



REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 229 Peachtree Street NE | Suite 100 | Atlanta, Georgia 30303 • ph: 404.463.3100 fax: 404.463.3205 • atlantaregional.org

DATE: March 24, 2025

TO: Chairwoman Romona Jackson Jones, Douglas County Commission
ATTN TO: Austin Cronan, Zoning Administrator, Douglas County
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: Stream Data Center DRI 4334

Submitting Local Government: Douglas County

Date Opened: March 24, 2025

Comments Due: April 17, 2025

Date to Close: April 18, 2025

Description: A DRI review of a proposal to construct a data center with 2,687,400 SF of space in 9 buildings along with 2 substations and supporting facilities on a 275-acre currently wooded site with multiple streams on Jason Industrial Parkway in Douglas County.

Key Comments:

The project is highly incompatible with applicable Atlanta Region's Plan policy recommendations for Rural Areas which stress the need to protect these areas and their character and note: "There is a strong desire from residents and elected officials in these areas to keep them rural...The region is striving to protect these areas by limiting infrastructure investments to targeted areas and allowing no development or only low impact development."

Construction of large portions of the project – including all of buildings 3,4,6 and 7 – will require destruction of large areas of protected streams which will require stream buffer variances as well as USACE wetlands mitigation.

The project will generate a total of 1,330 daily new automobile 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 for the region. The Plan assigns a relevant growth category designation to all areas in the region and provides corresponding growth policy recommendations for each category.

The site of this DRI is designated in the Plan as Rural Areas. The Plan's general information and policy recommendations for Rural Areas are provided at the end of these comments.

Transportation and Mobility Comments

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

The project will generate a total of 1,330 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 Resource Group Comments

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

Environmental Comments

Construction of large portions of the project – including all of buildings 3,4,6 and 7 – will require the destruction of large areas of protected streams which will require stream buffer variances as well as USACE wetlands mitigation.

The Atlanta Region's Plan Growth Policy Considerations: Rural Areas

According to the Atlanta Region's Plan, Rural Areas are those where limited development has taken place or and where development pressure is low. These areas are characterized by sporadic, large single-family lots, agricultural uses, protected lands, and forests. These areas border more central developed and developing areas and represent the limits of the urban service area in the region. There is a strong desire from residents and elected officials in these areas to keep them rural. Increased development threatens existing rural economic uses, such as forestry, agriculture, and tourism.

To maintain economic viability without undesirable development, these areas may be appropriate as “sending” areas in potential Transfer of Development Rights (TDR) programs. The region is striving to protect these areas by limiting infrastructure investments to targeted areas and allowing no development or only low impact development. There will be a continued need to maintain existing transportation infrastructure, but care should be taken not to spur unwanted growth by inappropriate expansion of infrastructure capacity

The project is highly incompatible with the Atlanta Region’s Plan’s policy recommendations for Rural Areas due to its highly negative impact on forested areas and protected streams.

Douglas County leadership and staff, along with the applicant team, should collaborate closely to ensure sensitivity to the needs of nearby local governments, neighborhoods, and natural systems.

