

A RESOLUTION TO AUTHORIZE THE DEFERRAL OF A REZONING AND FUTURE LAND USE APPLICATION TO THE PUBLIC HEARING CYCLE IN JULY 2026 AND TO REQUIRE PAYMENT OF ALL ASSOCIATED LEGAL ADVERTISEMENT COSTS; AND FOR OTHER PURPOSES.

WHEREAS, MMM Acquisitions LLC submitted applications identified as Rezoning and Future Land Use Applications REZ2025-08, FLUM2025-03, REZ2025-11, & FLUM2025-05 for property located at 2000 Irwin Bridge Rd, NW Farmer Rd, 1901 Rockbridge Rd, & 1921 Rockbridge Rd (the “Applications”); and

WHEREAS, the Applicant has formally requested a deferral of the Applications to the July regularly scheduled public hearing cycle, or first public hearing cycle of the Board of Commissioners after July 2026, whichever occurs first; and

WHEREAS, Rockdale County finds that granting a deferral is reasonable and appropriate to allow additional time for review and consideration; and

WHEREAS, any deferral requiring re-advertising of public hearings results in additional legal advertising costs to Rockdale County; and

WHEREAS, it is the policy of Rockdale County that such additional costs should be borne by the Applicant requesting the deferral;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Rockdale County, Georgia, and it is hereby resolved by authority of the same, that:

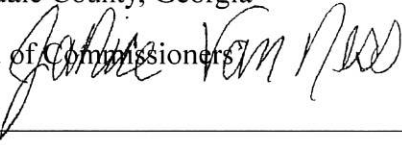
1. **Deferral Approved.** The Application is hereby deferred to the July 2026 regularly scheduled public hearings before the Planning Commission and the Board of Commissioners.
2. **Condition of Deferral – Costs.** As a condition of this deferral, the Applicant shall be responsible for and shall pay all costs associated with required legal advertisements for the rescheduled public hearings.
3. **Payment Timing.** All legal advertisement fees must be paid in full prior to the re-advertisement of the Applications. Failure to remit payment may result in the Applications not being scheduled for the July hearing cycle.

SO RESOLVED, this 14th day of April, 2026.

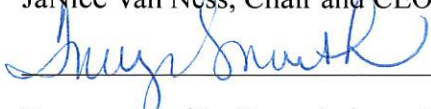
(signatures on following page)

Rockdale County, Georgia

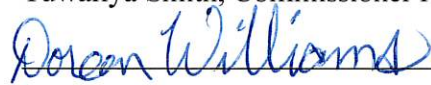
Board of Commissioners



Janice Van Ness, Chair and CEO



Tuwanya Smith, Commissioner Post I



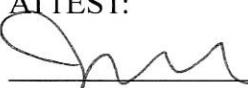
Doreen Williams, Commissioner Post II

APPROVED AS TO FORM:



M. Qader A. Baig, County Attorney

ATTEST:



Jennifer Rutledge, County Clerk

BOARD OF COMMISSIONERS

JANICE VAN NESS, CHAIR & CEO

TUWANYA C. SMITH, COMMISSIONER POST I

DR. DOREEN WILLIAMS, COMMISSIONER POST II

**DEPARTMENT OF PLANNING & DEVELOPMENT**

BRANDON WHITE, DIRECTOR

PHONE: (770) 278-7100

planningandzoning@rockdalecountyga.gov

MARCH 26, 2026**ROCKDALE COUNTY BOARD OF COMMISSIONERS MEETING****COVER SHEET****REZ2025-08 & FLUM2025-03; REZ2025-11 & FLUM2025-05****NW FARMER RD, 2000 IRWIN BRIDGE RD, 1921 & 1901 ROCKBRIDGE RD**

REQUEST:	REZ2025-08: A request by MMM Acquisitions LLC to rezone two parcels totaling 262.99-acres located at NW Farmer Road and 2000 Irwin Bridge Road NW from CRS (Collaborative Residential Subdivision) District to M-2 (General Industrial) District to permit a data center campus. FLUM2025-03: A request by MMM Acquisitions LLC to amend the Future Land Use Map Category of parcels 041001008B & 0410010004 from Low Density Residential/Agriculture to Technology Park to permit a data center campus on the site. REZ2025- 11: A request by MMM Acquisitions LLC to rezone two parcels totaling 19.16 acres located at 1921 and 1901 Rockbridge Road NW from R-1 (Single-family residential) District to M-2 (General Industrial) District to permit a data center campus. FLUM2025-05: A request by MMM Acquisitions LLC to amend the Future Land Use Map Category of parcels 041001007A & 0410010007 from Medium Density Residential to Technology Park to permit a data center campus on the site.
TAX PARCEL #:	041001008B, 0410010004, 041001007A, & 0410010007
SIZE:	282.15 acres total
APPLICANT:	MMM Acquisitions LLC
PURPOSE:	To rezone 282.15 acres from CRS/R-1 to M-2 (General Industrial) to permit the construction of a data center campus consisting of 7 buildings with a total square footage of +/- 2,961,000 SF and to amend the Future Land Use Map category of the subject properties from Low Density Residential/Agriculture and Medium Density Residential to Technology Park to permit the construction of a data center campus of approximately 282.15 acres

Project Summary

The applicant is requesting a rezoning for 282.15 acres parcel from Collaborative Residential Subdivision (CRS) and Single-Family Residential (R-1) to General Industrial (M-2) to permit the construction of a data center campus consisting of seven (7) buildings on this site. The intent is to develop the site into a state-of-the-art data center campus with 2.9 million square feet of total

building area at full buildout. Development is anticipated to proceed in construction phases with completion expected by the year 2033. Additionally, the applicant is requesting to amend the Future Land Use Map from a combination of Low-Density Residential/Agriculture and Medium-Density Residential to Technology Park.

Moreover, the applicant submitted a lot combination plat to consolidate Parcels 041001008 B, 0410010004, 1410020007, and 141001007A into a single parcel. The plat was reviewed by all appropriate departments, and if the rezoning and FLUM are approved by the Rockdale County Board of Commissioners on April 14th, the Planning Commission Chair shall sign off on the combination plat within thirty (30) days.

