

DATE: March 14, 2025

TO: Mayor Khalid Kamau, City of South Fulton
ATTN TO: Reginald McClendon, Community Development Managing Director, 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: Stonewall Tell Data Center DRI 4342

Submitting Local Government: City of South Fulton

Date Opened: March 14, 2025 **Comments Due:** March 29, 2025 **Date to Close:** 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.

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 of more 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 will be provided in the Final Report. The project will generate a total of 1,882 daily new vehicular trips.

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 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 well 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

GEORGIA DEPARTMENT OF NATURAL RESOURCE

GEORGIA ENV. FACILITIES AUTHORITY

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS

GEORGIA DEPARTMENT OF TRANSPORTATION

GEORGIA REGIONAL TRANSPORTATION AUTHORITY

GEORGIA SOIL AND WATER CONSERVATION COMMISSION

For questions, please contact Donald Shockey at (470) 378-1531 or 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

*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

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

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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

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 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?

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

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:

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:

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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

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BUILDING A:	+38,670 SF OF OFFICE
AUTO SPACES REQUIRED:	116 SPACES
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BUILDING C:	+14,300 SF OF OFFICE
AUTO SPACES REQUIRED:	43 SPACES
AUTO SPACES PROVIDED:	43 SPACES

REVISIONS		

2024.27.25cp5 DRI.dwg 02.27.25

CONCEPTUAL SITE PLAN

CP-5

SHEET