Planning Commission

Special Called Meeting
http://www.roswellgov.com/
~Agenda~

Chair Kitty Singleton
Vice Chair Eric Schumacher
Commissioner Jason Frazier
Commissioner Pooja Gardner
Commissioner Robert Mayer
Commissioner Gurtej Narang
Commissioner Carol Williams

Thursday, June 4, 2026	7:00 PM	City Hall - Room 220

**** Possible Quorum of Mayor and City Council ****

Welcome

I. Call to Order

II. Agenda Items

1. PL-20252326 – 0 Old Roswell Road (Pope & Land) – Rezoning request

III. Text Amendments

2. Text Amendment to Establish Data Center as a Use in the Unified Development Code UDC

IV. Minutes

3. May 19, 2026 Planning Commission Minutes

V. Adjournment

Staff Report on the Development of Data Centers

Community Development Department: Planning & Zoning Division
April 2026

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Background

Data Center facilities house the technological infrastructure required for data storage, artificial intelligence (AI) processing, cryptocurrency, online gaming, and the functioning of our apps and internet surfing. They are where our virtual activities all connect to a physical place. These buildings contain server equipment, computers, storage systems and operating equipment like coolers, security systems and back-up generators or other power sources (ULI 2024).

In 2025, the rapid national escalation of data center construction spurred 11 states to pursue moratoriums and/or regulations, including 21 bills in the State of Georgia Legislature. Legislators and policy analysts cite concerns about massive water use, surges and outages of power, noise generated by fan systems and diesel generators, and pollutant emissions, among other issues. Further, data centers consume great quantities of land without generating commensurate

employment for the square footage developed (i.e., their land use results in under-utilization of land, based on employees per square foot). The largest - those categorized as "hyperscalers" - can require one million acres of land, although the range varies by facility type. Since 2022 the AI industry has invested over $600 billion dollars in capital expenditures to data center construction (2026, Wong).

Data centers provide an essential service for economic competitiveness; they also generate temporary construction employment and investment in the built environment.

Data centers do not have a definition within the City of Roswell's Unified Development Code (UDC). Because this use is not indicated or listed in any zoning district, it is currently considered prohibited (*City of Roswell UDC* Sec 9.1.2 B.). Even if the City found the use desirable, the lack of a definition or use standards in Article 9 restricts the City's ability to regulate where a new data center could be located or what criteria should apply for their development.

This report presents findings about the operation and impact of data center development to inform decision-makers and the public as the City prepares an appropriate regulatory framework.

As a land use, data centers differ from traditional warehouses for several reasons, including requiring more security and uninterrupted surveillance and controlled-access points. The Urban Land Institute captures some of these differences as shown below:

Land Use Differences from Industrial Warehouses (ULI 2024)

- Data centers are often taller than traditional single-story warehouses. They can be single-story – starting at 30 feet -- or multi-story.
- They require fewer employees once construction is done, so long-term impacts on traffic, schools and public services are minimal.
- They need fewer parking spaces and plumbing fixture counts than are typically mandated by industrial codes.
- Data centers require more robust underground and above-ground infrastructure.
- Unlike warehouses and factories, data centers have external electrical and mechanical equipment.

Data Center Typologies by Operations and Scale

Data center operators prefer massive scale or a way to cluster centers within physical proximity because this helps to both reduce latency (the time it takes for information travel) and improve reliability.

The following set of categories organize data centers in terms of descriptors of their operations, per a report for the Department of Defense published by the Lawrence Berkley National Laboratory (Shehabi, 2024):

Type of Data Center	Description
Telco Edge	Deployment of small closets/rooms to micro data centers and network infrastructure by communications companies as points of presence throughout their network
Commercial Edge	Network closets, server rooms and micro data centers deployed to support modern digital, infrastructure and software delivery services to edge locations for commercial (focused on supply chain and channel operations)
Small and Medium Businesses (SMB)	SMB deployments in their own internal facilities
Enterprise Branch	Classic remote and branch office (ROBO) deployments for large enterprises in their own internal facilities (network closets, server rooms)
Internal	Data centers run by enterprises, internally, for their own use
Communications Service Providers (Comms SPs)	Data centers run by telecommunications/cable companies to supports internal services required to enable provision of communications technology services to their customers
Colocation-Sm/Med Scale	Data centers built by local colocation companies typically providing retail leasing at smaller scale
Colocation- Large Scale	Data centers built by major colocation companies providing wholesale and retail colocation leasing, Typically deploying large and mega datacenters
Hyperscale	Data centers built by companies that deploy internet services and platforms at massive scale

The Berkley report further organizes several of these categories ***based on scale***, specifically in terms of the ***megawatts of power*** used to serve each facility type. Some industry reports have "translated" this power usage into its associated square footage of building size.

- **Edge facilities** are typically on the scale of a few thousand square feet and have an electrical capacity of one or less megawatts (MW).
- **Enterprise** facilities are typically in the range of 5,000-50,000 square feet and have an electrical capacity of 1-7.5 megawatts.
- **Colocation** facilities are typically in the range of 50,000-600,000 square feet and have an electrical capacity of 7.5-90 megawatts, but average in the range of 150,000 square feet.
- **"Hyperscale"** facilities are those that exceed several-hundred-thousand square feet and can go into the millions of square feet in some cases (Nichols, 2026; Shehabi *et al*, 2024).

These findings show great variability in size and operations; regulations managing negative impacts should address these variations accordingly.

Comparison of Select Zoning Codes

Because these facilities are a new phenomenon, many jurisdictions have no reference to data centers in their regulations. When comparing five other local jurisdictions that *do* have data centers as either a permitted- or regulated- use, differences emerge. Neither Sandy Springs, Johns Creek nor Dunwoody have data centers listed as a use and are therefore not included in these findings.

Three of the five ordinances reviewed require ***conditional/special use approval*** from their governing bodies before data centers may locate in their respective zoning districts. The City of South Fulton and Forsyth County require conditional/special use approval for *any* data center, regardless of size, impact, or zoning district.

Four of the five place additional restrictions on data centers in some form or another. Buffer and distance requirements are the most common of those reviewed. Cities of Alpharetta, Atlanta, and South Fulton, along with Forsyth County, all require either ***buffers*** at abutting property lines, ***minimum distances*** from specific uses like residential, or both.

Of the five reviewed, the City of Milton had relatively few standards for data centers. However, they are only allowed in four of Milton's 18 standard (non-overlay and not including specially designated form-based code areas) zoning districts (*City of Milton*, 2025; Code *of Ordinances*, 2024; *Code of Ordinances*, 2025; *Ordinance 24-O-1222*, 2024).

The tables below summarize these findings:

Locality	Zoning District (Type)		
	Mixed-use	Commercial	Industrial
City of Alpharetta	NO	NO	Conditional Use
City of Atlanta	Special Use in select high-intensity districts		OK
Forsyth County	NO	NO	Conditional Use
City of Milton	OK	OK in 4 districts	N/A
City of Sandy Springs	Not listed; must be approved by Director	Not listed; must be approved by Director	Not listed; must be approved by Director
City of South Fulton	NO	NO	Special Use

Locality	Limitations and special restrictions			
	Buffers	Noise testing	Utilities	Additional
City of Alpharetta	**40'** abutting public roadway	Noise testing required, no regulated levels	None	20' building height (Min); design and screening; lighting; 100' setback from road
City of Atlanta	None			Prohibited from the Beltline Overlay District and within a half-mile of a high-capacity transit station
Forsyth County	**75'** abutting select low-density/low-intensity zoning districts	60 dB (55 dB at night) abutting residential	Hydro-cooling systems may not use the County water system	20' building height (Min); ventilation and cooling systems must be housed inside the building; generator use and testing times limited; 100' setback abutting residential zoning
City of Milton	None			
City of Sandy Springs	None			
City of South Fulton	**100'** abutting a residential use; **50'** landscape strip at right of way	65 dB (55 dB at night) abutting residential use	Substation Study required if applicable, with 300' setback from road	20 acre Lot (Min); design and screening; transitional height requirements

State of Georgia Legislation

The 2026 Georgia General Assembly included ***21 bills proposed*** in the legislative session that addressed various dimensions of data center impacts. This shows the seriousness and complexity of the matter. Of those bills, only four passed either of the chambers prior to Crossover Day, however none made it through adjournment (*Sine Die)*, which means no new changes at the State level emerged to regulate data centers.

The 2026 Georgia Legislative approved no bills that change Data Center regulations or change the current tax incentives in place.

House Bill 134, Senate Bill 410, & Senate Bill 476 all passed the Senate but stalled in the House. These three bills addressed the current State tax provision, whereby data centers are partially exempt from sales and use tax for the purchase of their equipment. These three bills proposed to end this exemption.

A fourth bill, *Georgia House Bill 1063* passed the House but failed in the Senate. This piece of legislation would require that electric utilities in the state protect general residential and commercial electricity customers from ***any cost increase*** related to the construction or operation of data centers. Some lawmakers were concerned about interfering with the efficacy of the rule recently established by the Public Services Commission, also aiming to protect residential customers.

Other Government and Regulatory Agencies

Municipalities/Georgia Municipal Association (GMA). The Georgia Municipal Association (GMA) reports mixed reception across Georgia municipalities that currently have data centers. Municipalities with older data centers – which have less intense than newer - generally report favorable views (interview, Callie Hood, research associate GMA).

According to GMA staff, information is a key factor that has hindered decision making among Georgia municipalities regarding data centers. GMA survey results on the topic find that just over half of Georgia municipalities felt they had enough information to sufficiently make policy decisions over data center uses. Conversely, 34% felt they did not have enough information and 13% had mixed opinions.

GMA researchers also report that organizations that own and operate data centers tend to be hesitant to provide information to municipalities. In many cases, data centers may operate as a proxy for major tech corporations (*e.g.* Alphabet, Amazon, Meta, etc.) but are often owned and operated by separate organizations with names not recognizable to the general public. This has hindered some local governing boards seeking to gather information.

Department of Community Affairs (DCA). Helping to reduce this gap of information, the Georgia Department of Community Affairs has included data centers in its listing of projects that require review under its "Development of Regional Impact" process (for projects 300,000 square feet or greater) (DRI; *Developments of Regional*, n.d.). DRI projects are subject to state and regional agency infrastructure and land use reviews. Data Centers triggering DRI review must now disclose information regarding their use of water and electricity so communities can better understand the impacts of proposed new, large projects (https://georgiarecorder.com/2025/11/21).

Data centers reaching DRI status will be required by the DCA to submit at the time the project is submitted:

- Project size
- Estimated value at build-out
- Estimated number of full-time employees
- Estimated water demand
- Estimated sewage flow
- Expected increase to traffic trips
- Estimated solid waste increase
- Estimated peak electrical load, among other items.

This helps local governments obtain insight that data center developers may be otherwise hesitant to publicly release. This list does not include noise studies or noise impact information, which would need to be requested independently from a DRI.

