

**DATE:** January 27, 2025

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**TO:** Mayor Khalid Kamau, City of South Fulton  
**ATTN TO:** Reginald McClendon, Managing Director, Community Development, City of South Fulton  
**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:** Vantage Data Center – Westlake DRI 4256

**Submitting Local Government:** City of South Fulton

**Date Opened:** January 27, 2025      **Comments Due:** February 11, 2025

**Description:** A DRI review of a proposal to construct a data center with 754,221 SF of space with associated electrical substation and support facilities on a 35.4-acre currently wooded site west of Plummer Rd, east of the existing Quaker facility, and north of Riverside Drive in the City of South Fulton.

**PRELIMINARY COMMENTS:**

**Key Comments**

*The project is not aligned with applicable Regional Center growth policies and recommendations which call for: "housing options should be expanded within their boundaries...support efforts to transform these areas into highly accessible mixed-use urban hubs.... adaptive reuse of existing buildings...need for additional usable parks and greenspace close to residents, including amenities such as trails and sidewalks."*

*The project's preservation of approximately 8 acres of natural space and all stream buffer areas of the 35-acre site is supportive of regional environmental policies.*

*The project will require clearing of much of the currently heavily forested site which will exacerbate local and regional heat island and climate change impacts. It is recommended that the trees removed be replaced with trees planted elsewhere on and that some of the estimated 7.4 million dollars in annual City of South Fulton revenue generated be allocated toward natural area conservation and acquisition elsewhere in the City.*



*The project is expected to generate a total of 747 daily new vehicular trips; roadway improvements are proposed to mitigate the impact of these 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 with accompanying policy recommendations to all areas in the region. This DRI site is designated Regional Center; corresponding policy recommendations are provided at the end of these comments.

### **Transportation and Mobility Comments**

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

The project is expected to generate a total of 747 new vehicular trips. Improvements to reduce the impact of these new trips on surrounding roadways are identified.

Care should be taken to ensure that the development promotes an interconnected, functional, clearly marked and comfortable pedestrian experience on all streets, 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 Group Comments**

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

### **Other Environmental Comments**

The project's preservation of approximately 8 acres of natural space and all stream buffer areas of the 35-acre site is supportive of regional environmental policies. The project could be somewhat better aligned with regional environmental policies through the retention of more natural wooded area and the allocation of some of the estimated 7.4 million dollars in local City of South Fulton annual revenue generated toward natural area conservation and acquisition elsewhere in the City.

The project will require clearing of much of the currently heavily forested site which will exacerbate local and regional heat island and climate change impacts. It is strongly recommended that the number of trees removed be replaced by trees planted elsewhere on the site or in the City.

Ensuring maximum tree canopy in the remaining open areas and utilizing green infrastructure to the greatest extent possible would advance regional goals regarding carbon sequestration and heat island effect mitigation.



The project can further 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.

#### **Unified Growth Policy Considerations: Regional Center**

According the Atlanta Region's Plan, Regional Centers reflect concentrated uses that have generally defined boundaries and typically included areas of concentrated employment. People travel from around the region to these centers for employment, shopping, and entertainment. These centers should be connected to the regional transportation network with existing or planned high-capacity transit service. In most cases, these centers have a jobs-housing imbalance, so housing options should be expanded within their boundaries, especially around existing or planned transit.

Some Regional Centers could also be considered "Edge Cities," developed in a suburban, auto-oriented way. They have limited multi-modal transportation options and are challenged by increasing congestion. Local plans and policies should support efforts to transform these areas into highly accessible mixed-use urban hubs.

The demand for infill development, redevelopment, and adaptive reuse of existing buildings in this area needs to be balanced with the preservation of existing residential neighborhoods, as well as the need for additional usable parks and greenspace close to residents, including amenities such as trails and sidewalks. The intensity and land use of this proposed project do not align with The Atlanta Region's Plan's recommendations for Regional Centers. The project could be somewhat more aligned with Regional Center and regional environmental policy recommendations by mitigating the extensive tree removal and dedicating some of the estimated 7.4 million dollars in local City of South Fulton annual revenue generated toward natural area conservation and acquisition elsewhere in the City.

City of South Fulton staff and leadership, along with the applicant team, should collaborate closely to ensure maximum sensitivity to the needs of nearby local governments, stakeholders, 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 ATLANTA
CITY OF DOUGLASVILLE	DOUGLAS COUNTY	CITY OF SOUTH FULTON

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>





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### DRI #4256

#### 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: South Fulton

Individual completing form: Reginald McClendon

Telephone: 470-809-7242

E-mail: [reginald.mcclendon@cityofsouthfultonga.gov](mailto:reginald.mcclendon@cityofsouthfultonga.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: Vantage Data Center - Westlake

Location (Street Address, 33° 42'29.95"N 84° 35'4.42"W  
GPS Coordinates, or Legal  
Land Lot Description):

Brief Description of Project: The development is planned to be a 754,221 S.F. Data Center facility. The development is planned to be located on the undeveloped land to west of Plummer Rd, east of the existing Quaker facility, and north of Riverside Dr in South Fulton, Ga.

#### 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.): 754,221 sf

Developer: Vantage Data Centers

Mailing Address: 1209 Orange Street

Address 2:

City:Wilmington State: DE Zip:19801

Telephone: 514-237-8130

Email: [rmatar@vantage-dc.com](mailto:rmatar@vantage-dc.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: Project ID:

The initial action being requested of the local government for this project:

☐ Rezoning  
☐ Variance  
☐ Sewer  
☐ Water  
☒ Permit  
☐ Other

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

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

Estimated Project Completion Dates: This project/phase: Jan 2028 Overall project: Jan 2028

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[Back to Top](#)

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### 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

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 Individual completing form: Reginald McClendon  
 Telephone: 470-809-7242  
 Email: [reginald.mcclendon@cityofsouthfultonga.gov](mailto:reginald.mcclendon@cityofsouthfultonga.gov)

#### Project Information

Name of Proposed Project: Vantage Data Center - Westlake  
 DRI ID Number: 4256  
 Developer/Applicant: Vantage Data Centers  
 Telephone: 514-237-8130  
 Email(s): [rmatar@vantage-dc.com](mailto:rmatar@vantage-dc.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: \$234,332,000

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: \$7,397,400

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

What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)? .0044 MGD (4,380 GPD)

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?  
0.16 miles

### 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)? .0022 MGD (2,220 GPD)

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.) Total trips per day = 747. AM peak trips = 92. PM peak trips = 77.

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:

### Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)? 500 tons with 65% diverted from landfills

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? 46%

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: Undisturbed stream buffers will be protected, 2-stormwater ponds, bioretention areas.

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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:

[Back to Top](#)

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