



# Regional Review Finding

## Development of Regional Impact

**DATE:** March 30, 2025

**TO:** Mayor Khalid Kamau, *City of South Fulton*

**ATTN TO:** Reginald McClendon, *Community Development Managing Director, City of South Fulton*

**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 project's relationship to regional plans, goals and policies as well as impacts the project may have on the activities, plans, goals and policies of other local jurisdictions and 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:** Stonewall Tell Data Center DRI 4342

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

**Date Opened:** March 14, 2025

**Date Closed:** March 30, 2025

**Description:** A DRI review of a proposal to construct a data center with a total of 1,902,000 SF of space in three buildings along with an electrical substation and supporting facilities on a 59-acre currently wooded site on Stonewall Tell Road south of South Fulton Parkway in the City of South Fulton in Fulton County.

### **Comments:**

#### **Key Comments**

*The project is not aligned with the applicable 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 the retention natural wooded area of the site and the allocation of some of the estimated \$55 to \$70 million 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 forested portion of the site which will exacerbate local and regional heat island and stormwater impacts. It is recommended that the number of trees removed be replaced by trees planted elsewhere on the site or in the City of South Fulton.*

*ARC recommends a careful examination by Atlanta Watershed Management of its capacity to meet peak-day demands for this project, in addition to other current and projected future peak-day demands. The project's stated use of advanced "waterless" cooling technologies or "near waterless" technology to reduce water consumption is supportive of regional water policies.*

*The project will generate a total of 1,882 daily new vehicular trips.*

#### **General Comments**

The Atlanta Region's Plan, developed by ARC in close coordination with partner local governments, is intended to broadly guide regional development in the 11-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 recommends a careful examination by Atlanta Watershed Management 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 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.

### **Transportation and Mobility Comments**

ARC Transportation and Mobility comments are attached. The project will generate a total of 1,882 daily new vehicular trips.

The proposal is largely consistent with ARC’s MTP. Project connectivity with adjacent Regional Thoroughfares and Regional Truck Routes has been properly addressed. Bike and pedestrian conditions could be improved, but connections are made to some existing transit, and crosswalks are used throughout the site. Consider adding a crosswalk at Driveway A for possible future sidewalk improvements along Stonewall Tell Rd.

Environmental impact should be reduced and mitigated as much as possible. The amount of impermeable surface should be reduced when feasible, and tree shade should be added near pedestrian locations to improve pedestrian conditions on the site. Pedestrian connections should be improved between the site and Roosevelt Hwy.

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 are attached.

#### *Drought Management Planning*

ARC recommends that Atlanta Watershed Management review its existing Drought Management Plan and update as needed to account for the prioritized water management requirements of data centers. Having a planned and organized drought response may help delay or avoid the need to implement more stringent water use restrictions and avoid harmful economic hardships.

#### *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 Department 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 the portion of the Chattahoochee River watershed drains into the Chattahoochee River Corridor, but it is not within the 2000-foot Chattahoochee River Corridor and is not subject to the requirements of the Metropolitan River Protection Act or the Chattahoochee Corridor Plan. This portion of the watershed drains into the Chattahoochee downstream of the existing public water supply intakes on the Chattahoochee. Proposed intakes in South Fulton and Coweta County include this portion of the Chattahoochee River watershed as a large water supply watershed (over 100 square miles), as defined under the Part 5 Criteria of the 1989 Georgia Planning Act. However, for large water supply watersheds without a water supply reservoir, the only applicable Part 5 requirements are restrictions on hazardous waste handling, storage and disposal within seven miles upstream of a public water supply intake. This property is more than seven miles upstream of the nearest proposed public water supply intake on the Chattahoochee.

