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2 **ARTICLE 18. - LM LIGHT INDUSTRIAL DISTRICT**

3 [..]

4 **Sec. 181. - Permitted uses.**

5 The following uses are allowed in any LM district, subject to the further provisions of this ordinance:

6 [(1) – (26)]

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8 (27) Data centers, as defined below, must meet at a minimum, all the following

9 requirements:

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- 11 a. *Data center.* For the purposes of this Article, a data center is a building or facility
- 12 housing computer systems and telecommunications equipment used for data
- 13 processing, storage, hosting, and related services.
- 14 b. *Character area.* Any portion of the proposed property must lie within *or* be
- 15 directly adjacent to the Employment Center - Industrial or Interstate Gateway
- 16 Character Area of the currently adopted Comprehensive Plan. For the purposes of
- 17 this Article, “directly adjacent” means the land, lot, or property adjoining the
- 18 property in question along a lot line or separated only by an easement or road.
- 19 c. *Building design.* The proposed data center buildings must be designed to minimize
- 20 adverse visual impacts on surrounding development as demonstrated by the
- 21 submission of elevations, architectural sketches, or sight lines studies.

22 Exterior building materials shall include at least two of the following for any

23 elevations viewable from public roads and right-of-way:

- 24
- Brick, stone, or architectural precast concrete panels
 - Architectural metal panels with non-reflective finish
 - High-quality fiber cement panels
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27 If the building is located within 300 feet of property that is zoned or used for

28 residential purposes, the building façade facing such property shall incorporate at

29 least two of the following design features to break up the building mass:

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- Vertical or horizontal articulation of the façade at intervals not exceeding
 - 31 50 feet.
 - Variation in building height of at least 10% across the façade, or stepped
 - 32 rooflines.
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- 34 • Use of architectural projections or recesses at least 2 feet in depth.
- 35 • Changes in façade materials or colors with a minimum of two types of
- 36 materials.
- 37 d. *Buffers.* Data center buildings that adjoin property zoned or used for residential
- 38 purposes are subject to the following requirements:
- 39 i. Minimum Buffer: 300 feet from the property line
- 40 ii. Vegetation. Where a buffer is required, the first 100 feet along the property
- 41 line shall remain in an undisturbed, natural state, except for approved
- 42 fencing, access and utility improvements; however, if the first 100 feet
- 43 along the property line is devoid of vegetation, it shall be planted in
- 44 accordance with Article 25. The remaining 200 feet buffer may be disturbed
- 45 and graded. If the buffer is disturbed, it shall be planted in accordance with
- 46 Article 25.
- 47 e. *Fencing.* Fencing of the property is required to enclose the data center facility. If
- 48 the fencing is located along the property line, it shall be decorative metal, no anti-
- 49 climb feature including but not limited to barbed, concertina, razor, similar uses are
- 50 allowed, and a minimum of eight (8) feet in height. If the fencing is located within
- 51 the buffer and not visible from adjacent properties or roadways, it may be
- 52 constructed of vinyl-coated chain-link and may include anti-climb features.
- 53 f. *Noise.*
- 54 i. Noise survey. Prior to the issuance of a land disturbance permit, the applicant
- 55 shall engage with a noise and acoustical consultant to perform a pre-
- 56 construction ambient noise survey. Prior to conducting the survey, the scope
- 57 of the noise survey will be determined in coordination with the Community
- 58 Development Director and an independent acoustical firm hired by the
- 59 County. However, as a minimum, 90th-percentile sound levels (L90) and
- 60 equivalent sound levels (Leq) shall be logged with a Type 1 or Type 2 sound
- 61 level meter, as defined by ANSI standard S1.4, at least every hour in A-
- 62 weighted decibels, dB(A), using slow meter response at any noise-sensitive
- 63 residential property boundary line(s). Measurements should be taken over a
- 64 minimum period of 72-hours. A report detailing the results of the noise survey
- 65 and predicted impact of the proposed development must be provided to the
- 66 Community Development Director to be reviewed by an independent firm
- 67 hired by the County. The report must be approved prior to the issuance of a
- 68 land disturbance permit.
- 69
- 70 ii. Nighttime. Between 10:00 p.m. and 7:00 a.m., the data center shall not
- 71 generate noise that persists for more than 60-seconds that is in excess of
- 72 5dB(A) above the pre-construction ambient noise level when measured at the
- 73 property boundary line shared with a residentially zoned property.
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- iii. Daytime. Between 7:00 a.m. and 10:00 p.m., the data center shall not generate noise that persists for more than 60-seconds that is in excess of 10dB(A) above the pre-construction ambient noise level when measured at the property boundary line shared with a residentially zoned property.
 - iv. Testing of backup generators is limited to weekdays during the hours between 9:00 a.m. and 5:00 p.m. and shall not occur on Federal holidays.
 - v. Use of backup generators that exceed the maximum sound levels is permitted during emergency power outages.
- g. *Site lighting.* All exterior site and building lighting shall utilize full cutoff, shielded fixtures designed to maintain the existing night sky darkness and to prevent light trespass onto adjacent properties and streets.
- h. *Parking.* The applicant shall set aside land area to accommodate 1 space per 2,000 square feet of gross floor area. However, the actual number of parking spaces constructed shall be determined based on the submittal and review of a parking analysis.
- i. *Construction traffic.* Prior to the issuance of a land disturbance permit, the applicant shall provide a Construction Traffic Management Plan (CTMP) for review, comment and approval by the Community Development Director in coordination with the Public Works Administrator Coweta County Fire Chief, and Coweta County Sheriff. At the discretion of the Public Works Administrator, a surety bond may be required to cover costs related to potential damage to public roads and right-of-way.
- j. *Waste management plan.* The applicant shall publish an annual report detailing waste management activities and make it publicly available.
- k. *Mechanical equipment, generators, power supply equipment and substations.* To minimize visibility from public streets and adjacent residentially zoned properties, mechanical equipment, including emergency power generators, other emergency power supply equipment, and substations, when located closer to an adjacent public road or adjacent residentially zoned property than a principal building, must be contained within an enclosed building or be encompassed on three sides by an opaque barrier extending at least 12 inches in height above the mechanical equipment or substation and screened from view using approved berms and landscaping plantings.
- l. *Utilities.* The applicant shall provide written verification from the applicable utility providers including but not limited to electrical, water, and sewer services demonstrating that adequate capacity is available on the existing supply lines to serve the proposed use. No primary onsite power generation shall be permitted.
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118 m. *Substations.* Substations are considered accessory uses to data centers and shall not
119 be located within 300 feet of an adjacent public road or residentially zoned
120 property.
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ARTICLE 19. M INDUSTRIAL DISTRICT

125 [..]

126 **Sec. 191. Permitted uses.**

127 The following uses are allowed in any M district, subject to the further provisions of this
128 ordinance:

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130 (1) Any permitted structure and use identified as such in article 18 under the LM
131 light industrial district.

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133 [(2)...(11)]
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