Georgia Public Service Commission (PSC). The PSC for Georgia Power adopted a new rule January 22, 2026, that requires any new customers ***using more than 100 megawatts*** of energy to be billed using terms and conditions beyond those used for standard customers, to address risks associated with these large-load users. Costs covered by the ruling are both site specific costs and costs incurred by upstream generation, transmission and distribution to these large-load power users.

This measure aims to protect Georgia Power's residential and other customers regarding financial impacts. It does not address excessive and cumulative load stressors or potential shortages to the energy supply system.

> *"The amount of energy these new industries consume is staggering,"* said PSC Chairman Jason Shaw, *"…this new rule…is helping ensure that existing …customers will be spared… costs associated with adding these* ***large-load customers*** *to the grid."*

Industry Perspective

About a dozen private entities involved in the construction, operation, service or ownership of data centers were approached by Staff for comment. Amazon Web Services, Open Ai, the Data Center Coalition and Georgia Power responded.

Georgia Power: Representatives of the Georgia Power Company met with Community Development Department Staff to discuss data center electricity use and how they are affecting other communities in Georgia.

They report they do not have concern with legacy data centers and new, smaller "co-location" facilities, where multiple organizations place their servers in a central facility with other organizations' servers. Their primary efforts are to prepare communities for new growth and to plan for the capacity to meet the needs of the hyper-scale facilities.

Georgia Power representatives emphasized that their planning and the current construction pipeline will deliver sufficient capacity to service data center customers into the future. Representatives stated that no disruption to services will occur and that there will be ***no effect*** on existing residential or commercial customers. They wished to make it clear that no data center project would be signed as a customer with Georgia Power unless there was enough capacity to account for the new usage. The energy impacts section further below reports how Georgia Power has rapidly and significantly re-adjusted their projections based on the massive rise in demand over the past three years.

Amazon Web Services (AWS): Amazon Web Services responded to request for information by the City with a written response generated by an AI agent. Continued attempts for live individuals have not resulted in further response. While relatively generalist answers, AWS' response acknowledges the concerns that local communities have.

Amazon's response emphasizes the infrastructural and operational needs of new data centers. They state that these facilities require "redundant power systems" and "uninterruptible power supply." Generally, Amazon states that these facilities require being connected to multiple power grids in order to ensure that power provisions are never fully cut off.

The response emphasizes security concerns for data center facilities, including internal monitoring, dual factor verification by staff members, and requiring staff escorts for visitors. Amazon noted that this impacts the built environment on the exterior of the project, where physical access at the perimeter of the property must be strongly defended to prevent intrusion from unauthorized individuals.

Amazon's response also notes that local governments should work to manage of the impact that new data centers might have on noise considerations, increased traffic, high network and electric utility needs, and a ***need for coordinated emergency responses*** for data center emergencies.

Data Center Coalition: An organization representing the data center industry discussed a few of the issues and concerns regarding the facilities with Staff. Common regulations that the Coalition finds reasonable include:

- Setbacks of 100'-200' from residential uses
- Noise abatement requirements, as measured from the property line
- Regulations defining when backup generators can be used (usually only during backup generation and testing)
- Regulating cooling systems provided that the local government indicate which ones can*not* be used, rather than trying to define a narrow list of allowed types because technology is changing rapidly.

The Coalition representative also provided context regarding requirements to use alternative power sources like solar rather than diesel generators. She explained that, that would take about 10 acres of land for the solar panels required to generate just 1 MW of power; the scale doesn't work in built-out urban settings (interview, 4/13, Khara Boender, Data Center coalition).

OpenAI: Open AI is a public benefit corporation leading artificial intelligence (AI) research and deployment, most famous for ChatGPT and GPT-4, which are a "chatbot" application and the technology powering it, respectively. The OpenAI representative observed that data centers are not big attractors for new high-tech based businesses. He stated that there already exists a heavily saturated supply of data centers in the region (interview 4/14 with Hank Evans, Economic Development, Physical Infrastructure, OpenAI). Businesses needing data center infrastructure will often develop it internal to their primary business operations. He also acknowledged that an average sized data center of 200,000 square feet will likely generate only around 30 permanent jobs. However, he emphasized that the salaries for the positions created are high, such as technical engineers earning six figures.

Impact Discussion

Fiscal Benefits Analysis

Many states and local governments have seen data center development as positive for their economic development, primarily where there have been underutilized green fields in ex-urban settings. The Roswell Economic Development analysts provided a benefits comparison analysis regarding the development of data centers and their potential tax revenue impact in the City. The analysis generated the following outcomes showing a comparison of Data Center uses to Warehouse and Commercial/Office[1] land use types.

[1] The data source for the City of Roswell impact model selects "office" as a subcategory to "Commercial."

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Comparison Scenario: 80,000 Square Foot Impacts by Land Use Type

Summary Results: Economic and Fiscal Benefits	Data Center normal (80k ft2)
Permanent Direct Jobs Created by Project at Build-out/Lease-up	20
Permanent Indirect Jobs Created from Project at Build-out/Lease-up	86
Total Jobs Created from Project at Build-out/Lease-up	106
Temporary Construction-Related Jobs Created by Project	107
Projected Roswell Real Property Tax Collections at Build-out/Lease-up	$395,920
Projected total Real Property Tax Collections at Build-out/Lease-up	$2,491,120
Project Roswell Sales Tax Collections at Build-out/Lease-up	$0
Projected Fulton Co. (3%) Sales Tax Collections at Build-out/Lease-up	$0
Projected Georgia (4%) Sales Tax Collections at Build-out/Lease-up	$0

Summary Results: Economic and Fiscal Benefits	Warehouse normal (80k ft2)
Permanent Direct Jobs Created by Project at Build-out/Lease-up	53
Permanent Indirect Jobs Created from Project at Build-out/Lease-up	64
Total Jobs Created from Project at Build-out/Lease-up	117
Temporary Construction-Related Jobs Created by Project	107
Projected Roswell Real Property Tax Collections at Build-out/Lease-up	$15,837
Projected total Real Property Tax Collections at Build-out/Lease-up	$99,645
Project Roswell Sales Tax Collections at Build-out/Lease-up	$0
Projected Fulton Co. (3%) Sales Tax Collections at Build-out/Lease-up	$0
Projected Georgia (4%) Sales Tax Collections at Build-out/Lease-up	$0

Summary Results: Economic and Fiscal Benefits	Commercial normal (80k ft2)
Permanent Direct Jobs Created by Project at Build-out/Lease-up	320
Permanent Indirect Jobs Created from Project at Build-out/Lease-up	268
Total Jobs Created from Project at Build-out/Lease-up	588
Temporary Construction-Related Jobs Created by Project	107
Projected Roswell Real Property Tax Collections at Build-out/Lease-up	$35,633
Projected total Real Property Tax Collections at Build-out/Lease-up	$224,201
Project Roswell Sales Tax Collections at Build-out/Lease-up	$0
Projected Fulton Co. (3%) Sales Tax Collections at Build-out/Lease-up	$0
Projected Georgia (4%) Sales Tax Collections at Build-out/Lease-up	$0

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Comparison Scenario: 250,000 Square Foot Impacts by Land Use Type

Summary Results: Economic and Fiscal Benefits	Data Center large (250k ft2)
Permanent Direct Jobs Created by Project at Build-out/Lease-up	63
Permanent Indirect Jobs Created from Project at Build-out/Lease-up	268
Total Jobs Created from Project at Build-out/Lease-up	331
Temporary Construction-Related Jobs Created by Project	335
Projected Roswell Real Property Tax Collections at Build-out/Lease-up	$1,237,250
Projected total Real Property Tax Collections at Build-out/Lease-up	$7,784,750
Project Roswell Sales Tax Collections at Build-out/Lease-up	$0
Projected Fulton Co. (3%) Sales Tax Collections at Build-out/Lease-up	$0
Projected Georgia (4%) Sales Tax Collections at Build-out/Lease-up	$0

Summary Results: Economic and Fiscal Benefits	Warehouse large (250k ft2)
Permanent Direct Jobs Created by Project at Build-out/Lease-up	167
Permanent Indirect Jobs Created from Project at Build-out/Lease-up	199
Total Jobs Created from Project at Build-out/Lease-up	365
Temporary Construction-Related Jobs Created by Project	335
Projected Roswell Real Property Tax Collections at Build-out/Lease-up	$49,490
Projected total Real Property Tax Collections at Build-out/Lease-up	$311,390
Project Roswell Sales Tax Collections at Build-out/Lease-up	$0
Projected Fulton Co. (3%) Sales Tax Collections at Build-out/Lease-up	$0
Projected Georgia (4%) Sales Tax Collections at Build-out/Lease-up	$0

Summary Results: Economic and Fiscal Benefits	Commercial large (250k ft2)
Permanent Direct Jobs Created by Project at Build-out/Lease-up	1,000
Permanent Indirect Jobs Created from Project at Build-out/Lease-up	836
Total Jobs Created from Project at Build-out/Lease-up	1,836
Temporary Construction-Related Jobs Created by Project	335
Projected Roswell Real Property Tax Collections at Build-out/Lease-up	$111,353
Projected total Real Property Tax Collections at Build-out/Lease-up	$700,628
Project Roswell Sales Tax Collections at Build-out/Lease-up	$0
Projected Fulton Co. (3%) Sales Tax Collections at Build-out/Lease-up	$0
Projected Georgia (4%) Sales Tax Collections at Build-out/Lease-up	$0

According to the Roswell internal Business Analyst modeling, and as supported by business articles, Data Centers generate the least amount of jobs when comparing to alternative land uses such as Warehouse or Commercial/Office, by a significant amount. However, Data Centers also generate higher annual property and real tax revenue compared to Warehouse and Commercial/Office, due to the extremely high value of "Personal" property (the servers, technology and systems within).

Jobs. Jobs projections above were generated by an internal modeling tool. The literature review offers similar, albeit somewhat varying estimates employment at data centers. Some industry reports suggest that employment can number as high as 157 for facilities of approximately 165,000 square feet *(Data centers*, 2017). Other journalistic reports suggest that no more than 100 employees are permanently on staff at facilities almost double the size (Dotan, 2025). OpenAI staff stated that on average, it's around 30 jobs for a 200,000 square foot facility.

It is also important to note, many estimates include construction jobs in the count of employment positions created. These are, by their nature, temporary and only last during the construction period of the facility.

Broadstaff Staffing Solutions, a firm dedicated to providing staffing and consulting for AI and data centers, measures permanent facility employment in terms of megawatts (MW). They state that a small data center of 1 MW (typically around 6,700 square feet) employs 8-15 staff, medium centers of 5-20 MW (typically in the range of 33,500-134,000 square feet) have 15-35 staff, and a large center of 20+ MW (134,000 or more square feet) have 35 or more staff (Chung, 2025;).

Industry sources report that data centers offer a lower ratio of employees per square foot compared to manufacturing or other non-residential land use.

