

Rockdale County Board of Commissioners Data Center Town Hall

May 12, 2026

IS THERE A DATA CENTER MORATORIUM?

- On May 12, 2026, this moratorium was extended until September 8, 2026, to allow more time for public input and ordinance revisions.

What “By-Right” Means

By-right development shifts the question from ‘Should this use occur?’ to ‘Does this project comply with adopted standards?’

The zoning ordinance already permits the use

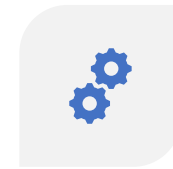
No rezoning is required

Preliminary Plat is submitted to Planning Commission for approval

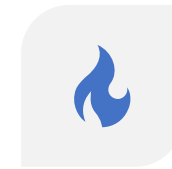
By-Right Does NOT Mean Unregulated



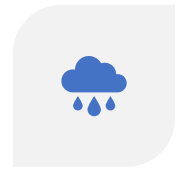
SITE PLAN REVIEW



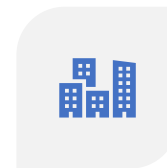
ENGINEERING
REVIEW



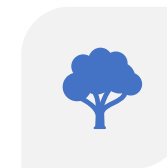
FIRE REVIEW



STORMWATER
REVIEW



BUILDING
PERMITTING



ENVIRONMENTAL
COMPLIANCE

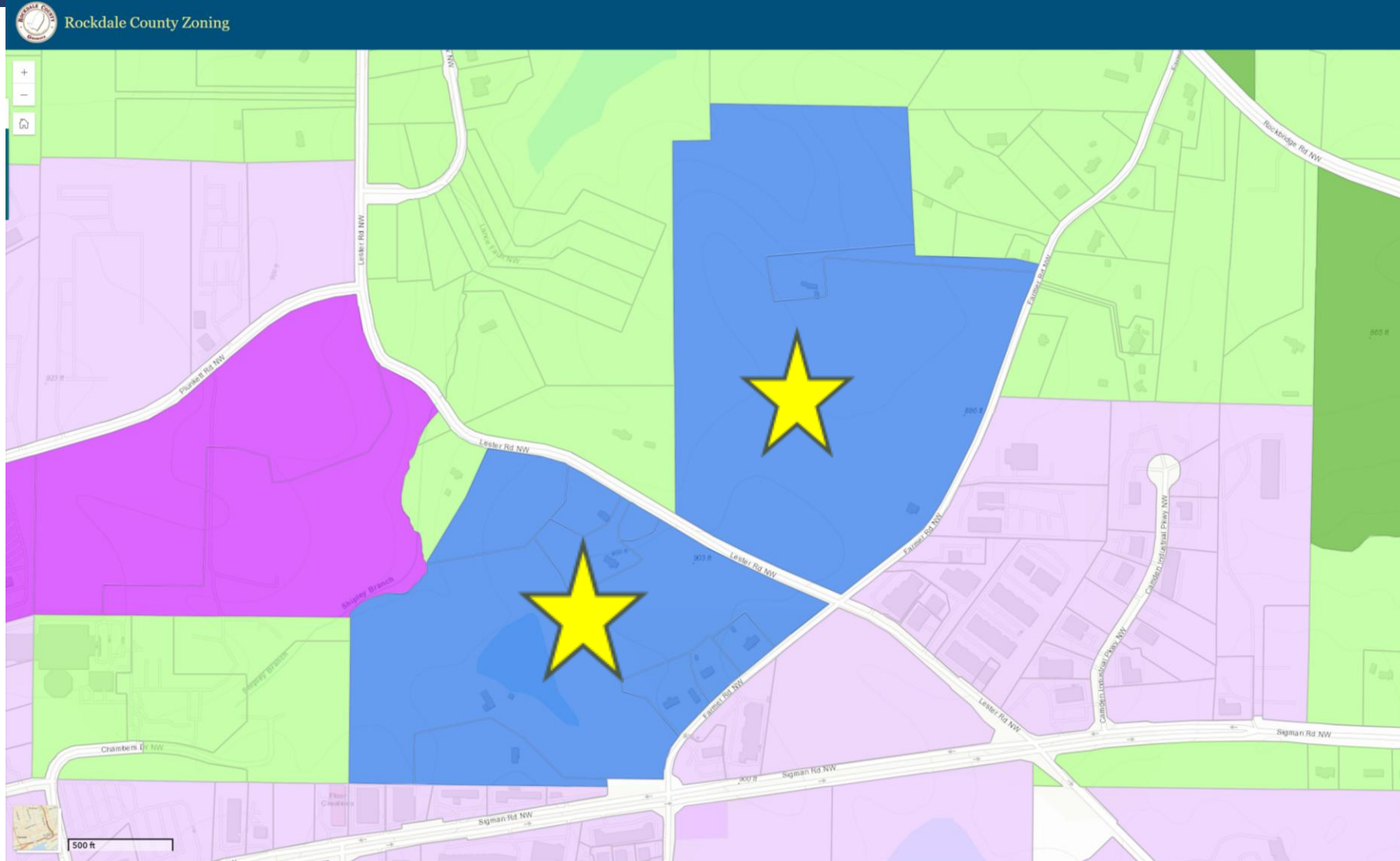


UTILITY
COORDINATION

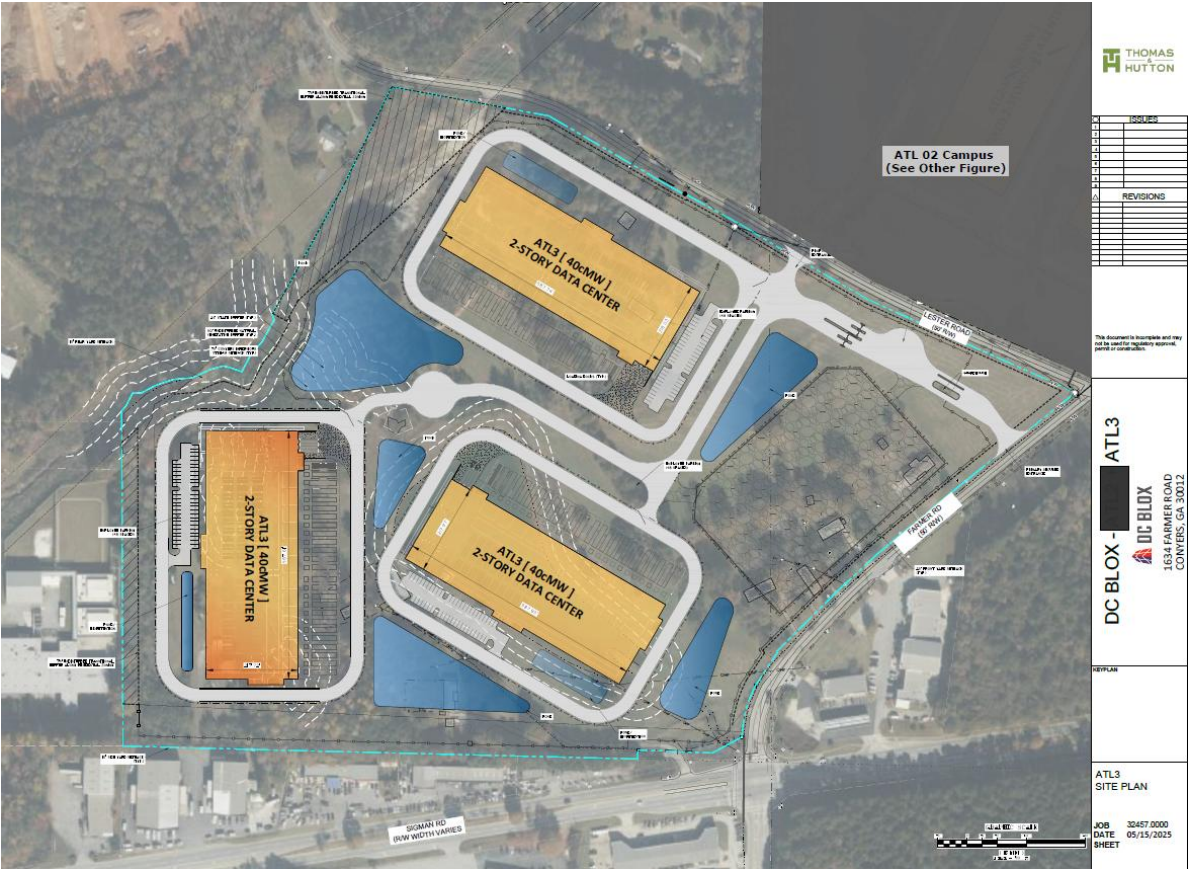
CURRENT AND PROPOSED DATA CENTERS

- Rockdale County has one approved data center campus, known as DC Blox, located on Farmer Road. The approved campus is planned to include seven buildings.
- The other proposed data center campus at Farmer Rd and Irwin Bridge Road NW has been deferred until after adoption of the updated Unified Development Ordinance, which will provide clearer standards for future review.

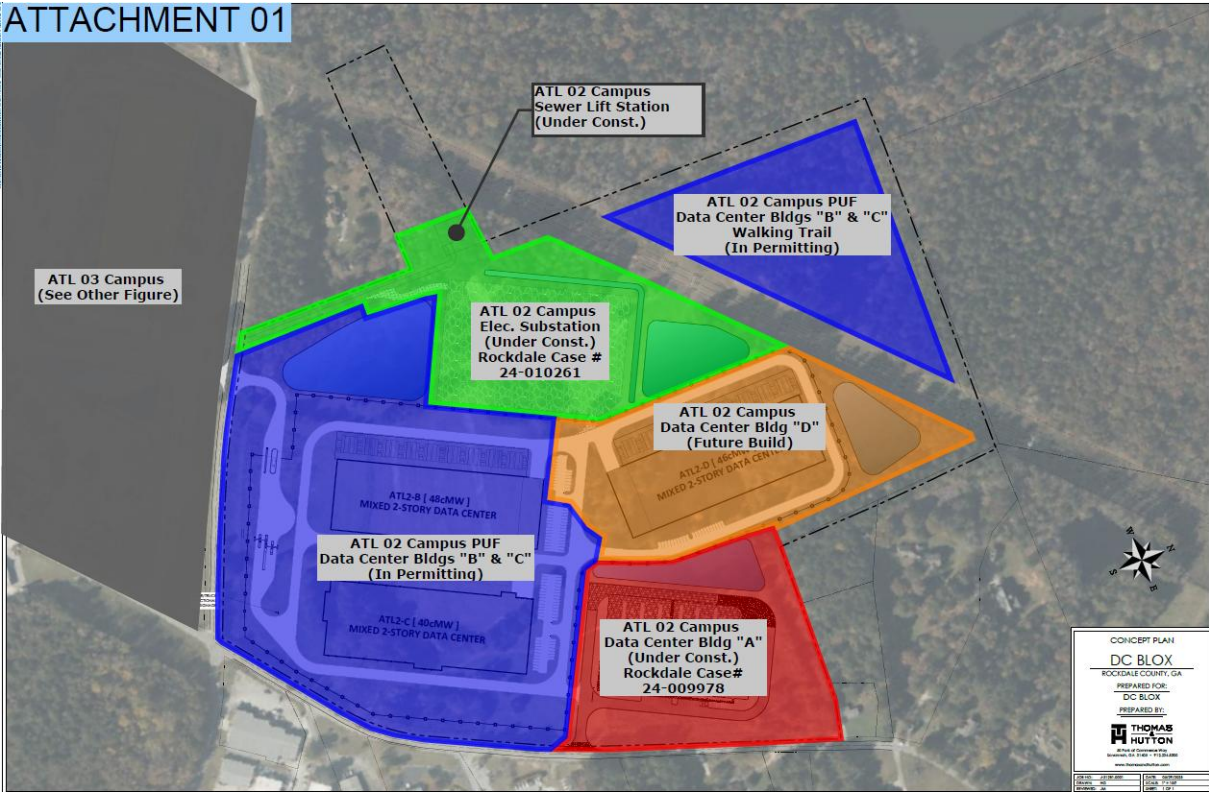
DC BLOX CAMPUS UPDATE



DC BLOX CAMPUS UPDATE



ATTACHMENT 01



DC BLOX CAMPUS UPDATE



DC BLOX CAMPUS UPDATE



ROCKDALE COUNTY LAND DISTURBANCE PERMIT (LDP) PROCESS OVERVIEW



STORMWATER
MANAGEMENT

Purpose

- The Land Disturbance Permit (LDP) process ensures that development activities comply with local, state, and federal regulations related to erosion control, stormwater management, floodplain protection, tree protection, and infrastructure standards before land disturbance begins.
- **Process Overview:**
 - Application Submittal – Applicant submits civil plans, erosion & sedimentation control plans, hydrology reports, and supporting documents through the County permitting system.
 - Administrative Review – Stormwater staff reviews application completeness, verifies certifications, tax clearance, and required documentation.

