

ROCKDALE PLANNING COMMISSION MEETING

July 9, 2026, at 6:00 PM
Rockdale County Assembly Hall
901 Main St NW, Conyers, GA, 30012



AGENDA

1. **Call to Order:**
 - A. Invocation.
 - B. Pledge of Allegiance.
2. **Determination of a Quorum:**
 - A. Roll Call.
3. **Approval of the Agenda.**
4. **Approval of the Minutes:**
 - A. June 11, 2026
 - B. June 18, 2026
5. **Rules of Procedure for Public Hearings.**
6. **Unfinished Business:**

ITEM R-1:	REZ2025-08
PURPOSE:	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.
LOCATION:	NW Farmer Road and 2000 Irwin Bridge Road NW
PARCEL:	041001008B and 0410010004
SIZE:	262.99 acres
APPLICANT:	MMM Acquisitions LLC

ITEM R-2:	FLUM2025-03
PURPOSE:	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.
LOCATION:	NW Farmer Road and 2000 Irwin Bridge Road NW
PARCEL:	041001008B and 0410010004
SIZE:	262.99 acres
APPLICANT:	MMM Acquisitions LLC

ITEM R-3:	REZ2025-11
PURPOSE:	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.
LOCATION:	1921 and 1901 Rockbridge Road NW
PARCEL:	041001007A & 0410010007
SIZE:	19.16 acres
APPLICANT:	MMM Acquisitions LLC

ITEM R-4:	FLUM2025-05
PURPOSE:	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.
LOCATION:	1921 and 1901 Rockbridge Road NW
PARCEL:	041001007A & 0410010007
SIZE:	19.16 acres
APPLICANT:	MMM Acquisitions LLC

7. New Business

ITEM R-5:	PP26-0198
PURPOSE:	Preliminary Plat for Shepherd's Crossing
LOCATION:	1320 Stillmeadow Rd SW, 1301 Stillmeadow Rd SW, 1901 Flat Shoals Rd, 1405 Smyrna Rd, 1375 Smyrna Rd SW, 1295 Smyrna Rd SW
PARCEL:	0260010004, 026001072B, 0260010010, 026001016A, 0260010017, 0260010072
SIZE:	53.32 acres
APPLICANT:	County Staff
SURVEYOR:	Patrick and Associates Inc.
OWNER:	Rockdale Baptist Church of Conyers INC, 1901 Flat Shoals Road LLC, Marvin R. Brown, David R. Brown, Maranda K. Hardeman, Katherine C Mackie

ITEM R-6:	Election of Planning Commission Chair and Vice-Chair
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8. Reports:

The next regularly scheduled Rockdale County Planning Commission meeting will be on:

Date	Day	Time	Location	Address
August 13, 2026	THU	6:00 PM	Assembly Hall	901 Main St NW, Conyers, GA, 30012

9. Adjournment.



ROCKDALE PLANNING COMMISSION
June 11, 2026, at 6:00 p.m.
Rockdale County Assembly Hall
901 N Main St NW, Conyers, GA, 30012

MINUTES

[The meeting video is available on Facebook](#)

MEMBERS' PRESENT:

John Lee Peterson, Chair
Marlessia Yancey, Vice Chair
Danny Forrester, Commissioner
Ernestine Stovall-Goolsby,
Commissioner
Angela Engram, Commissioner

STAFF PRESENT:

Brandon White, Director
Lara Parker, Deputy Director
Aischa Paul, Admin. Operations Coordinator

MEMBERS ABSENT:

1. **Call to Order:** John Lee Peterson, Chair, called the meeting to order at 6:00 p.m. for the items on the agenda. The agenda is attached hereto and is now made a part of these minutes.
 - A. Invocation: Commissioner Danny Forrester
 - B. Pledge of Allegiance
2. **Determination of a Quorum**
 - a. Roll Call
3. **Approval of the Agenda:** Commissioner Engram made a motion to approve the agenda, which was seconded by Commissioner Forrester. The motion passed unanimously.
4. **Approval of the Minutes:** Commissioner Stovall-Goolsby made a motion to approve the minutes, which was seconded by Commissioner Forrester. The motion passed unanimously.

May 14, 2026

5. **Rules of Procedure for Public Hearings**
6. **Old Business: None**
7. **New Business: None**

ITEM R-1:	REZ2026-01
PURPOSE:	A request by Dr. Agatha Nwizu to rezone approximately 1.21 acres at 2101 SE Dogwood Industrial Circle from M-1 (Limited Industrial) to O-I (Office Institutional) to allow for the development of a dental office and associated office uses.
APPLICANT:	Dr. Agatha Nwizu

STAFF REPORT Director White presented an overview of the staff report. He advised the Board to defer consideration of the application due to the applicant's absence. Director White stated that he would provide the same recommendation to the Board of Commissioners and requested that the application be reheard at a future meeting to allow the applicant an opportunity to be present, address the Board, and respond to any questions that may arise.

THE APPLICANT: County Staff

PUBLIC COMMENTS:

James – In Favor

Ann Sapp – Deferred Comments until next week's /Data Center Meeting Special Call Meeting

Sara Kennedy – Deferred Comments until next week's /Data Center Meeting Special Call Meeting

PLANNING COMMISSION QUESTIONS AND COMMENTS: Planning Commission members had no questions or concerns.

BOARD VOTE/ RECOMMENDATION: Vice Chair Yancey made a motion to defer REZ2026-01 until the August 2026 meeting. The motion was seconded by Commissioner Forrester.

8. Reports:

- A. The Board of Commissioners will hold the Zoning Public Hearing for county items in person at 6:00 PM at 901 Main Street NW, Conyers, GA 30012, in the auditorium.
- B. The next regularly scheduled Planning Commission meeting will be held in person as follows:

Date	Day	Time	Location	Address
June 18, 2026	THU	6:00 p.m.	Assembly Hall	901 Main St NW, Conyers, GA, 30012

9. Adjournment

Commissioner Stovall-Goolsby made a motion to adjourn the meeting. Commissioner Forrester seconded the motion, and it passed unanimously. The meeting was adjourned at 6:19p.m.



ROCKDALE PLANNING COMMISSION
Special Called Meeting
June 18, 2026, at 6:00 p.m.
Rockdale County Assembly Hall
901 N Main St NW, Conyers, GA, 30012

MINUTES

[The meeting video is available on Facebook](#)

MEMBERS' PRESENT:

John Lee Peterson Jr, Chair
Marlessia Yancey, Vice Chair
Danny Forrester, Commissioner
Angela Engram, Commissioner

MEMBERS ABSENT: Ernestine
Stovall-Goolsby, Commissioner

STAFF PRESENT:

Brandon White, Director
Lara Parker, Deputy Director
Aischa Paul, Admin. Operations Coordinator
Jessica Pollett, Project Manager
Kierston McDaniel, Development Plan Review Specialist
Tracie Roberts, Planning Support Specialist
Carolyn Blackshear, Business Relations Manager

1. **Call to Order:** John Lee Peterson, Chair, called the meeting to order at 6:00 p.m. for the items on the agenda. The agenda is attached hereto and is now made a part of these minutes.
 - A. Invocation: Commissioner Danny Forrester
 - B. Pledge of Allegiance
2. **Determination of a Quorum**
 - a. Roll Call
3. **Approval of the Agenda:** Commissioner Engram made a motion to approve the agenda, which was seconded by Commissioner Forrester. The motion passed unanimously.
4. **Rules of Procedure for Public Hearings**
5. **Unfinished Business:**

ITEM R-1:	REZ2026-03
PURPOSE:	TEXT2026-03: An ordinance to repeal in its entirety Subpart B – Planning and Development of the Code of Ordinances of Rockdale County and all prior Unified Development Ordinances and amendments thereto; to adopt a new Subpart B –Planning and Development entitled “The Unified Development Ordinance of Rockdale County, Georgia”. The proposed Unified Development Ordinance comprehensively regulates zoning districts, permitted and conditional uses, development standards, subdivision regulations, environmental protections, stormwater management, buffers, tree protection, administrative procedures, enforcement, and related land development matters applicable within the unincorporated area of Rockdale County. Upon adoption, the new Unified Development Ordinance will be codified within the Code of Ordinances of Rockdale County as Subpart B – Planning and Development
APPLICANT:	County Staff

STAFF REPORT: Director White presented an overview of the staff report regarding the draft Unified Development Ordinance (UDO). He explained that the UDO update process began in March 2025 and noted that the ordinance has not undergone a comprehensive update in approximately 20 years. Director White clarified that the Board's decision was not to adopt the draft UDO at that meeting, but rather to determine whether to grant additional time to complete the update process before final consideration.

Jessica Pollett presented the draft Unified Development Ordinance (UDO) and provided an overview of the proposed revisions. She reviewed the purpose of the update, summarized the proposed changes, and explained the contents of the draft ordinance for the Board's consideration.

THE APPLICANT: County Staff

PUBLIC COMMENTS:

George Kelecheck – In Favor

Amanda Kirkland – Opposition

Fletcher Sams - Opposition

Sara Kennedy – Opposition

Ann Marie Sapp – Opposition

Christy Blatchford – Opposition

Dawn Bankston – Opposition

Monica Plaza – Opposition

Johannes Vanper Spek – Opposition

Barbara Summerlee – Opposition

Jesus Lopez – Opposition

Roderick Bohn – Opposition

Stephanie Thomas – Opposition

Kimberly Williams – Opposition

Devi Phears – Opposition

Dee Duaes Davis – Opposition

Lavinda Clarington – Opposition

Paul Spallup – Opposition

Cynthia Payne – Opposition

Crystal Hightower – Opposition

Sham Hall – Opposition

Alexandria Harvey – Opposition

Kenya Anderson – Opposition

Eartha Levy – Opposition

PLANNING COMMISSION QUESTIONS AND COMMENTS: The Vice Chair stated that, in her opinion, the Board should allow additional time for consideration before acting on the matter. Commissioner Angela Engram requested clarification as to whether the Board could recommend postponing consideration of the proposed micro data center to a future meeting or defer the vote until a later date.

BOARD VOTE/ RECOMMENDATION: Commissioner Angela Engram moved to recommend approval REZ2026-03. The motion was seconded by Commissioner Forrester and passed unanimously.

6. New Business: None

7. Adjournment

The Vice Chair made a motion to adjourn the meeting. Commissioner Forrester seconded the motion, and it passed unanimously. The meeting was adjourned at 7:27p.m.

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

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**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., NW Farmer RD, 1901 NW Rockbridge Rd., and 1921 NW Rockbridge Rd.

Tax Parcel ID: 0410010004, 041001008B, 0410010007, and 041001007A

Site Area: 282.15 acres

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.

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

REZ Request: To rezone 282.15 acres from CRS/R-1 to M-2 (General Industrial)

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

Applicant: MMM Acquisitions, LLC

Owner: GCJT2, LLC & Gary Phillips

Staff Recommendation:

PC Hearing Date: July 9, 2026

BOC Zoning Public Hearing Date: July 23, 2026

BOC 2nd Reading Hearing Date: August 11, 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. 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 (see Exhibits A, B, & C):

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 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), 423,000 square foot buildings. The intent is to develop the site into a “next-generation data center campus” with 2,961,000 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.

ZONING AND DEVELOPMENT STANDARDS

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

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 feet	245 to 1,463 feet	Yes
<i>South</i>	25 feet	243 feet	Yes
Gross Density	20,000SF/Acre maximum	10,494 SF/Acre	Yes
Transitional Buffer (Adjacent to R-1)	100 feet	100 feet	Yes

EVALUATION OF THE FUTURE LAND USE AMENDMENT 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.

Currently, the subject properties have Low Density Residential/Agriculture and Medium Density Residential future land use designations and are mostly surrounded by properties with residential future land use designations. However, across Farmer Road and further along Farmer Road are properties with Light Industrial future land use designations.

The applicant is requesting a future land use designation of Technology Park which is in line with the DC Blox data center campus under construction southwest of the subject properties. The DC Blox campus has an Office Institutional (Technology Park) future land use designation, per its 2023 approval. While DC Blox is identified as a “technology park,” this proposal would introduce the Technology Park category to a property west of Highway 138. The applicant’s letter of intent states,

“[t]he proposed use is well suited for M-2 zoning and a Technology Park FLUM designation, which are specifically intended to accommodate large-scale, high-value employment centers, advanced technology uses, and modern industrial operations.... The subject property is located within an area that has experienced a clear and deliberate transition toward technology-oriented land uses. Multiple properties along and near Farmer Road have already been rezoned or approved for data center and industrial development. As such, this request represents a comprehensive and logical continuation of established land use trends in the area, rather than an isolated deviation.”

Additionally, the amendment to the future land use map 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 (Comprehensive Plan, pg. 13).
2. 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 (Comprehensive Plan, pg. 29).

The proposed Technology Park future land use designation included in this proposal was designed to align with proposed *Unified Development Ordinance (UDO)* Section 2.4 (Relationship to Comprehensive Plan), which would permit the following zoning district options under its umbrella: Office Institutional (OI), Mixed Use Development (MxD), Limited Industrial (M-1), and General Industrial (M-2). However, with the UDO regulations still in flux, the current application may end up misaligned because under the current UDO, the allowable zoning district options for the Technology Park future land use designation include: Office Institutional (OI), Office Business Park (OBP), and Limited Industrial (M-1). The General Industrial (M-2) Zoning District is only permitted with the Light Industrial future land use designation.

The Light Industrial future land use designation would be more consistent with adjacent County properties at 2120 Farmer Road (i.e., Emergency Management); many properties roughly within the boundaries of Rockbridge Road at Sigman Road, west and south along Sigman Road, and to I-20 as the western boundary; and the recently rezoned Treaty Oaks—Battery Energy Storage site at 2002 Rockbridge Road. Alternatively, it may be reasonable to discourage industrial/light industrial development east of Rockbridge Road where residential subdivisions have already been established.

Considering the significant changes to the physical environment with new development/transportation patterns, federal and state policies and statutes, changes in fiscal/economic conditions, emerging technologies, and the surging demand and consumption of digital services, it may be prudent for an update of the *Comprehensive Plan* to incorporate data centers and other light industrial uses in greater detail. As the County’s long-term planning guide, some of the questions and concerns that have been raised regarding these proposals and other related issues including, but not limited to: economic development goals, fiscal needs, economic/market projections, development patterns, preservation/conservation, infrastructure/utilities, sustainability, etc. could be addressed and used to refine future land use designations and formulate a community work plan to guide future policy decisions.

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 question of “more compatible” cannot be determined at this time. The proposed amendment would allow for the construction of a data center campus. The subject property is in proximity to residential uses to its north and south, an existing data center campus (southwest), and a variety of light industrial uses along the Sigman Road corridor (southwest). Also, since the last consideration of this application, a rezoning and future land use map amendment to General Industrial (M-2) and Light Industrial, respectively, were approved for development of a battery energy storage facility at 2002 Rockbridge Road.

It is important to note that in its Development of Regional Impact (DRI) final review, the Atlanta Regional Commission (ARC) states, “[t]he project is not aligned with Established Suburbs recommendations in that it does not complement adjacent residential neighborhoods” (DRI Final Review, pg. 3). Generally, it is preferred for large scale nonresidential development to be located along major roadways (collector, minor arterial, or major arterial), among abutting nonresidential uses, or in isolated clusters (e.g. tech park, business park, campus, etc.), then the intensity of land use tapers down from industrial/commercial, to office/light commercial or high density residential, to medium density residential, low density residential, then agricultural. It may be prudent to update the *Comprehensive Plan* to incorporate data centers, utility uses, and other light industrial uses into short and long-term land use plans and study the pattern of land use in this area.

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. Unlike typical uses, the water and sewer usage of the proposed data center campus related to employees (and

clients) is expected to be minimal due to the limited number of employees on-site (post construction). The applicant's letter of intent states, "[t]he development will utilize closed-loop cooling systems to significantly reduce water consumption and avoid undue impacts on county water and sewer infrastructure." The proposed project shall have minimal impact on transportation facilities due to the relatively low number of staff members required to operate data centers. The development will have little to no impact on Rockdale County school system facilities. The proposal includes the development of two electricity substations. There is also a substation northwest of the subject properties on Rockbridge Road as well as multiple transmission lines in the vicinity, including one that traverses the subject properties. Although coordination with area electricity service providers is necessary, it would be reasonable to deduce that the location of the subject property may result in greater efficiency based on existing infrastructure compared to a site where entirely new service connections and utility installation would be required along with the potential impact of a new distribution route.

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.

As proposed, the development 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 pad 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.

The application states, "[t]he proposed data center development will utilize a closed-loop cooling system that significantly reduces strain on county water and sewer infrastructure.... The project will be designed to comply with all applicable environmental regulations. Care will be taken to minimize impacts on existing tree canopies and water bodies. Site planning will prioritize water quality protection, including the use of best management practices (BMPs) for stormwater control.... Environmental impacts will be mitigated through the use of low-impact site design and a closed-loop water cooling system, which minimizes consumption and discharge. Site development will preserve key natural features wherever feasible." The extent to which the proposed amendment would increase adverse impacts on the surrounding environment is unclear at this time. The proposed development would be subject to the land disturbance permit process, which would trigger regulatory reviews for zoning, civil engineering, stormwater/erosion control, transportation, water/sewer, fire code, etc. That level of review is not typically provided at this stage of the process unless requested by the Board of Commissioners to further evaluate the proposal.

Moreover, ARC comments and recommends:

"[t]hat energy demands will be very high for this project and that related water needs for cooling purposes will create a large peak demand from Rockdale Water Resources. The application proposes 0.1248 MGD of water supply demand and 0.06241 MGD of estimated sewage flow generated by the project. It is unclear if these figures represent an annual average or daily maximum flow need. Given that daily maximum flow requirements for cooling purposes often occur during the

hottest days of the year, the demand for water has a higher likelihood of occurring during times of water stress in the water supply watershed. ARC recommends a careful examination by Rockdale Water Resources of its capacity to meet peak-day demands for this project, in addition to other current and projected future peak-day demands. ARC also recommends that the County and Rockdale Water Resources require the installation of advanced ‘waterless’ cooling technologies or ‘near waterless’ technology to reduce the burden on the drinking water supplies and increase the resiliency for both the project and the potable water system.”

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

The proposed data center campus development shall slightly increase dependence on automobiles since Rockdale County does not have a mass transit system. Additionally, the Georgia Regional Transportation Authority (GRTA) DRI review recommends a number of transportation related conditions of approval, however, no detrimental impacts to the transportation network are noted.

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 on the subject properties or in close proximity; 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 Technology Park future land use designation included in this proposal was designed to align with proposed *Unified Development Ordinance (UDO)* Section 2.4 (Relationship to Comprehensive Plan), which would permit the following zoning district options under its umbrella: Office Institutional (OI), Mixed Use Development (MxD), Limited Industrial (M-1), and General Industrial (M-2). However, with the UDO regulations still in flux, the current application may end up misaligned because under the current UDO, the allowable zoning district options for the Technology Park future land use designation include: Office Institutional (OI), Office Business Park (OBP), and Limited Industrial (M-1). The General Industrial (M-2) Zoning District is only permitted with the Light Industrial future land use designation. The Light Industrial future land use designation would be more consistent with adjacent County properties at 2120 Farmer Road (i.e., Emergency Management); many properties roughly within the boundaries of Rockbridge Road at Sigman Road, west and south along Sigman Road, and to I-20 as the western boundary; and the recently rezoned Treaty Oaks—Battery Energy Storage site at 2002 Rockbridge Road. There appears to be tremendous interest and potential economically beneficial opportunities in locating technology related or light industrial uses in the subject area due to the concentration of existing energy infrastructure.

Alternatively, it may be reasonable to discourage industrial/light industrial development east of Rockbridge Road where residential subdivisions have already been established. Considering the significant changes to the physical environment with new development/transportation patterns, federal and state policies and statutes, changes in fiscal/economic conditions, emerging technologies, and the surging demand and consumption of digital services, it may be prudent for an update of the *Comprehensive Plan* to incorporate data centers and other light industrial uses in greater detail. As the County's long-term planning guide, some of the questions and concerns that have been raised regarding these proposals and other related issues including, but not limited to: economic development goals, fiscal needs, economic/market projections, development patterns, preservation/conservation, infrastructure/utilities, sustainability, etc. could be addressed and used to refine future land use designations and formulate a community work plan to guide future policy decisions.

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 properties in the City of Conyers. The revised site plan proposes a 125-foot building setback, and the closest buildings will be approximately 243 feet from the southern property line. Proposed zoning conditions are included (if approved) requiring preservation of natural buffers. Conditions regarding noise controls may mitigate the negative impacts of the proposed data center campus.

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.

The ARC Regional Review Finding DRI report states,

“[t]hat energy demands will be very high for this project and that related water needs for cooling purposes will create a large peak demand from Rockdale Water Resources. The application proposes 0.1248 MGD of water supply demand and 0.06241 MGD of estimated sewage flow generated by the project. It is unclear if these figures represent an annual average or daily maximum flow need. Given that daily maximum flow requirements for cooling purposes often occur during the hottest days of the year, the demand for water has a higher likelihood of occurring during times of water stress in the water supply watershed. ARC recommends a careful examination by Rockdale Water Resources of its capacity to meet peak-day demands for this project, in addition to other current and projected future peak-day demands. ARC also recommends that the County and Rockdale Water Resources require the installation of advanced ‘waterless’ cooling technologies or ‘near waterless’ technology to reduce the burden on the drinking water supplies and increase the resiliency for both the project and the potable water system.”

Additional details from the Department of Water Resources regarding this request are pending.

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 subject property is in close proximity to residential uses to its north and south, an existing data center campus (southwest), and a variety of light industrial uses along the Sigman Road corridor (southwest). Also, since the last consideration of this application, a rezoning and future land use map amendment to General Industrial (M-2) and Light Industrial, respectively, were approved for development of a battery energy storage facility at 2002 Rockbridge Road. Given the variety of land uses in the subject area, a determination on suitability depends heavily on the long-range vision for this area. That long-range vision is currently unclear.

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

The application states, “[t]he proposed data center development will utilize a closed-loop cooling system that significantly reduces strain on county water and sewer infrastructure.... The project will be designed to comply with all applicable environmental regulations. Care will be taken to minimize impacts on existing tree canopies and water bodies. Site planning will prioritize water quality protection, including the use of best management practices (BMPs) for stormwater control.... Environmental impacts will be mitigated through the use of low-impact site design and a closed-loop water cooling system, which minimizes consumption and discharge. Site development will preserve key natural features wherever feasible.”

ARC comments contained in the DRI final review notice states,

“[t]hat energy demands will be very high for this project and that related water needs for cooling purposes will create a large peak demand from Rockdale Water Resources. The application proposes 0.1248 MGD of water supply demand and 0.06241 MGD of estimated sewage flow generated by the project. It is unclear if these figures represent an annual average or daily maximum flow need. Given that daily maximum flow requirements for cooling purposes often occur during the hottest days of the year, the demand for water has a higher likelihood of occurring during times of water stress in the water supply watershed. ARC recommends a careful examination by Rockdale Water Resources of its capacity to meet peak-day demands for this project, in addition to other current and projected future peak-day demands. ARC also recommends that the County and Rockdale Water Resources require the installation of advanced ‘waterless’ cooling technologies or ‘near waterless’ technology to reduce the burden on the drinking water supplies and increase the resiliency for both the project and the potable water system.”

The extent to which the proposed amendment would adversely impact adjacent properties is not definitive at this time. The proposed development would be subject to the land disturbance permit process, which would trigger regulatory reviews for zoning, civil engineering, stormwater/erosion control, transportation, water/sewer, fire code, etc.

That level of review is not typically provided at this stage of the process unless requested by the Board of Commissioners to further evaluate the proposal. It is important to note that community concerns raised thus far have included, but is not limited to: water consumption, energy consumption, noise impacts, safety concerns, fire/disaster response, impact on water rates, and impact on property taxes and values.

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

The subject properties' reasonable economic value with the current CRS (Collaborative Residential Subdivision) and R-1 (Single-Family Residential) is debatable. The applicant states in the application packet that "the current residential zoning designation for the subject property presents substantial limitations to its viable development. A key constraint is the significant presence of subsurface rock throughout the site. Preliminary site investigations have confirmed that the extent and density of the rock would make traditional residential development economically infeasible due to the extensive excavation, blasting, and grading work required to accommodate residential infrastructure such as roads, utilities, and foundations." The site is also encumbered by two state regulated streams and a transmission line easement.

Conversely, adjacent residential properties in the Rockbridge Subdivision were built many decades ago. Homes in the Preserve at Travers Creek subdivision were built about twenty (20) years ago. The Villages at Travers Creek townhome community, in the City of Conyers, includes homes constructed approximately 7-8 years ago.

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?

Full access ingress/egress are proposed along Irwin Bridge Road and Farmer Road for the project. The Georgia Regional Transportation Authority (GRTA) DRI review recommends several transportation/pedestrian related conditions of approval, however, no detrimental impacts to the transportation network in Rockdale County are noted. The proposed project shall have minimal impact on transportation facilities (post construction) due to the limited number of staff members required to operate data centers.

The rezoning application does not contain information regarding energy consumption or coordination with Georgia Power or other service providers. Pertinent information is needed regarding energy usage.

The application states, "[t]he proposed data center development will utilize a closed-loop cooling system that significantly reduces strain on county water and sewer infrastructure.... The project will be designed to comply with all applicable environmental regulations."

ARC comments contained in the DRI final review notice states,

"[t]hat energy demands will be very high for this project and that related water needs for cooling purposes will create a large peak demand from Rockdale Water Resources. The application proposes 0.1248 MGD of water supply demand and 0.06241 MGD of estimated sewage flow generated by the project. It is unclear if these figures represent an annual average or daily maximum flow need. Given that daily maximum flow requirements for cooling purposes often occur during the hottest

days of the year, the demand for water has a higher likelihood of occurring during times of water stress in the water supply watershed. ARC recommends a careful examination by Rockdale Water Resources of its capacity to meet peak-day demands for this project, in addition to other current and projected future peak-day demands. ARC also recommends that the County and Rockdale Water Resources require the installation of advanced ‘waterless’ cooling technologies or ‘near waterless’ technology to reduce the burden on the drinking water supplies and increase the resiliency for both the project and the potable water system.”

The development should have no impact on the Rockdale County school system.

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

The Technology Park future land use category is designed to guide future development opportunities which include “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” (Comprehensive Plan, pg. 29). The proposed Technology Park future land use designation included in this proposal was designed to align with proposed Unified Development Ordinance (UDO) Section 2.4 (Relationship to Comprehensive Plan), which would permit the following zoning district options under its umbrella: Office Institutional (OI), Mixed Use Development (MxD), Limited Industrial (M-1), and General Industrial (M-2). However, with the UDO regulations still in flux, the current application may end up misaligned because under the current UDO, the allowable zoning district options for the Technology Park future land use designation include: Office Institutional (OI), Office Business Park (OBP), and Limited Industrial (M-1). The General Industrial (M-2) Zoning District is only permitted with the Light Industrial future land use designation. The Light Industrial future land use designation would be more consistent with adjacent County properties at 2120 Farmer Road (i.e., Emergency Management); many properties roughly within the boundaries of Rockbridge Road at Sigman Road, west and south along Sigman Road, and to I-20 as the western boundary; and the recently rezoned Treaty Oaks—Battery Energy Storage site at 2002 Rockbridge Road. If the Board of Commissioners decides to approve these requests, it has the option to modify the requests to a less intense zoning district (i.e., M-1 instead of the requested M-2) and a corresponding future land use designation; in this case, Light Industrial. Alternatively, it may be reasonable to discourage industrial/light industrial development east of Rockbridge Road where residential subdivisions have already been established.

Considering the significant changes to the physical environment with new development/transportation patterns, federal and state policies and statutes, changes in fiscal/economic conditions, emerging technologies, and the surging demand and consumption of digital services, it may be prudent for an update of the Comprehensive Plan to incorporate data centers and other light industrial uses in greater detail. As the County’s long-term planning guide, some of the questions and concerns that have been raised regarding these proposals and other related issues including, but not limited to: economic development goals, fiscal needs, economic/market projections, development patterns, preservation/conservation, infrastructure/utilities, sustainability, etc. could be addressed and used to refine future land use designations and formulate a community work plan to guide future policy decisions.

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 DC Blox data center campus, which is under construction, southwest of the subject properties has an Office Institutional (Technology Park) future land use designation per its 2023 approval. While DC Blox is identified as a “technology park,” this proposal would introduce the Technology Park category to a property west of Highway 138. The Technology Park future land use category is designed to guide future development opportunities which include “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” (Comprehensive Plan, pg. 29). The proposed Technology Park future land use designation included in this proposal was designed to align with proposed Unified Development Ordinance (UDO) Section 2.4 (Relationship to Comprehensive Plan), which would permit the following zoning district options under its umbrella: Office Institutional (OI), Mixed Use Development (MxD), Limited Industrial (M-1), and General Industrial (M-2). However, with the UDO regulations still in flux, the current application may end up misaligned because under the current UDO, the allowable zoning district options for the Technology Park future land use designation include: Office Institutional (OI), Office Business Park (OBP), and Limited Industrial (M-1). The General Industrial (M-2) Zoning District is only permitted with the Light Industrial future land use designation. The Light Industrial future land use designation would be more consistent with adjacent County properties at 2120 Farmer Road (i.e., Emergency Management); many properties roughly within the boundaries of Rockbridge Road at Sigman Road, west and south along Sigman Road, and to I-20 as the western boundary; and the recently rezoned Treaty Oaks—Battery Energy Storage site at 2002 Rockbridge Road. If the Board of Commissioners decides to approve these requests, it has the option to modify the requests to a less intense zoning district (i.e., M-1 instead of the requested M-2) and a corresponding future land use designation; in this case, Light Industrial. Alternatively, it may be reasonable to discourage industrial/light industrial development east of Rockbridge Road where residential subdivisions have already been established.

Considering the significant changes to the physical environment with new development/transportation patterns, federal and state policies and statutes, changes in fiscal/economic conditions, emerging technologies, and the surging demand and consumption of digital services, it may be prudent for an update of the Comprehensive Plan to incorporate data centers and other light industrial uses in greater detail. As the County’s long-term planning guide, some of the questions and concerns that have been raised regarding these proposals and other related issues including, but not limited to: economic development goals, fiscal needs, economic/market projections, development patterns, preservation/conservation, infrastructure/utilities, sustainability, etc. could be addressed and used to refine future land use designations and formulate a community work plan to guide future policy decisions.

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 is proposed to encompass only 23.6% of the entire 282-acre site. Additionally, the proposed site plan was revised to eliminate construction in existing, on-site floodplains, wetlands, and streams.

The application states, “environmental impacts will be mitigated through the use of low-impact site design and a closed-loop water cooling system, which minimizes consumption and discharge. Site development will preserve key natural features wherever feasible.” Details regarding “low-impact site design” have not been provided thus far.

If approved, the proposed development would be subject to the land disturbance permit (LDP) process, which would trigger regulatory reviews designed to mitigate adverse impacts to the natural environment zoning, civil engineering, stormwater/erosion control/water quality, transportation, water/sewer, fire code, etc. Coordination with state and/or federal regulatory entities and various infrastructure service providers are also included in the LDP process. That level of review is not typically provided at this stage of the process unless requested by the Board of Commissioners to further evaluate the proposal.

Adverse impacts cannot be fully determined at this time. However, it is important to note that the following impacts have been generally attributed to data center uses: site placement, water consumption, waste disposal, energy consumption and placement of accessory facilities, emissions/air quality, tree preservation/buffers, odor, and heat discharge. The Board of Commissioners may request additional information prior to decision making or it may approve the request with conditions that direct the applicant to provide information at specific points in the development process.

H. The feasibility of serving the property with public wastewater treatment service and the impacts of such on the wastewater system; and, if an alternative wastewater treatment method is proposed, whether such wastewater treatment method is authorized in Rockdale County and will have a detrimental impact on the environment.

The project proposes use of public water and wastewater systems. Additional details from the Department of Water Resources regarding this request are pending.

PLANNING AND DEVELOPMENT STAFF RECOMMENDATION

Upon review, the application provides insufficient details for staff to fully evaluate the request to rezone and amend the future land use map designations for these subject properties. 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. 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. It may be prudent to conduct the studies of the proposed use based on current and projected community conditions and community desires for future land uses within the context of a *Comprehensive Plan* update.

However, if the Board of Commissioners votes to approve the request to rezone the subject properties from CRS (Collaborative Residential Subdivision) and R-1 (Single-Family Residential) to M-2 (General Industrial) or less intense zoning district, the Department recommends the following conditions of approval:

1. The project shall be subject to all applicable standards of the *Unified Development Ordinance* for the General 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 substantial conformance with the approved conceptual plan entitled, *Hyperscale Concept Site Plan*, dated 02/03/2026. 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, 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 substantial conformance with the approved conceptual plan and therefore, subject to the alteration procedures of Sec. 238-15 (c)(1).
3. 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 revised 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. Any road closures must be approved by the Rockdale Department of Transportation.

