No. 26 – 007

AN ORDINANCE

AN ORDINANCE, AMENDING THE TEXT OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF GRIFFIN, GEORGIA BY AMENDING ARTICLE 2, SECTION 202, DEFINITIONS; ADDING ARTICLE 5, SECTION 503A, DATA CENTERS, TO PROVIDE ADDITIONAL REGULATIONS BY SPECIAL USE IN THE PLANNED INDUSTRIAL DISTRICT; ARTICLE 7, SECTION 704, TABLE 7.3, PERMITTED USE TABLE; TO PROVIDE AN EFFECTIVE DATE; TO PROVIDE FOR SEVERABILITY; TO RESTATE AND REAFFIRM THE UNIFIED DEVELOPMENT CODE OF GRIFFIN, GEORGIA, AS MODIFIED HEREBY; TO REPEAL ALL CODE PROVISIONS, ORDINANCES, OR PARTS THEREOF, IN CONFLICT HEREWITH; AND FOR OTHER PURPOSES.

BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF GRIFFIN, GEORGIA, AND IT IS ESTABLISHED AS FOLLOWS:

Section 1. The Unified Development Code of the City of Griffin, Georgia, is hereby amended at Article 2, INTERPRETATIONS AND DEFINITIONS, Section 202, DEFINITIONS, with all other definitions and portions of Section 202 not mentioned herein remaining unchanged except as follows:

a. The definition for *special use* shall be amended to provide as follows:

" *Special use:* A use which within certain zoning districts specified by this ordinance is not permitted as a matter of right but may be permitted within a district by approval of the board of commissioners, following a public hearing at which the commission reviews the proposed plans for the use, its location, design, relationship to adjacent properties, and other conditions peculiar to the proposal which may adversely affect adjoining property, under objective criteria; has found the proposal not to be in conflict with the intent of this ordinance; and has approved the use as specified. A special use permit shall be voided if the use is not in operation within one (1) year from the date of approval or if the use ceases for a period of one (1) year, provided that the special use permit shall remain valid if there are active building or land disturbance permits related to the property for which the special use permit was granted."

b. The following terms and definition shall be added as follows:

" *Closed Loop System:* A system that constantly reuses and recycles an initial load of water within its operation, significantly reducing the draw on external water sources and minimizing wastewater discharge. A closed loop system shall not use evaporative cooling, and may consist of methods including, but not limited to, air-cooled (dry) cooling, rear-door heat exchanger cooling, hybrid dry economizer cooling, direct-to-chip cooling, or immersion cooling.

Data center: A data center is an industrial use involving a building, facility, campus of facilities, or array of interconnected buildings or facilities which exists for the principal purpose of housing, cooling, and securing working data servers and is developed for the

storage, management, processing, and transmission of digital data associated with technological equipment, applications, systems, and services. This definition shall not apply to institutional use facilities for which the storage, management, processing, and transmission of digital data occurring on the premises is incidental to the principal business purpose, provided that the room housing the data servers is less than 2,000 square feet and does not have a substation.

Data center, Major: A data center comprised of a single principal building with an area greater than 10,000 square feet and not more than 275,000 square feet that may have a substation. Major data centers are permitted on parcels zoned Planned Industrial Development (PID) by Special Use Permit, subject to requirements of Section 503A.

Data center, Minor: A data center comprised of a single principal building with an area up to 10,000 square feet that does not have a substation. Minor data centers are permitted on parcels zoned Planned Industrial Development (PID) by Special Use Permit, subject to requirements of Section 503A.

Section 2. The Unified Development Code of the City of Griffin, Georgia, is hereby amended at Article 5, USE PROVISIONS; PERMITTED, SPECIAL, ACCESSORY AND NONCONFORMING, by adding Section 503A, DATA CENTERS, to provide as follows:

"**503 A. – Data centers.**

A data center is an industrial use involving a building, facility, campus of facilities, or array of interconnected buildings or facilities which exists for the principal purpose of housing, cooling, and securing working data servers and is developed for the storage, management, processing, and transmission of digital data associated with technological equipment, applications, systems, and services. This section shall not apply to institutional use facilities for which the storage, management, processing, and transmission of digital data occurring on the premises is incidental to the principal business purpose, provided that the room or building housing the data servers is less than 2,000 square feet and does not have a substation.

While data centers provide necessary infrastructure for the modern world, this land use generally requires significant land, energy, and water consumption that can have a detrimental impact on the community. Further, the uses can generate higher levels of truck traffic, noise, vibration, and other conditions that may not be compatible with nearby uses. These requirements are intended to ensure the promotion and protection of the community's health, safety, and welfare through supplemental regulation of data centers as an industrial use while balancing economic development and the modern need for data infrastructure.

Only data centers meeting the definition of either a Minor Data Center or Major Data Center are permitted within the jurisdictional limits of the City of Griffin. All Data Centers shall require issuance of a special use permit and must conform to the following requirements:

(1) *Types of Data Centers permitted by Special Use.*

(a) *Minor Data Center*. A data center comprised of a single principal building with an area up to 10,000 square feet that does not have a substation. Minor data centers are permitted on parcels zoned Planned Industrial Development (PID) by Special Use Permit, subject to requirements of Section 503A.

