Agenda Item

File ID: 2025-0972 **Substitute 12/16/2025**

Public Hearing: YES ☐ NO ☒ **Department:** Planning and Sustainability

SUBJECT:

Commission District(s): All Districts

Application of the Director of Planning and Sustainability to amend Chapter 27 to Establish a Definition, Regulatory Guidelines, and Development Standards for Data Centers in M (Industrial), M-2 (Heavy Industrial), O-I (Office-Institutional), and O-D (Office-Distribution) zoning districts. This text amendment is County-wide.

Petition No.:	**2025-0972 TA-25-1247647**
Proposed Use:	**Data Centers in M, M-2 & O-I zoning districts.**
Location:	County-wide.
Parcel No.:	N/A
Information Contact:	Eva Chauveau, Long Range Planner
Phone Number:	404-371-2155

PURPOSE:

Application of the Director of Planning and Sustainability to amend Chapter 27 to Establish a Definition, Regulatory Guidelines, and Development Standards for Data Centers in M (Industrial), M-2 (Heavy Industrial), O-I (Office-Institutional), and O-D (Office-Distribution) zoning districts. This text amendment is County-wide

RECOMMENDATION:

COMMUNITY COUNCIL: (October 2025) CC-1: Approval; **CC-2:** Deferral; **CC-3:** Full-cycle deferral; **CC-4:** Full-cycle deferral; **CC-5:** Full-cycle deferral. **(August 2025) CC-1:** Full-cycle deferral; **CC-2:** Deferral; **CC-3:** Full-cycle deferral; **CC-4:** Denial; **CC-5:** Denial.

PLANNING COMMISSION: (Nov. 6, 2025) Approval. **Sept. 9, 2025)** Full-Cycle Deferral.

STAFF RECOMMENDATION: (November 2025) Deferral. (September 2025) Approval.

PLANNING STAFF ANALYSIS: Planning Staff has collaborated with DeKalb County's Watershed Department to address water consumption concerns. Staff has also relied on key information from Georgia Power, Atlanta Regional Commission, Data Center developers, and the public, to ensure that regulations are conducive to the development goals of the County and the community. While the proposed ordinance may not address every potential issue at this time, it establishes a necessary regulatory framework to guide the location and operation of data centers within DeKalb County. In the absence of such regulations, these facilities could locate in areas where they may be incompatible with surrounding uses or community expectations. As the County gains experience administering these provisions, refinements can be made to address any emerging challenges or unforeseen impacts. Therefore, it is the recommendation of the Planning & Sustainability Department that the application be for ***"Deferral"***.

PLANNING COMMISSION VOTE: (November 6, 2025) Approval 5-0-1. Commissioner Costello moved, Commissioner Patton seconded for approval, per Staff recommendation. Commissioner Cooper abstained. **(September 9, 2025) Full-cycle deferral 9-0-0.** Commissioner West moved, Commissioner Cooper seconded for a full-cycle deferral to the November 2025 zoning agenda.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: (October 2025) CC-1: Approval 6-0-0; **CC-2:** Deferral 9-0-0; **CC-3:** Full-cycle deferral (5-3-0) due to the community council not having a final draft to review; **CC-4:** Full-cycle deferral 8-0-0; **CC-5:** Full-cycle deferral 6-0-0 until final report has been completed. **(August 2025) CC-1:** Full-cycle deferral 6-0-0; **CC-2:** Deferral 8-0-0; **CC-3:** Full-cycle deferral 10-0-0. Discussion included but not limited to that the text amendment needed to be tweaked to address potential noise concerns, should not allow near residential areas, consider requiring use of renewable resources such as solar and rainwater catchments, simplify distance calculation; **CC-4:** Denial 6-1-1. Council cited not enough regulation for proposed data centers; **CC-5:** Denial 8-0-0.