- d. The project shall comply with all proposed conditions of approval to the September 30th, 2025 GRTA Notice of Decision set forth in Attachment A.
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) Generators shall be sited a minimum of 300 feet from adjacent residentially zoned properties or residential uses, and shall be separated and shielded from such properties through enclosure and screening measures set forth herein. Where site conditions or approved layout changes pursuant to Condition #2 result in generator placement closer than 300 feet to a residential property line, enhanced sound-attenuating enclosures and/or earthen berms shall be employed to ensure compliance with the noise standards of Condition #15.
 - 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.
 - c) Low emissions Tier 4 certified 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.

l. 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. Consistent with DRI findings, the applicant shall provide a plan detailing proposed low-impact, green infrastructure, or a sustainable design as part of the land disturbance permit (LDP) review process. The applicant shall provide a letter of approval or sufficient coordination from Georgia Power and submit an energy consumption plan prior to LDP approval.
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: **Pending.**

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 by 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

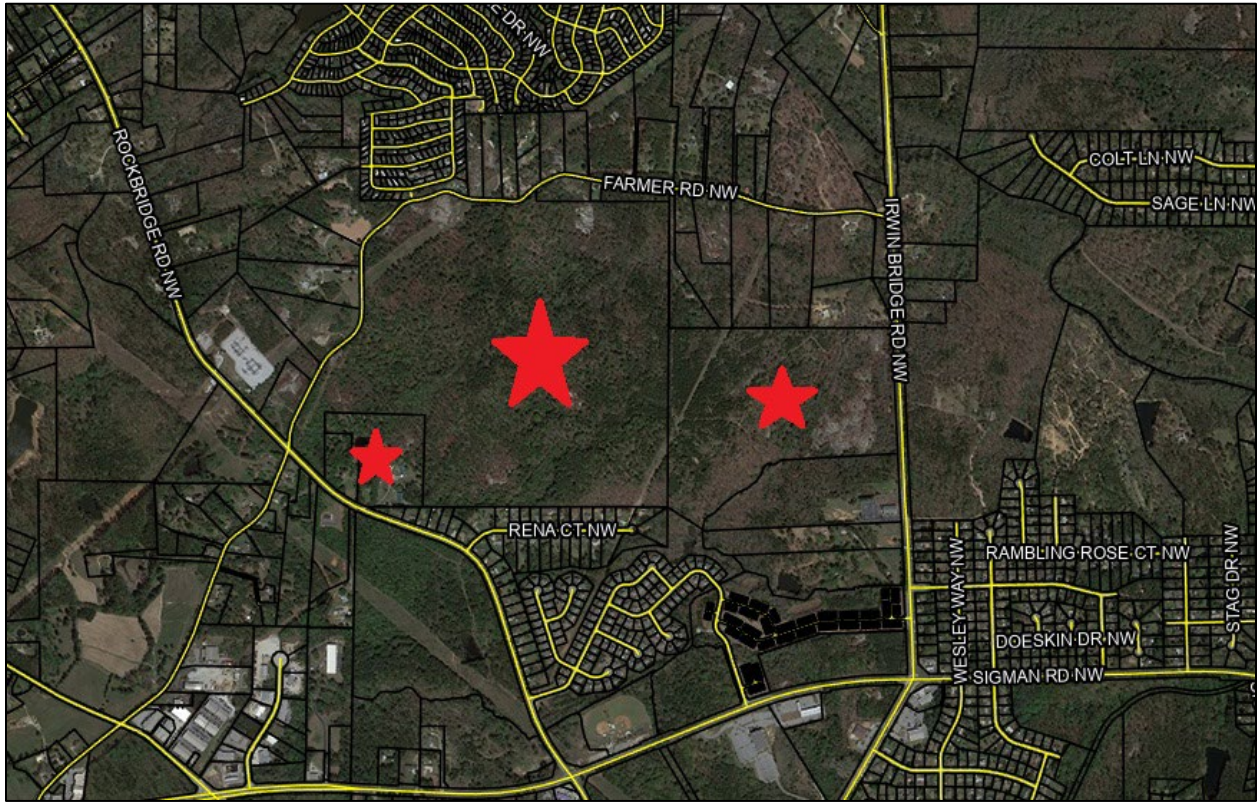


Exhibit B - Zoning

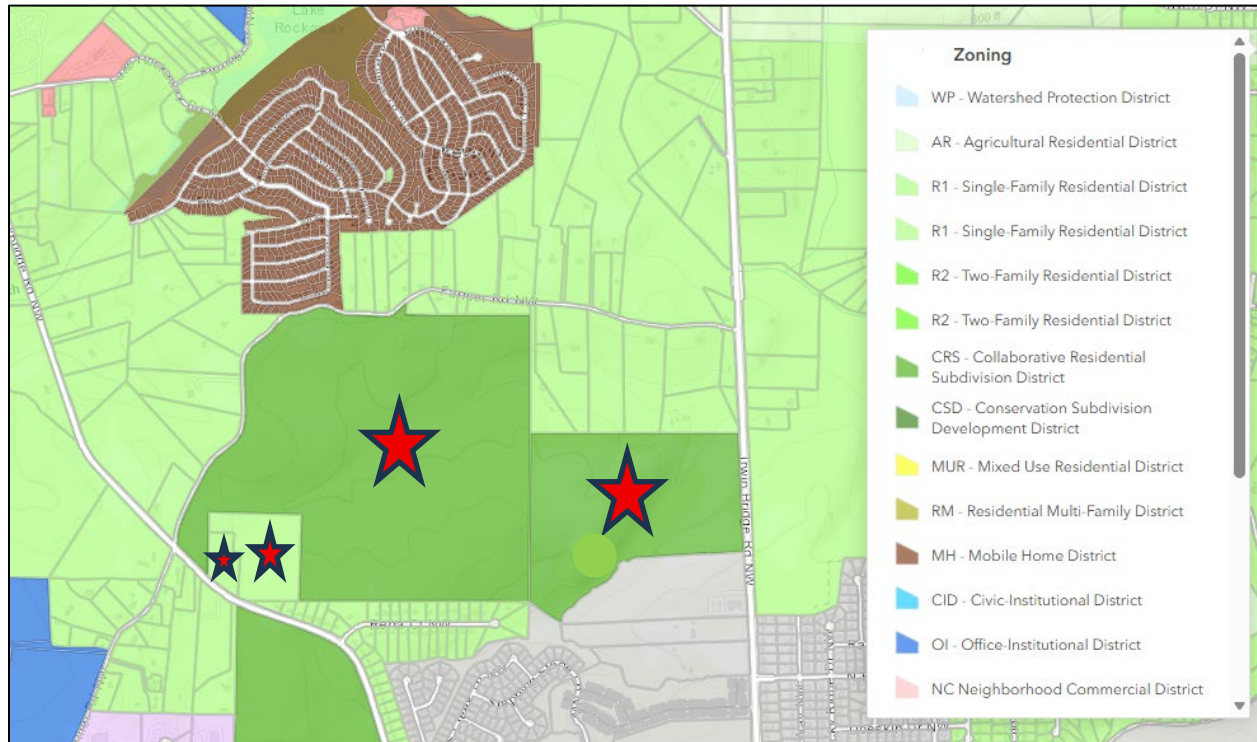
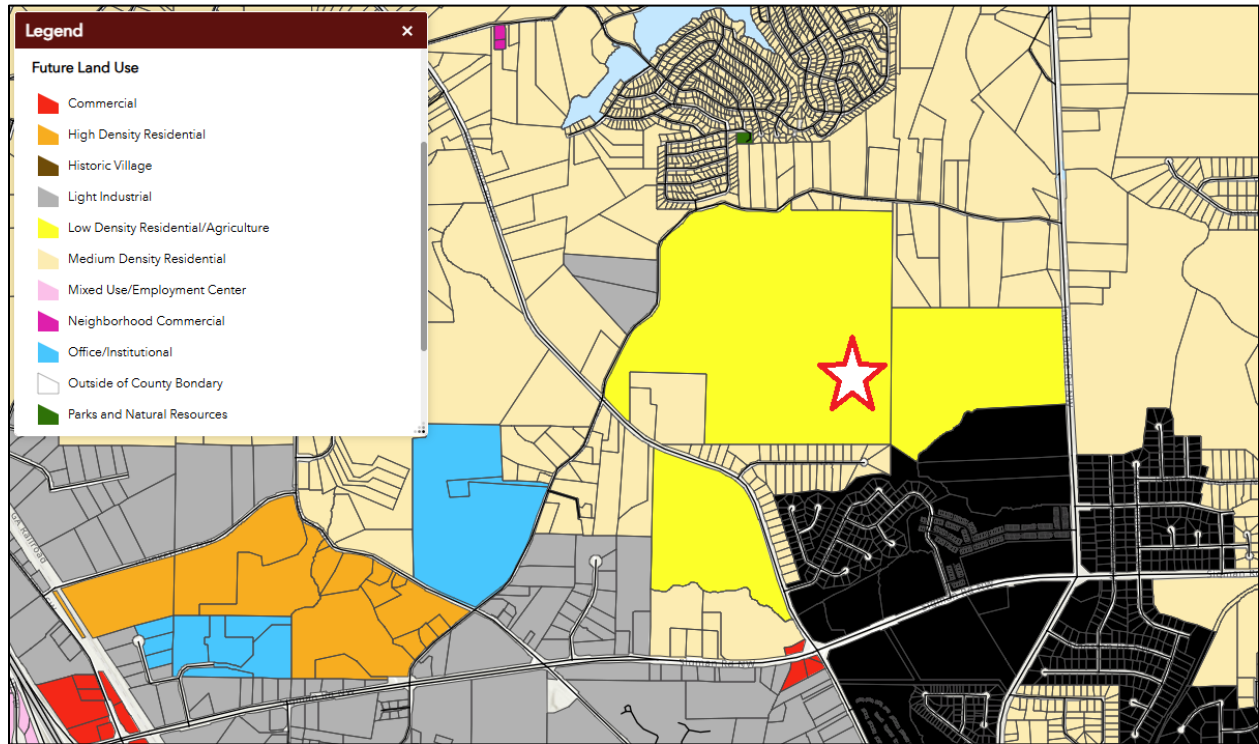
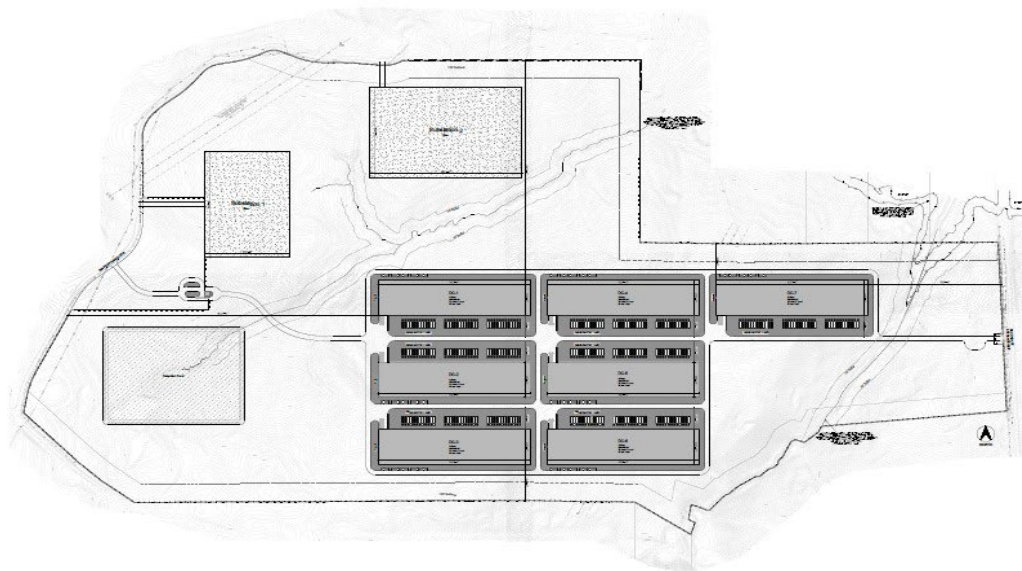


Exhibit C - Future Land Use



ROCKDALE COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT

Exhibit D - Site Plan



Hyperscale
Concept Site Plan

Summary

Total Site Area: 252 ac +/-
Total Building Area: 2,961,000 sq ft
Substation: 20 ac
Critical Power: 504 mva
Total Power: 679 mva

BLDG	SqFt per Floor	Floors	Tot Building SqFt	CMAX	Tot MW
DC-1	211,500	2	423,000	72	97
DC-2	211,500	2	423,000	72	97
DC-3	211,500	2	423,000	72	97
DC-4	211,500	2	423,000	72	97
DC-5	211,500	2	423,000	72	97
DC-6	211,500	2	423,000	72	97
DC-7	211,500	2	423,000	72	97

GCG GRIND CAPITAL GROUP

dcm | dornerweitz
architects
architects, llc

SK 4.1
Rockdale-GA
DATE: 02/03/2028

ROCKDALE COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT



**REZONING
APPLICATION**

UNIFIED DEVELOPMENT ORDINANCE
DEPARTMENT OF PLANNING AND DEVELOPMENT

1117 West Avenue NW
Conyers, Georgia 30012

Phone: 770-278-7100
Fax: 770-278-8940
www.rockdalecounty.org

ROCKDALE COUNTY REZONING APPLICATION CHECKLIST

FILING DEADLINE:

Deadline is the First Friday of Each Month, Before 4:00pm.

Fees may be paid by check or card. We do not accept American Express or cash.

The filing fee is based upon the number of properties, the acreage of each property, and the requested zoning district.

REQUIRED ITEMS FOR REZONING:

Revisions made to the applications after the submittal deadline and prior to the Planning Commission and Board of Commissioners Public Hearings may be continued to the following month's hearing.

- ☒ **Pre-Application Conference:** Date attended and with which staff member
- ☒ **Completed Application:** Provide one PDF copy to planning@rockdalecountyga.gov and one hard copy of the entire submittal packet.
- ☒ **Letter of Intent:** In your own words, type the reason you believe the zoning of the subject property should be amended.
- ☒ **Proof of Ownership:** Deed recorded with Rockdale County Clerk of Courts. A copy of the deed of the property or properties may be obtained at the Rockdale County Courthouse in the Real Estate Records Room on the 1st floor.
- ☒ **Plat:** Plat recorded with Rockdale County Clerk of Courts or referenced by the Deed, if not recorded. A copy of the existing survey plat of the property or properties may be obtained at the Rockdale County Courthouse in the Real Estate Records Room on the 1st floor. However, one complete boundary survey is required for projects with more than one property.

OR

- ☒ **Survey:** Survey should be signed and sealed by an architect, engineer, landscape architect or land surveyor.
- ☒ **Legal Description of the Property:** This written description, found on the property deed, containing the metes & bounds of the property or properties. However, the legal description must be provided in Word with this application.
- ☒ **Site Plan:** Drawn to scale, showing all existing property improvements, and all proposed improvements. The Conceptual Plan may include any additional graphics which will explain the features of the development, but shall include the following:
 - A written description of the details of the proposed use and development details;
 - A vicinity map showing the use and zoning of all surrounding properties;
 - Proposed setbacks and transitional buffers;
 - Proposed open or recreational spaces, if any;
 - Proposed lot sizes, buildings, fences and walls, dumpsters, and other improvements;
 - Proposed stormwater management facilities, subject to the approval of the Rockdale County Stormwater Department;
 - Proposed location and capacities of public and private utilities, subject to the approval of the Rockdale County Environmental Health Department or Rockdale County Water Resources;
 - Lakes, streams, floodplains, wetlands, and associated buffers;
 - Proposed public improvements including sidewalks, street trees, and right-of-way dedications;
 - Existing and proposed easements;
 - Impact on school enrollment and transportation facilities;
 - Impact on existing water, sewer, and stormwater facilities;
 - Any additional information as may be requested by the Department.
 - Traffic Study (if required)
 - Development of Regional Impact Review Form (DRI) per UDO Sec. 238-5 (if required)

Applications that do not provide documentation or required materials will be noted as incomplete and may result in delays in Staff's review of the application. The Planning Commission and Board of Commissioners reserve the right to require additional information if they believe that the submission of such information is necessary to understand the nature of the intended activity.

Current and Proposed FLU Category and Zoning District for Each Property

Address	Tax Parcel No.	Acreage	Current FLU	Proposed FLU	Current Zoning	Proposed Zoning
NW Farmer Road, Conyers, GA 300	041001008B	193.42	Low Densi	Technology	CRS	M-2
2000 Irwin Bridge Road, Conyers, G	0410010004	69.57	Low Densi	Technology	CRS	M-2
1921 NW Rockbridge Road, Conyers, GA 30012	041001007A	15.48	Medium De	Technology	R1	M-2
1901 NW Rockbridge Road, Conyers, GA 30012	0410010007	3.68	Medium De	Technology	R1	M-2

FILING FEE SCHEDULE

☐ Rezoning to AR, R-1, CRS, CDS, and CSO

Acres	Fee per Property	Tax Parcel Numbers.	No. of Properties	Fee Amount (Fee x #)
☐ 0-4.99 acres	\$250			\$
☐ 5-9.99 acres	\$300			\$
☐ 10-19.99 acres	\$400			\$
☐ 20 acres and more	\$500			\$

☐ Rezoning to R2, MUR, and RM

Acres	Fee per Property	Tax Parcel Numbers.	No. of Properties	Fee Amount (Fee x #)
☐ 0-4.99 acres	\$300			\$
☐ 5-9.99 acres	\$400			\$
☐ 10-19.99 acres	\$550			\$
☐ 20 acres and more	\$700			\$

☒ Rezoning to a Nonresidential District

Acres	Fee per Property	Tax Parcel Numbers.	No. of Properties	Fee Amount (Fee x #)
☐ 0-4.99 acres	\$250			\$
☐ 5-9.99 acres	\$300			\$
☐ 10-19.99 acres	\$400			\$
☒ 20 acres and more	\$500		4	\$2000

TOTAL: \$2000

PROPERTY INFORMATION

Property Address(es): 1921 Rockbridge Road NW, Conyers				Tax Parcel Number(s): 041001007A, 0410010007	
1901 Rockbridge Road, Conyers					
Number of Properties:	2	Land Lot/District(s):		Subdivision:	
				Total Acreage:	19.16
Current Zoning:	R-1	Proposed Zoning:	M2	Current FLU:	Medium Density Residential
				Proposed FLU:	Technology Park
Current Use:	Vacant Land			Proposed Use:	Data Center Campus

DEVELOPMENT INFORMATION

Type of Development: (check one)	☐ Residential	☐ Commercial	☐ Mixed Use
	☒ Industrial	☐ Mixed Residential Uses	☐ Multi-Family Residential
If Use Contains a Residential Component:	Number of Units:	Acreage:	Residential Density (Lots/Units per Acre):
If Use Contains a Commercial Component:	Total Building Area Proposed:	Number of Parking Spaces:	
Does the development qualify for a Development Regional Impact (DRI)? ☒ Yes ☐ No			

APPLICANT'S INFORMATION

Applicant: MMM Acquisitions LLC			Authorized Agent / Attorney:		
Business / Person Name: MMM Acquisitions LLC			Business / Person Name:		
Address: 8735 DUNWOODY PLACE, STE N, ATLANTA			Address:		
City: Atlanta	State: GA	Zip: 30350	City:	State:	Zip:
Office #: (678) 405-9363	Mobile #:		Office #:	Mobile #:	
Email:			Email:		

PROPERTY OWNER'S INFORMATION

Owner 1:			Owner 2:		
Business / Person Name: Gary Phillips			Business / Person Name:		
Owner of Tax Parcel #(s): 0410010004, 041001008B			Owner of Tax Parcel #(s):		
Address: 1901 Rockbridge Road NW			Address:		
City: Conyers	State: GA	Zip: 30012	City:	State:	Zip:
Office #: 770-595-1566	Mobile #:		Office #:	Mobile #:	
Email: missandersonr4@outlook.com			Email:		
Owner 3:			Owner 4:		
Business / Person Name:			Business / Person Name:		
Owner of Tax Parcel #(s):			Owner of Tax Parcel #(s):		
Address:			Address:		
City:	State:	Zip:	City:	State:	Zip:
Office #:	Mobile #:		Office #:	Mobile #:	
Email:			Email:		

PROPERTY INFORMATION

Property Address(es): 1921 Rockbridge Road NW, Conyers Tax Parcel Number(s): 041001007A, 0410010007 1901 Rockbridge Road, Conyers			
Number of Properties: 2	Land Lot/District(s): 247/16 263/16	Subdivision:	Total Acreage: 19.16
Current Zoning: R-1	Proposed Zoning: M2	Current FLU: Medium Density Residential	Proposed FLU: Technology Park
Current Use: Vacant Land		Proposed Use: Data Center Campus	

DEVELOPMENT INFORMATION

Type of Development: (check one)	☐ Residential	☐ Commercial	☐ Mixed Use
	☒ Industrial	☐ Mixed Residential Uses	☐ Multi-Family Residential
If Use Contains a Residential Component:	Number of Units:	Acreage:	Residential Density (Lots/Units per Acre):
If Use Contains a Commercial Component:	Total Building Area Proposed:		Number of Parking Spaces:
Does the development qualify for a Development Regional Impact (DRI)? ☒ Yes ☐ No			

APPLICANT'S INFORMATION

Applicant: MMM Acquisitions LLC			Authorized Agent / Attorney:		
Business / Person Name: MMM Acquisitions LLC			Business / Person Name:		
Address: 8735 DUNWOODY PLACE, STE N, ATLANTA			Address:		
City: Atlanta	State: GA	Zip: 30350	City:	State:	Zip:
Office #: (678) 405-9363	Mobile #:		Office #:	Mobile #:	
Email:			Email:		

PROPERTY OWNER'S INFORMATION

Owner 1:			Owner 2:		
Business / Person Name: Gary Phillips			Business / Person Name:		
Owner of Tax Parcel #(s): 041001007A, 0410010007			Owner of Tax Parcel #(s):		
Address: 1901 Rockbridge Road NW			Address:		
City: Conyers	State: GA	Zip: 30012	City:	State:	Zip:
Office #: 770-595-1566	Mobile #:		Office #:	Mobile #:	
Email: missandersonr4@outlook.com			Email:		
Owner 3:			Owner 4:		
Business / Person Name:			Business / Person Name:		
Owner of Tax Parcel #(s):			Owner of Tax Parcel #(s):		
Address:			Address:		
City:	State:	Zip:	City:	State:	Zip:
Office #:	Mobile #:		Office #:	Mobile #:	
Email:			Email:		

JUSTIFICATION OF THE REZONING REQUEST

In your own words, type the reason you believe the zoning of the subject property should be amended. Please address the following:

1. The intent of the proposed amendment and the intended timing and phasing of development. State the reasons why you believe the current zoning district classification for the subject rezoning site is incorrect and why approval of a different zoning district classification is appropriate.

The applicant proposes to rezone the subject property, which totals 282.15 acres, from CRS (County Residential Suburban) and R-1 to M-2 (Heavy Industrial), and to amend the Future Land Use Map designation from Low Density Residential to Technology Park. 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 phased construction, with completion expected by the year 2033. The existing zoning classification no longer reflects the highest and best use of the property, given regional industrial growth, demand for digital infrastructure, and multiple rezonings along Farmer Road for Data Centers..

2. The impact of the proposed amendment on the capacities of public facilities including, but not limited to, transportation facilities, sewage facilities, water supply, parks, drainage, schools, solid waste, and emergency medical facilities.

The proposed data center development will utilize a closed-loop cooling system that significantly reduces strain on county water and sewer infrastructure. No residential units are proposed, thus the impact on schools, parks, and solid waste services is negligible. Emergency services demand will be consistent with industrial use standards and not excessive. The site will be developed with appropriate stormwater infrastructure, and a traffic impact study will be conducted to mitigate any strain on existing transportation facilities.

3. The impact of the proposed amendment on the natural environment, especially existing trees, water bodies, and water quality.

The project will be designed to comply with all applicable environmental regulations. Care will be taken to minimize impacts on existing tree canopies and water bodies. Site planning will prioritize water quality protection, including the use of best management practices (BMPs) for stormwater control.

4. The contribution of the proposed amendment to an orderly and logical development pattern.

The proposed amendment supports an orderly and logical extension of the data center campuses along Farmer Road. This development represents a natural progression of land use based on regional market trends and infrastructure availability.

REZONING REVIEW STANDARDS

Additionally, provide justification for each of the following review standards (UDO Sec. 238-4(g)(1)). The Department, the Planning Commission, and the Board of Commissioners will use these standards to evaluate the request:

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

The proposed rezoning to M-2 was required by staff and several properties across Farmer Road are designated for Technology Park use on the Future Land Use Map.

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

The current residential zoning designation for the subject property presents substantial limitations to its viable development. A key constraint is the significant presence of subsurface rock throughout the site. Preliminary site investigations have confirmed that the extent and density of the rock would make traditional residential development economically infeasible due to the extensive excavation, blasting, and grading work required to accommodate residential infrastructure such as roads, utilities, and foundations.

3. The impact of the proposed amendment on the natural environment, especially existing trees, water bodies and water quality.

Environmental impacts will be mitigated through the use of low-impact site design and a closed-loop water cooling system, which minimizes consumption and discharge. Site development will preserve key natural features wherever feasible

4. Whether the proposed rezoning will result in a use that will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

The closed-loop cooling system and absence of residential units will prevent burdens on schools and reduce stress on water/sewer systems. Planned infrastructure improvements and private investment will mitigate traffic and utility impacts.

5. Whether the proposed rezoning is in conformity with the policy and intent of the comprehensive plan.

The proposal aligns with Rockdale County's Comprehensive Plan goals for economic development and diversification. The amendment to Technology Park land use and M-2 zoning will bring the site into conformity with the county's vision for sustainable growth.

6. Whether there are other existing or changing conditions affecting the use and development of the property that give supporting grounds for either approval or disapproval of the proposed rezoning.

The rapid growth of the data infrastructure sector and the proximity to similarly zoned properties create changing conditions that warrant this rezoning. Nearby rezonings reinforce the appropriateness of this application. The existing conditions of rock on site make residential development economically unfeasible.

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

No significant adverse environmental impacts are anticipated. Stormwater will be managed on-site per regulations, and tree preservation will be incorporated where practicable.

8. The feasibility of serving the property with public wastewater treatment service and the impacts of such on the wastewater system; and, if an alternative wastewater treatment method is proposed, whether such wastewater treatment method is authorized in Rockdale County and will have a detrimental impact on the environment.

The proposed closed-loop cooling system limits reliance on county wastewater services. This system is environmentally responsible, reduces operational strain, and complies with Rockdale County's wastewater treatment standards.

OWNER'S CAMPAIGN DISCLOSURE STATEMENT

To be completed by each owner of the subject property or properties as it appears on the Rockdale County tax records. Husband and wife or other individuals shall each sign individually. Make copies if needed.

OWNER'S CAMPAIGN DISCLOSURE STATEMENT

☒ No, I have not made, within two (2) years immediately preceding the filing of this application, campaign contributions or gifts of \$250.00 or more to any local government official of Rockdale County, Georgia listed below.

☐ Yes, I have made, within two (2) years immediately preceding the filing of this application, campaign contributions or gifts of \$250.00 or more to any local government official of Rockdale County, Georgia listed below.

If yes, notate to whom the campaign contribution was made during the two years immediately preceding the filing of the application, the dollar amount, description of each contribution, and the date each contribution below and continue on a separate sheet if necessary, in the following format:

Rockdale County Board of Commissioners

Name	Position	Amount	Description	Date
JaNice Van Ness	Chair & CEO			
Tuwanya C. Smith	Post I Commissioner			
Doreen Williams, PhD	Post II Commissioner			

Conyers-Rockdale Planning Commission

Name	Position	Amount	Description	Date
Tom Harrison	PC Chairman, City			
Tamekia White	Vice-chair, City			
Al Ford	City			
Ernestine Stovall-Goolsby	County			
Mark Jacobs II	County			
Phyllis Hatcher	County			
Angela Engram	County			

_____, the undersigned also hereby verifies that he or she is 18 years of age or older and has provided at least one secure and verifiable document, as required by O.C.G.A. 50-36-1(e)(1), with this affidavit.

Wait to be in front of notary to sign:

(Owner's Signature)

(Owner's Name - Printed)

NOTARY

The secure and verifiable document provided with this affidavit can best be classified as:

(Type of document)

Executed in Conyers, Rockdale (City) GA (State), this 1 (Day) day of July (Month), 2025 (Year)

Notary Public signature

GA Registration No. and expiration date



Owner's Campaign Contribution Disclosure Statement: If the property is listed in the name of more than one individual or entity, each owner must sign all documents. Property owner(s) signature(s) must be notarized. If the property has been sold within the last 90 days, a copy of the deed with the new owner(s) name(s) is required. Ownership of property will be verified by staff. The owner(s) of the property is required to disclose political campaign contributions. Disclosures must be notarized.

AGENT/ATTORNEY AUTHORIZATION STATEMENT

To be completed by the Agent or Attorney of the subject property or properties as it appears on the Rockdale County tax records if they wish to have an agent represent them in all matters related to this application. Husband and wife or other individuals shall each sign individually. Make copies if needed.

AGENT/ATTORNEY AUTHORIZATION STATEMENT

I, Gary Phillips

hereby certify that I have authorized the following agent to make the request, claims and representation pursuing this application regarding Tax Parcel #s.:
041001007A, 0410010007

Agent/Attorney Name: <u>MMM Acquisitions LLC</u>	Address: <u>8735 Dunwoody Place, STN N</u>	City: <u>Dunwoody</u>	State: <u>GA</u>	Zip: <u>30350</u>
Firm: <u>MMM Acquisitions LLC</u>	Phone #'s: <u>678-405-9000</u>	Email: <u>MMMacquisitions@gmail.com</u>		

SIGNATURE

Wait to be in front of notary to sign:

Agent/Attorney Signature)

Agent/Attorney Name - Printed)

NOTARY

The secure and verifiable documents provided with this affidavit can best be classified as:

(Type of document)

Executed in _____, this _____ day of _____, 20____.

(City) (County) (State) (Day) (Month) (Year)

Notary Public signature

GA Registration No. and expiration date

SEAL

OWNER AUTHORIZATION STATEMENT

To be completed by each owner of the subject property or properties as it appears on the Rockdale County tax records if they wish to have an agent represent them in all matters related to this application. Husband and wife or other individuals shall each sign individually. Make copies if needed.

OWNER AUTHORIZATION STATEMENT

I, Gary Phillips

hereby certify that I have authorized the following agent to make the request, claims and representation pursuing this application regarding Tax Parcel #s.:
041001007A, 0410010007

Owner's Name: <u>Gary Phillips</u>	Address: <u>1901 Rockbridge Road NW</u>	City: <u>Conyers</u>	State: <u>GA</u>	Zip: <u>30012</u>
Business:	Phone #'s:	Email:		

SIGNATURE

Wait to be in front of notary to sign:

Owner's Signature)

Owner's Name - Printed)

NOTARY

The secure and verifiable documents provided with this affidavit can best be classified as:

(Type of document)

Executed in Conyers, Rockdale, GA, this 1 day of July, 2025.

(City) (County) (State) (Day) (Month) (Year)

Notary Public signature

GA Registration No. and expiration date



OWNER'S CAMPAIGN DISCLOSURE STATEMENT

To be completed by each owner of the subject property or properties as it appears on the Rockdale County tax records. Husband and wife or other individuals shall each sign individually. Make copies if needed.

OWNER'S CAMPAIGN DISCLOSURE STATEMENT

- ☒ No, I have not made, within two (2) years immediately preceding the filing of this application, campaign contributions or gifts of \$250.00 or more to any local government official of Rockdale County, Georgia listed below.
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If yes, notate to whom the campaign contribution was made during the two years immediately preceding the filing of the application, the dollar amount, description of each contribution, and the date each contribution below and continue on a separate sheet if necessary, in the following format:

Rockdale County Board of Commissioners

Name	Position	Amount	Description	Date
JaNice Van Ness	Chair & CEO	0		
Tuwanya C. Smith	Post I Commissioner	0		
Doreen Williams, PhD	Post II Commissioner	0		

Conyers-Rockdale Planning Commission

Name	Position	Amount	Description	Date
Tom Harrison	PC Chairman, City	0		
Tamekia White	Vice-chair, City	0		
Al Ford	City	0		
Ernestine Stovall-Goolsby	County	0		
Mark Jacobs II	County	0		
Phyllis Hatcher	County	0		
Angela Engram	County	0		

J. J. SHAW as Manager of GCTT2, LLC, the undersigned also hereby verifies that he or she is 18 years of age or older and has provided at least one secure and verifiable document, as required by O.C.G.A. 50-36-1(e)(1), with this affidavit.

Wait to be in front of notary to sign:

J. J. SHAW
(Owner's Signature)

J. J. SHAW as Manager of GCTT2, LLC
(Owner's Name - Printed)

NOTARY

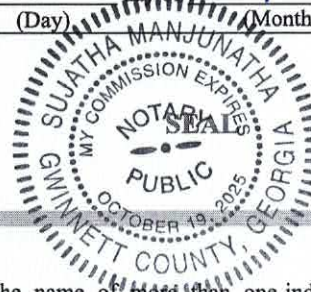
The secure and verifiable document provided with this affidavit can best be classified as:

OWNER'S CAMPAIGN DISCLOSURE STATEMENT
(Type of document)

Executed in Daluth (City), Fulton (County), GA (State), this 14th (Day) day of April (Month), 20 25 (Year)

Sujatha Manjunath
Notary Public signature

10/19/25
GA Registration No. and expiration date



Owner's Campaign Contribution Disclosure Statement: If the property is listed in the name of more than one individual or entity, each owner must sign all documents. Property owner(s) signature(s) must be notarized. If the property has been sold within the last 90 days, a copy of the deed with the new owner(s) name(s) is required. Ownership of property will be verified by staff. The owner(s) of the property is required to disclose political campaign contributions. Disclosures must be notarized.

AGENT/ATTORNEY AUTHORIZATION STATEMENT

To be completed by the Agent or Attorney of the subject property or properties as it appears on the Rockdale County tax records if they wish to have an agent represent them in all matters related to this application. Husband and wife or other individuals shall each sign individually. Make copies if needed.

AGENT/ATTORNEY AUTHORIZATION STATEMENT

I, J.J. Shah

hereby certify that I have authorized the following agent to make the request, claims and representation pursuing this application regarding Tax Parcel #s.:
041-0-01-008B & 041-0-01-004

Agent/Attorney Name: <u>MMM Acquisitions LLC</u>	Address: <u>8735 DUNWOODY PLACE, STE N</u>	City: <u>Dunwoody</u>	State: <u>GA</u>	Zip: <u>30350</u>
Firm: <u>MMM Acquisitions LLC</u>	Phone #'s: <u>678-405-9363</u>	Email: <u>MMMacquisitions@gmail.com</u>		

SIGNATURE

Wait to be in front of notary to sign:

Agent/Attorney Signature)

Agent/Attorney Name - Printed)

NOTARY

The secure and verifiable documents provided with this affidavit can best be classified as:

(Type of document)

Executed in _____, _____, _____, this _____ day of _____, 20____
(City) (County) (State) (Day) (Month) (Year)

Notary Public signature

GA Registration No. and expiration date

SEAL

OWNER AUTHORIZATION STATEMENT

To be completed by each owner of the subject property or properties as it appears on the Rockdale County tax records if they wish to have an agent represent them in all matters related to this application. Husband and wife or other individuals shall each sign individually. Make copies if needed.