6,700 SF employs ~ 8-15 staff

134,00 SF employs ~ 15-35 staff

Commercial real estate firms Colliers Atlanta and Blanchard and Calhoun provide site locator clients data regarding employee-per-space, based on industry type (i.e., jobs density). To compare economic impacts and opportunities, Staff prepared the table below based on these industry sources (Collier 2026; Blanchard and Calhoun 2026; Broadstaff 2026).

Type	# Sq Ft	Sq Ft/Employee	Est # Employees
Office	134000	250	536
Industrial	134000	500	268
Warehouse	134000	1000	134
Data Center	134000	3829	35

Electricity. Data center operations, scaled at the regional or state level, require levels of electricity previously unimagined. According to Science for Georgia, approximately 80-90% of the planned increase in electric grid capacity in Georgia is dedicated to new data centers (Sharma, 2025).

In 2025, there were 97 operational data centers in Georgia. During this same time, the facilities had a capacity of 6,500 MW of electricity consumption. This results in an average energy consumption of 67 MW per data center, not accounting for differences in consumption based on size (Sharma, 2025). This is approximately the ***equivalent of over 50,000 households*** (*Electricity consumption*, 2015).

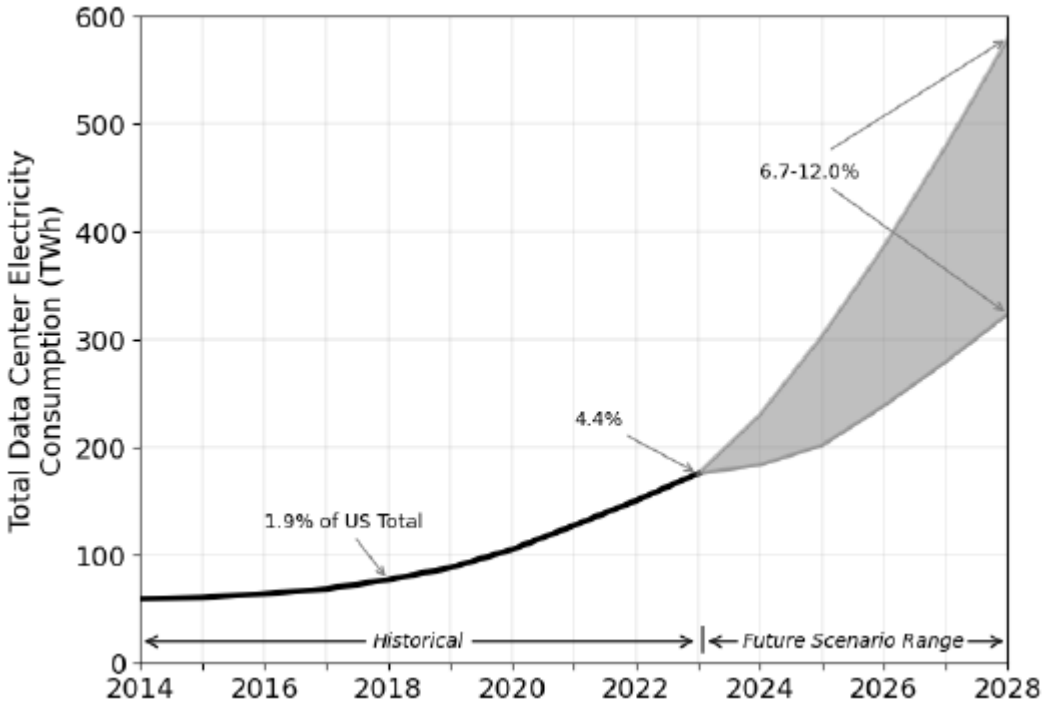
Data centers with an electrical capacity of 1 MW require around 6,700 square feet of floor space (Chung, 2025). While 1 MW is low in the scale of data centers, the power demand would be the equivalent needed for 746 households.

National trends tell the story of the drastic increase in data center power usage. By 2028, analysts estimate that data centers will consume up to ***12% of the total electricity in the United States***. One regional planning office calculates that is the equivalent power need of ***adding eight*** New York City's to the country (Mason 2025; Shehabi 2024). In just three years, Georgia Power's 7-year estimate of power generation ***increased 20-fold.***

Georgia Power: 7 Year Estimates

Since 2022, Georgia Power's estimates for its seven year projection of power needs have increased ***20-fold*** (in MegaWatts (MW)).

YEAR	7 YEAR ESTIMATE
2022	400 MW
2023	6,600 MW
2025	8,500 MW



Total U.S. data center electricity use 2014-2028; Source: (Shehabi, 2024)(Pew Research Center)

Water. Several sources reviewed documented the consumption of water and the types of coolant systems reliant upon it. The technologies for each coolant type are as complex as the digital equipment – one report tracked data for 13 different cooling system categories (Shehabi, 2024). That same report found that for every 1 kWh of electricity used, data centers consume 1.2 gallons of water (Shehabi *et al*, 2024). Data centers can consume 100,000 gallons to 3 million gallons per day depending on the cooling system employed.

Even a small powered data center (using just 1 MW) would use approximately 1,200 gallons per hour at peak operations. Under these assumptions, medium facilities (one using 5 MW or ~33,500 square feet in size) would consume ***~6,000 gallons per hour***. A large facility (20 MW or ~134,000 square feet) facilities would consume ***~24,000 gallons*** per hour. This is the equivalent of 72, ***360, and 1,440 residential households***, respectively (*Indoor water use*, 2017). According to one report, a hyper-center can consume as much as 500,000 gallons of water per day (Brookings 2025; Water Usage in DCs). A Consumer Report special article reports that the Phoenix Metro area projects an increase from 385 million gallons of water to ***3.7 billion gallons annually***. That's sufficient water to service a community of 34,000 homes (Consumer Reports 2025).

Alternative cooling systems exist and continue to be developed, such as "immersion cooling (Yanez-Barnuevo, 2025). Newer facilities rely upon "closed-loop" cooling systems. These recycle wastewater and chemically treated freshwater, but they can require more energy for their circulation systems.

These findings indicate that for the City of Roswell, new data centers need to locate in the areas served by Fulton County. The City's permitting process already requires applicants submit verification by the County to confirm capacity for supply prior to any permitting for new facilities.

Noise. A report from an agency of the Commonwealth of Virginia suggests that the noise created from data centers may not be high enough to be immediately bothersome to nearby residences. Data centers, during the design process, can limit their noise pollution through the design of the building itself. That said, noise testing prior to the commencement of operations will help a municipality to ensure noise levels is satisfactory for the health of local communities (Greer, 2024).

The same report states that the facilities that have ongoing complaints from local residents regarding quality-of-life-affecting noise typically report noise in the range of 40-59 dBA (Greer, 2024). While this is below what is considered harmful to human ears, approximately 85 dBA, it is still at about the same level of a conversation at a distance of three feet away (Greer, 2024; *Occupational noise*, n.d.). Moreover, it is approaching the level of sound that the Federal Aviation Administration (FAA) begins to consider uninhabitable for residential land use when they review new airport proposals, which is 65 dBA averaged throughout the day (*Land use compatibility*, n.d.). The impacts worsen human health however because the noise is described as a constant buzz or drone with no relief.

A noise impact study would need to model out projected decibels and intervals (extent of continuous, non-stop sound emissions) for Roswell decision makers to determine the impact of a given proposed project and whether proposed technologies or materials sufficiently mediate. Large buffers over 100 to 150 linear feet and required distances from resident uses can help mitigate impacts from nuisance level noise.

Public Safety & Emergency Response

Data center operations introduce a public safety profile distinct from traditional warehouse, office, and industrial uses. Their scale, hardened access, low staffing, and concentration of energy storage and backup power require coordinated review by the Roswell Fire Department (RFD) and the City's emergency response community. Public safety considerations should be addressed alongside the fiscal, utility, and noise impacts already covered in this report.

The Urban Land Institute, the National Fire Protection Association (NFPA), and the International Fire Code (IFC) all recognize data centers as a discrete occupancy category requiring tailored fire and life safety controls (ULI 2024; NFPA 75; NFPA 76; NFPA 855).

Fire Suppression and Life Safety. Data centers concentrate three significant fire hazards rarely co-located in conventional commercial buildings: large-format lithium-ion battery banks supporting uninterruptible power supply (UPS) systems, multiple diesel-fueled backup generators, and high-density electrical equipment operating continuously. Lithium-ion battery thermal runaway events can require extended water application for cooling and exposure protection, may re-ignite over time, and can release toxic off-gases, including hydrogen fluoride and carbon monoxide (NFPA 855). Governing standards include NFPA 75 (Fire Protection of Information Technology Equipment), NFPA 76 (Fire Protection of Telecommunications Facilities), NFPA 855 (Installation of Stationary Energy Storage Systems), and the 2024 International Fire Code, Chapter 12, which addresses energy systems, including stationary energy storage. Because Georgia has adopted the IFC with state amendments, any data center ordinance or condition of approval should require compliance with the currently adopted fire code, Georgia amendments, and the referenced NFPA standards applicable to fire protection, emergency access, hazardous materials, and energy storage systems.

Contaminated Runoff and Environmental Protection. Fire suppression activities at data centers may generate significant volumes of contaminated runoff. Water used during suppression or cooling operations may mix with battery materials, diesel fuel, refrigerants, glycol, dielectric fluids, or other hazardous substances. Because Roswell sits within multiple sub watersheds of the Chattahoochee River Basin, uncontrolled runoff from a data center fire could create environmental impacts beyond the immediate site. Conditions of approval should evaluate runoff containment, stormwater isolation, emergency shutoff valves, containment basins, and coordination with stormwater and environmental protection agencies.

Emergency Access. Industry sources confirm that data centers are designed with hardened perimeters, mantrap entries, and dual-factor authentication for staff and visitors (Amazon Web Services, written response 2026). These features create documented delays for fire and emergency medical service responders. Conditions of approval should require Knox-box installation, RFD-controlled override credentials, posted facility access protocols, and a documented escort procedure for any responding crew. These provisions should be verified prior to issuance of a Certificate of Occupancy.

Pre-Incident Planning. The combined effect of building scale, low on-site occupancy, and restricted internal layout makes site-specific pre-incident planning essential rather than optional. Plans should be developed in coordination with RFD prior to occupancy and updated annually. Required

content includes utility shutoff locations, electrical lockout coordination with Georgia Power, hazmat inventories, battery chemistry and capacity, cooling-system fluids, generator fuel storage volumes, and incident command staging areas.

Hazardous Materials. Data center cooling systems may employ refrigerants, dielectric fluids, glycol, or, in some configurations, ammonia, each with distinct hazmat response profiles (Shehabi et al., 2024). On-site diesel storage for backup generators presents an additional Class B fire exposure. Ordinance language should require disclosure of cooling fluid types and volumes, generator fuel storage volumes, and a site-specific hazardous materials inventory provided to RFD prior to occupancy.

