

**DATE:** September 26, 2024

**TO:** Mayor Vincent Williams, Union City Council  
**ATTN TO:** Anthony Alston, Community Development Director, Union City  
**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:** ATL11 DRI 4235

**Submitting Local Government:** City of Union City

**Date Opened:** September 26, 2024 **Comments Due:** October 11, 2024 **Date to Close:** October 11, 2024

**Description:** A DRI review of a proposal to construct a data center project with approximately 2,101,500 million SF of space in 3 buildings with associated support facilities on a 62.7-acre heavily wooded site with streams and wetlands at 4800 Stonewall Tell Road in the City of Union City.

## **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."*

*The project could be somewhat better aligned with Developing Suburbs policies through retention of additional undisturbed areas around stream and wetland areas, utilizing a low-impact design and construction approach to reduce total disturbed area, and allocating some of the substantial local revenue generated toward natural area conservation and acquisition elsewhere in the City.*

*The project will eliminate approximately 56.6 acres, over 90%, of the currently heavily forested site which will exacerbate local and regional heat island and climate change impacts. Additional retention of natural forested*

*areas is strongly recommended and in keeping with regional goals regarding carbon sequestration and climate change/heat island effect mitigation.*

*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 project will generate a total of 2,080 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**

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

The project will generate a total of 2,080 daily new vehicular trips. Minor 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 Resources Group comments will be provided in the Final Report.

### **Other Environmental Comments**

The project will eliminate approximately 56.6 acres, over 90%, of the currently heavily forested site which will exacerbate local and regional heat island and climate change impacts. Additional retention of natural forested areas is strongly recommended and in keeping with regional goals regarding carbon sequestration and climate change/heat island effect mitigation.

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: 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 utilization of green infrastructure and low impact development in the construction approach, and the allocation of some revenue generated to support conservation land acquisition elsewhere in the City. Union City 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 SOUTH FULTON  
CITY OF EAST POINT

GEORGIA CONSERVANCY  
CITY OF COLLEGE PARK

CITY OF FAIRBURN  
MARTA

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 #4235

#### 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: Union City  
Individual completing form: Anthony Alston  
Telephone: 770 515 7955  
E-mail: aalston@unioncityga.org

\*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: ATL11  
Location (Street Address, GPS Coordinates, or Legal Land Lot Description): Located along and to the east of Stonewall Tell Road, and north of South Fulton Parkway (SR 14) in  
Brief Description of Project: Approximately 2.1 MSF Data Center located along and to the east of Stonewall Tell Road, and north of South Fulton Parkway (SR 14).

#### 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:

Project Size (# of units, floor area, etc.): Approximately 2.1 MSF Data Center

Developer: Burr Computer Environments, Inc.

Mailing Address: 10400 Rodgers Road

Address 2:

City: Houston State: TX Zip: 77070

Telephone: 281 374 8644

Email: anthony.ojeda@bcei.com

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

If yes, property owner:

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: Airport Distribution Center Four

Project ID: 3765

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)

Yes

No

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

Estimated Project Completion Dates:

This project/phase: 2026

Overall project: 2026

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### DRI #4235

#### 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: Union City  
Individual completing form: Anthony Alston  
Telephone: 770 515 7955  
Email: aalston@unioncityga.org

#### Project Information

Name of Proposed Project: ATL11  
DRI ID Number: 4235  
Developer/Applicant: Burr Computer Environments, Inc.  
Telephone: 281 374 8644  
Email(s): anthony.ojeda@bcei.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: \$240M

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: \$2.5M

Is the regional work force sufficient to fill the demand created by the proposed project?  
☐ (not selected) ☒ Yes ☐ No

Will this development displace any existing uses?  
☐ (not selected) ☐ Yes ☒ No

If yes, please describe (including number of units, square feet, etc):

#### Water Supply

Name of water supply provider for this site: City of Atlanta Department of Watershed Management

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

0.05 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?

### Wastewater Disposal

Name of wastewater treatment provider for this site:

Fulton County

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

0.05 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.)

