
1 **ARTICLE 3. - DEFINITIONS OF TERMS**

2 **Sec. 31. - Listing of definitions.**

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5 *Cryptocurrency data center:* Leased or owned boundaries of floor space devoted to the operating
6 data processing equipment for Cryptocurrency mining; excludes spaces for commercial offices,
7 storage, shipping and receiving, warehousing, or any other space that is not electronic
8 processing.

9 *Cryptocurrency mining:* The commercial process by which cryptocurrency transactions are
10 verified and added to the public ledger, known as the block chain, and also the means through
11 which new units of cryptocurrencies are released, through the use of server farms or data centers
12 employing data processing equipment.

13 *Data center:* A building or commercial facility whose primary service is data processing or data
14 storage and is used to house computer systems and associated components which contains up to
15 500,000 square feet gross floor area (GFA). For the purposes of this ordinance, a data center
16 shall not include a cryptocurrency data center.

17 *Data center campus:* A singular property that contains more than one (1) data center.

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

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Sec. 182. - Conditional uses.

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

27 [(1) – (3)]
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29 (4) Data centers, subject to the following requirements:

30 a. *Development standards.*

31 i. Minimum lot area: Twenty five (25) acres

32 ii. Maximum height: Sixty (60) feet, subject to applicable Federal, State, and
33 Local regulations
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35 iii. Minimum lot width: Two hundred fifty (250) feet of frontage
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- iv. Minimum front yard setback: Seventy-five (75) feet
- v. Minimum side yard setback: One hundred (100) feet
- vi. Minimum rear yard setback: One hundred (100) feet
- vii. Minimum distance between buildings: One hundred (100) feet
- viii. Maximum lot coverage: Eighty (80) percent

b. *Infrastructure requirements.*

- i. Water: Public water
- ii. Wastewater: Sewer
- iii. Roads: Located on a road that is classified as an arterial or major collector.

c. *Community meetings.* The Applicant must schedule one (1) community meeting to describe the project, including site plans, building elevations, and a viewshed analysis from public rights-of-way. The meeting must:

- i. Occur after the rezoning petition has been filed and not less than thirty (30) days prior to the public hearing associated with the rezoning petition.
- ii. Must be conducted within the geographic boundary of Coweta County, Georgia between the hours of 5 p.m. and 8 p.m. EST.
- iii. Notice of the community meetings must comply with the following:
 - i. The content of the notice and signage defined in this paragraph shall include the applicant’s name and contact information, a brief description of the project including the parcel number and road frontage, date, time, and location of the community meeting, and must be approved by the Community Development Director or their designee.
 - ii. Mail letters to owners of all real property within 1,000-feet of the property lines at least fourteen (14) days prior to the community meeting.
 - iii. Advertise in a newspaper of general circulation serving the residents of Coweta County. The advertisement shall appear at least one (1) week prior to the community meeting, be prominently displayed, be at least 30 square inches, and not placed in the legal section of the newspaper.

74 iv. Post signage on the subject property along road frontage, at least
75 fourteen (14) days prior to the community meeting. The sign must
76 be at least twenty (20) square feet in size and legible at least twenty-
77 five (25) feet from the sign. Signage shall remain until the
78 conclusion of the community meeting.

79 iv. An Applicant representative with decision-making authority on the design
80 of the data center must attend the community meeting in-person.

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

85 Exterior building materials shall include at least two of the following for any
86 elevations viewable from public roads and right-of-way:

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

90 If the building is visible from any public right-of-way, the elevation of that wall
91 shall contain fenestration of at least 30% of the gross wall area measured above-
92 grade.

93 If the building is visible from any public right-of-way, the building façade
94 viewable from the right-of-way shall incorporate at least two of the following
95 design features to break up the building mass:

- 96 • Vertical or horizontal articulation of the façade at intervals not exceeding
97 50 feet.
98 • Variation in building height of at least 10% across the façade, or stepped
99 rooflines.
100 • Use of architectural projections or recesses at least 2 feet in depth.
101 • Changes in façade materials or colors with a minimum of two types of
102 materials.