(b) *Major Data Center*. A data center comprised of a single principal building with an area greater than 10,000 square feet and not more than 275,000 square feet that may have a substation. Major data centers are permitted on parcels zoned Planned Industrial Development (PID) by Special Use Permit, subject to requirements of Section 503A.

(2) *Site Planning & Building Design.*

(a) Minimum acreage.

(i) Minor Data Center: Minimum 5 acres

(ii) Major Data Center: Minimum 10 acres

(b) Lot Dimensions.

(i) Lot Coverage (Impervious Surface): Maximum 70%

(c) Setbacks.

Primary operational facilities and infrastructure, including the principal data center building housing active servers, electrical substations, emergency generators, and mechanical systems must be located in a manner that complies with the following:

(i) Minor Data Center.

(A) 200 feet from any public right-of-way;

(B) 200 feet from any nonresidential use or zoning district; and

(C) 1,000 feet from any residential dwelling.

(ii) Major Data Center.

(A) 200 feet from any public right-of-way;

(B) 500 feet from any nonresidential use or district; and

(C) 1,500 feet from any residential dwelling.

(iii) Accessory structures that do not generate noise or emission may be allowed in a setback subject to development review approval. No such structure may be located within a required buffer.

(d) Buffers.

Final buffer design must be provided to the City at the time of the application for special use. All data centers must preserve at least thirty (30) percent of the gross lot area as natural, undisturbed open space. Buffers, stormwater features,

and passive recreation areas may be utilized to satisfy the requirement, subject to development review approval. Established undisturbed natural buffers shall be retained. Planted buffer must consist of fifty (50) percent evergreen and trees must be at least 6 feet within two years of planting. An undisturbed or enhanced landscape buffer complying with the following requirements must be required along all property lines, except when adjacent to an industrial use or zoning district:

(i) Minor Data Center: 100 feet in width

(ii) Major Data Center: 200 feet in width

(e) Building Configuration.

(i) If adjoining a non-residential use or zoning district, maximum building height: 50 feet

(ii) If adjoining a residential use or zoning district, maximum building height: 40 feet

(iii) If above 35 feet, a fire control plan must be approved by the Fire Chief or designee during development review.

(f) Architectural Controls.

(i) Prohibited Exterior Materials:

(A) Gray concrete block

(ii) Exterior Materials (Visible from public right-of-way)

(A) Solid wood

(B) Decorative concrete block

(C) Stucco

(D) Corrugated metal

(E) Hardy plank

(F) Brick

(G) Glass

(iii) Air conditioning, HVAC systems, and generators must be thoroughly screened from view from the public right-of-way and adjacent properties by using walls, fencing, roof elements, or landscaping, and shall be located not less than 100 feet from adjacent property lines.

(g) Accessory Structures.

Accessory structures are prohibited in front of the principal structure or in the front yard. The structure must be no larger than twenty-five (25) percent of the

principal structure's floor area and must be finished using approved exterior materials listed above in subsection (2)(f)(ii).

(h) Parking.

No parking within the front, side, or rear yard setbacks.

(i) Storage.

Outside storage is not permitted unless it is screened from view from adjoining streets and lots by wall or fence at least eight feet in height.

(j) Other physical requirements.

The layout and orientation of buildings and associated equipment must minimize the visual impact on surrounding properties. Other more specific physical requirements related to architectural standards, buffers, accessory structures, parking, storage, screening, perimeter fencing, landscaping, security, or other similar regulations may be imposed as a condition of special use approval or may be imposed as part of the required development agreement between the City and the developer based on environmental impact, including noise and lighting, utility infrastructure requirements, and similar site-specific and use-specific needs assessments as necessary to prevent nuisance conditions and promote health, safety, and welfare.

(3) *Development Agreement*

(a) Prior to issuance of a land disturbance permit, a Development Agreement must be executed between the developer and the City. The Development Agreement may provide vested rights to the property owner during the term of the agreement to ensure that the development proceeds in compliance with land use regulations in effect on the date of the Agreement. Development Agreements must contain the following information:

(i) The time period and specific expiration date of the agreement and a time period and specific expiration date for development phases (if applicable);

(ii) Specifications of land uses, including population, density of development, and dimensions of buildings, lots, and site features, as applicable;

(iii) Description of public facilities and infrastructure to serve the development, including identification of all service providers and the time of service availability;

(iv) Description of easements that are necessary for public facilities and infrastructure;

(v) Identification of land to be reserved or dedicated for public purposes (if any);

(vi) Identification of land that is required to be protected;

(vii) Identification of development and building periods that are required, including a statement that failure to list a required permit would not relieve the property owner from compliance with all permitting requirements;

(viii) Identification of any conditions, terms, restrictions, or other requirements that may be necessary to protect the public health, safety, or welfare; and

(ix) Identification of all parties to the agreement.