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| THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES RECEIVED NOTICE OF THIS REVIEW: |
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| ATLANTA REGIONAL COMMISSION GEORGIA DEPARTMENT OF TRANSPORTATION |
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| GEORGIA DEPARTMENT OF NATURAL RESOURCE GEORGIA REGIONAL TRANSPORTATION AUTHORITY |
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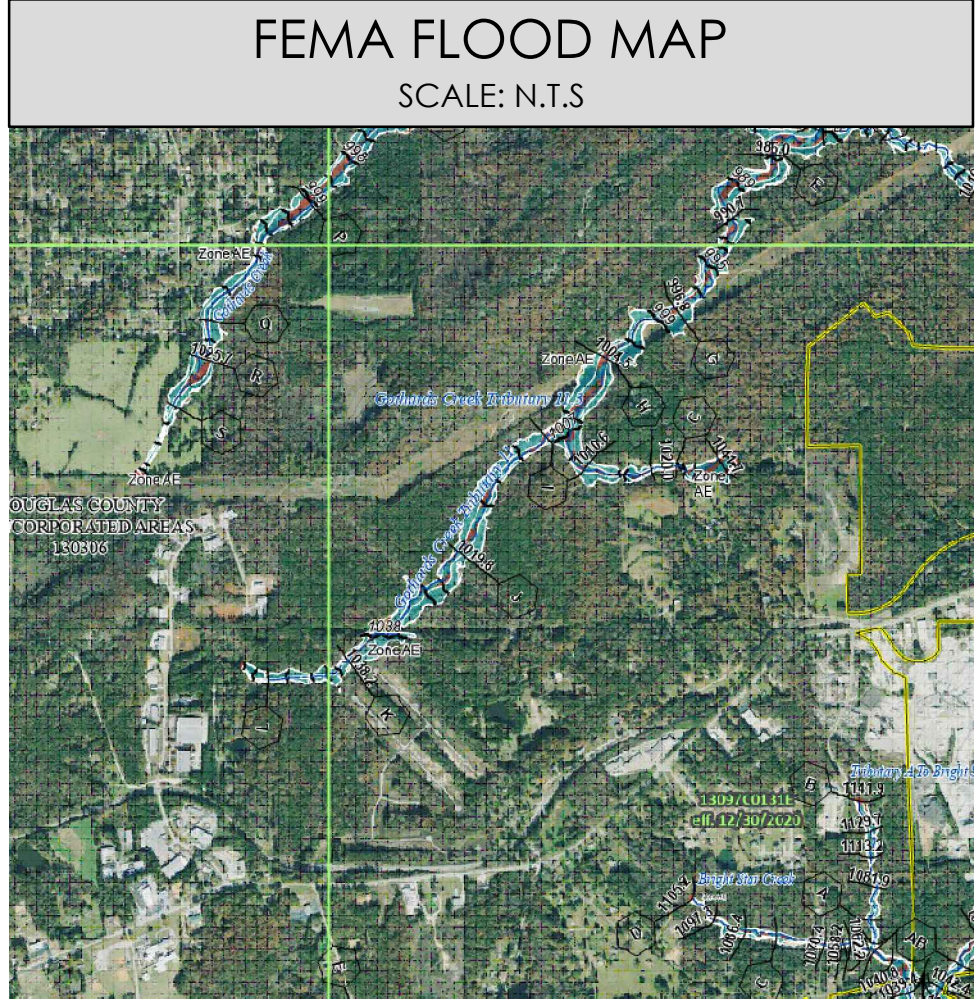
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| GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS GEORGIA SOIL AND WATER CONSERVATION COMMISSION |
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| GEORGIA ENVIRONMENTAL FINANCE AUTHORITY CITY OF DOUGLASVILLE |
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| GEORGIA CONSERVANCY CITY OF VILLA RICA |
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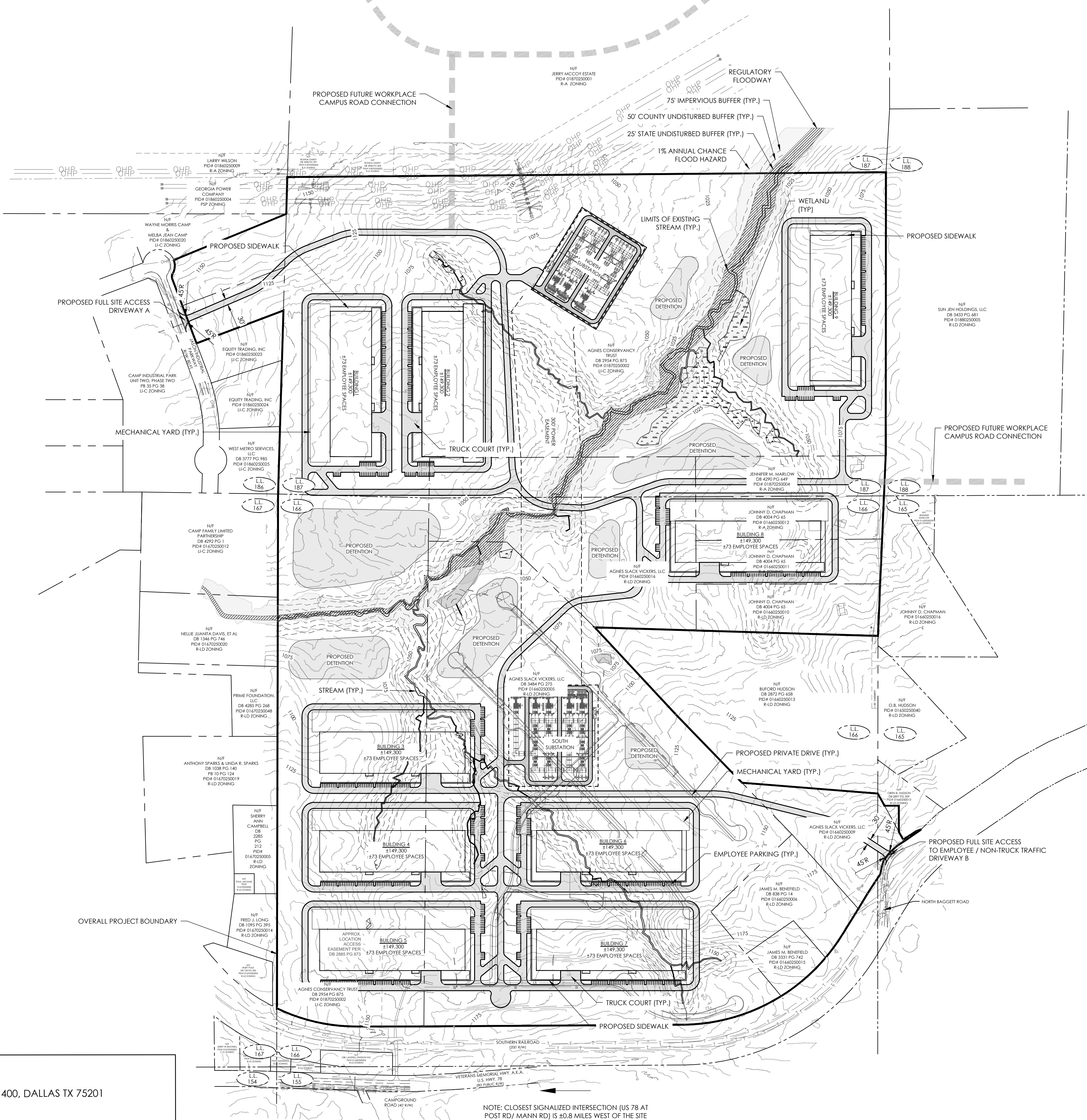
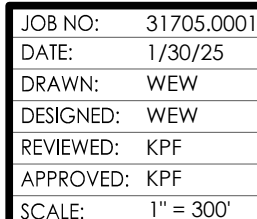
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| DOUGLAS COUNTY |
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| For questions, please contact Donald Shockey at (470) 378-1531 or dshockey@atlantaregional.org . This finding will be published to the ARC review website located at http://atlantaregional.org/plan-reviews . |
