

AN ORDINANCE ALLOWING A REZONING AND A SPECIAL USE PERMIT

The following is hereby ordained by the Board of Commissioners of Douglas County, Georgia:

WHEREAS, an application has been duly filed for a rezoning special use permit in unincorporated Douglas County,

Applicant: TC Atlanta Development, Inc.

Address: 2912 Old Post Road, Winston GA, 30187 and adjacent parcels

More Fully Described

- Land Lot 135, District 2, Section 5, Parcel 2
- Land Lot 136, District 2, Section 5, Parcel 33
- Land Lot 153, District 2, Section 5, Parcels 7, 8 and 101
- Land Lot 154, District 2, Section 5, Parcel 22

Parcel ID: 01350250002; 01360250033; 01530250007; 01530250008; 01530250101; 01540250022

Acreage: 164.7 acres

Zoning: Light Industrial with Conditions (LI-C)

Use: 1.7 million square foot data center campus with a special use permit for a private utility substation and buildings that exceed 50,000 square feet

WHEREAS, the Douglas County Planning and Zoning Board has duly considered and investigated said application at a hearing held fifteen (15) days after the legal advertisement for such hearing; and

WHEREAS, the County Commissioners have reviewed and taken administrative notice of the recommendation of the Zoning Board and the testimony, application, evidence, and documents submitted at the hearing, the staff Report and Recommendations, and the contents of the Planning and Zoning Director's file; and

NOW, THEREFORE, it is hereby ordained that the rezoning and special use permit is approved pursuant to the requirements established by the Douglas County Unified Development Code, and any findings and conditions specified below.

Findings:

1. The use will not modify the Comprehensive Plan, or the intent, purpose or spirit of the Douglas County Unified Development Code.
2. The proposed use is consistent with the Comprehensive Plan categorization of this property as within the Commerce Center Future Land Use Classification in the Winston Character Area.
3. The granting of the special use permit will not adversely impact the public health, safety or welfare.

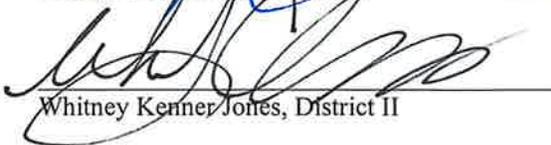
Conditions:

1. The development of this site is for a data center, and for no other purpose. Any proposed change of use for this site shall be returned to the Board of Commissioners for review and approval.
2. The development of this site shall not utilize any form of tax abatement or other incentive that would reduce the tax contribution of the property based on the estimate submitted with the Annual Economic and Fiscal Contribution to Douglas County dated August 2024 and submitted with the zoning application.
3. The development of this site for a data center shall be generally in accordance with the concept plan included in the Planning and Zoning file and dated December 12.20.2024. Approval is conditioned to this site plan. Minor revisions may be approved by the Director of Development Services. Should the Director determine that a revision does not qualify as a minor revision, it shall be at the discretion of the Director to return the application to Board of Commissioners for review and approval.
4. Every reasonable effort will be made so that electrical utility infrastructure, including but not limited to transmission lines, shall be oriented parallel to the public right of way and shall not cross perpendicular to any public right of way that is not otherwise an intersection of two or more public right of ways.

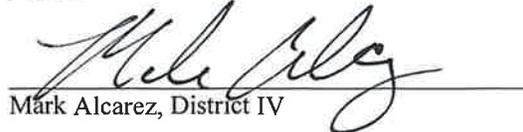
- Every reasonable effort will be made so that transmission lines serving the project shall not cross any property designated for residential use or used for residential purposes.
5. All stipulations of the GRTA Notice of Decision for DRI 4192 and the DCDOT impact statements included in the staff report are referenced herein and shall be binding as conditions of zoning approval. The Douglas County Development Review Committee (DRC) shall coordinate for interpretation and implementation of these conditions. In the event of a conflict in interpretation, the application shall be returned to the Douglas County Board of Commissioners for review and approval.
 6. The project shall be limited to 25% impervious surface for the entire project site. Allocation of allowable uses within the total impervious surface shall be determined by the Douglasville-Douglas County Water and Sewer Authority. Once impervious surface calculations are determined, there shall be no reduction of project area due to subdivision or any other action that would impact the impervious surface calculation, without a commensurate reduction in development to compensate.
 7. The Douglasville-Douglas County Water and Sewer Authority shall have sole discretion to determine the mode and direction of expansion for any water or sewer lines that will serve this development, as well as the construction of any on-site infrastructure designed for the capture or storage of water or wastewater.
 8. The project shall substantially conform to the elevation renderings dated December 27, 2024 and included in the Planning and Zoning file. There shall be no structure that exceeds a maximum height of fifty-seven feet (57') from ground to top of parapet. With mechanical equipment, the structure may not exceed an overall height of seventy feet (70'). Allowable cladding materials include architecturally treated concrete panel, architecturally treated decorative metal, and glass, unless otherwise approved by the Director of Development Services. In the event of a conflict of interpretation, the application shall be returned to the Douglas County Board of Commissioners for review and approval.
 9. Site landscaping shall meet all requirements of the Douglas County Unified Development Code and shall substantially conform to the elevation renderings dated August 6, 2024, August 9, 2024 and December 20, 2024 and included in the Planning and Zoning file, in regard to screening any new construction on the property. Determination of compliance shall be made by the Douglas County Development Review Committee (DRC). In the event of conflict in interpretation, this application shall be returned to the Board of Commissioners for review and approval.
 10. The project shall comply with the requirements for applicable noise limits as outlined in Article V of the Douglas County Code of Ordinances, except the measurement of noise level at any property line with a residential structure shall be a maximum of 75 dBA day or night and seven days a week.
 11. No portion of this project is eligible for connection to septic tank. The entire project shall be served by public sewer with the approval of the Douglasville-Douglas County Water and Sewer Authority.
 12. The applicant shall coordinate with Douglas County to develop the property in a manner so as the architectural and landscape characteristics shall be compatible with the established community in Winston.

Adopted and effective this February 4, 2025.


Henry Mitchell, III, District I


Whitney Kenner Jones, District II


Martin Raxton, District III


Mark Alcaez, District IV

Attest:



Allison Duncan, AICP
Planning and Zoning Manager



Dr. Romona Jackson Jones, Chairman