ROCKDALE COUNTY LAND DISTURBANCE PERMIT (LDP) PROCESS OVERVIEW



STORMWATER
MANAGEMENT

- Multi-Department Technical Review – Plans are routed to applicable departments, including:
 - Stormwater Management
 - Transportation (RDOT)
 - Water Resources (RWR)
 - Fire Department
 - Planning & Development
 - Environmental Health (if applicable)

ROCKDALE COUNTY LAND DISTURBANCE PERMIT (LDP) PROCESS OVERVIEW



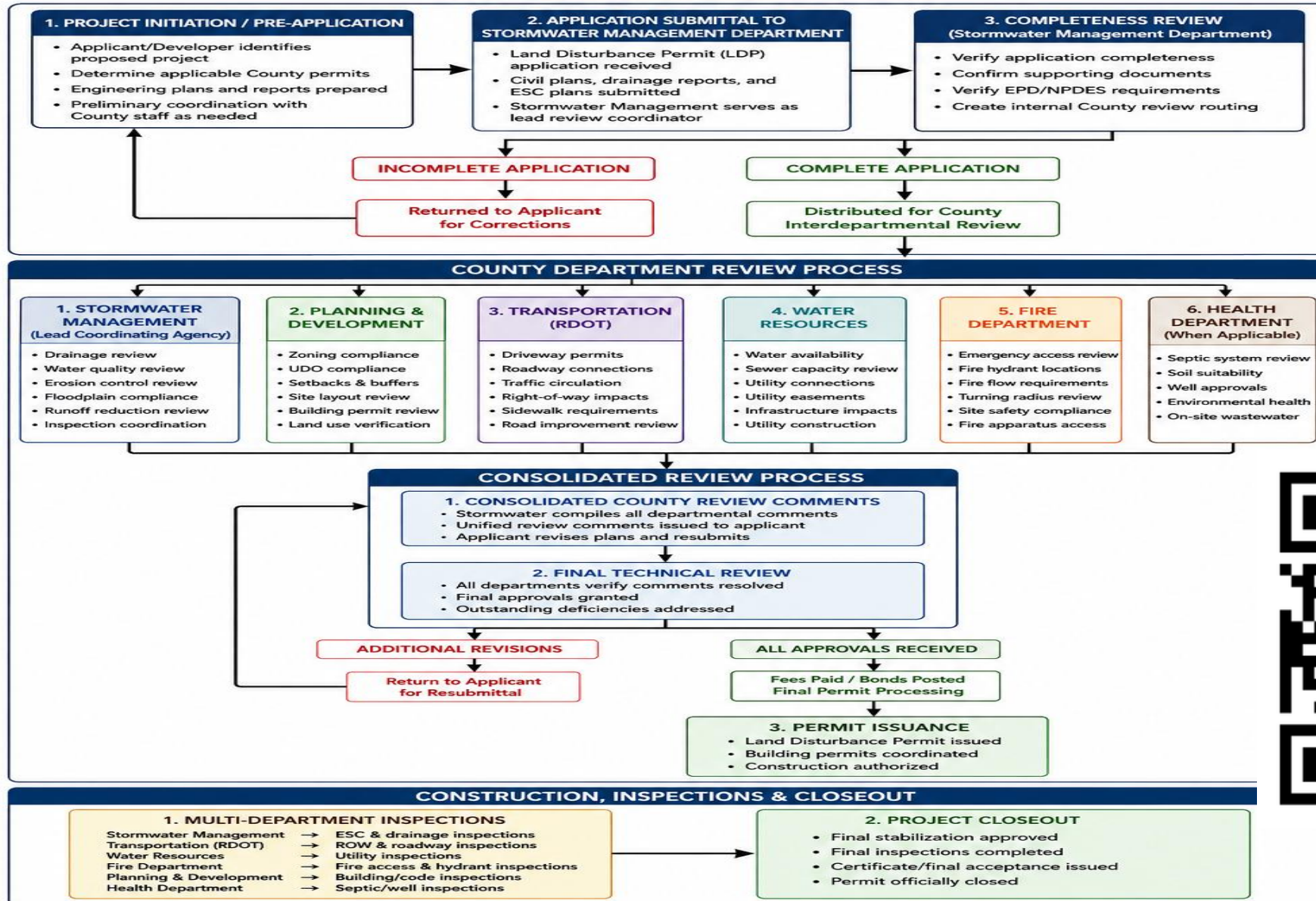
STORMWATER
MANAGEMENT

- Comment Resolution & Resubmittals – Applicant addresses review comments and resubmits revised plans until all technical requirements are satisfied.
- Permit Approval & Issuance – Upon approval and payment of fees, the Land Disturbance Permit is issued, authorizing site work to begin.
- Construction Compliance & Inspections – County inspectors monitor erosion control measures, infrastructure installation, and overall site compliance throughout construction.
