



Ben Sewell, Director
22 East Broad St.
Newnan, GA 30263
www.coweta.ga.us
770-254-2635
Email: bsewell@coweta.ga.us

To: Coweta County Board of Commissioners

From: Nicole K. Blackwell, Zoning Coordinator

Date: March 9, 2026

Subject: Rezoning Request
RC & M (Rural Conservation & Industrial) to M (Industrial)
Applicant: Atlas Development, LLC
Location: Welcome to Sargent Rd & Wagers Mill Rd, Newnan (829.41± acres)
Petition: REZONE 24-019
Tax ID #: 034-4041-001, 034-4042-001, 034-4042-010, 034-4023-010, 034-4024-001
2nd Commission District

The applicant, Atlas Development, LLC, is requesting the rezoning of approximately 829.41 acres located off Welcome to Sargent Road and Wagers Mill Road. The request is to rezone the subject properties from **RC and M (Rural Conservation and Industrial) to M (Industrial)** in order to accommodate a data center campus consisting of nine buildings. According to the Coweta County Zoning and Development Ordinance, *the (Industrial District) was established to provide the broadest range of industrial operations permitted in the county. It is the district for location of those industries which have not reached a technical stage which renders them free of all nuisance factors. These uses are to be located on either on arterial or major collector streets or within industrial parks having access to such thoroughfares.*

The rezoning application was originally filed in December 2024 and underwent a Development of Regional Impact review (DRI #4361). A moratorium on data centers was in effect from May 7, 2025 to December 16, 2025, during which time the County developed and adopted a data center ordinance. The applicant subsequently amended the rezoning application on January 12, 2026, in an effort to be more compliant with the requirements of the newly adopted ordinance.

The site plan proposal incorporates nine data center buildings situated throughout the site with a total building area of approximately 4,340,000 square feet. Seven buildings are proposed as two stories with a height of 60 feet, and two buildings are proposed as one story with a height of 40 feet. The proposed building heights are within the allowable limits of Article 19, Section 191, Item 12(a) of the Coweta County Zoning and Development Ordinance. According to the applicant, the buildings are proposed to feature precast concrete exterior walls with architectural precast elements. An 8-foot-tall, anti-climb security palisade-style fencing

and access gates are proposed surrounding the perimeter of the data center buildings. Three full-access drives are proposed: two from Welcome to Sargent Road and one from Wagers Mill Road; both roadways are classified as major collector streets. The proposed data center campus includes two substations and an alternating current (AC) switching yard. A 300-foot buffer surrounds the data center campus, and there are several stormwater ponds.

According to the applicant, the cooling system will be a closed-loop chilled water configuration that may incorporate supplemental cooling technologies and exterior ventilation units that will meet local code requirements. The applicant has received letters of intent to serve the proposed project from both the Coweta County Water and Sewerage Authority and Georgia Power. As part of the rezoning application, the applicant held a Community Meeting on January 28, 2026, in accordance with rezoning requirements of Article 19, Section 191, Item 12(c). In addition, the applicant has provided an Environmental Impact Report prepared by Bohler Engineering; however, Section 1 of the report contains erroneous information regarding the proposed 2026-2046 Comprehensive Plan.

The subject property consists of five contiguous parcels totaling approximately 829.41 acres, located off Welcome to Sargent Road and Wagers Mill Road in Newnan. County tax records indicate the property is currently undeveloped. Based on the County GIS map, the majority of the acreage is zoned RC (Rural Conservation), with a small portion of approximately 2 acres in the eastern section zoned M (Industrial). The surrounding area is primarily zoned RC (Rural Conservation); however, there is a mixture of C (Old Commercial) and M (Industrial) adjacent to the east.