Staff Recommendation

Approve applicants request to defer application to July Planning Commission meeting.

Planning Commission Recommendation

On Thursday, March 12, 2026, the Rockdale County Planning Commission voted unanimously to recommend deferral.

**Board of Commissioners
Agenda Item Transmittal Form
Resolution Transmittal Form**



Type of Request:

Resolution for Deferral – Planning & Development – A RESOLUTION TO AUTHORIZE THE DEFERRAL OF A REZONING AND FUTURE LAND USE APPLICATION TO THE PUBLIC HEARING CYCLE IN JULY 2026 AND TO REQUIRE PAYMENT OF ALL ASSOCIATED LEGAL ADVERTISEMENT COSTS; AND FOR OTHER PURPOSES.

County Clerk Use Only
Resolution #:

Submission Information:

Contact Name:

Brandon White, Director

Department:

Planning & Development

Information:

Summary of Request:

A resolution for deferral of rezoning and future land use cases REZ2025-08, FLUM2025-03, REZ2025-11, & FLUM2025-05.

Notes and Comments:

The Applicant has formally requested a deferral of the Applications to the July regularly scheduled public hearing cycle.

BOARD OF COMMISSIONERS

JANICE VAN NESS, CHAIR & CEO
TUWANYA C. SMITH, COMMISSIONER POST I
DR. DOREEN WILLIAMS, COMMISSIONER POST II



DEPARTMENT OF PLANNING & DEVELOPMENT

BRANDON WHITE, DIRECTOR
PHONE: (770) 278-7100
planningandzoning@rockdalecountyga.gov

**PLANNING COMMISSION AND BOARD OF COMMISSIONERS
ROCKDALE COUNTY PLANNING STAFF REPORT**

Case Number: REZ2025-11 & FLUM2025-05; REZ2025-08 & FLUM2025-03

Address: 2000 Irwin Bridge Rd (application), NW Farmer RD, 1901 NW Rockbridge Rd, and 1921 NW Rockbridge Rd

Tax Parcel ID: 041001008B, 0410010004, 141001007, and 141001007A

Site Area: 282.15 acres

Current Zoning: CRS (Collaborative Residential Subdivision) and R-1 (Single-Family Residential)

Existing Conditions: The total area of the site is +/- 282.15 acres which consists of 262.99 acres of undeveloped land zoned CRS, and 19.16 acres zoned R-1 with a single-family residence and accessory buildings.

REZ Request: To rezone 282.15 acres from CRS/R-1 to M-2 (General Industrial) to permit the construction of a data center campus consisting of 7 buildings with a total square footage of +/- 2,961,000 SF

FLUM Request: To amend the Future Land Use Map category of the subject properties from Low Density Residential/Agriculture and Medium Density Residential to Technology Park to permit the construction of a data center campus of approximately 282.15 acres

Applicant: MMM Acquisitions LLC

Owner: Gary Phillips

Staff Recommendation: *Applicant requests deferral until July 2026 Planning Commission Meeting*

PC Hearing Date: March 12, 2026

BOC Hearing Date: March 26, 2026

EXISTING SITE CONDITIONS

The subject site consists of a total of 282.15 acres divided across four (4) tracts. The property has +/- 4,000 feet of road frontage along Farmer Road N, +/- 974 feet of road frontage along Rockbridge Road NW, and +/- 1,200 feet of road frontage along Irwin Bridge Road NW. 262.99 acres of the project site is undeveloped and forested. The remaining 19.16 acres are partially forested with a single-family residence that is proposed to be demolished.

SURROUNDING USES AND ZONINGS

The subject site is adjacent to residentially zoned properties. The following is a summary of surrounding zoning, land uses, and future land uses (Exhibit B):

Adjacent Zoning, Current Land Use, & Future Land Use			
<i>Direction</i>	<i>Zoning</i>	<i>Current Land Use</i>	<i>Future Land Use</i>
North	Mobile Home/R-1	Residential	Medium Density Residential
East	R-1	Residential/Undeveloped	Medium Density Residential
South	R-1/Conyers	Residential	Medium Density Residential/Conyers
West	R-1	GA Power/Residential	Medium Density Residential/Light Industrial

PROJECT SUMMARY

The applicant is requesting a rezoning for 282.15 acres parcel from Collaborative Residential Subdivision (CRS) and Single-Family Residential (R-1) to General Industrial (M-2) to permit the construction of a data center campus consisting of seven (7) buildings on this site. The intent is to develop the site into a state-of-the-art data center campus with 2.9 million square feet of total building area at full buildout. Development is anticipated to proceed in construction phases with completion expected by the year 2033. Additionally, the applicant is requesting to amend the Future Land Use Map from a combination of Low-Density Residential/Agriculture and Medium-Density Residential to Technology Park.

Moreover, the applicant submitted a lot combination plat to consolidate Parcels 041001008 B, 0410010004, 1410020007, and 141001007A into a single parcel. The plat was reviewed by all appropriate departments, and if the rezoning and FLUM are approved by the Rockdale County Board of Commissioners on April 14th, the Planning Commission Chair shall sign off on the combination plat within thirty (30) days.

ZONING AND DEVELOPMENT STANDARDS

The following is a summary of applicable development standards from the Rockdale Unified Development Ordinance (UDO) for a property that is zoned M-2, General Industrial (Exhibit B):

ZONING AND DEVELOPMENT STANDARDS			
Standard	Required	Proposed	Meets Standard?
Minimum Lot Size	10 acres	282.15 acres	Yes
Minimum Lot Width	200 feet	+/- 5,885 feet	Yes
Front Yard Setback			
<i>Farmer Rd NW</i>	50 feet	1,833 feet	Yes
Rear Yard Setback			
<i>Irwin Bridge NW</i>	50 feet	783 feet	Yes
Side Yard Setback			
<i>North</i>	25/50 feet	245 to 1,463 feet	Yes
<i>South</i>	25/50 feet	243 feet	Yes
Gross Density	20,000SF/Acre maximum	10,278 SF/Acre	Yes
Transitional Buffer (Adjacent to R-1)	100 feet	100 feet	Yes

Measured from East to West, the proposed site is +/- 5,885 feet wide or 1.2 miles. Measured from North to South, the proposed site is +/- 3,018 feet wide or 0.57 miles. The proposed site is 282.15 acres or 12,290,454 square feet; the seven (7) data center buildings will have a total square footage of 2,900,000 or 23.6% of the site .

