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

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

3 [..]

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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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19 [..]  
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21 **ARTICLE 18. - LM LIGHT INDUSTRIAL DISTRICT**

22 This district classification is established to provide appropriate locations for heavy  
23 commercial and light industrial uses, all of which shall be nuisance-free and not generators of  
24 hazardous wastes. It is intended that light manufacturing uses shall be located either on arterial  
25 or major collector streets or within industrial parks having access to such thoroughfares.

26 [..]

27 **Sec. 182. - Conditional uses.**

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

31 [(1) – (3)]

32  
33 (4) Data centers, subject to the following requirements:

34 a. *Development standards.*  
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- 36 i. Minimum lot area: Twenty five (25) acres
- 37 ii. Maximum height: Sixty (60) feet building height with up to an additional  
38 ten (10) feet for parapet and rooftop equipment, not to exceed seventy (70)  
39 feet total, subject to applicable Federal, State, and  
40 Local regulations
- 41
- 42 iii. Minimum lot width: Two hundred fifty (250) feet of frontage
- 43
- 44 iv. Minimum front yard setback: Seventy-five (75) feet
- 45
- 46 v. Minimum side yard setback: One hundred (100) feet
- 47
- 48 vi. Minimum rear yard setback: One hundred (100) feet
- 49
- 50 vii. Minimum distance between buildings: One hundred (100) feet
- 51
- 52 viii. Maximum lot coverage: Eighty (80) percent
- 53
- 54 b. *Infrastructure requirements.*
- 55 i. Water: Public water
- 56 ii. Wastewater: Sewer
- 57 ~~iii. Roads: Located on a road that is classified as an arterial or major collector.~~
- 58 c. *Community meetings.* The Applicant must schedule one (1) community meeting to  
59 describe the project, including site plans, building elevations, and a viewshed  
60 analysis from public rights-of-way. The meeting must:
- 61 i. Occur after the rezoning petition has been filed and not less than thirty (30)  
62 days prior to the public hearing associated with the rezoning petition.
- 63 ii. Must be conducted within the geographic boundary of Coweta County,  
64 Georgia between the hours of 5 p.m. and 8 p.m. EST.
- 65 iii. Notice of the community meetings must comply with the following:
- 66 i. The content of the notice and signage defined in this paragraph shall  
67 include the applicant's name and contact information, a brief  
68 description of the project including the parcel number and road  
69 frontage, date, time, and location of the community meeting, and  
70 must be approved by the Community Development Director or their  
71 designee.
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- 72 ii. Mail letters to owners of all real property within 1,000-feet of the  
73 property lines at least fourteen (14) days prior to the community  
74 meeting.
- 75 iii. Advertise in a newspaper of general circulation serving the residents  
76 of Coweta County. The advertisement shall appear at least one (1)  
77 week prior to the community meeting, be prominently displayed, be  
78 at least 30 square inches, and not placed in the legal section of the  
79 newspaper.
- 80 iv. Post signage on the subject property along road frontage, at least  
81 fourteen (14) days prior to the community meeting. The sign must  
82 be at least twenty (20) square feet in size and legible at least twenty-  
83 five (25) feet from the sign. Signage shall remain until the  
84 conclusion of the community meeting.

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

87  
88 d. *Building design.* The proposed data center buildings must be designed to minimize  
89 adverse visual impacts on surrounding development as demonstrated by the  
90 submission of elevations, architectural sketches, or sight lines studies.

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

- 93
  - Brick, stone, or architectural precast concrete panels
  - Architectural metal panels with non-reflective finish
  - High-quality fiber cement panels

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

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

- 102
  - Vertical or horizontal articulation of the façade at intervals not exceeding  
103 50 feet.
  - Variation in building height of at least 10% across the façade, or stepped  
104 rooflines.
  - Use of architectural projections or recesses at least 2 feet in depth.