Daily: 2,080 | AM: 231 | PM: 189

Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project?

☐ (not selected) ☒ Yes ☐ No

Are transportation improvements needed to serve this project?

☐ (not selected) ☒ Yes ☐ No

If yes, please describe below: See traffic study performed by Kimley-Horn

### Solid Waste Disposal

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

249 tons

Is sufficient landfill capacity available to serve this proposed project?

☐ (not selected) ☒ Yes ☐ No

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

Will any hazardous waste be generated by the development?

☐ (not selected) ☐ Yes ☒ No

If yes, please explain:

### Stormwater Management

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

60%

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: The 62.72-ac site was analyzed as part of a hydrology study and three stormwater management facilities are proposed to provide detention and water quality improvements required in the post-developed condition in accordance with the current 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:

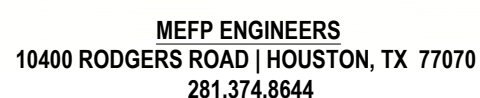
The proposed development is maintaining stream and wetland buffers applied for under EPD Stream Buffer and USACE Nationwide Permits that have been approved for the proposed site and development.

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[DRI Site Map](#) | [Contact](#)





**CONSULTING ARCHITECTS**  
999 PEACHTREE ST NE | SUITE 1400 | ATLANTA, GA 30309  
404.507.1000

**CONSULTING STRUCTURAL ENGINEERS**  
11720 AMBER PARK DRIVE | SUITE 600 | ALPHARETTA, GA 30009  
770.619.7280

**CONSULTING CIVIL ENGINEERS**  
1200 PEACHTREE ST NE | SUITE 800 | ATLANTA, GA 30309  
404.419.8700

EDC:ATI 11

4850 STONEWALL TELL RD  
UNION CITY, GA 30349

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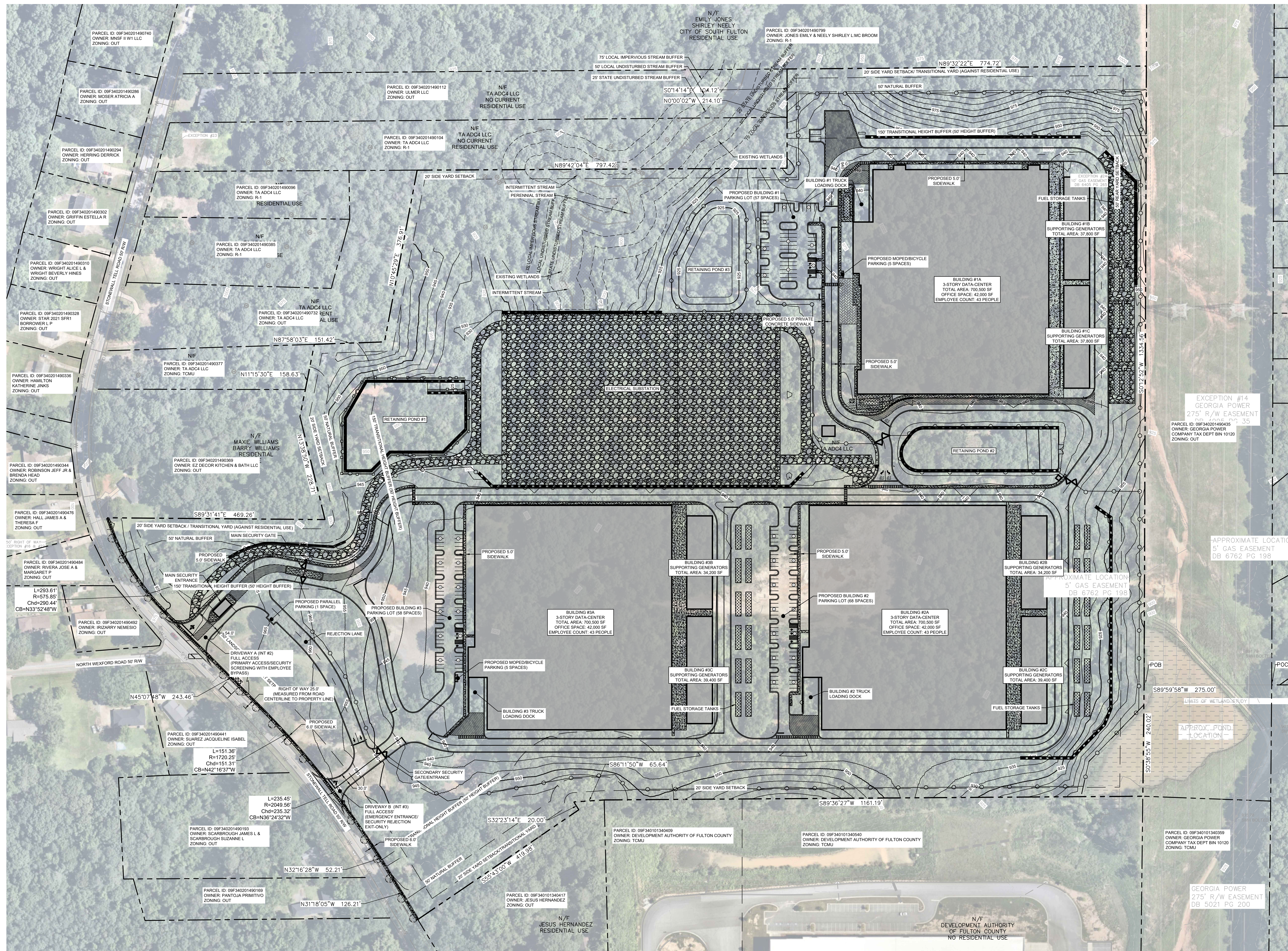
FD-302 (Rev. 11-29-2010)  
 : SAC / ZLR  
 NO: 013746001