### *Stream Buffers*

Both the project site plan and the USGS coverage for the project area show Wolf Creek, a tributary to Camp Creek, as well as three Wolf Creek tributaries, on the project property. Wolf Creek runs roughly south to north on the eastern edge of the project property, and one tributary runs southwest to northeast before its confluence with Wolf Creek in the southeastern portion of the property. A second tributary is located between Wolf Creek and the property boundary at Mason Road. The third tributary starts in the northwestern corner of the property and joins Wolf Creek north of the project property. The site plan shows and identifies the 25-foot State Sediment and Erosion Control Buffer as well as the City 75-foot undisturbed buffer and additional 25-foot along all the mapped tributaries. An access drive to Mason Road crosses Wolf Creek, but transportation access is allowed under the City stream buffer ordinance. However, the site plan also shows a small portion of a retaining wall intruding into the 100-foot setback on Wolf Creek, and other retaining walls, as well as drives and a detention pond, are close to the setback. Any intrusions may require variances and mitigation from the appropriate agencies. Any unmapped streams on the property may also be subject to the City buffer requirements. Any unmapped State waters identified on the property may also be subject to the State 25-foot Sediment and Erosion Control buffer.

### *Floodplain*

The site plan shows the limits of what it identifies as “Shaded Zone X Floodplain” along Wolf Creek and its tributaries. The floodplain area delineated on the site plan is generally consistent with the current online FEMA floodplain map, which also shows the floodplain area as Flood Zone X, which FEMA defines as either the 500-year floodplain (0.2% annual flood chance hazard), or areas of 1% annual chance flood {100-year floodplain} with average depth less than one foot or with drainage areas of less than one square mile. The FEMA coverage shows some floodplain on the tributary in the northwest corner of the property that is not shown on the site plan, but no development is shown on that portion of the project property. One access drive to Mason Road crosses the mapped Wolf Creek floodplain, and a retaining wall near the proposed Data Centers B and C and near a proposed detention pond are close to the edge of the floodplain. A The access drive and any other development within Zone X will need to meet all applicable requirements under the City’s floodplain and future floodplain ordinances.

### **Other Environmental Comments**

The project will require clearing of much of the forested portion of the site which will exacerbate local and regional heat island and stormwater impacts. It is recommended that the number of trees removed be replaced by trees planted elsewhere on the site or in the City of South Fulton.

The Atlanta Region's Plan strongly encourages the use of 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 with these policies through the retention of more of the existing forested portion of the site, and the allocation of some of the estimated annual \$55 to \$70 million in City of South Fulton revenue generated to support conservation land acquisition and tree planting elsewhere in the City. City of South Fulton 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 Authority	Georgia Department of Natural Resource	Georgia Env. Facilities
Georgia Department of Community Affairs	Georgia Department of Transportation	Georgia Department of
Georgia Regional Transportation Authority		
Georgia Soil and Water Conservation Commission	City of Union City	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 #4342

#### 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: 4708097236  
 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: Stonewall Tell Data Center  
 Location (Street Address, Lat: 33.615125, Long: -84.552224 South of South Fulton Parkway and east of Stonewall Tell Road  
 GPS Coordinates, or Legal Land Lot Description):  
 Brief Description of Project: New 1,902,000-square-foot data center development.

#### 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.): 1,902,000 SF of data center use on approximately 59 acres.

Developer: RSC Investment Management LLC

Mailing Address: 3490 Piedmont Road Suite 650

Address 2:

City: Atlanta State: GA Zip: 30305

Telephone: 404-276-9471

Email: [sconway@rscinv.com](mailto:sconway@rscinv.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?

Union City

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: 2033

Overall project: 2033

Back to Top



## Developments of Regional Impact

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### DRI #4342

Wetlands will be impacted via a Nationwide Permit 39. If floodplains are impacted, compensation and flood studies will be provided to ensure a no-rise off the property.

### 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: South Fulton  
Individual completing form: Reginald McClendon  
Telephone: 4708097236  
Email: reginald.mcclendon@cityofsouthfultonga.gov

#### Project Information

Name of Proposed Project: Stonewall Tell Data Center  
DRI ID Number: 4342  
Developer/Applicant: RSC Investment Management LLC  
Telephone: 404-276-9471  
Email(s): sconway@rscinv.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: \$1.902B

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: \$55.3M - \$70.3M

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): Existing 1,442 square-foot daycare on northwest parcel (ID: 09F270301230714, Address: 5120 Stonewall Tell Rd.