To the north, the property abuts land owned by Georgia Power Company, including Plant Yates, a natural gas electric generation facility. Transmission lines from Plant Yates traverse the subject property, extending from the northern portion of the site in a southeasterly direction. Georgia Power has an access easement in the northern portion of the subject property across from Warren Road. According to the site plan, this easement is *exclusive to Georgia Power and will not be used by others for project access*. A railroad line lies adjacent to the northeast, Welcome to Sargent Road borders the southeast, and Wagers Mill Road borders the north. Wahoo Creek runs in a northwesterly direction from the southeastern corner of the property. A small portion of a private cemetery appears to be located within the northern area of the subject property near the intersection of Wagers Mill Road and Sol Bridges Road. Portions of the southern and eastern sections of the property are located within the floodplain. The eastern portion of the property lies within the Groundwater Recharge Protection District.

The Community Development Zoning Department submits the following highlighted Factors of Review for consideration:

- 1) The subject property is currently undeveloped and predominantly zoned RC (Rural Conservation), with a small portion zoned M (Industrial). Surrounding properties are primarily zoned RC, with some M (Industrial) and C (Old Commercial) zoning to the east. To the north lies Plant Yates, a natural gas electric generation facility, with transmission lines traversing the site.
- 2) The Comprehensive Plan designates the subject property within the Rural Places and Complete Communities – Rural Village character areas and does not identify Industrial zoning as appropriate for either. Therefore, the request is inconsistent with the Comprehensive Plan, although it is noted that data centers were not a contemplated use at the time of the Plan’s adoption.

Should the Board of Commissioners choose to approve this request, the Community Development Department submits the following conditions for consideration:

- 1) The subject property shall be conditionally zoned for a data center operation.
- 2) The development shall not exceed nine (9) data center buildings nor more than 4,340,000 square feet. The developed area of the site shall be limited to those as shown on the site plan submitted with the rezoning application.
- 3) All Coweta County Code of Ordinances shall be adhered to unless a variance is granted through the normal review process.
- 4) The applicant shall comply with all conditions set forth in Attachments A, B, and C from DRI # 4361 – Notice of Decision.
- 5) Access to or from the site via Warren Road shall be prohibited.
- 6) The applicant shall construct or cause to be constructed a full sized roundabout at the intersection of Wagers Mill Road and SR 16, including all costs of design, permitting, right of way acquisition, reimbursable utility costs, and construction costs. All work shall be in accordance with the requirements of the Georgia Department of Transportation, the railroad, if applicable, and Coweta County Public Works.
- 7) The applicant shall construct or cause to be constructed a full sized roundabout at the intersection of Henry Bryant Road and SR 16, including all costs of design, permitting, right of way acquisition, reimbursable utility costs, and construction costs. All work shall be in accordance with the requirements of the Georgia Department of Transportation, the railroad, if applicable, and Coweta County Public Works.
- 8) The applicant shall construct right turn lanes on Welcome to Sargent Road at each of the proposed access drives.
- 9) The applicant shall construct a left turn lane and a right turn lane on Wagers Mill Road at the proposed access drive.
- 10) Parking along all County roads shall be prohibited.
- 11) All transportation improvements shall be under construction prior to issuance of any building permit(s) for permanent structures on the property and shall be completed before Certificate of Occupancy issuance.
- 12) All utility work that is necessary to support the proposed use of the property that is required to take place within the County's right of way must be submitted for review and approval by the Public Works Department.
- 13) The permit applicant shall be responsible for providing stormwater management in compliance with the requirements of Chapter 30 of the Coweta County Code of Ordinances. Each subbasin shall be evaluated at the point where it discharges from the proposed development property. Additionally, runoff reduction practices shall be implemented upgradient of detention/retention facilities to minimize long-term maintenance concerns and provide a treatment-train approach as intended by the ordinance.
- 14) To minimize the traffic impact during the construction phase, the developer shall work with staff to provide on-site temporary parking and services for construction employees. Such services should include restrooms, food service, and shaded seating areas.