OWNER AUTHORIZATION STATEMENT

I, GCT2, LLC by J-J. SHAH, Manager

hereby certify that I have authorized the following agent to make the request, claims and representation pursuing this application regarding Tax Parcel #s.:

041-0-01-008B & 041-0-01-0004

2000 DRWIN BRIDGE ROAD & O FARMER ROAD, CONYERS, GA 30012

Owner's Name: <u>GCT2, LLC</u>	Address: <u>5330 Northwater Way</u>	City: <u>DULUTH</u>	State: <u>GA</u>	Zip: <u>30097</u>
Business: <u>Real Estate</u>	Phone #'s: <u>JJShah 678-5957</u>	Email: <u>jjshah1000@gmail.com</u>		

SIGNATURE 5861

Wait to be in front of notary to sign:

Owner's Signature)

Owner's Name - Printed) GCT2, LLC

NOTARY

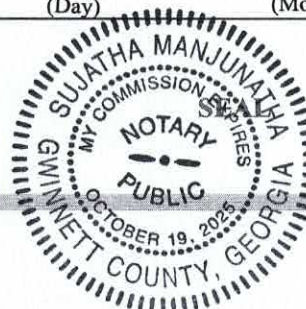
The secure and verifiable documents provided with this affidavit can best be classified as:

OWNER'S AUTHORIZATION STATEMENT
(Type of document)

Executed in Duluth, Fulton, GA, this 14th day of April, 2025
(City) (County) (State) (Day) (Month) (Year)

Notary Public signature

10/19/25
GA Registration No. and expiration date



AGENT'S/ATTORNEY'S CAMPAIGN DISCLOSURE STATEMENT

To be completed by the agent and the attorney. If both are involved, each shall sign individually. Make copies if needed.

AGENT'S/ATTORNEY'S CAMPAIGN DISCLOSURE STATEMENT

- ☒ No, I have not made, within two (2) years immediately preceding the filing of this application, campaign contributions or gifts of \$250.00 or more to any local government official of Rockdale County, Georgia listed below.
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Doreen Williams, PhD	Post II Commissioner			

Conyers-Rockdale Planning Commission

Name	Position	Amount	Description	Date
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Tamekia White	Vice-chair, City			
Al Ford	City			
Ernestine Stovall-Goolsby	County			
Mark Jacobs II	County			
Phyllis Hatcher	County			
Angela Engram	County			

SIGNATURE

Wait to be in front of notary to sign: William Moore William Moore William Moore
(Agent's/Attorney's Signature) (Agent's/Attorney's Name - Printed)

NOTARY

The secure and verifiable documents provided with this affidavit can best be classified as: AGENT'S/ATTORNEY'S CAMPAIGN DISCLOSURE STATEMENT
(Type of document)

Executed in Argyle, Denton County, Texas, this 20th day of January, 20 25
(City) (County) (State) (Day) (Month) (Year)

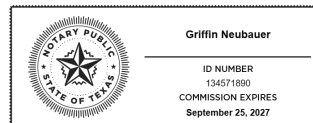
Griffin Neubauer Notary Public, State of Texas

Notary Public signature

134571890

09/25/2027

GA Registration No. and expiration date



SEAL

Electronically signed and notarized online using the Proof platform.

Agent/Attorney Campaign Disclosure Statement: If the owner of the property wishes to have an attorney represent his/her interest in all matters relating to this application, the notarized signatures of the current owner(s) and attorney are required. Attorneys are required to disclose political campaign contributions. Disclosures must be notarized.

Letter Of Intent

LETTER OF INTENT – REZONING

Subject Property: 282.15 Acres | Current Zoning: CRS + R-1 | Proposed Zoning: M-2 (Heavy Industrial) | Current FLUM: Low Density Residential + Medium Density Residential | Proposed FLUM: Technology Park

To Whom It May Concern:

On behalf of the property owner, we respectfully submit this Letter of Intent in support of the application to rezone approximately 282.15 acres in Rockdale County from CRS (County Residential Suburban) and R-1 (Single-Family Residential) to M-2 (Heavy Industrial), in conjunction with a Future Land Use Map amendment from Low Density Residential and Medium Density Residential to Technology Park.

The proposed rezoning is intended to facilitate the phased development of a next-generation data center campus designed to meet the growing regional and national demand for secure, resilient digital infrastructure. At full buildout, the project is anticipated to include approximately 2.9 million square feet of data center facilities, with development occurring in phases through 2033.

The proposed use is well suited for M-2 zoning and a Technology Park FLUM designation, which are specifically intended to accommodate large-scale, high-value employment centers, advanced technology uses, and modern industrial operations. The development will utilize closed-loop cooling systems to significantly reduce water consumption and avoid undue impacts on county water and sewer infrastructure.

This rezoning request does not constitute spot zoning. The subject property is located within an area that has experienced a clear and deliberate transition toward technology-oriented land uses. Multiple properties along and near Farmer Road have already been rezoned or approved for data center and industrial development. As such, this request represents a comprehensive and logical continuation of established land use trends in the area, rather than an isolated deviation.

The proposed development will provide substantial economic benefits to Rockdale County, including the creation of high-paying technology and operations jobs and a significant expansion of the county's tax base. The project is expected to generate tens of millions of dollars in long-term tax revenue supporting schools, infrastructure, and essential public services, while placing minimal demand on school enrollment, parks, recreation, and solid waste systems due to its non-residential nature.

Given the evolving development pattern along Farmer Road and surrounding corridors, the property's existing residential zoning is no longer appropriate or economically viable. Rezoning to M-2 aligns with current market realities, adjacent zoning classifications, and Rockdale County's long-term economic development objectives.

The applicant is committed to working collaboratively with county staff, the Planning Commission, and the Board of Commissioners to ensure the project meets all applicable design, environmental, and operational standards and serves as a positive, long-term asset to the community.

Thank you for your time and consideration.

Proof of Ownership

After recording, return to:

Calloway Title and Escrow, LLC
4170 Ashford-Dunwoody Road
Suite 285
Atlanta, Georgia 30319
CT2-23574

FDIC Asset No 10012002394



Doc ID: 008454190013 Type: GLR
Filed: 07/25/2011 at 01:22:03 PM
Fee Amt: \$32.00 Page 1 of 13
Transfer Tax: \$0.00
Rockdale County Superior Court
Ruth A. Wilson Clerk

BK **5020** PG **133-145**

_____ space above this line for Recorder's use only

SPECIAL WARRANTY DEED

STATE OF Texas §
COUNTY OF Dallas §

RECITALS

WHEREAS, **INTEGRITY BANK ~~OF~~** Alpharetta, GA (the "Institution"), acquired the Property by that certain **Deed Under Power of Sale** dated **June 2, 2009**, and recorded in Deed Book **4713** at Page **237-243** of the records of **Rockdale** County, Georgia, and

WHEREAS, the Institution was closed by the Georgia Dept of Banking and Finance on August 29, 2008, and the Federal Deposit Insurance Corporation (the "FDIC") was appointed as receiver for the Institution (the "Receiver"); and

WHEREAS, as a matter of federal law, 12 U.S.C. § 1821(d)(2)(A)(i), the Receiver succeeded to all of the right, title, and interest of the Institution in and to, among other things, the Property.

NOW, THEREFORE, the Receiver (hereinafter, "Grantor"), whose address is 1601 Bryan Street, Dallas, Texas 75201, for and in consideration of Three Hundred Fifty Four Thousand Five Hundred AND NO/100 DOLLARS (\$354,500.00), the receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD and CONVEYED and by these presents does GRANT, SELL and CONVEY unto **GCJT2 LLC a Georgia limited liability company** ("Grantee"), whose address is **475 Phillip Blvd, Lawrenceville, GA 30046**, that certain real property situated in ROCKDALE County, Georgia, as described on **Exhibit "A"** attached hereto and made a part hereof for all purposes, together with any and all improvements thereto and all and singular the rights and appurtenances pertaining thereto, including, but not limited to, any right, title and interest of Grantor in and to adjacent streets, alleys or rights-of-way (collectively, the "Property"), **subject** however to any and all exceptions, easements, rights-of-way, covenants, conditions, restrictions, reservations, encroachments, protrusions, shortages in area, boundary disputes and discrepancies, matters which could be discovered or would be revealed by, respectively, an inspection or current survey of the Property, encumbrances, access limitations, licenses, prescriptive rights, rights of any tenants under any leases covering the Property or any portion thereof, and any and all

other matters or conditions affecting the Property, including, without limitation, any and all matters or conditions reflected on Exhibit "B" attached hereto and made a part hereof for all purposes, and whether known or unknown, recorded or unrecorded, as well as standby fees, real estate taxes, and assessments on or against the Property for the current year and subsequent years and subsequent taxes and assessments for prior years becoming due by reason of a change in usage or ownership, or both, of the Property; and any and all zoning, building, and other laws, regulations, and ordinances of municipal and other governmental authorities affecting the Property (all of the foregoing being collectively referred to as the "Permitted Encumbrances"). Grantee, by its acceptance of delivery of this Special Warranty Deed, assumes and agrees to perform any and all obligations of Grantor or the Institution under the Permitted Encumbrances.

FURTHER, GRANTEE, BY ITS ACCEPTANCE OF DELIVERY OF THIS SPECIAL WARRANTY DEED, ACKNOWLEDGES AND AGREES THAT (i) EXCEPT FOR THE SPECIAL (OR LIMITED) WARRANTY OF TITLE CONTAINED HEREIN, GRANTOR HAS NOT MADE, DOES NOT MAKE, AND SPECIFICALLY NEGATES AND DISCLAIMS ANY REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS, OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT, OR FUTURE, OF, AS TO, CONCERNING, OR WITH RESPECT TO (A) THE VALUE, NATURE, QUALITY, OR CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE WATER, SOIL, AND GEOLOGY, (B) ANY INCOME TO BE DERIVED FROM THE PROPERTY, (C) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY CONDUCT OR HOPE TO CONDUCT THEREON, (D) THE COMPLIANCE OF OR BY THE PROPERTY OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES, OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY, (E) THE DESCRIPTION, POSSESSION, HABITABILITY, MERCHANTABILITY, MARKETABILITY, PROFITABILITY, OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY OR ANY PART THEREOF, (F) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS, IF ANY, INCORPORATED INTO THE PROPERTY, (G) THE MANNER, QUALITY, STATE OF REPAIR, OR LACK OF REPAIR OF THE PROPERTY OR ANY PORTION THEREOF OR ANY IMPROVEMENTS THERETO, (H) THE EXISTENCE, QUALITY, NATURE, ADEQUACY, OR PHYSICAL CONDITION OF ANY UTILITIES SERVING THE PROPERTY, OR (I) ANY OTHER MATTER WITH RESPECT TO THE PROPERTY, AND SPECIFICALLY, THAT GRANTOR HAS NOT MADE, DOES NOT MAKE, AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS REGARDING COMPLIANCE WITH ANY ENVIRONMENTAL PROTECTION, POLLUTION, OR LAND USE LAWS, RULES, REGULATIONS, ORDERS, OR REQUIREMENTS, INCLUDING, WITHOUT LIMITATION, THE DISPOSAL OR EXISTENCE, IN OR ON THE PROPERTY OR ANY PART THEREOF, OF ANY HAZARDOUS MATERIALS; (ii) GRANTEE HAS FULLY INSPECTED THE PROPERTY AND THAT THE CONVEYANCE HEREUNDER OF THE PROPERTY IS "AS IS" AND "WITH ALL FAULTS", AND GRANTOR HAS NO OBLIGATION TO ALTER, REPAIR, OR IMPROVE THE PROPERTY OR ANY PORTION THEREOF OR ANY IMPROVEMENTS THERETO; and (iii) NO WARRANTY HAS ARISEN THROUGH TRADE, CUSTOM, OR COURSE OF DEALING WITH GRANTOR, AND ALL STATUTORY, COMMON LAW, AND CUSTOMARY COVENANTS AND WARRANTIES, IF ANY, OF WHATEVER KIND, CHARACTER, NATURE, PURPOSE, OR EFFECT, WHETHER EXPRESS OR IMPLIED OR ARISING BY OPERATION OF LAW, ARE HEREBY EXPRESSLY, UNCONDITIONALLY, AND IRREVOCABLY WAIVED, DISCLAIMED, AND EXCLUDED FROM THIS SPECIAL WARRANTY DEED, NOTWITHSTANDING ANY CUSTOM OR PRACTICE TO THE CONTRARY, OR ANY STATUTORY, COMMON LAW, DECISIONAL, HISTORICAL, OR CUSTOMARY MEANING,

IMPLICATION, SIGNIFICANCE, EFFECT, OR USE OF CONTRARY IMPORT OF ANY WORD, TERM, PHRASE OR PROVISION HEREIN.

Further, by its acceptance of delivery of this Special Warranty Deed, Grantee or anyone claiming by, through, or under Grantee, hereby fully releases Grantor, the Institution, and the FDIC in any and all of its various other capacities, and their respective employees, officers, directors, representatives, and agents from any and all claims, costs, losses, liabilities, damages, expenses, demands, actions, or causes of action that it or they may now have or hereafter acquire, whether direct or indirect, known or unknown, suspected or unsuspected, liquidated or contingent, arising from or related to the Property in any manner whatsoever. This covenant releasing Grantor, the Institution, and the FDIC in any and all of its various other capacities shall be a covenant running with the Property and shall be binding upon Grantee, its successors, and assigns.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any wise belonging to Grantor, unto Grantee, its heirs, personal representatives, successors and assigns forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT SPECIALLY AND FOREVER DEFEND all and singular the Property unto Grantee, its heirs, personal representatives, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise, **subject**, however, to the Permitted Encumbrances.

The fact that certain encumbrances, limitations, or other matters or conditions may be mentioned, disclaimed, or excepted in any way herein, whether specifically or generally, shall not be a covenant, representation, or warranty of Grantor as to any encumbrances, limitations, or any other matters or conditions not mentioned, disclaimed, or excepted. Notwithstanding anything herein to the contrary, however, nothing herein shall be construed or deemed as an admission by Grantor or Grantee to any third party of the existence, validity, enforceability, scope, or location of any encumbrances, limitations, or other matters or conditions mentioned, disclaimed, or excepted in any way herein, and nothing shall be construed or deemed as a waiver by Grantor or Grantee of its respective rights, if any, but without obligation, to challenge or enforce the existence, validity, enforceability, scope, or location of same against third parties.

By its acceptance of delivery of this Special Warranty Deed, Grantee hereby assumes the payment of all *ad valorem* taxes, standby fees, and general and special assessments of whatever kind and character affecting the Property which are due, or which may become due, for the current tax year or assessment period and for any tax year or assessment period subsequent to the date of this Special Warranty Deed, including, without limitation, taxes or assessments for prior years becoming due by reason of a change in usage or ownership, or both, of the Property or any portion thereof.

IN WITNESS WHEREOF, this Special Warranty Deed is executed on 12th day of July, 2011.

FEDERAL DEPOSIT INSURANCE CORPORATION,
as RECEIVER FOR INTEGRITY BANK (XXX),

By: _____

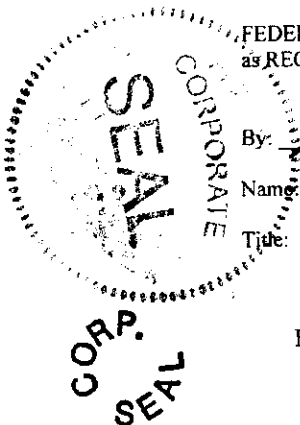
Name: _____

Title: _____

Attorney in Fact

RICHARD GREEN
ATTORNEY IN FACT

Limited Power of Attorney Attached Hereto As
EXHIBIT "C"



GEORGIA GRANTOR'S ACKNOWLEDGEMENT

STATE OF Texas
COUNTY OF Dallas

§
§
§

This instrument was acknowledged before me on the 8th day of July, 2011, by
Richard Green, Attorney in Fact of the Federal Deposit Insurance Corporation, as
Receiver for Integrity Bank ~~(B.B.)~~ ~~XXXX~~ on behalf of said entity.

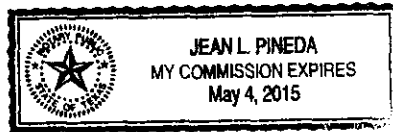
[Signature]
Unofficial Witness Angela Etchew

[Signature]
Unofficial Witness
Marvin R. Leonard

[Signature] (Seal)
Notary Public

Jean L. Pineda
Notary's Name Printed or Typed

Notary Public, State of Texas



My Commission Expires:

[Notarial Seal]

N.P.
SEAL

EXHIBIT "A" to Special Warranty Deed

Legal Description of the Property

TRACT 1: All that tract or parcel of land lying and being in Land Lots 247, 262 and 263 of the 16th District of Rockdale County, Georgia and being more particularly described as follows:

BEGINNING at a one-inch open-top pipe found at the corner common to Land Lots 262, 263, 276 and 277 of the aforementioned District and County; THENCE proceeding along the line dividing Land Lots 263 and 276 SOUTH 00 DEGREES 05 MINUTES 17 SECONDS WEST a distance of 1211.10 feet to a rock found; THENCE continuing along said Land Lot Line SOUTH 01 DEGREE 06 MINUTES 26 SECONDS WEST a distance of 1731.07 feet to a point and one-inch open-top pipe found at the corner common to Land Lots 263, 264, 275 and 276 of the aforesaid District and County; THENCE proceeding along the line dividing Land Lots 263 and 264 NORTH 89 DEGREES 29 MINUTES 19 SECONDS WEST a distance of 1117.89 feet to a point; THENCE continuing along said Land Lot Line, SOUTH 89 DEGREES 37 MINUTES 15 SECONDS WEST a distance of 1206.26 feet to a point; THENCE departing said Land Lot Line and proceeding NORTH 01 DEGREE 31 MINUTES 50 SECONDS EAST a distance of 886.60 feet to a point; THENCE proceeding NORTH 88 DEGREES 34 MINUTES 03 SECONDS WEST a distance of 990.23 feet across the line dividing Land Lots 247 and 263 to a point and one-inch crimped-top pipe found; THENCE proceeding SOUTH 00 DEGREES 18 MINUTES 28 SECONDS EAST a distance of 280.35 feet to a point and #4 re-bar found; THENCE proceeding SOUTH 00 DEGREES 00 MINUTES 01 SECOND EAST a distance of 448.89 feet to a point and #4 re-bar found on the Northeastly right-of-way of Rockbridge Road (having an apparent 80-foot right-of-way); THENCE proceeding along said right-of-way along a curve to the right an arc distance of 140.74 feet (said curve having a radius of 2904.67 feet and being subtended by a chord bearing of NORTH 45 DEGREES 42 MINUTES 35 SECONDS WEST and a chord distance of 140.73 feet) to a point; THENCE proceeding along said right-of-way NORTH 44 DEGREES 19 MINUTES 18 SECONDS WEST a distance of 325.43 feet to a point at the intersection of the Northeastly right-of-way of Rockbridge Road and the Southeastly right-of-way of Farmer Road (having an apparent 60-foot right-of-way); THENCE proceeding along the aforesaid right-of-way of Farmer Road NORTH 10 DEGREES 15 MINUTES 57 SECONDS EAST a distance of 129.79 feet to a point; THENCE continuing along said right-of-way along a curve to the right an arc distance of 142.96 feet (said curve having a radius of 513.84 feet and being subtended by a chord bearing of NORTH 18 DEGREES 14 MINUTES 09 SECONDS EAST and a chord distance of 142.50 feet) to a point; THENCE continuing along said right-of-way NORTH 26 DEGREES 12 MINUTES 22 SECONDS EAST a distance of 151.45 feet to a point; THENCE proceeding along a curve to the right an arc distance of 20.33 feet (said arc having a radius of 970.00 feet and being subtended by a chord bearing of NORTH 26 DEGREES 48 MINUTES 23 SECONDS EAST and a chord distance of 20.33 feet to a point); THENCE proceeding NORTH 27 DEGREES 24 MINUTES 25 SECONDS EAST a distance of 341.84 feet to a point; THENCE proceeding along a curve to the right an arc distance of 104.10 feet (said curve having a radius of 970.00 feet and being subtended by a chord bearing of NORTH 30 DEGREES 28 MINUTES 53 SECONDS EAST and a chord distance of 104.05 feet) to a point; THENCE proceeding NORTH 33 DEGREES 33 MINUTES 20 SECONDS EAST a distance of 15.89 feet to a point; THENCE proceeding along a curve to the right an arc distance of 85.52 feet (said arc having a radius of 252.35 feet and being subtended by a chord bearing of NORTH 43 DEGREES 15 MINUTES 52 SECONDS EAST a distance of 85.11 feet) to a point; THENCE proceeding NORTH 52 DEGREES 51 MINUTES 23 SECONDS EAST a distance of 189.21 feet to a point; THENCE proceeding along a curve to the left an arc distance of 328.77 feet (said curve having a radius of 349.94 feet and being subtended by a chord bearing of NORTH 26 DEGREES 03 MINUTES 29 SECONDS EAST a chord distance of 316.82 feet) to a point; THENCE proceeding NORTH 00 DEGREES 51 MINUTES 25 SECONDS WEST a distance of 530.81 feet to a point; THENCE proceeding along a curve to the right an arc distance of 244.29 feet (said curve having a radius of 264.40 feet and being subtended by a chord bearing of NORTH 25 DEGREES 36 MINUTES 43 SECONDS EAST and a chord distance of 235.70 feet) to a point; THENCE proceeding NORTH 52 DEGREES 04 MINUTES 52 SECONDS EAST a distance of 141.37 feet to a point; THENCE proceeding along a curve to the left an arc distance of 109.53 feet (said curve having a radius of 356.80 feet and being subtended by a chord bearing of NORTH 46 DEGREES 26 MINUTES 45 SECONDS EAST and a chord distance of 109.35 feet) to a point; THENCE proceeding NORTH 40 DEGREES 48 MINUTES 38 SECONDS EAST a distance of 89.81 feet to a point; THENCE proceeding along a curve to the right an arc distance of 154.05 feet (said curve having a radius of 201.60 feet and being subtended by a chord bearing of NORTH 62 DEGREES 42 MINUTES 02 SECONDS EAST and a chord distance of 150.33 feet) to a point; THENCE proceeding along a curve to the left an arc distance of 250.14 feet (said curve having a radius of 655.00 feet and being subtended by a chord bearing of NORTH 73 DEGREES 39 MINUTES 01 SECOND EAST and a chord distance of 248.62 feet) to a point; THENCE proceeding along a curve to the right an arc distance of 114.51 feet (said curve having a radius of 127.39 feet and being subtended by a chord bearing of NORTH 88 DEGREES 27 MINUTES 37 SECONDS EAST and a chord distance of 110.69 feet) to a point; THENCE proceeding SOUTH 65 DEGREES 47 MINUTES 22 SECONDS EAST a distance of 69.47 feet to a point; THENCE proceeding along a curve to the left an arc distance of 226.42 feet (said curve having a radius of 477.63 feet and being subtended by a chord bearing of SOUTH 79 DEGREES 22 MINUTES 13 SECONDS EAST and a chord distance of 224.31 feet) to a point; THENCE proceeding along a curve to the right an arc distance of 140.53 feet (said curve having a radius of 970.00 feet and being subtended by a chord bearing of SOUTH 88 DEGREES 48 MINUTES 01 SECOND EAST and a chord distance of 140.41 feet) to a point; THENCE proceeding SOUTH 84 DEGREES 39 MINUTES 00 SECONDS EAST a distance of 159.03 feet to a point; THENCE proceeding along a curve to the left an arc distance of 132.91 feet (said curve having a radius of 193.05 feet and being subtended by a chord bearing of NORTH 75 DEGREES 37 MINUTES 37

SECONDS EAST and a chord distance of 130.30 feet) to a point and #4 re-bar found at the intersection of the aforesaid right-of-way with the line dividing Land Lots 262 and 263, THENCE departing said right-of-way and proceeding along said Land Lot Line NORTH 89 DEGREES 32 MINUTES 39 SECONDS EAST a distance of 1406.42 feet to a point and POINT OF BEGINNING.

Said parcel contains 8,431,404 square feet or 193.55 acres and being shown as TRACT ONE on a boundary survey for REL DEVELOPMENT, INC., Southeastern Engineering, Inc. dated 05/08/06.

TOGETHER WITH those easement rights arising under that certain Warranty Deed from Dr. William M. Brewer to Gray N. Phillips, dated August 26, 1977, filed for record August 29, 1977 at 5:00 p.m., recorded in Deed Book 173, Page 1037, Records of Rockdale County, Georgia.

TRACT 2: ALL THAT TRACT or parcel of land lying and being in Land Lots 275 and 276 of the 16th District of Rockdale County, Georgia and being more particularly described as follows:

COMMENCING at a one-inch open-top pipe found at the corner common to Land Lots 262, 263, 276 and 277 of the aforesaid District and County; THENCE proceeding along the line dividing Land Lots 263 and 276 SOUTH 00 DEGREES 05 MINUTES 17 SECONDS WEST a distance of 1211.10 feet to a rock found and POINT OF BEGINNING; THENCE proceeding SOUTH 88 DEGREES 59 MINUTES 56 SECONDS EAST a distance of 605.08 feet to a point and #4 re-bar found; THENCE departing said Land Lot Line and proceeding NORTH 89 DEGREES 33 MINUTES 03 SECONDS EAST a distance of 1513.99 feet to a point and #6 re-bar found on the Westerly right-of-way of Irwin Bridge Road (having an apparent 100-foot right-of-way); THENCE proceeding along said right-of-way SOUTH 02 DEGREES 30 MINUTES 27 SECONDS EAST a distance of 1129.38 feet to a point and #4 re-bar found; THENCE proceeding SOUTH 84 DEGREES 48 MINUTES 33 SECONDS WEST a distance of 1099.60 feet more or less to a point in the centerline of Travis Creek (hereinafter referred to as POINT "A"); THENCE proceeding along the centerline of said creek a distance of 1285 feet more or less to a point; THENCE proceeding NORTH 56 DEGREES 57 MINUTES 25 SECONDS WEST a distance of 37.07 feet more or less to a point and #5 re-bar found (hereinafter referred to as POINT "B"); Said POINTS "A" and "B" subtended by a tie line of South 48 DEGREES 58 MINUTES 07 SECONDS WEST a distance of 1067.12 feet; THENCE proceeding NORTH 56 DEGREES 57 MINUTES 25 SECONDS WEST a distance of 359.94 to a point and one-inch open-top found at the corner common to Land Lots 263, 264, 275 and 276; THENCE proceeding along the line dividing Land Lots 263 and 276 NORTH 01 DEGREE 06 MINUTES 26 SECONDS EAST a distance of 1731.07 feet to a point and POINT OF BEGINNING.

Said parcel contains 3,029,099 square feet (more or less) or 69.53 acres (more or less) and being shown as TRACT TWO on boundary survey for REL DEVELOPMENT, INC., by Southeastern Engineering, Inc. dated 05/08/06.

EXHIBIT "B"

- (a) All taxes for the year 2011 and subsequent years.
- (b) Riparian rights incident to the premises.
- (c) Rights of tenants in possession under unrecorded leases.
- (d) Any security interest created at closing.
- (e) Order – Federal Deposit Insurance Corporation as Receiver of Integrity Bank vs. Rel and Associates, LLC; Rel Properties, Inc.; and Robert E. Lanier, being Civil Action File No. 2009-CV-1857-N, dated September 8, 2009, filed for record September 11, 2009 at 10:25 a.m., Records of Rockdale County, Georgia. The following as shown on the Boundary Survey for REL Development, Inc. prepared by Southeastern Engineering, Chris Amos Adams, Georgia R.L.S. No. 2796, dated May 8, 2006:
 - (1) 100 foot Walton Electric Membership Corporation easement (Deed Book 32, Page 6) located in the southeastern portion of Tract One and the northwestern portion of Tract Two;
 - (2) 100 foot Georgia Railway and Power Company easement (Deed Book T, Page 14) located in the northwestern portion of Tract One;
 - (3) Power lines and power poles located in the northwestern, southwestern and southern portions of Tract One;
 - (4) Wire fences located within the northeastern boundary of Tract One and the eastern boundary of Tract Two; and
 - (5) Centerline of Travis Creek forming a portion of the southern boundary of Tract Two.

THE FOLLOWING AFFECT TRACT 1:

- (a) Right of Way Easement from J.P. Tilley to Georgia Railway and Power Company, dated July 19, 1913, recorded March 30, 1914, recorded in Deed Book N, Page 200, aforesaid Records.
- (b) Easement for Right-of-Way from J.J. Sims and G.C. Sims to Georgia Railway & Power Company, dated February 5, 1926, recorded May 21, 1926, recorded in Deed Book T, Page 14, aforesaid Records.
- (c) Easement for Right-of-Way from George L. Brogdon to Georgia Power Company, a corporation, dated April 3, 1953, filed for record April 9, 1953 at 4:00 p.m., recorded in Deed Book 32, Page 6, aforesaid Records.

EXHIBIT "B"

- (d) Easement for Right-of-Way from Dr. Wm. M. Brewer to Georgia Power Company, a corporation, dated September 10, 1959, filed for record September 26, 1959 at 9:30 a.m., recorded in Deed Book 38, Page 255, aforesaid Records.
- (e) Right of Way Deed from W.M. Brewer to Rockdale County, Georgia, dated May 22, 1967, filed for record June 8, 1967 at 10:20 a.m., recorded in Deed Book 67, Page 266, aforesaid Records.
- (f) Right of Way Easement from Dr. William M. Brewer to Snapping Shoals Electric Membership Corporation, a corporation, dated October 2, 1985, recorded January 2, 1987, recorded in Deed Book 347, Page 422, aforesaid Records; as modified by that certain Modification Agreement by and between Snapping Shoals Electric Membership Corporation, a corporation and James W. Kelly, dated September 14, 1987, filed for record October 26, 1987 at 3:48 p.m., recorded in Deed Book 387, Page 66, aforesaid Records.

THE FOLLOWING AFFECT TRACT 2:

- (a) Easement from James W. Kelly to Georgia Power Company, dated January 29, 1982, filed for record February 8, 1982 at 3:15 p.m., recorded in Deed Book 224, Page 1156, aforesaid Records.
- (b) All those matters as disclosed by that certain plat recorded in Plat Book I, Page 275, aforesaid Records.

**LIMITED POWER OF ATTORNEY**

KNOW ALL PERSONS BY THESE PRESENTS, that the FEDERAL DEPOSIT INSURANCE CORPORATION, a Corporation organized and existing under an Act of Congress, hereinafter called the "FDIC," acting in its Receivership capacity or separate Corporate capacity or as Manager of the FSLIC Resolution Fund has acquired and will acquire certain assets for liquidation and has determined that it is necessary to appoint a representative to act on its behalf in connection with the maintenance and liquidation of said assets, hereinafter called the "Acquired Assets."

WHEREAS, the FDIC desires to designate Richard Green as Attorney-in-Fact for the limited purpose of facilitating the management and disposition of the Acquired Assets; and

WHEREAS, the undersigned has full authority to execute this instrument on behalf of the FDIC under applicable Resolutions of the FDIC's Board of Directors and redelegations thereof.

NOW, THEREFORE, the FDIC appoints Richard Green as its true and lawful Attorney-in-Fact to act in its name, place, and stead, and hereby grants Richard Green the authority, subject to the limitations herein, as follows:

(1) Sign, seal and deliver as the act and deed of the FDIC any instrument in writing, and to do every other thing necessary and proper for the collection and recovery of any and all monies and properties of every kind and nature whatsoever for and on behalf of the FDIC and to give proper receipts and acquittance therefor in the name and on behalf of the FDIC;

(2) Release, discharge or assign any and all judgments, mortgages on real estate or personal property, including the release and discharge of the same of record in the office of any Prothonotary or Register of Deeds wherever located where payments on account of the same in redemption or otherwise may have been made by the debtor (s), and to endorse receipt of such payment upon the records in any appropriate public office;

(3) Receive, collect and give all proper acquittance for any other sums of money owing to the FDIC for any Acquired Asset which the attorney-in-fact may sell or dispose of;

After Recording Please Return To:

FDIC

Attn: Beverly Waddy

1601 Bryan St.

Dallas, TX 75201

Limited Power of Attorney
Richard Green

Page 1 of 4
July, 2010

(4) Execute any and all transfers and assignments as may be necessary to assign any securities or other choses in action;

(5) Sign, seal, acknowledge and deliver any and all agreements, easements, or conveyances as shall be deemed necessary or proper by the FDIC Attorney-in-Fact in the care and management of the Acquired Assets;

(6) Sign, seal, acknowledge and deliver indemnity agreements and surety bonds in the name of and on behalf of the FDIC;

(7) Sign receipts for the payment of all rents and profits due or to become due on the Acquired Assets;

(8) Execute, acknowledge and deliver deeds of real property in the name of the FDIC;

(9) Extend, postpone, release and satisfy or take such other action regarding any mortgage lien held in the name of the FDIC;

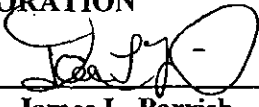
(10) Execute, acknowledge and deliver in the name of the FDIC a power of attorney wherever necessary or required by law to any attorney employed by the FDIC;

(11) Foreclose any mortgage or other lien on either real or personal property, wherever located.

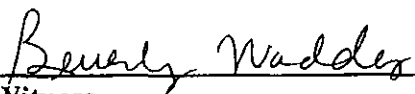
This Power of Attorney shall be effective July 5, 2010, and shall continue in full force and effect through July 31, 2012, unless otherwise terminated by any official of the FDIC authorized to do so by the Board of Directors of the FDIC.