**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)?

0.030 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?

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**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)?

0.025 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.)

1,882 Daily Trips, 242 AM Peak Hour Trips, and 204 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 see traffic study prepared by Kimley-Horn

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**Solid Waste Disposal**

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

1,000 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:

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**Stormwater Management**



What percentage of the site is projected to be impervious surface once the proposed development has been constructed? +/- 44.6%

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: Wet extended detention ponds will be utilized throughout site for stormwater management to handle site's water quality, detention, and channel protection requirements.

### Environmental Quality

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

1. Water supply watersheds? ☐ (not selected) ☐ Yes ☒ No
2. Significant groundwater recharge areas? ☐ (not selected) ☐ Yes ☒ No
3. Wetlands? ☐ (not selected) ☒ Yes ☐ No
4. Protected mountains? ☐ (not selected) ☐ Yes ☒ No
5. Protected river corridors? ☐ (not selected) ☐ Yes ☒ No
6. Floodplains? ☐ (not selected) ☒ Yes ☐ No
7. Historic resources? ☐ (not selected) ☐ Yes ☒ No
8. Other environmentally sensitive resources? ☐ (not selected) ☐ Yes ☒ No

If you answered yes to any question above, describe how the identified resource(s) may be affected:

[Back to Top](#)

[GRTA DRI Page](#) | [ARC DRI Page](#) | [RC Links](#) | [DCA DRI Page](#)

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



SITE PLAN BOUNDARY AND EXISTING CONDITIONS ARE ONLY AS ACCURATE AS THE INFORMATION PROVIDED.

SITE ANALYSIS	
BUILDING A:	+600,000 S.F.
AUTO SPACES:	116 SPACES
BUILDING B:	+900,000 S.F.
AUTO SPACES:	37 SPACES
BUILDING C:	+402,000 S.F.
AUTO SPACES:	43 SPACES
TOTAL BUILDING AREA:	+1,902,000 S.F.
OPEN SPACE ACREAGE PROVIDED	+52.6 ACRES
OPEN SPACE SITE % PROVIDED	+56.1 %
FAR	0.47
TOTAL SITE AREA:	+94.99 ACRES

PARKING DATA	
PARKING REQUIRED:	3 SPACES PER 1,000 SF OF OFFICE
BUILDING A:	±38,670 SF OF OFFICE
AUTO SPACES REQUIRED:	116 SPACES
AUTO SPACES PROVIDED:	116 SPACES
BUILDING B:	±12,300 SF OF OFFICE
AUTO SPACES REQUIRED:	37 SPACES
AUTO SPACES PROVIDED:	37 SPACES
BUILDING C:	±14,300 SF OF OFFICE
AUTO SPACES REQUIRED:	43 SPACES
AUTO SPACES PROVIDED:	43 SPACES

0 75 150 300 600

SCALE: 1 = 150

SCALE: 1 = 150


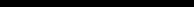





# CP-5



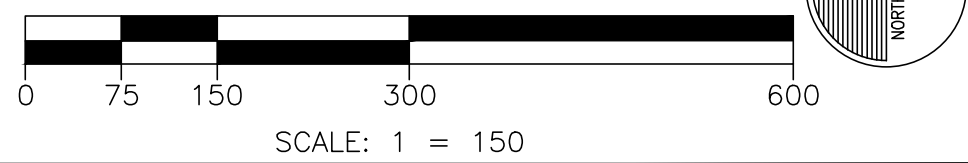
PARKING DATA	
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**LEGEND**

WETLANDS	
STREAMS	
STREAM BUFFERS	
PROPERTY BOUNDARY	
FLOODPLAIN -- SHADED ZONE "X"	
CITY BOUNDARY	
OPEN SPACE	

# CONCEPTUAL SITE PLAN





**STONEWALL TELL DATA CENTER DRI**  
**City of South Fulton**  
**Natural Resources Review Comments**  
**March 25, 2025**

ARC recognizes that energy demands will be very high for this project and that related water needs for cooling purposes may create a large peak demand from the City of Atlanta Department of Watershed Management (Atlanta Watershed Management). The application proposes 0.030 MGD of water supply demand and 0.025 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 Atlanta Watershed Management 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 Atlanta Watershed Management 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.