Air Quality and Diesel Generator Emissions. Diesel backup generators present ongoing air quality concerns separate from their fire exposure. Recent federal regulatory changes have lifted prior restrictions on continuous generator runtime, increasing both the frequency and duration of emissions. Hyperscale facilities can house thirty or more generators with thousands of gallons of on-site diesel, creating cumulative nitrogen oxide (NOx), particulate matter (PM2.5), sulfur dioxide, and formaldehyde emissions of concern to nearby residential, school, healthcare, and senior care occupancies. Ordinance language should require disclosure of generator count, runtime limits, testing schedules, and compliance with Georgia Environmental Protection Division air quality regulations.

Cooling Tower Public Health Risk. Open-loop and evaporative cooling systems are documented vectors for waterborne pathogens, including Legionella pneumophila (Centers for Disease Control and Prevention, ASHRAE 188). Closed-loop systems mitigate, but do not eliminate, this risk. Ordinance language should require water management plans consistent with ASHRAE Standard 188 for any facility employing cooling towers or evaporative systems.

Critical Infrastructure Security. Data centers function as elements of national digital infrastructure. Both the U.S. Department of Homeland Security Cybersecurity and Infrastructure Security Agency (CISA) and the Data Center Coalition recognize these facilities as potential targets of physical intrusion, vandalism, and unmanned aerial system (UAS) overflight. Coordination protocols between facility security operations, Roswell Police Department, RFD, and Roswell 911 should be established as a condition of approval, including procedures for active threat response, drone overflight, and post-incident scene control.

Sensitive-Population Proximity. Buffer and setback requirements proposed elsewhere in this report address residential land uses but should also explicitly address proximity to public and private schools, daycare facilities, hospitals, nursing homes, assisted living facilities, public parks, and

designated emergency evacuation routes. Recommended minimum separations for these sensitive uses should equal or exceed those for residential receptors, given the cumulative noise, air quality, and emergency response considerations identified above.

Community Notification. In the event of a major fire, hazmat release, or evacuation, surrounding residents and businesses must receive timely notification. Facility operators should coordinate with the City of Roswell on Emergency Alerts (EA), and any applicable local notification systems. This coordination should be documented in the pre-incident plan.

Mutual Aid and Regional Capability. Hyperscale data center incidents may exceed RFD's organic suppression, hazmat, and EMS capability. Mutual aid agreements with neighboring departments and regional hazmat teams should be reviewed and updated, and any apparatus, training, and staffing implications should be identified prior to ordinance adoption to inform future budget cycles. These public safety considerations, taken together, support the inclusion of formal RFD plan review authority for any data center proposal exceeding the Development of Regional Impact (DRI) threshold of 300,000 square feet, or, alternatively, for any facility with electrical capacity exceeding 7.5 megawatts.

Real Estate Bubble Contingency. At the national industry level, there exists a caution about over-development and preparing local economies to prepare against a potential bubble primed to burst. Industry voices have expressed calm, but the consequences of allowing such investment without guarantees could be significant (Bair, 2025; Sharma, 2025). Large-scale data center developments that are abandoned or canceled mid-way would leave behind buildings in the hundreds of thousands of square feet. Currently, the global demand for data centers remains high. Per Science for Georgia, there are over 120 data centers and crypto mines in the

Atlanta Metropolitan Area alone (*Data center situational*, 2026). Various market sources caution about an oversaturated market that could result in a series of large-scale abandoned buildings rather than economically thriving spaces. Repurposing requirements can be a condition of the use, committed and enforced via developer agreements.

Preliminary Recommendations: Use Definitions, Zoning and Design Standards

Establishing a definition and a Conditional Use

Discrete Use. Staff recommends drafting a text amendment that adds “data center” as its own discrete use. Similar uses, such as “warehouse and distribution” in UDC 9.6.6 or the “computer or data processing” sub-type of “office” use in UDC 9.5.4.A.1, are the closest to data centers as exists in the UDC today. However, neither of these definitions clearly conclude the business activities that

data centers undertake. Moreover, neither of these definitions include the limitations that would protect the general public against possible nuisances.

Categorize by Scale. Along with it being its own discrete use, different sizes of data centers should receive different treatment in the UDC. The negative effects of data centers generally have a substantially higher impact if they are a larger facility. Organizing permissions for data center by size allows flexibility for smaller facilities to overcome unnecessary obstacles to approval while ensuring that larger facilities receive appropriate public review. This would be similar to how the Roswell UDC addresses vehicle repair, for example; the UDC section 9.6.5 categorizes this use into "Major," "Minor," and "Commercial vehicle" types, based on the scope of repairs made at the business. Moreover, this would align with other code changes proposed in Metro Atlanta localities. DeKalb County in particular is, as of writing, proposing to categorize data centers into "accessory," "minor," "medium, "major," and "campus" sizes (Prevost & Chauveau, 2026).

Conditional Use. Data centers, beyond size alone, can vary highly on a case-by-case basis. To this end, larger data centers should, in general, require conditional use approval from Mayor & Council, and should not be allowed by-right in any non-industrial district so that the elected body can receive sufficient data regarding impacts of a specific proposal. Facilities not requiring conditional use approval should still always have required use standards in place within Article 9 of the UDC and not be allowed by-right in any circumstances. Use standards include design and nuisance controls.

Buffer Requirements

Staff recommends including additional use standards that would further limit potential negative impact of data center facilities on local residents and businesses. Other Georgia jurisdictions have landscaping buffer requirements that reasonably increases in intensity as the size of data center increases. The UDC has several types of landscaping buffers: types A and B are 20' without a screening wall and 10' with a screening wall, respectively, and types C and D are 40' without a screening wall and 20' with a screening wall, respectively. Considering Forsyth County and City of South Fulton's code requiring buffers of 75' and 100', it may be advisable to create a new set of wider buffer types in order to account for larger data centers (*Code of Ordinances*, 2024; *Code of Ordinances*, 2025).

Noise Maximums and Minimum Distance to Residencies

Jurisdictions have also been adding restrictions that ensure that noise and utility concerns are addressed. Noise restrictions at the property lines, preferably stricter than those already within the Code of Ordinances (Code), should be instituted. As mentioned, data centers in some states regularly receive complaints for their continuous operations in the range of 40-59 dBA. However, currently, per Roswell Code Section 8.8.3(s)(2)a, only sound levels over 70 dBA (60 dBA during 11 PM and 7 AM) are in violation of sound maximums, when being received from residential properties.

Staff would recommend a noise study for all permitting of data center, as data centers require continuous operations and the impact from noise stems from the continuous sound rather than the decibel per se. The city can establish a lower sound maximum when being received from abutting properties, in the range of 50 dBA.

Studies should model scenarios that include ***all cooling equipment running*** at full operational load. It should consider the maximum number of generators that may both be tested at one time, as well as used when operating for emergency use. Federal regulations have lifted prior restrictions to allow on-going use of generators, making this noise source a greater likelihood. .

Additionally, in order to further ensure that residents are protected, a minimum location distance from residential uses should be set into the use standards. Additionally, design regulations can identify lower noise and pollution generating back-up energy sources instead of loud, diesel driven generators.

Utility Concerns

Where jurisdictions control their own water supply, many are blocking off new data centers from regularly pulling from that supply for operations, instead requiring a "closed-loop" system. Major technology companies such as Oracle have shown support towards increased usage of this technology, in order to abate water usage concerns (Grizzel, 2026).

While the Roswell Water Utility's jurisdiction does not include all of the City limits, these regulations can help safeguard against over use of the County water system.

Information Concerns

A key concern among Georgia municipalities is that insufficient data and information regarding a proposed center is shared with localities or the general public. A further staff recommendation would be to require data centers of any size to provide the same information they would if the project were subject to a DRI review. This would require the development to provide estimates for utility and water usage and other infrastructure impacts; Mayor and Council can then make a more informed decision on a case-by-case basis.

Public Safety Concerns

Building on the Public Safety & Emergency Response findings above, Staff recommends that the data center ordinance establish the following conditions of approval, to be verified by the Roswell Fire Department prior to issuance of a Certificate of Occupancy:

RFD Plan Review Authority. Any data center proposal exceeding the Development of Regional Impact (DRI) threshold of 300,000 square feet, or with electrical capacity exceeding 7.5 megawatts, shall be subject to formal Roswell Fire Department plan review as part of the conditional use process.

Code Compliance. The facility shall comply with the currently adopted International Fire Code (including the 2024 IFC, Chapter 12), Georgia state amendments, NFPA 75, NFPA 76, and NFPA 855.

Emergency Access. Knox-box installation, RFD-controlled override credentials, posted facility access protocols, and a documented escort procedure shall be in place prior to occupancy.

Pre-Incident Plan. A site-specific pre-incident plan shall be developed in coordination with RFD prior to occupancy and updated annually, addressing utility shutoff locations, hazardous materials inventories, battery chemistry and capacity, cooling-system fluids, generator fuel storage volumes, and incident command staging areas.

Contaminated Runoff Containment. The site shall include runoff containment, stormwater isolation, emergency shutoff valves, and containment basins sufficient to prevent fire suppression water from entering the Chattahoochee River Basin subwatersheds.

Water Management Plan. Any facility employing cooling towers or evaporative systems shall maintain a water management plan consistent with ASHRAE Standard 188.

Hazardous Materials and Air Quality Disclosure. The applicant shall disclose cooling fluid types and volumes, generator count and fuel storage volumes, runtime limits, and testing schedules, and shall demonstrate compliance with Georgia Environmental Protection Division air quality regulations.

Community Notification. Facility operators shall coordinate with the City of Roswell on Emergency Alerts and applicable local notification systems, with the protocol documented in the pre-incident plan.

Mutual Aid Review. Mutual aid agreements with neighboring departments and regional hazardous materials teams shall be reviewed and updated, and any resulting apparatus, training, and staffing implications identified prior to ordinance adoption to inform future budget cycles.

Suppression Agent Supply and Replenishment. The applicant shall provide and maintain, at the applicant's expense, an adequate on-site supply of any specialized fire suppression agents required by the facility's specific hazards, including but not limited to clean agents, water-additive agents (such as F-500 EA), and any agents specified for lithium-ion battery thermal events. The applicant shall maintain a current inventory documenting each agent's quantity, manufacture date, and shelf-

life expiration, and shall replenish or rotate stock prior to expiration. Inventory records shall be made available to the Roswell Fire Department upon request and updated in the site's pre-incident plan. The applicant shall also identify, by written agreement, a 48-hour resupply source for any agent that may be exhausted during a prolonged incident. Replenishment of any agent expended in response to an incident at the facility shall be the responsibility of the applicant, not the Roswell Fire Department.