106

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- 107                   • Changes in façade materials or colors with a minimum of two types of  
108                   materials.
- 109           e. *Buffers.* Data center buildings that adjoin property zoned or used for residential  
110           purposes are subject to the following requirements:
- 111           i.       Minimum Buffer: 300 feet from the property line
- 112           ii.       Vegetation. Where a buffer is required, the first 100 feet along the property  
113           line shall remain in an undisturbed, natural state, except for approved  
114           fencing, access and utility improvements; however, if the first 100 feet  
115           along the property line is sparsely vegetated it shall be planted in  
116           accordance with Article 25. The remaining 200 feet buffer may be disturbed  
117           and graded. If the buffer is disturbed, it shall be planted in accordance with  
118           Article 25.
- 119           f. *Fencing.* Fencing of the property is required to enclose the data center facility. If  
120           the fencing is located along the property line, it shall be decorative metal and a  
121           minimum of eight (8) feet in height. Anti-climb features including but not limited  
122           to barbed, concertina, razor, or similar uses shall be prohibited. If the fencing is  
123           located within the buffer and not visible from adjacent properties or roadways, it  
124           may be constructed of vinyl-coated chain-link and may include anti-climb  
125           features.
- 126           g. *Noise.*
- 127           i.       Noise survey. Prior to the issuance of a land disturbance permit, the applicant  
128           shall engage with a noise and acoustical consultant to perform a pre-  
129           construction ambient noise survey. Prior to conducting the survey, the scope  
130           of the noise survey will be determined in coordination with the Community  
131           Development Director and an independent acoustical firm hired by the  
132           County. However, as a minimum, 90th-percentile sound levels (L90) and  
133           equivalent sound levels (Leq) shall be logged with a Type 1 or Type 2 sound  
134           level meter, as defined by ANSI standard S1.4, at least every hour in A-  
135           weighted decibels, dB(A), using slow meter response at any noise-sensitive  
136           residential property boundary line(s). Measurements should be taken over a  
137           minimum period of 72-hours. A report detailing the results of the noise survey  
138           and predicted impact of the proposed development must be provided to the  
139           Community Development Director to be reviewed by an independent firm  
140           hired by the County. The report must be approved prior to the issuance of a  
141           land disturbance permit.
- 142           ii.       Nighttime. Between 10:00 p.m. and 7:00 a.m., the data center shall not  
143           generate noise that persists for more than 60-seconds that is in excess of  
144           5dB(A) above the pre-construction ambient noise level when measured at the  
145           property boundary line shared with a residentially zoned property.  
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- 148           iii.    Daytime. Between 7:00 a.m. and 10:00 p.m., the data center shall not generate  
149                   noise that persists for more than 60-seconds that is in excess of 10dB(A)  
150                   above the pre-construction ambient noise level when measured at the property  
151                   boundary line shared with a residentially zoned property.  
152
- 153           iv.    Testing of backup generators is limited to weekdays during the hours between  
154                   9:00 a.m. and 5:00 p.m. and shall not occur on Federal holidays.  
155
- 156           v.    Use of backup generators that exceed the maximum sound levels is permitted  
157                   during emergency power outages.  
158

159           vi. — Violations. ~~Discuss with the County Attorney~~

160           vi.    If it is found that the noise regulations contained herein are being violated,  
161           the appropriate county authority shall notify the property owner in writing  
162           indicating the nature of the violation and ordering the action necessary to  
163           correct it. Such written notice shall not be a necessary condition precedent  
164           to enforcement of the ordinance. If the violation constitutes a continuing  
165           nuisance, the appropriate county authority shall take any other action  
166           necessary to ensure compliance with or to prevent violation of this  
167           ordinance, up to and including legal remedies.  
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169           h.    *Environmental impact analysis.* The applicant shall provide an environmental  
170                   impact assessment as part of the zoning petition for the proposed project to  
171                   determine and quantify the potential impacts of the proposed project. The  
172                   environmental impact assessment shall be based upon research, site visits, and  
173                   accepted environmental sampling and investigative practices for water resources,  
174                   air quality, ecology, archaeology, and cultural/historical resources.