- 15) Prior to issuance of any land disturbance permit, the applicant shall submit and record a Decommissioning and Site Restoration Plan for the data center campus. The triggering event for implementation of the plan shall be a continuous period of non-operation of twelve (12) months, unless the County determines the cessation is due to temporary reconstruction, repair, or an approved phased redevelopment. The plan shall provide for the removal of buildings and infrastructure, environmental remediation as necessary, and restoration of the site to a non-developed or naturalized condition upon abandonment of the data center use. The plan shall include a third-party cost estimate, and a financial assurance mechanism acceptable to the County shall be provided to guarantee performance. The plan shall include authorization for the County or its contracted agents to access the property to perform such work in the event of noncompliance and shall be binding on all future owners of the property.
- 16) The cemetery located on PID 034-4023-010 shall be permanently protected from development, and no land disturbance shall occur within the cemetery area.
- 17) The applicant shall obtain a land disturbance permit within an 18-month period beginning the next business day following approval by the Board. If the applicant fails to do so, the Board may initiate rezoning of the property.

A brief description of staff comments regarding this request are as follows:

DRI # 4361 – Notice of Decision

Attachment A – General Conditions

General Conditions of Approval to GRTA Notice of Decision:

Construction Traffic and Heavy Vehicles

- Developer shall provide construction schedule information and traffic numbers/assumptions to Coweta County and Georgia Department of Transportation (GDOT) District office. Further coordination and analysis may be required by Coweta County and GDOT to determine if additional infrastructure improvements as a result of construction impacts may be required.
- During construction, heavy vehicles, such as construction equipment and materials are expected but shall coordinate with Coweta County and the Georgia Department of Transportation (GDOT) to determine a designated truck route.
- Other than construction traffic, and infrequent deliveries, heavy vehicle traffic shall not be generated by the development.

Roadway & Site Access Improvement Conditions to GRTA Notice of Decision:

Welcome To Sargent Road at Site Driveway #1

- Site Driveway #1 should be minor street stop controlled.
- Site Driveway #1 should have two lanes, one entry and one exit lane.
- Provide a southbound right turn lane on Welcome to Sargent Road, per GDOT minimum design standards.

Wagers Mill Road at Site Driveway #2

- Site Driveway #2 should be minor street stop controlled.
- Site Driveway #2 should have two lanes, one entry and one exit lane.
- Provide a westbound left turn lane on Wagers Mill Road, per GDOT minimum design standards.

SR 16/US 27 ALT at Henry Bryant Road/Smith Road

- All conditions requiring improvements to a State Route (SR) are subject to GDOT District Office review and approval.
- Maintain existing minor street stop control.
- Provide a northbound left turn lane on SR 16/US 27 ALT, per GDOT minimum design standards.
- Provide an eastbound channelized right turn lane on Henry Bryant Road, per GDOT minimum design standards, and as approved by GDOT.
- Coordinate with GDOT to determine if an alternate improvement analysis may be needed to consider alternate improvements such as a roundabout.

SR 16/US 27 ALT at Wagers Mill Road/DR Elliott Road

- All conditions requiring improvements to a State Route (SR) are subject to GDOT District Office review and approval.
- Maintain existing minor street stop control.
- Provide a northbound left turn lane on SR 16/US 27 ALT, per GDOT minimum design standards, and as approved by GDOT.
- Provide a southbound channelized right turn lane on SR 16/US 27 ALT, per GDOT minimum design standards, and as approved by GDOT.
- Provide an eastbound channelized right turn lane on Wagers Mill Road, with as much storage length as possible to avoid railroad impacts.
- Coordinate with GDOT to determine if an alternate improvement analysis may be needed to consider alternate improvements such as a roundabout.

Attachment B – Required Elements of the DRI Plan of Development

Conditions Related to Altering Site Plan after GRTA Notice of Decision:

The on-site development will be constructed materially (substantially) in accordance with the Site Plan. Changes to the Site Plan will not be considered material or substantial so long as the following conditions are included as part of any changes:

- All “Proposed Conditions of Approval to GRTA Notice of Decision” set forth in Attachment A are provided.