IN WITNESS WHEREOF, the FDIC, by its duly authorized officer empowered by appropriate resolution of its Board of Directors, has caused these presents to be subscribed in its name this 21 day of July, 2010.

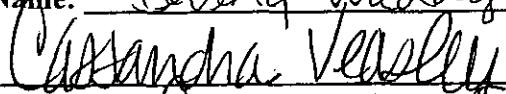
**FEDERAL DEPOSIT INSURANCE
CORPORATION**

By: 
Name: James L. Parrish
Title: Customer Service Manager
Dallas Regional Office

Signed in the presence of:


Witness

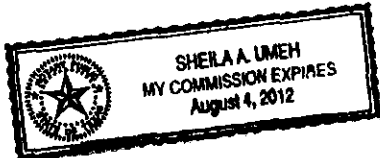
Name: Beverly Waddy


Witness

Name: Cassandra Veasley

STATE OF TEXAS
COUNTY OF DALLAS

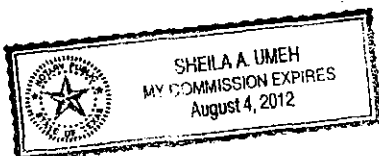
On this 29th day of July, 2010, before me, a Notary Public in and for the State of Texas appeared James L. Parrish, to me personally known, who, being by me first duly sworn did depose that he is Customer Service Manager, Dallas Regional Office of the Federal Deposit Insurance Corporation (the "Corporation"), in whose name the foregoing Limited Power of Attorney was executed and subscribed, and the said Limited Power of Attorney was executed and subscribed on behalf of the said Corporation by due authority of the Corporation's Board of Directors, and the said James L. Parrish, acknowledged the said Limited Power of Attorney to be the free act and deed of said Corporation.



Sheila A. UmeH
Notary Public
My Commission expires: August 4, 2012

STATE OF TEXAS
COUNTY OF DALLAS

On this 29th day of July, 2010, before me, a Notary Public in and for the State of Texas appeared Beverly Waddy (witness #1) and Cassandra Velsley (witness #2), to me personally known to be the persons whose names are subscribed as witness to the foregoing instrument of writing, and after being duly sworn by me stated on oath that they saw James L. Parrish, Customer Service Manager, Dallas Regional Office of the Federal Deposit Insurance Corporation, the person who executed the foregoing instrument, subscribe the same, and that they had signed the same as a witness at the request of the person who executed the same.



Sheila A. UmeH
Notary Public
My Commission expires: August 4, 2012

Limited Power of Attorney
Richard Green

Page 4 of 4
July, 2010

SECTION A -- SELLER'S INFORMATION (Do not use agent's information)				SECTION C -- TAX COMPUTATION	
SELLER'S BUSINESS / ORGANIZATION / OTHER NAME FDIC, as Receiver for Integrity Bank				Exempt Code If no exempt code enter NONE	Govt/NonProfit Public Corp
MAILING ADDRESS (STREET & NUMBER) 1601 Bryan Street Energy Plaza				1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	\$354,500.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Dallas, TX 75201 USA		DATE OF SALE 7/12/2011		1A. Estimated fair market value of Real and Personal property	\$0.00
SECTION B -- BUYER'S INFORMATION (Do not use agent's information)				2. Fair market value of Personal Property only	\$0.00
BUYER'S BUSINESS / ORGANIZATION / OTHER NAME GCJT2 LLC				3. Amount of liens and encumbrances not removed by transfer	\$0.00
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 475 Phillip Blvd.				4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)	\$0.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Lawrenceville, GA 30046 USA		Check Buyers Intended Use () Residential () Commercial () Agricultural () Industrial		5. TAX DUE at .10 per \$100 or fraction thereof (Minimum \$1.00)	\$0.00
SECTION D -- PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))					
HOUSE NUMBER & EXTENSION (ex 265A)		PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION			SUITE NUMBER
COUNTY ROCKDALE		CITY (IF APPLICABLE)		MAP & PARCEL NUMBER 041-0-01-0004, 041-0-01-008B	ACCOUNT NUMBER
TAX DISTRICT	GMD	LAND DISTRICT 16th	ACRES	LAND LOT 247, 262, 263, ...*	SUB LOT & BLOCK
SECTION E -- RECORDING INFORMATION (Official Use Only)					
DATE	DEED BOOK		DEED PAGE		PLAT BOOK PLAT PAGE

ADDITIONAL BUYERS
None

...* This symbol signifies that the data was to big for the field. The original values are shown below.
LAND LOT: 247, 262, 263, 275, 276



STATE OF GEORGIA,

BOOK 209 PAGE 252

County

THIS INDENTURE, made this _____ day of _____ May
in the year of our Lord One Thousand Nine Hundred and Eighty _____

between

DR. WILLIAM M. BREWER

of the State of _____ Georgia _____ and County of _____ of the first part
and

GARY N. PHILLIPS

of the State of _____ Georgia _____ and County of _____ Rockdale _____ of the second part,

WITNESSETH: That the said part y _____ of the first part, for and in consideration of the sum of
OTHER GOOD AND VALUABLE CONSIDERATIONS AND TEN (\$10.00) _____ DOLLARS,
in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowl-
edged, ha s _____ granted, bargained, sold and conveyed and by these presents does _____ grant, bargain, sell
and convey unto the said part y _____ of the second part _____ himself, his _____ heirs and assigns:

ALL THAT TRACT or parcel of land lying and being in Land Lot 247 of the 16th
District of Rockdale County, Georgia, and being more particularly described as
follows:

TO ARRIVE AT THE TRUE POINT OF BEGINNING, begin at a point located at the common
corner of Land Lots 263, 264, 275 and 276, said district and county, and extend
west along the south line of Land Lot 263 (north line of Land Lot 264) 2,892.3
feet to an iron pin found at the point of intersection of the south line of Land
Lot 263 (north line of Land Lot 264) and the northeasterly side of the 80-foot
right-of-way of Rockbridge Road; thence extend north 64 degrees 56 minutes 49
seconds west along the northeasterly side of the right-of-way of Rockbridge Road
128.64 feet to an iron pin found at the point of intersection of the east line of
Land Lot 247 (west line of Land Lot 263) and the northeasterly side of the right-of-
way of Rockbridge Road and the true point of beginning; FROM SAID TRUE POINT OF
BEGINNING, thence running northwesterly along the northeasterly side of the
right-of-way of Rockbridge Road the following courses and distances: north 57
degrees 27 minutes 00 seconds west 177.9 feet to a point, and north 50 degrees
38 minutes 00 seconds west 184.2 feet to an iron pin; thence running north 00
degrees 02 minutes 00 seconds east along the southeasterly line of other property
of William Brewer 450.15 feet to an iron pin; thence running south 88 degrees 26
minutes 41 seconds east along the southwesterly line of said William Brewer
property 260.0 feet to an iron pin found; thence running south 01 degrees 33
minutes 19 seconds west along the northwesterly line of other property of Gary
N. Phillips 180.0 feet to an iron pin found; thence running south 88 degrees 26
minutes 41 seconds east along the southwesterly line of said Phillips property
50.0 feet to an iron pin found on the east line of Land Lot 247 (west line of
Land Lot 263); thence running south 01 degrees 33 minutes 19 seconds west along
said Land Lot lines and the northwesterly line of other Phillips property 474.54
feet to the iron pin found on the northeasterly side of the right-of-way of
Rockbridge Road and the true point of beginning, being a tract of land containing
3.678 acres according to survey for Gary N. Phillips prepared by Kenneth C. Sims,
Registered Land Surveyor, dated May 12, 1980, and recorded in Plat Book _____,
page 97, Rockdale County Records.

Rockdale County, Georgia
Real Estate Transfer Tax

Paid \$ 9.20

Date May 22, 1980

Elizabeth C. Gorman
Clerk of Superior Court

ccp.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of him the said part y of the second part, his heirs, successors, and assigns, forever, IN FEE SIMPLE.

And the said part y of the first part, for himself, his heirs, successors, executors and administrators will warrant and forever defend the right and title to the above described property unto the said part y of the second part, his heirs, successors, and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, The said part y of the first part has hereunto set his hand his and affixed his seal, the day and year above written.

Signed, sealed and delivered in the presence of

John L. Jones

WITNESS

William M. Brewer

NOTARY PUBLIC

Notary Public, Glynn County Georgia
Commission Expires June 21, 1983

(Seal)

William M. Brewer (Seal)

Dr. William M. Brewer (Seal)

(Seal)

(Seal)

(Seal)

Warranty Deed

FROM

TO

19

GEORGIA, Rockdale COUNTY

Clerk's Office Superior Court

Filed for Record at 2:36 P.M.

May 27, 1980

Recorded in Book

Folio

19

Clerk

LAW OFFICES

SWARTZGER, SCOTT & PIKE

Suite 1000

First National Bank Building

Decatur, Georgia

WARRANTY DEED

Rockdale County, Georgia
Real Estate Transfer Tax

Paid \$ 25.00

STATE OF GEORGIA, ROCKDALE

Date August 29, 1977 COUNTY

Elizabeth C. Farmer
Clerk of Superior Court

THIS INDENTURE, made this 26 day of August, in the year of our Lord One Thousand Nine Hundred and Seventy-Seven Between DR. WILLIAM M. BREWER

of the State of Georgia and County of Glynn of the first part and GARY N. PHILLIPS

of the State of Georgia and County of Rockdale of the second part,

WITNESSETH: That the said part Y of the first part, for and in consideration of the sum of ---TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS--- DOLLARS

in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents do ES grant, bargain, sell and convey unto the said part Y of the second part, his heirs and assigns all that tract and parcel of land lying and being in

ALL THAT TRACT or parcel of land lying and being in Land Lots 247 and 263 of the 16th District of Rockdale County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin found at the point of intersection of the northeasterly side of the 80-foot right-of-way of Rockbridge Road and the west line of Land Lot 263 (east line of Land Lot 247); thence north 01 degrees 33 minutes 19 seconds east along the west line of Land Lot 263 (east line of Land Lot 247), 474.54 feet to an iron pin set; thence north 88 degrees 26 minutes 41 seconds west 50.0 feet to an iron pin set; thence north 01 degree 33 minutes 19 seconds east 180.0 feet to an iron pin set; thence south 88 degrees 26 minutes 41 seconds east 525.0 feet to a rock pile; thence south 01 degree 33 minutes 19 seconds west 693.25 feet to an iron pin found on the south line of Land Lot 263 (north line of Land Lot 264 of said District and County), which iron pin found is 2,517.04 feet west, as measured along the south line of Land Lot 263 (north line of Land Lot 264), from the southeast corner of Land Lot 263, which corner is common also to Land Lots 264, 275 and 276 of said District and County; thence south 89 degrees 35 minutes 11 seconds west 375.26 feet to an iron pin found on the northeasterly side of the 80-foot right-of-way of Rockbridge Road; thence north 64 degrees 56 minutes 49 seconds west along the northeasterly side of the 80-foot right-of-way of Rockbridge Road 128.64 feet to the iron pin found at the point of intersection of the northeasterly side of the 80-foot right-of-way of Rockbridge Road and the west line of Land Lot 263 (east line of Land Lot 247) and the point of beginning, being a tract of land consisting of 7.78 acres as shown on survey for Gary N. Phillips, prepared by Kenneth C. Sims, Registered Land Surveyor No. 1183, dated August 1, 1977, and recorded in Plat Book K, page 155, Rockdale County Records.

The Grantor herein reserves an easement for ingress to and egress from other property of Grantor, which easement is 55 feet in width and located along the south line of the above described property; said easement being more particularly described as a 55 foot ingress and egress easement on the aforesaid survey for Gary N. Phillips, to which reference is made for the purpose of incorporating the same herein. Said easement shall run with the land and inure to the benefit of and be binding upon the parties hereto, their respective heirs, successors or assigns.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of him the said part Y of the second part his heirs and assigns forever, IN FEE SIMPLE.

And the said part Y of the first part, for himself, his heirs, executors and administrators will warrant and forever defend the right and title to the above described property unto the said part Y of the second part, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, That the said part Y of the first part has hereunto set his hand and affixed his seal, the day and year above written.

Signed, sealed and delivered in the presence of

Robert A. Bick
Witness

Gerrie W. [Signature]
Notary Public
NOTARY PUBLIC, GEORGIA, STATE AT LARGE
MY COMMISSION EXPIRES APRIL 8, 1980

William M. Brewer (Seal)

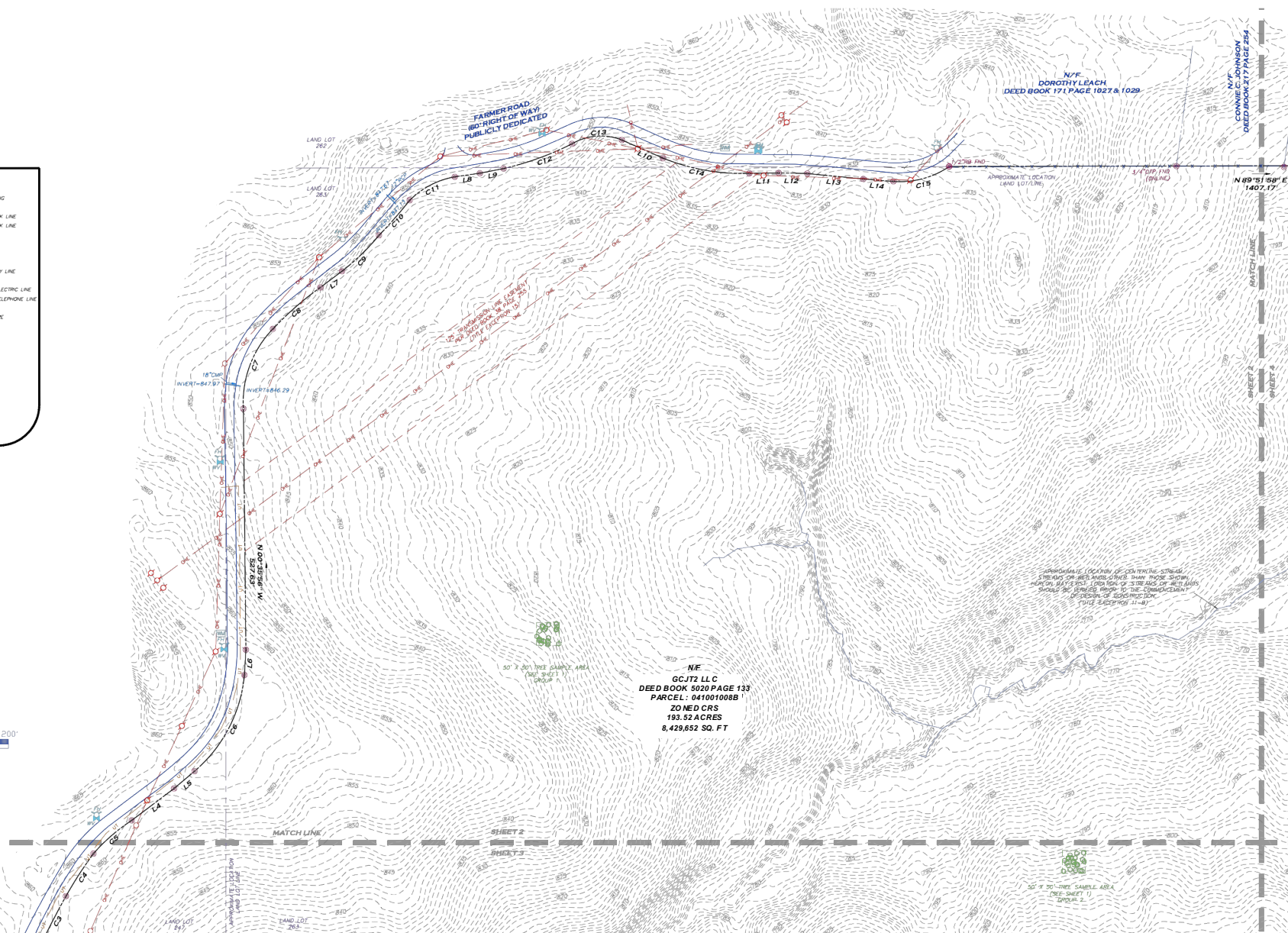
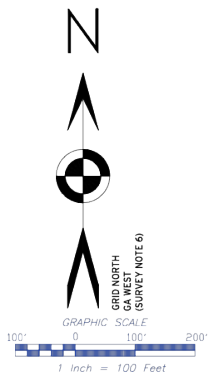
Dr. William M. Brewer (Seal)

(Seal)

(Seal)

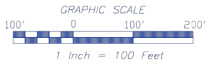
GEORGIA, Rockdale County, Clerk's Office Superior Court
Filed & Recorded 8-29-77 at 5:00 P. CLERK

Survey





GRID NORTH
GA WEST
(SURVEY NOTE 6)



LEGEND	
	PROPERTY LINE
	CHANGING/BLINDING
	RECORD CALLS
	BUILDING SETBACK LINE
	BUILDING SETBACK LINE
	INDEX CONTOUR
	MINOR CONTOUR
	SPOT ELEVATION
	WATER LINE
	OVERHEAD UTILITY LINE
	GAS LINE
	UNDERGROUND ELECTRIC LINE
	UNDERGROUND TELEPHONE LINE
	FENCE LINE
	STORM DRAIN PIPE
	WATER VALVE
	WATER METER
	FIRE HYDRANT
	GAS METER
	GAS VALVE
	POWER METER
	REBAR
	CAPPED REBAR
	OPEN TOP PIPE
	FINDING
	LIGHT POLE
	SHOULDER
	TREE

COMBINED TRACTS
282.15 ACRES
12,296,694 SQ. FT

N/F
GCJT2 LLC
DEED BOOK 5020 PAGE 133
PARCEL: 041001008B
ZONED CRS
193.52 ACRES
8,429,652 SQ. FT

N/F
GARY N. PHILLIPS
DEED BOOK 173 PAGE 1037
PARCEL: 0410010007
ZONED R-1
15.48 ACRES
674,188 SQ. FT

N/F
GARY N. PHILLIPS
DEED BOOK 309 PAGE 252
PARCEL: 041001007A
ZONED R-1
3.680 ACRES
160,300.8 SQ. FT

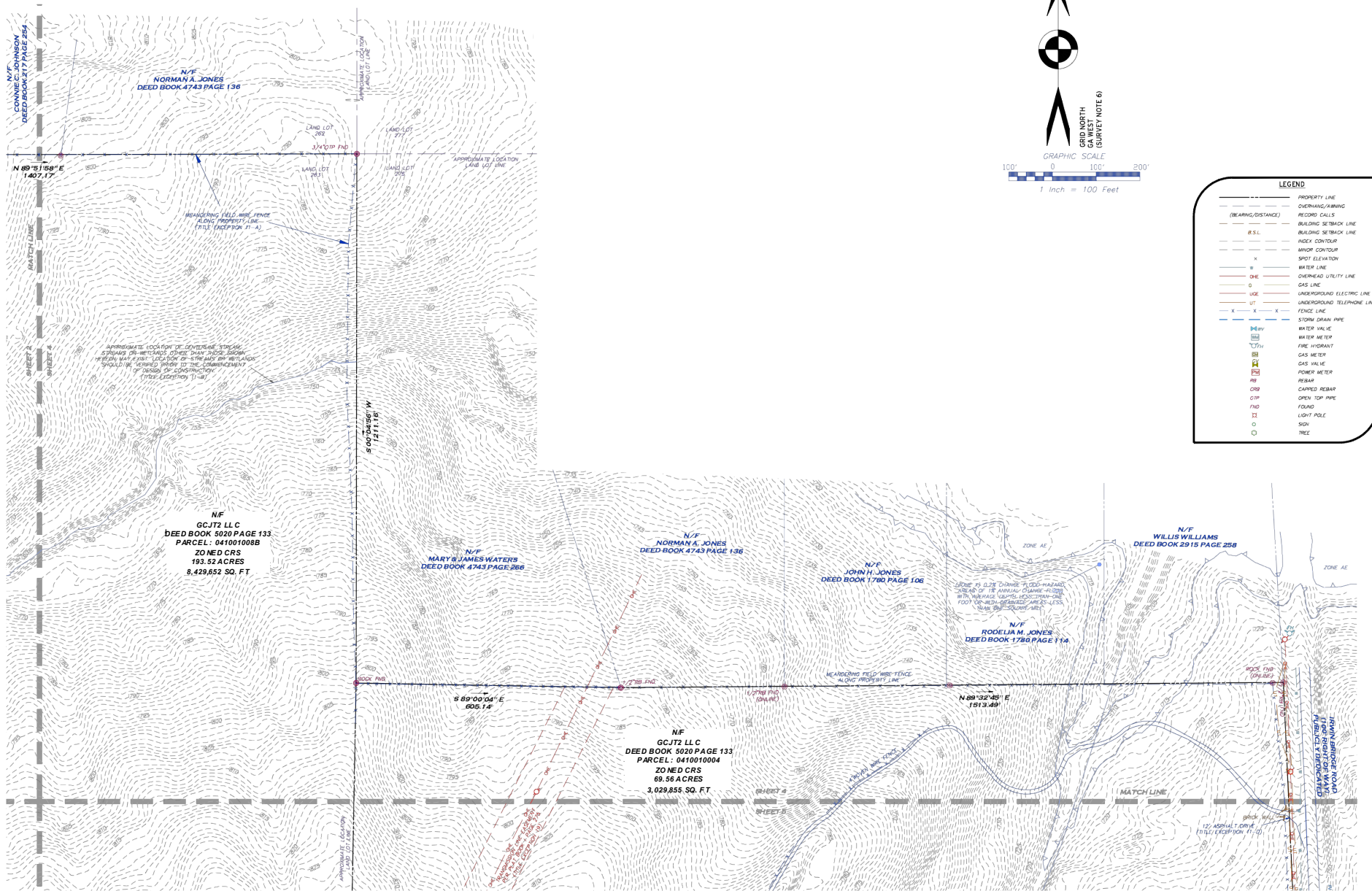
S 83° 37' 16" W
1010.58'

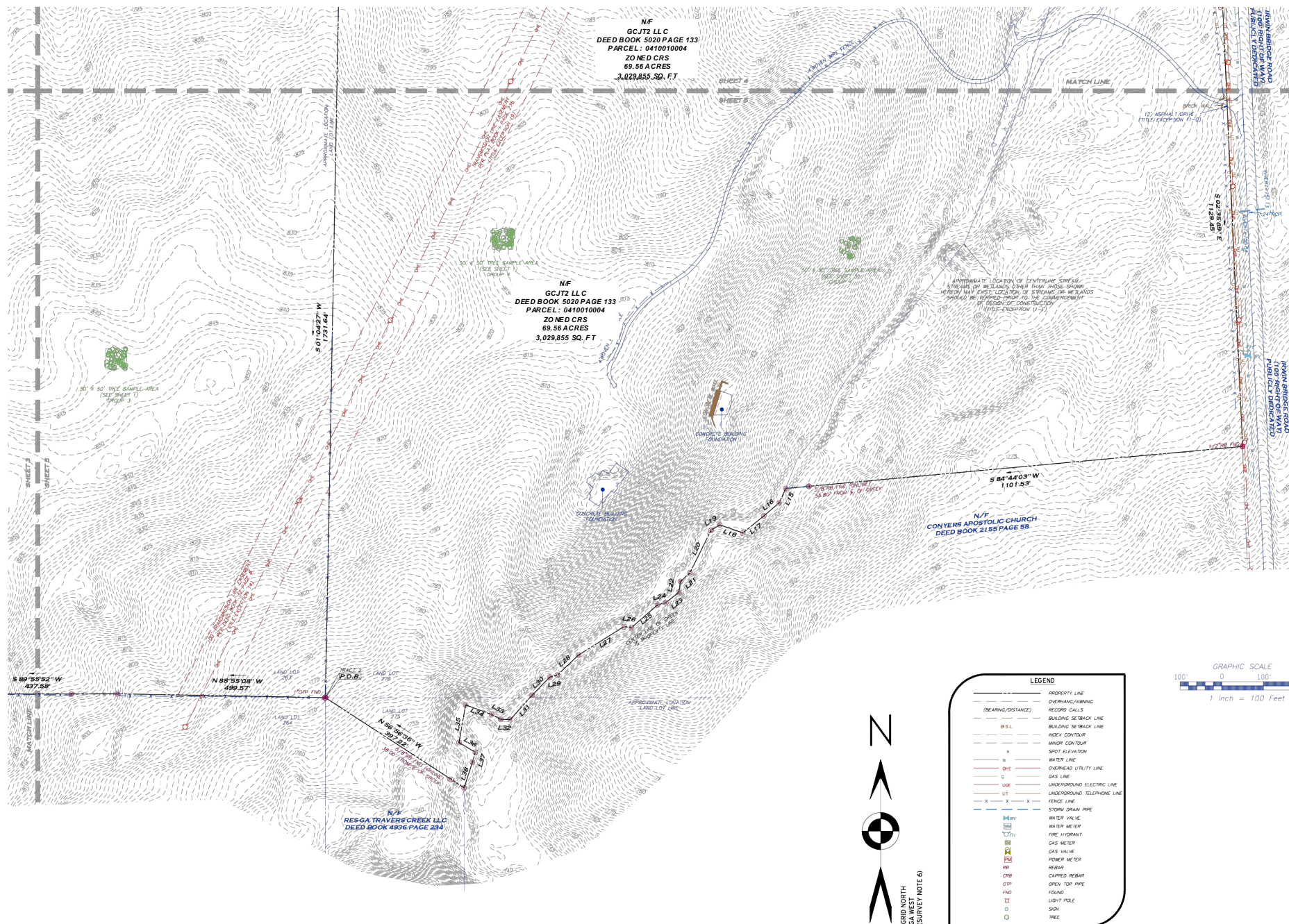
S 83° 42' 23" W
99.82'

N 89° 57' 50" W
275.62'

S 89° 55' 52" W
437.58'

N/F
ROCKBRIDGE SUBDIVISION
SECTIONS II & IV, UNIT 1
PLAT BOOK PAGES 187 & 193





Legal Description

EXHIBIT "A" to Special Warranty Deed

Legal Description of the Property

TRACT 1: All that tract or parcel of land lying and being in Land Lots 247, 262 and 263 of the 16th District of Rockdale County, Georgia and being more particularly described as follows:

BEGINNING at a one-inch open-top pipe found at the corner common to Land Lots 262, 263, 276 and 277 of the aforementioned District and County; THENCE proceeding along the line dividing Land Lots 263 and 276 SOUTH 00 DEGREES 05 MINUTES 17 SECONDS WEST a distance of 1211.10 feet to a rock found; THENCE continuing along said Land Lot Line SOUTH 01 DEGREE 06 MINUTES 26 SECONDS WEST a distance of 1731.07 feet to a point and one-inch open-top pipe found at the corner common to Land Lots 263, 264, 275 and 276 of the aforesaid District and County; THENCE proceeding along the line dividing Land Lots 263 and 264 NORTH 89 DEGREES 29 MINUTES 19 SECONDS WEST a distance of 1117.89 feet to a point; THENCE continuing along said Land Lot Line, SOUTH 89 DEGREES 37 MINUTES 15 SECONDS WEST a distance of 1206.26 feet to a point; THENCE departing said Land Lot Line and proceeding NORTH 01 DEGREE 31 MINUTES 50 SECONDS EAST a distance of 886.60 feet to a point; THENCE proceeding NORTH 88 DEGREES 34 MINUTES 03 SECONDS WEST a distance of 990.23 feet across the line dividing Land Lots 247 and 263 to a point and one-inch crimped-top pipe found; THENCE proceeding SOUTH 00 DEGREES 18 MINUTES 28 SECONDS EAST a distance of 280.35 feet to a point and #4 re-bar found; THENCE proceeding SOUTH 00 DEGREES 00 MINUTES 01 SECOND EAST a distance of 448.89 feet to a point and #4 re-bar found on the Northeastly right-of-way of Rockbridge Road (having an apparent 80-foot right-of-way); THENCE proceeding along said right-of-way along a curve to the right an arc distance of 140.74 feet (said curve having a radius of 2904.67 feet and being subtended by a chord bearing of NORTH 45 DEGREES 42 MINUTES 35 SECONDS WEST and a chord distance of 140.73 feet) to a point; THENCE proceeding along said right-of-way NORTH 44 DEGREES 19 MINUTES 18 SECONDS WEST a distance of 325.43 feet to a point at the intersection of the Northeastly right-of-way of Rockbridge Road and the Southeastly right-of-way of Farmer Road (having an apparent 60-foot right-of-way); THENCE proceeding along the aforesaid right-of-way of Farmer Road NORTH 10 DEGREES 15 MINUTES 57 SECONDS EAST a distance of 129.79 feet to a point; THENCE continuing along said right-of-way along a curve to the right an arc distance of 142.96 feet (said curve having a radius of 513.84 feet and being subtended by a chord bearing of NORTH 18 DEGREES 14 MINUTES 09 SECONDS EAST and a chord distance of 142.50 feet) to a point; THENCE continuing along said right-of-way NORTH 26 DEGREES 12 MINUTES 22 SECONDS EAST a distance of 151.45 feet to a point; THENCE proceeding along a curve to the right an arc distance of 20.33 feet (said arc having a radius of 970.00 feet and being subtended by a chord bearing of NORTH 26 DEGREES 48 MINUTES 23 SECONDS EAST and a chord distance of 20.33 feet to a point); THENCE proceeding NORTH 27 DEGREES 24 MINUTES 25 SECONDS EAST a distance of 341.84 feet to a point; THENCE proceeding along a curve to the right an arc distance of 104.10 feet (said curve having a radius of 970.00 feet and being subtended by a chord bearing of NORTH 30 DEGREES 28 MINUTES 53 SECONDS EAST and a chord distance of 104.05 feet) to a point; THENCE proceeding NORTH 33 DEGREES 33 MINUTES 20 SECONDS EAST a distance of 15.89 feet to a point; THENCE proceeding along a curve to the right an arc distance of 85.52 feet (said arc having a radius of 252.35 feet and being subtended by a chord bearing of NORTH 43 DEGREES 15 MINUTES 52 SECONDS EAST a distance of 85.11 feet) to a point; THENCE proceeding NORTH 52 DEGREES 51 MINUTES 23 SECONDS EAST a distance of 189.21 feet to a point; THENCE proceeding along a curve to the left an arc distance of 328.77 feet (said curve having a radius of 349.94 feet and being subtended by a chord bearing of NORTH 26 DEGREES 03 MINUTES 29 SECONDS EAST a chord distance of 316.82 feet) to a point; THENCE proceeding NORTH 00 DEGREES 51 MINUTES 25 SECONDS WEST a distance of 530.81 feet to a point; THENCE proceeding along a curve to the right an arc distance of 244.29 feet (said curve having a radius of 264.40 feet and being subtended by a chord bearing of NORTH 25 DEGREES 36 MINUTES 43 SECONDS EAST and a chord distance of 235.70 feet) to a point; THENCE proceeding NORTH 52 DEGREES 04 MINUTES 52 SECONDS EAST a distance of 141.37 feet to a point; THENCE proceeding along a curve to the left an arc distance of 109.53 feet (said curve having a radius of 356.80 feet and being subtended by a chord bearing of NORTH 46 DEGREES 26 MINUTES 45 SECONDS EAST and a chord distance of 109.35 feet) to a point; THENCE proceeding NORTH 40 DEGREES 48 MINUTES 38 SECONDS EAST a distance of 89.81 feet to a point; THENCE proceeding along a curve to the right an arc distance of 154.05 feet (said curve having a radius of 201.60 feet and being subtended by a chord bearing of NORTH 62 DEGREES 42 MINUTES 02 SECONDS EAST and a chord distance of 150.33 feet) to a point; THENCE proceeding along a curve to the left an arc distance of 250.14 feet (said curve having a radius of 655.00 feet and being subtended by a chord bearing of NORTH 73 DEGREES 39 MINUTES 01 SECOND EAST and a chord distance of 248.62 feet) to a point; THENCE proceeding along a curve to the right an arc distance of 114.51 feet (said curve having a radius of 127.39 feet and being subtended by a chord bearing of NORTH 88 DEGREES 27 MINUTES 37 SECONDS EAST and a chord distance of 110.69 feet) to a point; THENCE proceeding SOUTH 65 DEGREES 47 MINUTES 22 SECONDS EAST a distance of 69.47 feet to a point; THENCE proceeding along a curve to the left an arc distance of 226.42 feet (said curve having a radius of 477.63 feet and being subtended by a chord bearing of SOUTH 79 DEGREES 22 MINUTES 13 SECONDS EAST and a chord distance of 224.31 feet) to a point; THENCE proceeding along a curve to the right an arc distance of 140.53 feet (said curve having a radius of 970.00 feet and being subtended by a chord bearing of SOUTH 88 DEGREES 48 MINUTES 01 SECOND EAST and a chord distance of 140.41 feet) to a point; THENCE proceeding SOUTH 84 DEGREES 39 MINUTES 00 SECONDS EAST a distance of 159.03 feet to a point; THENCE proceeding along a curve to the left an arc distance of 132.91 feet (said curve having a radius of 193.05 feet and being subtended by a chord bearing of NORTH 75 DEGREES 37 MINUTES 37

SECONDS EAST and a chord distance of 130.30 feet) to a point and #4 re-bar found at the intersection of the aforesaid right-of-way with the line dividing Land Lots 262 and 263, THENCE departing said right-of-way and proceeding along said Land Lot Line NORTH 89 DEGREES 32 MINUTES 39 SECONDS EAST a distance of 1406.42 feet to a point and POINT OF BEGINNING.

Said parcel contains 8,431,404 square feet or 193.55 acres and being shown as TRACT ONE on a boundary survey for REL DEVELOPMENT, INC., Southeastern Engineering, Inc. dated 05/08/06.

TOGETHER WITH those easement rights arising under that certain Warranty Deed from Dr. William M. Brewer to Gray N. Phillips, dated August 26, 1977, filed for record August 29, 1977 at 5:00 p.m., recorded in Deed Book 173, Page 1037, Records of Rockdale County, Georgia.