(b) In addition to the required information set forth in subsection (a) above, the following areas of inquiry, at a minimum, must be considered in the Development Agreement; provided, however, that in the context of Minor Data Centers, this requirement may be satisfied if both parties affirm and agree, as part of the Agreement, that a particular subject was considered and based on evidence of minimal impact posed by the project:

(i) Compliance with the maximum noise limits set forth in this Section and the most current City of Griffin Noise Control Ordinance, including during construction, normal operations, and testing activities. The City may require that on-site noise monitoring equipment be installed and maintained as part of the Agreement;

(ii) Power and energy efficiency reporting;

(iii) The establishment of performance metrics to limit potable water consumption through the use of a closed loop or similar system designed to minimize consumption and eliminate continuous discharge or evaporative loss;

(iv) Ongoing metering of energy and water usage and transparency of grid impact during operations;

(v) Decommissioning, change of use, and site restoration;

(vi) Financial assurances such as performance bonds, security bonds, decommissioning bonds, or escrow accounts sufficient to ensure site restoration, infrastructure removal, environmental remediation, and long-term compliance with approved operational standards;

(vii) Ongoing assessment of facility impac on surrounding air and water quality during operations, including transparency of results and effective remediation of negative impacts if identified;

(viii) Emergency coordination with fire, police, and utility providers;

(ix) Environmental Impact Summary and Operations Management Plan, including potential third-party environmental impact study evaluating air, water, noise, and operational impacts;

(x) Documentation of coordination with electric and water utility providers, including evaluation of infrastructure capacity, required upgrades (if any), and cost allocation measures, demonstrating that project-related system improvements and service demands are borne by the applicant and not shifted to existing customers, with mitigation strategies incorporated into the Development Agreement;

(xi) Emergency generator testing and operational protocols consistent with the special use regulations, including testing schedules, duration, and noise mitigation measures, to ensure minimal impact on surrounding properties;

(xii) Impact on traffic during the construction phase and solutions to mitigate the impact;

(xiii) Requirements for parking during construction and after construction above what is required in the underlying zoning district;

(xiv) How the project may contribute development of inclusive, accessible, and mixed-use community surrounding the project via community benefits packaging, infrastructure upgrades, and reinvestment strategies; and

(xv) The use, storage, and management of batteries, fuels, backup power systems, or any hazardous materials associated with facility operations, including compliance with all Fire Marshal, EMA, and applicable life safety requirements.

(c) The following plans and studies shall be requested and reviewed when drafting and negotiating Development Agreements for Data Centers, provided that the City may request and consider any other plans or studies that it deems necessary in order to ensure protection of public health safety and welfare:

(i) Minor Data Center

(A) Noise Impact Assessment

(B) Water Consumption & Sustainability Plan

(C) Energy Consumption & Sustainability Plan

(D) Lighting Plan

(E) Stormwater Management Plan

(F) Sewer Plan

(ii) Major Data Center

(A) Noise Impact Assessment

(B) Water Consumption & Sustainability Plan

(C) Energy Consumption & Sustainability Plan

(D) Lighting Plan

(E) Transmission Line Impact Assessment

(F) Tree Preservation & Reforestation Plan

(G) Stormwater Management Plan

(H) Sewer Plan

(d) All development agreements must be recorded with the Clerk of Superior Court, Spalding County, Georgia.

(4) *Lighting.*

(a) Exterior illumination shall be designed to maintain the existing night sky darkness and to prevent light trespass onto adjacent properties. Illumination levels shall be measured from any height and orientation of the measuring device at any location along the property line, except the lighting of parking lots must be measured at grade with the meter sensor held horizontally at the surface. In order to obtain that objective, the following criteria (at a minimum) shall be met:

(i) All outdoor lighting fixtures shall be full cut-off type fixtures.

(ii) Outdoor lighting fixtures must be located, aimed or shielded to minimize glare and stray light trespassing across lot lines and into the public right-of-way;

(iii) Flood or spot lamps must be positioned no higher than forty-five degrees above straight down (half-way between the vertical and the horizontal) when the source is visible from any off-site residential property or public roadway.

(iv) Light poles shall be no taller than 25 feet in height.

(v) All light poles must be setback a minimum of ten feet from any exterior property line.

(vi) Color temperature of outdoor lighting fixtures must not exceed 3000K at the light source.

(vii) Maximum foot-candles at property lines, including rights-of-way:

(A) At property line abutting a residential use: 0.5

(B) At property line abutting an office or institutional use: 1.0

(C) At property line abutting a commercial or industrial use: 1.5

(viii) Foot-candles on off-street parking lots:

(A) Minimum Footcandles: 1.0

(B) Average Footcandles: 5.0

(C) Maximum Footcandles: 8.0

(ix) Security lighting must be directed towards the targeted area. Sensor activated lighting must be located in such a manner as to prevent direct glare and lighting into properties of others or into a public right-of-way, and the system must be designed and maintained so that lights are not activated by activity off of the subject property.

(x) All lighting fixtures servicing parking lots must be directed downward and not towards buildings or other areas. Parking must must be illuminated to a minimum illumination level of 0.4 footcandles at grade level, and the ratio of the average illumination to the minimum illumination may not exceed 4:1. Light poles used in parking lots with 100 parking spaces or less may not exceed twenty (20) feet in height. Light poles in parking lots with more than 100 parking spaces may not exceed 35 feet in height.