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

105 i. Minimum Buffer: 300 feet from the property line

106 ii. Vegetation. Where a buffer is required, the first 100 feet along the property
107 line shall remain in an undisturbed, natural state, except for approved
108 fencing, access and utility improvements; however, if the first 100 feet
109 along the property line is sparsely vegetated it shall be planted in
110 accordance with Article 25. The remaining 200 feet buffer may be disturbed
111 and graded. If the buffer is disturbed, it shall be planted in accordance with
112 Article 25.

113 f. *Fencing.* Fencing of the property is required to enclose the data center facility. If
114 the fencing is located along the property line, it shall be decorative metal and a
115 minimum of eight (8) feet in height. Anti-climb features including but not limited
116 to barbed, concertina, razor, or similar uses shall be prohibited. If the fencing is
117 located within the buffer and not visible from adjacent properties or roadways, it
118 may be constructed of vinyl-coated chain-link and may include anti-climb
119 features.

120 g. *Noise.*

121 i. Noise survey. Prior to the issuance of a land disturbance permit, the applicant
122 shall engage with a noise and acoustical consultant to perform a pre-
123 construction ambient noise survey. Prior to conducting the survey, the scope
124 of the noise survey will be determined in coordination with the Community
125 Development Director and an independent acoustical firm hired by the
126 County. However, as a minimum, 90th-percentile sound levels (L90) and
127 equivalent sound levels (Leq) shall be logged with a Type 1 or Type 2 sound
128 level meter, as defined by ANSI standard S1.4, at least every hour in A-
129 weighted decibels, dB(A), using slow meter response at any noise-sensitive
130 residential property boundary line(s). Measurements should be taken over a
131 minimum period of 72-hours. A report detailing the results of the noise survey
132 and predicted impact of the proposed development must be provided to the
133 Community Development Director to be reviewed by an independent firm
134 hired by the County. The report must be approved prior to the issuance of a
135 land disturbance permit.

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137 ii. Nighttime. Between 10:00 p.m. and 7:00 a.m., the data center shall not
138 generate noise that persists for more than 60-seconds that is in excess of
139 5dB(A) above the pre-construction ambient noise level when measured at the
140 property boundary line shared with a residentially zoned property.

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

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147 iv. Testing of backup generators is limited to weekdays during the hours between
148 9:00 a.m. and 5:00 p.m. and shall not occur on Federal holidays.
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- 150 v. Use of backup generators that exceed the maximum sound levels is permitted
151 during emergency power outages.
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- 153 vi. **Violations. Discuss with the County Attorney**
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- 155 h. *Environmental impact analysis.* The applicant shall provide an environmental
156 impact assessment as part of the zoning petition for the proposed project to
157 determine and quantify the potential impacts of the proposed project. The
158 environmental impact assessment shall be based upon research, site visits, and
159 accepted environmental sampling and investigative practices for water resources,
160 air quality, ecology, archaeology, and cultural/historical resources.
- 161 i. *Site lighting.* All exterior site and building lighting shall utilize full cutoff, fully
162 shielded (zero uplight) fixtures designed to maintain the existing night sky darkness
163 and to prevent light trespass onto adjacent properties and streets. Light fixtures
164 shall be located at least four (4) times the mounting height of the fixture away from
165 adjacent property lines. The mounting height of all site lighting shall not exceed
166 twenty (20) feet above finished grade.
- 167 At any property line abutting a residential use, the lighting shall not exceed 0.05
168 footcandles measured at ground level.
- 169 j. *Parking.* The applicant shall set aside land area to accommodate 1 space per 2,000
170 square feet of gross floor area (GFA). However, the actual number of parking
171 spaces constructed shall be determined based on the submittal of a parking analysis
172 by the applicant to be reviewed and approved by the Public Works Administrator.
- 173 k. *Construction traffic.* Prior to the issuance of a land disturbance permit, the
174 applicant shall provide a Construction Traffic Management Plan (CTMP) for
175 review, comment and approval by the Community Development Director in
176 coordination with the Public Works Administrator, Coweta County Fire Chief, and
177 Coweta County Sheriff. At the discretion of the Public Works Administrator, a
178 surety bond may be required to cover costs related to potential damage to public
179 roads and right-of-way. Transportation improvements that are determined to be
180 necessary to serve the development must be designed in conjunction with the site
181 development plans and must be under construction prior to the issuance of any
182 building permits for permanent structures on the property.
- 183 l. *Waste management plan.* The applicant shall publish an annual report detailing
184 waste management activities and make it publicly available.
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- 186 m. *Equipment, generator, and substation enclosures and screening.* To minimize
187 visibility from public streets and adjacent residentially zoned properties,
188 mechanical equipment, including emergency power generators, other emergency
189 power supply equipment, and substations, when located closer to an adjacent public
190 road or adjacent residentially zoned property than a principal building, must be
191 contained within an enclosed building or be encompassed on three sides by an
192 opaque barrier extending at least 12 inches in height above the mechanical
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193 equipment or substation and screened from view using approved berms and
194 landscaping plantings.