TRACT 2: ALL THAT TRACT or parcel of land lying and being in Land Lots 275 and 276 of the 16th District of Rockdale County, Georgia and being more particularly described as follows:

COMMENCING at a one-inch open-top pipe found at the corner common to Land Lots 262, 263, 276 and 277 of the aforesaid District and County; THENCE proceeding along the line dividing Land Lots 263 and 276 SOUTH 00 DEGREES 05 MINUTES 17 SECONDS WEST a distance of 1211.10 feet to a rock found and POINT OF BEGINNING; THENCE proceeding SOUTH 88 DEGREES 59 MINUTES 56 SECONDS EAST a distance of 605.08 feet to a point and #4 re-bar found; THENCE departing said Land Lot Line and proceeding NORTH 89 DEGREES 33 MINUTES 03 SECONDS EAST a distance of 1513.99 feet to a point and #6 re-bar found on the Westerly right-of-way of Irwin Bridge Road (having an apparent 100-foot right-of-way); THENCE proceeding along said right-of-way SOUTH 02 DEGREES 30 MINUTES 27 SECONDS EAST a distance of 1129.38 feet to a point and #4 re-bar found; THENCE proceeding SOUTH 84 DEGREES 48 MINUTES 33 SECONDS WEST a distance of 1099.60 feet more or less to a point in the centerline of Travis Creek (hereinafter referred to as POINT "A"); THENCE proceeding along the centerline of said creek a distance of 1285 feet more or less to a point; THENCE proceeding NORTH 56 DEGREES 57 MINUTES 25 SECONDS WEST a distance of 37.07 feet more or less to a point and #5 re-bar found (hereinafter referred to as POINT "B"); Said POINTS "A" and "B" subtended by a tie line of South 48 DEGREES 58 MINUTES 07 SECONDS WEST a distance of 1067.12 feet; THENCE proceeding NORTH 56 DEGREES 57 MINUTES 25 SECONDS WEST a distance of 359.94 to a point and one-inch open-top found at the corner common to Land Lots 263, 264, 275 and 276; THENCE proceeding along the line dividing Land Lots 263 and 276 NORTH 01 DEGREE 06 MINUTES 26 SECONDS EAST a distance of 1731.07 feet to a point and POINT OF BEGINNING.

Said parcel contains 3,029,099 square feet (more or less) or 69.53 acres (more or less) and being shown as TRACT TWO on boundary survey for REL DEVELOPMENT, INC., by Southeastern Engineering, Inc. dated 05/08/06.

TRACT 3

ALL THAT TRACT or parcel of land lying and being in Land Lots 247 and 263 of the 16th District of Rockdale County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin found at the point of intersection of the northeasterly side of the 80-foot right-of-way of Rockbridge Road and the west line of Land Lot 263 (east line of Land Lot 247); thence north 01 degrees 33 minutes 19 seconds east along the west line of Land Lot 263 (east line of Land Lot 247), 474.54 feet to an iron pin set; thence north 88 degrees 26 minutes 41 seconds west 50.0 feet to an iron pin set; thence north 01 degree 33 minutes 19 seconds east 180.0 feet to an iron pin set; thence south 88 degrees 26 minutes 41 seconds east 525.0 feet to a rock pile; thence south 01 degree 33 minutes 19 seconds west 693.25 feet to an iron pin found on the south line of Land Lot 263 (north line of Land Lot 264 of said District and County), which iron pin found is 2,517.04 feet west, as measured along the south line of Land Lot 263 (north line of Land Lot 264), from the southeast corner of Land Lot 263, which corner is common also to Land Lots 264, 275 and 276 of said District and County; thence south 89 degrees 35 minutes 11 seconds west 375.26 feet to an iron pin found on the northeasterly side of the 80-foot right-of-way of Rockbridge Road; thence north 64 degrees 56 minutes 49 seconds west along the northeasterly side of the 80-foot right-of-way of Rockbridge Road 128.64 feet to the iron pin found at the point of intersection of the northeasterly side of the 80-foot right-of-way of Rockbridge Road and the west line of Land Lot 263 (east line of Land Lot 247) and the point of beginning, being a tract of land consisting of 7.78 acres as shown on survey for Gary N. Phillips, prepared by Kenneth C. Sims, Registered Land Surveyor No. 1183, dated August 1, 1977, and recorded in Plat Book K, page 155, Rockdale County Records.

The Grantor herein reserves an easement for ingress to and egress from other property of Grantor, which easement is 55 feet in width and located along the south line of the above described property; said easement being more particularly described as a 55 foot ingress and egress easement on the aforesaid survey for Gary N. Phillips, to which reference is made for the purpose of incorporating the same herein. Said easement shall run with the land and inure to the benefit of and be binding upon the parties hereto, their respective heirs, successors or assigns.

GEORGIA, Rockdale County, Clerk's Office Superior Court:
Filed & Recorded 8-29-77 at 5:00 P.
CLERK

TRACT 4

ALL THAT TRACT or parcel of land lying and being in Land Lot 247 of the 16th District of Rockdale County, Georgia, and being more particularly described as follows:

TO ARRIVE AT THE TRUE POINT OF BEGINNING, begin at a point located at the common corner of Land Lots 263, 264, 275 and 276, said district and county, and extend west along the south line of Land Lot 263 (north line of Land Lot 264) 2,892.3 feet to an iron pin found at the point of intersection of the south line of Land Lot 263 (north line of Land Lot 264) and the northeasterly side of the 80-foot right-of-way of Rockbridge Road; thence extend north 64 degrees 56 minutes 49 seconds west along the northeasterly side of the right-of-way of Rockbridge Road 128.64 feet to an iron pin found at the point of intersection of the east line of Land Lot 247 (west line of Land Lot 263) and the northeasterly side of the right-of-way of Rockbridge Road and the true point of beginning; FROM SAID TRUE POINT OF BEGINNING, thence running northwesterly along the northeasterly side of the right-of-way of Rockbridge Road the following courses and distances: north 57 degrees 27 minutes 00 seconds west 177.9 feet to a point, and north 50 degrees 38 minutes 00 seconds west 184.2 feet to an iron pin; thence running north 00 degrees 02 minutes 00 seconds east along the southeasterly line of other property of William Brewer 450.15 feet to an iron pin; thence running south 88 degrees 26 minutes 41 seconds east along the southwesterly line of said William Brewer property 260.0 feet to an iron pin found; thence running south 01 degrees 33 minutes 19 seconds west along the northwesterly line of other property of Gary N. Phillips 180.0 feet to an iron pin found; thence running south 88 degrees 26 minutes 41 seconds east along the southwesterly line of said Phillips property 50.0 feet to an iron pin found on the east line of Land Lot 247 (west line of Land Lot 263); thence running south 01 degrees 33 minutes 19 seconds west along said Land Lot lines and the northwesterly line of other Phillips property 474.54 feet to the iron pin found on the northeasterly side of the right-of-way of Rockbridge Road and the true point of beginning, being a tract of land containing 3.678 acres according to survey for Gary N. Phillips prepared by Kenneth C. Sims, Registered Land Surveyor, dated May 12, 1980, and recorded in Plat Book 0, page 97, Rockdale County Records.

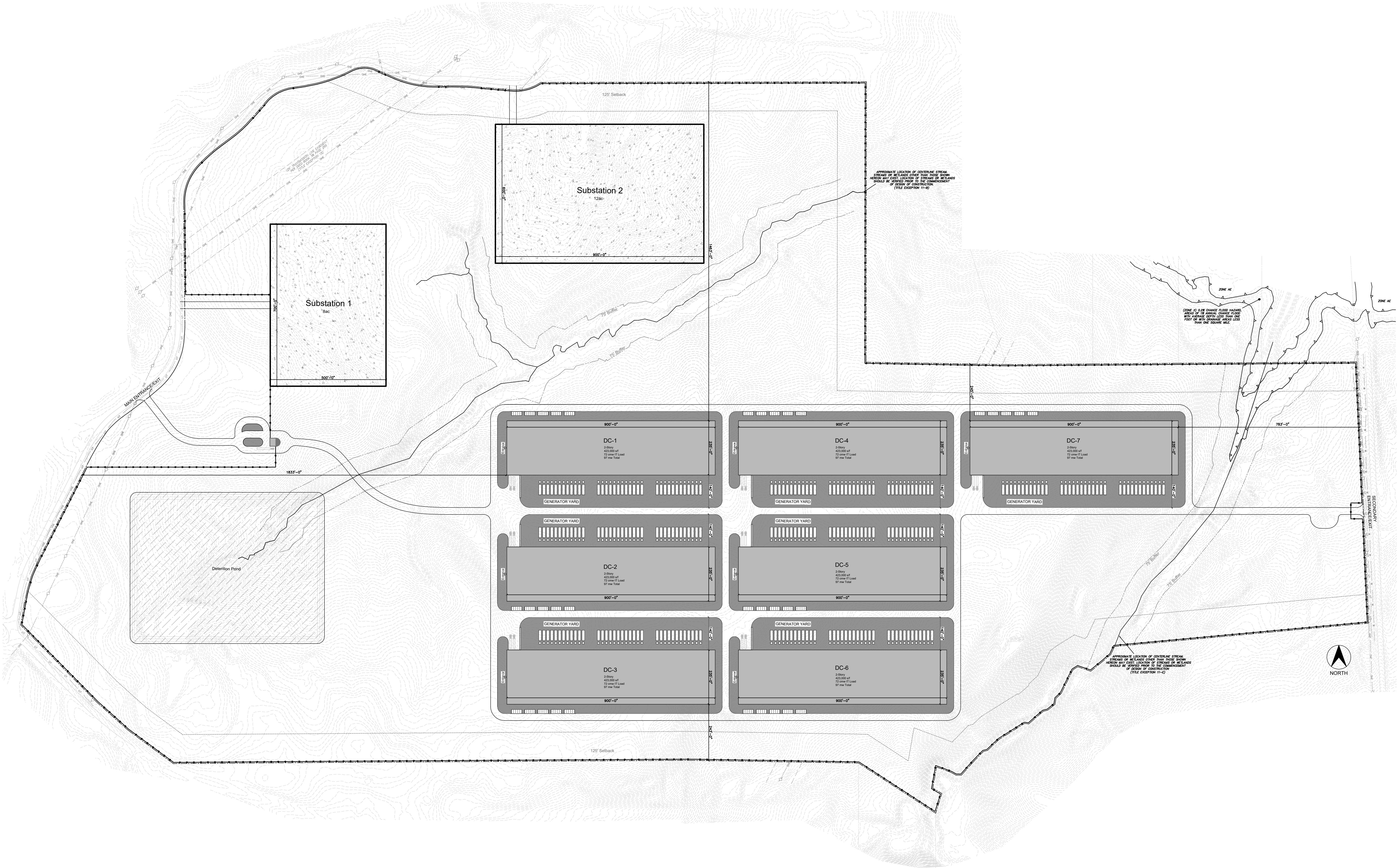
Site Plan

Hyperscale
Concept Site Plan

Summary

Total Site Area:	282 ac +/-
Total Building Area:	2,961,000 s/ft
Substation:	20 ac
Critical Power	504 cmw
Total Power	679 mw

BLDG	S/F per Floor	Floors	Ttl Building S/F	CMW	Ttl MW
DC-1	211,500	2	423,000	72	97
DC-2	211,500	2	423,000	72	97
DC-3	211,500	2	423,000	72	97
DC-4	211,500	2	423,000	72	97
DC-5	211,500	2	423,000	72	97
DC-6	211,500	2	423,000	72	97
DC-7	211,500	2	423,000	72	97





Regional Review Finding

Development of Regional Impact

DATE: August 23, 2025

TO: Chair and CEO JaNice Van Ness, Rockdale County

ATTN TO: Denise Tugman, *Planning Manager*, Rockdale County

FROM: Mike Alexander, *COO*, Atlanta Regional Commission

RE: Development of Regional Impact (DRI) Review

ARC has completed a regional review of the below DRI. ARC reviewed the project'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 Final Report does not address whether the DRI is or is not in the best interest of the host local government.

Name of Proposal: Project Rockforge DRI 4456

Submitting Local Government: Rockdale County

Date Opened: August 8, 2025

Date Closed: 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.

Comments:

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 destructive impacts on several streams is not supportive of regional environmental policies.

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

ARC recommends a careful examination by Rockdale Water Resources of its capacity to meet peak-day demands for this project, in addition to other current and projected future peak-day demands. ARC also recommends that the County require installation of advanced "waterless" cooling technologies or "near waterless" technology to reduce project water demand.

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 are attached. The proposal is partially consistent with ARC's Metropolitan Transportation Plan. The project does not have any impact on Regional Truck Routes or Regional Throughfares. There are no EV parking spaces and no provisions for cyclists. Sidewalks have been built within the site to accommodate pedestrians. Site does not connect to greater multimodal networks or transit uses. The project is expected to generate approximately 4,048 new daily vehicular trips.

ARC Natural Resources Group Comments

ARC's Natural Resource comments are attached.

ARC recognizes that energy demands will be very high for this project and that related water needs for cooling purposes will create a large peak demand from Rockdale Water Resources. The application proposes 0.1248 MGD of water supply demand and 0.06241 MGD of estimated sewage flow generated by the project. It is unclear if these figures represent an annual average or daily maximum flow need. Given that daily maximum flow requirements for cooling purposes often occur during the hottest days of the year, the demand for water has a higher likelihood of occurring during times of water stress in the water supply watershed.

The water resources of the metro Atlanta region are critically important to the region's economic vitality and quality of life. The region lies in the headwaters of six major river basins, where natural surface water sources are small relative to other major metropolitan areas and in need of a high level of protection. The firm yield of water supply sources available to individual jurisdictions also varies, and some jurisdictions have larger available supplies than others. ARC recommends a careful examination by Rockdale Water Resources of its capacity to meet peak-day demands for this project, in addition to other current and projected future peak-day demands. ARC also recommends that the County and Rockdale Water Resources require the installation of advanced "waterless" cooling technologies or "near waterless" technology to reduce the burden on the drinking water supplies and increase the resiliency for both the project and the potable water system.

Stream Buffers

The USGS coverage for the project area and the submitted site plan both show two blue-line tributaries to the Yellow River crossing the project property. The project site plan also shows a short branch off the northwesternmost of the two mapped tributaries. The submitted site plan shows and identifies the 25-foot State Sediment and Erosion Control Buffer as well as the Rockdale County 50-foot undisturbed buffer and the 75-foot impervious setback on all indicated streams. The submitted site plan shows portions of a detention pond, Data Center 1, access roads, driveways and parking areas intruding on the buffers or directly over the streams. While some transportation crossings are exempt under the County ordinance, other activities and intrusions that are not specifically exempted in the County buffer and setback may require variances from Rockdale County and intrusions that are not exempted in the State 25-foot buffer may require variances from Georgia EPD. Any unmapped streams on the property may also be subject to the County buffer requirements. Any unmapped State waters identified on the property may also be subject to the State 25-foot Sediment and Erosion Control buffer.

Floodplain

Both the FEMA coverage for the project area and the project site plan show a small area of 100 -year floodplain along the easternmost blue-line stream in the northeastern portion of the property. The floodplain area on the site plan is entirely within the stream buffers and no intrusions are shown.

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. The project 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 curbside 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.

GDOT Aviation Comments

Comments received from GDOT aviation are attached.

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	Georgia Conservancy	City of Conyers
City of Stonecrest	Dekalb County	

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

This finding 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:

- | | | |
|--|---|--|
| ☐ (not selected) | ☐ Hotels | ☐ Wastewater Treatment Facilities |
| ☐ Office | ☐ Mixed Use | ☐ Petroleum Storage Facilities |
| ☐ Commercial | ☐ Airports | ☐ Water Supply Intakes/Reservoirs |
| ☐ Wholesale & Distribution | ☐ Attractions & Recreational Facilities | ☐ Intermodal Terminals |
| ☐ Hospitals and Health Care Facilities | ☐ Post-Secondary Schools | ☐ Truck Stops |
| ☐ Housing | ☐ Waste Handling Facilities | ☒ Any other development types |
| ☐ Industrial | ☐ 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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You are logged in to the DRI Website as **dshockey** . | [Change Password](#) | [Go to Applications Listing](#)

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Developments of Regional Impact

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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: Denise Tugman

Telephone: 770278-7124

Email: denise.tugman@rockdalecountyga.gov

Project Information

Name of Proposed Project: Project Rockforge

DRI ID Number: 4456

Developer/Applicant: MMM Acquisitions LLC

Telephone: (678) 405-9363

Email(s): mmmacquisitions@gmail.com

Additional Information Requested

Has the RDC identified any additional information required in order to proceed with the official regional review process? (If no, proceed to Economic Impacts.) ☐ (not selected) ☒ Yes ☐ No

If yes, has that additional information been provided to your RDC and, if applicable, GRTA? ☐ (not selected) ☒ Yes ☐ No

If no, the official review process can not start until this additional information is provided.

Economic Development

Estimated Value at Build-Out: \$8,953,374,500

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

\$74,165,704

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):

One residential house totaling 1864 SF

Water Supply

Name of water supply provider for this site: Rockdale County Water Resources

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

.1248 GPD

measured in Millions of Gallons Per Day (MGD)?

Is sufficient water supply capacity available to serve the proposed project? ☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand the existing water supply capacity:

Is a water line extension required to serve this project? ☐ (not selected) ☐ Yes ☒ No

If yes, how much additional line (in miles) will be required?

Wastewater Disposal

Name of wastewater treatment provider for this site:

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

Is sufficient wastewater treatment capacity available to serve this proposed project? ☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand existing wastewater treatment capacity:

Is a sewer line extension required to serve this project? ☐ (not selected) ☒ Yes ☐ No

If yes, how much additional line (in miles) will be required?

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.)

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

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in 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:

Will any hazardous waste be generated by the development? ☐ (not selected) ☐ Yes ☒ No

If yes, please explain:

Stormwater Management

What percentage of the site is projected to be impervious surface once the proposed development has been constructed?

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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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 CLASSIFICATION: UNINCORPORATED ROCKDALE COUNTY
 JURISDICTION: CRK. ZONING: CRS (COLLABORATIVE RESIDENTIAL SUB.) --
 OVERLAY DISTRICT: --
 CRK. 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
 TYPING BUFFER: 75' ADJ TO RES | 2-2
 STREAM BUFFER: 50' ADJ TO C-1 & C-2
 CITY STREAM BUFFER: 50' (UNDISTURBED)
 CITY STREAM BUFFER: 75'
 PARKING SUMMARY
 WAREHOUSE REQ.: 1 PER 2,000 SF OF GFA
 TOTAL: 9' x 19'
 LANDSCAPE ISLAND SPACING: 1 PER 8 SPACES
 LANDSCAPE REG'S.
 MAXIMUM IMPERVIOUS ALLOWED: 75%
 MAXIMUM BUILDING COVERAGE: --
 ENVIRONMENTAL
 FLOODPLAIN PLAN PRESENT (NO): FEMA/ROCKDALE GIS
 STREAMS PRESENT (NO): NWI/ROCKDALE GIS
 WETLANDS PRESENT (NO): NWI/ROCKDALE GIS
 TOPOGRAPHY DATA: ROCKDALE COUNTY GIS
 20250518.DRI.dwg 04.18.25

SITE ANALYSIS	
DATA CENTER 1:	540,500 S.F.
AUTO SPACES PROVIDED:	25 SPACES
AUTO SPACES REQUIRED:**	270 SPACES
DATA CENTER 2:	540,500 S.F.
AUTO SPACES PROVIDED:	25 SPACES
AUTO SPACES REQUIRED:**	270 SPACES
DATA CENTER 3:	540,500 S.F.
AUTO SPACES PROVIDED:	25 SPACES
AUTO SPACES REQUIRED:**	270 SPACES
DATA CENTER 4:	540,500 S.F.
AUTO SPACES PROVIDED:	25 SPACES
AUTO SPACES REQUIRED:**	270 SPACES
DATA CENTER 5:	540,500 S.F.
AUTO SPACES PROVIDED:	25 SPACES
AUTO SPACES REQUIRED:**	270 SPACES
DATA CENTER 6:	540,500 S.F.
AUTO SPACES PROVIDED:	25 SPACES
AUTO SPACES REQUIRED:**	270 SPACES
DATA CENTER 7:	423,000 S.F.
AUTO SPACES PROVIDED:	25 SPACES
AUTO SPACES REQUIRED:**	211 SPACES
DATA CENTER 8:	423,000 S.F.
AUTO SPACES PROVIDED:	25 SPACES
AUTO SPACES REQUIRED:**	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

CONCEPTUAL SITE PLAN

SHEET

CONCEPTUAL SITE PLAN



CONTACTS:

APPLICANT
MM ACQUISITIONS, LLC
8735 DUNWOODY PLACE
SUITE N
ATLANTA, GEORGIA 30350
PHONE

SITE PLANNER
JOHN WISE
PAULSON MITCHELL WISE, INC.
85-A MILL STREET, SUITE 200
ROSOWELL, GA 30075
(770) 650-7685

TRAFFIC CONSULTANT
NAILA AMER
&R Engineering, Inc.
2160 Kingston Court, Suite O
Marietta, GA 30067

Development of Regional Impact

Assessment of Consistency with the ARC Metropolitan Transportation Plan

Prepared by: Shelby Piccolo, ARC Transportation Access and Mobility Division August 23, 2025

DRI INFORMATION

2025 Project Rockforge DRI 4456 – Conyers, GA; Rockdale County

METROPOLITAN TRANSPORTATION PLAN PROJECTS

Did the transportation analysis incorporate all current MTP projects contained in the study area or along major transportation corridors connecting the study area with adjacent jurisdictions?

Yes. ARC IDs for PI 0013594 are RO-235D and RO-235D-3B. ARC ID for PI 0012886 is RO-256. These IDs are missing from Table 5.

REGIONAL NETWORKS

1. **Will the project be directly served by any roadways identified as Regional Thoroughfares? Any access points between the development and a Regional Thoroughfare, combined with the development's on-site circulation patterns, must be designed with the goal of preserving the highest possible level of capacity and safety for all users of the roadway.**
☒ NO ☐ YES

2. **Will the development site be directly served by any roadways identified as Regional Truck Routes? Any access points between the development and a Regional Truck Route, combined with the development's on-site circulation patterns, must be designed with the goal of preserving the highest possible level of capacity and safety for all users of the roadway.**
☒ NO ☐ YES

3. **If the development site is within one mile of an existing or planned rail service, provide information on accessibility conditions and transit supportive uses.**
☒ NOT APPLICABLE
☐ RAIL SERVICE WITHIN ONE MILE

4. **If the project is within one mile of existing or planned fixed route bus services (including any privately operated shuttles or circulators open to the general public), provide information on walking and bicycling accessibility conditions.**
☒ NOT APPLICABLE

☐ YES

5. If the development site is within one mile of an existing or planned multi-use path or trail, provide information on accessibility conditions.

☐ NOT APPLICABLE

☒ YES

Sigman Road Multiuse Path (planned)

Distance *1 Mile*

Walking Access* *Multiuse path is not walkable or bikeable from site.*

OTHER TRANSPORTATION DESIGN CONSIDERATIONS

1. Does the site plan provide for the construction of publicly accessible local road or drive aisle connections, or bike/pedestrian connections, with adjacent parcels?
No.
2. Does the site plan enable pedestrians and bicyclists to move between destinations within the development site safely and conveniently?
No.
3. Does the site plan effectively manage truck movements and separate them, to the extent possible, from the flow of pedestrians, bicyclists and motorists both within the site and on the surrounding road network?
N/A
4. Does the site plan include provisions for electric vehicle charging?
No.

RECOMMENDATIONS

1. Do the transportation network recommendations outlined in the transportation study adequately mitigate the project's vehicular impact?
The proposal is partially consistent with ARC's MTP. The project does not have any impact on Regional Truck Routes or Regional Throughfares. There are no EV parking spaces and no provisions for cyclists. Sidewalks have been built within the site to accommodate pedestrians. Site does not connect to greater multimodal networks or transit uses.
2. ARC offers the following additional comments for consideration by the development team and/or the applicable local government(s):
Consider mitigating possible negative impacts on environment and surrounding residential uses.

PROJECT ROCKFORGE DRI
Rockdale County
Natural Resources Review Comments
August 15, 2025

ARC recognizes that energy demands will be very high for this project and that related water needs for cooling purposes will create a large peak demand from Rockdale Water Resources. The application proposes 0.1248 MGD of water supply demand and 0.06241 MGD of estimated sewage flow generated by the project. It is unclear if these figures represent an annual average or daily maximum flow need. Given that daily maximum flow requirements for cooling purposes often occur during the hottest days of the year, the demand for water has a higher likelihood of occurring during times of water stress in the water supply watershed.

The water resources of the metro Atlanta region are critically important to the region's economic vitality and quality of life. The region lies in the headwaters of six major river basins, where natural surface water sources are small relative to other major metropolitan areas and in need of a high level of protection. The firm yield of water supply sources available to individual jurisdictions also varies, and some jurisdictions have larger available supplies than others. ARC recommends a careful examination by Rockdale Water Resources of its capacity to meet peak-day demands for this project, in addition to other current and projected future peak-day demands. ARC also recommends that the County and Rockdale Water Resources require the installation of advanced "waterless" cooling technologies or "near waterless" technology to reduce the burden on the drinking water supplies and increase the resiliency for both the project and the potable water system.

Additional Water Resources Comments

While ARC and the Metropolitan North Georgia Water Planning District have no regulatory or review authority over this project, the Natural Resources Group has identified County and State regulations that could apply to this property. Other regulations may also apply that we have not identified.

Watershed Protection

The project property is located in the Yellow River watershed which in turn is part of the South River watershed. While neither is a water supply watershed for the Atlanta Region or the Metropolitan North Georgia Water Planning District, the South River is classified as a large water supply watershed (over 100 square miles) downstream of the District and the Region under the Part 5 Criteria of the 1989 Georgia Planning Act. However, for large water supply watersheds without a water supply reservoir, the only applicable Part 5 requirements are restrictions on hazardous waste handling, storage and disposal within seven miles upstream of a public water supply intake. This property is more than seven miles upstream of the nearest public water supply intake and no water supply watershed criteria apply.

Stream Buffers

The USGS coverage for the project area and the submitted site plan both show two blue-line tributaries to the Yellow River crossing the project property. The project site plan also shows a short branch off the northwesternmost of the two mapped tributaries. The submitted site plan shows and identifies the 25-foot State Sediment and Erosion Control Buffer as well as the Rockdale County 50-foot undisturbed buffer and the 75-foot impervious setback on all indicated streams. The submitted site plan shows portions of a detention pond, Data Center 1, access roads, driveways and parking areas intruding on the buffers or directly over the streams. While some transportation crossings are exempt under the County ordinance, other activities and intrusions that are not specifically exempted in the County buffer and setback may require variances from Rockdale County and intrusions that are not exempted in the State 25-foot buffer may require variances from Georgia EPD.

Any unmapped streams on the property may also be subject to the County buffer requirements. Any unmapped State waters identified on the property may also be subject to the State 25-foot Sediment and Erosion Control buffer.

Project Rockforge DRI
ARC Natural Resources Comments
Page Two
August 15, 2025

Floodplain

Both the FEMA coverage for the project area and the project site plan show a small area of 100 -year floodplain along the easternmost blue-line stream in the northeastern portion of the property. The floodplain area on the site plan is entirely within the stream buffers and no intrusions are shown.

Stormwater/Water Quality

The project should adequately address the impacts of the proposed development on stormwater runoff and downstream water quality.

During the planning phase, the stormwater management system (system) should meet the requirements of the local jurisdiction's post-construction stormwater management ordinance. The system should be designed to prevent increased flood damage, streambank channel erosion, habitat degradation and water quality degradation, and enhance and promote the public health, safety and general welfare. The system design should also be in accordance with the applicable sections of the Georgia Stormwater Management Manual (GSMM) (www.georgiastormwater.com) such as design standards, calculations, formulas, methods, and runoff reduction practices sized and designed to retain the first 1.0 inch of rainfall on the site to the maximum extent practicable. Detention ponds do not receive runoff reduction credit in the GSMM Volume 2. See Table 4.1.3-1 for additional guidance.

Where possible, the project should use stormwater better site design practices included in the GSMM, Volume 2, Section 2.3. Better site design for stormwater management includes several site design techniques such as preserving natural features and resources, effectively laying out the site elements to reduce impact, reducing the amount of impervious surfaces, and using natural features on the site for stormwater management. The aim is to reduce the environmental impact "footprint" of the site while retaining and enhancing the owner/developer's purpose and vision for the site.

During construction, the project should conform to the relevant state and federal erosion and sedimentation control requirements.

Leverage Partnerships for Sustainability Opportunities

Given the large energy footprint required by data centers, ARC recommends Rockdale County foster a partnership with data center developers and operators to support sustainable practices both on and offsite. Recognition and agreement on the incorporation of these practices can help to reduce or offset potential environmental impacts such as water demands, energy needs, stormwater quality/flooding, noise, and air quality.

Transmission Lines and Easement Needs

The high energy demands of data centers often require significant investments in power related infrastructure. Rockdale County should work with the data center developer to understand what, if any, upgrades to power transmission infrastructure and necessary easements would be needed to support the initial and future power needs of the development in addition to the substations proposed in the two phases of this project.

Encourage Research and Innovation

ARC encourages Rockdale County to inquire what, if any, research and development opportunities will be considered by the data center developer to advance improvements in energy and water efficiency which can alleviate strain on local resources.

From: [Hood, Alan C.](#)
To: [Donald Shockey](#)
Subject: RE: 2025 Project Rockforge DRI 4456 - Preliminary Report and Comments Request
Date: Tuesday, August 19, 2025 1:29:49 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Donald,

This proposed building of a 4,089,000 SF 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 is located outside of any FAA approach or departure surfaces, and airport compatible land use areas, and does not appear to impact any airport.

However, if construction equipment or construction exceeds 200' AGL, an FAA Form 7460-1 must be submitted to the Federal Aviation Administration according to the FAA's Notice Criteria Tool found here (<https://oeaaa.faa.gov/oeaaa/oe3a/main/#/noticePrescreen>). Those submissions for any associated cranes may be done online at <https://oeaaa.faa.gov>. The FAA must be in receipt of the notifications, no later than 120 days prior to construction. The FAA will evaluate the potential impacts of the project on protected airspace associated with the airports and advise the proponent if any action is necessary.

Thank you for the opportunity to comment on the proposed development.

Alan Hood

Airport Safety Data Program Manager



Aviation Programs

600 West Peachtree Street NW

6th Floor

Atlanta, GA, 30308

404.660.3394 cell

404.532.0082 office

Website: <https://www.dot.ga.gov/GDOT/pages/AirportAid.aspx>

From: Donald Shockey <DShockey@atlantaregional.org>

Sent: Friday, August 8, 2025 3:46 PM

To: chuck.mueller@dnr.state.ga.us; gaswcc.swcd@gaswcc.ga.gov; hhill@gefa.ga.gov; Jon West <jon.west@dca.ga.gov>; kmoore@gaconservancy.org; nongame.review@dnr.ga.gov;



NOTICE OF DECISION

To: Anna Roach, ARC
(via electronic mail) Bob Voyles, GRTA
Dick Anderson, GRTA
Sharon Mason, GRTA
Sonny Deriso, GRTA
Christian Schoen, GRTA
Kirk Fjelstul, GRTA

To: Rockdale County
(via electronic mail and certified mail) MMM Acquisition LLC
C/O Justin Golshir

From: Jannine Miller, GRTA Executive Director

Copy: Zane Grennell, DCA
(via electronic mail) Donald Shockey, ARC
Shelby Piccolo, ARC
Brittany Williams, GRTA/SRTA
Graham Foster, GRTA/SRTA
Megan Wilson, GDOT District 7
Landon Perry, GDOT District 7
Ashley Cowan, GDOT District 7
Carolina Angulo, Rockdale County
Lara Parker, Rockdale County
LaShawn Gardiner, Rockdale County
Denise Tugman, Rockdale County
Kaaba Johnson, Rockdale County
Brian Kelley, Rockdale County
Kimberly Peek, Rockdale County
Scott Gaither, City of Conyers
Marvin Flanigan, City of Conyers
Raina Philippus, City of Conyers

Abdul Amer, A&R Engineering
Naser Omer, A&R Engineering
Naila Amer, A&R Engineering
Justin Golshir, MMM Acquisitions, LLC
John Wise, Site Planner, Paulson Mitchell

Date: September 30th, 2025

RE: Notice of Decision for Project Rockforge (DRI#: 4456)

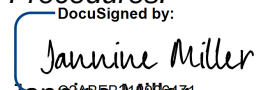
Notice of Decision for Request for Non-Expedited Review of DRI 4456 Project Rockforge

The purpose of this notice is to inform MMM Acquisition LLC (the Applicant) and Rockdale County (the Local Government), the Georgia Regional Transportation Authority (GRTA) Land Development Committee, the Georgia Department of Community Affairs (DCA), the Georgia Department of Transportation (GDOT), and the Atlanta Regional Commission (ARC) of GRTA's decision regarding Development of Regional Impact (DRI) 4456 Project Rockforge (the DRI Plan of Development). GRTA has completed a non-expedited Review for the DRI Plan of Development pursuant to Section 4.2.3 of the *GRTA DRI Review Procedures* and has determined that the DRI Plan of Development meets the GRTA review criteria set forth in Section 4.3. The DRI Plan of Development as proposed is **approved subject to conditions**, as provided in Attachment A and subject to the limitations placed on allowable modifications to the DRI Plan of Development, as described in Attachment B.

Subject to the conditions set forth in Attachment A and Attachment B, GRTA will approve the expenditure of state and/or federal funds for providing the Land Transportation Services and Access improvements listed in Section 2 of Attachment C. The need for said approval shall terminate and be of no further force and effect after ten (10) years from the date of this Notice of Decision, unless substantial construction of the proposed DRI has been commenced during this ten (year) period.