(b) A conceptual lighting plan must be submitted with the initial application sufficient to demonstrate conformity with these requirements. A complete lighting plan shall be submitted as part of the Development Review Process showing conformity with these requirements, and any additional requirements imposed as a condition of the special use or as part of the development agreement between the applicant and the City. The required plans, descriptions, data, and supporting evidence of the same must be complete and accurate so that the planning and development department is able to readily determine whether the proposal will comply with the requirements of this Section. The City requires the following information within the plan:

(i) The location on the premises of each outdoor illuminating device, both proposed and any already existing on the site;

(ii) A description of all proposed illumination devices, fixtures, lamps, supports, and reflectors. The description may include, but is not limited to, catalog cuts and illustrations by manufacturers.

(iii) Photometric data, such as that furnished by manufacturers or similar, showing the angle of cut-off of light emissions and the color temperature of all proposed illuminating devices, fixtures, lamps, supports, and reflectors.

(iv) Photometric plans must include the maximum and average light layout.

(c) Additional dark sky requirements or similar lighting regulations, including but not limited to security lighting, building mounted lighting, and perimeter illumination, may be imposed as a condition of special use approval or may be imposed as part of the required development agreement between the City and the applicant based on the specific use and site plan, environmental impact, utility infrastructure requirements, and similar site-specific and use-specific needs assessments as necessary to prevent nuisance conditions and promote health, safety, and welfare.

(5) *Noise.*

(a) Once the data center is operational, the maximum noise output at any property line adjacent to a residential district or use is 55 dBA between the hours of 7:00 a.m. to 8:00 p.m. At all other times, the maximum noise output is 45 dBA.

(b) Testing of generators or other equipment is only allowed during the hours of 10:00 a.m. to 5:00 p.m., Monday through Friday. On-site generator testing shall not take place for more than two hours per day. Testing is not allowed on any holiday recognized by the City of Griffin Board of Commissioners.

(c) With the exception of testing activities, generator use is limited to temporary or emergency backup use only. Use as prime power, rate curtailment, and storm avoidance shall not constitute a valid temporary or emergency backup use.

(d) An acoustic barrier (e.g. an exterior solid or louvered wall containing soundproofing materials) shall surround all exterior mechanical equipment, whether located on a roof top, on ground level, or elsewhere on the exterior of the property where necessary to achieve the sound level requirements above. The design, materials, height, and effectiveness of acoustical barriers are subject to development review and approval by the City. Such acoustic barrier must be shown on the approved site plan and shall be maintained on the premises of the Data Center for the operational life of the facility.

(e) Noise generated on the site during construction and/or development, prior to issuance of the Certificate of Occupancy or Certificate of Completion, as applicable, shall be governed by Chapter 42 (Environment), Article V (Noise Control), Code of Griffin.

(f) Additional regulations intended to mitigate the noise caused by data center operations may be imposed as a condition of special use approval or may be imposed as part of the required development agreement between the City and the applicant based on the specific use and site plan, adjacent property uses, noise impact assessments, and similar site-specific and use-specific needs assessments as necessary to prevent nuisance conditions and promote health, safety, and welfare.

(6) *Water & Sewer*

(a) Data centers shall be served by the public water and sewer system. The development shall not utilize wells to provide water for any purpose.

(b) Open evaporative cooling systems are prohibited.

(c) Prior to the issuance of a land disturbance permit for a Data Center, the applicant shall submit to the City an analysis of raw water needs, including, at a minimum, the quantity of water required. The applicant must request and receive a letter indicating sufficient water and sewer capacity to serve the proposed Data Center.

(d) The City may require the developer to fund and implement all necessary water and/or sewer improvements necessitated by its use, as well as provide for monitoring, reporting, and enforcement to ensure long-term sustainability of water and infrastructure resources.

(e) Applicants shall provide, at a minimum, the following plans and studies related to water and sewer, provided that the City may request other plans or studies as necessary to evaluate the impact on public health, safety, and welfare:

(i) Water Consumption & Sustainability Plan

(ii) Sewer Plan

(f) Additional water and sewer regulations may be imposed as a condition of special use approval or as part of the required development agreement between the City and the applicant based on the specific use and site plan, environmental impact, utility infrastructure requirements, and similar site-specific and use-specific needs assessments as necessary to prevent nuisance conditions and promote health, safety, and welfare.

(7) *Electric Supply.*

(a) Prior to the City's approval of a land disturbance permit for a Data Center, the applicant shall submit to the City a letter from the electric power provider confirming capacity and willingness to serve the Project, including any restrictions or limitations imposed by the power provider (e.g. mandatory load shed schedule, substation, etc.).

(b) The City may require a power impact study, phasing plans, and provision of a binding agreement between the data center's power provider and developer in order to ensure long-term service reliability.

(c) No primary onsite power generation shall be permitted.

(d) Substations are considered accessory uses to data centers.