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Community Development Department | Planning & Zoning Division

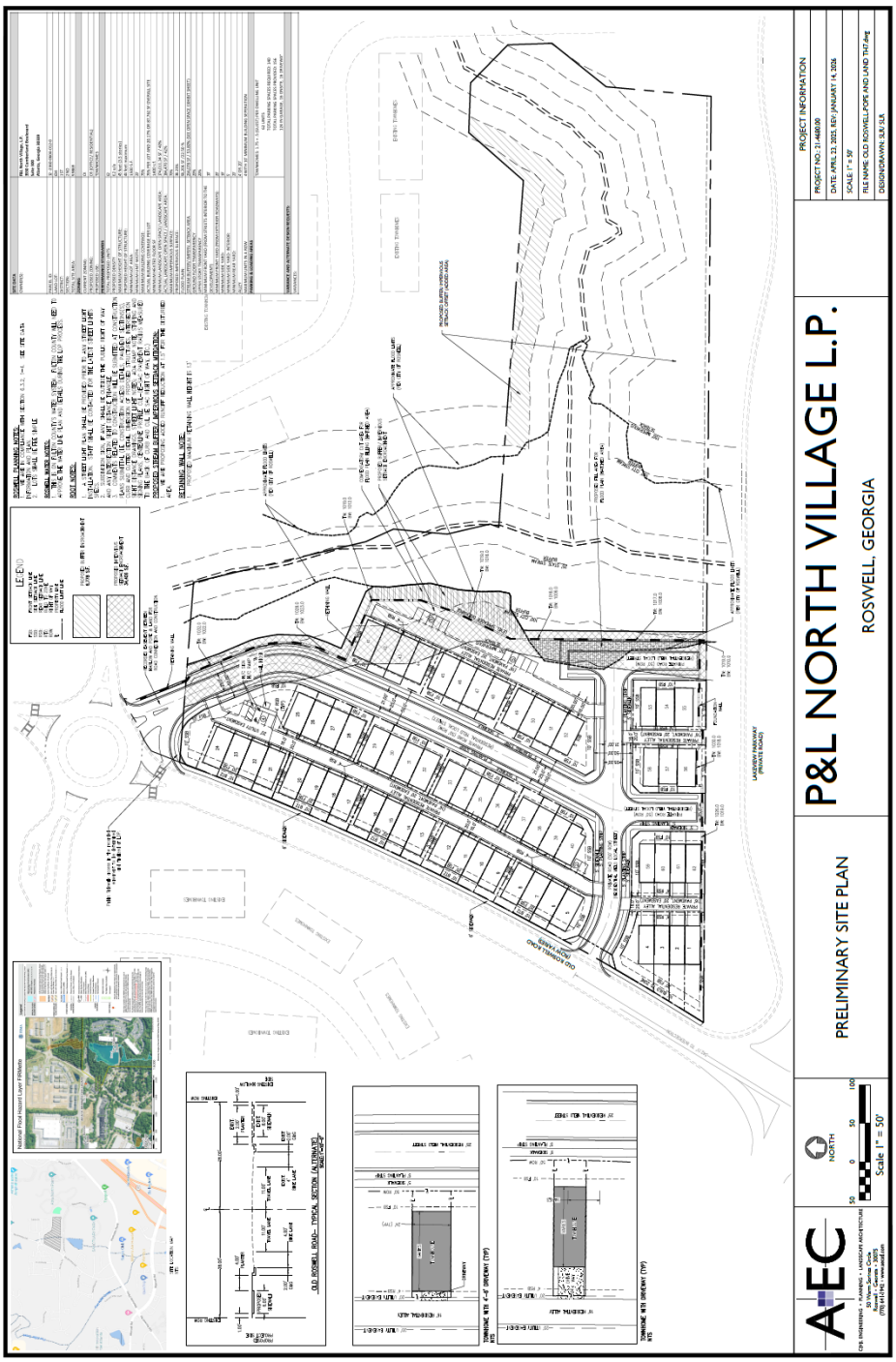
Case Number	PL-20252326
Hearing & Meeting Dates	Neighborhood Meeting – April 7, 2026 Planning Commission – May 19, 2026 Mayor & Council – June 22, 2026
Request	Legislative Review - Zoning Map Amendment (Rezoning)
Applicant/Representative	Dennis J. Webb, Jr. - Smith, Gambrell & Russell, LLP 404-815-3620 djwebb@sgrlaw.com
Owner	P&L North Village L.P.
Property	Located on the east side of Old Roswell Road, north of the intersection of Old Roswell Road and Old Ellis Road (west of Old Roswell Road) / Lakewood Parkway (east of Old Roswell Road)
Address	0 Old Roswell Road
Parcel Number	12 -2360-0604-012-0
Site Acreage	9.9869
Access proposed	Old Roswell Road
Current Zoning	CX, Commercial Mixed Use
Current Use	Undeveloped, Wooded Lot
Proposed Zoning	OR, Office Residential
Proposed Use	Townhome development
Character Area ***2040 Comprehensive Plan Future Development Map***	Industrial/Flex

Staff Recommendation

Based on the analysis of this case, the Community Development Department recommends **denial** of the request to rezone from CX, Commercial Mixed Use to the OR, Office Residential**.**