- Project Closeout – Final stabilization, As-Built approvals, and Notice of Termination (NOT) are completed before permit closeout.

ROCKDALE COUNTY, GEORGIA

DEVELOPMENT & LAND DISTURBANCE PERMITTING PROCESS

INTERDEPARTMENTAL REVIEW FLOW



How are Data Centers Regulated?



- EPA (Federal): Focuses on air permits for diesel backup generators, hazardous waste management, and reviewing chemicals used in cooling, especially with new 2025-2026 policies aimed at accelerating AI data center construction. *QR Code Above*
- EPD (State/Local): Handles permits for water discharge (often treated water from cooling systems), particularly when decommissioning, and enforces local environmental standards.

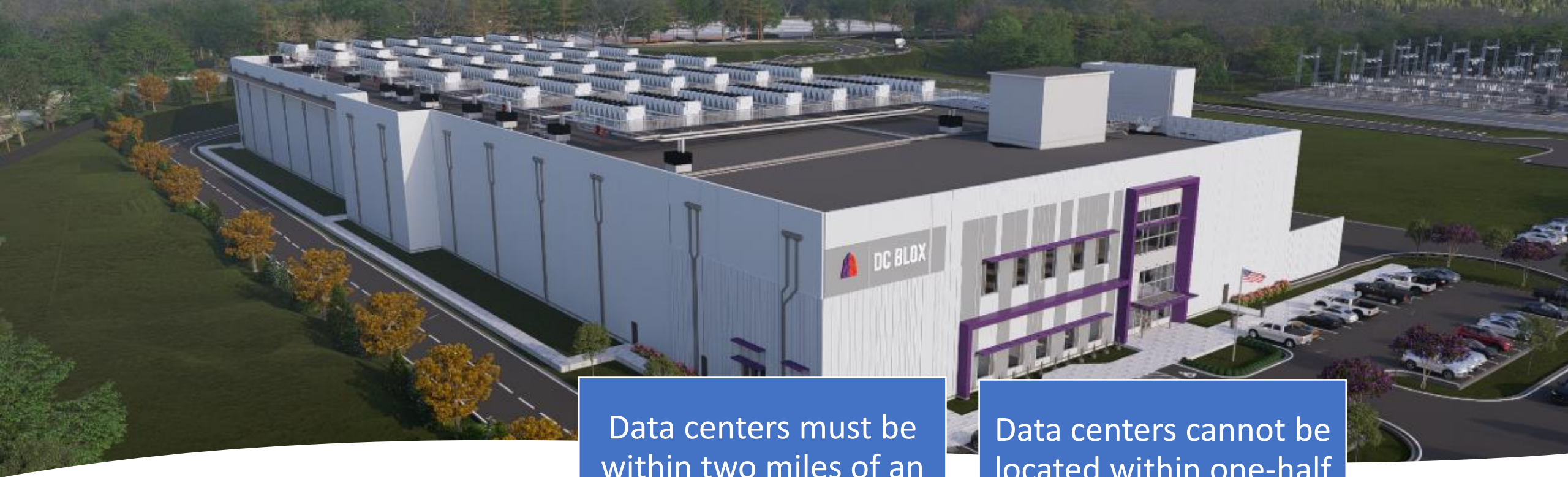
How are Data Centers Regulated?



