

AN ORDINANCE TO AMEND THE OFFICIAL ZONING DISTRICT MAP OF ROCKDALE COUNTY, GEORGIA, AS AMENDED, BY REZONING 2002 ROCKBRIDGE ROAD NW FROM R-1 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO M-2 (GENERAL INDUSTRIAL) DISTRICT; TO IMPOSE CONDITIONS UPON THE PROPERTY; TO REPEAL CONFLICTING ORDINANCES AND FOR OTHER PURPOSES.

WHEREAS an application to rezone a certain property was filed with Rockdale County, Georgia, which involved the following:

REZONING CASE NO. REZ2025-13	To rezone one parcel totaling 49 acres located at 2002 Rockbridge Road NW from R-1 (Single-family residential) District to M-2 (General Industrial) District to permit a battery energy storage system.		
APPLICANT:	Zurisol LLC		
PROPERTY OWNER:	Jon Keen		
LOCATION:	2002 Rockbridge Road NW		
LAND LOT(S):	247	DISTRICT:	16 th
TAX PARCEL NO.:	0210010008		

WHEREAS, said rezoning proposal was reviewed by staff and public hearings held following public notice and all other requirements of Section 238-4 of the Unified Development Ordinance of Rockdale County, Georgia, as amended.

WHEREAS, the Future Land Use Map of Rockdale County's Comprehensive Plan designates said property as Medium Density Residential.

NOW, THEREFORE, be it ordained by the Board of Commissioners of Rockdale County, Georgia, and by the authority of same as follows:

Section I

The Official Zoning District Map for Rockdale County, as amended, is hereby amended to rezone the 49-acre property, more particularly described in the legal description attached hereto as Exhibit "A" and depicted on Exhibit "B" attached hereto, from R-1 (Single-family residential) District to M-2 (General Industrial) District.

Section II

The zoning amendment authorized in Section I is approved subject to all conditions, including any conditions of zoning attached hereto as Exhibit "C," and applies to the 49-acre property. All permits issued pursuant to this change in zoning shall be in strict compliance with these conditions, as well as all the other applicable provisions of the Code of Rockdale County. The change in zoning hereby approved does not authorize the violation of any zoning district regulations.

Section III

The Official Zoning District Map of Rockdale County, Georgia, established as a part of the Rockdale County Zoning Ordinance, as amended, is hereby further amended to reflect the change in zoning of said property authorized in Section I, along with the conditions authorized in Section II.

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

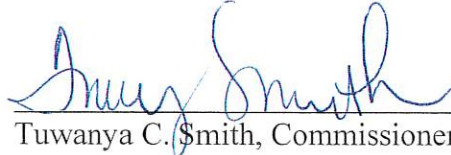
That this Ordinance shall become effective upon adoption.

This 14 day of April, 2026.

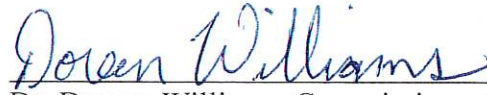
**ROCKDALE COUNTY, GEORGIA
BOARD OF COMMISSIONERS**



Janice Van Ness, Chair & CEO

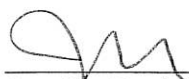


Tuwanya C. Smith, Commissioner Post I

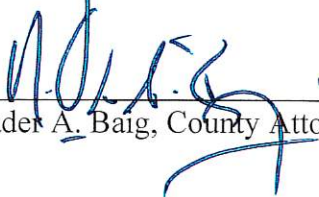


Dr. Doreen Williams, Commissioner Post II

Attest:

By: 
Jennifer Rutledge, County Clerk

Approved as to Form:

By: 
M. Qader A. Baig, County Attorney

First Reading: 2/17/26

Second Reading: 4/14/26

EXHIBIT "A"
LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF land lying and being in Land Lot 247, 16th District, Rockdale County, Georgia, being more particularly described as follows:

TO FIND THE POINT OF BEGINNING commence at the Land Lot Corner common to Land Lots 234, 235, 246 and 247; thence leaving said Land Lot Corner and along the Land Lot Line common to Land Lots 246 and 247 North 89°57'14" East a distance of 143.27 feet to a point, that is the POINT OF BEGINNING; thence leaving said Land Lot Line North 00°29'56" East a distance of 1274.61 feet to a point; thence North 88°57'50" East a distance of 363.44 feet to a point located on the centerline of Shipley Branch; thence continuing along said centerline the following courses and distances: North 00°56'14" West a distance of 5.92 feet to a point; thence North 58°39'34" West a distance of 23.49 feet to a point; thence North 08°19'36" West a distance of 59.70 feet to a point; thence North 05°54'56" West a distance of 31.81 feet to a point; thence North 14°01'10" East a distance of 52.55 feet to a point; thence North 18°07'00" West a distance of 66.02 feet to a point; thence North 11°32'07" East a distance of 53.73 feet to a point; thence North 07°19'09" East a distance of 94.35 feet to a point; thence North 77°31'47" West a distance of 36.26 feet to a point; thence North 05°35'26" West a distance of 75.46 feet to a point; thence North 27°19'21" West a distance of 67.93 feet to a point; thence North 21°21'45" West a distance of 125.16 feet to a point; thence North 11°02'40" West a distance of 109.27 feet to a point; thence North 72°12'11" West a distance of 73.79 feet to a point; thence North 10°17'12" West a distance of 91.55 feet to a point; thence North 08°08'45" West a distance of 51.82 feet to a point; thence South 80°38'42" West a distance of 8.70 feet to a point; thence North 10°19'42" West a distance of 21.71 feet to a point; thence leaving said centerline North 85°03'26" East a distance of 128.22 feet to a point located on the centerline of Old Rockbridge Road; thence continuing along said centerline the following courses and distances: South 14°30'59" East a distance of 37.67 feet to a point; thence South 21°58'10" East a distance of 46.92 feet to a point; thence South 34°18'55" East a distance of 58.32 feet to a point; thence South 42°39'26" East a distance of 54.40 feet to a point; thence South 52°30'23" East a distance of 60.70 feet to a point; thence South 53°37'43" East a distance of 63.08 feet to a point; thence South 47°57'33" East a distance of 54.61 feet to a point; thence South 47°18'07" East a distance of 54.52 feet to a point; thence South 61°12'24" East a distance of 80.04 feet to a point; thence South 75°10'13" East a distance of 75.44 feet to a point; thence South 80°07'17" East a distance of 60.76 feet to a point; thence South 67°10'09" East a distance of 28.82 feet to a point; thence South 47°05'46" East a distance of 59.06 feet to a point; thence South 35°17'36" East a distance of 66.39 feet to a point; thence South 40°49'14" East a distance of 59.61 feet to a point; thence South 46°04'49" East a distance of 72.12 feet to a point; thence South 49°29'19" East a distance of 58.77 feet to a point; thence South 49°09'31" East a distance of 83.93 feet to a point; thence South 46°04'21" East a distance of 80.85 feet to a point; thence South 50°31'11" East a distance of 53.63 feet to a point; thence South 50°00'48" East a distance of 48.53 feet to a point; thence South 52°51'53" East a distance of 48.73 feet to a point; thence South 52°51'53" East a distance of 27.03 feet to a point located on the southwestern right of way of Rockbridge Road (80 foot right of way); thence continuing along said right of way the following courses and distances: 14.30 feet along a curve to the left, said curve having a chord of South

WARRANTY DEED, Grantee Signature Page

EXHIBIT "A"
LEGAL DESCRIPTION (cont'd)

22°44'31" East 14.30 feet and a radius of 2993.61 feet to a point; thence 90.26 feet along a curve to the left, said curve having a chord of South 26°25'23" East 90.20 feet and a radius of 729.47 feet to a point; thence 239.86 feet along a curve to the left, said curve having a chord of South 35°42'50" East 239.46 feet and a radius of 1195.85 feet to a point; thence 175.54 feet along a curve to the left, said curve having a chord of South 43°00'55" East 175.52 feet and a radius of 3233.04 feet to a point; thence South 44°34'15" East a distance of 45.25 feet to a point; thence leaving said right of way South 33°12'29" West a distance of 1131.20 feet to a point; thence North 88°15'01" West a distance of 939.77 feet to a point, being the POINT OF BEGINNING.

