

Ordinance # 038-25; Adopted 12/16/2025

**AN ORDINANCE OF THE COMMISSIONERS OF COWETA COUNTY, GEORGIA TO
AMEND APPENDIX A. ZONING AND DEVELOPMENT OF THE COWETA COUNTY
CODE OF ORDINANCES, AND FOR OTHER PURPOSES**

NOW THEREFORE BE IT ORDAINED by the Board of Commissioners of Coweta County, Georgia and it is hereby ordained by the authority of the same that Appendix A. Zoning and Development be amended as follows:

ADD the following to Article 3. Definitions of Terms, Section 31. Listing of definitions.:

Cryptocurrency data center: Leased or owned boundaries of floor space devoted to the operating data processing equipment for Cryptocurrency mining; excludes spaces for commercial offices, storage, shipping and receiving, warehousing, or any other space that is not electronic processing.

Cryptocurrency mining: The commercial process by which cryptocurrency transactions are verified and added to the public ledger, known as the block chain, and also the means through which new units of cryptocurrencies are released, through the use of server farms or data centers employing data processing equipment.

Data center: A building or commercial facility whose primary service is data processing or data storage and is used to house computer systems and associated components which contains up to 500,000 square feet gross floor area (GFA). For the purposes of this ordinance, a data center shall not include a cryptocurrency data center.

Data center campus: A singular property that contains more than one (1) data center.

ADD the following to Article 18. LM Light Industrial District, Section 182. Conditional uses.:

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

a. *Development standards.*

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

viii. Maximum lot coverage: Eighty (80) percent

b. *Infrastructure requirements.*

i. Water: Public water

ii. Wastewater: Sewer

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

may be constructed of vinyl-coated chain-link and may include anti-climb features.

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.
 - 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. If it is found that the noise regulations 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 e

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

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

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

- j. *Parking.* The applicant shall set aside land area to accommodate 1 space per 2,000 square feet of gross floor area (GFA). However, the actual number of parking spaces constructed shall be determined based on the submittal of a parking analysis by the applicant to be reviewed and approved by the Public Works Administrator.
- k. *Construction traffic.* Prior to the issuance of a land disturbance permit, the applicant shall provide a Construction Traffic Management Plan (CTMP) for review, comment and approval by the Community Development Director in coordination with the Public Works Administrator, Coweta County Fire Chief, and Coweta County Sheriff. At the discretion of the Public Works Administrator, a surety bond may be required to cover costs related to potential damage to public roads and right-of-way. Transportation improvements that are determined to be necessary to serve the development must be designed in conjunction with the site development plans and must be under construction prior to the issuance of any building permits for permanent structures on the property.
- l. *Waste management plan.* The applicant shall publish an annual report detailing waste management activities and make it publicly available.
- m. *Equipment, generator, and substation enclosures and screening.* All mechanical equipment, emergency generators, substations, and appurtenances shall be screened from view from any public right-of-way or adjoining property zoned or used for residential purposes. The screening shall be a minimum of 8-feet-high consisting of fence, wall, and/or a vegetative berm providing a minimum opacity of 95%.
- n. *Cooling and ventilation.* The Applicant shall specify the proposed cooling and ventilation equipment as part of the zoning petition. Open-loop systems are prohibited for all liquid cooling and ventilation equipment.
- o. *Utilities.* As part of the rezoning petition or at the time of the land disturbance permit (if already zoned), the Applicant shall provide a letter of intent to serve the proposed project from the applicable utility provider(s), confirming that preliminary coordination has occurred and that service to the proposed project is feasible subject to final engineering.

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

- 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 costs to perform specialized training and necessary equipment related to the data center facility.

ADD the following to Article 19. M Industrial District, Section 191. Permitted uses.:

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

- a. *Development standards.*
 - i. Minimum lot area: Twenty-five (25) acres
 - ii. Maximum height: Sixty (60) feet building height with up to an additional ten (10) feet for parapet and rooftop equipment, not to exceed seventy (70) feet total, subject to applicable Federal, State, and Local regulations
 - iii. Minimum lot width: Two hundred fifty (250) feet of frontage
 - iv. Minimum front yard setback: Seventy-five (75) feet
 - v. Minimum side yard setback: One hundred (100) feet
 - vi. Minimum rear yard setback: One hundred (100) feet
 - vii. Minimum distance between buildings: One hundred (100) feet
 - viii. Maximum lot coverage: Eighty (80) percent
- b. *Infrastructure requirements.*
 - i. Water: Public water
 - ii. Wastewater: Sewer

- c. *Community meetings.* For properties requiring rezoning, the Applicant must schedule one (1) community meeting to describe the project, including site plans, building elevations, and a viewshed analysis from public rights-of-way. The meeting must:
- i. Occur after the rezoning petition has been filed and not less than thirty (30) days prior to the public hearing associated with the rezoning petition.
 - ii. Must be conducted within the geographic boundary of Coweta County, Georgia between the hours of 5 p.m. and 8 p.m. EST.
 - iii. Notice of the community meetings must comply with the following:
 - i. The content of the notice and signage defined in this paragraph shall include the applicant's name and contact information, a brief description of the project including the parcel number and road frontage, date, time, and location of the community meeting, and must be approved by the Community Development Director or their designee.
 - ii. Mail letters to owners of all real property within 1,000-feet of the property lines at least fourteen (14) days prior to the community meeting.
 - iii. Advertise in a newspaper of general circulation serving the residents of Coweta County. The advertisement shall appear at least one (1) week prior to the community meeting, be prominently displayed, be at least 30 square inches, and not placed in the legal section of the newspaper.
 - iv. Post signage on the subject property along road frontage, at least fourteen (14) days prior to the community meeting. The sign must be at least twenty (20) square feet in size and legible at least twenty-five (25) feet from the sign. Signage shall remain until the conclusion of the community meeting.
 - iv. An Applicant representative with decision-making authority on the design of the data center must attend the community meeting in-person.
- d. *Building design.* The proposed data center buildings must be designed to minimize adverse visual impacts on surrounding development as demonstrated by the submission of elevations, architectural sketches, or sight lines studies.

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

- Brick, stone, or architectural precast concrete panels
- Architectural metal panels with non-reflective finish

- High-quality fiber cement panels

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

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

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

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

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

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.

- 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.
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- 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 environmental impact assessment shall be based upon research, site visits, and accepted environmental sampling and investigative practices for water resources, air quality, ecology, archaeology, and cultural/historical resources.
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- n. *Cooling and ventilation.* The Applicant shall specify the proposed cooling and ventilation equipment as part of the zoning petition. Open-loop systems are prohibited for all liquid cooling and ventilation equipment.
- o. *Utilities.* As part of the rezoning petition or at the time of the land disturbance permit (if already zoned), the Applicant shall provide a letter of intent to serve the proposed project from the applicable utility provider(s), confirming that preliminary coordination has occurred and that service to the proposed project is feasible subject to final engineering.

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- 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 costs to perform specialized training and necessary equipment related to the data center facility.

SO ORDAINED IN LAWFULLY ASSEMBLED, OPEN SESSION AFTER PUBLIC NOTICE AND HEARING AS PROVIDED BY GEORGIA LAW, THIS 16th DAY OF DECEMBER 2025.

Chairman

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_____	_____

Attest: _____
County Clerk