- Public Service Commission: Regulates energy costs.

QR Code Above.

- Local/County Governments: Manage land use, zoning, noise ordinances, and water usage.
- Department of Community Affairs: Updated their Development of Regional Impact process in December of 2025 to address large data centers.



Proposed Regulations for Data Centers

Data centers must be within two miles of an I-20 interchange or right-of-way.

Data centers cannot be located within one-half mile of a high-capacity transit stop.

Data centers must meet required separation distances from certain sensitive uses.

Minimum 1,000-foot setback from:

- Public or private wells
- Bodies of water
- Medical facilities
- Childcare facilities
- Schools
- Places of assembly

Application Requirements

Application is not complete until all required materials are submitted and accepted by the County.

Applicant must submit utility coordination documentation.

Applicant must submit a utility letter of intent.

Letter must confirm preliminary coordination with utility providers.

Letter must confirm service is technically feasible, subject to final engineering review.

Proposed Buffer Requirements

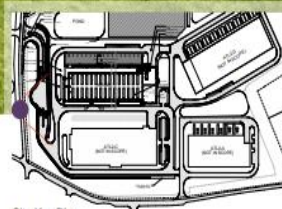
- Minimum 100-foot landscaped buffer required along all property lines.
- Buffer must include evergreen plantings.

Proposed Screening Requirements

- Ground-level mechanical equipment must be fully screened.
- Rooftop mechanical equipment must be fully screened.
- Screening must be compatible with the main building design.