(e) If the developer desires to utilize City of Griffin as the electrical provider, the developer will be required to enter an agreement whereby City of Griffin

would provide power to the project. Any power agreement shall be separate and distinct from the Development Agreement contemplated by this Section.

(f) With the exception of testing activities, generator use is limited to temporary or emergency backup use only. Use as prime power, rate curtailment, and storm avoidance shall not constitute a valid temporary or emergency backup use.

(g) The applicant must provide a utility inventory showing the power lines and infrastructure easements as part of the concept plan.

(h) Applicants shall provide, at a minimum, require the following plans and studies related to electrical supply, provided that the City may request other plans or studies as necessary to evaluate the impact on public health, safety, and welfare:

(i) Energy Consumption & Sustainability Plan

(iii) Lighting Plan

(iv) Transmission Line Impact Assessment (Required for Major Data Center Only)

(i) Additional electric supply regulations such as limitations on location of substations, setbacks, and burial of electric infrastructure, may be imposed as a condition of special use approval or as part of the required development agreement between the City and the applicant based on the specific use and site plan, environmental impact, utility infrastructure requirements, and similar site-specific and use-specific needs assessments as necessary to prevent nuisance conditions and promote health, safety, and welfare.

(8) *Stormwater.*

(a) A stormwater management plan shall be required, incorporating best management practices and designed to address runoff from large impervious surfaces associated with data center development.

(b) Stormwater management shall comply with all applicable City of Griffin standards, both during the land disturbance and construction phase and when operating as a data center, and incorporate best available and feasible practices, including green infrastructure and low impact development techniques, where practicable, to ensure post-development runoff meets or exceeds predevelopment conditions and minimizes downstream impacts.

(c) The stormwater management plan must provide for implementation of Green Infrastructure (GI) measures.

(d) Additional stormwater regulations may be imposed as a condition of special use approval or as part of the required development agreement between the City and the applicant based on the specific use and site plan, environmental impact, utility infrastructure requirements, proximity to environmentally sensitive areas, and similar site-specific and use-specific needs assessments as necessary to prevent nuisance conditions and promote health, safety, and welfare.

(9) *Other Environmental Regulations*

(a) Data Centers should be classified as stationary sources and shall meet Tier 4 Final standards.

(b) Additional environmental regulations may be imposed as a condition of special use approval or as part of the required development agreement between the City and the applicant based on the specific use and site plan, unique environmental conditions, topography of the site, utility infrastructure requirements, proximity to environmentally sensitive areas, and similar site-specific and use-specific needs assessments as necessary to prevent nuisance conditions and promote health, safety, and welfare.

(10) *Decommissioning Requirements for Data Centers*

(a) Decommissioning Plan Required. The owner or developer of a Major Data Center must submit a decommissioning plan to the City of Griffin prior to issuance of a land disturbance permit. Said plan should be attached and/or incorporated into the Development Agreement.

(b) Plan Contents. The following subjects, at a minimum, shall be considered in decommissioning plans for Major Data Centers and shall, in the discretion of the City, be as detailed as necessary to ensure proper closure and post-closure impacts on the community and the environment are mitigated:

(i) Timeline: A detailed timeline for the decommissioning process, including key milestones and estimated completion dates for each phase of the decommissioning activities.

(ii) Equipment and Material Removal Procedures: Specific procedures for the safe dismantling and removal of all equipment, materials, and structures from the data warehouse site. This should include methods for handling and transporting equipment to prevent damage and ensure safety.

(iii) Hazardous Materials Management: Detailed methods for identifying, handling, and disposing of hazardous materials in compliance with federal, state, and local regulations. This should include a list of all hazardous materials present on-site and the procedures for their safe removal and disposal.

(iv) Site Remediation Plan: A comprehensive plan for site remediation, including soil and groundwater testing, identification of any contamination, and proposed cleanup measures. This should also

include a timeline for remediation activities and methods for monitoring and verifying the effectiveness of the remediation efforts.

(v) Site Restoration Plan: A detailed plan for restoring the site to a condition suitable for future use. This should include the removal of any remaining structures, re-vegetation, landscaping, and any other necessary measures to ensure the site is safe and aesthetically pleasing.

(vi) Health and Safety Measures: Procedures to ensure the health and safety of works and the surrounding community during the decommissioning process. This should include measures for dust control, noise reduction, and protection from hazardous materials.

(vii) Compliance and Reporting: A plan for ensuring compliance with all applicable regulations and the approved decommissioning plan. This should include procedures for regular reporting to the City of Griffin, including progress reports and a final decommissioning report.

(c) Decommissioning Compliance. Compliance during the decommissioning process will be monitored through the following methods to ensure that all activities adhere to the approved decommissioning plan and applicable regulations:

(i) Regular Inspections: The City of Griffin will conduct regular inspections of the data center site. These inspections will verify that decommissioning activities are being carried out according to the approved plan and identify any deviations or non-compliance issues early on.

(ii) Progress Reports: Developers or owners, as applicable, are required to submit quarterly progress reports detailing the decommissioning activities completed during the reporting period. These reports will include summaries of work done, any deviations from the plan, reasons for deviations, and updated timelines for remaining activities. This ensures continuous oversight and accountability.