The notice of decision is based on a review of the applicant's DRI Review Package received by GRTA on July 25th, 2025. The review package includes: the site development plan (Site Plan) dated July 24th, 2025 titled "Project Rockforge DRI # 4456" prepared by Paulson Mitchell Wise, the Transportation Study dated July 27th, 2025 prepared by A & R Engineering received by GRTA on July 25th, 2025, and the DCA Initial and Additional forms filed on April 4th, 2025 and June 30th, 2025.

Pursuant to Section 5 of the *GRTA DRI Review Procedures* the Applicant, the GRTA Land Development Committee and the local government have a right to appeal this decision within five (5) Business Days of the date on this letter by filing a Notice of Appeal with the GRTA Land Development Committee. A Notice of Appeal must specify the grounds for the appeal and present any argument or analysis in support of the appeal. For further information regarding the right to appeal, consult Section 5 of the *GRTA DRI Review Procedures*. If GRTA staff receives an appeal, you will receive another notice from GRTA and the Land Development Committee will schedule the appeal hearing according to the timeline established in Section 5.1.2 of the *GRTA DRI Review Procedures*.

DocuSigned by:

Jannine Miller
Executive Director
Georgia Regional Transportation Authority

Attachment A – General Conditions

General Conditions of Approval to GRTA Notice of Decision:

Bicycle, Pedestrian & Transit Facilities

- Provide continuous, ADA-compliant pedestrian connections between all buildings, land uses, and existing or planned pedestrian access points on and adjacent to the site, or as approved by Rockdale County.

Heavy Vehicles

- Other than infrequent deliveries, heavy vehicles shall not be generated by the development.
- During construction, heavy vehicles such as construction equipment and materials are expected but shall coordinate with Rockdale County to determine a designated truck route for construction.
- If development changes from a data center use to an industrial use, or to a use that exceeds the triggering DRI Review thresholds, a new DRI review will need to be completed.

General Georgia Department of Transportation (GDOT) Conditions

- GDOT reserves the right to set driveway/access points based on compliance with GDOT standards, safety analysis, neighboring conflicts, and any other circumstance needing consideration on all state routes.
- Any access to GDOT right of way will be determined at the time of permitting when submitted with a design.
- GDOT will determine what access is allowable based on the design in accordance with the most current copy of the GDOT Driveway/Encroachment Manual. This includes construction of right turn deceleration lane(s), left turn lane(s), all sight distance requirements, etc.

Roadway & Site Access Improvement Conditions to GRTA Notice of Decision:

Site Driveway 1: Full access driveway on Farmer Road

- One entering lane and one exiting lane
- Stop-sign controlled on the driveway approach with Farmer Road remaining free flow
- Provide adequate sight distance per AASHTO standards.

Site Driveway 2: Full access driveway on Irwin Bridge Road

- One entering lane and one exiting lane
- Stop-sign controlled on the driveway approach with Irwin Bridge Road remaining free flow
- Left turn lane and right turn lane on Irwin Bridge Road for entering traffic.
- Provide adequate sight distance per AASHTO standards.

Attachment B – Required Elements of the DRI Plan of Development

Conditions Related to Altering Site Plan after GRTA Notice of Decision:

The on-site development will be constructed materially (substantially) in accordance with the Site Plan. Changes to the Site Plan will not be considered material or substantial so long as the following conditions are included as part of any changes:

- All “Proposed Conditions of Approval to GRTA Notice of Decision” set forth in Attachment A are provided.

Attachment C – Required Improvements to Serve the DRI

As defined by the *GRTA DRI Review Procedures*, a “Required Improvement means a land transportation service or access improvement which is necessary in order to provide a safe and efficient level of service to residents, employees and visitors of a proposed DRI.”

The Required Improvements in the study network were identified in the Review Package as necessary to bring the level of service up to an applicable standard before the build-out of the proposed project. These requirements are identified in Sections 1 and 2 of this Attachment. Section 1 contains improvements that do not require GRTA approval at this time because they are to be constructed prior to the completion of the DRI Plan of Development. However, GRTA approval shall be required in the event state and/or federal funds are proposed at a later date to be used for any portion of the improvements described in Section 1. Section 2 contains improvements that require GRTA approval prior to the expenditure of state and/or federal funding. Subject to the conditions set forth in Attachment A and Attachment B, GRTA approves the expenditure of state/and or federal funding for the improvements contained in Section 2.

Section 1:

General Conditions of Approval to GRTA Notice of Decision:

Bicycle, Pedestrian & Transit Facilities

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Heavy Vehicles

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- Left turn lane and right turn lane on Irwin Bridge Road for entering traffic.
- Provide adequate sight distance per AASHTO standards.

Section 2:

Roadway Improvement Conditions to GRTA Notice of Decision:

- None

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

JULY 9, 2026

ROCKDALE COUNTY PLANNING COMMISSION

COVER SHEET

PP26-0198

ITEM R-5:	PP26-0198
PURPOSE:	Preliminary Plat for Shepherd's Crossing
LOCATION:	1320 Stillmeadow Rd SW, 1301 Stillmeadow Rd SW, 1901 Flat Shoals Rd, 1405 Smyrna Rd, 1375 Smyrna Rd SW, 1295 Smyrna Rd SW
PARCEL:	0260010004, 026001072B, 0260010010, 026001016A, 0260010017, 0260010072
SIZE:	53.32 acres
APPLICANT:	County Staff
SURVEYOR:	Patrick and Associates Inc.
OWNER:	Rockdale Baptist Church of Conyers INC, 1901 Flat Shoals Road LLC, Marvin R. Brown, David R. Brown, Maranda K. Hardeman, Katherine C Mackie

DENSITY CALCS:
TOTAL AREA = 53.32 ACRES
TOTAL AREA MINUS PRIMARY CONSERVATION AREA:
53.32 - 3.17 ACRES = 50.15 ACRES
TOTAL NO. LOTS = 87
GROSS DENSITY: 87 LOT / 53.32 ACRES = 1.63 UNITS PER ACRE
NET DENSITY: 87 LOTS / 50.15 ACRES = 1.73 UNITS PER ACRE

OPEN SPACE CALCS:

TOTAL AREA = 53.32 ACRES

REQUIRED OPENSACE: 53.32 ACRES X 30% = 16.00 ACRES

PRIMARY CONSERVATION AREA: 3.17 ACRES (CREEK BUFFERS)

SECONDARY CONSERVATION AREAS: 14.42 ACRES
(NOT INCLUDING STORMWATER PONDS, PUMP STATION & PICKLEBALL COURTS)

PRIMARY CONSERVATION AREA + SECONDARY CONSERVATION AREA:
3.17 ACRES + 14.42 ACRES = 17.59 ACRES

PROPOSED OPENSACE: 17.59 ACRES > REQUIRED OPENSACE: 16.00 ACRES

GENERAL NOTES:

1. TOTAL AREA = 53.32 ACRES
2. OPEN SPACE AREA REQUIRED =53.32 AC. x 30%=16.00AC.
3. TOTAL AREA IN OPENSACE: SEE CALCULATIONS
4. TOTAL NO. LOTS = 87
5. EXISTING ZONING: CRS - COLLABORATIVE
MAXIMUM IMPERVIOUS SURFACE: 25%
UNITS/ACRE: 3.14
REQUIRED 30% OPEN SPACE = 16.00 ACRES
MINIMUM HEATED FLOOR AREA: 1800 SQUARE FEET
MINIMUM LOT SIZE: 10,000 SF
MINIMUM LOT WIDTH: 70 FEET
FRONT YARD SETBACK: 20 FEET
SIDE YARD SETBACK: 7.5 FEET
REAR YARD SETBACK: 25 FEET
MAXIMUM BUILDING HEIGHT: 35 FEET
7. WATER PROVIDED BY ROCKDALE COUNTY
8. SEWAGE DISPOSAL BY ROCKDALE COUNTY
9. POWER PROVIDED BY SNAPPING SHOALS EMC
10. EXISTING LAND USE: SINGLE FAMILY RESIDENTIAL
11. PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
12. THERE ARE NO OBSERVED CEMETERIES LOCATED ON THIS PROJECT.
13. THIS SUBDIVISION IS TO HAVE SIDEWALKS (SEE ZONING CONDITIONS).
ALL SIDEWALKS TO BE 5' WIDE AND 5' FROM BACK OF CURB.
14. THIS PROPERTY IS IN ZONE "X" A FEDERAL FLOOD AREA AS INDICATED BY F.I.A.
OFFICIAL HAZARD MAPS. FLOOD MAP NO. 13217C00335D, DATED: 03/17/2014.
15. THE MAIL KIOSK MUST BE APPROVED BY THE US POSTAL SERVICE.

RWR NOTES:

1. DESIGN AND CONSTRUCTION OF ALL WATER AND SANITARY SEWER LINES SHALL CONFORM TO ROCKDALE WATER RESOURCES WATER AND WASTEWATER STANDARDS AND SPECIFICATIONS, LATEST EDITION.
2. CONTRACTOR WILL NOTIFY RWR ENGINEERING DEPARTMENT AT LEAST 72 HOURS PRIOR TO BEGINNING OF CONSTRUCTION ON WATER AND SEWER. AN INSPECTOR WILL BE ASSIGNED AND PRE-CONSTRUCTION MEETING SCHEDULED AT THIS TIME.
3. "AS-BUILT" DRAWINGS SHALL BE FIELD VERIFIED AND STAMPED BY A REGISTERED PROFESSIONAL ENGINEER OR LAND SURVEYOR, LICENSED IN THE STATE OF GEORGIA.
4. THE CONTRACTOR SHALL COMPLY WITH ALL UTILITIES PROTECTION CENTER REQUIREMENTS.

NOTE: STREET LIGHT ARE REQUIRED FOR THIS DEVELOPMENT AND TO BE IN COMPLIANCE WITH ROCKDALE COUNTY'S LIGHTING REQUIREMENTS. PER ROCKDALE COUNTY CODE (SEC.332-40-42)

NOTE: THE PROPOSED ROADS SHALL BE DEDICATED TO ROCKDALE COUNTY UPON COMPLETION. ROCKDALE COUNTY SHALL MAINTAIN SAID ROAD UPON DEDICATION. ALL DRIVEWAYS & PARKING SPACES MUST BE PRIVATELY MAINTAINED.

HOMEOWNERS ASSOCIATION (HOA)NOTE:

THIS DEVELOPMENT REQUIRES THE ESTABLISHMENT OF A PROPERTY ASSOCIATION, OR WHAT IS COMMONLY REFERRED TO AS A HOMEOWNERS ASSOCIATION (HOA)

TOPOGRAPHY SOURCE: ROCKDALE COUNTY LIDAR
REFERENCE: NAD83 GEORGIA STATE PLANES, WEST ZONE, US FOOT

WETLAND CERTIFICATION:

THE DESIGN PROFESSIONAL, WHOSE SEAL APPEARS HEREON, CERTIFIES THE FOLLOWING: 1) THE NATIONAL WETLAND INVENTORY MAPS HAVE BEEN CONSULTED; AND, 2) THE APPROPRIATE PLAN SHEET [] DOES / [X] DOES NOT (CIRCLE APPROPRIATE BOX) INDICATE AREAS OF UNITED STATES ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS AS SHOWN ON THE MAPS; AND, 3) IF WETLANDS ARE INDICATED, THE LAND OWNER OR DEVELOPER HAS BEEN ADVISED THAT LAND DISTURBANCE OF PROTECTED WETLANDS SHALL NOT OCCUR UNLESS THE APPROPRIATE FEDERAL WETLANDS ALTERATION (SECTION 404) PERMIT HAS BEEN OBTAINED.

SANITARY SEWER OFFSITE EASEMENT NOTE:

DEVELOPER SHALL ACQUIRE NECESSARY OFFSITE EASEMENTS FOR THE INSTALLATION OF SANITARY SEWER OUTFALL.

SHEPHERD'S CROSSING

LAND LOT 239 & 240 – 16th DISTRICT
ROCKDALE COUNTY, GEORGIA

Approved
Rockdale County Development
Plan Review Specialist
Kierston McDaniel
05/07/2026 &09:59A.M.

SITE ADDRESS: 1405 SW SMYRNA ROAD – PARCEL#026001016A
----- 1375 SW SMYRNA ROAD – PARCEL#0260010017
----- 1295 SW SMYRNA ROAD – PARCEL#0260010072
----- 1901 FLAT SHOALS ROAD – PARCEL#0260010010
----- 1301 STILLMEADOW ROAD – PARCEL#026001072B
----- 1320 STILLMEADOW ROAD – PARCEL#0260010004

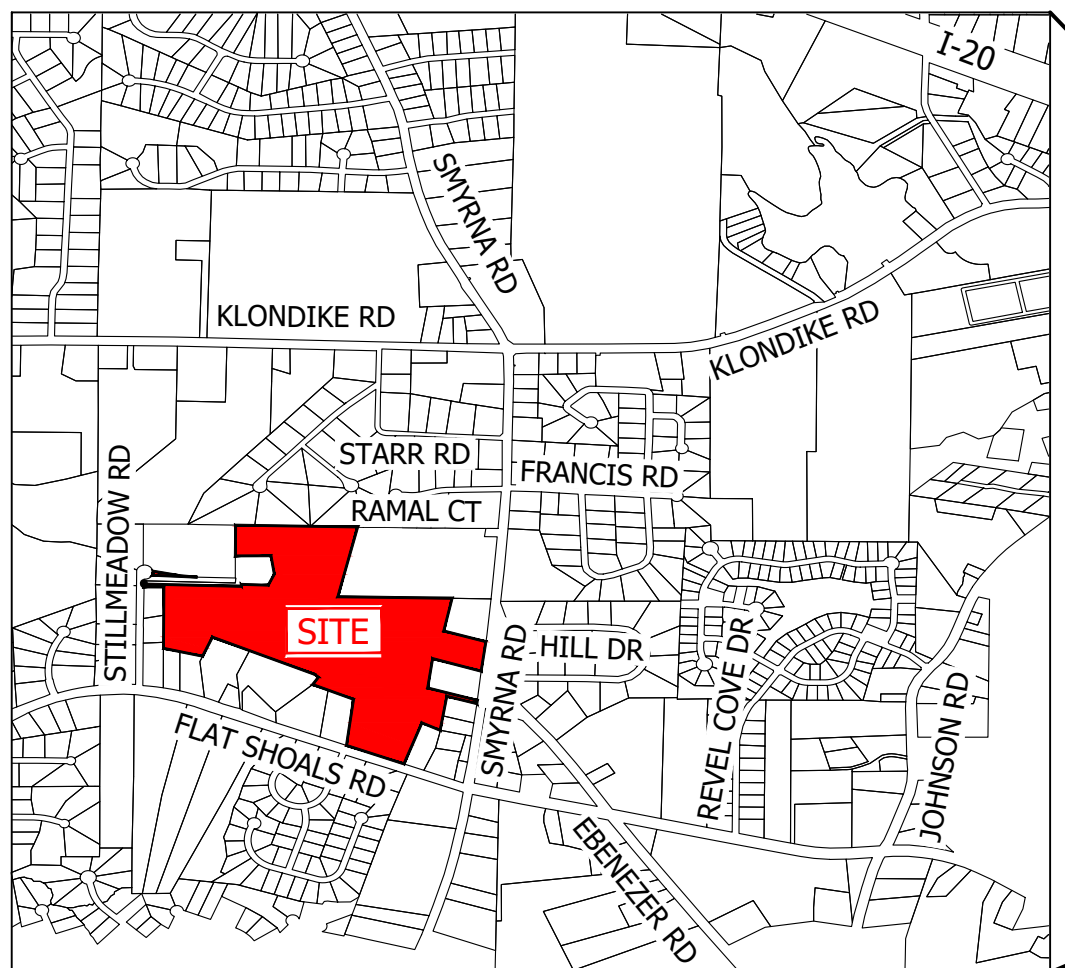
TOTAL PARCEL AREA = 53.32 AC

-FEBRUARY 6, 2026-

-REVISED MARCH 18, 2026 TO ADDRESS COUNTY COMMENTS-

-REVISED APRIL 14, 2026 TO ADDRESS COUNTY COMMENTS-

-REVISED MAY 05, 2026 TO ADDRESS COUNTY COMMENTS-



LOCATION MAP
N.T.S.

INDEX

TITLE	SHEET
COVER SHEET	1
EXISTING CONDITIONS	2
PRELIMINARY OVERALL	3
PRELIMINARY-1	4
PRELIMINARY-2	5
PIPE CHART	6
TREE PROTECTION PLAN	7
TREE REPLACEMENT PLAN	8

FIRE NOTES:

EMERGENCY VEHICLE ACCESS ROADS SHALL BE A MINIMUM OF 20 FEET, UNOBSTRUCTED WIDTH, INCLUDING THE PARKING OF VEHICLES.

FIRE MARSHAL NOTE:

IFC 2018 SEC. 107.2.1 -INSPECTION REQUESTS : IT SHALL BE THE DUTY OF THE AUTHORIZED AGENT TO REQUEST A SITE INSPECTION FROM THE FIRE MARSHAL'S OFFICE WHEN WORK IS READY FOR INSPECTION VIA THE FOLLOWING STEPS :
WWW.ROCKDALECOUNTYGA.GOV
GOVERNMENT -> FIRE RESCUE ->DOCUMENTS -> FIRE INSPECTION REQUEST FORM

IFC 2018 SEC. D103.6: FIRE LANE SIGNS SHALL BE POSTED ON BOTH SIDES OF FIRE APPARATUS ACCESS ROADS THAT ARE 20 TO 26 FEET WIDE. BOTH SIDES OF SIGN SHALL READ "NO PARKING FIRE LANE" NO MORE THAN 100FT APART. WILL BE VERIFIED ON SITE PLAN INSPECTION.

AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS PRIOR TO THE COMMENCEMENT OF VERTICAL COMBUSTIBLE CONSTRUCTION.

STORMWATER NOTES:

AFTER CONSTRUCTION IS COMPLETE STORMWATER MANAGEMENT SYSTEM FACILITIES ARE TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION.

DEVELOPER IS TO CLEAN OUT ACCUMULATED SILT IN STORMWATER MANAGEMENT SYSTEM FACILITIES AT THE END OF CONSTRUCTION WHEN DISTURBED AREAS HAVE BEEN STABILIZED. REGULAR MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.

STORM WATER MANAGEMENT FOR THIS PROJECT IS PROVIDED ON-SITE

THERE ARE STREAM BUFFERS ON THIS PROPERTY

CONTRACTOR SHALL POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS

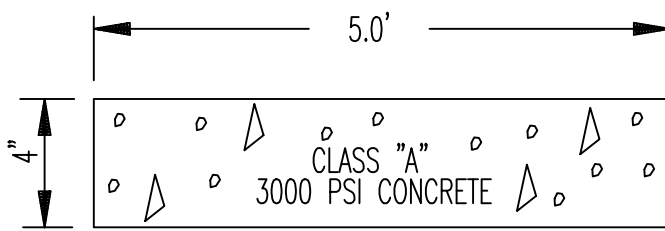
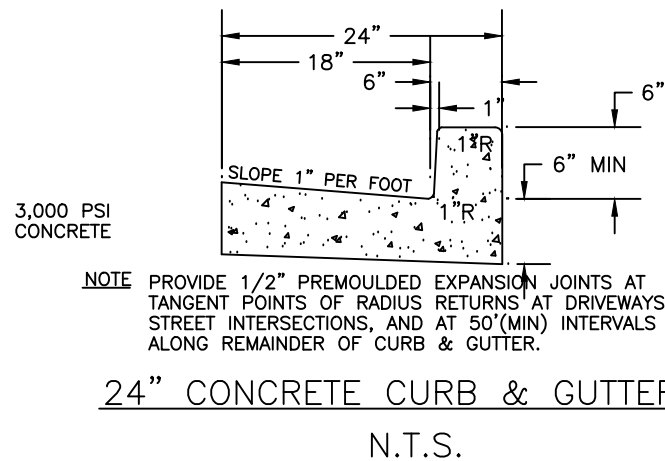
RETAINING WALL NOTE:

RETAINING WALLS 4-FT IN HEIGHT OR GREATER REQUIRES CERTIFICATION FROM STRUCTURAL ENGINEER.

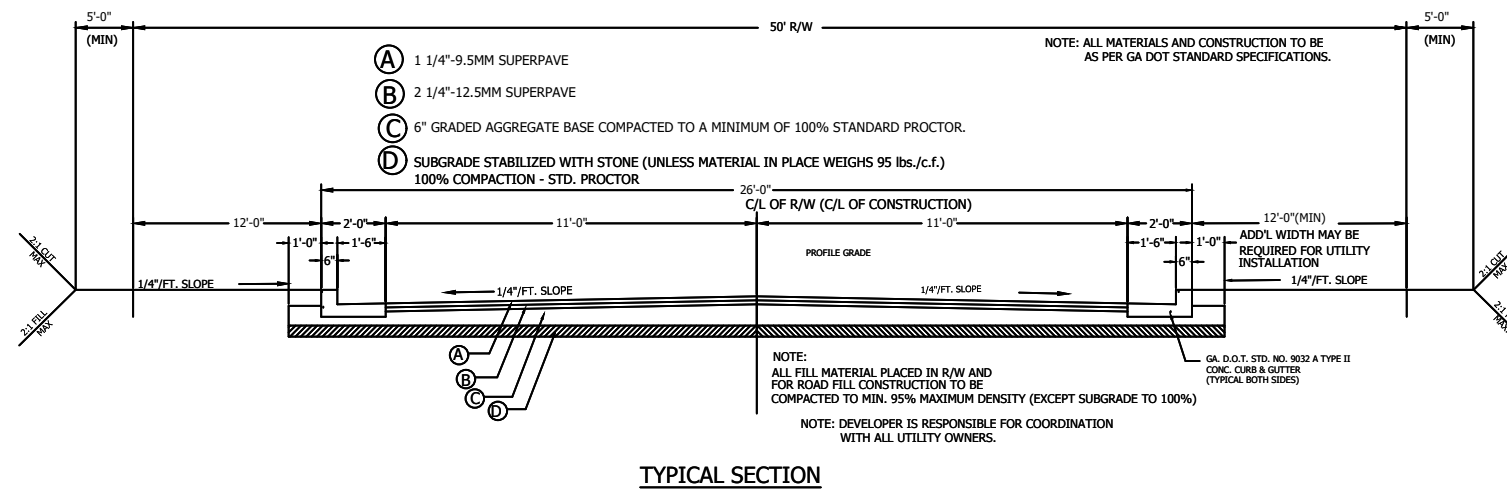
SEPARATE RETAINING WALL PERMIT SHALL BE SUBMITTED TO THE COUNTY.

THIS PROJECT MUST MEET THE REQUIREMENTS OF SECTION 302-63,
BUFFER PLAN AND TREE PROTECTION AND REPLACEMENT PLAN.

PRELIMINARY PLAT



CONCRETE SIDEWALK DETAIL



TYPICAL SECTION

OWNER:
PARCEL 026001016A
KATHERINE C MACKIE
P. O. BOX 83111
CONYERS, GA 30013
DB 7395, PG 236
PB T, PG 105
1405 SW SMYRNA RD

OWNER:
PARCEL 0260010017
MARVIN R.BROWN
DAVID R.BROWN
MARANDA KATE HARDEMAN
1375 SMYRNA ROAD
CONYERS, GA 30094
DB 7299, PG 222

OWNER:
PARCEL 0260010010
1901 FLAT SHOALS ROAD LLC
1203 PARK BLVD
STONE MOUNTAIN, GA 30083
DB 5966, PG 317

OWNER:
PARCEL 0260010072
ROCKDALE BAPTIST CHURCH
OF CONYERS INC
1295 SMYRNA RD SW
CONYERS, GA 30094
DB 1897, PG 167
SITE: SW STILLMEADOW RD

OWNER:
PARCEL 026001072B
ROCKDALE BAPTIST CHURCH
OF CONYERS INC
1295 SMYRNA RD SW
CONYERS, GA 30094
DB 1897, PG 167
SITE: 1301 SW STILLMEADOW RD

OWNER:
PARCEL 0260010004
ROCKDALE BAPTIST CHURCH
OF CONYERS INC
1295 SMYRNA RD SW
CONYERS, GA 30094
DB 3474, PG 229
SITE: 1320 SW STILLMEADOW RD

*DEVELOPER:
OCONEE CONSTRUCTION
1527 PRINCETON BEND WAY
BOGART, GA 30622
CONTACT: ROSS MUNDY
PHONE: (404)987-5718
EMAIL: Hrmundy@Gmailcom
*ENGINEER& SURVEYOR:
PATRICK & ASSOCIATES, INC.
928 BLACKLAWN ROAD
CONYERS, GA 30094
CONTACT: MARK WALTON
PHONE:770-483-9745
EMAIL:mark@pandaga.us

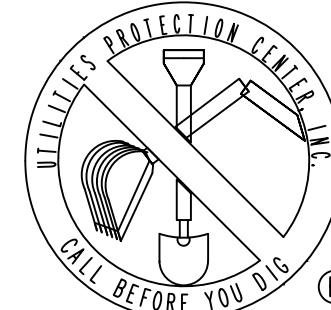
*24-HOUR EMERGENCY CONTACT:
ROSS MUNDY PHONE: (404)987-5718

NOTE: THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY PERSON, PERSONS OR ENTITY WITHOUT THE EXPRESS RE-CERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.

UTILITY NOTE: PATRICK & ASSOCIATES, INC. NOR THE LICENSED PROFESSIONAL ASSUME ANY LIABILITY FOR THE EXISTENCE, LOCATION, MATERIAL OR SIZE OF ANY UNDERGROUND UTILITY SHOWN ON THIS SURVEY. IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO VERIFY THE EXISTENCE, EXACT LOCATION, MATERIAL AND SIZE OF ANY UNDERGROUND UTILITY ASSOCIATED WITH THE PROJECT.

NOTE: THE CONFIGURATION OF THE DRIVE ONTO FLAT SHOALS ROAD IS REQUIRED BY ROCKDALE COUNTY. PATRICK AND ASSOCIATES & THE DESIGN PROFESSIONAL ARE OPPOSED AND BELIEVE THIS WILL BE AN UNSAFE ENTRANCE.

If You Dig Georgia...Call Us First!



If You Dig Georgia...Call Us First!

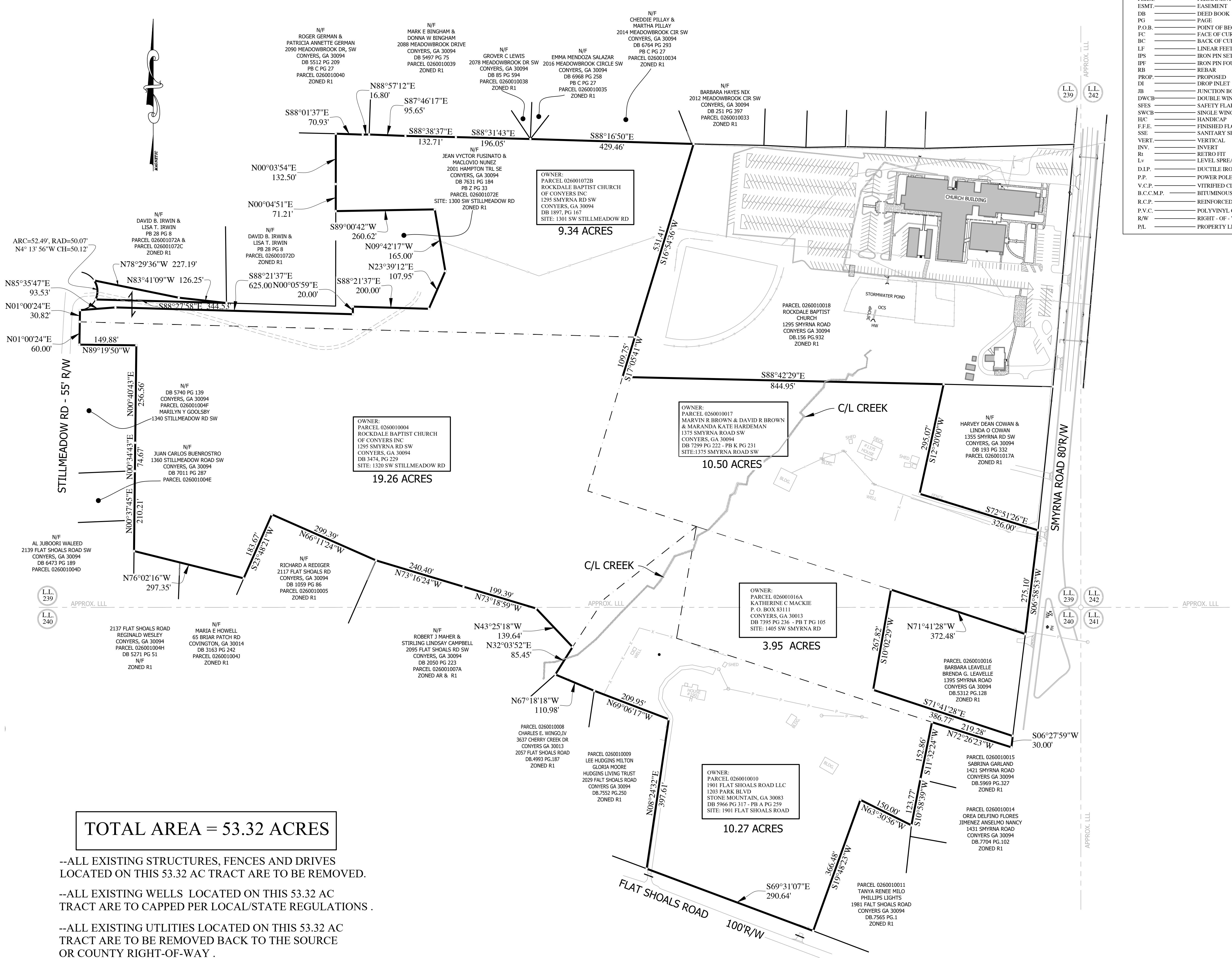
1-800-282-7411
UTILITY LOCATION & COORDINATION COUNCIL
UNIFORM COLOR CODE
WHITE- PROPOSED EXCAVATION
PINK- TEMPORARY SURVEY MARKINGS
RED- ELECTRIC POWER LINES, CABLES, CONDUIT
AND LIGHTING CABLES
YELLOW- GAS, OIL, STEAM, PETROLEUM OR
GASEOUS MATERIALS
ORANGE- COMMUNICATION, ALARM OR SIGNAL
LINES, CABLES OR CONDUIT
BLUE- POTABLE WATER
PURPLE- RECLAIMED WATER, IRRIGATION
AND SLURRY LINES
GREEN- SEWERS AND DRAIN LINES



DRAWING NUMBER

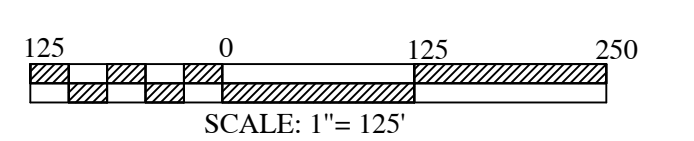
37103

SHEET: 1 OF 6



TOTAL AREA = 53.32 ACRES

- ALL EXISTING STRUCTURES, FENCES AND DRIVES LOCATED ON THIS 53.32 AC TRACT ARE TO BE REMOVED.
- ALL EXISTING WELLS LOCATED ON THIS 53.32 AC TRACT ARE TO CAPPED PER LOCAL/STATE REGULATIONS .
- ALL EXISTING UTILITIES LOCATED ON THIS 53.32 AC TRACT ARE TO BE REMOVED BACK TO THE SOURCE OR COUNTY RIGHT-OF-WAY .



LEGEND	
EX	EXISTING
LL	LAND LOT
FH	FIRE HYDRANT
PERM	PERMANENT
ESMT	EASEMENT
DB	DEED BOOK
PG	PAGE
P.O.B.	POINT OF BEGINNING
FC	FACT OF CURB
BC	BACK OF CURB
LF	LINEAR FEET
IPS	IRON PIN SET
IPF	IRON PIN FOUND
RB	REBAR
PROP	PROPOSED
DI	DROP INLET
JB	JUNCTION BOX
DWCB	DOUBLE WING CATCH BASIN
SSES	SAFETY FLARED END SECTION
SWCB	SINGLE WING CATCH BASIN
H/C	HANDICAP
F.F.E.	FINISHED FLOOR ELEVATION
SSE	SANITARY SEWER EASEMENT
VERT	VERTICAL
INV	INVERT
Ri	RETRO FIT
Lv	LEVEL SPREADER
D.I.P.	DUCTILE IRON PIPE
P.P.	POWER POLE
V.C.P.	VITRIFIED CLAY PIPE
B.C.C.M.P.	BITUMINOUS COATED CORRUGATED METAL PIPE
R.C.P.	REINFORCED CONCRETE PIPE
P.V.C.	POLYVINYL CHLORIDE PIPE
R/W	RIGHT - OF - WAY
P/L	PROPERTY LINE

SURVEYING & ENGINEERING
528 BLACKLAWN ROAD
CONYERS, GEORGIA 30094
PHONE: (770) 483-9945

PATRICK & ASSOCIATES, INC.