Said tract contains 48.480 Acres.

Parcel No.: 0210010008

EXHIBIT "B"
SURVEY PLAT

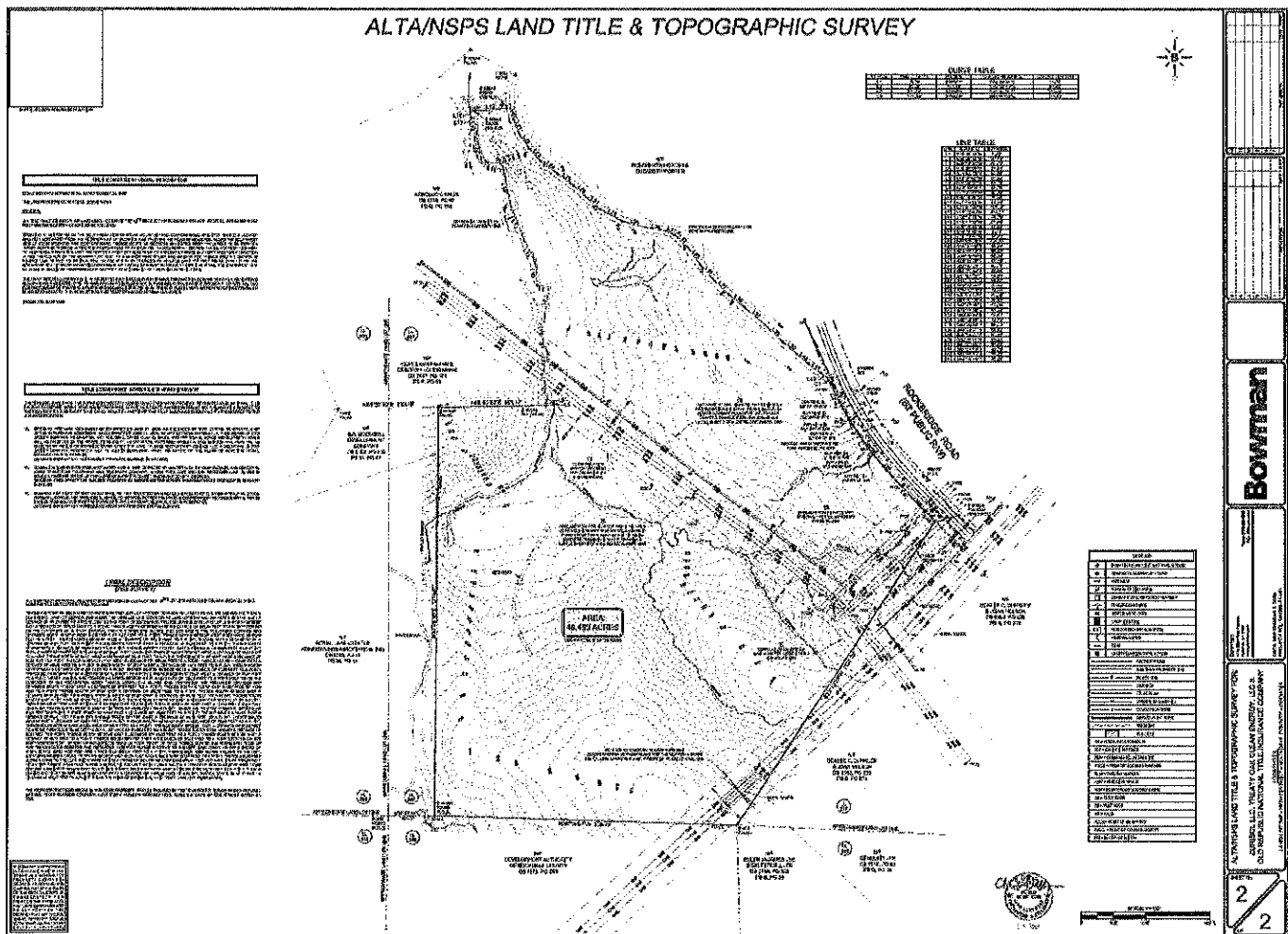


EXHIBIT “C”
Conditions of Approval

1. The project shall be subject to all applicable standards of the *Unified Development Ordinance* version: *December 1, 2025* for the General Industrial (M-2) Zoning District along with supplemental standards and other development standards, in effect at the time of land development permit and building permit submittal.
2. The subject property shall be developed in general conformance with the approved conceptual plans entitled, *Draft Site Plan* and *Proposed Landscape Buffer* which are dated 12/02/2025. Any subsequent drawings or plans for preliminary plat, land disturbance permit, or building permit showing that any structure has moved over ten (10) feet closer to a property line boundary or repositioned, additional structures are added, required buffers are reduced, other principal uses are introduced (*this excludes accessory office, utility, and other customary subordinate uses*), and/or impervious square footage is increased, shall render the proposal out of general conformance with the approved conceptual plan and therefore, subject to the alteration procedures of Sec. 238-15 (c)(1).
3. To mitigate any adverse impacts, the development shall provide a 100-foot-wide or greater natural undisturbed buffer adjacent to all residentially zoned properties. Buffers shall be enhanced where sparsely vegetated and shall be subject to the review and approval of the Director of Planning and Development.
4. Transportation Standards:
 - a. A traffic impact analysis shall be submitted as part of the Land Disturbance Permit (LDP).
 - b. Deceleration lanes shall be provided for each driveway connection, subject to the determination of and approval by the Georgia Department of Transportation and/or the Rockdale County Department of Transportation.
 - c. All road closures must be approved by the Rockdale Department of Transportation.
5. Monument signs shall be limited to one monument-type sign per entrance and shall be subject to review and approval by the Director of Planning and Development. These signs shall include a minimum two-foot-high brick or stacked stone base, complementing the building’s architectural treatment. The masonry base shall extend at least the full width of the sign cabinet, and the sign cabinet shall be fully recessed and surrounded by the same materials. Ground signage shall not exceed eight feet in height.
6. Outdoor lighting shall be contained in cut-off type luminaries and shall be directed inward into the property so as not to reflect onto adjacent properties or rights-of-way. The minimum illumination level is 0.4 foot-candles at grade level and the ratio of the average illumination to the minimum illumination must not exceed 4:1. Floodlights must be aimed or shielded to minimize uplight.

