



Regional Review Notification

Development of Regional Impact

DATE: August 8, 2025
TO: Chair and CEO JaNice Van Ness, Rockdale County
ATTN TO: Denise Tugman, Planning Manager, Rockdale 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: Project Rockforge DRI 4456

Submitting Local Government: Rockdale County

Date Opened: August 8, 2025 **Comments Due:** August 23, 2025

Date to Close: August 23, 2025

Description: A DRI review of a proposal to build 4,089,000 SF of data center space in eight two-story buildings on 263-acre mostly forested site traversed by several streams at the SW corner of the intersection of Irwin Bridge Road and Farmer Road in Rockdale County.

Key Comments

The project is not aligned with applicable Established Suburbs growth policy recommendations - which emphasize the importance of preserving single-family neighborhoods with appropriate infill development - in that data center use does not complement adjacent residential uses. At the same time, data centers also generate little vehicular traffic or other impacts which might conflict with existing residential use.

The project's provision of 144 acres of open space is supportive of regional environmental policies. However, the project's negative impacts on several streams is not supportive of regional environmental policies.

The project is expected to generate approximately 4,048 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, 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 4,048 new daily vehicular trips.

ARC Natural Resources Group Comments

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

Environmental Comments

The project's provision of 144 acres of open space is supportive of regional environmental policies. However, the project's negative impacts on several streams is not supportive of regional environmental policies. It could be made more supportive of regional environmental policies by reducing stream impacts.

Incorporation of green stormwater and heat island mitigation designs - such as the provision of numerous curbless tree islands in parking areas - 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 does not complement adjacent residential neighborhoods. While it preserves a large amount of open space, it also proposes destroying multiple stream areas. It could be made more supportive of regional environmental policies by reducing stream impacts. Rockdale County 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 City of Stonecrest	Georgia Conservancy DeKalb County	City of Conyers

For questions, please contact Donald Shockey at (470) 378-1531 or 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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Thank you for submitting your application. The DRI Application Number is 4456. To view the application at any time, you can go to <http://apps.dca.ga.gov/DRI/AppSummary.aspx?driid=4456>. Please contact your RDC if you have any questions or need to change any of the information on this form.

DRI #4456

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: Rockdale County

Individual completing form: Denise Tugman

Telephone: 770278-7124

E-mail: denise.tugman@rockdalecountyga.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: Project Rockforge

Location (Street Address, 2000 Irwin Bridge Road, Conyers, GA 30012 (Parcel IDs: 041001008B, 0410010004) GPS Coordinates, or Legal Land Lot Description):

Brief Description of Project: Eight Buildings (Totaling 4,089,000 SF) and access roads from NW Irwin Bridge Road and Farmer Road NW.

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:
Technology Park

Project Size (# of units, floor area, etc.): 263 Acres/ (2,044,500 SF)

Developer: MMM Acquisitions LLC

Mailing Address: 8735 DUNWOODY PLACE, STE N

Address 2:

City:ATLANTA State: GA Zip:30350

Telephone: (678) 405-9363

Email: mmmacquisitions@gmail.com

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

If yes, property owner: GCJT2 LLC

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?

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: 2028
Overall project: 2032

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DRI #4456

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: Rockdale County

Individual completing form:

Telephone:

Email:

Project Information

Name of Proposed Project: Project Rockforge

DRI ID Number: 4456

Developer/Applicant:

Telephone:

Email(s):

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:

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

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:

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

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:

[Empty text box for water supply capacity expansion plans]

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?

[Empty text box for additional water line length]

Wastewater Disposal

Name of wastewater treatment provider for this site:

Rockdale County Water Resources

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

.06241 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:

[Empty text box for wastewater treatment capacity expansion plans]

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?

.11

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.)

Daily Trips: 4,048 AM Peak Hour Trips: 289 entering and 237 ex

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:

See detailed traffic study for more information

[Empty text box for describing transportation improvements]

Solid Waste Disposal

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

100.67 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:

[Empty text box for landfill capacity expansion plans]

Will any hazardous waste be generated by the development?

