

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: 1737 Bankhead Hwy., Carrollton, GA 30116

E-mail address: jonathon@atlasdevelopment.org Phone #: 404-709-4394

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 Rd & Wagers Mill Road

Parcel Identification #: 034 4024 001; 034 4041 001; 034 4023 010; 034 4042 001; 034 4042 010

Present Zoning Classification: RC Requested Classification: LM

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

Stated Use of Property: Data Center consisting of Thirteen 378,000 ± SF Buildings & Substations.

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

N/A

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?).

Properties to the North, South, and West are zoned RC and property to the East is zoned M (Industrial). We are requesting to be rezoned to LM (Light Industrial). Coweta County currently does not have a zoning classification that incorporates "data center" in permitted uses, after reviewing all zoning classifications the LM zoning is the best fit for the intended use of the site and it will not be as intrusive as the M (Industrial) zoning.

(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 form 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: 12/17/24 Signed By: 

Print Name: Jonathan Ward

Date: _____ Signed By: _____

Print Name: _____

REZONING APPLICATION DISCLOSURE FORM

**Conflict of Interest in Zoning Actions Act
Disclosure of Financial Interest**

Under the guidelines of State Law, an application for Rezoning must disclose campaign contributions totaling \$250.00 or more over the past two years to any County Commissioner. This is inclusive of immediate family members and you / them holding office positions in a business, firm or corporation.


Rezoning Petition Number: _____

Please check one of the following:

Contributions have been made to the following officials:

NO contributions have been made to County Officials.

12/17/24
Date


Signature