STATE OF GEORGIA
COUNTY OF CHATHAM
CITY OF PORT WENTWORTH

ORDINANCE NO. 2025-12-01

AN ORDINANCE TO AMEND THE CITY OF PORT WENTWORTH ZONING ORDINANCE

WHEREAS, it is necessary from time to time to modify the City's ordinances; and

WHEREAS the Mayor and City Council is tasked with the authority to adopt and provide for such ordinances, resolutions, rules, and regulations which it deems necessary, expedient, or helpful for the peace, good order, protection of life and property, health, welfare, sanitation, comfort, convenience, prosperity, and well-being of the inhabitants of the City; and

WHEREAS, the City of Port Wentworth is granted the power to provide such comprehensive city planning for development by zoning, subdivision regulation and the like as the city council deems necessary and reasonable to ensure a safe, healthy, and aesthetically pleasing community; and

WHEREAS, the City of Port Wentworth desires to update its Zoning Ordinance; and

NOW, THEREFORE, that while in regular session THE MAYOR AND COUNCIL OF THE CITY OF PORT WENTWORTH HEREBY ORDAIN AS FOLLOWS:

The Code of Ordinance, Zoning Ordinance, is amended as follows:

I. Amend Table 4.30 Commercial and Industrial Districts – Land Use Regulation of the City's Zoning Ordinance to add "Data Centers" under "Industrial, Infrastructure, and Transportation" with the following uses, as follows:

Use	C-1	C-2	C-3	I-1	Other
Data Center	- -	- -	- -	P	7.270

II. Amend Sec. 25.60 of the City's Zoning Ordinance to add the definition of "Data Center", and to renumber the remaining definitions accordingly, as follows:

"*Data Center*. An establishment or collection of buildings and structures part of a single development which primarily engages in digital data operations, including but not limited to the storage, management, processing, and/or transportation of digital data, and housing computer equipment, network equipment, systems, servers, appliances and other associated components related to such digital data operations."

III. Amend Article 7 of the City's Zoning Ordinance to add Sec. 7.270 – Data Center, as follows:

Section 7.270 – Data Center.
The following Requirements shall apply to a Data Center:

A. *Site Plan Requirements*. In addition to the requirements of Table 13.50, the Site Plan requirements for a Data Center shall include:
   (i) Height and materials of walls and fences is required at the Concept plan level.
   (ii) Size and location of proposed utilities, including connections to public sewer, water, and electricity supply systems is required at the Concept plan level.
   (iii) Engineering or design plans specifically to address cooling of the Data Center is required at the Concept plan level.
   (iv) Developments of Regional Impact (DRI) review, if required by the State, shall be submitted to the appropriate reviewing agency prior to submittal of the Concept plan, and a copy of the DRI application review packet shall be included with the Concept plan submission. If a DRI review is not required by the State, then a DRI application review shall be completed and submitted to the City prior to submittal of the Concept Plan.
   (v) Confirmation, in the form of official notice or approved agreement, of ability to obtain necessary amounts of utilities, including electric and water supply, to meet or exceed the expected uses of the Data Center and any accessory use building is required at the Concept plan level.
   (vi) A noise study to show expected noise levels of the Data Center to any residential properties 500 feet from the Primary Data Center building or buildings housing computer equipment, network equipment, systems, servers, appliances, and other associated components related to such digital operations ("Data Center Building(s)"), is required at the Concept plan level.
   (vii) An engineering study to show the feasibility of utilizing the City's reuse water from the Wastewater Treatment Plant, either in lieu of or in addition to other water sources, is required prior to or at the Final plan level. If the expected water usage of the Data Center is less than 250,000 gallons per day, or if the cooling system utilized by the Data Cetner is a waterless or closed loop system, then the provisions of this subsection (vii) do not apply.

B. *Setbacks*.
   (i) There shall be a setback of at least five hundred (500) feet from residentially-zoned property to the Primary Data Center building or buildings housing computer equipment, network equipment, systems, servers, appliances, and other associated components related to such digital operations ("Data Center Building(s)") if no arterial or major collector road is between the Data Center building and the residentially-zoned property.
   (ii) There shall be a setback of at least three hundred (300) feet from residentially-zoned property to the Data Center Building(s) if an arterial or major collector road is between the Data Center building and the residentially-zoned property.

C. *Accessory Use*. A detached building for office use in connection with the Data Center is allowed, and such accessory use building(s) may collectively have up to ten percent (10%) of the overall square footage of the other non-accessory use buildings. For the purposes of these calculations, buildings or structures primarily used for utilities shall not be included.

D. *Parking*.
   (i) Parking at or near a Data Center building or structure shall comply with the Warehouses and storage buildings requirements of Table 8.40. The Zoning Administrator may administratively approve a variance of +/- fifty percent (50%) of this required parking, consistent with Sec. 12.80(A)-(D) and (G) of the Zoning Ordinance.
   (ii) Parking at or near an Accessory Use or other building or structure shall comply with the General office and services, business, professional and general offices requirements of Table 8.40. The Zoning Administrator may administratively approve a variance of +/- fifty percent (50%) of this required parking, consistent with Sec. 12.80(A)-(D) and (G) of the Zoning Ordinance.

E. *Façade*. The following types of materials are prohibited on the exterior walls of Data Center, Accessory Use, or any other building or structure as part of the Data Center, buildings:
   (i) Aluminum siding.
   (ii) Corrugated metal (exposed).
   (iii) Vinyl siding.
   (iv) Plywood or pressed wood sheets.
   (v) Synthetic stucco (EIFS) on ground floor.
   (vi) Unfinished concrete masonry units (CMU), a.k.a. cinder blocks, visible from any wall facing any public or private road.

F. *External Generators or Power Supply.*
   (i) Except for emergency situations, testing, or compliance purposes, external generators or power supply shall not be used for primary power. For the purposes of this section, "emergency situations" shall include, but not be limited to, a power outage.
   (ii) Testing of external generators or power supply may not occur between the hours of 9:00 PM and 7:00 AM on Monday through Thursday nights, or between the hours of 9:00 PM on Friday through 7:00 AM on Monday.

G. *Maximum Number of Data Centers Permitted*
   (i) Data Centers utilize large amounts of public utilities. In order to manage the City infrastructure, the City sets a maximum number of Data Centers that may be permitted.
   (ii) One (1) Data Center may be permitted for every twenty thousand (27,500) population of the City. For example: one (1) Data Cetner may be permitted with a population between 1-27,500 people, a second Data Center may be permitted with a population between 27,501-55,000 people, etc. For the purposes of this

section, "population" shall mean either (a) the decennial census produced by the federal government, or (b) the yearly population estimate produced by the federal government, whichever is more recent.

H. *Noise*

(i) See above for Noise Study requirement.

(ii) The noise generated by the Data Center, to include Data Center Buildings and any Accessory use buildings, may not exceed 55 dB (decibels) as measured from any point along the property line of any residentially-zoned property.

IV. All laws and parts of laws in conflict with this Act are hereby repealed.

V. This Ordinance shall become effective upon its passage and adoption.

SO ORDAINED this the 18th day of December, 2025

Approved:

Gary Norton, Mayor

Attest:

Zahnay Smiley, City Clerk

First reading: November 20, 2025 (date)

Second reading: December 18, 2025 (date)