
1

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

3 [..]

4 **Sec. 182. Conditional uses.**

5 ~~The following conditional uses may be permitted, subject to approval of a conditional use permit~~
6 ~~by the board of commissioners, after receiving the recommendation of the board of~~
7 ~~zoning appeals as provided in article 28.~~

8 ~~[(1)–(3)]~~

9 **Sec. 181. - Permitted uses.**

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

11 ~~[(1) – (26)]~~

12 ~~(4)~~

13 ~~(27)~~ Data centers, as defined below, must meet at a minimum, all the following
14 requirements:

- 15
- 16 a. *Data center.* For the purposes of this Article, a data center is a building or facility
17 housing computer systems and telecommunications equipment used for data
18 processing, storage, hosting, and related services.
- 19 b. *Character area.* Any portion of the proposed property must lie within *or* be
20 directly adjacent to the Employment Center - Industrial or Interstate Gateway
21 Character Area of the currently adopted Comprehensive Plan. For the purposes of
22 this Article, “directly adjacent” means the land, lot, or property adjoining the
23 property in question along a lot line or separated only by an easement or road.
- 24 ~~c. *Community meetings.* The Applicant must schedule and attend two (2) community~~
25 ~~meetings with residents to describe the project. The meetings must (i) occur at least~~
26 ~~fourteen (14) days apart, (ii) must be conducted within Coweta County, and (iii) be~~
27 ~~conducted between the hours of 5pm and 8pm. Notice of the community meetings~~
28 ~~must be mailed to all property owners within 1,500 feet of the property lines. A~~
29 ~~representative of the developer or data center operator with decision-making~~
30 ~~authority on the design of the data center must attend the community meetings. The~~
31 ~~Applicant or property owner must post signage on the subject property, at least~~
32 ~~fourteen (14) days before each community meeting. The signage must be located~~
33 ~~along an arterial street or other high-visibility location as reasonably determined by~~
34 ~~the Community Development Director. The content of the sign shall include the~~
35 ~~applicant’s name and contact information, a brief description of the Data Center~~
36 ~~project, and the date, time, and location of the community meeting, and (iii) must~~
37 ~~be reviewed and approved by the Community Development Director before~~
38 ~~installation. The Applicant must remove the signage at the conclusion of the~~

community meetings. The applicant must provide written affirmation of compliance with this requirement.

c. *Building design.* The proposed data center buildings must be designed to minimize adverse visual impacts on surrounding development as demonstrated by the submission of elevations, architectural sketches, or sight lines studies.

~~Exterior building materials shall include at least two of the following for any on all publicly elevations viewable from public roads and right-of-way visible sides:~~

- ~~• Brick, stone, or architectural precast concrete panels~~
- ~~• Architectural metal panels with non-reflective finish~~
- ~~—High-quality fiber cement panels~~
- ~~•~~

d. If the building is located within 2300 feet of property that is zoned or used for residential purposes, the building façade facing such property shall incorporate at least two of the following design features to break up the building mass:

- Vertical or horizontal articulation of the façade at intervals not exceeding 50 feet.
- Variation in building height of at least 10% across the façade, or stepped rooflines.
- Use of architectural projections or recesses at least 2 feet in depth.
- Changes in façade materials or colors with a minimum of two types of materials.

~~Exterior building materials shall include at least two of the following on all publicly visible sides:~~

- ~~• Brick, stone, or architectural precast concrete panels~~
- ~~• Architectural metal panels with non-reflective finish~~
- ~~• High-quality fiber cement panels~~

~~e. Minimum/Maximum lot size or building footprint. ???.~~

f.d. *Buffers.* Data center buildings that adjoin property zoned or used for residential purposes are subject to the following requirements:

i. ~~i.~~ Minimum Buffer: 2300 feet from the property line

69 ~~ii.~~ ~~ii.~~ Vegetation. Where a buffer is required, the first 100 feet along the
70 property line shall remain in an undisturbed, natural state, except for
71 approved fencing, access and utility improvements; however, if the first 100
72 feet along the property line is devoid of vegetation, it shall be planted in
73 accordance with Article 25. The remaining ~~100-200~~ feet buffer may be
74 disturbed and graded. If the buffer is disturbed, it shall be planted in
75 accordance with Article 25.

76 ~~g.e.~~ *Fencing.* Fencing of the property is required to enclose the data center facility. If
77 the fencing is located along the property line, it shall be decorative metal, no anti-
78 climb feature including but not limited to barbed, concertina, razor, similar uses are
79 allowed, and a minimum of eight (8) feet in height. If the fencing is located within
80 the buffer and not visible from adjacent properties or roadways, it may be
81 constructed of vinyl-coated chain-link and may include anti-climb features.