7. All construction-related trailers shall be approved by the Planning and Development Department.

8. All utilities shall be placed underground.

9. Natural vegetation shall remain on the property until the issuance of a development permit.

10. Generator Standards:

- a. Generators can be operated during testing periods and losses of primary power/emergency.
- b. Generators should be located, screened, and designed to minimize noise impacts on adjacent properties including the following:
 - i. Separate and shield generators from adjacent residentially zoned property or residential uses within 1,000 ft of the BESS.
 - ii. Generators shall be enclosed and screened through the use of opaque masonry or other approved sound minimizing materials.
 - iii. Use of terrain, landscaped berms, or screening adjacent to residentially zoned property or mixed-use development with residential uses, to heights and in a manner that will substantially eliminate ground level visibility of structures within the development; and this improvement must be installed prior to construction of any structures.
- c. Low emissions Tier 4 certified natural gas generators are preferred. All other options must be approved by the Department of Fire Rescue and the Planning & Development Department.

11. The maximum permitted structure height is 85 feet including mechanical equipment. The only exception is for elevator shafts and other elevator equipment.

12. All BESS and other equipment must be screened from view.

13. Noise Levels:

- a. Due to health factors, the decibel levels generated from uses on the property shall be measured at the property line and shall not exceed 55 dB at any time of the day or night. Chronic exposure to noise levels between 70 dB and 92 dB for a prolonged period can pose health risks, including increased stress and potential hearing loss. The noise is often described as a low-frequency humming or buzzing which can be particularly intrusive in residential areas adjacent to data centers.
- b. Decibels levels do not apply to sounds generated during construction, generator testing, or emergencies.
 - i. Exterior construction activity is limited to between 7 a.m. and 6 p.m., Monday through Friday, on property adjacent to a residentially zoned property or residential uses, but exceptions can be granted by the Director of the Planning and Development Department for emergencies or unusual circumstances such as

concrete pours or utility connections. Signs must be posted stating the hours of construction activity.