EVALUATION OF THE FUTURE LAND USE REQUEST

Sec. 238-4(g)(2) Standards for review of comprehensive plan amendments

When considering an application to amend the future land use map, the Board of Commissioners, Planning Commission, and Planning & Development Department shall consider the following:

A. Whether a proposed future land use map amendment would result in a future land use classification that is more consistent with the text and policies of the comprehensive plan than the current classification of the property on the future land use map.

The applicant is requesting a future land use designation of Technology Park which is more in line with the current data center campus under construction southwest of the Rockforge site. Currently, the subject site features a future land use designation of Low Density Residential/Agriculture and Medium Density Residential, and the site is surrounded by other properties with similar future land use designations. Across the road from the subject property are two properties with a future land use designation of Light Industrial.

Additionally, the amendment to the Future Land Use Plan supports various components of the 2023 Comprehensive Plan.

1. Economic Development – Support existing and attract new businesses and industries to Rockdale County that provide a diversity of jobs requiring different skillsets at corresponding pay scales.
2. Natural Resources - Protect the County's water, air, and soil to curtail pollution, preserve the water supply, and minimize land disturbance in sensitive areas.
3. Technology Park - This category includes warehouse and distribution uses, with limited industrial operations. New developments have campus-like settings and protective covenants. Zoning conditions ensure that design of structures, landscaping, and signage are compatible with adjacent uses.

B. Whether the proposed amendment would result in a land use that is more compatible with the current and future land use of adjacent and nearby property.

The proposed amendment shall allow for the construction of a data center campus on an undeveloped parcel of 282.15 acres. The subject property is in proximity to residential uses, an existing data center campus, and light industrial uses. The data center would generate a minimal amount of vehicular traffic once the construction phase is completed.

C. Whether the proposed amendment would result in more efficient use of publicly financed community facilities and infrastructure.

The proposed data center campus will be served by public water and sewer, but the project shall have a limited impact on existing public utilities. The water and sewer usage of the proposed data center campus shall be minimal due to the limited number of employees. The use of a closed-loop cooling system allows for the circulation of coolant through a sealed loop, which captures heat directly from the server components. The process involves several stages: heat absorption, heat transfer, heat rejection, and coolant recirculation. This system minimizes water usage and energy consumption, making it an efficient and suitable choice for data center thermal management. The proposed project shall have a minimal impact on transportation facilities due to the limited number of staff members required by data centers. The development

will have no impact on the Rockdale County school system.

D. The extent to which the proposed amendment would increase adverse impacts on the natural environment, especially water quality, green space preservation and air quality.

The proposed development shall have a limited impact on the natural environment since the data center campus encompasses only 23.6% of the entire 282-acre site. Additionally, the proposed development shall have a very limited impact on the existing floodplains, wetlands, and streams located on the site since these areas will not be impacted by the construction of the data centers, and the streams will only have two road crossings. A large portion of the existing woodlands on the site will be preserved since only the sites of the data centers, and the Georgia Power substations will be cleared and graded. Additionally, the areas of exposed bedrock limit the buildable area of the site.

E. Whether the proposed amendment would reduce dependence on the automobile

The proposed data center campus development shall slightly increase dependence on the automobile since Rockdale County does not have a mass transit system.

F. The extent to which the proposed amendment would increase adverse impacts on historic or cultural resources.

There are no known historic or cultural resources in the vicinity of this property; therefore, no adverse impacts are anticipated.

G. If an amendment affected only a single parcel, whether it should be made part of an area-wide review of future land use that includes review of future land use for the subject parcel and other surrounding property.

The proposed Future Land Use Map amendment affects only the site of the proposed data center campus. The surrounding Future Land Use designations include Medium Density Residential and Light Industrial with a growing interest in constructing additional technology related uses in the surrounding area. The increased interest in locating technology related uses in the surrounding area is due to the availability of high voltage power.

H. The degree to which the proposed amendment would have adverse impacts on land in adjacent municipalities and local governments.

The southeast corner of the proposed data center campus abuts the City of Conyers, and the 125-foot natural buffer and noise controls proposed by the applicant should mitigate the negative impacts of the proposed data center campus. Additionally, a Pre-Review for Development of Regional Impact was completed by the Atlanta Regional Commission (ARC) and the Georgia Regional Transportation Authority (GRTA) with no detrimental impacts to transportation network and traffic in Rockdale County with no further action required.

I. Whether the proposed amendment would result in any negative impacts on the public water supply and wastewater collection and treatment systems or would conflict with adopted long-term water and sewer plans.

If all land development and stormwater infrastructure are designed and permitted in accordance with the code requirements, the proposed amendment will have a negligible effect on the public water supply, wastewater collection and/or treatment systems.

EVALUATION OF THE REZONING REQUEST

Sec. 238-4(g)(1) - Standards governing the exercise of zoning power

In reviewing the application of a proposed amendment to the official zoning map, the board of commissioners, the planning commission and the department shall consider the following standards:

A. Whether a proposed rezoning will permit a use that is suitable, in view of the use and development of adjacent and nearby property?

The applicant is requesting a zoning designation of General Industrial (M-2) which is more in line with the current data center campus (DC Blox) under construction southwest of the Rockforge site. Currently, the subject site features a zoning designation of CRS (Collaborative Residential Subdivision) and R-1 (Single-Family Residential), and the site is surrounded by other properties with similar zoning designations. Across the Irwin Bridge from the subject property are two properties with a future land use designation of Light Industrial.

B. Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property?