PROPRIETARY: NOT FOR DISCLOSURE OR USE WITHOUT THE WRITTEN  
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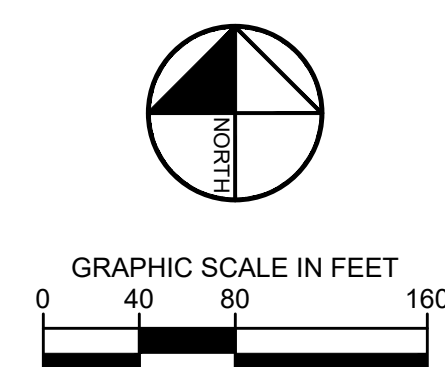


<u>SITE ADDRESS:</u>	4850 STONEWELL TELL RD. UNION CITY, GA 30349
<u>PARCEL NO:</u>	09F340134104482, 09F34021040559, 09F34021040468, 09F34021040640, 09F34013410340490
<u>GRID NUMBER</u>	4235
<u>EXISTING ZONING</u>	TOMU
<u>SITE ACREAGE:</u>	62.72 ACRES
<u><del>DISTURBED AREA:</del></u>	56.60 ACRES
<u>PROPOSED DENSITY RATIOS</u>	
<u>GROSS FLOOR AREA:</u>	2,101,500 SF
<u>FLOOR AREA RATIO (FAR):</u>	0.77
<u>PARKING</u>	
<u>REQUIRED:</u>	185 SPACES
<u>PROPOSED:</u>	184 SPACES
<u>BIKE/COMPMPED PARKING:</u>	
<u>REQUIRED:</u>	9 SPACES
<u>PROPOSED:</u>	10 SPACES
<p>* FINAL CAR AND BIKE PARKING PROVIDED TO BE BASED OFF FINAL DENSITY BUILT.</p> <p>* MINIMUM REQUIRED PARKING IS CALCULATED FOR 1 SPACE PER EMPLOYEE ON SHIFT OF GREATEST EMPLOYMENT PLUS 1 SPACE FOR EACH VEHICLE USED DIRECTLY IN THE CONDUCT OF BUSINESS FOR TOMU ZONING.</p>	