- ii. Generator testing is limited to two hours per week and can only occur between 10:00 a.m. and 5:00 p.m. Monday through Friday, unless otherwise mandated by Rockdale County. The testing schedule shall be posted annually on a dedicated company webpage with a minimum 48-hour notice of any change to the testing schedule.

14. An environmental noise impact assessment, meeting acceptable industry standards, prepared by a third-party qualified professional, which includes modeling in SoundPlan, CadnaA, or acceptable equivalent, must be submitted:

- a. The initial plan of development must demonstrate preconstruction noise levels and the anticipated operational noise levels of the use will meet the noise restrictions herein.
- b. Should the noise restrictions be met through mitigation strategies, attenuation methods, or other actions by the operator, those recommended compliance measures must be included in the noise assessment and must be detailed within the plan of development and building permits. Sufficient documentation, such as technical specifications, engineered plans, and materials, must be provided to demonstrate compliance with the noise level requirements.
- c. An additional noise assessment verifying compliance with the noise standards under peak operating conditions must be provided within three months of operations being undertaken.
- d. Additional noise assessments must be provided at the request of the Department of Planning & Development, when there are alterations to the facility, modifications to the operation or equipment, or in order to investigate a complaint that the noise is in violation of these standards; however, no more than four sound studies will be requested in any calendar year.

15. Stormwater Management.

- a. Purpose and Intent. The purpose of this section is to ensure that BESS developments within Rockdale County are planned, constructed, and operated in a manner that prevents stormwater pollution, protects water quality, and complies with the Georgia Stormwater Management Manual and County Municipal Separate Storm Sewer System (MS4) permit requirements.
- b. Applicability. These provisions apply to all new data centers, data center expansions, Battery Energy Storage Systems (BESS), all other uses, and all associated facilities, including parking areas, cooling systems, fuel storage, and electrical yards that create or disturb one (1) acre or more of land or add more than ten thousand (10,000) square feet of impervious surface.
- c. Stormwater Pollution Prevention Plan (SWPPP).
 - i. Each use in the TD shall prepare and maintain a Stormwater Pollution Prevention Plan (SWPPP) in accordance with Georgia Environmental Protection Division (EPD) requirements.
 - ii. The SWPPP shall identify all pollutant sources, describe structural and non-structural controls, and include best management practices (BMPs) for fuel, oil, and chemical storage areas, cooling systems, and emergency generators.

- iii. The SWPPP shall be kept on site and made available to County inspectors upon request.
- iv. The owner/operator shall update the SWPPP when site conditions or operations change.
- d. Water Quality and Quantity Control.
 - i. Stormwater management systems shall be designed to capture and treat the first one and two-tenths (1.2) inches of runoff from all impervious areas or achieve an equivalent eighty percent (80%) removal of total suspended solids (TSS) as verified by County-approved BMP design.
 - ii. Post-development peak discharge rates for the 2-, 10-, and 25-year storm events shall not exceed pre-development rates.
 - iii. Stormwater BMPs shall be designed and installed consistent with the Georgia Stormwater Management Manual and the Rockdale County Stormwater Design Criteria Manual.
- e. Low Impact Development (LID) and Impervious Surface Reduction.
 - i. All uses zoned TD shall minimize impervious surface coverage through use of pervious pavements, green roofs, bioretention areas, tree trenches, and other LID practices where feasible.
 - ii. The County may allow off-site mitigation or fee-in-lieu payments only when site conditions prevent reasonable on-site LID implementation.
- f. Cooling System and Condensate Management.
 - i. Cooling tower blowdown, condenser water, and HVAC condensate shall not be discharged to the storm drain system unless treated and permitted by appropriate authorities.
 - ii. Discharges from cooling systems shall be directed to sanitary sewer systems or permitted recycling systems where feasible.
 - iii. All cooling and mechanical systems must be included in the site SWPPP.
- g. Fuel and Oil Containment.
 - i. All above-ground fuel tanks, transformers, and oil-containing equipment shall have secondary containment capable of holding at least one hundred ten percent (110%) of the volume of the largest tank or vessel within the containment area.
 - ii. Containment structures shall be roofed or otherwise protected from stormwater intrusion and equipped with spill prevention and response controls.
 - iii. A Spill Prevention and Response Plan shall be maintained on site.
- h. Operation and Maintenance (O&M).
 - i. The owner or operator shall enter into a recorded Operation and Maintenance Agreement for all stormwater BMPs prior to issuance of a Certificate of Occupancy.
 - ii. O&M agreements shall specify inspection frequency, maintenance responsibilities, and County inspection access.
 - iii. The County may require a maintenance bond or letter of credit to ensure proper operation of BMPs during the first two (2) years of occupancy.
- i. Monitoring and Reporting.