Roswell
georgia

Proposed Site Plan

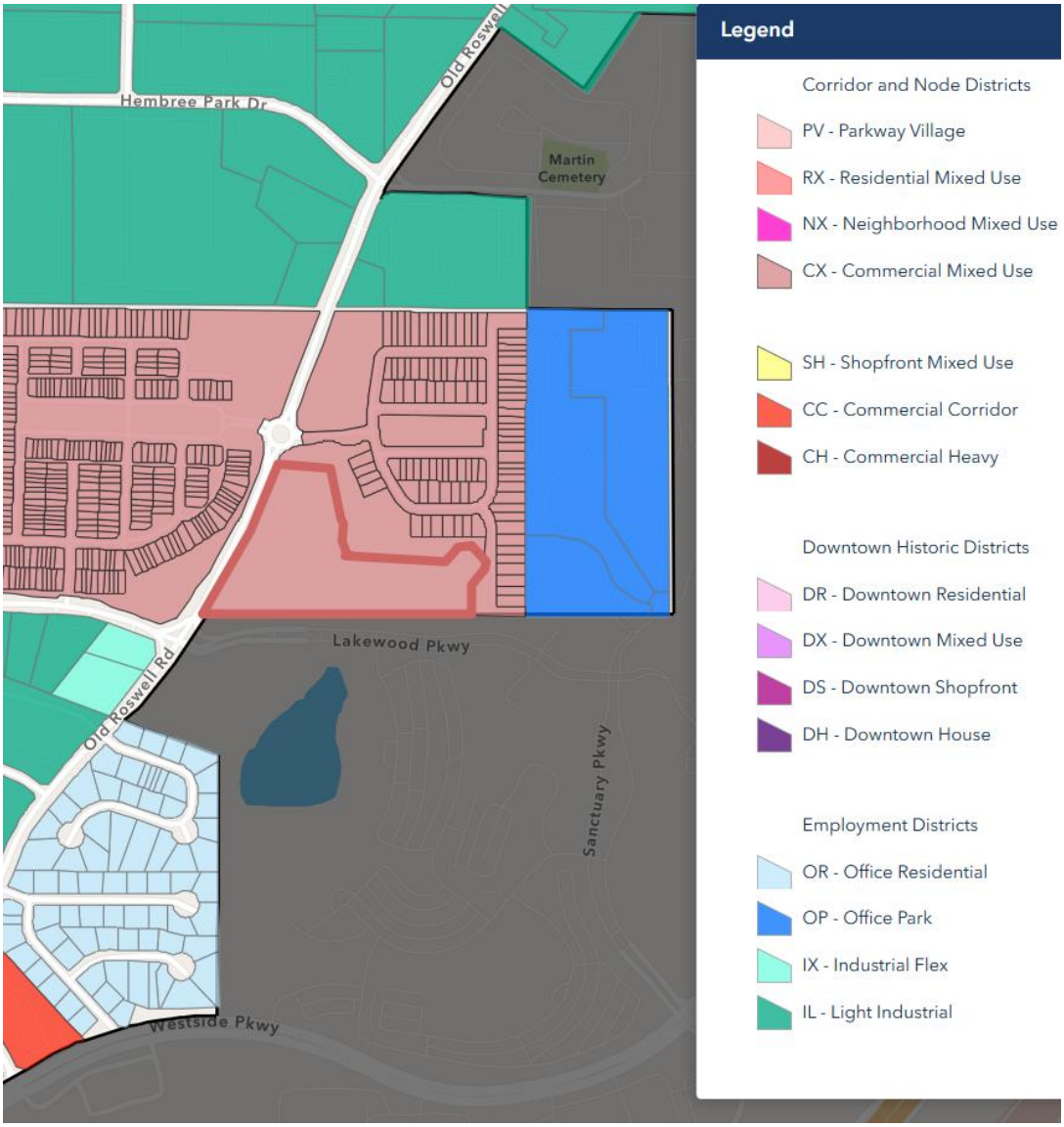


Roswell
georgia

Aerial Map

Roswell
georgia

Zoning Map

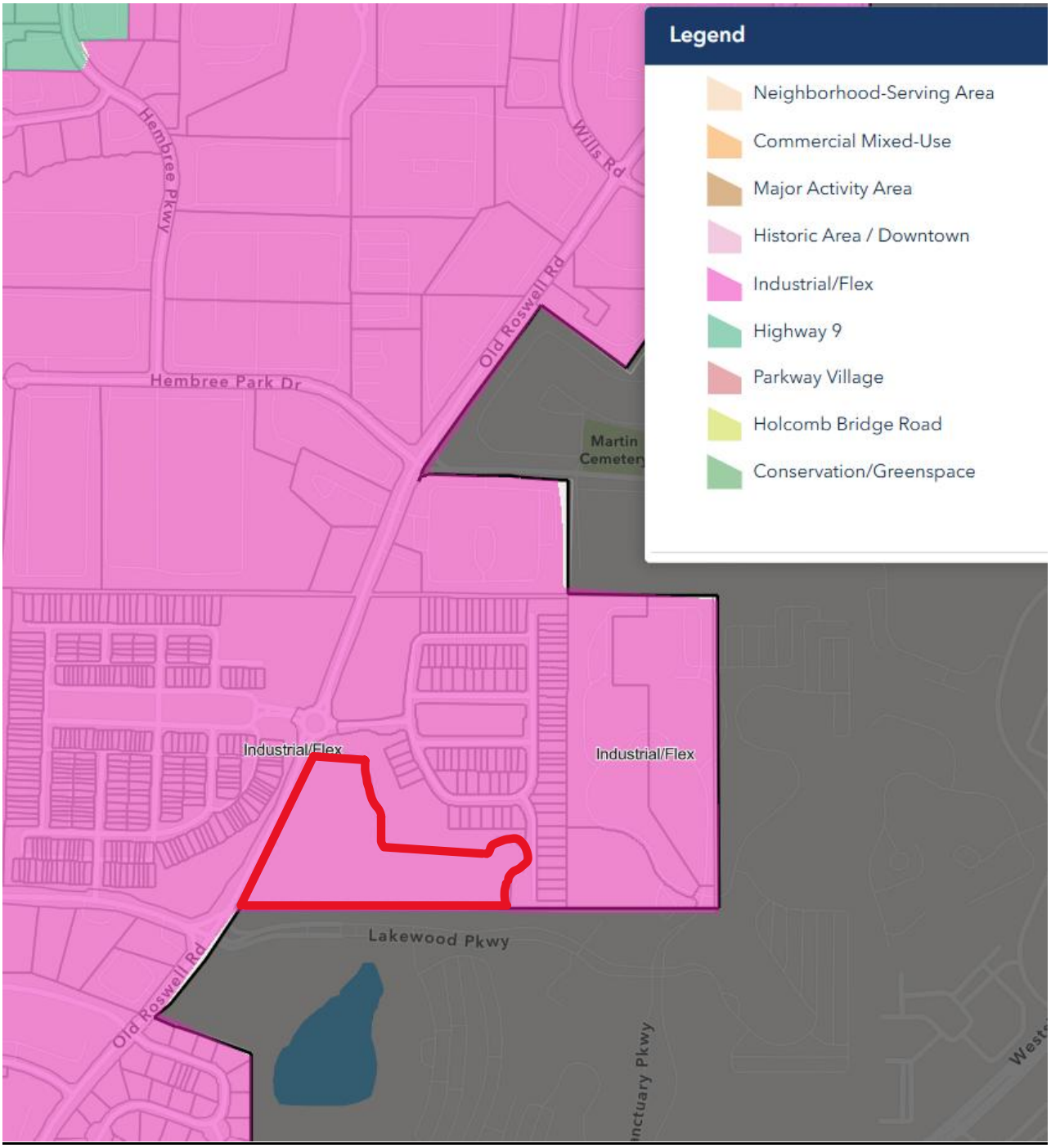


Description of Adjacencies

	ZONING	USE
NORTH	CX – Commercial Mixed Use	Townhouse
EAST	CX – Commercial Mixed Use	Townhouse
SOUTH	City of Alpharetta	Office
WEST	CX – Commercial Mixed Use	Townhouse

Roswell
georgia

Future Land Use Map



Proposal

The applicant is requesting to rezone the property at 0 Old Roswell Road from the current CX, Commercial Mixed Use zoning district to the OR, Office Residential zoning district to develop a 62 unit townhome community on the 9.9869 acre site.

2040 Comprehensive Plan Character Area

The property is located within the Industrial/Flex Character Area. The proposed zoning request to OR, Office Residential, would be a Compatible Future Zoning district in the Industrial/Flex Character Area of the 2040 Comprehensive Plan if it included a variety of uses.

The vision for the Industrial/Flex Character Area in the 2040 planning horizon, is that the cluster of industrial and heavy commercial development will continue to function as an office and business distribution district. The plan anticipates that uses in the area could be flexible as long as transitions are provided to new uses as economic demand changes. New uses forecasted included mixed use developments with residential and office development.

The plan highlights the fact that this Character Area is not located along a major gateway or adjacent to Roswell's many cultural or recreational assets. It concludes, therefore, [that] it is ideally situated to continue functioning as an employment center within the City limits with an additional mix of uses.

Site Plan Analysis

The 9.9869 acre track is currently undeveloped and heavily wooded. There are no existing streetscape improvements along Old Roswell Road adjacent to the property. The site is adjacent to the townhome development Harlow East to the north and east. The townhome development Harlow West is across Old Roswell Road to the west. There is a gated office park development, Sanctuary, to the south that is located in the City of Alpharetta.

The applicant is proposing to develop 62 rear loaded townhomes on the western portion of the site. There are no requested variances with this application. The plan proposes that the development encroach into the stream buffer on the eastern portion of the site. Parts of the development proposed to encroach include four (4) townhomes and proposed roads on the east side of the development. Should the rezoning be approved, the applicant will be required to apply for a stream buffer variance for the final proposed encroachment into the Stream Buffer. At this time, the proposed encroachment into the 100' City Stream Buffer is proposed to be 6,778 square feet and the encroachment into the 50' Impervious Setback is proposed to be 34,406 square feet. The applicant is proposing to meet all other regulations of the UDC, Unified Development Code, at the time of development. There is a proposed retaining wall along the eastern side of the development that will require Mayor and Council approval for a retaining wall over 6 feet. The maximum height of the proposed retaining wall is 13 feet high. The face of the retaining wall would face the undeveloped eastern portion of the site and the adjacent townhome development of Harlow East.

Standards of Review (Approval Criteria)

1. The zoning map amendment corrects an error or meets the challenge of some changing condition, trend or tract.
The proposed zoning map amendment would not correct an error or meet the challenge of a changing condition, trend or tract. The current CX, Commercial Mixed Used, zoning district is intended to provide for a mix of residential, retail, service and commercial uses.

2. The zoning map amendment substantially conforms with the Comprehensive Plan.
The proposed zoning map amendment to OR, Office Residential, could be considered a compatible district in the Industrial/Flex Character Area of the 2040 Comprehensive Plan if the project met the OR, Office Residential definition. However, the proposed townhouse use does not meet the vision of the Character Area as it calls for this area to continue function as an employment center in the City. OR is intended to provide for a variety of office and employment uses while allowing for housing and limited retail and service-related options.

3. The zoning map amendment substantially conforms with the stated purpose and intent of this Unified Development Code.
The proposed zoning map amendment does not conform with the stated purpose and intent of the Unified Development Code's stated purposes of the OR, Office Residential zoning district, that is intended to provide for a variety of office ***and*** *employment uses while allowing for housing. While the UDC points out that OR is not intended to provide for areas exclusively dominated by office or employment uses, it is intended for a balance of employment and housing options with access to convenience retail services and goods.*

The OR district falls within the "Employment Districts" section of the UDC, Unified Development Code, not in the "Residential Districts" section. Without a mix of employment activity, the proposed stand-alone residential fails to meet the OR intent.

4. The zoning map amendment will reinforce the existing or planned character of the area.
The zoning map amendment would not reinforce the existing or planned character of the area. The proposed map amendment and townhome use would provide for a dominant use of residential in an area the Comprehensive Plan identifies as an employment center. According to the Economic Development Department, "the subject property occupies a strategically important location within the broader Mansell corridor and adjacent to the emerging Mansell Overlook/ former General Motors redevelopment area identified within the City's Comprehensive Growth Plan [draft] and long-term economic development strategy. The Comprehensive Growth Plan [draft] identifies this area as a major employment center, northern gateway to the City, and an area anticipated to evolve with a mix of employment, industrial-flex, healthcare, and supporting mixed-use activity."

5. The subject property is appropriate for the development allowed in the proposed district.
As proposed, stand alone residential is not appropriate. Further, the subject property has site constraints that make it not appropriate for the development requested in the proposed district. The site is encumbered by a stream and flood plain. The applicant is proposing a development that would encroach into the 100' City Stream Buffer by 6,778 square feet and into the 50' Impervious Setback by 34,406 square feet. The plan also proposes road development within the existing floodplain on the site.

6. There are substantial reasons why the property cannot be used according to the existing zoning.
There are no substantial reasons why the property cannot be used according to the existing zoning. The CX zoning district allows for uses such as medical, office, and research and development that would further the vision of the Comprehensive Plan and City's adopted Economic Development Strategy for this location and area as an employment center with a mix of uses.

7. There is a need for the proposed use at the proposed location.
There is no need for the proposed use at the proposed location. The property is currently undeveloped and surrounded by both townhouse and office uses along with light industrial and warehouse/distribution nearby along Old Ellis Road. Further, according to the Economic Development Department, "the subject property occupies a strategically important location within the broader Mansell corridor and adjacent to the emerging Mansell Overlook/ former General Motors redevelopment area identified within the City's Comprehensive Growth Plan [draft] and long-term economic development strategy."

8. The City and other service providers will be able to provide sufficient public facilities and services, including schools, roads, recreation facilities, wastewater treatment, water supply and stormwater facilities, police, fire and emergency medical services, while maintaining sufficient levels of service to existing development.
The City and other service providers would be able to provide sufficient public facilities and services for development on the site while maintaining sufficient levels of service to existing development.

9. The zoning map amendment will not significantly impact the natural environment, including air, water, noise, stormwater management, wildlife and vegetation.
The zoning map amendment and proposed development would significantly impact the natural environment regarding the encroachment into the existing stream buffers and floodplain on the site.

10. The zoning map amendment will not have a significant adverse impact on property in the vicinity of the subject property.

The zoning map amendment could have a significant adverse impact on property in the vicinity of the subject property. The proposed use would add 62 additional single family townhomes to the area. These additional residential units would shift the balance of this Industrial/Flex Character Area to residential and eliminate the opportunity for the area to develop with the balance of uses that the City has called for in both the UDC and the Comprehensive Plan and the City's Economic Development Strategy (2024). The current draft 2045 Comprehensive Plan reinforces this vision even more strongly. It states, "The primary northern gateway into the City and the key job center for our target industries, including technology, aerospace, or healthcare. The "Mansell" area has the most redevelopment potential in the area, "Highway 9" is an automotive and commercial corridor, and "Employment Center" is the primary jobs cluster within the City."

SUBMITTAL SUMMARY REPORT (PL-20252326)
FOR CITY OF ROSWELL, GA

PERMIT ADDRESS: 0 OLD ROSWELL RD
ALPHARETTA, GA 30009

PARCEL: 12 -2360-0604-012-0

APPLICATION DATE: 05/28/2025 **EXPIRATION DATE:** **SQUARE FEET:** 0 **VALUATION:** $0.00

DESCRIPTION: P&L North Village Townhomes Dennis Webb/Smith, Grambrell & Russell

CONTACTS	NAME	COMPANY	ADDRESS
Applicant	NORTH VILLAGE L P P&L		3330 CUMBERLAND BLVD STE 300 ATLANTA, GA 30339
Owner	NORTH VILLAGE L P P&L		3330 CUMBERLAND BLVD STE 300 ATLANTA, GA 30339
Property Owner	NORTH VILLAGE L P P&L		3330 CUMBERLAND BLVD STE 300 ATLANTA, GA 30339
Representative		Smith, Gambrell & Russell, LLP	1105 W PEACHTREE ST NE 1000 Atlanta, GA 30309