AN ORDINANCE TO AMEND CHAPTER 27, ARTICLE 4 AND ARTICLE 9 OF THE CODE OF DEKALB COUNTY, GEORGIA, AS REVISED 1988 TO ADD REGULATIONS FOR DATA CENTERS IN DEKALB COUNTY, AND FOR OTHER PURPOSES

WHEREAS, the Governing Authority of DeKalb County is tasked with protecting the County's health, safety, and general welfare, and the Board of Commissioners is authorized to exercise zoning powers; and

WHEREAS, it is necessary to provide a definition for data centers;

WHEREAS, it is necessary to establish design and development standards for data centers to ensure that there is no discernible impact on adjacent properties or residential areas;

WHEREAS, to ensure that all data centers will operate in compliance with applicable environmental standards and best practices within the OI (Office-Institutional), OD (Office-Distribution), M (Light Industrial) and M2 (Heavy Industrial) Districts, and to minimize any adverse impacts on neighboring residential, office, and commercial districts, including but not limited to acoustic emissions, particle pollution, water usage, and energy consumption;

WHEREAS, to ensure that growth and density around high-capacity transit stops focuses on pedestrian orientation and is not hindered by development that does not generate increased pedestrian activity;

WHEREAS, in pursuit of a more sustainable and equitable future, it is critical to protect at-risk communities, such as parks, trails, schools, daycares, senior care facilities, and other areas from intensive development that may pose adverse health and environmental impacts;

WHEREAS, it is desirable to promote development that minimizes environmental impacts and integrates with existing and planned land uses of DeKalb County;

WHEREAS, to recognize the rapid changes within the data center industry and to account for the lifecycle of sites, ensuring that development can be adaptively reused and can be revitalized with possibility of future reuse;

WHEREAS, to ensure that development of data centers remains compatible with all character areas and that their use fits is located within the appropriate character area designated in the 2050 Comprehensive Unified Plan.

NOW THEREFORE, BE IT ORDAINED by the Governing Authority of DeKalb County, Georgia, that Chapter 27 of the Code of DeKalb County, as revised 1988, is hereby amended as follows:

PART I. ENACTMENT

By amending Sec. 27-4.1.3 (Use Table) to include data centers subject to supplemental regulations of Sec. 27-4.2.64; and

KEY:	P - Permitted use		SA - Special administrative permit from director of planning												
	Pa - Permitted as an accessory		SP - Special land use permit from BoC (SLUP)												
Use	RE	RLG	OI	OIT	NS	C-1	C-2	OD	M	M-2	MU-1	MU-2	MU-3	MU-4,5	See Section 4.2 ✓
INDUSTRIAL															
Data centers															
Data center, minor			Pa					P	P	P					✓
Data Center, medium			SP					SP	P	P					✓
Data center, major (in industrial and light industrial character areas)			SP					SP	SP	SP					✓
Data center, campus (in industrial and light industrial character areas)									SP	SP					✓
Data centers, major or campus in all other															✓

By amending Section 27. Article 9.1.3 – Defined terms *of the Code of DeKalb County, to include the following terms:*

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 physical room, building, or facility that houses infrastructure for building, running, delivering, or transmitting technological applications and services, or for storing and managing the data associated with those technological equipment, applications, systems or services. Distance shall be measured from the edge of any building, substation, drive, street, parking lot, structure or improvement to the nearest property line in a straight line ("as the crow flies").

Data center, *campus*: A data center campus is a singular development that has more than one (1) data center with a total development area of a minimum of 500,000 square feet or greater.

Data center, *major*: A major data center has an area not less than 100,000 square feet and 499,999 square feet.

Data center, *medium*: A medium data center has an area not less than 20,000 square feet and not more than 99,999 square feet.

Data center, *minor*: Minor data centers are less than 20,000 square feet. If data center development meets the definition of minor data center but requires a substation, the data center development shall be classified as a medium data center.

High-capacity transit stop: A high-capacity transit stop is a designated location where transit vehicles designed to transport large volumes of passengers operate. These stops serve major public transportation modes such as Bus Rapid Transit (BRT), Arterial Rapid Transit (ART), Commuter Rail Transit (CRT), Light Rail Transit (LRT), and Heavy Rail Transit (HRT).

