
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)]

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

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35 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 Local regulations
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- 41 iii. Minimum lot width: Two hundred fifty (250) feet of frontage
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- 43 iv. Minimum front yard setback: Seventy-five (75) feet
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- 45 v. Minimum side yard setback: One hundred (100) feet
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- 47 vi. Minimum rear yard setback: One hundred (100) feet
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- 49 vii. Minimum distance between buildings: One hundred (100) feet
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- 51 viii. Maximum lot coverage: Eighty (80) percent
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- 53 b. *Infrastructure requirements.*
- 54 i. Water: Public water
- 55 ii. Wastewater: Sewer
- 56 c. *Community meetings.* The Applicant must schedule one (1) community meeting to
- 57 describe the project, including site plans, building elevations, and a viewshed
- 58 analysis from public rights-of-way. The meeting must:
- 59 i. Occur after the rezoning petition has been filed and not less than thirty (30)
- 60 days prior to the public hearing associated with the rezoning petition.
- 61 ii. Must be conducted within the geographic boundary of Coweta County,
- 62 Georgia between the hours of 5 p.m. and 8 p.m. EST.
- 63 iii. Notice of the community meetings must comply with the following:
- 64 i. The content of the notice and signage defined in this paragraph shall
- 65 include the applicant's name and contact information, a brief
- 66 description of the project including the parcel number and road
- 67 frontage, date, time, and location of the community meeting, and
- 68 must be approved by the Community Development Director or their
- 69 designee.
- 70 ii. Mail letters to owners of all real property within 1,000-feet of the
- 71 property lines at least fourteen (14) days prior to the community
- 72 meeting.

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

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

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

85
86 d. *Building design.* The proposed data center buildings must be designed to minimize
87 adverse visual impacts on surrounding development as demonstrated by the
88 submission of elevations, architectural sketches, or sight lines studies.

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

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

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

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

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

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

148 above the pre-construction ambient noise level when measured at the property
149 boundary line shared with a residentially zoned property.

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151 iv. Testing of backup generators is limited to weekdays during the hours between
152 9:00 a.m. and 5:00 p.m. and shall not occur on Federal holidays.

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154 v. Use of backup generators that exceed the maximum sound levels is permitted
155 during emergency power outages.

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157 vi. Violations. If it is found that the noise regulations contained herein are being
158 violated, the appropriate county authority shall notify the property owner in
159 writing indicating the nature of the violation and ordering the action
160 necessary to correct it. Such written notice shall not be a necessary condition
161 precedent to enforcement of the ordinance. If the violation constitutes a
162 continuing nuisance, the appropriate county authority shall take any other
163 action necessary to ensure compliance with or to prevent violation of this
164 ordinance, up to and including legal remedies.

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166 h. *Environmental impact analysis.* The applicant shall provide an environmental
167 impact assessment as part of the zoning petition for the proposed project to
168 determine and quantify the potential impacts of the proposed project. The
169 environmental impact assessment shall be based upon research, site visits, and
170 accepted environmental sampling and investigative practices for water resources,
171 air quality, ecology, archaeology, and cultural/historical resources.

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

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

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- 180 j. *Parking.* The applicant shall set aside land area to accommodate 1 space per 2,000
181 square feet of gross floor area (GFA). However, the actual number of parking
182 spaces constructed shall be determined based on the submittal of a parking analysis
183 by the applicant to be reviewed and approved by the Public Works Administrator.
- 184 k. *Construction traffic.* Prior to the issuance of a land disturbance permit, the
185 applicant shall provide a Construction Traffic Management Plan (CTMP) for
186 review, comment and approval by the Community Development Director in
187 coordination with the Public Works Administrator, Coweta County Fire Chief, and
188 Coweta County Sheriff. At the discretion of the Public Works Administrator, a
189 surety bond may be required to cover costs related to potential damage to public
190 roads and right-of-way. Transportation improvements that are determined to be
191 necessary to serve the development must be designed in conjunction with the site
192 development plans and must be under construction prior to the issuance of any
193 building permits for permanent structures on the property.
- 194 l. *Waste management plan.* The applicant shall publish an annual report detailing
195 waste management activities and make it publicly available.
- 196 m. *Equipment, generator, and substation enclosures and screening.* All mechanical
197 equipment, emergency generators, substations, and appurtenances shall be screened
198 from view from any public right-of-way or adjoining property zoned or used for
199 residential purposes. The screening shall be a minimum of 8-feet-high consisting
200 of fence, wall, and/or a vegetative berm providing a minimum opacity of 95%.
- 201 n. *Cooling and ventilation.* The Applicant shall specify the proposed cooling and
202 ventilation equipment as part of the zoning petition. Open-loop systems are
203 prohibited for all liquid cooling and ventilation equipment.
- 204 o. *Utilities.* As part of the rezoning petition or at the time of the land disturbance
205 permit (if already zoned), the Applicant shall provide a letter of intent to serve the
206 proposed project from the applicable utility provider(s), confirming that
207 preliminary coordination has occurred and that service to the proposed project is
208 feasible subject to final engineering.
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210 Notwithstanding utility grid failure, no primary onsite power generation shall be
211 permitted.
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- 213 p. *Air quality and emissions.* Generators should be classified as stationary sources and
214 shall meet Tier 4 Final standards. Dust control shall comply with regulations
215 contained in Chapter 30 Environment.
- 216 q. *Substations.* Substations are considered accessory uses to data centers and shall not
217 be located within 300 feet of an adjacent public road or residentially zoned
218 property.
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224 r. *Emergency response.* The data center operator shall coordinate with the Coweta
225 County 911/EMA Director or designee to perform specialized training at least once
226 annually to include applicable public safety agencies. The data center operator shall
227 reimburse the County for all cost to perform specialized training and necessary
228 equipment related to the data center facility.
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230 ***ARTICLE 19. M INDUSTRIAL DISTRICT***

231 This district classification is established to provide the broadest range of industrial
232 operations permitted in the county. It is the district for location of those industries which have
233 not reached a technical stage which renders them free of all nuisance factors. These uses are to
234 be located on either an arterial or major collector street, or within industrial parks having access
235 to such thoroughfares.
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237 [..]