(iii) Final Report: Upon completion of the decommissioning process, Developers must submit a comprehensive final report. This report will include a detailed account of all decommissioning activities, documentation of equipment and hazardous materials removal, evidence of the site remediation and restoration, compliance certification, financial summary, and a community impact assessment.

(iv) Documentation and Record-Keeping: Records of all decommissioning activities, including records of equipment

removal, hazardous materials disposal, site remediation efforts, and compliance with data protection regulations, must be maintained.

(v) Third-Party Audits: In some cases, third-party audits may be conducted to provide an independent assessment of the decommissioning process.

(d) Financial Assurance.

(i) Decommissioning Bond Requirement: Developers must provide a decommissioning bond to cover the cost of decommission, removal, remediation, and mitigation of impacts remaining on the site. The bond amount shall be adequate to ensure the complete decommissioning of the data center and restoration of the site.

(ii) Bond Amount Determination: The amount of the decommissioning bond may be determined by the City of Griffin based on an estimate provided by a qualified independent engineer, and shall include:

(A) Costs for the removal of all equipment and materials

(B) Costs for the disposal of hazardous materials

(C) Costs for site remediation and mitigation, including soil and groundwater testing and cleanup, if necessary

(D) Costs for site restoration, including re-vegetation and any necessary landscaping

(iii) Bond Review & Adjustment: The bond amount shall be reviewed and may be adjusted periodically, as determined by the City of Griffin, to ensure it remains adequate to cover the decommissioning costs.

(iv) Form of Financial Assurance: The financial assurance may be provided in the form of a bond, escrow account, letter of credit, or other financial instrument deemed acceptable.

Section 3. The Unified Development Code of the City of Griffin, Georgia, is hereby amended at Article 7, Section 704, Table 7.3, PERMITTED USE TABLE, to reflect the addition of Major Data Center and Minor Data Center as an industrial use permitted in the Planned Industrial District (PID) by Special Use Permit, subject to the supplemental regulations set forth in Article 5, Section 503A, Data Centers. The Permitted Use Table shall take the form attached hereto as Exhibit "A."

Section 4. All Unified Development Code sections, any ordinances, or parts thereof, in conflict with the foregoing are expressly repealed.

Section 5. Should any provision of this ordinance be rendered invalid by any court of law, the remaining provisions shall continue in force and effect until amended or repealed by action of the municipal governing authority.

Section 5. Except as modified herein, The Unified Development Code of Griffin, Georgia, is hereby reaffirmed and restated. The codifier is hereby granted editorial license to include this amendment in future supplements of said Code by appropriate section, division, article or chapter.

Section 6. This ordinance shall become effective immediately upon adoption.

Planning & Zoning Public Hearing: May 18, 2026
BOC Public Hearing & Adoption: May 26, 2026

Use Category By Specific Type P = Permitted by Right C = Conditional SU = Special Use ✓ = Consult Supplemental Regulations	SUPPLEMENTAL REGULATIONS	LDR-A/R-A *6	LDR-B / R-2 *6	LDR-C / R-3 *6	MDR / R-4	HDR-A *7	HDR-B *7	NBD	CBD	PCD	PRD *8	MIXED USE OVERLAY NEIGHBORHOOD	MIXED USE OVERLAY CORRIDOR	MIXED USE OVERLAY VILLAGE	MIXED USE OVERLAY ENTERTAINMENT / ARTS	PID	INST	CONSERVATION SUBDIVISION	AG / R	SHROD UNDERLYING ZONING	AOD	SHROD	MOD
AGRICULTURAL																							
Accessory Structures, Agricultural - See Accessory Uses	✓	P	P	P	P													P	P				
Community Garden	✓	SU	SU										SU			P	SU	P	P				
Farm Operations	✓																		P				
Farmstand	✓																	P	P				
Feed, Seed and Fertilizer Sales										P						P			SU				
Greenhouse, Nursery	✓							P		P						P			SU				
Keeping of Chickens/Pigeons	✓																	P	P				
Keeping of Bees	✓																	P	P				
Livestock, see Farm Operations	✓																						
Riding Stables	✓																	P	P				
Sale of Farm Goods on the premises	✓																	P	P				
COMMERCIAL																							*5
Ambulance service or rescue squad	✓								P	P						P							
Amusement or Commercial recreation facility	✓									P						P							
Animal Hospital, see Veterinary Services																							
Art shows, carnival rides, festivals, parades and special events of community interest, see Section 721												SU	SU	SU									
Automotive Body, Paint and Interior Repair and Maintenance										P *13						P							
Automotive Engine Repair and Replacement Shops										P *13						P							
Automotive Tire Dealers										P *13						P							
Bakery								P	P	P					P							SU	
Bank								P	P	P	SU				P								
Barbershop, beauty parlor								P	P	P					P							SU	
Brewery and Distilleries									P														
Car wash	✓							P	P	P						P							
Carnivals, see Section 721	✓											SU	SU	SU									
Clinics, medical and dental	✓						SU	P	P	P	SU					P							P
Commercial Kennel	✓							P	P	P						P			SU				
Commercial recreation, Indoor										P	P	P *5	P *5	P *5	P	P							
Commercial recreation, Outdoor										P					P	P							
Consumer Fireworks Retail Sales Facility or Store										P *10													
Consumer Fireworks Retail Sales Stand										P *12													
Convenience Store with gasoline or diesel fuel	✓							P (<2,500 sf)	P	P	SU												
Convenience Store without gasoline or diesel fuel	✓							P (<2,500 sf)	P	P	SU									SU		SU	
Day care, Nursery	✓						SU		SU	P	SU					P	P						SU
Dog Grooming	✓							P	P	P						P							
Eating establishments	✓							P	P	P		P *4	P *4	P *4	P	SU							
Eating establishments, Fast Food	✓							SU	P	P					P	SU							
Emergency Services																	SU						P
Existing business and professional offices with no on-site storage of equipment and supplies																				P			
Extended Stay Hotel/Motel	✓									SU						SU							
Farmer's Market	✓							P	P	P						P		P	P				
Financial Institution								P	P	P	SU				P	P							SU
Florist, Flower Shop							SU	P	P						P							SU	