82 ~~h.f.~~ *Noise.*

83 i. Noise survey. Prior to the issuance of a land disturbance permit, the applicant
84 shall engage with a noise and acoustical consultant to perform a pre-
85 construction ambient noise survey. Prior to conducting the survey, the scope
86 of the noise survey will be determined in coordination with the Community
87 Development Director and an independent acoustical firm hired by the
88 County. However, as a minimum, 90th-percentile sound levels (L90) and
89 equivalent sound levels (Leq) shall be logged with a Type 1 or Type 2 sound
90 level meter, as defined by ANSI standard S1.4, at least every hour in A-
91 weighted decibels, dB(A), using slow meter response at any noise-sensitive
92 residential property boundary line(s). Measurements should be taken over a
93 minimum period of 72-hours. A report detailing the results of the noise survey
94 and predicted impact of the proposed development must be provided to the
95 Community Development Director to be reviewed by an independent firm
96 hired by the County. The report must be approved prior to the issuance of a
97 land disturbance permit.

98
99 ii. Nighttime. Between 10:00 p.m. and 7:00 a.m., the data center shall not
100 generate noise that persists for more than 60-seconds that is in excess of
101 5dB(A) above the pre-construction ambient noise level when measured at the
102 property boundary line shared with a residentially zoned property.

103
104 —Daytime. Between 7:00 a.m. and 10:00 p.m., the data center shall not generate
105 noise that persists for more than 60-seconds that is in excess of 10dB(A)
106 above the pre-construction ambient noise level when measured at the property
107 boundary line shared with a residentially zoned property.

108 i. ~~Nighttime. Between 10:00 p.m. and 7:00 a.m., the data center shall not~~
109 ~~generate noise in excess of 55 dB(A) or 10dB(A) above ambient levels~~
110 ~~(whichever is more), when measured at the property boundary line shared~~
111 ~~with a residentially zoned property.~~

112 i. ~~Daytime. Between 7:00 a.m. and 10:00 p.m., the data center shall not generate~~
113 ~~noise in excess of 65 dB(A) or 10dB(A) above ambient levels (whichever is~~
114 ~~more), when measured at the property boundary line shared with a~~
115 ~~residentially zoned property.~~

116 iii.

117
118 ~~ii. iv. Testing of backup generators is limited to weekdays during the hours~~
119 ~~between 9:00 a.m. and 5:00 p.m. and shall not occur on Federal holidays, and~~
120 ~~limited to no more than three (3) days per week, two (2) hours per day.~~

121 iv.

122
123
124 ~~v. v. Use of backup generators that exceed the maximum sound levels is~~
125 ~~permitted during emergency power outages.~~

126 ~~ii.~~

127 ~~i. Environmental site analysis. The applicant shall provide an Environmental Site~~
128 ~~Analysis (ESA) of the property identifying environmental conditions to determine~~
129 ~~if the proposed use may be considered environmentally adverse. The ESA must~~
130 ~~include but not limited to the following site features: geotechnical, wetlands,~~
131 ~~floodplain, streams/stream buffers, slopes exceeding 25 percent, vegetation,~~
132 ~~wildlife species, archeological/historical.~~

133 ~~j.g.~~ *Site lighting.* All exterior site and building lighting shall utilize full cutoff, shielded
134 fixtures designed to maintain the existing night sky darkness and to prevent light
135 trespass onto adjacent properties and streets.

136 ~~k.h.~~ *Parking.* The applicant shall set aside land area to accommodate 1 space per 2,000
137 square feet of gross floor area. However, the actual number of parking spaces
138 constructed shall be determined based on the submittal and review of a parking
139 analysis.

140 ~~l.i.~~ *Construction traffic.* ~~The applicant shall provide a construction traffic management~~
141 ~~plan that outlines how traffic will be managed on and around the property to ensure~~
142 ~~safety, efficiency, and minimize disruption. Prior to the issuance of a land~~
143 ~~disturbance permit, the applicant shall provide a Construction Traffic Management~~
144 ~~Plan (CTMP) for review, comment and approval by the Community Development~~
145 ~~Director in coordination with the Public Works Administrator, Coweta County Fire~~
146 ~~Chief, and Coweta County Sheriff. At the discretion of the Public Works~~
147 ~~Administrator, a surety bond may be required to cover costs related to potential~~
148 ~~damage to public roads and right-of-way.~~

149 ~~m.j.~~ *Waste management plan.* ~~the applicant shall provide a comprehensive waste~~
150 ~~management plan that includes strategies for reducing, reusing, and recycling~~

151 ~~waste, particularly e-waste.~~ The applicant shall publish an annual report detailing
152 waste management activities and make it publicly available.

153
154 ~~n.k.~~ *Mechanical equipment, generators, power supply equipment and substations.* To
155 minimize visibility from public streets and adjacent residentially zoned properties,
156 mechanical equipment, including emergency power generators, other emergency
157 power supply equipment, and substations, when located closer to an adjacent public
158 road or adjacent residentially zoned property than a principal building, must be
159 contained within an enclosed building or be encompassed on three sides by an
160 opaque barrier extending at least 12 inches in height above the mechanical
161 equipment or substation and screened from view using approved berms and
162 landscaping plantings.