Load: The total power consumed by servers, storage, cooling, ventilation, generators, and other networking devices operate within a data center.

Megawatt (MW): The unit of measurement for electricity that is equivalent to one million watts. This is commonly used to measure the total power consumption of data centers.

Substations: An electric utility facility that converts higher voltages to lower voltages within or separate from a data center to deliver sufficient power at maximum efficiency; may operate independently as a dedicated site once directly connected to transmission line.

Square footage, data centers: The square footage of a data center shall include the total square footage of each floor in the data center development, the square footage of any supporting uses, and the square footage of any additional exterior equipment, such as substations, electrical yards, mechanical yards, and all other exposed equipment, located within the property boundaries.

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By adding Sec. 27-4.2.64 -Data Center Supplemental Regulations of the Code of DeKalb County, as revised 1988, as follows:

Sec. 27-4.2.64. - Data center supplemental regulations.

A. Permitted locations.

1. Minor data centers shall only be permitted on parcels zoned Office-Institutional (OI) as an accessory use if under 2,000 square feet. Any other minor data centers and medium data centers shall only be permitted as a primary use by-right in Light Industrial (M) and Heavy Industrial (M-2) zoning districts.
2. Minor and medium data centers on parcels zoned Office-Institutional (OI) and Office-Distribution (OD), shall require approval of a Special Land Use Permit, regardless of Future Land Use Designation.
    a) A minor data center may include data centers which are an accessory use to other allowed uses, if they are under 2,000 square feet.
3. Major data centers and campus data centers shall only be permitted in the Light Industrial (M) or Heavy Industrial (M-2) zoning districts on parcels with Light Industrial (LIND) or Heavy Industrial (IND) future land use designations, with the approval of a special land use permit.
4. No data center developments shall be allowed in any Activity Center.

B. Buffer requirements.

1. No data center development in a Light Industrial (M) or Heavy Industrial (M-2) zoning district shall be permitted within 500 feet of the property line of any residentially zoned parcel.
2. No data center development in Light Industrial (M) or Heavy Industrial (M-2) zoning district shall be permitted within 500 feet of the property line of any DeKalb County parks and trails.
3. If an interstate roadway, state highway, or major arterial road borders the property line, the required distance between a data center development and a residentially zoned property may be reduced to 300 feet along the property line where the interstate roadway, state highway, or major arterial is located.
4. Major or campus data centers shall not be allowed where any of their property lines are within 2,640 feet (a half-mile) of a high-capacity transit stop.
5. Major and Campus data centers shall maintain a minimum transitional buffer of 100 feet along all property lines abutting any properties used for or zoned non-industrial.
6. Major data centers and Campus data centers shall provide a 20-foot-wide landscaped buffer, which shall comply with the design requirements of Sec. 5.4.5. It shall be located around the data center development, and may be within the 100-foot transitional buffer, and shall include a minimum 8-foot-high wall. A minimum of one canopy tree shall be planted for every 30 feet of property frontage if the subject site abuts publicly accessible right-of-way or non-industrially zoned properties. These improvements may be located within the required 100-foot transitional buffer described in (Sec. 4.2.64 (B)5) if applicable.
7. Screening requirements listed in this section beyond those otherwise required in Chapter 27 shall not apply to minor or medium data centers that are within Office-Institutional (O-I) or Office-Distribution (O-D) zoning districts.
8. Minor data centers and medium data centers within Office-Institutional (O-I) or Office-Distribution (O-D) zoning districts shall comply with the transitional buffer requirements contained in Sec. 5.4.5. if applicable.
9. The required buffer described in Sections 27-4.2.64(B)(1), (B)(2) and (B)(3) may be reduced by the Board of Commissioners as part of an approved Special Land Use Permit (SLUP).
10. Distance shall be measured from the edge of any building, substation, drive, street, parking lot, structure or improvement to the nearest property line in a straight line (as the crow flies").