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196 n. *Cooling and ventilation.* The Applicant shall specify the proposed cooling and
197 ventilation equipment as part of the zoning petition. Open-loop systems are
198 prohibited for all liquid cooling and ventilation equipment.

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200 o. *Utilities.*

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202 i. *Electric.* The Applicant shall provide written verification from the electric
203 provider as part of the zoning petition demonstrating if adequate capacity is
204 available on the existing supply lines to serve the proposed use. If existing
205 capacity and/or supply lines are not adequate at the time of the conditional
206 use permit application, the written verification should outline the necessary
207 infrastructure upgrades that will be necessary to serve the proposed use,
208 including any anticipated property acquisitions (easements, fee simple,
209 right-of-way, etc.).

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211 Notwithstanding utility grid failure, no primary onsite power generation
212 shall be permitted.

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214 ii. *Sewer.* The Applicant shall provide written verification from the sewer
215 provider as part of the zoning petition demonstrating if adequate capacity is
216 available on the existing supply lines to serve the proposed use. If existing
217 capacity and/or supply lines are not adequate at the time of the conditional
218 use permit application, the written verification should outline the necessary
219 infrastructure upgrades that will be necessary to serve the proposed use,
220 including any anticipated property acquisitions (easements, fee simple,
221 right-of-way, etc.).

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223 iii. *Water.* The Applicant shall provide written verification from the water
224 provider as part of the zoning petition demonstrating if adequate capacity is
225 available on the existing supply lines to serve the proposed use. If existing
226 capacity and/or supply lines are not adequate at the time of the conditional
227 use permit application, the written verification should outline the necessary
228 infrastructure upgrades that will be necessary to serve the proposed use,
229 including any anticipated property acquisitions (easements, fee simple,
230 right-of-way, etc.).

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232 p. *Air quality and emissions.* Generators should be classified as stationary sources and
233 shall meet Tier 4 Final standards. Dust control shall comply with regulations
234 contained in Chapter 30 Environment.

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

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- r. *Emergency response.* The data center operator shall coordinate with the Coweta County 911/EMA Director or designee to perform specialized training at least once annually to include applicable public safety agencies. The data center operator shall reimburse the County for all cost to perform specialized training and necessary equipment related to the data center facility.

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ARTICLE 19. M INDUSTRIAL DISTRICT

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Sec. 191. Permitted uses.

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

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

[(2)...(11)]

- (12) Data center or data center campus, subject to the following requirements:

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- a. *Development standards.*
 - i. Minimum lot area: Twenty-five (25) acres
 - ii. Maximum height: Sixty (60) feet, subject to applicable Federal, State, and Local regulations
 - iii. Minimum lot width: Two hundred fifty (250) feet of frontage
 - iv. Minimum front yard setback: Seventy-five (75) feet
 - v. Minimum side yard setback: One hundred (100) feet
 - vi. Minimum rear yard setback: One hundred (100) feet
 - vii. Minimum distance between buildings: One hundred (100) feet
 - viii. Maximum lot coverage: Eighty (80) percent

- b. *Infrastructure requirements.*

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- i. Water: Public water
- ii. Wastewater: Sewer

278 iii. Roads: Located on a road that is classified as an arterial, a local road within
279 one (1) mile of the Interstate measured by the most direct route of travel via
280 public vehicular routes, or within an industrial park having direct access to
281 an arterial road.

282 c. *Community meetings.* For properties requiring rezoning, the Applicant must
283 schedule one (1) community meeting to describe the project, including site plans,
284 building elevations, and a viewshed analysis from public rights-of-way. The
285 meeting must:

286 i. Occur after the rezoning petition has been filed and not less than thirty (30)
287 days prior to the public hearing associated with the rezoning petition.

288 ii. Must be conducted within the geographic boundary of Coweta County,
289 Georgia between the hours of 5 p.m. and 8 p.m. EST.