<u>APPLICANT:</u>	CODY KNUTH 10400 RODGERS ROAD, HOUSTON, TX 77070 CONTACT: CODY KNUTH PHONE: 816.808.8704
<u>TRAFFIC CONSULTANT:</u>	KIMLEY-HORN & ASSOCIATES, INC. 1200 PEACHTREE STREET NE SUITE 800 ATLANTA, GA 30309 CONTACT: ANA EISENMAN, P.E. PHONE: 404.201.6155
<u>CIVIL ENGINEER:</u>	KIMLEY-HORN & ASSOCIATES, INC. 1200 PEACHTREE STREET NE SUITE 800 ATLANTA, GA 30309 CONTACT: ZAC RANDOLPH, P.E. PHONE: 404.419.8700



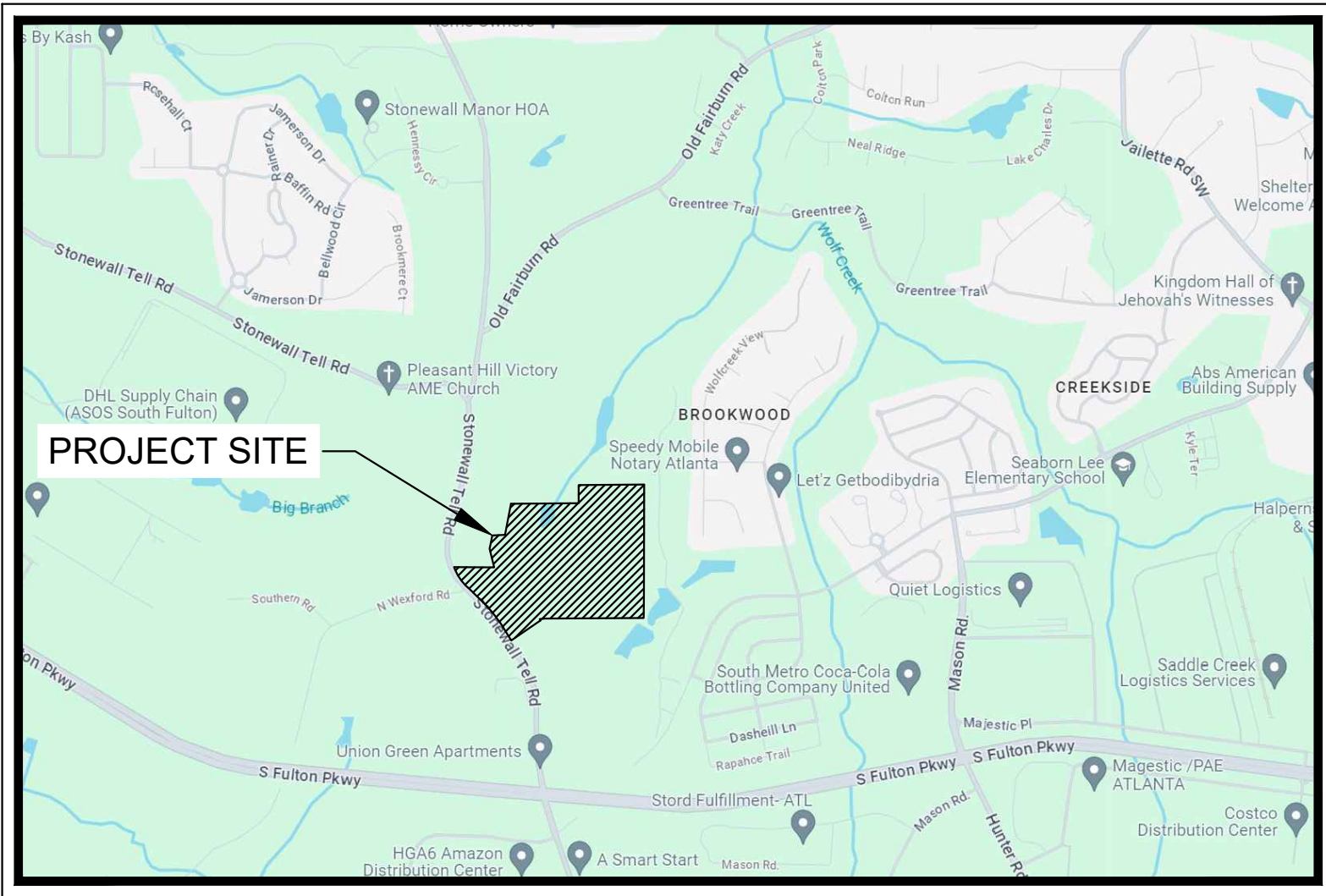
**GEORGIA811**  
Utility Protection Center, Inc.  
Know what's below.  
Call before you dig.