175           i.    *Site lighting.* All exterior site and building lighting shall utilize full cutoff, fully  
176                   shielded (zero uplight) fixtures designed to maintain the existing night sky darkness  
177                   and to prevent light trespass onto adjacent properties and streets. Light fixtures  
178                   shall be located at least four (4) times the mounting height of the fixture away from  
179                   adjacent property lines. The mounting height of all site lighting shall not exceed  
180                   twenty (20) feet above finished grade.

181                   At any property line abutting a residential use, the lighting shall not exceed 0.05  
182                   footcandles measured at ground level.

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183 j. *Parking.* The applicant shall set aside land area to accommodate 1 space per 2,000  
184 square feet of gross floor area (GFA). However, the actual number of parking  
185 spaces constructed shall be determined based on the submittal of a parking analysis  
186 by the applicant to be reviewed and approved by the Public Works Administrator.

187 k. *Construction traffic.* Prior to the issuance of a land disturbance permit, the  
188 applicant shall provide a Construction Traffic Management Plan (CTMP) for  
189 review, comment and approval by the Community Development Director in  
190 coordination with the Public Works Administrator, Coweta County Fire Chief, and  
191 Coweta County Sheriff. At the discretion of the Public Works Administrator, a  
192 surety bond may be required to cover costs related to potential damage to public  
193 roads and right-of-way. Transportation improvements that are determined to be  
194 necessary to serve the development must be designed in conjunction with the site  
195 development plans and must be under construction prior to the issuance of any  
196 building permits for permanent structures on the property.

197 l. *Waste management plan.* The applicant shall publish an annual report detailing  
198 waste management activities and make it publicly available.  
199

200 m. *Equipment, generator, and substation enclosures and screening.* ~~To minimize~~  
201 ~~visibility from public streets and adjacent residentially zoned properties,~~  
202 ~~mechanical equipment, including emergency power generators, other emergency~~  
203 ~~power supply equipment, and substations, when located closer to an adjacent public~~  
204 ~~road or adjacent residentially zoned property than a principal building, must be~~  
205 ~~contained within an enclosed building or be encompassed on three sides by an~~  
206 ~~opaque barrier extending at least 12 inches in height above the mechanical~~  
207 ~~equipment or substation and screened from view using approved berms and~~  
208 ~~landscaping plantings. All mechanical equipment, emergency generators,~~  
209 ~~substations, and appurtenances shall be screened from view from any public right-~~  
210 ~~of-way or adjoining property zoned or used for residential purposes. The screening~~  
211 ~~shall be a minimum of 8-foot-high consisting of fence, wall, and/or a vegetative~~  
212 ~~berm providing a minimum opacity of 95%.~~  
213

214 n. *Cooling and ventilation.* The Applicant shall specify the proposed cooling and  
215 ventilation equipment as part of the zoning petition. Open-loop systems are  
216 prohibited for all liquid cooling and ventilation equipment.  
217

218 ~~o. Utilities.~~  
219 ~~—~~

220 ~~p. Electric.~~ The Applicant shall provide written verification from the electric provider  
221 ~~as part of the zoning petition demonstrating if adequate capacity is available on the~~  
222 ~~existing supply lines to serve the proposed use. If existing capacity and/or supply~~  
223 ~~lines are not adequate at the time of the conditional use permit application, the~~  
224 ~~written verification should outline the necessary infrastructure upgrades that will be~~  
225 ~~necessary to serve the proposed use, including any anticipated property acquisitions~~  
226 ~~(easements, fee simple, right-of-way, etc.). As part of the rezoning petition or at the~~  
227 ~~time of the land disturbance permit (if already zoned), the Applicant shall provide a~~

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228 letter of intent to serve the proposed project from the applicable utility provider(s),  
229 confirming that preliminary coordination has occurred and that service to the  
230 proposed project is feasible subject to final engineering.

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234 Notwithstanding utility grid failure, no primary onsite power generation shall be  
235 permitted.