Attachment C – Required Improvements to Serve the DRI

As defined by the *GRTA DRI Review Procedures*, a “Required Improvement means a land transportation service or access improvement which is necessary in order to provide a safe and efficient level of service to residents, employees and visitors of a proposed DRI.”

The Required Improvements in the study network were identified in the Review Package as necessary to bring the level of service up to an applicable standard before the build-out of the proposed project. These requirements are identified in Sections 1 and 2 of this Attachment. Section 1 contains improvements that do not require GRTA approval at this time because they are to be constructed prior to the completion of the DRI Plan of Development. However, GRTA approval shall be required in the event state and/or federal funds are proposed at a later date to be used for any portion of the improvements described in Section 1. Section 2 contains improvements that require GRTA approval prior to the expenditure of state and/or federal funding. Subject to the conditions set forth in Attachment A and Attachment B, GRTA approves the expenditure of state/and or federal funding for the improvements contained in Section 2.

Section 1:

General Conditions of Approval to GRTA Notice of Decision:

Construction Traffic and Heavy Vehicles

- Developer shall provide construction schedule information and traffic numbers/assumptions to Coweta County and Georgia Department of Transportation (GDOT) District office. Further coordination and analysis may be required by Coweta County and GDOT to determine if additional infrastructure improvements as a result of construction impacts may be required.
- During construction, heavy vehicles, such as construction equipment and materials are expected but shall coordinate with Coweta County and the Georgia Department of Transportation (GDOT) to determine a designated truck route.
- Other than construction traffic, and infrequent deliveries, heavy vehicle traffic shall not be generated by the development.

Roadway and Site Access Improvement Conditions to GRTA Notice of Decision:

Welcome To Sargent Road at Site Driveway #1

- Site Driveway #1 should be minor street stop controlled.
- Site Driveway #1 should have two lanes, one entry and one exit lane.
- Provide a southbound right turn lane on Welcome to Sargent Road, per GDOT minimum design standards.

Wagers Mill Road at Site Driveway #2

- Site Driveway #2 should be minor street stop controlled.
- Site Driveway #2 should have two lanes, one entry and one exit lane.
- Provide a westbound left turn lane on Wagers Mill Road, per GDOT minimum design standards.

SR 16/US 27 ALT at Henry Bryant Road/Smith Road

- All conditions requiring improvements to a State Route (SR) are subject to GDOT District Office review and approval.
- Maintain existing minor street stop control.
- Provide a northbound left turn lane on SR 16/US 27 ALT, per GDOT minimum design standards.
- Provide an eastbound channelized right turn lane on Henry Bryant Road, per GDOT minimum design standards, and as approved by GDOT.

- Coordinate with GDOT to determine if an alternate improvement analysis may be needed to consider alternate improvements such as a roundabout.

SR 16/US 27 ALT at Wagers Mill Road/DR Elliott Road

- All conditions requiring improvements to a State Route (SR) are subject to GDOT District Office review and approval.
- Maintain existing minor street stop control.
- Provide a northbound left turn lane on SR 16/US 27 ALT, per GDOT minimum design standards, and as approved by GDOT.
- Provide a southbound channelized right turn lane on SR 16/US 27 ALT, per GDOT minimum design standards, and as approved by GDOT.
- Provide an eastbound channelized right turn lane on Wagers Mill Road, with as much storage length as possible to avoid railroad impacts.
- Coordinate with GDOT to determine if an alternate improvement analysis may be needed to consider alternate improvements such as a roundabout.

Section 2:

Roadway Improvement Conditions to GRTA Notice of Decision:

SR 16/US 27 ATL at Sargent Main Street

- Given the skewed configuration of the Sargent Main Street approach, its proximity to adjacent intersections and driveways, and the resulting delays, no formal mitigations were analyzed for SR 16/US 27 ALT at this location. It is recommended that the development team consider monitoring peak-hour operations here during the initial phases of development and, if deteriorating delays or safety concerns are observed, coordinate with GDOT to conduct a more detailed operational analysis. In the meantime, it may be beneficial to install or enhance regulatory and warning signage on both SR 16/US 27 ALT and Sargent Main Street – particularly to reinforce the existing left turn prohibition and help guide drivers through the skewed approach.