C. Architectural and design requirements.

1. When within 300 feet of a publicly accessible road or right-of-way, a medium, major, or campus data center shall have a minimum of thirty (30) percent of the width of the front façade of any building at the ground level consist of fenestration. Decorative windows, architecturally glazed windows and painted or applied decorative murals shall be permitted to count toward fenestration requirements after ten percent (10%). Fenestration requirements listed in this section beyond those otherwise required in Chapter 27 shall not apply to minor data centers.

a) A mural shall be classified as a large image, such as a painting, applied directly to a wall. Murals are signs that promote public art and shall not be used for advertising.

2. A minimum of ten percent (10%) of the width of side and rear facades shall incorporate decorative windows or architecturally glazed windows.
3. The following materials shall not be utilized on the building façade: aluminum siding; corrugated steel; vinyl siding; plywood; pressed wood products; synthetic stucco; or unfinished concrete block.
4. A development operating as a data center campus shall have unified landscape and architectural elements.
5. Building height for any data center shall not exceed seventy-five (75) feet in Light Industrial (M) and Heavy Industrial (M-2) zoning districts and shall be measured from average finished grade (determined by averaging the elevations of the finished grade around the entire footprint of the structure) to the top of the highest roof beams on a flat roof, to the deck level on a mansard roof, and to the average distance between the eaves and the ridge level for gable, hip, shed and gambrel roofs, not including any additional rooftop equipment, which shall not exceed a maximum height of thirty (30) feet.
6. Data center developments with any mechanical rooftop equipment, including but not limited to heating, air conditioning, ventilation, generators, and other similar equipment, shall be screened with a parapet wall, false roof, or other building element that must provide one hundred percent (100%) screening of mechanical equipment from the adjacent roadways, adjacent properties, adjacent waterways, and the site itself.
    a) The parapet wall, false roof, or building element shall be designed to be architecturally integrated with the building's overall design.
    b) No screening shall be required for renewable energy infrastructure equipment, including but not limited to solar energy systems, wind energy systems, and other power generation equipment.
    c) No screening shall be required for any green infrastructure, including but not limited to green roofs, rooftop cisterns, and other bioretention equipment.
7. All data centers shall comply with the transitional height plane standards contained in Sec. 5.2.4.
8. If an application includes the use of renewable energy sources to offset at least forty-five (45) percent of a medium, major, or campus data center's total energy usage, the project shall be permitted an increase the height of a building to a maximum of one hundred fifty (150) feet, subject to compliance with any required transitional building height planes. Renewable energy sources may consist of solar panels, an on-site solar farm, small-scale wind turbines, waste heat recovery, or other renewable energy sources.

D. Operation requirements.

1. Substations, electrical yards, mechanical yards, and any other exposed equipment shall not be located between the building and a publicly accessible road or right-of-way and shall be screened from all adjacent publicly accessible streets, private streets, trails, or parks.

2. All lighting other than street and pedestrian scale lighting shall a have "Dark Sky" design. There shall be no spillover from the fixture onto surrounding properties, including the street. All lights and poles shall have a permanent black finish.
3. All cooling and ventilation equipment within property boundaries shall operate on a closed-loop system.
4. All cooling, ventilation, and other external equipment used to operate the facility shall not be located between the building and publicly accessible rights-of-way, unless located on the rooftop of any data center development or building within property boundaries.
5. Mechanical and utility equipment shall comply with the screening requirements for site and parking area landscaping contained in Sec.4.2.64.3 (e) and (f) and Article 5 of the DeKalb County Zoning Ordinance.
6. Substations associated with the operation of a data center shall only be permitted in the O-D, M and M-2 zoning districts, and shall be subject to the following requirements:
    a) The substation shall be at least fifty (50) feet from the public right-of-way.
    b) The substation shall be screened with a minimum eight (8) foot tall wall from any adjoining property or publicly accessible street.
    c) The substation shall not involve the storage of vehicles or service equipment.