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| Parcel | Size | Tax ID | Current Zoning | Property Owner | Owner Address |
|--------|----------|-------------|----------------|---------------------------|---|
| 1 | ±3.2 AC | 1860250001 | LI - C | Cable Hogar, LLC | 2761 Alpine Road NE, Atlanta, GA 30305 |
| 2 | ±2.3 AC | 1860250002 | LI - C | Cable Hogar, LLC | 2761 Alpine Road NE, Atlanta, GA30305 |
| 3 | ±146 AC | 1879250002 | LI - C | Agnes Conservancy Trust | 1377 Old Riverside Road, Roswell, GA 30076-4491 |
| 4 | ±20 AC | 1660250016 | R - A | Agnes Slacks Vickers, LLC | 1377 Old Riverside Road, Roswell, GA 30076 |
| 5 | ±72.5 AC | 1660250005 | R - LD | Agnes Slacks Vickers, LLC | 1377 Old Riverside Road, Roswell, GA 30076 |
| 6 | ±5.5 AC | 1660250009 | R - LD | Agnes Slacks Vickers, LLC | 1377 Old Riverside Road, Roswell, GA 30076 |
| 7 | ±5.3 AC | 16606250006 | R - LD | Benefield, James | 7012 N Baggett Road, Douglasville, GA 30014 |
| 8 | ±1.8 AC | 1660250009 | R - LD | Benefield, James | 7012 N Baggett Road, Douglasville, GA 30014 |
| 9 | ±5.0 AC | 1660250010 | R - LD | Chapman, Johnny | 2469 Barrow Road, Douglasville, GA 30014 |
| 10 | ±4.7 AC | 1660250011 | R - LD | Chapman, Johnny | 2469 Barrow Road, Douglasville, GA 30014 |
| 11 | ±4.6 AC | 1660250012 | R - LD | Chapman, Johnny | 2469 Barrow Road, Douglasville, GA 30014 |
| 12 | ±4.3 AC | 1870250004 | R - LD | Marlow, Jennifer | 2469 Barrow Road, Douglasville, GA 30014 |