Rezone Reviews v.6

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Building Division (Building Division)	Rhonda Donehoo-Faulkner	01/22/2026	01/16/2026	Approved with Conditions
Engineering (Engineering)	Osmany Ordonez	01/22/2026	01/22/2026	Approved with Comments
Comments	See conditions for Engineering			
Fire (Fire)	Robert Major	01/22/2026	01/22/2026	Approved
Comments	Plans reviewed by Robert Major rmajor@roswellgov.com 770-594-6263 Your plans have been approved. Please see below for comments and requirements. The Roswell Fire Marshal's Office has reviewed the plans and specifications in accordance with the applicable state adopted minimu Fire Safety Standards in effect at the time of review. Every effort was made to check for code compliance. However, this does not relieve the owner, contractor, architect or any other responsible party from compliance with the items missed or unknown to the reviewer. Any changes or modifications in approved plans shall be reviewed by the City of Roswell prior to making the changes.			
GIS (GIS)	Nancy Velez	01/22/2026	01/15/2026	Approved
P&Z Rezoning (Planning & Zoning)	Angela Rambeau	01/22/2026	01/21/2026	Approved
Comments	Meets requirements of the UDC, OK to proceed to the public hearings			
Sanitation (Sanitation)	Nick Pezzello	01/22/2026	01/15/2026	Approved
Stormwater (Stormwater)	Erica Koh	01/22/2026	01/22/2026	Approved with Conditions
Comments	Erica Koh, ekoh@roswellgov.com Approval of rezoning does not mean approval of stormwater for LDP purposes.			
Transportation (Transportation)	Serge Osse	01/22/2026	01/15/2026	Approved with Comments
Comments	Transportation recommends approval (Comments related to rezoning submittal are addressed)			
Tree (Tree)	Laura Sommet	01/22/2026	01/20/2026	Approved with Conditions
Comments	See Conditions - 1. Per updated hammerhead design, Tree #2876 (26" specimen poplar in good condition) may be retained. Show a preserved or provide justification for removal. Must provide justification for removal per UDC 12.1. of specimen trees with written explanation. 2. Comments that do not pertain to rezoning - 1. Street trees and landscape will be reviewed during LDP per UDC Article 12 and 11.4.7. Replacement trees should be located outside of any proposed easements and at least 8'-10' from proposed retaining walls. Street trees to be located outside of any required site triangles.			

CITY OF ROSWELL, GA
PLAN CONDITIONS REPORT (PL-20252326)

Plan Type:	Rezoning - Roswell	**Project:**		**App Date:**	05/28/2025
Work Class:	Rezoning	**District:**		**Exp Date:**	
Status:	In Review	**Square Feet:**	0.00	**Completed:**	
Valuation:	$0.00	**Assigned To:**	Rambeau, Angela	**Approval Expire Date:**	

Description: P&L North Village Townhomes Dennis Webb/Smith, Grambrell & Russell

Parcel:	12 -2360-0604-012-0 Main	**Address:**	0 OLD ROSWELL RD ALPHARETTA, GA 30009 Main	**Zone:**	

CATEGORY	CONDITION	CREATED	CREATED BY
General	***General Condition***	***1/20/2026***	***Laura Sommet***

Description: Approved with Conditions

Comments: 1. Per updated hammerhead design, Tree #2876 (26" specimen poplar in good condition) may be retained. Show as preserved or provide justification for removal. Must provide justification for removal per UDC 12.1. of specimen trees with written explanation.

General	***General Condition***	***1/10/2026***	***Robert Major***

Description: Plans reviewed by Robert Major rmajor@roswellgov.com 770-594-6263
Your plans have been approved. Please see below for comments and requirements.
The Roswell Fire Marshal's Office has reviewed the plans and specifications in accordance with the applicable state adopted minimum Fire Safety Standards in effect at the time of review. Every effort was made to check for code compliance. However, this does not relieve the owner, contractor, architect or any other responsible party from compliance with the items missed or unknown to the reviewer. Any changes or modifications in approved plans shall be reviewed by the City of Roswell prior to making the changes.

Building	***Rhonda Donehoo-Faulkner***	***1/8/2026***	***Rhonda Donehoo-Faulkner***

Description: Reviewer: Rhonda Donehoo-Faulkner, Registered Architect, Building Division, 770-817-6726, rdonehoofaulkner@roswellgov.com

Building	***4. Separate application***	***1/8/2026***	***Rhonda Donehoo-Faulkner***

Description: A separate application is required for all other structures, including buildings, accessory structures, and retaining walls. Submittals must include full construction documents and/or complete cross-section details for each structure.

General	***General Condition***	***11/12/2025***	***Nancy Velez***

Description: GIS Comments for Site Plan

Comments: At LDP, the site plan will need road names and address numbers.

General	***General Condition***	***11/6/2025***	***Osmany Ordonez***

Description: Engineering comments for Rezoning

Comments: 1. Engineering/Land Development Division will not support the approval of the Stream Buffer variance because it finds that lots 41-44 and the 5 parking spaces behind these lots do not represent a hardship that warrants encroachment of the stream buffer/impervious setback. It will support encroachments for property access and public safety access.
2. At LDP, a flood study will be required for the areas that encroach the future floodplain as required per Section 12.7 Floodplain Ordinance of the UDC.

General	***General Condition***	***10/29/2025***	***Erica Koh***

Description: Comments will be made at LDP

Comments: These comments are for LDP, not for rezoning:
1. A hydro study with all WQ calculations and modeling illustrating post flow rates are less than pre flow rates will be required for LDP approval.
2. BMP Maintenance Agreement will be required for the underground detention
3. A note will be added to the final plat indicating that the private roads shall not become public unless detention is removed from beneath the road and placed somewhere else on site and all stormwater culverts are brought to Roswell standards.

APPLICATION FORMS

1st Amended

APPLICATION INTAKE
In Person: 8:00 am – 4:30 pm
By Email: planningandzoning@roswellgov.com

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Rezoning Application

Application Number: 20252326

***Before submitting an application, you must schedule a pre-application conference with the Community Development Department discuss the procedures, standards and regulations required for approval. ***

Date of Preapplication Meeting: 02/25/2025

Type of Request: ☒ Rezoning ☐ Rezoning with Concurrent Variance

Number of Variances Requested:

PROJECT DESCRIPTION

Name of Project: P&L North Village	Current Zoning: CX
Project Address: 0 Old Roswell Road	Proposed Zoning: OR
City/State/Zip: Roswell, GA 30009	Total Acreage: 9.9869
Parcel ID: 12 236006040120	
Current use: Undeveloped	
Proposed use: Townhome community	

CONTACTS

Applicant/Representative	Name/Company Name: Dennis J. Webb, Jr. - Smith, Gambrell & Russell, LLP		
	Address: 1105 W Peachtree St NE, Ste 1000		
	City: Atlanta	State: GA	Zip: 30309
	Email: djwebb@sgrlaw.com	Phone: 404-815-3620	
Property Owner	Name/Company Name: P&L North Village L.P.		
	Address: 3330 Cumberland Blvd, Ste 300		
	City: Atlanta	State: GA	Zip: 30339
	Email: djwebb@sgrlaw.com	Phone: 404-815-3620	

I hereby certify that all information provided herein is true and correct.

09/02/2025

Applicant Signature: Property Owner or Owner's Representative — Date

*Refer to Section 13.4 of the Unified Development Code for rezoning requirements

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Analysis Requirements

REZONING APPLICATIONS: Applicants are required to respond to criteria 1 through 10 pursuant to the Unified Development Code, section 13.4.7, letter B.

CONCURRENT VARIANCE APPLICATIONS: Please Complete the Concurrent Variance Justification, questions 1 – 8 pursuant to the Unified Development Code, section 13.4.8.

Rezoning questions:

1. The zoning map corrects an error or meets the challenge of some changing condition, trend or fact.

   See Letter of Intent

2. The zoning map amendment substantially conforms with the Comprehensive Plan.

   See Letter of Intent

3. The zoning map amendment substantially conforms with the stated purpose and intent of this UDC.

   See Letter of Intent

4. The zoning map amendment will reinforce the existing or planned character of the area.

   See Letter of Intent

5. The subject property is appropriate for the development allowed in the proposed district.

   See Letter of Intent

6. There are substantial reasons why the property cannot be used according to the existing zoning.

   See Letter of Intent

Concurrent Variance Justification, If Required

An applicant requesting consideration of a Concurrent Variance to any provision of the Unified Development Code shall provide written justification that there are extraordinary and exceptional conditions or practical difficulties pertaining to the particular piece of property in question because of its size, shape, topography that are not applicable to other lands or structures in the same district. In making this determination, the City Council shall consider all of the following criteria:

1. A literal interpretation of the provisions of this UDC would effectively deprive the applicant of rights commonly enjoyed by other properties of the zoning district in which this property is located.
2. Granting the requested variance will not confer upon the property of the applicant any special privileges that are denied to other properties of the zoning district in which the property is located.
3. The requested variance will be in harmony with the purpose of the intent of this UDC and will not be injurious to the neighborhood or to the general welfare.
4. The special circumstances are not the result of the actions of the applicant.
5. The variance requested is the minimum variance that will make possible the proposed use of the land, building, or structure.
6. The variance does not permit a use of land, buildings, or structures, which is not permitted by right in the zoning district.
7. The variance does not reduce the lot size below the minimum lot size allowed in the zoning district.
8. The variance does not increase the maximum allocation of sign area or the maximum area of an allowed sign.

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Checklist

x Application including signed and notarized signature of property owner. All materials and information as specified in this checklist are required. Zoning application requirements are covered in Article 13 of the Roswell Unified Development Code.

X **Surveys/Plans: Digital submission of each item as a separate PDF is required.**

X Application fee(s) payable to the City of Roswell;

X Written analysis of how the proposed action compares to the decision criteria specified for deciding on the subject type of application. See Analysis Requirements Questions in the Zoning application. Complete Concurrent Variance Justification, if required, for Concurrent Variance.

X Signed Applicant Campaign Disclosure Statement;

X Legal description of subject property;

X Letter of intent describing the proposed use of the property or other action requested;

X A Traffic Impact Study may be required, if determined to be required, it must be a part of the application at the time of submittal

X Steep Slopes Analysis, if required; if determined to be required, it must be a part of the application at the time of submittal;

X Proof of Stormwater Concept Meeting – this must be submitted with the application at the time of submittal;

X Survey plat of property sealed by the surveyor showing ALL of the following:

- x Property bearings and distances;
- x Abutting property owners including across streets;
- x The zoning of abutting property;
- x The current zoning of subject property;
- x The change in zoning requested;
- x The proposed use of property;
- x Special conditions made part of the request;
- x Other information as required by the Planning & Zoning Director

X Site Plan of the property drawn at an appropriate engineering scale with information on the proposed use and improvements including ALL of the following:

- x Property lines; Existing and proposed buildings and structures;
- x Parking and internal circulation;
- x Screening walls, fences and easements;
- x Landscaping and buffers, including tree survey and tree protection;
- x Preliminary grading and drainage (conceptual);
- x Proposed locations of retaining walls and estimated wall height;
- x Provisions for outdoor lighting (See Article 10.4);
- x Other information as required by the Zoning Director

X A Development Statistics Summary Chart with percent (%) coverage including:

- x Maximum and proposed height of any structure;
- x Maximum and proposed gross sq. footage of the building area (non-residential only);
- x Maximum and proposed number of dwelling units, and minimum; and proposed square footage of heated floor area for any dwelling unit (residential only);

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- x Area of site (total acres or sq. feet = 100%);
- x Proposed lot coverage of building area (square feet and %);
- x Proposed square footage of landscaped area (square feet and %);
- x Proposed impervious surface (square feet and %);
- x Existing and proposed parking spaces (number and %);
- x Flood plain (sq. feet and %);
- x Undeveloped and/or open space (sq. feet and %);
- x Provision of the Zoning Ordinance requested to be varied, and number of variances requested.
- x Archaeological Report/Study, if required.