Currently, the residential properties are exposed to other land uses with no landscaping improvements, another data center campus that has not preserved any existing trees, and additional residential uses. By allowing the rezoning for the construction of data center campus, a large portion of the property shall be consistent with existing and proposed uses adjacent to the site along with the preservation of existing woodlands, enhanced landscaping, and wider transitional buffers than other surrounding uses.

C. Whether the property to be affected by a proposed rezoning has a reasonable economic use as currently zoned?

The property would likely have a greater economic use if rezoned to M-2 (General Industrial). The site is currently zoned CRS (Collaborative Residential Subdivision) and R-1 (Single-Family Residential), but no development has been attempted on this site due to the areas of exposed bedrock and existing stream buffers which limit the buildable area of the site.

D. Whether the zoning proposal results in a use which will or could cause excessive or burdensome use of existing streets, transportation, facilities, utilities, or schools?

If the proposed data center campus meets the current M-2 zoning requirements, the rezoning would have a minimal impact on public facilities once the construction phase has completed. The water and sewer usage of the proposed data center campus shall be minimal due to the limited number of employees. The use of a closed-loop cooling system allows for the circulation of coolant through a sealed loop, which captures heat directly from the server components. The process involves several stages: heat absorption, heat transfer, heat rejection, and coolant recirculation. This system minimizes water usage and energy consumption, making it an efficient and suitable choice for data center thermal management. The proposed project shall have a minimal impact on transportation facilities due to the limited number of staff members required by data centers. The development will have no impact on the Rockdale County school system. Additionally, the proposed data center campus shall be subject to conditions based on data center best management practices and regulatory guidance from the Association of County Commissioners of Georgia (ACCG) and other jurisdictions.

E. Whether the proposed zoning is in conformity with the policy and intent of the Comprehensive Land Use Plan?

The applicant is requesting a future land use designation of Technology Park which is more in line with the current data center campus under construction southwest of the Rockforge site. Currently, the subject site features a future land use designation of Low Density Residential/Agriculture and Medium Density Residential, and the site is surrounded by other properties with similar future land use designations. Across the road from the subject property are two properties with a future land use designation of Light Industrial.

Additionally, the amendment to the Future Land Use Plan supports various components of the 2023 Comprehensive Plan.

1. Economic Development – Support existing and attract new businesses and industries to Rockdale County that provide a diversity of jobs requiring different skillsets at corresponding pay scales.
2. Natural Resources - Protect the County's water, air, and soil to curtail pollution, preserve the water supply, and minimize land disturbance in sensitive areas.
3. Technology Park - This category includes warehouse and distribution uses, with limited industrial operations. New developments have campus-like settings and protective covenants. Zoning conditions ensure that design of structures, landscaping, and signage are compatible with adjacent uses.

F. Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval, or disapproval of the zoning proposal?

The area has been transitioning from residential to industrial land uses over the past decades and toward technology related uses more recently. The proposed rezoning of the property from CSR/R-1 to M-2 would serve as a key transitional property between the industrial/technological related uses to the southwest of the subject site and the residential uses to the north and east. Additionally, the proposed data center campus supports existing businesses, attracts new businesses, and expands the industrial base of Rockdale County by providing a diversity of jobs requiring different skillsets at corresponding pay scales. Additionally, the proposed data center campus shall expand the property tax base of Rockdale County.

G. Whether, and the extent to which, the proposed amendment would result in significant adverse impacts on the natural environment.

The proposed development shall have a limited impact on the natural environment since the data center campus encompasses only 23.6% of the entire 282-acre site. Additionally, the proposed development shall have a very limited impact on the existing floodplains, wetlands, and streams located on the site since these areas will not be impacted by the construction of the data centers, and the streams will only have two road crossings. A large portion of the existing woodlands on the site will be preserved since only the sites of the data centers, and the Georgia Power substations will be cleared and graded. Additionally, the areas of exposed bedrock limit the buildable area of the site.

PLANNING AND DEVELOPMENT STAFF RECOMMENDATIONS

Upon review, the application provides insufficient details for staff to fully evaluate the request to Rezone and amend the FLUM. Given that this hyperscale type of data center is an *emerging* development type that has generated significant community interest, the proposal remains short on details. For example, the applicant states that the project will “proceed in phased construction, with completion expected by the year 2033.” A phasing plan has not been provided. The proposal contains no mention of any anticipated users of this facility or documentation of the anticipated *demand*. Moreover, the application does not sufficiently address energy consumption. Elevations have not been provided to illustrate the design of the proposed buildings.”

If the Board of Commissioners votes to approve the applicant’s request to amend the Future Land Use Map from Low Density Residential/Agriculture and Medium Density Residential to Technology Park, the Department of Planning and Development request that the project meets the conditions found under the Rezoning Case.

If the Board of Commissioners votes to approve the applicant’s request to rezone the subject properties from CRS (Collaborative Residential Subdivision) and R-1 (Single-Family Residential) to M-2 (General Industrial), the Department of Planning and Development request that the project meets the following conditions:

1. The project shall be subject to all applicable standards of the *Unified Development Ordinance* for the Heavy Industrial (M-2) Zoning District along with supplemental standards and other development standards, in effect at the time of submittal.
2. The subject property shall be developed in general conformance with the approved conceptual plan entitled, *Hyperscale Concept Site Plan*, dated 09/02/2025. Any subsequent drawings or plans for preliminary plat, land disturbance permit, or building permit showing that any structure has moved over twenty-five (25) 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. No elevations or architectural renderings were provided with this submittal. Buildings shall be of a brick, stacked stone and/or glass finish on all sides. Final building elevations shall be submitted for review by the Director of Planning and Development prior to land disturbance permit approval.
4. To mitigate any adverse impacts, the development shall provide a 125-foot-wide or greater natural undisturbed buffer adjacent to all residentially zoned properties and along all public roadways. Buffers shall be enhanced where sparsely vegetated and shall be subject to the review and approval of the Director of Planning and Development.
5. 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.
6. Monument signs shall be limited to one monument sign per entrance that is subject to review and approval by the Planning and Development Department. The sign shall include a minimum two-foot-high brick or stacked stone base, complementing the building's architectural treatment. The masonry base shall extend the full width of the sign cabinet, fully recessed, and surrounded by the same materials. Ground signs are only allowed during the construction phase and are limited to eight (8) feet in height with a maximum area of 32 square feet.
 7. 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.
 8. All construction-related trailers shall be approved by the Planning and Development Department.
 9. All utilities shall be placed underground.
 10. Natural vegetation shall remain on the property until the issuance of a land disturbance permit.
 11. The applicant shall submit a water consumption plan that outlines water usage needs of the data center, cooling needs, and any strategies to reduce or mitigate excessive water usage. The plan shall demonstrate that the water usage shall not significantly strain Rockdale County's water supply and wastewater system.
 12. Generator Standards:
 - a) Generators cannot be operated except for testing and during emergencies.
 - b) Generators should be located, screened, and designed to minimize noise impacts on adjacent properties including the following:
 - 1) Separate and shield generators from adjacent residentially zoned properties or residential uses within 1,000 feet of the principal buildings.
 - 2) Generators shall be enclosed and screened through the use of opaque masonry or other approved sound minimizing materials compatible with each building's architectural design.
 - 3) 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.
 - d) Low emissions Tier 4 certified natural gas generators shall be utilized. All other options must be approved by the Department of Fire Rescue and the Planning & Development Department.
 13. The maximum permitted structure height is 85 feet including mechanical equipment. The only exception is for Elevator shafts and other elevator equipment.
 14. All ground level and roof top Mechanical Equipment must be screened from view. All Mechanical Equipment attached to or mounted on the building façade must be partially or fully

visually screened from view at the ground level from all existing and planned public roads and adjoining parcels using mesh, lattice, cladding, or grillwork or a combination of these methods, or similar methods so as to ensure that the Mechanical Equipment is partially or fully screened to the maximum extent that permits necessary ventilation for any equipment.

15. 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 55 dB and 85 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.
 - 1) 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.
 - 2) 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.
 - 3) To considered an emergency, the development loses primary power due to factors beyond the facility operators control.

16. 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.

17. Stormwater Management.

- a. Purpose and Intent. The purpose of this section is to ensure that data center 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).
 - 1) Each use in the TD shall prepare and maintain a Stormwater Pollution Prevention Plan (SWPPP) in accordance with Georgia Environmental Protection Division (EPD) requirements.
 - 2) 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.
 - 3) The SWPPP shall be kept on site and made available to County inspectors upon request.
 - 4) The owner/operator shall update the SWPPP when site conditions or operations change.
- d. Water Quality and Quantity Control.
 - 1) 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.
 - 2) Post-development peak discharge rates for the 2-, 10-, and 25-year storm events shall not exceed pre-development rates.
 - 3) 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.
 - 1) 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.
 - 2) 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.
 - 1) Cooling tower blowdown, condenser water, and HVAC condensate shall not be discharged to the storm drain system unless treated and permitted by appropriate authorities.

- 2) Discharges from cooling systems shall be directed to sanitary sewer systems or permitted recycling systems where feasible.
- 3) All cooling and mechanical systems must be included in the site SWPPP.

g. Fuel and Oil Containment.

- 1) 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.
- 2) Containment structures shall be roofed or otherwise protected from stormwater intrusion and equipped with spill prevention and response controls.
- 3) A Spill Prevention and Response Plan shall be maintained on site.

h. Operation and Maintenance (O&M).

- 1) 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.
- 2) O&M agreements shall specify inspection frequency, maintenance responsibilities, and County inspection access.
- 3) 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.

- 1) The operator shall conduct and document quarterly visual inspections of stormwater outfalls for evidence of illicit discharges or spills.
- 2) The County may require annual certification by a qualified professional that all stormwater facilities are functioning as designed.
- 3) Records shall be retained for a minimum of five (5) years and made available upon request.

j. Illicit Discharges and Enforcement.

- 1) Any discharge of non-stormwater pollutants to the County storm drain system is prohibited.
- 2) 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.
- 3) The County may suspend site operations when uncontrolled discharges pose an immediate threat to public health or water quality.

k. Emergency Notification.

- 1) 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.
- 2) A written incident report and corrective action summary shall be submitted to the County within five (5) business days.

I. Incentives and Credits.

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.

18. 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.
19. Any blasting of bedrock must be coordinated with the Rockdale County Fire Rescue at least 30 days before the actual blasting is scheduled.
20. Landscape Requirements:
 - a. The development shall meet the landscape requirements of the updated Code.
 - 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.
21. A decommissioning plan is required that is contingent with the updated Code.

INTERNAL AND EXTERNAL AGENCY REVIEW

The applicant must meet all other UDO requirements related to infrastructure improvements. Internal and External agency comments are attached and provided below.

Transportation Review: **No issues recorded.**

Water/Sewer Review: **No issues recorded.**

Fire Review: **No issues recorded.**

Stormwater/E&SC Review: Based on the submitted rezoning documents, there are existing State Waters, FEMA, Wetlands, and Rockdale County Future flood plain requirements that must be adhered to by Federal, State and County ordinances. Tree protection must be adhered to as it relates to the Stormwater Management Department for Land Disturbance Permitting. ARTICLE IV – STREAM BUFFER PROTECTION Sec. 310 – 103 Land development stream buffer requirements. (a) All land development activity, including subdivisions of land and platting activities governed by chapter 302 of the UDO, shall meet the following buffer and setback requirements unless otherwise exempted in this article: (1) An undisturbed natural vegetative buffer shall be maintained for 50 feet, measured horizontally, on both banks (as applicable) of the stream as measured from the top of the stream bank. (2) An additional setback shall be maintained for 25 feet, measured horizontally, beyond the undisturbed natural vegetative buffer, in which all impervious cover shall all impervious cover shall be prohibited. Grading, filling and earthmoving shall be minimized within the setback. (3) No septic tanks or septic tank drain fields shall be permitted within the buffer or the setback. (b) Any land development activity within a buffer

established here under or any impervious cover within a setback established here under is prohibited unless a variance is granted pursuant to section 310 - 105.