163
164 ~~o.l.~~ *Utilities.* The applicant shall provide written verification from the applicable utility
165 providers including but not limited to electrical, water, and sewer services
166 demonstrating that adequate capacity is available on the existing supply lines to
167 serve the proposed use. No primary onsite power generation shall be permitted. ~~If a~~
168 ~~change or expansion occurs that impacts the utility resources, the applicant shall be~~
169 ~~required to file to amend the conditional use permit.~~

170
171 ~~p.m.~~ *Substations.* Substations are considered accessory uses to data centers and shall
172 not be located within 300 feet of an adjacent public road or residentially zoned
173 property.
174

175
176
177 ***ARTICLE 19. M INDUSTRIAL DISTRICT***

178 [..]

179 **Sec. 191. Permitted uses.**

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

- 182
183 (1) Any permitted structure and use identified as such in article 18 under the LM
184 light industrial district.

185
186 [(2)...(11)]

187
188 ~~(12) — Data centers, as defined below, must meet at a minimum, all the following~~
189 ~~requirements:~~

190 ~~a. — Data center. For the purposes of this Article, a data center is a building or~~
191 ~~facility housing computer systems and telecommunications equipment used for~~
192 ~~data processing, storage, hosting, and related services.~~

b. ~~Character area.~~ All proposed property must lie within the Employment Center Industrial or Interstate Gateway Character Area of the Comprehensive Plan.

e. ~~Building design.~~ The proposed data center buildings must be designed to minimize adverse visual impacts on surrounding development as demonstrated by the submission of elevations, architectural sketches, or sight lines studies. If the building is located within 200 feet of property that is zoned or used for residential purposes, the building façade facing such property shall incorporate at least two of the following design features to break up the building mass:

- Vertical or horizontal articulation of the façade at intervals not exceeding 50 feet.
- Variation in building height of at least 10% across the façade, or stepped rooflines.
- Use of architectural projections or recesses at least 2 feet in depth.
- Changes in façade materials or colors with a minimum of two types of materials.

Exterior building materials shall include at least two of the following on all publicly visible sides:

- Brick, stone, or architectural precast concrete panels
- Architectural metal panels with non-reflective finish
- High-quality fiber cement panels

d. ~~Buffers.~~ Data center buildings that adjoin property zoned or used for residential purposes are subject to the following requirements:

i. Minimum Buffer: 200 feet from the property line

ii. Vegetation. Where a buffer is required, the first 100 feet along the property line shall remain in an undisturbed, natural state, except for approved fencing, access and utility improvements; however, if the first 100 feet along the property line is devoid of vegetation, it shall be planted in accordance with Article 25. The remaining 100 feet buffer may be disturbed and graded. If the buffer is disturbed, it shall be planted in accordance with Article 25.

e. ~~Fencing.~~ Fencing of the property is required to enclose the data center facility. If the fencing is located along the property line, it shall be decorative metal, no anti-climb feature including but not limited to barbed, concertina, razor, similar uses are allowed, and a minimum of eight (8) feet in height. If the fencing is located within the buffer and not visible from adjacent properties or roadways, it may be constructed of vinyl-coated chain-link and may include anti-climb features.

228
229
230
231
232
233
234
235
236
237
238
239
240
241
242
243
244
245
246
247
248
249
250
251
252
253
254
255
256
257
258
259
260
261
262
263
264

- ~~f. — Noise.~~
- ~~iii. — Nighttime. Between 10:00 p.m. and 7:00 a.m., the data center shall not generate noise in excess of 55 dB(A) or 10dB(A) above ambient levels (whichever is more), when measured at the property boundary line shared with a residentially zoned property.~~
- ~~iv. — Daytime. Between 7:00 a.m. and 10:00 p.m., the data center shall not generate noise in excess of 65 dB(A) or 10dB(A) above ambient levels (whichever is more), when measured at the property boundary line shared with a residentially zoned property.~~
- ~~v. — Testing of backup generators is limited to weekdays during the hours between 9:00 a.m. and 5:00 p.m. and limited to no more than three (3) days per week, two (2) hours per day.~~
- ~~vi. — 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. The applicant shall provide a construction traffic management plan that outlines how traffic will be managed on and around the property to ensure safety, efficiency, and minimize disruption.~~
- ~~j. Waste management plan. The applicant shall provide a comprehensive waste management plan that includes strategies for reducing, reusing, and recycling waste, particularly e-waste. 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~~

265
266
267
268
269
270
271
272
273
274
275

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.~~

~~m. *Substations.* Substations are considered accessory uses to data centers and shall not be located within 300 feet of an adjacent public road or residentially zoned property.~~