290 iii. Notice of the community meetings must comply with the following:

291 i. The content of the notice and signage defined in this paragraph shall
292 include the applicant’s name and contact information, a brief
293 description of the project including the parcel number and road
294 frontage, date, time, and location of the community meeting, and
295 must be approved by the Community Development Director or their
296 designee.

297 ii. Mail letters to owners of all real property within 1,000-feet of the
298 property lines at least fourteen (14) days prior to the community
299 meeting.

300 iii. Advertise in a newspaper of general circulation serving the residents
301 of Coweta County. The advertisement shall appear at least one (1)
302 week prior to the community meeting, be prominently displayed, be
303 at least 30 square inches, and not placed in the legal section of the
304 newspaper.

305 iv. Post signage on the subject property along road frontage, at least
306 fourteen (14) days prior to the community meeting. The sign must
307 be at least twenty (20) square feet in size and legible at least twenty-
308 five (25) feet from the sign. Signage shall remain until the
309 conclusion of the community meeting.

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311 of the data center must attend the community meeting in-person.

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313 adverse visual impacts on surrounding development as demonstrated by the
314 submission of elevations, architectural sketches, or sight lines studies.
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316 Exterior building materials shall include at least two of the following for any
317 elevations viewable from public roads and right-of-way:

- 318 • Brick, stone, or architectural precast concrete panels
- 319 • Architectural metal panels with non-reflective finish
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321 If the building is visible from any public right-of-way, the building façade
322 viewable from the right-of-way shall incorporate at least two of the following
323 design features to break up the building mass:

- 324 • Vertical or horizontal articulation of the façade at intervals not exceeding
325 50 feet.
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327 rooflines.
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330 materials.

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332 purposes are subject to the following requirements:

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- 334 iv. Vegetation. Where a buffer is required, the first 100 feet along the property
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336 fencing, access and utility improvements; however, if the first 100 feet
337 along the property line is sparsely vegetated it shall be planted in
338 accordance with Article 25. The remaining 200 feet buffer may be disturbed
339 and graded. If the buffer is disturbed, it shall be planted in accordance with
340 Article 25.

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343 minimum of eight (8) feet in height. Anti-climb features including but not limited
344 to barbed, concertina, razor, or similar uses shall be prohibited. If the fencing is
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346 may be constructed of vinyl-coated chain-link and may include anti-climb
347 features.

348 g. *Noise*.

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398 square feet of gross floor area (GFA). However, the actual number of parking
399 spaces constructed shall be determined based on the submittal of a parking analysis
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407 roads and right-of-way. Transportation improvements that are determined to be
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416 mechanical equipment, including emergency power generators, other emergency
417 power supply equipment, and substations, when located closer to an adjacent public
418 road or adjacent residentially zoned property than a principal building, must be
419 contained within an enclosed building or be encompassed on three sides by an
420 opaque barrier extending at least 12 inches in height above the mechanical
421 equipment or substation and screened from view using approved berms and
422 landscaping plantings.

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425 ventilation equipment as part of the zoning petition. Open-loop systems are
426 prohibited for all liquid cooling and ventilation equipment.

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431 Applicant shall provide written verification from the electric provider as
432 part of the zoning petition demonstrating if adequate capacity is available
433 on the existing supply lines to serve the proposed use. If existing capacity
434 and/or supply lines are not adequate at the time of the application, the
435 written verification should outline the necessary infrastructure upgrades that
436 will be necessary to serve the proposed use, including any anticipated
437 property acquisitions (easements, fee simple, right-of-way, etc.).
438

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440 shall be permitted.

441
442 ii. *Sewer.* For properties requiring rezoning or a conditional use permit, the
443 Applicant shall provide written verification from the electric provider as
444 part of the zoning petition demonstrating if adequate capacity is available
445 on the existing supply lines to serve the proposed use. If existing capacity
446 and/or supply lines are not adequate at the time of the application, the
447 written verification should outline the necessary infrastructure upgrades that
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450
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452 Applicant shall provide written verification from the electric provider as
453 part of the zoning petition demonstrating if adequate capacity is available
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469 County 911/EMA Director or designee to perform specialized training at least once
470 annually to include applicable public safety agencies. The data center operator shall
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472 equipment related to the data center facility.