



# Regional Review Notification

## Development of Regional Impact

**DATE:** July 11, 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 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 Preliminary Report does not address whether the DRI is or is not in the best interest of the local government. A Final Report will be issued pending the receipt of stakeholders comments and ARC's completion of its review of the project.*

**Name of Proposal:** 2025 Hickman Property DRI 4422

**Submitting Local Government:** Douglas County

**Date Opened:** July 11, 2025 **Comments Due:** July 26, 2025

**Description:** A regional DRI review of a proposal to construct a project with 6,220,000 SF of data center space in eleven buildings along with 66,000 SF of warehouse/distribution space in three buildings on a currently mostly wooded 736-acre site of which 700 acres falls within Douglas County and 36 acres falls within the City of Villa Rica generally located south of I-20 and east of Liberty Road.

### Preliminary Comments:

#### Key Comments

*The project is not aligned with applicable Established Suburbs growth policy recommendations which emphasize the importance of preserving single-family neighborhoods and achieving limited infill new development and redevelopment of underutilized or obsolete properties.*

*The retention of 538 acres of natural open space with wetlands and streams is strongly supportive of regional environmental policies. Efforts should be made to provide for the proper management of this important natural area.*

*The project is expected to generate approximately 6,456 daily new vehicular trips. A number of roadway improvements to mitigate these trips are proposed.*

#### 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, or designations, to all areas in the region. This location is designated as Established Suburbs; corresponding growth policy recommendations are detailed 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 approximately 6,456 daily new vehicular trips. A number of roadway improvements to mitigate these trips are proposed.

## **ARC Natural Resources Group Comments**

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

## **Environmental Comments**

The retention of 538 acres of natural open space with wetlands and streams is strongly supportive of regional environmental policies. Efforts should be made to provide for the proper management of this important area.

Incorporation of green stormwater and heat island mitigation designs - such as additional curbside tree islands in parking lots - where possible would be supportive of regional environmental policies.

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: Established Suburbs**

According to the Atlanta Region's Plan, Established Suburbs are areas where suburban development has occurred and are characterized by single-family subdivisions, commercial development, and office, industrial and multi-family development. These areas represent the part of the region that has recently reached "build-out." With few remaining large parcels for additional development, these are the areas in which the region may see the least amount of land-use change outside of retail and commercial areas. While there is still room for limited infill development, these areas will begin to focus more on redevelopment over the next 30 years.

Preservation of existing single-family neighborhoods is important, and wholesale change will most likely not occur in the single-family subdivisions that make up a majority of these areas. However, infill and redevelopment will occur in areas of retail/commercial concentrations, especially commercial corridors.

The project is not aligned with Established Suburbs recommendations in that it is primarily a greenfield development that does not reinforce or upgrade suburban mixed-use development patterns. Douglas County and City of Villa Rica leadership and staff, along with the applicant team, should collaborate closely to ensure maximum sensitivity to the needs of nearby local governments, neighborhoods, land uses, and natural systems.

## **The Following Local Governments And Agencies Received Notice Of This Review:**

Atlanta Regional Commission Affairs	Georgia Department of Natural Resource	Georgia Department of Community
Georgia Department of Transportation Commission	Georgia Regional Transportation Authority	Georgia Soil and Water Conservation
Georgia Environmental Finance Authority	Georgia Conservancy	Douglas County
City of Villa Rica		

For questions, please contact Donald Shockey at (470) 378-1531 or [dshockey@atlantaregional.org](mailto:dshockey@atlantaregional.org).

This Report will be published to the ARC review website located at <http://atlantaregional.org/plan-reviews>.



## Developments of Regional Impact

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### DRI #4422

#### 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@douglascountyga.gov](mailto:acronan@douglascountyga.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: Hickman Property

Location (Street Address, Land Lot(s): 0116, 0141, 0142, 0143, District: 02, Section: 5, Parcel(s): 0116-025-0001, GPS Coordinates, or Legal Land Lot Description): 0116-025-00

Brief Description of Project: Rezoning from Residential-Agricultural and Special Use Permit to allow development of 700.69 acres in Douglas County (site also includes 35.47 acres in the City of Villa Rica) for 11 data center buildings (10 located in unincorporated Douglas County and 1 located within the city limits of the City of Villa Rica) (comprising 6,220,000 sq. ft. of development) and 3 single-docked warehouses (2 located in unincorporated Douglas County and 1 located within the city limits of the City of Villa Rica (comprising 66,000 sq. ft.).