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237 ~~i. *Sewer.* The Applicant shall provide written verification from the sewer~~  
238 ~~provider as part of the zoning petition demonstrating if adequate capacity is~~  
239 ~~available on the existing supply lines to serve the proposed use. If existing~~  
240 ~~capacity and/or supply lines are not adequate at the time of the conditional~~  
241 ~~use permit application, the written verification should outline the necessary~~  
242 ~~infrastructure upgrades that will be necessary to serve the proposed use,~~  
243 ~~including any anticipated property acquisitions (easements, fee simple,~~  
244 ~~right of way, etc.).~~

245  
246 ~~ii. *Water.* The Applicant shall provide written verification from the water~~  
247 ~~provider as part of the zoning petition demonstrating if adequate capacity is~~  
248 ~~available on the existing supply lines to serve the proposed use. If existing~~  
249 ~~capacity and/or supply lines are not adequate at the time of the conditional use~~  
250 ~~permit application, the written verification should outline the necessary~~  
251 ~~infrastructure upgrades that will be necessary to serve the proposed use,~~  
252 ~~including any anticipated property acquisitions (easements, fee simple, right of~~  
253 ~~way, etc.).~~

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255 ~~r.p.~~ *Air quality and emissions.* Generators should be classified as stationary sources and  
256 shall meet Tier 4 Final standards. Dust control shall comply with regulations  
257 contained in Chapter 30 Environment.

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

262  
263 ~~s.r.~~ *Emergency response.* The data center operator shall coordinate with the Coweta  
264 County 911/EMA Director or designee to perform specialized training at least once  
265 annually to include applicable public safety agencies. The data center operator shall  
266 reimburse the County for all cost to perform specialized training and necessary  
267 equipment related to the data center facility.

268  
269 ***ARTICLE 19. M INDUSTRIAL DISTRICT***

270 This district classification is established to provide the broadest range of industrial  
271 operations permitted in the county. It is the district for location of those industries which have  
272 not reached a technical stage which renders them free of all nuisance factors. These uses are to

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273 be located on either an arterial or major collector street, or within industrial parks having access  
274 to such thoroughfares.

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276 [..]

277 **Sec. 191. Permitted uses.**

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

280  
281 (1) Any permitted structure and use identified as such in article 18 under the LM  
282 light industrial district.

283  
284 [(2)...(11)]

285  
286 (12) Data center or data center campus, subject to the following requirements:

287 a. *Development standards.*

- 288 i. Minimum lot area: Twenty-five (25) acres
- 289 ii. Maximum height: Sixty (60) feet building height with up to an additional  
290 ten (10) feet for parapet and rooftop equipment, not to exceed seventy (70)  
291 feet total, subject to applicable Federal, State, and  
292 Local regulations
- 293
- 294 iii. Minimum lot width: Two hundred fifty (250) feet of frontage
- 295
- 296 iv. Minimum front yard setback: Seventy-five (75) feet
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- 298 v. Minimum side yard setback: One hundred (100) feet
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- 300 vi. Minimum rear yard setback: One hundred (100) feet
- 301
- 302 vii. Minimum distance between buildings: One hundred (100) feet
- 303
- 304 viii. Maximum lot coverage: Eighty (80) percent
- 305

306 b. *Infrastructure requirements.*

307 i. Water: Public water

308 ii. Wastewater: Sewer

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

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

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

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

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

322 i. The content of the notice and signage defined in this paragraph shall  
323 include the applicant's name and contact information, a brief  
324 description of the project including the parcel number and road  
325 frontage, date, time, and location of the community meeting, and  
326 must be approved by the Community Development Director or their  
327 designee.

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

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

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

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

343 d. *Building design.* The proposed data center buildings must be designed to minimize  
344 adverse visual impacts on surrounding development as demonstrated by the  
345 submission of elevations, architectural sketches, or sight lines studies.  
346

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

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

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

- 355 • Vertical or horizontal articulation of the façade at intervals not exceeding  
356 50 feet.
- 357 • Variation in building height of at least 10% across the façade, or stepped  
358 rooflines.
- 359 • Use of architectural projections or recesses at least 2 feet in depth.
- 360 • Changes in façade materials or colors with a minimum of two types of  
361 materials.