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Grocery shop (under 2,500 sf), convenience store								P	P						P								
Grocery stores or other retail establishments over 15,000 sf										P		SU	SU	SU									
Health Club, see Section 721												P	P	P	P								
Home Occupation as provided in Section 503	✓	P	P	P	P	P	P				P							P					
Home Stay Bed and Breakfast	✓	SU	SU	SU	SU			SU		SU	SU	P		P				P	SU				
Hospital or Clinic	✓											P				SU	SU						P
Hospital related out-patient services (Ambulatory and Diagnostic Clinics)																							P
Hotel							SU		P	P					P	P							SU
Kennel, Non-commercial (5 dogs max, must be at least 90 days old)		SU	SU	SU	SU																		
Laboratories, Medical and Dental																							P
Laundromat								P	P	P	SU											SU	
Licensed Day Care center							SU	P	SU		SU						P						SU
Locksmith shop								P	P	P													
Medical or dental services and clinics								P	P	P		P	P				P						
Motel									P	P						P							SU
Motor Vehicle Parts (Used) Merchant Wholesalers																P							
Motor Vehicle Towing																P							
Neighborhood retail, service or office uses	✓					SU	SU				SU												
Office space for governmental, business, professional: including but not limited to construction contractors, general contractors, heavy equipment contractors, special trade contractors, engineers, architects and land surveyors																P							
Office Uses									P	P			P	P	P								
Office, Medical or Clinic										P						P	P						P
Office, professional							SU		P	P	SU				P	P	P						SU
Office, temporary for on-site construction functions									P	P						P							
Outdoor recreation entertainment facilities												SU	SU	SU	P								
Personal Service business									P	P						P							
Personal Service establishment							SU	SU	P	P	SU				P	P				SU		SU	
Pharmacy															P							SU	P
Photographer's studio								P	P	P					P								
Recreational facility											P					P							
Research or experimental laboratory																P *2							
Restaurant, Café - see Eating Establishments								P	P	P					P	SU						SU	
Retail business							SU	P	P	P		P *3	P *3	P *3	P	SU				SU		SU	
Retail dry cleaner, see Laundromat																				SU			
Retail Uses													P	P									
Shoe Repair								P	P						P								
Sidewalk café, see Section 722												P	P	P	P								
Stadiums, see Section 721																							
Studio—Art, music, dance, or other								P	P	P					P	P							
Temporary Firework Stands										P *12													
Theatre, see also Section 721													P	P	P								
Veterinary Services, clinics or hospitals	✓						SU	P	P	P						P							
INDUSTRIAL																							
Building, facility, or land for the distribution of utility services																P	P						
Central Trash Collection Dumpsters																P *3							
Major Data Centers	✓															SU							