2

JOB NO. 24-550	BY	REVISION	DATE	NO.
COMPUTED NO. CIB	CB	ADDRESS COUNTY COMMENTS	3-18-26	1
DRAWN BY: CIB	CB	ADDRESS COUNTY COMMENTS	4-14-26	2
CHECKED BY: MW	CB	ADDRESS COUNTY COMMENTS	5-05-26	3
DATE: 01-23-2025				
SCALE: AS NOTED				

EXISTING CONDITIONS

SHEPHERD'S CROSSING
LAND LOT 239 & 240 - 16th DISTRICT
ROCKDALE COUNTY, GEORGIA

DRAWING NUMBER

37103

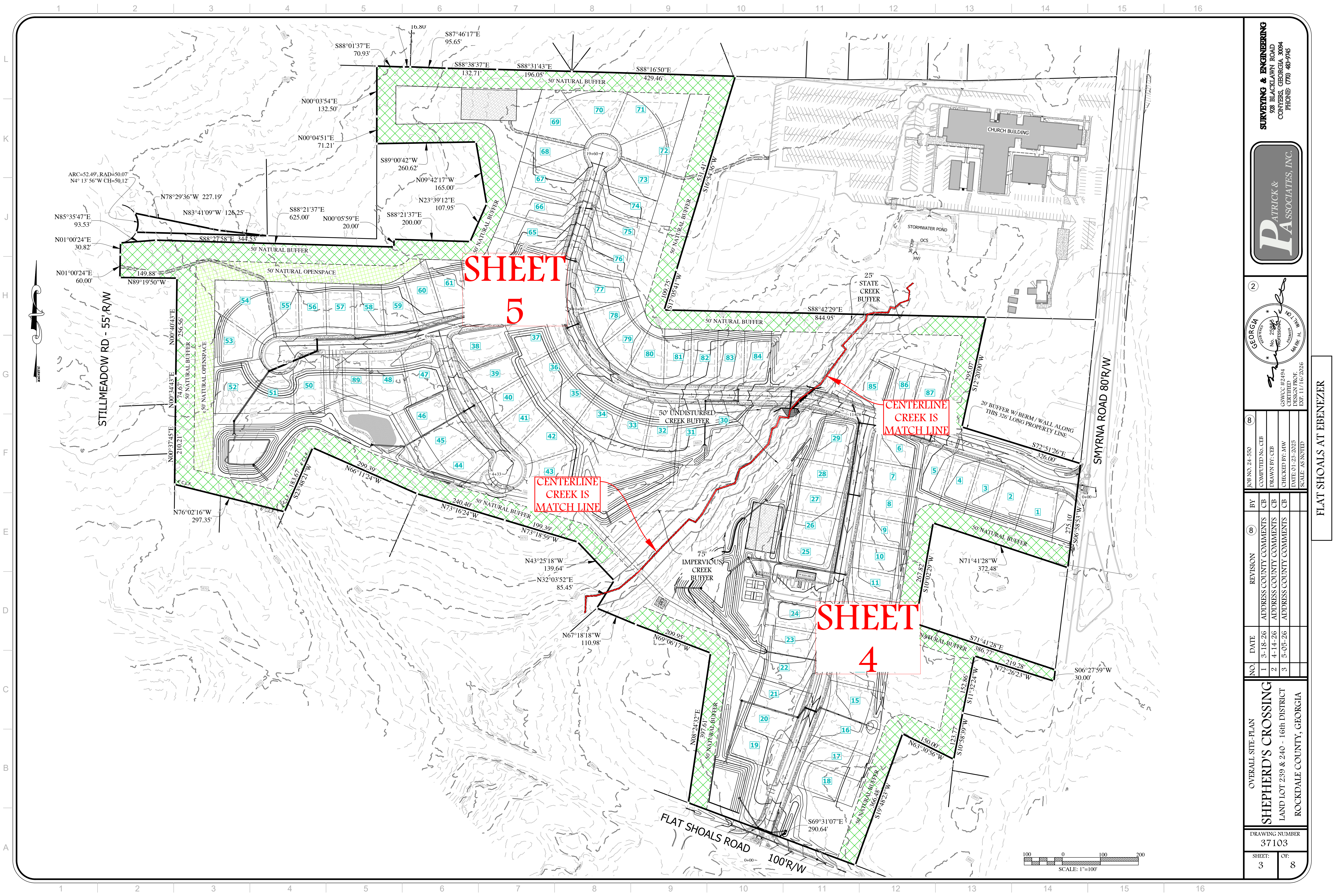
SHEET:

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OF:

8

FLAT SHOALS AT EBENEZER



OVERALL SITE PLAN

SHEPHERD'S CROSSING

LAND LOT 239 & 240 - 16th DISTRICT

ROCKDALE COUNTY, GEORGIA

DRAWING NUMBER

37103

SHEET:

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OF:

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NO.

1

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DATE

3-18-26

4-14-26

5-05-26

REVISION

ADDRESS COUNTY COMMENTS

ADDRESS COUNTY COMMENTS

ADDRESS COUNTY COMMENTS

BY

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CB

JOB NO. 24-550

COMPUTED NO. CIB

DRAWN BY: CIB

CHECKED BY: MW

DATE: 01-25-2025

SCALE: AS NOTED

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PATRICK & ASSOCIATES, INC.

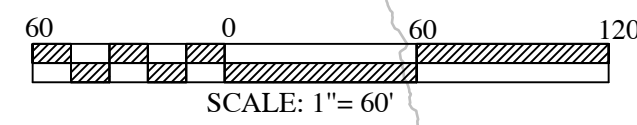
SURVEYING & ENGINEERING

528 BLACKLAWN ROAD

CONYERS, GEORGIA 30094

PHONE: (770) 483-9945

FLAT SHOALS AT EBENEZER



 ME'S ABOVE 100 FR WSE
ON ALL LOTS ADJACENT
TO ALL CREEKS AND
STORMWATER PONDS

CENTERLINE
CREEK IS
MATCH LINE

INDEX

EX _____ EXISTING
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FH _____ FIRE HYDRANT
PERM. _____ PERMANENT
ESMT. _____ EASEMENT
DB _____ DEED BOOK
PG _____ PAGE
P.O.B. _____ POINT OF BEGINNING
FC _____ FACE OF CURB
BC _____ BACK OF CURB
LF _____ LINEAR FEET
IPS _____ IRON PIN SET
IPF _____ IRON PIN FOUND
RB _____ REBAR
PROP. _____ PROPOSED
DI _____ DROP INLET
JB _____ JUNCTION BOX
DWCB _____ DOUBLE WING CATCH BASIN
SFS _____ SINGLE FLARED END SECTION
SWCB _____ SINGLE WING CATCH BASIN
H/C _____ HANDICAP
F.F.E. _____ FINISHED FLOOR ELEVATION
SSE _____ SANITARY SEWER ELEVATION
VERT. _____ VERTICAL
INV. _____ INVERT
Rt _____ RETRO FIT
Lx _____ LEVEL SPREADER
D.I.P. _____ DUCTILE IRON PIPE
P.P. _____ POWER POLE
V.C.P. _____ VITRIFIED CLAY PIPE
B.C.C.M.P. _____ BITUMINOUS COATED CORRUGATED METAL PIPE
R.C.P. _____ REINFORCED CONCRETE PIPE
P.V.C. _____ POLYVINYL CHLORIDE PIPE
R/W _____ RIGHT - OF - WAY
P/L _____ PROPERTY LINE

SURVEYING & ENGINEERING
928 BLACKLAWN ROAD
CONYERS, GEORGIA 30094
PHONE: (770) 483-9745

**PATRICK &
ASSOCIATES, INC.**

GSWCC #2494
 CERTIFIED
 DESIGN PROF.
 EXP. 11/16/2026



REGISTERED
 *
 No. 25863
 PROFESSIONAL
 ENGINEER
 MARK H. WILSON

JOB NO. 24-550	8
COMPUTED NO. CEB	
DRAWN BY: CEB	
CHECKED BY: MW	
DATE: 01-23-2025	
SCALE: AS NOTED	

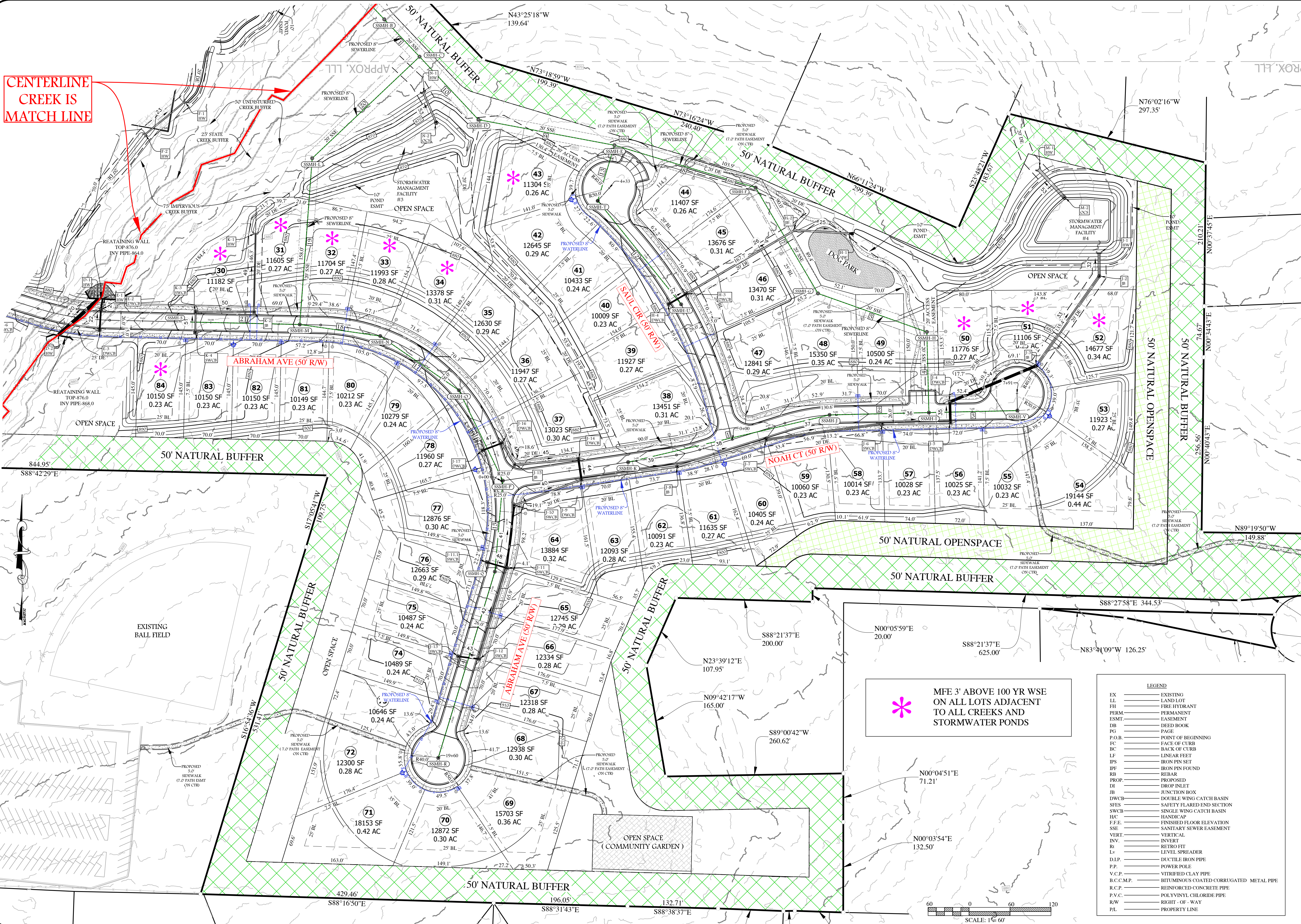
NO.	DATE	REVISION	BY
1	3-18-26	ADDRESS COUNTY COMMENTS	CB
2	4-14-26	ADDRESS COUNTY COMMENTS	CB
3	5-05-26	ADDRESS COUNTY COMMENTS	CB

PRELIMINARY LAYOUT
HEPHERD'S CROSSING
 AND LOT 239 & 240 - 16th DISTRICT
 ROCKDALE COUNTY, GEORGIA

DRAWING NUMBER	
37103	
SHEET:	OF:
4	8

FLAT SHOALS AT EBENEZER

CENTERLINE
CREEK IS
MATCH LINE



* MFE 3' ABOVE 100 YR WSE
ON ALL LOTS ADJACENT
TO ALL CREEKS AND
STORMWATER PONDS

LEGEND	
EX	EXISTING
LL	LAND LOT
FH	FIRE HYDRANT
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R/W	RIGHT - OF - WAY
PL	PROPERTY LINE

SHEPHERD'S CROSSING
LAND LOT 239 & 240 - 16th DISTRICT
ROCKDALE COUNTY, GEORGIA

PRELIMINARY LAYOUT

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REVISION 1

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REVISION 203

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NO. 204

DATE 01-23-2025

REVISION 204

BY CB

NO. 205

DATE 11-16-2026

REVISION 205

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NO. 213

DATE 11-16-2026

REVISION 213

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NO. 214

DATE 01-23-2025

REVISION 214

BY CB

NO. 215

DATE 11-16-2026

REVISION 215

BY CB

NO. 216

DATE 01-23-2025

REVISION 216

BY CB

NO. 217

DATE 11-16-2026

REVISION 217

BY CB

NO. 218

DATE 01-23-2025

REVISION 218

BY CB

NO. 219

DATE 11-16-2026

REVISION 219

BY CB

NO. 220

DATE 01-23-2025

REVISION 220

BY CB

NO. 221

DATE 11-16-2026

REVISION 221

BY CB

NO. 222

DATE 01-23-2025

REVISION 222

BY CB

NO. 223

DATE 11-16-2026

REVISION 223

BY CB

NO. 224

DATE 01-23-2025

REVISION 224

BY CB

NO. 225

DATE 11-16-2026

REVISION 225

PIPE CHART	FREQUENCY: 100 YEAR	
PIPE NUMBER	1	2
STRUCTURE TYPE	JB	HW
UPPER STRUCTURE NUMBER	A-2	A-3
LOWER STRUCTURE NUMBER	A-1	A-2
TRIBUTARY AREA, A (ACRES)	0.00	0.61
TOTAL, ΣA (ACRES)	0.61	0.61
C = RUNOFF FACTOR @ A	0.00	0.40
C*A	0.00	0.24
PEAK INLET INFLOW = (C*A)(I2) (CFS)	0.00	2.40
TIME OF CONCENTRATION (MINUTES)	5.00	5.00
RAINFALL INTENSITY, I2 (INCHES/HOUR)	9.84	9.84
TYPE OF PIPE	CMP	CMP
PIPE DIAMETER (INCHES)	18"	18"
MANNINGS'S N COEFFICIENT	0.013	0.013
VELOCITY (FT/S)	8.99	3.78
PIPE FLOW - ACTUAL (CFS)	2.37	2.40
PIPE FLOW - CAPACITY (CFS)	25.33	28.61
PIPE SLOPE (%)	4.96%	6.32%
PIPE LENGTH (FEET)	242.00	24.00
UPPER INVERT	870.00	871.50
LOWER INVERT	858.00	870.00

PIPE CHART	FREQUENCY: 100 YEAR					
PIPE NUMBER	3	4	5	6	7	8
STRUCTURE TYPE	JB	JB	DWCB	DWCB	JB	HW
UPPER STRUCTURE NUMBER	B-2	B-3	B-4	B-5	B-6	B-7
LOWER STRUCTURE NUMBER	B-1	B-2	B-3	B-4	B-5	B-6
TRIBUTARY AREA, A (ACRES)	0.00	0.00	0.57	1.10	0.00	7.05
TOTAL, ΣA (ACRES)	8.72	8.72	8.72	8.15	7.05	7.05
C = RUNOFF FACTOR @ A	0.00	0.00	0.67	0.63	0.00	0.45
C*A	0.00	0.00	0.38	0.69	0.00	3.17
PEAK INLET INFLOW = (C*A)(I2) (CFS)	0.00	0.00	3.76	6.82	0.00	31.22
TIME OF CONCENTRATION (MINUTES)	5.00	5.00	5.00	5.00	5.00	15.90
RAINFALL INTENSITY, I2 (INCHES/HOUR)	9.84	9.84	9.84	9.84	9.84	9.84
TYPE OF PIPE	HDPE	HDPE	HDPE	RCP	HDPE	HDPE
PIPE DIAMETER (INCHES)	30"	30"	30"	30"	24"	24"
MANNINGS'S N COEFFICIENT	0.012	0.012	0.012	0.024	0.012	0.012
VELOCITY (FT/S)	7.88	7.67	7.65	8.95	7.61	8.00
PIPE FLOW - ACTUAL (CFS)	29.66	29.66	30.02	27.38	22.49	22.65
PIPE FLOW - CAPACITY (CFS)	34.40	35.88	42.80	41.07	28.01	57.86
PIPE SLOPE (%)	0.60%	0.65%	0.93%	1.00%	1.31%	5.58%
PIPE LENGTH (FEET)	167.00	153.00	32.00	30.00	15.00	129.00
UPPER INVERT	862.00	863.00	863.30	865.60	873.00	
LOWER INVERT	861.00	862.00	863.00	865.30	865.60	865.80

PIPE CHART	FREQUENCY: 100 YEAR																		
PIPE NUMBER	9	10	11	12	13	14	15	16	17	18	19								
STRUCTURE TYPE	PI	SWCB	SWCB	JB	SWCB	SWCB	SWCB	SWCB	HW	SWCB	SWCB								
UPPER STRUCTURE NUMBER	C-2	C-3	C-4	C-5	C-6	C-7	C-8	C-9	C-2.1	C-3.1	C-4.1								
LOWER STRUCTURE NUMBER	C-1	C-2	C-3	C-4	C-5	C-5	C-7	C-8	C-2	C-3	C-4								
TRIBUTARY AREA, A (ACRES)	0.40	0.49	0.41	0.00	1.35	0.07	0.89	0.22	0.14	0.70	0.79								
TOTAL, ΣA (ACRES)	5.46	4.92	3.73	2.53	1.35	1.18	1.11	0.22	0.14	0.70	0.79								
C = RUNOFF FACTOR @ A	0.55	0.70	0.68	0.00	0.55	0.90	0.66	0.80	0.80	0.64	0.62								
C*A	0.22	0.34	0.28	0.00	0.74	0.06	0.59	0.18	0.11	0.45	0.49								
PEAK INLET INFLOW = (C*A)(I2) (CFS)	0.09	0.17	0.11	0.00	1.00	0.00	0.52	0.04	0.02	0.31	0.39								
TIME OF CONCENTRATION (MINUTES)	5.00	5.00	5.00	0.00	8.00	5.00	5.00	5.00	5.00	5.00	5.00								
RAINFALL INTENSITY, I2 (INCHES/HOUR)	9.84	9.84	9.84	0.00	8.52	9.84	9.84	9.84	9.84	9.84	9.84								
TYPE OF PIPE	HDPE	HDPE	HDPE	HDPE	RCP	RCP	HDPE	RCP	HDPE	RCP	RCP								
PIPE DIAMETER (INCHES)	30"	30"	24"	24"	18"	18"	18"	18"	12"	18"	18"								
MANNINGS'S N COEFFICIENT	0.012	0.012	0.012	0.012	0.024	0.024	0.024	0.024	0.012	0.024	0.024								
VELOCITY (FT/S)	17.61	6.91	6.91	5.10	3.96	5.95	5.50	5.83	1.4	5.70	6.19								
PIPE FLOW - ACTUAL (CFS)	28.75	26.56	20.18	13.85	6.60	7.84	7.37	1.73	1.1	4.41	4.82								
PIPE FLOW - CAPACITY (CFS)	100.12	41.56	23.91	25.22	11.49	9.39	31.42	15.66	8.41	10.55	11.43								
PIPE SLOPE (%)	5.08%	0.88%	0.95%	1.06%	1.02%	0.68%	7.63%	1.91%	4.75%	1.01%	1.01%								
PIPE LENGTH (FEET)	59.00	229.00	210.00	189.00	49.00	63.00	129.00	31.00	50.00	30.00	30.00								
UPPER INVERT	871.00	873.00	875.00	877.00	880.68	890.50	892.54	873.37	874.65	878.28									
LOWER INVERT	868.00	871.00	873.00	875.00	877.00	880.25	880.70	891.96	871.00	874.35	877.98								

PIPE CHART	FREQUENCY: 100 YEAR			
PIPE NUMBER	20			
STRUCTURE TYPE	HW			
UPPER STRUCTURE NUMBER	D-2			
LOWER STRUCTURE NUMBER	D-1			
TRIBUTARY AREA, A (ACRES)	32.00			
TOTAL, ΣA (ACRES)	32.00			
C = RUNOFF FACTOR @ A	0.65			
C*A	20.80			
PEAK INLET INFLOW = (C*A)(I2) (CFS)	141.44			
TIME OF CONCENTRATION (MINUTES)	20.00			
RAINFALL INTENSITY, I2 (INCHES/HOUR)	6.80			
TYPE OF PIPE	RCP			
PIPE DIAMETER (INCHES)	48"			
MANNINGS'S N COEFFICIENT	0.024			
VELOCITY (FT/S)	19.04			
PIPE FLOW - ACTUAL (CFS)	135.21			
PIPE FLOW - CAPACITY (CFS)	230.03			
PIPE SLOPE (%)	2.56%			
PIPE LENGTH (FEET)	78.00			
UPPER INVERT	868.00			
LOWER INVERT	866.00			

PIPE CHART	FREQUENCY: 100 YEAR			
PIPE NUMBER	21	22		
STRUCTURE TYPE	DWCB	DWCB		
UPPER STRUCTURE NUMBER	E-2	E-3		
LOWER STRUCTURE NUMBER	E-1	E-2		
TRIBUTARY AREA, A (ACRES)	0.26	0.60		
TOTAL, ΣA (ACRES)	0.86	0.60		
C = RUNOFF FACTOR @ A	0.74	0.62		
C*A	0.19	0.37		
PEAK INLET INFLOW = (C*A)(I2) (CFS)	1.89	3.66		
TIME OF CONCENTRATION (MINUTES)	5.00	5.00		
RAINFALL INTENSITY, I2 (INCHES/HOUR)	9.84	9.84		
TYPE OF PIPE	RCP	RCP		
PIPE DIAMETER (INCHES)	18"	18"		
MANNINGS'S N COEFFICIENT	0.024	0.024		
VELOCITY (FT/S)	11.66	10.71		
PIPE FLOW - ACTUAL (CFS)	5.50	3.66		
PIPE FLOW - CAPACITY (CFS)	25.99	27.15		
PIPE SLOPE (%)	6.13%	6.68%		
PIPE LENGTH (FEET)	16.00	30.00		
UPPER INVERT	867.00	870.00		
LOWER INVERT	866.00	868.00		

PIPE CHART	FREQUENCY: 100 YEAR			
PIPE NUMBER	23			
STRUCTURE TYPE	HW			
UPPER STRUCTURE NUMBER	F-2			
LOWER STRUCTURE NUMBER	F-1			
TRIBUTARY AREA, A (ACRES)	0.41			
TOTAL, ΣA (ACRES)	0.41			
C = RUNOFF FACTOR @ A	0.45			
C*A	0.18			
PEAK INLET INFLOW = (C*A)(I2) (CFS)	1.82			
TIME OF CONCENTRATION (MINUTES)	5.00			
RAINFALL INTENSITY, I2 (INCHES/HOUR)	9.84			
TYPE OF PIPE	HDPE			
PIPE DIAMETER (INCHES)	15"			
MANNINGS'S N COEFFICIENT	0.012			
VELOCITY (FT/S)	7.36			
PIPE FLOW - ACTUAL (CFS)	1.81			
PIPE FLOW - CAPACITY (CFS)	12.76			
PIPE SLOPE (%)	3.33%			
PIPE LENGTH (FEET)	75.00			
UPPER INVERT	873.50			
LOWER INVERT	871.00			

PIPE CHART	FREQUENCY: 100 YEAR			
PIPE NUMBER	24			
STRUCTURE TYPE	OCS			
UPPER STRUCTURE NUMBER	G-2			
LOWER STRUCTURE NUMBER	G-1			
TRIBUTARY AREA, A (ACRES)	-			
TOTAL, ΣA (ACRES)	-			
C = RUNOFF FACTOR @ A	-			
C*A	-			
PEAK INLET INFLOW = (C*A)(I2) (CFS)	-			
TIME OF CONCENTRATION (MINUTES)	-			
RAINFALL INTENSITY, I2 (INCHES/HOUR)	-			
TYPE OF PIPE	HDPE			
PIPE DIAMETER (INCHES)	24"			
MANNINGS'S N COEFFICIENT	0.013			
VELOCITY (FT/S)	15.5			
PIPE FLOW - ACTUAL (CFS)	26.50			
PIPE FLOW - CAPACITY (CFS)	42.80			
PIPE SLOPE (%)	1.55%			
PIPE LENGTH (FEET)	64.00			
UPPER INVERT	860.00			
LOWER INVERT	859.00			

PIPE CHART	FREQUENCY: 100 YEAR			
PIPE NUMBER	25	26	27	
STRUCTURE TYPE	JB	DWCB	DWCB	
UPPER STRUCTURE NUMBER	H-2	H-3	H-4	
LOWER STRUCTURE NUMBER	H-1	H-2	H-3	
TRIBUTARY AREA, A (ACRES)	0.00	0.76	1.08	
TOTAL, ΣA (ACRES)	1.84	1.84	1.08	
C = RUNOFF FACTOR @ A	0.00	0.78	0.76	
C*A	0.00	0.59	0.82	
PEAK INLET INFLOW = (C*A)(I2) (CFS)	0.00	5.83	8.08	
TIME OF CONCENTRATION (MINUTES)	5.00	5.00	5.00	
RAINFALL INTENSITY, I2 (INCHES/HOUR)	9.84	9.84	9.84	
TYPE OF PIPE	HDPE	HDPE	RCP	
PIPE DIAMETER (INCHES)	24"	24"	18"	
MANNINGS'S N COEFFICIENT	0.013	0.013	0.024	
VELOCITY (FT/S)	8.67	6.77	5.06	
PIPE FLOW - ACTUAL (CFS)	13.51	13.85	8.07	
PIPE FLOW - CAPACITY (CFS)	27.36	19.65	10.51	
PIPE SLOPE (%)	1.25%	0.65%	1.00%	
PIPE LENGTH (FEET)	80.00	183.00	30.00	
UPPER INVERT	870.00	874.20	875.75	
LOWER INVERT	869.00	875.38	875.45	

PIPE CHART	FREQUENCY: 100 YEAR			
PIPE NUMBER	28	29	30	31
STRUCTURE TYPE	GRATE	GRATE	PI	SWCB
UPPER STRUCTURE NUMBER	I-2	I-3	I-4	I-3.1
LOWER STRUCTURE NUMBER	I-1	I-2	I-3	I-3
TRIBUTARY AREA, A (ACRES)	0.17	0.04	1.00	0.70
TOTAL, ΣA (ACRES)	1.91	1.74	1.00	0.70
C = RUNOFF FACTOR @ A	0.71	0.83	0.35	0.46
C*A	0.12	0.03	0.35	0.32
PEAK INLET INFLOW = (C*A)(I2) (CFS)	1.19	0.33	3.44	3.17
TIME OF CONCENTRATION (MINUTES)	5.00	5.00	5.00	5.00
RAINFALL INTENSITY, I2 (INCHES/HOUR)	9.84	9.84	9.84	9.84
TYPE OF PIPE	HDPE	RCP	HDPE	HDPE
PIPE DIAMETER (INCHES)	18"	18"	18"	18"
MANNINGS'S N COEFFICIENT	0.013	0.024	0.013	0.013
VELOCITY (FT/S)	7.22	4.95	2.72	2.5
PIPE FLOW - ACTUAL (CFS)	7.93	6.81	3.44	3.17
PIPE FLOW - CAPACITY (CFS)	11.93	10.74	13.12	10.99
PIPE SLOPE (%)	1.10%	1.05%	1.33%	1.33%
PIPE LENGTH (FEET)	91.00	38.00	38.00	38.00
UPPER INVERT	862.50	862.90	863.40	863.40
LOWER INVERT	861.50	862.50	862.90	862.90

PIPE CHART		FREQUENCY: 100 YEAR																											
PIPE NUMBER	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48												
STRUCTURE TYPE	JB	JB	DWCB	DWCB	SWCB	SWCB	JB	DWCB	SWCB	SWCB	SWCB	DWCB	JB	DWCB	JB	DWCB	SWCB												
UPPER STRUCTURE NUMBER	J-2	J-3	J-4	J-5	J-6	J-7	J-8	J-9	J-10	J-11	J-12	J-13	J-14	J-15	J-16	J-17	J-11.1												
LOWER STRUCTURE NUMBER	J-1	J-2	J-3	J-4	J-5	J-6	J-7	J-8	J-9	J-10	J-11	J-12	J-9	J-14	J-15	J-16	J-11												
TRIBUTARY AREA, A (ACRES)	0.00	0.00	0.59	1.85	1.22	0.71	0.00	0.92	0.39	0.63	0.60	1.31	0.14	0.00	0.43	1.93	0.83												
TOTAL, ΣA (ACRES)	11.55	11.55	11.55	10.96	9.11	7.89	7.18	7.18	3.76	3.37	1.91	1.31	2.50	2.36	2.36	1.93	0.83												
C = RUNOFF FACTOR @ A	0.00	0.00	0.69	0.55	0.46	0.57	0.00	0.60	0.46	0.59	0.71	0.57	0.90	0.00	0.67	0.52	0.56												
C*A	0.00	0.00	0.04	1.02	0.56	0.40	0.00	0.55	1.18	0.37	0.43	0.75	0.13	0.00	0.29	1.00	0.46												
PEAK INLET INFLOW = (C*A)I2 (CFS)	0.00	0.00	4.01	8.67	4.78	3.98	0.00	5.43	1.77	3.66	4.19	6.36	1.24	0.00	2.83	7.23	4.57												
TIME OF CONCENTRATION (MINUTES)	5.00	5.00	5.00	10.00	8.00	5.00	5.00	5.00	5.00	5.00	5.00	8.00	5.00	5.00	5.00	15.00	5.00												
RAINFALL INTENSITY, I2 (INCHES/HOUR)	9.84	9.84	9.84	8.52	8.52	9.84	9.84	9.84	9.84	9.84	9.84	8.52	9.84	9.84	9.84	7.2	9.84												
TYPE OF PIPE	HDPE	HDPE	RCP	RCP	HDPE	HDPE	HDPE	HDPE	HDPE	RCP	HDPE	RCP	RCP	HDPE	HDPE	RCP	RCP												
PIPE DIAMETER (INCHES)	36"	36"	36"	30"	30"	30"	30"	30"	24"	24"	18"	18"	24"	24"	24"	18"	18"												
MANNINGS'S N COEFFICIENT	0.013	0.013	0.024	0.024	0.013	0.013	0.013	0.013	0.013	0.024	0.013	0.024	0.024	0.013	0.013	0.024	0.024												
VELOCITY (FT/S)	15.83	10.33	7.97	9.55	10.07	7.51	7.25	7.63	6.24	8.38	10.68	4.25	3.34	5.06	5.36	5.30	6.09												
PIPE FLOW - ACTUAL (CFS)	41.36	41.81	42.42	42.26	45.35	31.90	29.34	29.62	18.96	17.56	10.38	6.64	10.14	9.35	9.40	7.33	4.57												
PIPE FLOW - CAPACITY (CFS)	124.68	69.99	75.42	44.49	44.54	44.18	46.68	44.17	32.89	52.24	28.59	29.29	24.54	32.04	28.50	20.79	11.41												
PIPE SLOPE (%)	2.98%	0.94%	1.09%	1.00%	1.01%	0.99%	1.10%	0.99%	1.80%	4.54%	6.32%	6.63%	1.00%	1.71%	1.35%	3.34%	1.01%												
PIPE LENGTH (FEET)	34.00	160.00	138.00	30.00	90.00	172.00	136.00	142.00	105.00	92.00	139.00	30.00	30.00	94.00	37.00	30.00	30.00												
UPPER INVERT	865.00	870.00	871.50	871.80	875.50	877.20	878.70	880.10	882.00	886.50	896.00	898.00	880.40	882.00	882.50	883.50	889.21												
LOWER INVERT	864.00	868.50	870.00	871.80	874.50	875.00	877.20	878.70	880.10	882.30	887.20	896.00	880.10	882.00	882.00	883.50	886.50												

EXCEPTIONAL TREES TO BE REMOVED FROM SITE

40" SPLIT PINE	22.2
36" PINE	17.7
36" PINE	17.7
36" PINE	17.7
38" PINE	19.7
34" PINE	15.7
38" OAK	19.7
36" TULIP	17.7
44" TULIP	26.8
36" PINE	17.7
40" TULIP	22.2
35" PINE	16.7
35" PINE	16.7
30" PINE	12.3
32" PINE	14.0
30" SPLIT PINE	12.3
33" PINE	14.7
30" PINE	12.3
30" SWEET GUM	12.3
32" PINE	14.0
30" SWEET GUM	12.3
36" OAK	17.7
36" OAK	17.7
30" SWEET GUM	17.7
40" Y SWEET GUM	22.2
30" SWEET GUM	17.7
30" SWEET GUM	12.3
30" SWEET GUM	12.3
33" TULIP	14.7
36" TULIP	17.7
30" SPLIT PINE	12.3
30" TULIP	17.7
36" OAK	12.3
30" TULIP	12.3
32" OAK	14.0
34" OAK	15.7
37" OAK	18.7
48" OAK	31.5
36" TULIP	17.7
30" OAK	12.3
36" OAK	17.7
30" OAK	12.3
30" OAK	12.3
32" TULIP	14.0
32" TULIP	14.0
38" TULIP	19.7
36" OAK	17.7
36" OAK	17.7
30" OAK	12.3
30" OAK	12.3
48" SPLIT OAK	31.5
32" PINE	14.0
36" OAK	17.7
36" OAK	17.7
30" OAK	12.3
30" OAK	12.3
34" PINE	15.7
34" OAK	15.7
36" OAK	17.7
30" OAK	12.3
30" OAK	12.3
33" TULIP	14.7
31" PINE	13.0
30" SWEET GUM	12.3

TOTAL 1363 UNITS
1363 UNITS OF TREES
TO BE REMOVED X 1.5
= 2045 UNITS

EXCEPTIONAL TREES SAVED IN 4.5 ACRES OUTSIDE ALL BUFFERS

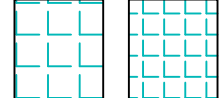
38" PINE	19.7
30" PINE	12.3
30" PINE	12.3
37" PINE	18.7
30" PINE	12.3
31" PINE	13.0
30" SWEETGUM	12.3
30" PINE	12.3
30" PINE	12.3
30" PINE	12.3
30" OAK	12.3
12" BLACKCHERRY	2.8
26" BLACKCHERRY	9.8