DRAWN: SFD  
REVIEWED: SAC / ZLR  
PROJECT NO: 013746001

SHEET NO.  
**C0.20**





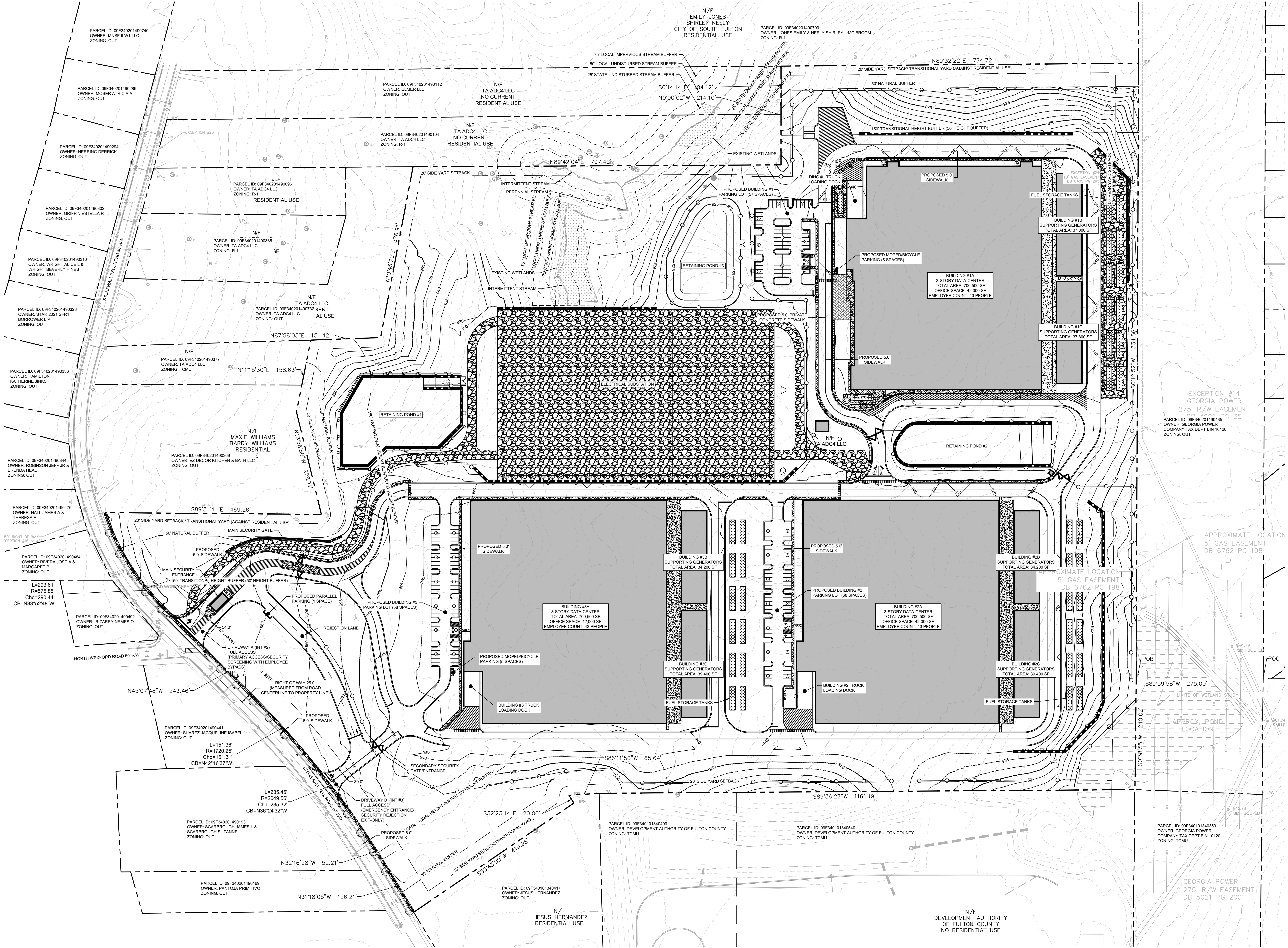
VICINITY MAP

SITE NOTES:

**SITE ADDRESS:** 4850 STONEWELL TELL RD, UNION CITY, GA 30309  
**PARCEL NO.:** 09F340101340482, 09F34020140559, 09F34020149408, 09F34020149401, 09F340101340459  
**DRI NUMBER:** 4235  
**EXISTING ZONING:** TCMU  
**SITE ACREAGE:** 62.72 ACRES  
**DISTURBED AREA:** 56.60 ACRES  
**PROPOSED DENSITY RATIOS:** 2.101, 500 SF  
**GROSS FLOOR AREA:** 0.77  
**FLOOR AREA RATIO (FAR):** 0.77  
**PARKING:** 135 SPACES  
**REQUIRED:** 164 SPACES  
**BI/CLEMPED PARKING:** 9 SPACES  
**REQUIRED:** 10 SPACES  
**\* FINAL CAR AND BIKE PARKING PROVIDED TO BE BASED OFF FINAL DENSITY BUILT.**  
**\* MINIMUM REQUIRED PARKING IS CALCULATED FOR 1 SPACE PER EMPLOYEE ON SHIFT OF GREATEST EMPLOYMENT PLUS 1 SPACE FOR EACH VEHICLE USED DIRECTLY IN THE CONDUCT OF BUSINESS FOR TCMU ZONING.**

PROJECT CONTACTS:

**APPLICANT:** CODY KNUTH  
10400 RODDERS ROAD,  
HOUSTON, TX 77070  
CONTACT: CODY KNUTH  
