULTURAL/RES.)

PROPOSED ZONING: OI (OFFICE INSTITUTIONAL)

SETBACK REQUIREMENTS:

REQUIRED: PROVIDED:

FRONT YARD SETBACK: 50 FEET 50 FEET

SIDE YARD SETBACK: 15 FEET 40 FEET

REAR YARD SETBACK: 20 FEET 40 FEET

BUFFER REQUIREMENTS:

REQUIRED: PROVIDED:

OI TO RA BUFFER: 40 FEET 40 FEET

TOTAL PRESERVED OPEN SPACE AREA : 75 ACRES

PROPOSED BUILDINGS: (4) TOTAL

BUILDING (1&2): 1 STORY - 128 MW

BLDG. (1&2) AREA PER BLDG (G.S.F.): 253,377 G.S.F.

BUILDING (1&2) TOTAL AREA (G.S.F.) : 506,754 G.S.F.

BUILDING (3&4): 1 STORY - 192 MW

BLDG. (3&4) AREA PER BLDG (G.S.F.): 373,500 G.S.F.

BUILDING (3&4) TOTAL AREA (G.S.F.) : 747,000 G.S.F.

TOTAL OFFICE AREA : 31,600 S.F.

TOTAL BUILDING (1-4) AREA (G.S.F.) - 320 MW: 1,253,754 S.F.

PERCENTAGE FLOOR AREA : 11.52%

FLOOR AREA RATIO : 1,152: 10,000

TOTAL PARKING REQUIREMENTS:

REQUIRED: PROVIDED:

27 SPACES PER BUILDING 39 SPACES PER BUILDING

TOTAL SPACES= 108 TOTAL SPACES = 156

REFERENCE CODE: 2.01.03-A

THIS SITE IS WITHIN THE TOWALIGA WATERSHED PROTECTION DISTRICT.

BUFFER REFERENCE CODE: 5.02.03



CONCEPTUAL SITE LAYOUT EXHIBIT  
**STRICKLAND TRACT**  
HENRY COUNTY, GA

MAY 20, 2024



5553 Peachtree Road • Suite 175  
Chamblee, GA 30341 • 470.893.1700

www.thomasandhutton.com

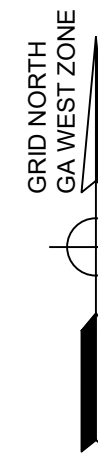
This map illustrates a general plan of the development which is for discussion purposes only, does not limit or bind the owner/developer, and is subject to change and revision without prior written notice to the holder. Dimensions, boundaries and position locations are for illustrative purposes only and are subject to an accurate survey and property description.

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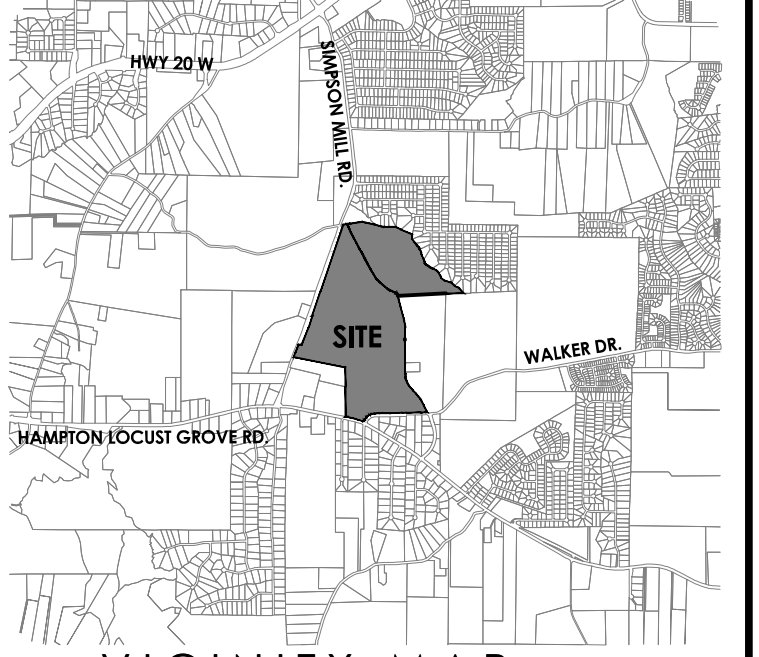
# NOTES