E. Noise and maintenance requirements.

1. Maximum permissible sound levels shall not exceed sixty-five (65) decibels (dB) during the daytime and fifty-five (55) decibels (dB) during the nighttime as measured from any property line.
2. Any generators on the property shall comply with U.S. Environmental Protection Agency (EPA) New Source Performance Standards (NSPS) for at least Tier 4 emission standards.
    a) Testing for these generators shall not exceed 10 hours per month.
    b) Testing for these generators shall only occur between the hours of 9:00 a.m. and 5:00 p.m.
    c) Generators shall be enclosed within a sound attenuation fence for noise reduction and to reduce pollution.
    d) A generator testing log that demonstrates compliance with these regulations shall be submitted as part of the annual compliance report to the Director of Planning and Sustainability.
3. Except for generator testing or commissioning activities, generator use is limited to backup/emergency use only.

F. Application requirements.

1. All initial applications for a data center shall, in addition to any other application requirements of this code, provide the following information:
    a) The applicant shall confirm in writing that is working with the applicable utility service provider to procure utility service in connection with the site. The applicant must comply with all applicable laws, regulations, and ordinances pertaining to its activities at the site. For purposes of clarification, this ordinance is intended to apply only to an applicant and not to any utility.

b) Noise impact assessment: a noise impact assessment shall be required as part of the permitting process for any proposed data center development and shall be assessed at a distance of 500 feet from the data center development. The Noise Impact Assessment shall:
   i. Define the scope of the assessment, including the geographic area, the noise sources to be studied, and the specific objectives of the assessment.
   ii. Measure pre-operation ambient noise, existing background noise, and provide acoustic mitigation strategies if noise levels are projected to exceed 60 dB during any hours of the day or night once equipment is in operation.

c) Water consumption and sustainability plan: A Water Consumption and Sustainability Plan shall address conservation and scarcity, outlining the total water requirement of the data center, including cooling needs, and any strategies to reduce or mitigate excessive water usage. The plan shall demonstrate that water usage will not significantly strain DeKalb County's water supply. The Water Consumption and Sustainability Plan shall specifically evaluate:
   i. The vulnerability of the project and project site to water scarcity and drought.
   ii. Disturbance of public services, including but not limited to transport, communication, sanitation, fresh water, and electricity supply.
   iii. Identify any drought monitoring and forecasting systems that exist in the project area.
   iv. Proposed water scarcity/drought management measures to alleviate risk, including water storage, alternative sources, and reduced use of resources.
   v. The adoption of advanced low-water or water-free cooling systems that align with the regional drought and water-scarcity planning the Metropolitan North Georgia Water Planning District.

d) Energy consumption and sustainability plan: an energy consumption sustainability plan shall contain the estimated energy load before construction and the daily operational load once constructed. This assessment shall outline:
   i. Estimates of peak electricity demand and strategies for mitigating strain on local power infrastructure.
   ii. Estimations of proposed improvements and or alternatives to minimize the need for additional transmission lines from the designated power provider.
   iii. The use of sustainable alternatives for on-site water or power generation, such as solar panels, rooftop cisterns, small-scale wind turbines, or other renewable energy sources that will offset at least 10% of total power or water usage.
   iv. A decommissioning plan for unsold or untransferred data infrastructure, for recycling all on-site electronic infrastructure through certified recyclers that follow Responsible Recycling (R2) Standard for Electronics Recyclers and/or e-Stewards® Standard for Responsible Recycling and Reuse of Electronic Equipment.

v. Planned use of sustainable practices to limit or offset the center's use of power and water.

e. Lighting plan: a lighting plan shall show compliance with "Dark Sky design" principles, demonstrating that there shall be no spillover from the fixture onto surrounding properties. A conceptual lighting plan shall be submitted with the initial application. A complete lighting plan shall be submitted as part of a Land Development Permit application demonstrating compliance with the requirements of Sec. 5.6.1.- Outdoor Lighting.