Public Safety

Public Works:

Should the Board approve the requested zoning for the proposed development, staff would recommend that the following conditions and recommended transportation improvements be required of the developer:

1. Access to or from the site via Warren Road shall be prohibited.
2. The applicant shall construct or cause to be constructed a full sized roundabout at the intersection of Wagers Mill Road and SR 16, including all costs of design, permitting, right of way acquisition, reimbursable utility costs, and construction costs. All work shall be in accordance with the requirements of the Georgia Department of Transportation, the railroad, if applicable, and Coweta County Public Works.
3. The applicant shall construct or cause to be constructed a full sized roundabout at the intersection of Henry Bryant Road and SR 16, including all costs of design, permitting, right of way acquisition, reimbursable utility costs, and construction costs. All work shall be in accordance with the

requirements of the Georgia Department of Transportation, the railroad, if applicable, and Coweta County Public Works.

4. The applicant shall construct right turn lanes on Welcome to Sargent Road at each of the proposed access drives.
5. The applicant shall construct a left turn lane and a right turn lane on Wagers Mill Road at the proposed access drive.
6. Parking along all County roads shall be prohibited.
7. All transportation improvements shall be under construction prior to issuance of any building permit(s) for permanent structures on the property and shall be completed before Certificate of Occupancy issuance.
8. All utility work that is necessary to support the proposed use of the property that is required to take place within the County's right of way must be submitted for review and approval by the Public Works Department.

Public Utilities

Environmental Health:

No objections to the proposed rezoning of this property. If there are any existing wells or septic systems on the property, they must be properly abandoned.

Community Development

Development Review:

Project Sail (Atlas) – Development Review Issues

- Portions of the site lie within a Groundwater Recharge Protection District. The applicant must demonstrate that all applicable requirements of Article 21D will be met prior to issuance of a Land Disturbance Activity (LDA) permit.
- There is existing flood hazard on the property. The applicant must demonstrate that all applicable requirements of Article 22 will be met prior to issuance of an LDA permit.
- Construction-related parking needs will be significantly more intense than parking needs at buildout.
- There is a cemetery located on a portion of the northernmost extent of PID 034-4023-010.
- Since the current Comprehensive Land Use Plan does not designate this site for future industrial use, it is important to consider potential abandonment implications should the proposed facilities be approved and later become obsolete.

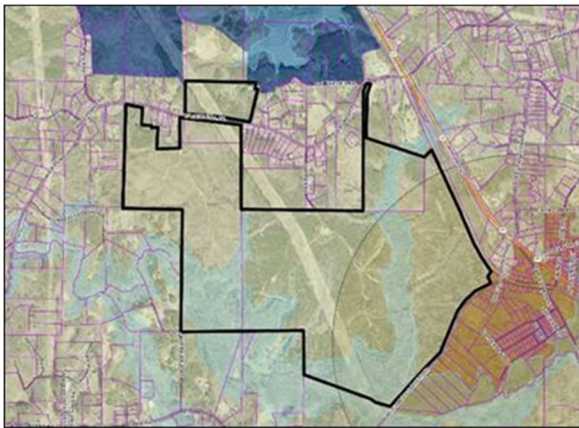
Should the Board choose to approve this application, Development Review submits the following conditions for consideration:

1. The permit applicant shall be responsible for providing stormwater management in compliance with the requirements of Chapter 30 of the Coweta County Code of Ordinances. Each subbasin shall be evaluated at the point where it discharges from the proposed development property. Additionally, runoff reduction practices shall be implemented upgradient of detention/retention facilities to minimize long-term maintenance concerns and provide a treatment-train approach as intended by the ordinance.