1. A TRIMBLE S6 ROBOTIC TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAN.
2. THE FIELD DATA UPON WHICH THIS MAP OR PLAN IS BASED HAS A CLOSURE RATIO OF 1 FOOT IN 149,018 FEET, AN ANGULAR ERROR OF 01" PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES RULE. THIS PLAN HAS A PRECISION OF ONE FOOT IN TRACT-1 = 1,189,112 FEET, TRACT-2 = 530,323 FEET, TRACT-3 = 936,863 FEET.
3. A PORTION OF SUBJECT PROPERTY IS LOCATED WITHIN A SPECIAL ZONE "A" OR "AP" FLOOD HAZARD ZONE AS PER HENRY COUNTY F.I.R.M. PANEL NO. 13151C01650, MAP HAVING AN EFFECTIVE DATE OF OCTOBER 6, 2016.
4. THE POSITION OF UNDERGROUND UTILITIES SHOWN ON THIS DRAWING IS BASED UPON THE LOCATION OF SURFACE APPURTENANCES AND/OR SURFACE MARKINGS AND SHOULD BE CONSIDERED APPROXIMATE. THE EXACT LOCATION, SIZE, TYPE AND DEPTH OF UNDERGROUND UTILITIES SHOWN HEREON OR ANY OTHER UTILITIES THAT MAY EXIST, CAN ONLY BE DETERMINED VIA AN EXCAVATION OF THE UTILITY.
5. THIS IS A RETRACEMENT SURVEY OF HENRY COUNTY TAX PARCEL MAP NUMBERS: 059-01017000, 059-01017002 & 059-01017003. PROPERTY OWNER: STRICKLAND ROAD FARMS, LLC - DEED BOOK 12869, PAGE 185 SHAWNA & ASHLEY SCHARLOW - DEED BOOK 15264, PAGE 270
6. THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE. WHERE A CONFLICT EXISTS BETWEEN THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND O.C.G.A. 15-6-67, THE REQUIREMENTS OF LAW PREVAIL.
7. LAST DATE OF FIELD SURVEY WAS 4/24/24.
8. THE PROPERTIES SHOWN ON THIS PLAN HAVE DIRECT ACCESS TO THE PUBLIC RIGHT-OF-WAYS OF:  
TRACT-1 SIMPSON MILL ROAD, WALKER DRIVE, HAMPTON LOCUST GROVE ROAD AND STRICKLAND ROAD (ABANDONED)  
TRACT-2 WALKER DRIVE AND STRICKLAND ROAD (ABANDONED)  
TRACT-3 STRICKLAND ROAD (ABANDONED)



## LEGEND

- BENCHMARK
- CABLE BOX
- CLEAN OUT
- CONC. MONUMENT FOUND
- CONC. MONUMENT SET
- CONTROL POINT
- ELECTRIC BOX
- ELECTRIC METER
- ELECTRIC MANHOLE
- FIRE HYDRANT
- GRATE INLET
- GAS METER
- GUY POLE
- GAS VALVE
- GUY WIRE
- IRON PIPE (SIZE & TYPE)
- LIGHT POLE
- MAIL BOX
- POINT (NO MONUMENT)
- POWER POLE
- SIGN
- SANITARY MANHOLE
- TELEPHONE BOX
- TELEPHONE MANHOLE
- WATER METER
- WATER MANHOLE
- WATER VALVE
- WATER VALVE MARKER



## VICINITY MAP

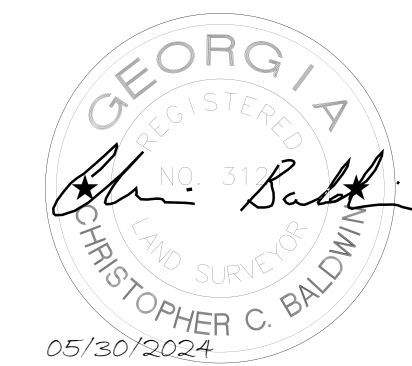
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PREPARED FOR  
RED WOLF PROPERTIES DCD, LLC  
1427 EAST 7 STREET  
BROOKLYN, NEW YORK 11230  
CONTACT:  
MR. AARON WOLOFSKY

PROJECT  
**STRICKLAND TRACTS**  
**LAND LOTS 241 & 242, 6TH**  
**DISTRICT**  
**& 239, 240, 241 & 242**  
**3RD DISTRICT**  
**HENRY COUNTY, GA**