f. Transmission line impact assessment: a transmission line impact assessment shall identify the need for new or upgraded transmission lines to meet the data center's electricity requirements. This assessment shall include the potential environmental impact on public land, including tree removal from county-owned land and rights-of-way. This plan shall also include information on the planned substation's location and shall show the screening mechanism(s), which shall include a minimum of an eight (8) foot tall decorative brick wall if potentially visible by the public. Screening shall comply with Sec. 4.2.64.2 (c).

g. Tree preservation and reforestation plan: a tree reservation and reforestation plan shall outline efforts to minimize tree removal and enhance urban forestry efforts, especially when transmission lines cross public land or park areas.

h. Stormwater management plan: a stormwater management plan shall address how the site's development and operation shall manage stormwater runoff, as well as any mitigation measures to prevent negative impacts on local water systems.

i. Sewer plan: a sewer plan shall evaluate and include:
   i. Actual and expected daily sewerage flow.
   ii. Identify potential or planned sanitary sewer capacity projects with the purpose of improving the DeKalb County water system.
   iii. An on-site treatment plan, including any necessary equipment to conduct trace analyses and consistent monitoring of chemical use for on-site water preparation and treatment.
   iv. An analysis of the community's treatment system, or a private treatment system, to determine whether it has adequate capacity to serve the forecasted growth, or has planned improvements to add capacity to accommodate the forecasted growth.
   v. Clear indication of pipe size, material type, percent grade, and length of all pipes.
   vi. A utility plan with direction of sewer flow.
   vii. Disclose pretreatment or discharge permit request if any effluent leaves the closed loop system to sanitary or storm sewers for the Department of Watershed Management Industrial Pretreatment Program Review.
   viii. Submit a Closure and Disposal Plan at decommissioning covering treatment systems, chemical waste, and related infrastructure.
   ix. Disclosuree Water Usage Effectiveness (WUE) target or performance metric.

2. Additional Information: Any additional information required by DeKalb County's Department of Watershed Management, Department of Fire Rescue, Department of Public

Works, Code Compliance Administration, and Department of Planning & Sustainability shall be submitted before the application is deemed complete.

3. The owner and/or operator shall submit an annual compliance report that details any changes to and continuation of all assessments submitted with an application and demonstrating compliance and monitoring of all applications requirements and conditions of zoning to the Director of Planning and Sustainability no later than the first of January of each year.
4. The burden of showing compliance with all supplemental requirements of Sec 4.2.64 and/or conditions of zoning is on the applicant and/or owner of the property or use.

G. Special Land Use Permit requirements.

1. Redevelopment of Existing Industrial Sites: A Special Land Use Permit (SLUP) shall not be required for the redevelopment, reuse, renovation, or reconstruction of a site to allow a medium, major, or campus data center located within the Light Industrial (M) or Heavy Industrial (M-2) zoning district and designated as Light Industrial (M) or Heavy Industrial (M-2) on the Future Land Use Map, provided that:
    a. The site was previously developed and contains existing industrial, warehouse, or manufacturing improvements that have been in place prior to December 31, 2024.
    b. The redevelopment replaces or repurposes obsolete or inactive industrial facilities with a medium, major, or campus data center use that complies fully with the supplemental regulations in Sec.4.2.64.
    c. The redevelopment does not expand the site's total impervious surface area or building footprint by more than twenty-five (25) percent beyond existing conditions.
    d. No portion of the site is within 500 feet of a residentially zoned property, unless separated by an interstate, state highway, or major arterial road as described in Sec. 4.2.64(1)(e); and
    e. The applicant submits all required technical plans and studies listed under Sec. 4.2.64(6) (Application Requirements) with the Land Disturbance Permit application, to be reviewed administratively by County staff for compliance.
    f. Redevelopment proposals that do not meet these conditions shall require approval of a Special Land Use Permit (SLUP) prior to permitting.

2. Special Land Use Permit shall be required for any expansion of the building footprint or increase in height of any data centers.