CHAPTER 324 – ENVIRONMENTAL PLANNING CRITERIA Sec. 324 - 2 . - Protection of wetlands. (a) Purpose and intent. Pursuant to O.C.G.A. 12 - 2 - 8 and the DNR , environmental protection division's Rules for Environmental Planning Criteria chapter 391-3-16 , this section establishes regulations to promote the wise use of wetlands and protect them from alterations that will significantly affect or reduce their primary functions for water quality , flood plain and erosion control, groundwater recharge, aesthetic natural areas and wildlife habitat areas. (b) Wetlands development permit requirements. No activity or use, except those identified in subsection (c), shall be allowed in the wetlands without issuance of a local development permit. Local permits will be issued only if the proposed use is in compliance with the requirements of the underlying zoning district and this section. Furthermore, if the area of proposed development is located within 100 feet of the wetlands boundaries, as established by Figure IV-2 Comprehensive Land Use Plan, a U.S. Army Corps of Engineers delineation is required under Section 404 of the Clean Water Act. If wetlands are altered or degraded, mitigation to offset losses may be required as a condition of a Section 404 permit. Local development permits will not be issued until after any necessary Section 404 permits have been secured.

CHAPTER 328 – Buffers, landscaping, and Tree Protection Sec. 328-15. - Authority, findings, purpose and intent. (a) Authority. This article is enacted pursuant to the county's exclusive planning authority granted by the Constitution of the State of Georgia, including but not limited to Ga. Const. art. IX, § II, para. IV, and Ga. Const. art. IX, § II, para. III, as well as authority granted by the General Assembly of the State of Georgia, including but not limited to O.C.G.A. § 36-70-3 , as well as 1977 Ga. Laws, page 2817, as amended, and 1969 Ga. Laws, page 3639, as amended, and the general police powers of the county and other authority provided by federal, state and local laws applicable to this article. (b) Findings, purpose, and intent. It is the intent of this article to provide standards for landscaping and for the preservation and replacement of trees as part of the land development and building construction process in unincorporated areas of the county. The county finds that the existence of adequate tree cover and landscaping in the county directly affects the public health, safety and welfare to comprehensively address these concerns through the adoption of the regulations in this article. The purpose and intent of the board of commissioners in enacting this article are as follows: (1) To protect the health, safety and general welfare of the citizens of the county, and to implement the policies and objectives of the comprehensive plan through the enactment of a comprehensive ordinance governing tree preservation and replacement in the county. (2) To require landscaping and the preservation and replacement of trees in certain areas within the county in order to ensure the continued health of its citizens through improved air and water quality. (3) To provide developers and others active in the county with the appropriate guidance to better ensure proper tree preservation and replacement in the course of the land development process in the county. (4) To preserve property values in the county by maintaining a safe, aesthetically pleasing environment. (5) To reduce flooding of county rivers and streams by planting trees and other vegetation so as to aid in slowing the rate of stormwater runoff. (6) To reduce soil erosion in the county by planting trees and other vegetation so as to aid in prevention of soil loss through stormwater runoff and flooding and to promote stormwater infiltration. (7) To reduce noise and glare on adjacent properties from properties that

has been extensively developed. (8) To conserve energy by cooling surrounding air temperatures through the existence of adequate shade trees. (9) To provide improved atmospheric quality by reducing airborne particulates and carbon monoxide and by increasing oxygen through adequate tree cover. (10) To promote the saving of trees in nodes throughout a development, rather than as individual trees scattered over a development or around the periphery of a development. (11) To prevent clear-cutting and mass grading of land that results in the loss of mature trees, and to ensure appropriate replanting when tree loss does occur.

Sec. 328-25. - Requirements for other developments.

- (a) Each new development not covered by [section 328-24](#) shall prepare a landscape and tree protection and replacement plan showing compliance with this section.
- (b) The tree protection and replacement plan must, at a minimum, protect or plant 15 units per acre of trees on the land being developed. The tree density calculations shall not utilize trees within required buffers in determining for the overall density factor, existing density factor, or replacement density factor. All new development with eight (8) or more parking spaces or expanded development that results in eight (8) or more parking spaces, shall provide interior landscaping.
- (c) Rockdale County has given priority to the retention and placement of trees in frontage planting strips and parking lot planting islands. Trees retained or placed in these areas may be used to meet the tree density factor for a project. However, if the tree density factor is met with trees saved or planted in other areas, the tree location guidelines outlined below must still be performed with additional tree plantings.
- (d) *Required landscape strips and re-vegetated buffers.* Landscape strips shall meet the minimum depth requirements as indicated in the following table. Trees may be planted in groups rather than in a single line. Adjoining residential zoning districts, evergreen trees shall be saved or planted in such density or spacing as to provide an eight-foot tall visual barrier within two years of planting. Required landscaping strips shall not be encroached upon by parking space, driveway surfaces or storm water detention facilities except when complying with requirements below. Driveway crossings may traverse such strip as near to a perpendicular alignment as practical.
Signs may be located in the required landscape strip.

CHAPTER 320 – FLOOD DAMAGE PREVENTION Sec. 320-1. - Introduction.

- (a) It is hereby determined that: (1) The flood hazard areas of Rockdale County, GA are subject to periodic inundation which may result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood relief and protection, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare. (2) Flood hazard areas can serve important stormwater management, water quality, streambank protection, stream corridor protection, wetland preservation and ecological purposes when permanently protected as undisturbed or minimally disturbed areas. (3) Effective floodplain management and flood hazard protection activities can: a. Protect human life and health, b. Minimize damage to private property, c. Minimize damage to public facilities and infrastructure such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in floodplains, and d. Minimize expenditure of public money for costly flood control projects associated with flooding and

generally undertaken at the expense of the general public.