PROJECT ADDRESS  
276 STRICKLAND ROAD

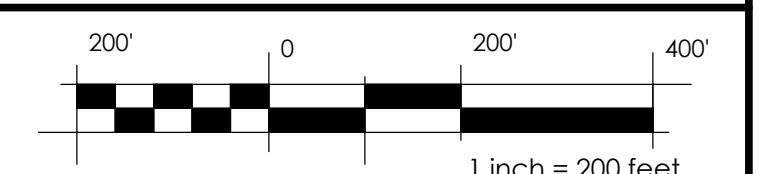
TASK  
REZONING  
EXHIBIT



CURVE	RADIUS	LENGTH	CHORD	CHD BEARING	DELTA
C1	315.00'	356.73'	337.97'	S 55°55'07" W	64°53'10"
C2	1947.73'	305.70'	305.38'	N 73°24'45" W	8°59'33"

LINE	BEARING	DISTANCE
L1	S 88°21'41" W	333.95'
L2	S 1°38'19" E	10.00'
L3	S 88°21'41" W	308.01'
L4	S 88°21'41" W	711.17'
L5	S 23°28'33" W	4.88'
L6	S 67°00'27" W	35.49'
L7	N 78°27'41" W	169.88'
L8	S 42°08'00" E	38.08'
L9	S 41°32'18" E	34.73'
L10	S 13°08'52" E	14.76'
L11	S 59°31'18" E	17.83'
L12	S 38°20'28" E	38.43'
L13	S 28°44'00" E	59.05'
L14	S 27°13'00" E	31.27'
L15	S 23°13'02" E	48.29'
L16	S 18°34'09" E	33.17'
L17	S 12°26'03" W	21.30'
L18	S 38°59'54" E	13.54'
L19	N 87°39'25" E	9.81'
L20	S 4°52'39" E	26.29'
L21	S 65°55'32" E	12.73'
L22	S 2°59'07" E	28.33'
L23	S 11°59'12" E	32.27'
L24	S 3°09'16" W	6.00'
L25	S 74°59'52" E	10.77'
L26	S 19°34'37" E	45.16'
L27	S 4°10'46" E	33.76'
L28	S 47°11'23" E	14.00'
L29	S 11°48'45" E	21.97'
L30	S 3°45'20" W	17.96'
L31	S 84°00'56" E	18.03'
L32	S 16°10'38" E	33.75'
L33	S 89°48'21" E	30.21'
L34	S 35°04'39" E	24.39'
L35	S 69°07'13" E	16.70'
L36	S 41°54'04" E	26.44'
L37	S 71°54'12" E	16.05'
L38	S 62°42'03" E	45.36'
L39	S 56°08'26" E	35.04'

LINE	BEARING	DISTANCE
L40	S 70°38'34" E	12.05'
L41	S 83°29'00" E	17.70'
L42	S 62°02'40" E	31.51'
L43	S 74°09'14" E	15.57'
L44	S 50°07'49" E	37.40'
L45	S 30°21'23" E	10.43'
L46	S 44°34'56" E	32.59'
L47	S 65°48'42" E	23.18'
L48	S 33°43'33" E	45.74'
L49	S 11°34'32" E	19.87'
L50	S 32°21'38" E	19.29'
L51	S 16°31'23" E	17.47'
L52	S 47°12'00" E	11.75'
L53	S 28°11'37" E	25.29'
L54	S 15°12'53" E	18.42'
L55	S 1°38'38" W	17.61'
L56	S 72°56'42" E	7.42'
L57	S 43°19'04" E	36.67'
L58	S 47°33'04" E	29.64'
L59	S 58°11'06" E	16.74'
L60	S 62°14'20" E	33.31'
L61	S 80°49'13" E	41.67'
L62	S 66°32'11" E	50.20'
L63	S 68°08'20" E	52.33'
L64	S 66°20'15" E	47.19'
L65	S 37°57'24" E	33.72'
L66	S 36°42'03" E	36.52'
L67	S 44°08'57" E	31.42'
L68	S 70°31'02" E	45.54'
L69	S 56°11'49" E	21.20'
L70	N 87°57'45" E	20.84'
L71	S 48°47'54" E	28.08'
L72	S 78°59'35" E	21.48'
L73	S 51°35'40" E	32.45'
L74	S 50°05'21" E	34.62'
L75	S 42°48'54" E	30.28'
L76	S 52°34'06" E	42.33'
L77	S 45°23'49" E	29.10'
L78	S 43°02'38" E	17.58'



plot 5/30/24  
drawn CCB  
reviewed CCB  
field 4/24/24  
crew JE

job 31253.1001 SHEET 1 OF 1



## ACREAGE CHART

TRACT 1 - 176.10 AC.  
TRACT 2 - 9.57 AC.  
TRACT 3 - 64.13 AC.

TOTAL ACREAGE - 249.80 AC.