TOTAL 163 UNITS SAVED

TREE PROTECTION LEGEND



TREESAVE AREA
(NATURAL BUFFERS)



4.5 ACRES OF
TREESAVE AREA
(OUTSIDE OF ALL BUFFERS)

* ALL SPECIMAN TREES SHOWN APPEAR
TO BE IN HEALTHY CONDITION

* NO TREES ARE BEING SAVED INSIDE
THE LIMITS OF DISTURBANCE

TREE PROTECTION LEGEND



FIELD LOCATED SOFTWOOD EXCEPTIONAL TREE



FIELD LOCATED HARDWOOD EXCEPTIONAL TREE



DESIGNATION ON HARDWOOD OR SOFTWOOD
EXCEPTIONAL TREE MEANS TO BE REMOVED FOR
CONSTRUCTION



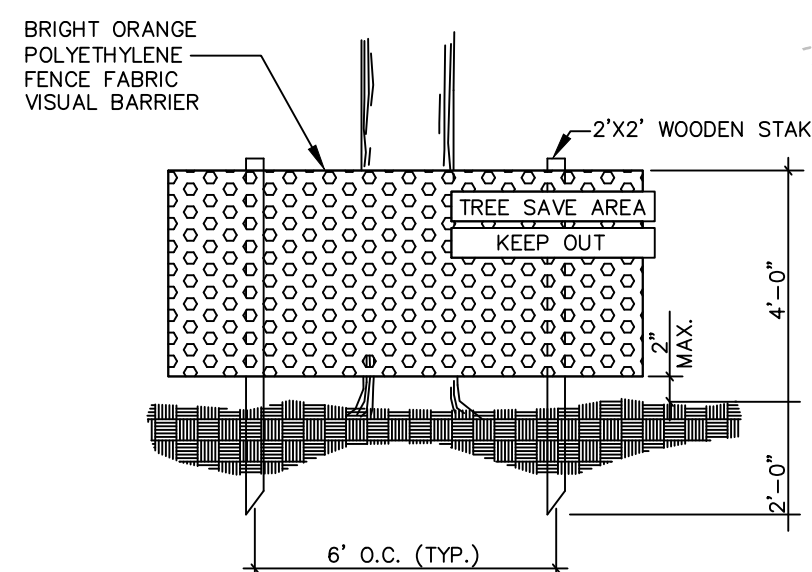
CRITICAL ROOT ZONE OF SPECIMEN TREE



EXCEPTIONAL TREES SAVED OUTSIDE ALL BUFFERS

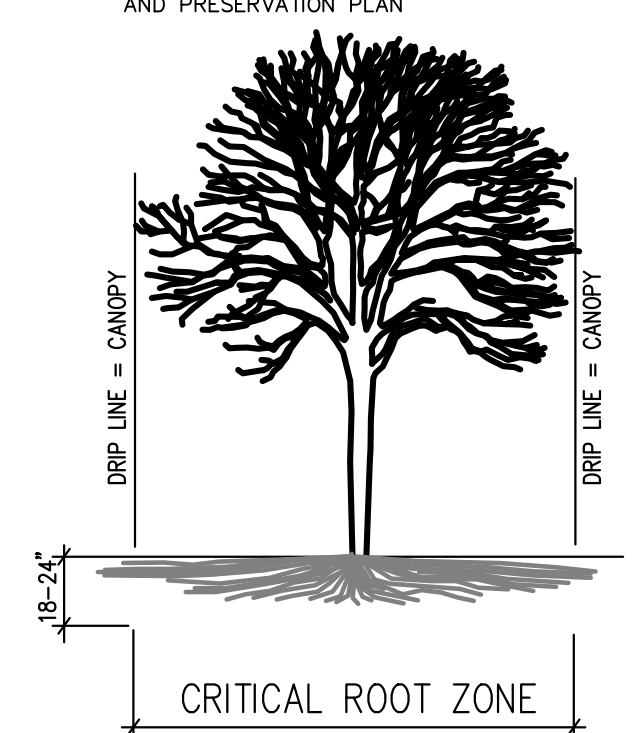
SAMPLING AREA #1 TREES: (1) 3" OAKS - >0.3UNITS (1) 3" HICKORY - >0.3 UNITS (2) 15" PINE - >3.6 UNITS TOTAL UNITS = 4.2	SAMPLING AREA #2 TREES: (1) 8" PINE - >1.8 UNITS (1) 5" SWEETGUM - >0.8 UNITS (1) 24" PINE - >8.2 UNITS TOTAL UNITS = 10.8	SAMPLING AREA #3 TREES: (2) 6" OAK - >2.0 UNITS (2) 8" OAK - >3.6 UNITS (1) 10" OAK - >2.0 UNITS TOTAL UNITS = 7.6
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PURSUANT TO SECTION 328-26. TWENTY SIX (26)
EXCEPTIONAL TREES (364 UNITS) ON THIS PROJECT WILL
REMAIN; THEREFORE, ACCORDING TO SUBSECTION "C",
BONUS CREDITS ARE AWARDED TO THIS PROJECT. THE
EXCEPTIONAL TREES REMOVED ON THIS PROJECT MUST
BE REMOVED FOR THE PURPOSE OF ROAD, UTILITY OR
HOME CONSTRUCTION, IN ACCORDANCE WITH
SUBSECTION "D".



ACTIVE TREE SAVE AREA FENCING

NOTE:
MINIMUM OVERLAP OF SECTIONS TO BE 1'-0"
DISTANCE OF FENCING FROM CENTER OF TREE
IS INDICATED ON PROJECT TREE PROTECTION
AND PRESERVATION PLAN



TREE PROTECTION SPECIFICATIONS:

- LOCATIONS OF TREE CROWN DRIP LINES FOR ALL EXCEPTIONAL TREES TO BE PROTECTED WILL BE SHOWN ON THE LANDSCAPE SHEET, GRADING SHEET, AND EROSION CONTROL SHEET.
- TREE PROTECTION FENCE LOCATION SHALL ALSO BE NOTED ON THE EROSION CONTROL SHEET AND GRADING SHEET. SUCH FENCE SHALL BE DOWNHILL FROM SILT FENCE OR MULCH.
- DETAILED EXAMPLE DRAWINGS OF TREE PROTECTION WILL BE SHOWN ON LANDSCAPE PLAN.
- ACTIVE TREE PROTECTION (48" ORANGE MESH) IS REQUIRED ON ALL COMMERCIAL DEVELOPMENTS. SUPPORT WILL BE WITH 6 FT METAL POSTS.
- TREE PROTECTION FENCING SHALL ALWAYS BE LOCATED AT THE OUTSIDE LINE OF THE TREE CROWN (DRIP LINE).
- NEW SUBDIVISIONS WITH STREAMSIDE MANAGEMENT ZONES WILL HAVE THESE ZONES PROTECTED WITH THE ACTIVE TREE FENCING. NO DIRT OR SILT IS ALLOWED TO ENTER THIS ZONE. THE ONLY TREE SPECIES ALLOWED FOR PLANTING IN TRAFFIC EASABOOTS OR WITHIN NEW SUBDIVISIONS ARE THOSE TREES LISTED ON THE "APPROVED TREES FOR REPLACEMENTS".

TREE PLANTING SPECIFICATIONS:

- NO CONSTRUCTION DEBRIS (AGGREGATE, CONCRETE, WOOD, ETC) IS ALLOWED IN PARKING LOT TREE ISLANDS OR MEDIANS. CONTRACTOR WILL BACK FILL WITH CLEAN TOPSOIL IN SUCH AREAS.
- DEVELOPER OR BUILDER WILL FOLLOW ROCKDALE COUNTY'S "APPROVED TREES FOR REPLACEMENT". ONLY TREE SPECIES NATIVE TO THE PIEDMONT REGION ARE ALLOWED.
- CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO PLANTING. NO TREES WITHIN 15 FEET IF ANY UTILITY LINES OR SEPTIC SYSTEMS.
- THERE SHALL BE NO SUBSTITUTIONS, DELETIONS, OR REVISIONS TO THESE LANDSCAPE PLANS WITHOUT PRIOR WRITTEN APPROVAL OF THE COUNTY URBAN FORESTER.
- FOR BALLED & BURLAP TREES, THE UPPER 1/2 OF THE WIRE BASKET AND BURLAP WILL BE REMOVED PRIOR TO THE BACKFILLING OF SOIL. BACKFILLED SOIL WILL NOT HAVE AIR POCKETS.
- ALL TREES SHALL BE STRAIGHT TRUNKED, FULL HEADED, WITHOUT TRUNK DAMAGE OR WOUNDS, AND SHALL MEET THE #1 QUALITY STANDARDS.
- ALL TREES WILL BE PLANTED AT GRADE. NO MOUNDING OF TREES IS ALLOWED.
- APPROVED MULCH WILL BE AT LEAST 3" DEEP, AND IN A FIVE (5) FOOT MINIMUM DIAMETER AROUND EACH TREE. NO MULCH OR FILL DIRT WILL BE WITHIN 4" OF THE TREE TRUNK.
- NO TREE GUYS WILL BE USED ON TREES WITH TRUNK CALIPER OF 2" OR LESS. IF LARGER TREES ARE USED, TWO STAKES AT OPPOSITE SIDES OF EACH TREE WILL SUPPORT THEM.
- APPROVED FABRIC TIES WILL BE USED INSTEAD OF WIRE AND RUBBER HOSES.
- ALL TREE TIES AND STAKES WILL BE REMOVED 8 MONTHS AFTER PLANTING.
- ALL COMMERCIAL DEVELOPMENTS SHALL INCLUDE AN IRRIGATION SYSTEM FOR SUPPLYING WATER TO ALL TREES AT LEAST TWICE PER WEEK FOR TWO MONTHS, THEN ONCE PER WEEK.
- CONTRACTOR WILL BE RESPONSIBLE FOR THE PROPER WATERING AND MAINTENANCE OF ALL PLANTED TREES DURING THE ONE YEAR REPLACEMENT GUARANTEE.
- ANY TREE THAT DIES DURING THE TWO YEARS AFTER PLANTING WILL BE REPLACED BY THE PROPERTY OWNER WITH TREE OF THE ORIGINAL SIZE AND SPECIFICATIONS.
- HOMEBUILDERS IN NEW SUBDIVISIONS SHALL PROTECT ALL REQUIRED STREAM BUFFERS AND STREAMSIDE MANAGEMENT ZONES BY INSTALLING ACTIVE TREE PROTECTION FENCING.

TREE PROTECTION NOTES:

- TREE PROTECTION FENCING MUST BE INSTALLED BY THE DEVELOPER AND INSPECTED BY THE COUNTY ARBORIST/URBAN FORESTER PRIOR TO ANY CLEARING OR GRADING. CALL THE DEPARTMENT OF PUBLIC SERVICES AND ENGINEERING FOR INSPECTION.
- TREE PROTECTION FENCING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE ROCKDALE COUNTY TREE PROTECTION AND REPLACEMENT ORDINANCE.
- THE DENSITY REQUIREMENTS SHOWN ON THE TREE PROTECTION AND REPLACEMENT PLAN MUST BE VERIFIED BY THE COUNTY ARBORIST/URBAN FORESTER PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY OR APPROVAL OF THE FINAL PLAT. CALL THE DEPARTMENT OF PUBLIC SERVICES AND ENGINEERING FOR AN INSPECTION.
- MAINTENANCE INSPECTIONS FOR TREES SHOWN WITHIN TREE PROTECTION AREAS ON ALL DEVELOPMENTS WILL BE PERFORMED BY THE COUNTY ARBORIST/URBAN FORESTER DURING FINAL SITE INSPECTION. CALL THE DEPARTMENT OF PUBLIC SERVICES AND ENGINEERING FOR AN INSPECTION.

TREE REPLACEMENT NOTES:

- TREE DENSITY AND PLANTING REQUIREMENTS SHOWN ON THE TREE PROTECTION AND REPLACEMENT PLAN OR FINAL PLAT MUST BE VERIFIED BY THE COUNTY ARBORIST/URBAN FORESTER PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY OR APPROVAL OF THE FINAL PLAT/PROJECT. CALL THE DEPARTMENT OF PUBLIC SERVICES AND ENGINEERING FOR AN INSPECTION.
- FOR COMMERCIAL DEVELOPMENTS, A TREE MAINTENANCE INSPECTION SHALL BE PERFORMED BY THE COUNTY ARBORIST/URBAN FORESTER NO LESS THAN ONE YEAR FROM THE DATE OF THE FINAL SITE INSPECTION. IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER TO SCHEDULE THIS INSPECTION.
- ALL PLANT MATERIALS SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK, MOST RECENT EDITION, AMERICAN ASSOCIATION OF NURSERYMEN, ALL PLANS WILL INCLUDE REQUIRED TREE PLANTING AND TREE PROTECTION DETAILS AND COMMENTS.

EXCEPTIONAL TREES SAVED IN CREEK BUFFERS

30" SOURGUM	12.3
40" TULIP	22.2
38" TULIP	19.7
36" PINE	17.7
36" TULIP	17.7
36" OAK	17.7
30" TULIP	12.3
32" OAK	14.0
34" OAK	15.7
37" OAK	18.7
48" OAK	31.5
36" TULIP	17.7
30" OAK	12.3
36" OAK	17.7
40" SWEETGUM	22.2
30" OAK	12.3
30" OAK	12.3
30" PINE	12.3
32" TULIP	14.0
32" TULIP	14.0
30" SWEETGUM	12.3
34" SWEETGUM	15.7

TOTAL 364 UNITS SAVED

EXCEPTIONAL TREES SAVED NOT IN CREEK BUFFERS

38" PINE	19.7
30" PINE	12.3
30" OAK	12.3
36" PINE	17.7
36" PINE	17.7
30" PINE	12.3
26" BLK-CHERRY	9.8
30" PINE	12.3
37" PINE	18.7
30" PINE	12.3
12" BLK-CHERRY	2.8
39" OAK	20.0
37" PINE	18.7
30" SWEETGUM	12.3
31" PINE	13.0
32" PINE	14.0
30" PINE	12.3
30" PINE	12.3
30" SWEETGUM	12.3
34" SWEETGUM	15.7
38" TULIP	19.7
20" CEDAR	5.3
32" PINE	14.0
30" OAK	12.3
40" Y OAK	22.2

TOTAL 364 UNITS SAVED

SURVEYING & ENGINEERING
328 BLACKLAW ROAD
CONYERS, GEORGIA 30094
PHONE: (770) 483-9945

PATRICK & ASSOCIATES, INC.

2
No. 25882
PROFESSIONAL
No. 2494
GSWCC #2494
CERTIFIED
DESIGN PROF.
EXP. 11/16/2026

JOB NO. 24-550
COMPUTED BY: CEB
DRAWN BY: CEB
CHECKED BY: MW
DATE: 01-25-2025
SCALE: AS NOTED

NO.	DATE	REVISION	BY
1	3-18-26	ADDRESS COUNTY COMMENTS	CEB
2	4-14-26	ADDRESS COUNTY COMMENTS	CEB
3	5-05-26	ADDRESS COUNTY COMMENTS	CEB

TREE PROTECTION PLAN
SHEPHERD'S CROSSING
LAND LOT 239 & 240 - 16th DISTRICT
ROCKDALE COUNTY, GEORGIA

DRAWING NUMBER
37103

SHEET: 7 OF 8

FLAT SHOALS AT EBENEZER

CONSERVATION SPACE CALCS:

TOTAL AREA = 53.32 ACRES

REQUIRED OPENSACE: 53.32 ACRES X 30% = 16.00 ACRES

PRIMARY CONSERVATION AREA: 3.17 ACRES (CREEK BUFFERS)

SECONDARY CONSERVATION AREAS: 14.42 ACRES
(NOT INCLUDING STORMWATER PONDS, PUMP STATION & PICKLEBALL COURTS)

PRIMARY CONSERVATION AREA + SECONDARY CONSERVATION AREA:
3.17 ACRES + 14.42 ACRES = 17.59 ACRES

PROPOSED OPENSACE: 17.59 ACRES > REQUIRED OPENSACE: 16.00 ACRES

ARC=52.49°, RAD=50.07°
N4° 13' 56" W CH=50.12'

N85°35'47"E 93.53'
N01°00'24"E 30.82'
N01°00'24"E 60.00'

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ROCKDALE COUNTY DENSITY CALCULATIONS:

REQUIRED TREE DENSITY FACTOR (RTDU)
PROJECT AREA = 53.3 ACRES
OVERALL DENSITY FACTOR(ODF) = 10 UNITS/ACRE
RTDU = 53.32 ACRES X 10 UNITS/ACRE = 533 UNITS
RECOMPENSE FOR REMOVED EXCEPTIONAL TREES = 2045 UNITS
(SEE SHEET 7 CALCULATIONS)
TOTAL REQUIRE UNITS 533 + 2045 = 2578
EXISTING TREE DENSITY FACTOR (ETDU):
SAMPLING CALCULATIONS:

SAMPLING #1 = 4.2 UNITS
SAMPLING SIZE AREA: 430 SQFT (0.01 ACRES)
SAMPLING #1 DENSITY: 4.2 UNITS / 0.01 ACRES = 420 UNITS/ACRE

SAMPLING #2 = 10.8 UNITS
SAMPLING SIZE AREA: 430 SQFT (0.01 ACRES)
SAMPLING #1 DENSITY: 10.8 UNITS / 0.01 ACRES = 1,080 UNITS/ACRE

SAMPLING #3 = 7.6 UNITS
SAMPLING SIZE AREA: 430 SQFT (0.01 ACRES)
SAMPLING #1 DENSITY: 7.6 UNITS / 0.01 ACRES = 760 UNITS/ACRE

AVERAGE SAMPLING DENSITY = 754 UNITS/ACRES
PROPOSED TREE SAVE AREA OUTSIDE MANDATORY BUFFERS= 4.5 AC

ETDU: 4.5 AC x 754 UNITS/ACRE = 3393 UNITS +
163 UNITS FOR EXCEPTIONAL TREES OUTSIDE ALL BUFFERS = 3556 UNITS

3 - 2" (3X0.5) CALIPER TREES PER LOT = 1.5 UNITS
1.5 UNITS PER LOT X 87 LOTS = 130 UNITS
PTDU: 130 PROPOSED TREE UNITS

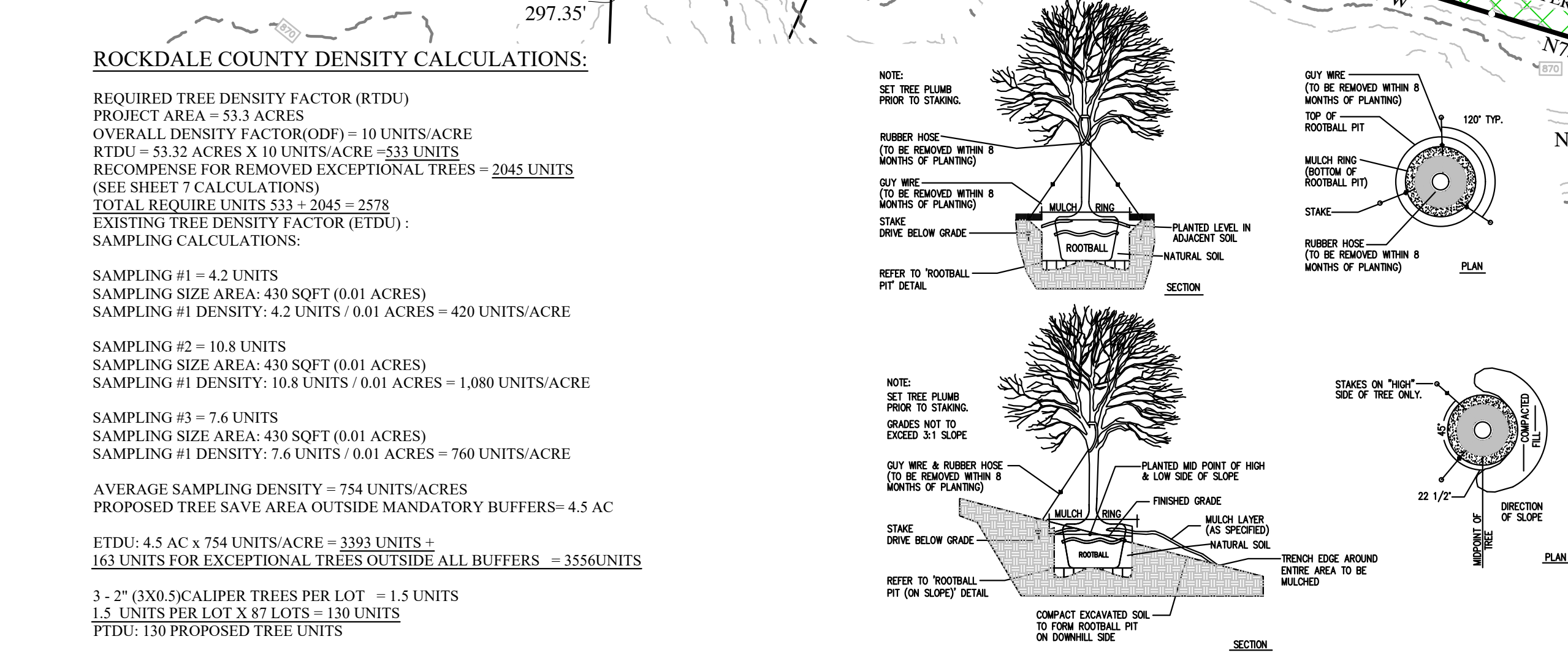
TOTAL TREE DENSITY: 130 PTDU + 3556 ETDU = 3686-2651 TOTAL REQUIRED UNITS

TREE PROTECTION/LANDSCAPE PLAN AND GRADING PLAN NOTES:

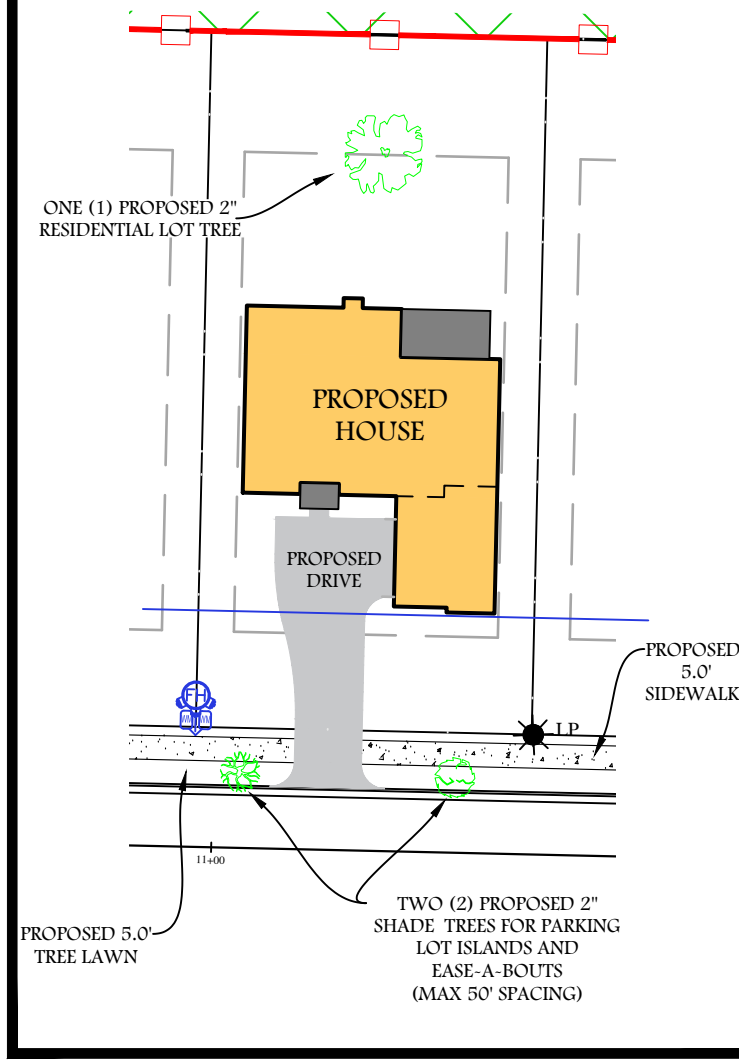
1. CONTACT THE STORMWATER MANAGEMENT DEPARTMENT TO ARRANGE A PRE-CONSTRUCTION MEETING PRIOR TO ANY LAND DISTURBANCE. ALL REQUIRED TREE FENCE WITH APPROVED TREE SAVE SIGNS ATTACHED, MUST BE INSTALLED PRIOR TO THIS MEETING.
2. UNDISTURBED BUFFERS SHALL BE PLANTED TO BUFFER STANDARDS WHERE SPARSELY VEGETATED OR WHERE DISTURBED DUE TO APPROVED UTILITY CROSSINGS. REPLANTING IS SUBJECT TO CITY ARBORIST APPROVAL. (DO NOT PLANT TREES WITHIN THE DRAINAGE AND OR SANITARY SEWER EASEMENT.)

INCLUDE THESE NOTES ON THE TREE PROTECTION/LANDSCAPE PLANS

1. PROVISIONS FOR TREE PROTECTION ON THE SITE SHALL BE, AS A MINIMUM, IN CONFORMANCE WITH THE REQUIREMENTS OF THE LATEST EDITION OF THE ROCKDALE COUNTY TREE PRESERVATION ORDINANCE AND ADMINISTRATIVE GUIDELINES PERTAINING TO TREE PROTECTION.
2. IF THE LANDSCAPE DESIGN AND PLANT MATERIAL ARE CHANGED FROM THE ROCKDALE COUNTY PERMITTED PLAN, YOU SHALL SUBMIT THREE (3) SETS OF REVISED PLANS TO THE STORMWATER MANAGEMENT DEPARTMENT FOR APPROVAL PRIOR TO ANY LANDSCAPE INSTALLATION. ALL LANDSCAPING FOR EACH PHASE OF DEVELOPMENT SHALL BE COMPLETED PRIOR TO THE RECORDING OF THE FINAL PLAT FOR THAT PHASE. PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY FOR THAT PHASE, OR PRIOR TO CONCENTION OF PERMANENT POWER FOR THAT PHASE, CONTACT THE ROCK COUNTY STORMWATER MANAGEMENT DEPARTMENT FOR SITE INSPECTION UPON COMPLETION OF LANDSCAPE INSTALLATION.



(TYPICAL LOT)
TREE PLANTING LOCATIONS
(TOTAL 1.5 UNITS PER LOT)
SECTION 328-24.C.1



TREE INSTALLATION AND MAINTENANCE

ALL LANDSCAPE AREAS SHALL BE PREPARED AND ALL LANDSCAPE MATERIAL INDICATED ON THE LANDSCAPE DEVELOPMENT PLAN SHALL BE PROPERLY INSTALLED PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.

A WRITTEN REQUEST BY THE APPLICANT, FILED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, FOR ONE SIX (6) MONTH EXTENSION MAY BE GRANTED BY THE DIRECTOR IF IN THE OPINION OF THE DIRECTOR, THE APPLICANT CLEARLY DEMONSTRATES CIRCUMSTANCES THAT PREVENTS THE INSTALLATION OF MATERIAL PRIOR TO ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.

WHEN REQUIRED BY THE DIRECTOR, THE OWNER/DEVELOPER OF A PROJECT SHALL BE REQUIRE TO FURNISH A BOND OR OTHER FINANCIAL SECURITY TO INSURE THE INSTALLATION OF REQUIRED PLANT MATERIALS AND SURVIVAL OF PLANTED AND PROTECTED TREES IN THE SPECIFIED PERIOD OF TIME. THE BOND AMOUNT SHALL BE EQUAL TO 120% OF THE TOTAL REQUIRED TREE PLANTING BUDGET, INCLUDING MATERIALS AND LABOR.

TREES SHALL BE PROPERLY TRANSPLANTED ACCORDING TO STANDARDS ESTABLISHED IN THE INTERNATIONAL SOCIETY OF ARBORICULTURE PUBLICATION TREE AND SHRUB TRANSPLANTING MANUAL OR SIMILAR PUBLICATION. REFERENCE THE AMERICAN ASSOCIATION OF NURSEYMAN PUBLICATION AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60, 1973), FOR PLANT MATERIAL QUALITY SPECIFICATIONS. REFERENCE THE MANUAL OF WOODY LANDSCAPE PLANTS (MICHAEL DIRK, 1983, CASTLE BOOKS) OR SIMILAR PUBLICATION FOR INFORMATION ON TREE SPECIES SITE REQUIREMENTS.

TREES SHALL BE INSTALLED WITH ADEQUATE ROOTBALL AND STAKED ACCORDING TO THE PLANTING PROCEDURE AND DETAILS PROVIDED IN APPENDIX C. REFER TO APPENDIX C, FIGURE 14A AND 14B - TREE STAKING AND GUYING DETAILS AND FIGURE 15A AND 15B - TYPICAL TREE ROOTBALL PIT DETAILS.

TREES SHALL BE PROVIDED WITH ADEQUATE IRRIGATION DURING CONSTRUCTION AND ALL LANDSCAPE AREAS SHALL BE MULCHED TO MAXIMIZE EFFICIENCY OF IRRIGATION.

TREES WITH A MATURE HEIGHT OF LESS THAN 20 FEET TO BE PLACED UNDER OR IN CLOSE PROXIMITY TO ANY OVERHEAD UTILITY LINES. ACTUAL SITE CONDITIONS MAY REQUIRE FURTHER RESTRICTIONS.

AVOID PLANTING NEW TREES ADJACENT TO UNDERGROUND UTILITY LINES. WHERE POSSIBLE, PROVIDE A MINIMUM OF 15' FROM EXISTING OR PROPOSED UNDERGROUND ELECTRICAL, WATER, TELEPHONE, OR GAS LINES AND 20'-25' FROM SANITARY SEWER AND STORM DRAINAGE LINES. REFER TO APPENDIX C, FIGURE 16 - AVOIDANCE OF UTILITIES.

TREES ARE ALLOWED IN SIGHT TRIANGLES AT STREET AND DRIVEWAY CORNERS IF TREES ARE PRUNED UP SO THAT DRIVERS CAN SEE UNDERNEATH (GENERALLY NO LIMBS OR FOLIAGE BETWEEN 30 AND 72 INCHES ABOVE ROAD LEVEL). REFER TO APPENDIX C, FIGURE 17 - AVOIDANCE OF SIGHT TRIANGLES. ALL LANDSCAPE AREAS SHALL BE PROPERLY MAINTAINED TO INSURE THE HEALTH OF EXISTING AND NEWLY PLANTED VEGETATION. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPED AREAS, WHICH SHALL BE MAINTAINED IN GOOD CONDITION SO AS TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE, FREE OF REFUSE, DEBRIS AND WEEDS.

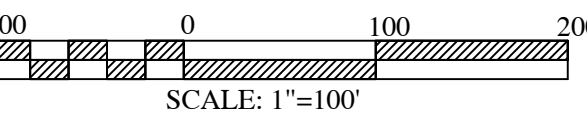
REQUIRED TREES SHALL BE ALLOWED TO DEVELOP INTO THEIR NATURAL HABIT OF GROWTH AND SHALL NOT UNDERGO TOPPING, THINNING OR PRUNING TO THE DETRIMENT OF THE HEALTH OF A TREE. PRESERVED TREES MAY BE PRUNED TO MAINTAIN HEALTH AND VIGOR BY REMOVAL OF DEAD, WEAK, DAMAGED OR CROWDED LIMBS, DISEASED AND INSECT INFESTED LIMBS, AND BRANCHES THAT RUB OTHER BRANCHES WHEN REMOVING BRANCHES FROM PROTECTED TREES OR PRUNING TO RESTORE THE NATURAL SHAPE OF THE TREE, THE GUIDELINES IN THE NATIONAL ARBORIST ASSOCIATION PRUNING STANDARDS OF SHADE TREES AND THE AMERICAN NATIONAL STANDARDS FOR TREE CARE OPERATIONS (ANSI #2133.1) SHALL BE FOLLOWED.

FAILURE TO PROPERLY INSTALL REQUIRED LANDSCAPING OR MAINTAIN REQUIRED LANDSCAPED AREAS OR TO REPLACE, WITHIN A REASONABLE PERIOD OF TIME, REQUIRED LANDSCAPING WHICH IS DEAD, IRREPARABLY DAMAGED, OR FAILS TO MEET THE STANDARDS OF THIS SECTION SHALL BE DEEMED A VIOLATION OF THE ORDINANCE.

REFER TO SHEET 7 & 8 FOR ALL
TREE PROTECTION, TREE
REPLACEMENT, AND TREE
PLANTING NOTES AND
REQUIREMENTS

NOTE: FORESTER TO BE NOTIFIED
WHEN ROAD CENTERLINE IS
STAKED AND ALL CLEARING LIMITS
ARE MARKED

LP = LIGHT POLE
(SEE ZONING CONDITIONS)



SURVEYING & ENGINEERING
528 BLACKLAW ROAD
CONYERS, GEORGIA 30094
PHONE: (770) 483-9745

PA TRICK &
ASSOCIATES, INC.

2
No. 2582
PROFESSIONAL
GSWCC #2494
CERTIFIED
DESIGN PROF.
EXP. 11/16/2026

JOB NO. 24-550
COMPUTED BY: CFB
DRAWN BY: CFB
CHECKED BY: MW
DATE: 01-23-2025
SCALE: AS NOTED

NO.	DATE	REVISION	BY
1	3-18-26	ADDRESS COUNTY COMMENTS	CFB
2	4-14-26	ADDRESS COUNTY COMMENTS	CFB
3	5-05-26	ADDRESS COUNTY COMMENTS	CFB

TREE REPLACEMENT PLAN
SHEPHERD'S CROSSING
LAND LOT 239 & 240 - 16th DISTRICT
ROCKDALE COUNTY, GEORGIA

DRAWING NUMBER
37103

SHEET: 8 OF 8

FLAT SHOALS AT EBENEZER