**Drought Management Planning**

ARC recommends that Atlanta Watershed Management review its existing Drought Management Plan and update as needed to account for the prioritized water management requirements of data centers. Having a planned and organized drought response may help delay or avoid the need to implement more stringent water use restrictions and avoid harmful economic hardships.

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## **STONEWALL TELL DATA CENTER DRI**

### **ARC Natural Resources Comments**

**Page Two**

**March 25, 2025**

#### **Stream Buffers**

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

#### **Floodplain**

The site plan shows the limits of what it identifies as “Shaded Zone X Floodplain” along Wolf Creek and its tributaries. The floodplain area delineated on the site plan is generally consistent with the current online FEMA floodplain map, which also shows the floodplain area as Flood Zone X, which FEMA defines as either the 500-year floodplain (0.2% annual flood chance hazard), or areas of 1% annual chance flood {100-year floodplain} with average depth less than one foot or with drainage areas of less than one square mile. The FEMA coverage shows some floodplain on the tributary in the northwest corner of the property that is not shown on the site plan, but no development is shown on that portion of the project property. One access drive to Mason Road crosses the mapped Wolf Creek floodplain, and a retaining wall near the proposed Data Centers B and C and near a proposed detention pond are close to the edge of the floodplain. A The access drive and any other development within Zone X will need to meet all applicable requirements under the City’s floodplain and future floodplain ordinances.

#### **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 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, methods, and runoff reduction practices sized and designed to retain the first 1.0 inch of rainfall on the site to the maximum extent practicable.

## **STONEWALL TELL DATA CENTER DRI**

### **ARC Natural Resources Comments**

**Page Three**

**March 25, 2025**

Where possible, the project should use stormwater better site design practices included in the Georgia Stormwater Management Manual, Volume 2, Section 2.3. Better site design for stormwater management includes several site design techniques such as preserving natural features and resources, effectively laying out the site elements to reduce impact, reducing the amount of impervious surfaces, and using natural features on the site for stormwater management. The aim is to reduce the environmental impact “footprint” of the site while retaining and enhancing the owner/developer’s purpose and vision for the site.

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

## **VANTAGE DATA CENTER - WESTLAKE DRI**

### **ARC Natural Resources Comments**

**Page Three**

**February 10, 2025**

#### **Leverage Partnerships for Sustainability Opportunities**

Given the large energy footprint required by data centers, ARC recommends the City of South Fulton foster a partnership with data center developers and operators to support sustainable practices both on and offsite.

Recognition and agreement on the incorporation of these practices can help to reduce or offset potential environmental impacts such as water demands, energy needs, stormwater quality/flooding, noise, and air quality.

#### **Transmission Lines and Easement Needs**

The high energy demands of data centers often require significant investments in power related infrastructure. The City of South Fulton should work with the data center developer to understand what, if any, upgrades to power transmission infrastructure and necessary easements would be needed to support the initial and future power needs of the development.

#### **Encourage Research and Innovation**

ARC encourages the City of South Fulton to inquire what, if any, research and development opportunities will be considered by the data center developer to advance improvements in energy and water efficiency which can alleviate strain on local resources.