(not selected) Yes No

If yes, please explain:

[Empty text box for explaining hazardous waste generation]

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:

Two stormwater detention ponds will be located on the site, a parking variance will be applied for, to reduce unused parking spaces and impervious surfaces.

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:

None of the floodplains are impacted on site, but wetlands mitigation will be required to reach full buildout.

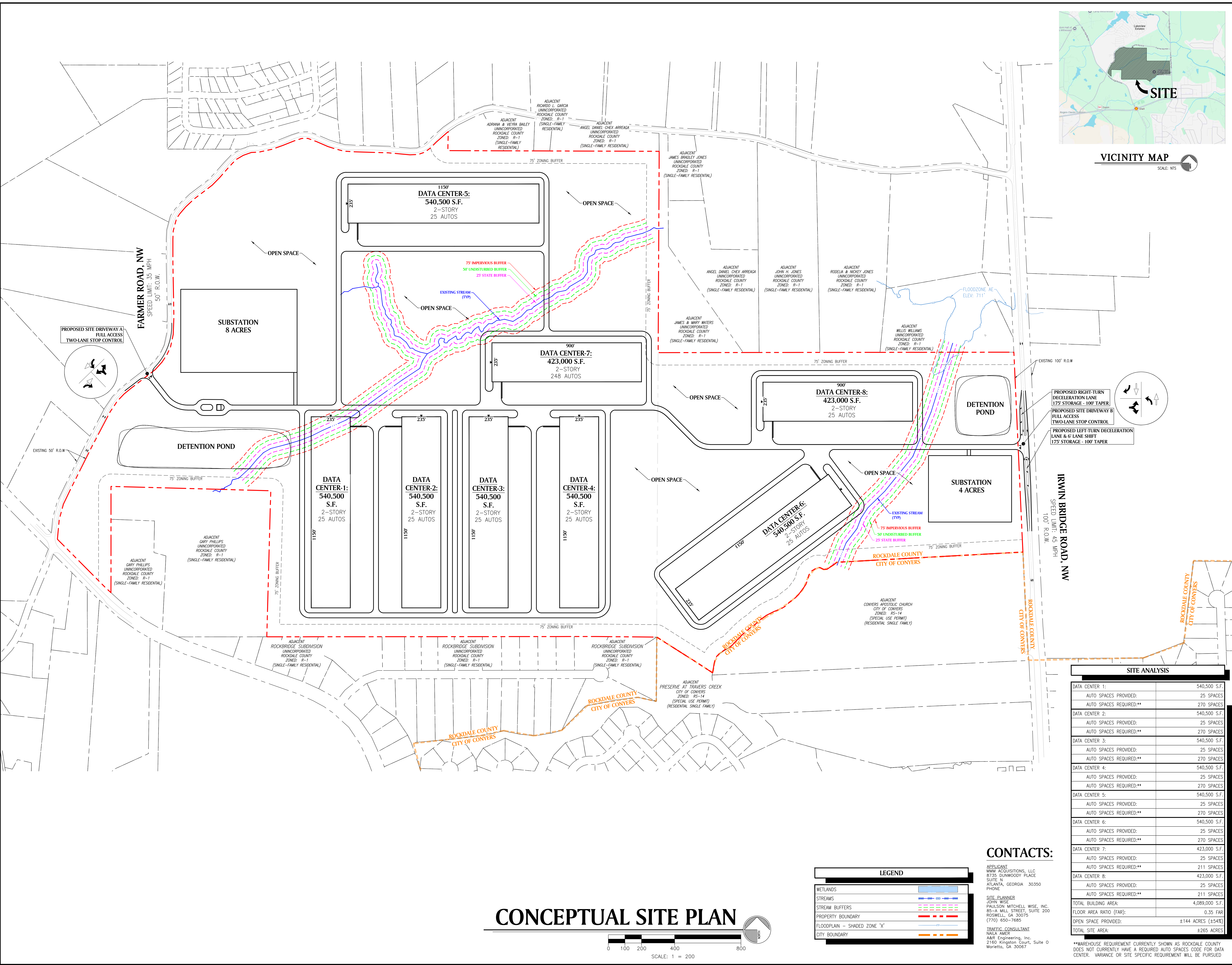
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 INFO@CIVILPMW.COM
 770.650.7685
 CIVILPMW.COM