2. To minimize traffic and on-site impacts during the construction phase, the developer shall work with staff to provide on-site temporary parking and services for construction personnel during construction. This should include temporary parking, restrooms, food service, and shaded seating.
3. Prior to issuance of any land disturbance permit, the applicant shall submit and record a Decommissioning and Site Restoration Plan for the data center campus. The triggering event for implementation of the plan shall be a continuous period of non-operation of twelve (12) months, unless the County determines the cessation is due to temporary reconstruction, repair, or an approved phased redevelopment. The plan shall provide for the removal of buildings and infrastructure, environmental remediation as necessary, and restoration of the site to a non-developed or naturalized condition upon abandonment of the data center use. The plan shall include a third-party cost estimate, and a financial assurance mechanism acceptable to the County shall be provided to guarantee performance. The plan shall include authorization for the County or its contracted agents to access the property to perform such work in the event of noncompliance and shall be binding on all future owners of the property.
4. The cemetery located on PID 034-4023-010 shall be permanently protected from development, and no land disturbance shall occur within the cemetery area.

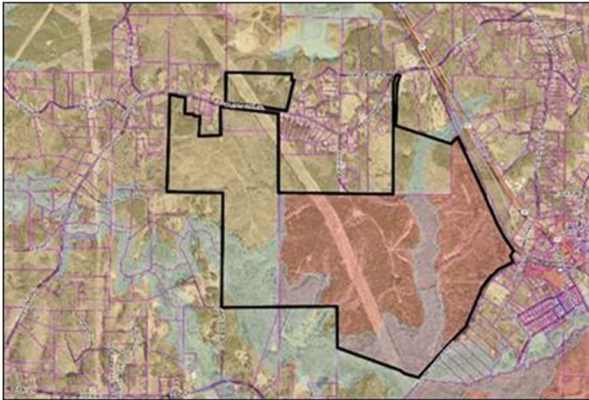
Planner:

The Comprehensive Plan depicts the subject property within the Rural Places character area, as well as the Complete Communities – Rural Village character area (southeasterly portion), which indicates the following:



- Rural Places Character Area
 - Preservation of sensitive natural resources is essential.
 - Limit new development to uses that are compatible with the rural environment. Allow only appropriate zoning districts.
 - Landscape buffers between roadways & new development should preserve trees & greenspace.
 - Limit clearing & grading. Encourage preservation of tree canopies.
 - Encourage low impact uses.
- Complete Communities – Rural Village
 - Non-residential uses should feature small-scale commercial establishments, limited to 2 stories.
 - Preserve integrity of rural landscape along major transportation corridors.
 - Implementation strategies include: Encouraging businesses to focus on resident & agricultural services, Ensuring seamless transitions to existing development, Minimizing the amount of land consumed by new development, and Encouraging open space dedication.
 - The amount of land consumed by new development should be minimized.
- Corresponding zonings do NOT include Industrial for either of these character areas.

The Comprehensive Plan also depicts the subject property within both the Rural Places Tier and the Growth Maintenance Tier (southeasterly portion) as shown on the Growth Strategy Map, which indicates the following:



- Rural Places Tier
 - Main factor preventing dense development is lack of water/sewer. Investment into expansion of water/sewer is not advised for the Rural Places Tier.
 - Significant effort should be taken to preserve the rural character and agricultural resources.
 - Commercial development should be for local services.
 - It is imperative that development does not outpace infrastructure.

- Growth Maintenance Tier
 - Development must not outpace existing infrastructure in this Tier.
 - Commercial development should be designed with a neighborhood scale. Big box development should be discouraged.

Based upon the above information, it appears that the Comprehensive Plan does not support the requested M zoning; however, for full disclosure, at the time of the 2021 Comprehensive Plan adoption, data centers were just beginning to be part of the conversation in Coweta County.

(Note: The Coweta County Comprehensive Plan has a 20-year horizon, projecting through 2041; and is intended to serve as a land use guide, not as a replacement for zoning & other regulatory measures.)

The Public Hearing is scheduled for Tuesday, April 7, 2026

cc: Atlas Development, LLC