- (b) Article IX, Section II of the Constitution of the State of Georgia and Section 36-1-20(a) of the Official Code of Georgia Annotated have delegated the responsibility to local governmental units to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry. Therefore, Rockdale County, GA, does ordain this chapter and establishes this set of floodplain management and flood hazard reduction provisions for the purpose of regulating the use of flood hazard areas. It is determined that the regulation of flood hazard areas and the prevention of flood damage are in the public interest and will minimize threats to public health minimize threats to public health and safety, as well as to private and public property.

Exhibit A – Location Map

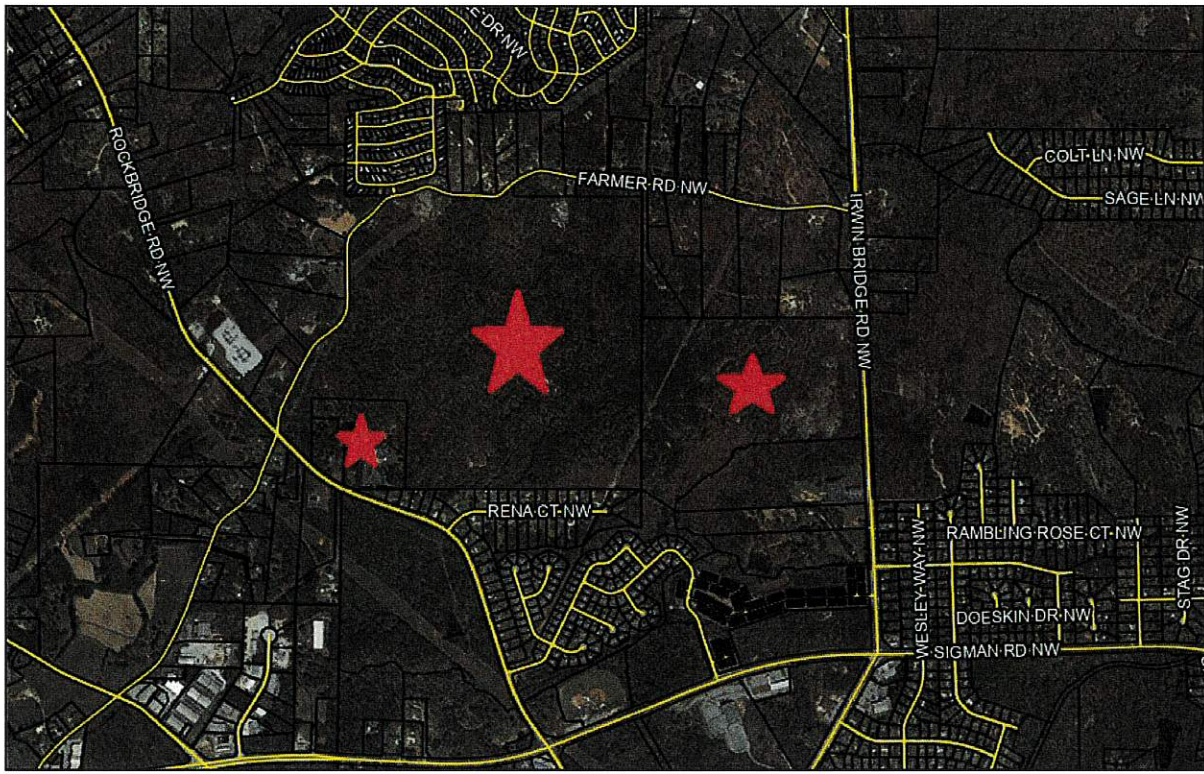


Exhibit B - Zoning

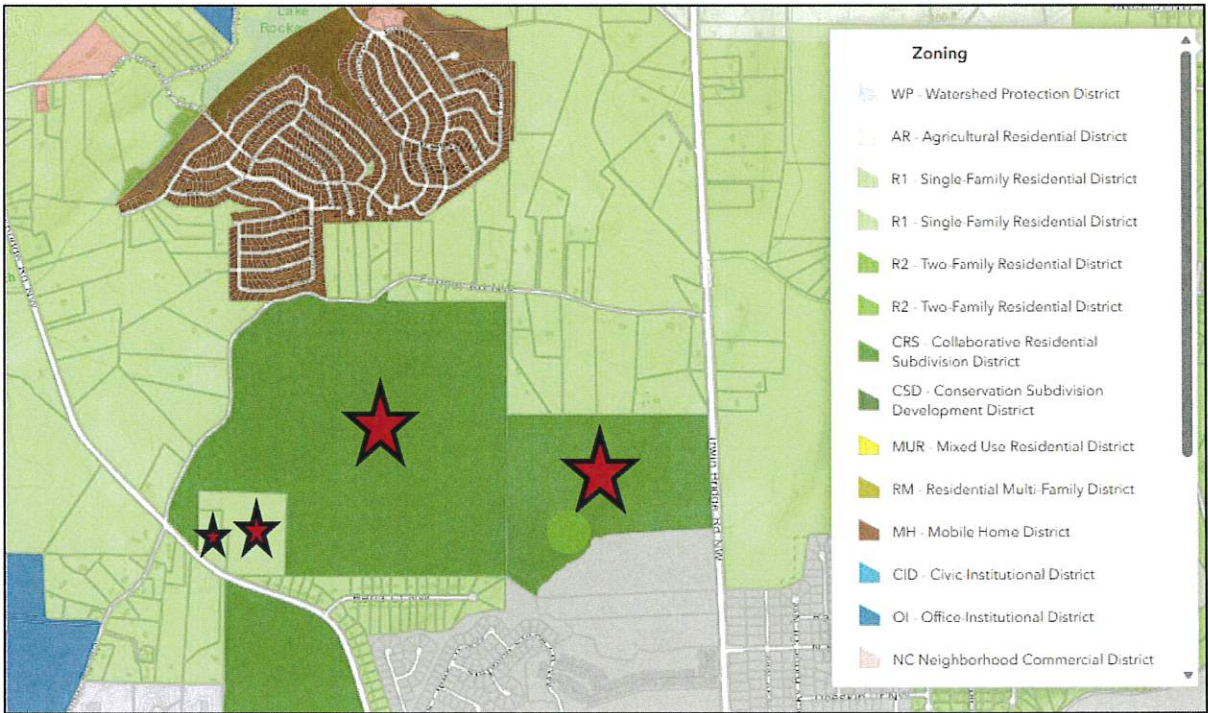
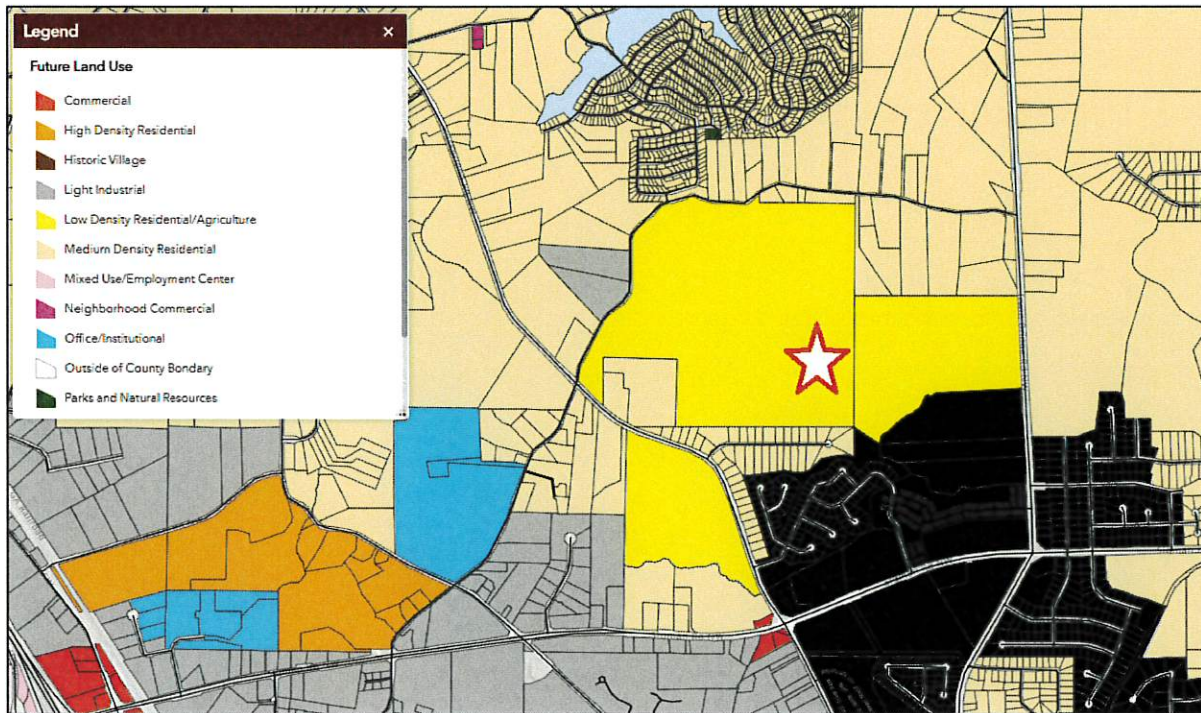
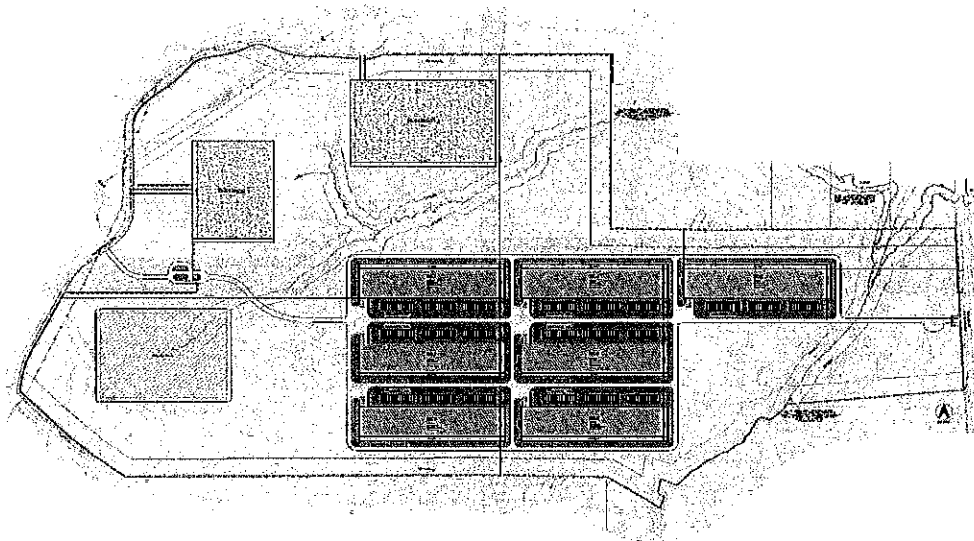


Exhibit C - Future Land Use



ROCKDALE COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT

Exhibit D - Site Plan



**Hyperscale
Concept Site Plan**

Summary

Total Site Area: 282.2 ac
Total Building Area: 7,247,200 sq ft
Population: 30 ac
Global Power: 654 MW
Total Power: 472 MW

Year	2020	2025	2030	2035	2040	2045	2050	2055	2060	2065	2070	2075	2080	2085	2090	2095	2100
2020	211,300	2	431,000	72	87												
2025	211,300	2	431,000	72	87												
2030	211,300	2	431,000	72	87												
2035	211,300	2	431,000	72	87												
2040	211,300	2	431,000	72	87												
2045	211,300	2	431,000	72	87												
2050	211,300	2	431,000	72	87												
2055	211,300	2	431,000	72	87												
2060	211,300	2	431,000	72	87												
2065	211,300	2	431,000	72	87												
2070	211,300	2	431,000	72	87												
2075	211,300	2	431,000	72	87												
2080	211,300	2	431,000	72	87												
2085	211,300	2	431,000	72	87												
2090	211,300	2	431,000	72	87												
2095	211,300	2	431,000	72	87												
2100	211,300	2	431,000	72	87												