85-A MILL STREET
 SUITE 200
 ROSWELL, GA 30075

PROJECT:
PROJECT ROCKFORGE DRI #4456
 2000 IRWIN BRIDGE ROAD,
 CONYERS, GA
 PARCELS: 041001008B AND
 0410010004
 UNINCORPORATED
 ROCKDALE COUNTY, GEORGIA

FOR:
MMM ACQUISITIONS, LLC
 8735 DUNWOODY PLACE, SUITE N
 ATLANTA, GEORGIA 30350

ZONING INFORMATION

ZONING CLASSIFICATION

JURISDICTION: UNINCORPORATED ROCKDALE COUNTY
 EX. ZONING: CRS (COLLABORATIVE RESIDENTIAL SUB)
 OVERLAY DISTRICT:
 PR. ZONING: M-1 (LIMITED INDUSTRIAL DISTRICT)

BUILDING SETBACKS

FRONT: 40'
 MAJOR SIDE: 50' (CORNER LOT)
 MINOR SIDE: 25'
 REAR: 50'

BUFFERS

LANDSCAPE STRIP: 20' FRONT | 10' SIDE & BACK
 ZONING BUFFER: 75' ADJ TO RES |
 STATE STREAM BUFFER: 50' ADJ TO C-1 & C-2
 COUNTY STREAM BUFFER: 50' (UNDISTURBED)
 CITY STREAM BUFFER: 75'

PARKING SUMMARY

WAREHOUSE REQ.: 1 PER 2,000 SF OF GFA
 STALL: 9' X 19'
 LANDSCAPE ISLAND SPACING: 1 PER 8 SPACES

LANDSCAPE REQ'S.

MAXIMUM IMPERVIOUS ALLOWED: 75%
 MAXIMUM BUILDING COVERAGE: 10%

ENVIRONMENTAL

FLOOD PLAIN PRESENT (NO): FEMA/ROCKDALE GIS
 STREAMS PRESENT (NO): NWI/ROCKDALE GIS
 WETLANDS PRESENT (NO): NWI/ROCKDALE GIS
 TOPOGRAPHY DATA: ROCKDALE COUNTY GIS