Landscape buffer shown represents estimated growth projected over 10 years



Site Key Plan

PERSPECTIVE FROM LESTER ROAD WITH LANDSCAPE BUFFER

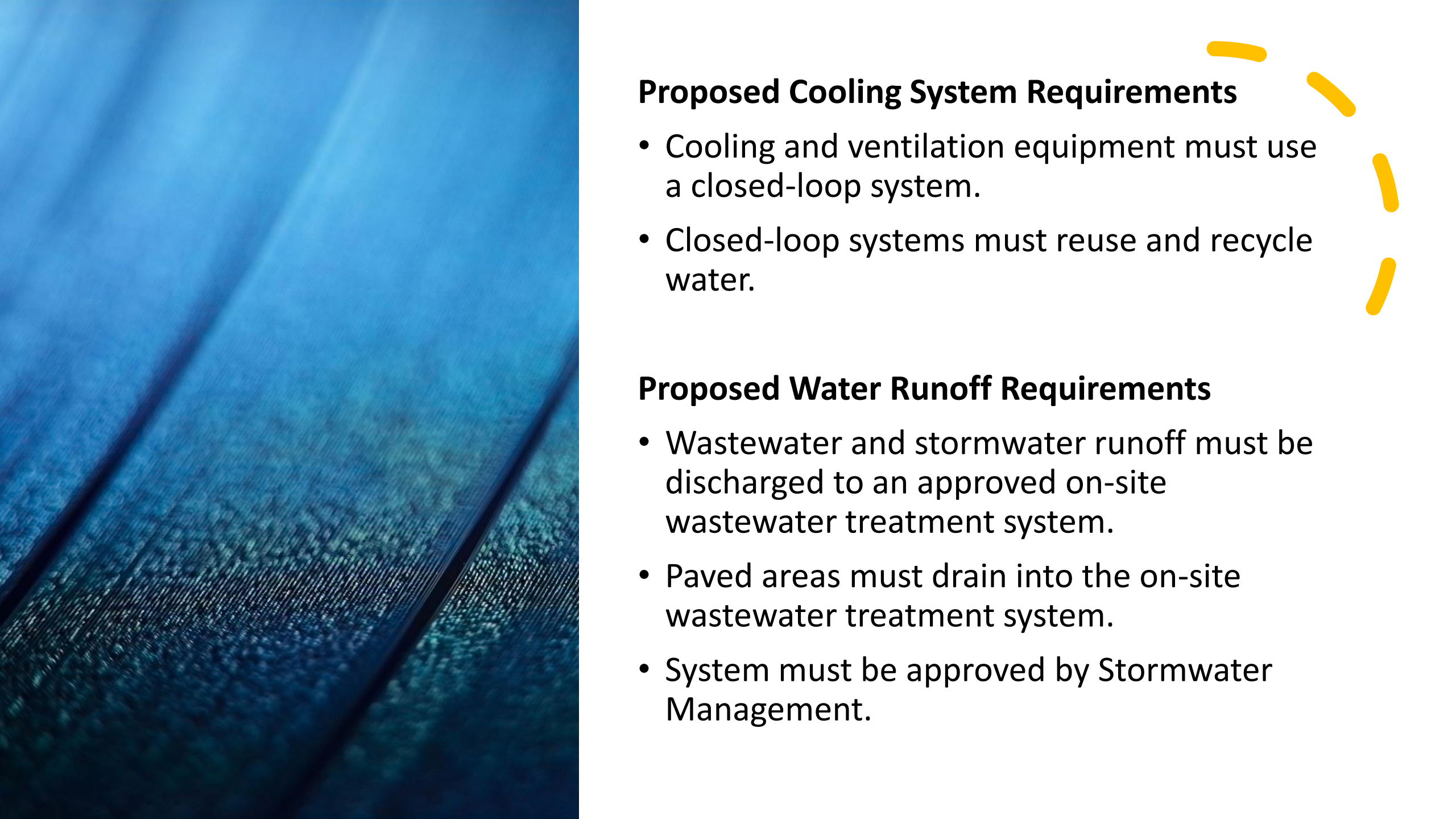
Proposed Utility Requirements

- Applicant must provide proof of electric utility coordination.
- Applicant must provide a service agreement or evidence of electric utility approval.
- Site must be within 500 feet of existing public water and sanitary sewer infrastructure.
- Utility provider must verify adequate water and sewer capacity.
- Water or sewer extensions beyond 500 feet for the sole purpose of serving the project require Board of Commissioners approval.

Proposed Lighting Requirements

- Lighting must be limited to safety and security needs.
- Lighting cannot spill over onto adjacent properties.





Proposed Cooling System Requirements

- Cooling and ventilation equipment must use a closed-loop system.
- Closed-loop systems must reuse and recycle water.

Proposed Water Runoff Requirements

- Wastewater and stormwater runoff must be discharged to an approved on-site wastewater treatment system.
- Paved areas must drain into the on-site wastewater treatment system.
- System must be approved by Stormwater Management.



Noise Requirements

- Noise Impact Assessment required for all proposed data centers.
- Noise study must evaluate noise levels 500 feet from the development.
- Study must identify existing noise levels, projected noise impacts, and mitigation measures.

Generator Requirements

- Generators must meet EPA New Source Performance Standards.
- Generators must meet at least Tier 4 emission standards.
- Generator testing log must be included in annual compliance report.
- Generator use limited to backup or emergency use, except for testing or commissioning.

Required Plans and Studies

Water Consumption and Sustainability Plan

- Must identify total water demand.
- Must include cooling water needs.
- Must evaluate drought and water scarcity.
- Must evaluate impacts on public services.
- Must include water conservation strategies.
- Must include alternative water source strategies.
- Must address low-water or water-free cooling technologies.

Energy Consumption and Sustainability Plan

- Must include estimated electrical demand before construction.
- Must include projected daily operational load.
- Must address peak electricity demand.
- Must address impacts on local power infrastructure.
- Must address new or expanded transmission line needs.
- Must include sustainable operating practices.
- Must include decommissioning and recycling of electronic infrastructure.

Transmission Line Impact Assessment

- Must identify need for new or upgraded transmission lines.
- Must identify need for new or upgraded substations.
- Must address environmental impacts.
- Must address tree removal on public land or rights-of-way.
- Proposed substations must include location and screening methods.
- Substations visible from public view must include an eight-foot wall or fence.

Required Plans and Studies cont'd

Noise Impact Assessment

Decommissioning and recycling plan

Annual compliance report

- Owner or operator must submit annual compliance report by January 1 each year.
- Report must document continued compliance with:
 - Approved plans
 - Approved assessments
 - Zoning conditions
 - Operational requirements

QUESTIONS?