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

- 364 iii. Minimum Buffer: 300 feet from the property line
- 365 iv. Vegetation. Where a buffer is required, the first 100 feet along the property  
366 line shall remain in an undisturbed, natural state, except for approved  
367 fencing, access and utility improvements; however, if the first 100 feet  
368 along the property line is sparsely vegetated it shall be planted in  
369 accordance with Article 25. The remaining 200 feet buffer may be disturbed  
370 and graded. If the buffer is disturbed, it shall be planted in accordance with  
371 Article 25.

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

379 g. *Noise*.

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- i. Noise survey. Prior to the issuance of a land disturbance permit, the applicant shall engage with a noise and acoustical consultant to perform a pre-construction ambient noise survey. Prior to conducting the survey, the scope of the noise survey will be determined in coordination with the Community Development Director and an independent acoustical firm hired by the County. However, as a minimum, 90th-percentile sound levels (L90) and equivalent sound levels (Leq) shall be logged with a Type 1 or Type 2 sound level meter, as defined by ANSI standard S1.4, at least every hour in A-weighted decibels, dB(A), using slow meter response at any noise-sensitive residential property boundary line(s). Measurements should be taken over a minimum period of 72-hours. A report detailing the results of the noise survey and predicted impact of the proposed development must be provided to the Community Development Director to be reviewed by an independent firm hired by the County. The report must be approved prior to the issuance of a land disturbance permit.
- ii. Nighttime. Between 10:00 p.m. and 7:00 a.m., the data center shall not generate noise that persists for more than 60-seconds that is in excess of 5dB(A) above the pre-construction ambient noise level when measured at the property boundary line shared with a residentially zoned property.
- 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.
- ~~vi. —Violations. Discuss with the County Attorney~~
- vi. If it is found that the noise regulation contained herein are being violated, the appropriate county authority shall notify the property owner in writing indicating the nature of the violation and ordering the action necessary to correct it. Such written notice shall not be a necessary condition precedent to enforcement of the ordinance. If the violation constitutes a continuing nuisance, the appropriate county authority shall take any other action necessary to ensure compliance with or to prevent violation of this ordinance, up to and including legal remedies.
- h. *Environmental impact analysis.* The applicant shall provide an environmental impact assessment as part of the zoning petition for the proposed project to determine and quantify the potential impacts of the proposed project. The environmental impact assessment shall be based upon research, site visits, and

426 accepted environmental sampling and investigative practices for water resources,  
427 air quality, ecology, archaeology, and cultural/historical resources.

428 i. *Site lighting.* All exterior site and building lighting shall utilize full cutoff, fully  
429 shielded (zero uplight) fixtures designed to maintain the existing night sky darkness  
430 and to prevent light trespass onto adjacent properties and streets. Light fixtures  
431 shall be located at least four (4) times the mounting height of the fixture away from  
432 adjacent property lines. The mounting height of all site lighting shall not exceed  
433 twenty (20) feet above finished grade.

434 At any property line abutting a residential use, the lighting shall not exceed 0.05  
435 footcandles measured at ground level.

436 j. *Parking.* The applicant shall set aside land area to accommodate 1 space per 2,000  
437 square feet of gross floor area (GFA). However, the actual number of parking  
438 spaces constructed shall be determined based on the submittal of a parking analysis  
439 by the applicant to be reviewed and approved by the Public Works Administrator.

440 k. *Construction traffic.* Prior to the issuance of a land disturbance permit, the  
441 applicant shall provide a Construction Traffic Management Plan (CTMP) for  
442 review, comment and approval by the Community Development Director in  
443 coordination with the Public Works Administrator, Coweta County Fire Chief, and  
444 Coweta County Sheriff. At the discretion of the Public Works Administrator, a  
445 surety bond may be required to cover costs related to potential damage to public  
446 roads and right-of-way. Transportation improvements that are determined to be  
447 necessary to serve the development must be designed in conjunction with the site  
448 development plans and must be under construction prior to the issuance of any  
449 building permits for permanent structures on the property.

450 l. *Waste management plan.* The applicant shall publish an annual report detailing  
451 waste management activities and make it publicly available.