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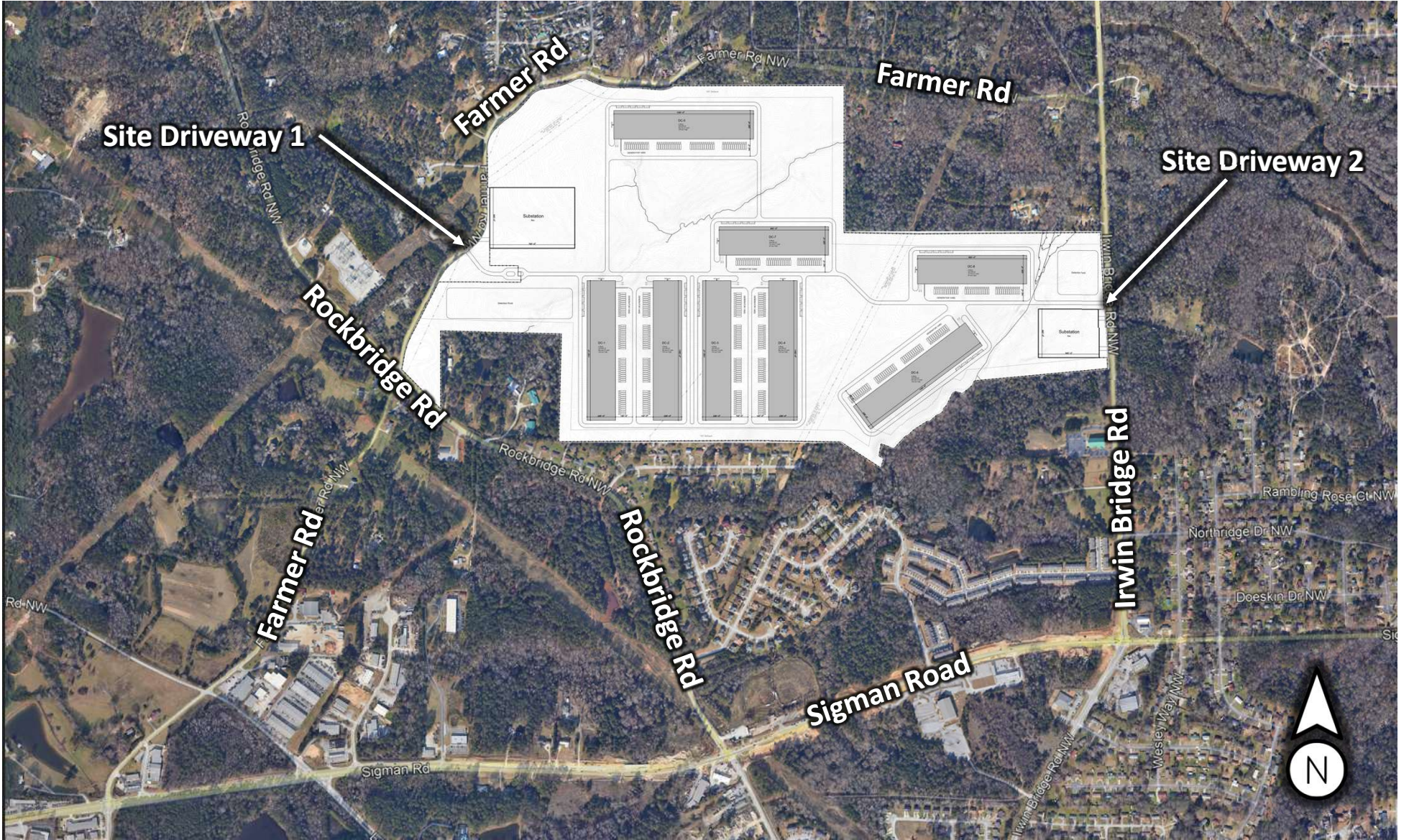
CONCEPTUAL SITE PLAN

SHEET CP-1

SITE ANALYSIS

DATA CENTER	S.F.	AUTO SPACES PROVIDED	AUTO SPACES REQUIRED**
DATA CENTER 1:	540,500 S.F.	25 SPACES	270 SPACES
DATA CENTER 2:	540,500 S.F.	25 SPACES	270 SPACES
DATA CENTER 3:	540,500 S.F.	25 SPACES	270 SPACES
DATA CENTER 4:	540,500 S.F.	25 SPACES	270 SPACES
DATA CENTER 5:	540,500 S.F.	25 SPACES	270 SPACES
DATA CENTER 6:	540,500 S.F.	25 SPACES	270 SPACES
DATA CENTER 7:	423,000 S.F.	25 SPACES	211 SPACES
DATA CENTER 8:	423,000 S.F.	25 SPACES	211 SPACES
TOTAL BUILDING AREA:	4,089,000 S.F.		
FLOOR AREA RATIO (FAR):	0.35 FAR		
OPEN SPACE PROVIDED:	±144 ACRES (±54%)		
TOTAL SITE AREA:	±265 ACRES		

**WAREHOUSE REQUIREMENT CURRENTLY SHOWN AS ROCKDALE COUNTY DOES NOT CURRENTLY HAVE A REQUIRED AUTO SPACES CODE FOR DATA CENTER. VARIANCE OR SITE SPECIFIC REQUIREMENT WILL BE PURSUED.



Site Driveway 1

Site Driveway 2

Farmer Rd

Farmer Rd

Rockbridge Rd

Irwin Bridge Rd

Rockbridge Rd

Sigman Road