238 **Sec. 191. Permitted uses.**

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

241 (1) Any permitted structure and use identified as such in article 18 under the LM
242 light industrial district.
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244 [(2)...(11)]
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246 (12) Data center or data center campus, subject to the following requirements:
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248 a. *Development standards.*

- 249 i. Minimum lot area: Twenty-five (25) acres
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251 ii. Maximum height: Sixty (60) feet building height with up to an additional
252 ten (10) feet for parapet and rooftop equipment, not to exceed seventy (70)
253 feet total, subject to applicable Federal, State, and Local regulations
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255 iii. Minimum lot width: Two hundred fifty (250) feet of frontage
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257 iv. Minimum front yard setback: Seventy-five (75) feet
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259 v. Minimum side yard setback: One hundred (100) feet
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261 vi. Minimum rear yard setback: One hundred (100) feet
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263 vii. Minimum distance between buildings: One hundred (100) feet
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265 viii. Maximum lot coverage: Eighty (80) percent

- 266 b. *Infrastructure requirements.*
- 267 i. Water: Public water
- 268 ii. Wastewater: Sewer
- 269 c. *Community meetings.* For properties requiring rezoning, the Applicant must
270 schedule one (1) community meeting to describe the project, including site plans,
271 building elevations, and a viewshed analysis from public rights-of-way. The
272 meeting must:
- 273 i. Occur after the rezoning petition has been filed and not less than thirty (30)
274 days prior to the public hearing associated with the rezoning petition.
- 275 ii. Must be conducted within the geographic boundary of Coweta County,
276 Georgia between the hours of 5 p.m. and 8 p.m. EST.
- 277 iii. Notice of the community meetings must comply with the following:
- 278 i. The content of the notice and signage defined in this paragraph shall
279 include the applicant's name and contact information, a brief
280 description of the project including the parcel number and road
281 frontage, date, time, and location of the community meeting, and
282 must be approved by the Community Development Director or their
283 designee.
- 284 ii. Mail letters to owners of all real property within 1,000-feet of the
285 property lines at least fourteen (14) days prior to the community
286 meeting.
- 287 iii. Advertise in a newspaper of general circulation serving the residents
288 of Coweta County. The advertisement shall appear at least one (1)
289 week prior to the community meeting, be prominently displayed, be
290 at least 30 square inches, and not placed in the legal section of the
291 newspaper.
- 292 iv. Post signage on the subject property along road frontage, at least
293 fourteen (14) days prior to the community meeting. The sign must
294 be at least twenty (20) square feet in size and legible at least twenty-
295 five (25) feet from the sign. Signage shall remain until the
296 conclusion of the community meeting.
- 297 iv. An Applicant representative with decision-making authority on the design
298 of the data center must attend the community meeting in-person.
- 299

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

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

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

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

- 311 • Vertical or horizontal articulation of the façade at intervals not exceeding
312 50 feet.
- 313 • Variation in building height of at least 10% across the façade, or stepped
314 rooflines.
- 315 • Use of architectural projections or recesses at least 2 feet in depth.
- 316 • Changes in façade materials or colors with a minimum of two types of
317 materials.

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

320 iii. Minimum Buffer: 300 feet from the property line

321 iv. Vegetation. Where a buffer is required, the first 100 feet along the property
322 line shall remain in an undisturbed, natural state, except for approved
323 fencing, access and utility improvements; however, if the first 100 feet
324 along the property line is sparsely vegetated it shall be planted in
325 accordance with Article 25. The remaining 200 feet buffer may be disturbed
326 and graded. If the buffer is disturbed, it shall be planted in accordance with
327 Article 25.

328 f. *Fencing.* Fencing of the property is required to enclose the data center facility. If
329 the fencing is located along the property line, it shall be decorative metal and a
330 minimum of eight (8) feet in height. Anti-climb features including but not limited
331 to barbed, concertina, razor, or similar uses shall be prohibited. If the fencing is
332 located within the buffer and not visible from adjacent properties or roadways, it
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- g. *Noise.*
 - 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.
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 - 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. 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

380 environmental impact assessment shall be based upon research, site visits, and
381 accepted environmental sampling and investigative practices for water resources,
382 air quality, ecology, archaeology, and cultural/historical resources.

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

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

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

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

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

407
408 m. *Equipment, generator, and substation enclosures and screening.* All mechanical
409 equipment, emergency generators, substations, and appurtenances shall be screened
410 from view from any public right-of-way or adjoining property zoned or used for
411 residential purposes. The screening shall be a minimum of 8-feet-high consisting
412 of fence, wall, and/or a vegetative berm providing a minimum opacity of 95%.

413
414 n. *Cooling and ventilation.* The Applicant shall specify the proposed cooling and
415 ventilation equipment as part of the zoning petition. Open-loop systems are
416 prohibited for all liquid cooling and ventilation equipment.

417
418 o. *Utilities.* As part of the rezoning petition or at the time of the land disturbance
419 permit (if already zoned), the Applicant shall provide a letter of intent to serve the
420 proposed project from the applicable utility provider(s), confirming that
421 preliminary coordination has occurred and that service to the proposed project is
422 feasible subject to final engineering.

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

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

ADOPTED