PHONE: 816.808.8704  
**TRAFFIC CONSULTANT:** KIMLEY-HORN & ASSOCIATES, INC.  
1200 PEACHTREE STREET NE  
SUITE 800  
ATLANTA, GA 30309  
CONTACT: ANA EISENMAN, P.E.  
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ATLANTA, GA 30309  
CONTACT: ZAC RANDOLPH, P.E.  
PHONE: 404.419.8700



APPROXIMATE LOCATION  
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DB 6762 PG 198

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DB 6762 PG 198



MEFP ENGINEERS  
10400 RODDERS ROAD | HOUSTON, TX 77070  
281.374.8844



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999 PEACHTREE ST NE | SUITE 1600 | ATLANTA, GA 30309  
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770.819.7290



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404.419.8700



EDCATL11

ADDRESS  
4850 STONEWELL TELL RD  
UNION CITY, GA 30349

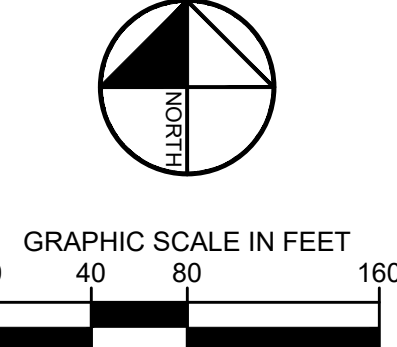
ISSUES & REVISIONS

NO	DATE	DESCRIPTION
07.15.2024		DRI SITE PLAN
08.29.2024		DRI SITE PLAN

SEAL



DRI SITE PLAN



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