SITE PLANNER:
THOMAS & HUTTON ENGINEERING CO.
 50 PARK OF COMMERCE WAY, SAVANNAH, GA 30067
 912-234-5300

[illegible]

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SITE PLAN NOTES:

- #### SITE DATA SUMMARY:

BUILDING STRUCTURES

PARKING REQUIREMENTS

REQUIRED EMPLOYEE PARKING:

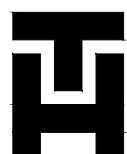
657 PROPOSED EMPLOYEE SPACES < 1075 REQUIRED MINIMUM SPACES
IT IS ANTICIPATED THAT A PARKING VARIANCE WILL BE REQUIRED FOR THIS SITE

| Parcel | Size | Tax ID | Current Zoning | Property Owner | Owner Address |
|--------|----------|-------------|----------------|---------------------------|---|
| 1 | ±3.2 AC | 1860250001 | LI - C | Cable Hogar, LLC | 2761 Alpine Road NE, Atlanta, GA 30305 |
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SITE PLANNER:
THOMAS & HUTTON ENGINEERING CO.
50 PARK OF COMMERCE WAY, SAVANNAH, GA 30067
912-234-5300



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| NO. | REVISIONS | BY | DATE |



**THOMAS
&
HUTTON**

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

www.thomasandhutton.com

PROJECT LOCATION:
DOUGLAS COUNTY, GA

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| DATUM: | HORIZ.: | VERT. |
|--------|---------|-------|

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|-----------|------------|
| JOB NO: | 31705.0001 |
| DATE: | 1/30/25 |
| DRAWN: | WEW |
| DESIGNED: | WEW |
| REVIEWED: | KPF |
| APPROVED: | KPF |
| SCALE: | 1" = 300' |

E1.2



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DRI #4334

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: Douglas
 Individual completing form: Austin Cronan
 Telephone: 678-838-2060
 E-mail: acronan@douglascountygga.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: Stream Data Center
 Location (Street Address, Land Lots: 0166, 0186, 0187, District: 02, Section: 5, Parcels: 01660250005 (0 Polk Rd), GPS Coordinates, or Legal Land Lot Description): 01660250006
 Brief Description of Project: 9 data center buildings with a total of 2,687,400 sq. ft., 2 substation areas, stormwater infrastructure, and an internal access road. Access is proposed to be from Jason Industrial Pkwy and N Baggett Rd.

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.): 9 data center buildings with a total of 2,687,400 sq. ft

Developer: SDC ATLA, LLC

Mailing Address: 2001 Ross Ave

Address 2: Suite 400

City: Dallas State: TX Zip: 75201

Telephone: 214-267-0400

Email: sescobar@stream-dc.com

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

If yes, property owner: Various Property Owners

Is the proposed project entirely located within your ☐ (not selected) ☒ Yes ☐ No

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| local government's jurisdiction? | |
| If no, in what additional jurisdictions is the project located? | N/A |
| Is the current proposal a continuation or expansion of a previous DRI? | <input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No |
| If yes, provide the following information: | Project Name: N/A Project ID: |
| 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 Special Use Permit (additional zoning action; in hand with the Rezoning request) |
| Is this project a phase or part of a larger overall project? | <input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No |
| If yes, what percent of the overall project does this project/phase represent? | N/A |
| Estimated Project Completion Dates: | This project/phase: Not Disclosed Overall project: Not Disclosed |

[Back to Top](#)[GRTA DRI Page](#) | [ARC DRI Page](#) | [RC Links](#) | [DCA DRI Page](#)[DRI Site Map](#) | [Contact](#)



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DRI #4334

Stream and Wetland Impacts are anticipated with this project, sections of streams and wetlands may be filled to accommodate the development and permitted with USACE. Floodplain will be disturbed with a proposed road crossing.

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: Douglas
Individual completing form: Austin Cronan
Telephone: 678-838-2060
Email: acronan@douglascountygga.gov

Project Information

Name of Proposed Project: Stream Data Center
DRI ID Number: 4334
Developer/Applicant: Stream Data Centers / Santiago Escobar
Telephone: 678-477-8093
Email(s): sescobar@stream-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: \$4.5 Billion at Buildout

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: \$60 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: Douglasville Douglas County Water & Sewer Authority

What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)? 0.018 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: Douglasville Douglas County Water & Sewer Authority

What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)? 0.018 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? 2.33 Miles

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.) 169, 2-way trips in AM peak, 142, 2-way in PM peak & 1,330, 2-way in 24-hours

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 attached DRI Traffic Impact Study

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)? 98.6 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 42.5%

impervious surface once the proposed development has been constructed?

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: The site proposes six detention ponds to attenuate peak flows to pre-development levels. Energy dissipation techniques will be used at outlet locations to minimize erosion.

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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