## Development of Regional Impact

### *Assessment of Consistency with the ARC Metropolitan Transportation Plan*

**Prepared by:** Shelby Stamback, ARC Transportation Access and Mobility Division    March 17, 2025

#### **DRI INFORMATION**

***Stonewall Tell Data Center DRI 4342 – City of South Fulton, Fulton County, Georgia***

#### **Metropolitan Transportation Plan Projects**

Did the transportation analysis incorporate all current MTP projects contained in the study area or along major transportation corridors connecting the study area with adjacent jurisdictions?

Yes, the transportation analysis incorporated all current MTP projects in the study area.

#### **REGIONAL NETWORKS**

1. Will the project be directly served by any roadways identified as Regional Thoroughfares? Any access points between the development and a Regional Thoroughfare, combined with the development's on-site circulation patterns, must be designed with the goal of preserving the highest possible level of capacity and safety for all users of the roadway.

☒ NO   ☐ YES

2. Will the development site be directly served by any roadways identified as Regional Truck Routes? Any access points between the development and a Regional Truck Route, combined with the development's on-site circulation patterns, must be designed with the goal of preserving the highest possible level of capacity and safety for all users of the roadway

☒ NO   ☐ YES

3. If the development site is within one mile of an existing or planned rail service, provide information on accessibility conditions and transit supportive uses.

☒ NOT APPLICABLE

☐ RAIL SERVICE WITHIN ONE MILE

**Rail TOD Comments - N/A**

4. If project is within one mile of existing or planned fixed route bus services (including any privately operated shuttles or circulators open to the general public), provide information on walking and bicycling accessibility conditions



☐ NOT APPLICABLE      ☒ Yes

MARTA Route 82

Distance\*      .6 miles

Walking Access to stops\*      Stop closest to Stonewall Tell Rd is walkable with proposed sidewalks.

Bicycling Access to stops \*      Stop is not bikeable.

MARTA Route 180

Distance\*      1 mile

Walking Access to stops\*      Stop is not walkable.

Bicycling Access to stops \*      Stop is not bikeable.

#### **BRT TOD Comments -**

Development is a data center which does not generally support transit ridership. The proposed site plan adds sidewalks along Stonewall Tell Rd, but sidewalks are not connected to Roosevelt Hwy and Route 180 stops.

- 5. If the development site is within one mile of an existing or planned multi-use path or trail, provide information on accessibility conditions**

☒ NOT APPLICABLE

☐ YES

#### **OTHER TRANSPORTATION DESIGN CONSIDERATIONS**

- 1. Does the site plan provide for the construction of publicly accessible local road or drive aisle connections, or bike/pedestrian connections, with adjacent parcels?**

Connections with adjacent parcels are made where feasible.

- 2. Does the site plan enable pedestrians and bicyclists to move between destinations within the development site safely and conveniently?**

There are some pedestrian improvements on site. Sidewalks allow pedestrians to safely move from the building to parking lots and other site locations. There are no bike improvements.

- 3. Does the site plan effectively manage truck movements and separate them, to the extent possible, from the flow of pedestrians, bicyclists and motorists both within the site and on the surrounding road network?**

The site will have a significant amount of truck traffic. This is not able to fully be separated from bike and pedestrian movements but is mostly separated.

**4. Does the site plan include provisions for electric vehicle charging?**

Yes.

**RECOMMENDATIONS**

**1. Do the transportation network recommendations outlined in the transportation study adequately mitigate the project's vehicular impact?**

The proposal is largely consistent with ARC's MTP. Project connectivity with adjacent Regional Thoroughfares and Regional Truck Routes has been properly addressed. Bike and pedestrian conditions could be improved, but connections are made to some existing transit, and crosswalks are used throughout the site. Consider adding a crosswalk at Driveway A for possible future sidewalk improvements along Stonewall Tell Rd.

**2. ARC offers the following additional comments for consideration by the development team and/or the applicable local government(s):**

Environmental impact should be reduced and mitigated as much as possible. The amount of impermeable surface should be reduced when feasible, and tree shade should be added near pedestrian locations to improve pedestrian conditions on the site. Pedestrian connections should be improved between the site and Roosevelt Hwy.