3. In addition to the standard Special Land Use Permit (SLUP) criteria listed in Chapter 27 Sec. 7.4.6., applications shall also be assessed on:

    a. Adequacy of operation and infrastructure equipment that ensures the most sustainable use of resource, energy, and water consumption to serve the proposed use.
    b. Whether the proposed use demonstrates substantial compliance to all plans and assessments required under this code, including but not limited to: noise impact

assessment, water consumption and sustainability plan, energy consumption plan, lighting plan, transmission line impact assessment, tree preservation and reforestation plan, stormwater management plan, and sewer update plan.

c. Substantial compliance shall consider whether all plans and assessments have been properly submitted, identify potential impacts, and propose feasible mitigation strategies, and minimize adverse impacts on public health, the surrounding environment, and infrastructure.

H. Parking requirements.

1. See Use Table 6.2 for Off-street Parking Ratios, Exhibit 2.

TABLE 6.2: Off-street Parking Ratios

Minimum and Maximum Parking Spaces

Industrial		
Use	**Minimum Parking Spaces Required**	**Maximum Parking Spaces Allowed**
Heavy and light industrial, data centers		One (1) space for each two thousand five hundred (2,500) square feet of floor area.

Sec. 7.4.7. – Additional criteria for specified uses.

F. In addition to the submission requirements of Article 7, any application for a Special Land Use Permit (SLUP) related to all data centers shall provide the following information as applicable:

1. Adequacy of operation and infrastructure equipment that ensures the most sustainable use of resource, energy, and water consumption to serve the proposed use.
2. Whether the proposed use demonstrates substantial compliance to all plans and assessments required under this code, including but not limited to noise impact assessment, water consumption and sustainability plan, energy consumption plan, lighting plan, transmission line impact assessment, tree preservation and reforestation plan, stormwater management plan, and sewer update plan.

3. Substantial compliance shall consider whether all plans and assessments have been properly submitted, identify potential impacts, and propose feasible mitigation strategies, and minimize adverse impacts on public health, the surrounding environment, and infrastructure.

Exhibit 1. Use Table 4.1, *Data Centers*

KEY:	P - Permitted use		SA - Special administrative permit from director of planning												
	Pa - Permitted as an accessory		SP - Special land use permit from BoC (SLUP)												
Use	RE	RLG	OI	OIT	NS	C-1	C-2	OD	M	M-2	MU-1	MU-2	MU-3	MU-4,5	See Section 4.2 ✓
INDUSTRIAL															
Data centers															
Data center, minor			Pa					P	P	P					✓
Data Center, medium			SP					SP	P	P					✓
Data center, major (in industrial and light industrial character areas)			SP					SP	SP	SP					✓
Data center, campus (in industrial and light industrial character areas)									SP	SP					✓
Data centers, major or campus in all other															✓

Exhibit 2. Use Table 6.2, *Off-street Parking Ratios*

TABLE 6.2: Off-street Parking Ratios

Minimum and Maximum Parking Spaces

Industrial

Use	Minimum Parking Spaces Required	Maximum Parking Spaces Allowed
Heavy and light industrial, data centers		One (1) space for each two thousand five hundred (2,500) square feet of floor area.

ADOPTED by the DeKalb County Board of Commissioners, this _____ day of _____, **2025**

_____
MICHELLE LONG SPEARS
Presiding Officer
Board of Commissioners DeKalb County, Georgia

APPROVED by the Chief Executive Officer of DeKalb County, this _____ day of _____, **2025.**

_____
LORRAINE COCHRAN-JOHNSON
Chief Executive Officer
DeKalb County, Georgia

ATTEST:

_____
BARBARA H. SANDERS-NORWOOD, CCC
Clerk to the Board of Commissioners and
Chief Executive Officer
DeKalb County, Georgia

APPROVED AS TO SUBSTANCE:

_____
JULIANA A. NJOKU
Director, Planning and Sustainability

APPROVED AS TO FORM:

_____
TERRY G. PHILLIPS
Interim County Attorney