452  
453 m. *Equipment, generator, and substation enclosures and screening.* ~~To minimize~~  
454 ~~visibility from public streets and adjacent residentially zoned properties,~~  
455 ~~mechanical equipment, including emergency power generators, other emergency~~  
456 ~~power supply equipment, and substations, when located closer to an adjacent public~~  
457 ~~road or adjacent residentially zoned property than a principal building, must be~~  
458 ~~contained within an enclosed building or be encompassed on three sides by an~~  
459 ~~opaque barrier extending at least 12 inches in height above the mechanical~~  
460 ~~equipment or substation and screened from view using approved berms and~~  
461 ~~landscaping plantings.~~ All mechanical equipment, emergency generators,  
462 substations, and appurtenances shall be screened from view from any public right-  
463 of-way or adjoining property zoned or used for residential purposes. The screening  
464 shall be a minimum of 8-foot-high consisting of fence, wall, and/or a vegetative  
465 berm providing a minimum opacity of 95%.  
466

467 n. *Cooling and ventilation.* The Applicant shall specify the proposed cooling and  
468 ventilation equipment as part of the zoning petition. Open-loop systems are  
469 prohibited for all liquid cooling and ventilation equipment.  
470

471 o. *Utilities.* As part of the rezoning petition or at the time of the land disturbance  
472 permit (if already zoned), the Applicant shall provide a letter of intent to serve the  
473 proposed project from the applicable utility provider(s), confirming that  
474 preliminary coordination has occurred and that service to the proposed project is  
475 feasible subject to final engineering.  
476

477 i. ~~*Electric.* For properties requiring rezoning or a conditional use permit, the~~  
478 ~~Applicant shall provide written verification from the electric provider as~~  
479 ~~part of the zoning petition demonstrating if adequate capacity is available~~  
480 ~~on the existing supply lines to serve the proposed use. If existing capacity~~  
481 ~~and/or supply lines are not adequate at the time of the application, the~~  
482 ~~written verification should outline the necessary infrastructure upgrades that~~  
483 ~~will be necessary to serve the proposed use, including any anticipated~~  
484 ~~property acquisitions (easements, fee simple, right of way, etc.).~~

485  
486 Notwithstanding utility grid failure, no primary onsite power generation shall be  
487 permitted.  
488

489 ii. ~~*Sewer.* For properties requiring rezoning or a conditional use permit, the~~  
490 ~~Applicant shall provide written verification from the electric provider as~~  
491 ~~part of the zoning petition demonstrating if adequate capacity is available~~  
492 ~~on the existing supply lines to serve the proposed use. If existing capacity~~  
493 ~~and/or supply lines are not adequate at the time of the application, the~~  
494 ~~written verification should outline the necessary infrastructure upgrades that~~  
495 ~~will be necessary to serve the proposed use, including any anticipated~~  
496 ~~property acquisitions (easements, fee simple, right of way, etc.).~~

497  
498 iii.i. ~~*Water.* For properties requiring rezoning or a conditional use permit, the~~  
499 ~~Applicant shall provide written verification from the electric provider as~~  
500 ~~part of the zoning petition demonstrating if adequate capacity is available~~  
501 ~~on the existing supply lines to serve the proposed use. If existing capacity~~  
502 ~~and/or supply lines are not adequate at the time of the application, the~~  
503 ~~written verification should outline the necessary infrastructure upgrades that~~  
504 ~~will be necessary to serve the proposed use, including any anticipated~~  
505 ~~property acquisitions (easements, fee simple, right of way, etc.).~~  
506

507 p. *Air quality and emissions.* Generators should be classified as stationary sources and  
508 shall meet Tier 4 Final standards. Dust control shall comply with regulations  
509 contained in Chapter 30 Environment.  
510

- 511 q. *Substations.* Substations are considered accessory uses to data centers and shall not  
512 be located within 300 feet of an adjacent public road or residentially zoned  
513 property.  
514
- 515 r. *Emergency response.* The data center operator shall coordinate with the Coweta  
516 County 911/EMA Director or designee to perform specialized training at least once  
517 annually to include applicable public safety agencies. The data center operator shall  
518 reimburse the County for all cost to perform specialized training and necessary  
519 equipment related to the data center facility.

DRAFT