

AMENDED

Rezoning Application

To Amend the Zoning Map of Coweta County

A PRE-SUBMITTAL MEETING SHALL BE SCHEDULED NO LATER THAN ONE (1) WEEK PRIOR TO THE APPLICATION DEADLINE

Name of Applicant: Atlas Development, LLC

Address: PO Box 9, Carrollton, GA 30112

E-mail address: jonathon@atlasdevelopment.org Phone #: 678-601-3020

Applicant's Representative: Brandon Bowen Phone #: 770-387-1373

Name of Property Owner(s): See Attached Phone #: See Attached

Address: See Attached

Address of property: Welcome To Sargent Road and Wagers Mill Road

Parcel Identification #: 034 4042 001; 034 4041 001; 034 4023 010; 034 4042 001; 034 4042 010

Present Zoning Classification: RC Requested Classification: M

Present Use of Property and Any Structures There-On: Vacant Land; No Structures

Data Center Campus consisting of 9 buildings for a total of +/- 4,340,000SF and substations.

Stated Use of Property: The cooling system will be a closed-loop chilled water configuration that may incorporate supplemental cooling technologies and exterior ventilation units that will meet the local code requirements.

If requested zone change is to extend an existing adjacent zoning district over this property, explain why the proposed zoning change should be made.

The northern portion of this property abuts Georgia Power's Plant Yates that is zoned industrial, in addition there is industrial zoning across the railroad that abuts the subject property to the east. The development of this project will provide job creation and economic benefits while generating minimal traffic at buildout.

With the 300 foot buffers required there will be minimal community disruption.

If this application is not for extension of an existing district, explain why this property should be placed in a different zoning district than all adjoining property (how does it differ from adjoining property and why should it be subject to different restrictions than those applying to adjoining property?).

(continued on back)

The following documents shall be submitted to the Coweta County Planning Department with each rezoning application:

- (1) Completed application signed and dated by all owners of subject property.
- (2) If applicant is not owner of property, a notarized statement must be submitted from property owner(s) giving the applicant the right to file rezoning application. Notarized Statement must identify proposed district by acreage, land lot, land district, tax reference number and street location. In addition, the statement must also mention what zoning classification the applicant is requesting and stated use.
- (3) Disclosure Form signed and dated from the applicant(s) and all property owner(s).
- (4) Written legal description providing the metes and bounds for the proposed district.
- (5) Copy of Warranty Deed for subject property.
- (6) Application Fee (see attached fee schedule).
- (7) Conceptual Site Plan meeting the requirements under *Article 29* of the *Coweta County Zoning and Development Ordinance*. One (1) copy and an electronic file of plan in PDF or JPEG format shall be submitted to the Planning Department.
- (8) One (1) hard copy and an electronic version of a professional type rendering of structures to be placed on the site. The rendering shall depict the project in detail, sufficient for the public and the Commission to understand dimensions, location, nature and scope of the proposed development. There is no requirement that the rendering be in color or be drawn to exact scale.
- (9) Corporate applicants shall submit the names and addresses of all members having ten percent or greater interest in the corporation.

I certify that I own the property described in this application or authorized by the owner or owners to file this application on their behalf.

Date: 1-12-26

Signed By: 

Print Name: Jonathon Ward

Date: _____

Signed By: _____

Print Name: _____