- i. The operator shall conduct and document quarterly visual inspections of stormwater outfalls for evidence of illicit discharges or spills.
 - ii. The County may require annual certification by a qualified professional that all stormwater facilities are functioning as designed.
 - iii. Records shall be retained for a minimum of five (5) years and made available upon request.
 - j. Illicit Discharges and Enforcement.
 - i. Any discharge of non-stormwater pollutants to the County storm drain system is prohibited.
 - ii. Violations of this section shall be subject to enforcement under the Rockdale County Code, including stop-work orders, civil penalties, and cost recovery for cleanup.
 - iii. The County may suspend site operations when uncontrolled discharges pose an immediate threat to public health or water quality.
 - k. Emergency Notification.
 - i. The operator shall immediately (within two hours) notify the County Department of Stormwater Management of any spill, leak, or discharge that may impact stormwater quality.
 - ii. A written incident report and corrective action summary shall be submitted to the County within five (5) business days.
 - l. The County may grant stormwater utility fee credits or expedited review for projects that implement LID practices or water-reuse systems exceeding the minimum requirements of this section.
- 16. The applicant cannot apply for Land Disturbance or Building Permits until the Preliminary Plat process is completed. The Preliminary Plat must show all phases of construction with a potential time schedule for each phase.
- 17. Any blasting of bedrock must be coordinated with the Rockdale Fire Department at least 30 days before the actual blasting is scheduled.
- 18. Landscape Requirements:
 - a. The development shall meet the landscape requirements.
 - b. The applicant shall take precautions with any sensitive habitats or ecological communities found on the site.
 - c. Natural buffers and landscaping shall be maintained in perpetuity or until the site is redeveloped.
- 19. The applicant shall provide the following information to the Rockdale County Fire Rescue Department for review and approval:
 - a. The complete Nationally Recognized Testing Laboratory (NRTL) product and test report based on the following UL standards:
 - i. UL 1741: Inverters, Converters, Controllers and Interconnection System Equipment for Use with Distributed Energy Resources

- ii. UL 1973: Batteries for Use in Light Electric Rail (LER) Applications and Stationary Applications
 - iii. UL 9540: Energy Storage Systems and Equipment
- b. Full-scale testing report based on UL 9540A (Test Method for Evaluating Thermal Runaway Fire Propagation in Battery Energy Storage Systems) test method, consistent with the UL 9540A test method test report recording requirements.
 - c. Hazard Mitigation Analysis (HMA) report, including a fire suppression plan, and the recommended mitigation measures prepared by a State of Georgia Registered Architect or Professional Engineer.
 - d. A description of the battery technology/chemistry, modes of operation, incorporated safety systems and activation sequences.
 - e. Manufacturer/product specific documents such as installation & operational manuals, Safety Data Sheets (SDS), emergency management/response plan, etc.
 - f. Maximum energy capacity of each unit/product listed or certified to the UL 9540 standard.
 - g. A clear notation of whether the product is listed or certified for outdoor, indoor or roof mounted installation.
 - h. A detailed description of the ESS remote monitoring capability and technology, including the remote monitoring facility, if any.
 - i. Type of application/use of the ESS/battery unit, such as grid support, building power, emergency power, Uninterruptible Power Supply (UPS), etc.
20. A decommissioning plan must be provided to the Planning & Development Director for review and approval prior to approval of the land disturbance permit.
21. The portion of the subject property, southwest of the 150' Georgia Power transmission easement and 20' communication system easement, shall remain undisturbed and in its natural state.