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Minor Data Centers	✓															SU							
Enclosed commercial storage									P														
Exterior display and sales facility																P							
Junkyard - see Open, outdoor storage																P *3							
Light Industrial Use																P							
Manufacturing																P *2							
Newspaper publishing facility									P	P		P *2	P *2	P *2		P							
Open, Outside Storage of Materials, Vehicles, and Other Goods										P *13						P							
Radio and/or television and/or transmission tower	✓															P	SU		SU				
Repair, accessory structure or service facility incidental to the primary use																P *4							
Retail Business, Heavy Equipment																P *3							
Self-Storage Facility	✓									P						P							
Warehouse																P							
Warehouse or other storage facility											P					P							
Wholesale Business									P							P							
INSTITUTIONAL																							
Cemetery, see Section 503	✓																P						
Churches, see Places of Worship																							
Commercial Trade or Vocational school																P							
Cultural facilities, see also Section 721									P								P						
Funeral Home	✓						SU	P		P						P							SU
Government office/facility									P	P	SU	P *2	P *2	P *2	P	P *3	P						
Government uses													P	P	P								
Institutional uses													P	P									
Neighborhood Clubhouse		SU	SU	SU	SU	SU	SU											P					
Places of Worship, see Section 721		SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU	SU
Private or Public Club, Lodge, Social Center or Meeting Room									P			P *5	P *5		P								
Publically owned building, facility, land									P	P						SU *3	P						
Schools: Colleges/Universities, elementary, middle, high, postgraduate, vocational/commercial																	P						
RESIDENTIAL																							
Accessory dwelling unit - See Accessory Uses	✓																						
Aeronautical related uses																				P			
Airport related accessory uses																				SU			
Assisted living, retirement center, and nursing home		SU	SU	SU	SU	SU	SU				SU							SU	SU				
Personal care home, group home for disabled persons, and boarding home		SU	SU	SU	SU	SU	SU	SU		SU	SU							SU					
Cluster Development	✓					P						P	P	P				P					
Dwelling, Single-Family Attached (including Townhouses)						P	P				P *1	P	P	P				P					
Dwelling, Multi-Family, Senior Housing						P	P		SU		P *1	P	P	P				P		P		P	
Dwelling, Single-Family Detached	✓ HDR-A	P	P	P	P	SU					P	P						P					
Dwelling, Two-family (duplex)						P					P							P					
Live/Work, Efficiency or Loft apartment over ground floor level	✓								P	P	P	P	P	P	P	P		P					
Manufactured Homes in accordance with Section 605A	✓				P													P					
Residential dwelling, provided the existing structure was originally constructed as a residential dwelling (single or multi-family) and is located on West Poplar Street or West Solomon Street									P	P						P							

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Vertical Mixed Use													P	P									
Watchman's or caretakers single family home	✓															SU		P					
OTHER																							
Accessory Uses and structures as provided in Section 504	✓	P	P	P	P	P	P				P							P					
All permitted uses in underlying zoning district																						P	
Any permitted use in PCD																P							
Building facility or land for non-commercial park or recreation; Thoroughfares; Open space, or Public body of water and similar purposes																	P						
Building, Facility, Land for Parking	✓								P							P							P
Building, Facility, Land for Parking	✓								SU	SU						P							
Mass Transit Station													P		SU								
Places of Assembly Overlay District (PAO) *9		SU	SU	SU							P				SU	P							
Places of Assembly in accordance with Section 721		SU	SU	SU	SU																		
Railroad or bus passenger station									P						SU								
Transit Station	✓								P				P		SU		P						
Transportation terminal															SU	P							
Transportation terminal in conjunction with a mass transit station													P		SU								

*1 Residential dwelling provided that the existing structure was originally constructed as a residential dwelling (single-or multi-family) and is located on West Poplar Street or West Solomon Street.

*2 All operations are conducted entirely within a building and no noise, vibration, smoke, gas, fume, odor, dust fire hazard, radiation, or other injurious or obnoxious condition related to the operation creating a nuisance beyond the premises.

*3 Such use shall be properly screened from view from adjoining streets and properties by a suitable fence or wall at least six feet in height above finished grade. The required fence or wall must provide for a reasonable visual separation between the use and adjoining properties.

*4 The operation of the repair or service facility does not constitute a nuisance to adjoining properties and the operation is not otherwise prohibited in the zoning district.

*5 Commercial uses are only allowed in multi-family developments, on the ground floor, not to exceed 20% of the floor area of the development exclusive of structured parking areas. In no case shall commercial uses exceed 20,000 square feet.

*6 In order to maintain the integrity of single-family neighborhoods in the LDR-A, B, C zoning districts prohibit all uses except agricultural as noted and uses permitted under the Places of Public Assembly as provided in Section 721 of this ordinance.

*7 Other neighborhood retail, personal service or office uses that are primarily for use of residents of the HDR-A, B zoning districts provided that they are conducted entirely in a permanently enclosed building and the buildings shall be an architectural design compatible with the dwelling within the HDR-A, B development.

*8 Single-family attached dwelling, provided that such dwellings shall not represent more than 25% of total dwelling units within the proposed development nor shall such dwellings be established on the perimeter of the PRD development that adjoins LDR-A, B, C zoning districts.

*9 A Special Use permit is required for all assembly uses over 3,000 square feet.

*10 Fireworks Retail Sales Facility or Store must meet the minimum standards of NFPA 1124 for new and existing buildings.

*11 Occupancy will be based on the requirements set forth in the International Residential Code (IRC)/International Building Code (IBC) and the National Fire Protection Association (NFPA) 101 Life Safety Codes (2012)/International Fire Code (IFC) 2012.

*12 Consumer Fireworks Retail Sales Stands are allowed along the following commercial corridors: North Expressway, US 19/41 and Taylor Street/US 16.

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*13 Outside storage is prohibited; however, uses categorized as Automotive Engine Repair and Replacement, Motor Vehicle Parts (Used) Merchant Wholesalers, Automotive Tire Dealers, Motor Vehicle Towing, and Automotive Body, Paint and Interior Repair and Maintenance shall have no more than four motor vehicles per exterior service bay, which is a bay/garage door located on the outside of the principal business structure or shall have no more than the number motor vehicles which can be legally parked in a paved, striped parking lot in conformance with the Unified Development Code, Articles 8 and 9, as required.