#### 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.): 6,220,000 sq. ft. (data center); 66,000 sq. ft. (single-docked warehouse)

Developer: East Village Dothan, LLC

Mailing Address: 4462 Paces Battle, NW

Address 2: N/A

City: Atlanta State: GA Zip: 30327

Telephone: 404-275-0503

Email: [jamesfhickman@yahoo.com](mailto:jamesfhickman@yahoo.com)

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

If yes, property owner: WTP INVESTMENTS, LLC & DANIELLE'S VINTAGE MEMORIES, INC. (01430250015), LONG VALLEY, INC. (014302500)

Is the proposed project entirely located within your local government's jurisdiction?

(not selected)

Yes

No

If no, in what additional jurisdictions is the project located?

City of Villa Rica

Is the current proposal a continuation or expansion of a previous DRI?

(not selected)

Yes

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:

Rezoning

Variance

Sewer

Water

Permit

Other

N/A

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?

N/A

Estimated Project Completion Dates:

This project/phase: Not Disclosed

Overall project: Not Disclosed

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## Developments of Regional Impact

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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

Submitting Local Government: Douglas

Individual completing form: Austin Cronan

Telephone: 678-838-2060

Email: acronan@douglascountygga.gov

#### Project Information

Name of Proposed Project: Hickman Property

DRI ID Number: 4422

Developer/Applicant: East Village Dothan, LLC

Telephone: 404-275-0503

Email(s): jamesfhickman@yahoo.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: \$24.9 billion at full build out

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: +/- \$80-90 million at full build-out/stabilization

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):

There are several single-family residences and a horse farm on the existing site property.

#### Water Supply

Name of water supply provider for this site: Douglas County WSA

What is the estimated water supply demand to be generated by the project, 0.1 MGD

measured in Millions of Gallons Per Day (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?

0.62 miles

### Wastewater Disposal

Name of wastewater treatment provider for this site:

Douglas County WSA

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

0.09 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?

3.3 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.)

852 AM, 709 PM

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:

Right-Turn Lane on Liberty Road at Buildings 1-8 Access, Left-Turn Lane on Liberty Road at Buildings 1-8 Access

### Solid Waste Disposal

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

5,000

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?

22.9%

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management:

Storm water ponds will be utilized on the site to control and treat storm water runoff. Additionally, bioretention will be utilized to provide runoff reduction. Existing stream buffers will be preserved.

### 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 project is located in the Dog River secondary basin. The project is meeting the maximum 25% impervious threshold for the basin. There are wetlands and floodplain on the site that are being avoided. There are two proposed stream crossings that will require permitting with the USACE.

**Submit Application**

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**HICKMAN PROPERTY  
VILLA RICA**

DOUGLAS COUNTY  
GEORGIA

[illegible]

SCALE	1" = 30'
DATE	12/8/04
DRAWN BY	W/REED
PROJECT ENGINEER	W/REED
QA/QC REVIEWER	W/REED

EBERLY PROJECT NUMBER:

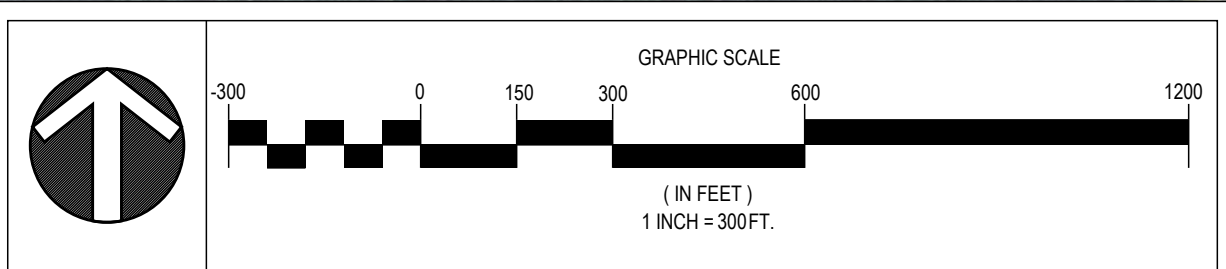
24-029

SHEET NUMBER

## DRI

NOT ISSUED FOR  
CONSTRUCTION


#	OWNER	PARCEL ID	ACREAGE	ZONING
1	DICKINSON INVESTMENTS, L.L.P.	1430250060	21.07	I1 - VILLA RICA
2	RUSSELL, H. SCOTT	1430250004	9.67	I1 - VILLA RICA
3	WTP INVESTMENTS, LLC	1430250015	12.61	R-A DOUGLAS COUNTY
4	LONG VALLEY, INC.	1430250014	45.47	R-A DOUGLAS COUNTY
4a	JAMES DONALD & DONNA J. CAMP	1430250007	2.00	R-A DOUGLAS COUNTY
4b	BENCHMARK UNITED, INC.	1460250014	4.73	C2 - VILLA RICA
5	JOSHUA LEE VAUGHN	1420250008	16.43	R-A DOUGLAS COUNTY
6	JOSHUA LEE VAUGHN	1420250007	15.63	R-A DOUGLAS COUNTY
7	JOSHUA LEE VAUGHN	1420250009	8.00	R-A DOUGLAS COUNTY
8	JOSHUA LEE VAUGHN	1420250010	7.90	R-A DOUGLAS COUNTY
9	THOMAS & BETHANY SHIELDS	1420250011	5.00	R-A DOUGLAS COUNTY
10	THOMAS & BETHANY SHIELDS	1420250012	5.00	R-A DOUGLAS COUNTY
11	ARPIIT REALTY, LLC	1420250006	5.20	R-A DOUGLAS COUNTY
12	ARPIIT REALTY, LLC	1402500004	34.72	R-A DOUGLAS COUNTY
13	ARGONNE GROUP PARTNERS, L.P.	1420250003	75.73	R-A DOUGLAS COUNTY
14	ARGONNE GROUP PARTNERS, L.P.	1420250002	32.66	R-A DOUGLAS COUNTY
15	ARGONNE GROUP PARTNERS, L.P.	1410250003	0.57	R-A DOUGLAS COUNTY
16a	FLAT GET IT FARM, INC.	1410250004	37.38	R-A DOUGLAS COUNTY
16b	FLAT GET IT FARM, INC.	1410250004	14.66	R-A DOUGLAS COUNTY
17	HICKMAN, LYNDA M.	1410250005	5.00	R-A DOUGLAS COUNTY
18	FLAT GET IT FARM, INC.	1410250001	40.18	R-A DOUGLAS COUNTY
19	GRIZZLE, G. TATE & ASHLEY HICKMAN	1410250006	3.00	R-A DOUGLAS COUNTY
20	FLAT GET IT FARM, INC.	1410250002	54.91	R-A DOUGLAS COUNTY
21	FLAT GET IT FARM, INC.	1400250006	33.77	R-A DOUGLAS COUNTY
22	FIRST BAPTIST CHURCH OF ATLANTA	1160250002	103.75	R-A DOUGLAS COUNTY
23	FIRST BAPTIST CHURCH OF ATLANTA	1160250001	103.75	R-A DOUGLAS COUNTY



**APPLICANT**  
EAST VILLAGE DOTHAN, LLC  
4462 PACES BATTLE, NW  
ATLANTA, GA 30327  
(404) 275-0503  
JAMESFICKMAN@YAHOO.COM

**CIVIL ENGINEER**  
WESLEY REED, P.E.  
EBERLY & ASSOCIATES, INC.  
2951 FLOWERS ROAD SOUTH, SUITE 119  
ATLANTA, GEORGIA 30341  
(770) 452-7849  
WREED@EBERLY.NET

**TRAFFIC CONSULTANT:**  
JOSH PRUITT, EIT  
NVS ENGINEERS AND CONSULTANTS, INC.  
10745 WESTSIDE WAY, SUITE 300  
ALPHARETTA, GEORGIA 30009  
(678) 795-7849  
JOSH.PRUITT@NVS.COM

PARCEL 

COUNTY PARCEL

CITY OF VILLA RICA PARCEL

**SITE DATA**  
 PROPOSED ZONING USE: LI  
 TOTAL AREA: 698.77 ACRES  
 35.47 ACRES IN CITY OF VILLA RICA  
 663.30 ACRES IN UNINCORPORATED DOUGLAS COUNTY

LAND LOT: 140, 141, 142, 143, 146, AND 116 DISTRICT 2

IMPERVIOUS COVER ALLOWED: 25 %

PROPOSED IMPERVIOUS COVER: 160.0 AC OR 22.9%  
RETAINED OPEN SPACE 538.8 AC OR 77.1%  
FAR: 8,996 S.F. PER ACRE

**BUILDING DATA**  
 DATA CENTER SQUARE FOOTAGE: 6,220,000 S.F.  
 FLEX LOCAL BUSINESS SQUARE FOOTAGE: 66,000 S.F.

**PARKING DATA**

MINIMUM REQUIRED PARKING:	2,514 SPACES
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MAXIMUM REQUIRED PARKING:	3,142 SPACES
PROPOSED SPACES:	2,115 SPACES

**UTILITY PROVIDERS**  
WATER: DOUGLAS COUNTY  
SEWER: DOUGLAS COUNTY