X Tree protection measures. Required elements:

- x Tree Protection Plan;
- x Tree Survey;
- x Tree Replacement Plan;

The applicant must address all of sections 12.1.3, Letter B and indicate the justification for this section on the plans or as part of the application letter of intent.

The below signature acknowledges that the Unified Development Code has been made available for review. This signature acknowledges that I have had the mandatory pre-application meeting and that all of the items that are required must be submitted or the application is deemed incomplete and rejected.

_____ 04/24/2025

Signature of Applicant Date

Fee Schedule – Rezoning		
	Rezoning base (first five acres) * + Starred items below	**$1,500**
	Additional acreage ($7,000 max)	**$100/acre**
	Concurrent Variance (residential) *	**$250**
	Concurrent Variance (non-residential)	**$500**
	***Advertising**	**$300**
	***Public notice signs**	**$120/sign**

*Refer to Section 13.4 of the Unified Development Code for rezoning requirements

OWNER AUTHORIZATION

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SIGNATURE PAGE

Please complete this **Property Owner Signature Page** for ALL applications. READ CAREFULLY BEFORE SIGNING.

- I understand that failure to supply all required information (per the relevant Applicant Checklists and requirements of the Unified Development Code will result in REJECTION OF THE APPLICATION.
- I understand that preliminary approval of my design plan does not authorize final approval of my zoning or signage request. I agree to arrange sign permitting separately, after approval is obtained.
- I understand that representation associated with this application on behalf of the property owner, project coordinator, potential property owner, agent or such other representative shall be binding.
- I have read the provisions of the Georgia Code Section 36-67A-3 as required regarding Campaign Disclosures. My signed Campaign Disclosure Statement is included with this Application (required for rezoning only).
- I understand that due to a sewer allocation system controlled by Fulton County, sewerage capacity may not be available. I agree to arrange sewer service separately from this application. The method of sewage disposal that is planned for this property is:

Check one:
- ☑ Sanitary Sewer
- ☐ Septic Tank

I respectfully petition that this property be considered as described in this application

From Use District: Commercial Mixed-Use (CX) To Use District: Office Residential (OR)

Wherefore, applicant prays that the procedures incident to the presentation of this petition be taken, and the property be considered accordingly. Additionally, applicant further acknowledges and fully understands all above statements made by the City of Roswell.

PROPERTY OWNER SIGNATURE (REQUIRED FOR ALL APPLICATIONS)

P&L Norter Village, L.P.

I hereby certify that all information provided herein is true and correct.

Owner of Property (Signature) — Date: 3/26/25

3330 Cumberland Blvd Ste 300, Atlanta, GA, 30339 — Phone: 770-980-0808

Street Address, City, State, Zip

NOTARY

Personally appeared before me the above owner named Thomas Borrenko who on oath says that he/she is the Applicant for the foregoing, and that all the above statements are true to the best of his/her knowledge.

Notary Public (Signature) — Date: 3/26/2025 — Date Commission Expires: 5/29/2025

CHRISTINE MUNZER NOTARY PUBLIC COBB COUNTY GEORGIA MY COMMISSION EXPIRES MAY 29 2025

ATTORNEY / AGENT (IF APPLICABLE)

Attorney/Agent (Signature) — Date: 03/12/2025

1105 W Peachtree St NE Ste 1000, Atlanta, GA, 30309 — Phone: 404-685-6920

Street Address, City, State, Zip

*Refer to Section 13.4 of the Unified Development Code for rezoning requirements

TRACT "C"

All that tract or parcel of land lying and being in Land Lots 593 and 604 of the 1st District, 2nd Section, Fulton County, Georgia, City of Roswell and being more particularly described as follows:

Beginning at an iron pin set at the intersection of the South line of Land Lot 593 with the Southeasterly Right-of Way line of Old Roswell Road (Right-of-Way varies); thence, Northeasterly along said Southeasterly Right-of-Way line of Old Roswell Road (Right-of-Way varies) the following courses and distances: Along an arc of a curve to the left an arc distance of 144.35 feet, said arc having a radius of 3608.57 feet with a chord distance of 144.34 feet and a chord bearing of North 31 degrees 02 minutes 14 seconds East to a point, North 29 degrees 34 minutes 48 seconds East a distance of 95.24 feet to a point, North 26 degrees 34 minutes 16 seconds East a distance of 92.75 feet to a point, North 26 degrees 07 minutes 12 seconds East a distance of 91.78 feet to a point, North 24 degrees 31 minutes 47 seconds East a distance of 85.71 feet to a point, North 23 degrees 42 minutes 22 seconds East a distance of 57.18 feet to a point, North 22 degrees 35 minutes 10 seconds East a distance of 60.56 feet to a point, North 21 degrees 56 minutes 08 seconds East a distance of 59.30 feet to a point, North 21 degrees 18 minutes 17 seconds East a distance of 47.56 feet to an iron pin set; thence, leaving said Southeasterly Right-of-Way line of Old Roswell Road (Right-of-Way varies), South 85 degrees 33 minutes 10 seconds East a distance of 235.58 feet to a point located on the centerline of a stream; thence, Southerly, along centerline of said stream the following courses and distances: South 13 degrees 13 minutes 57 seconds East a distance of 229.41 feet to a point, South 24 degrees 36 minutes 10 seconds East a distance of 36.19 feet to a point, South 05 degrees 27 minutes 41 seconds a distance of 69.08 feet to a point, South 13 degrees 31 minutes 40 seconds East a distance of 55.57 feet to a point, South 20 degrees 29 minutes 08 seconds West a distance of 12.88 feet to a point; thence, leaving said centerline of stream, South 86 degrees 32 minutes 17 seconds East a distance of 183.52 feet to a point; thence, South 85 degrees 48 minutes 03 seconds East a distance of 163.78 feet to a point; thence, South 84 degrees 48 minutes 10 seconds East a distance of 100.24 feet to a point; thence, North 41 degrees 16 minutes 23 seconds a distance of 93.28 feet to a point; thence, South 87 degrees 30 minutes 18 seconds East a distance of 64.21 feet to a point; thence, South 45 degrees 50 minutes 40 seconds East a distance of 68.03 feet to a point; thence, South 01 degrees 48 minutes 48 seconds East a distance of 56.46 feet to a point; thence, South 38 degrees 56 minutes 58 seconds West a distance of 88.77 feet to a point; thence, South 05 degrees 20 minutes 36 seconds West a distance of 125.61 feet to a point located on the South line of Land Lot 604; thence, North 89 degrees 17 minutes 22 seconds West, along said South line of Land Lot 604 a distance of 596.98 feet to a point; thence, North 89 degrees 17 minutes 22 seconds West, along the South line of Land Lots 604 and 593 a distance of 587.21 feet to an iron pin set on the Southeasterly Right-of-Way line of Old Roswell Road (Right-of-Way varies) and the POINT OF BEGINNING.

Said Tract "C" containing 9.9869 acres in area as shown on ALTA/ACSM LAND TITLE SURVEY for EAH Acquisitions, LLC, CRP EAH ORR, LLC, and their successors and assigns, and CHICAGO TITLE INSURANCE COMPANY dated November 20, 2014, prepared by Bates-Long & Associates, containing seal and certification of Fred Wilson Long, registered Georgia Land Surveyor No. 1685.

LETTER OF INTENT

FIRST AMENDED
LETTER OF INTENT

and

Other Material Required by
The City of Roswell Unified Development Code
for the
Rezoning

of

P&L NORTH VILLAGE, L.P.

for

±9.9869 Acres of Land
located in
Land Lot 236, 12th District, Fulton County
Address: Old Roswell Road

From CX-8 to OR

Submitted for Applicant by:

Dennis J. Webb, Jr.
J. Alexander Brock
Smith, Gambrell & Russell, LLP
1105 W. Peachtree Street, NE
Suite 1000
Atlanta, Georgia 30309
404-815-3500

I. INTRODUCTION

This Application seeks to rezone a ±9.9869-acre tract of land (Parcel ID 12 236006040120) located in Land Lot 236, 12th District of Fulton County ("Subject Property"). The Subject Property is currently zoned CX-8 (Commercial Mixed Use-8 stories) and is undeveloped. The Applicant, P&L North Village, L.P. ("Applicant"), seeks to develop the Subject Property for sixty-two (62) townhome units and appurtenant site improvements ("Proposed Development"). The Applicant also seeks a variance, submitted under a separate and concurrent application, to allow for an encroachment into the City of Roswell's (the "City") stream buffer and impervious setback.

The Applicant is a wholly owned subsidiary of Pope & Land Enterprises, Inc. ("Pope & Land"), one of the Southeast's leading and largest private office, mixed-use and land development and investment companies. Pope & Land traces its origins back to 1958. In the decades since, Pope & Land has been involved in numerous marquee developments in and around Atlanta, including the Cities of Roswell and Alpharetta, as well as the State of Georgia and the Southeastern United States. For example, the Atlanta Braves chose Pope & Land as a joint venture partner to develop the Battery, the $500,000,000 mixed-use project adjoining Truist Park.

Pope & Land has been involved in the Subject Property since 2008, when it was part of a larger tract that totaled ±72.36 and was zoned R-1 Residential. In and around that time, Pope & Land presented to the City a plan for the entire ±72.36 acres that envisioned a mixed-use development similar to Pope & Land's award-winning development nearby in Alpharetta, known as Milton Park. The plan showed approximately 500,000 square feet of office space, 400,000 square feet of multifamily development and 50,000 square feet of retail space. It also proposed office buildings as tall as eight-stories, which were heights already established nearby at Sanctuary Park.

The City had secured a grant from Atlanta Regional Commission ("ARC") to study and create a mixed-use zoning category that included for-rent multifamily, just like that proposed at that time by Pope & Land. After years of cooperation and collaboration with Pope & Land and with the benefit of the grant-funded study, the City initiated both a Comprehensive Plan and Zoning Map Amendment in 2014 intended in part to facilitate the mixed-use development. At the final hearing, however, and just before the vote, a member of the City Council proposed a zoning condition that restricted building heights to three-stories, thwarting the proposed mixed-use development and severely limiting future options for the Subject Property.

The owners of the ±72.36 acres had originally contracted to sell it to Pope & Land in 2008, or six years prior to the City's rezoning to CX. Now, after the last-minute zoning change and years of perceived starts and stops from the City, the owners lost patience and forced Pope & Land to buy the property as zoned, including the three-story height limitation. Pope & Land subsequently entered into an agreement with Edwards Andrews Homes ("EAH") for the entire ±72.36 acres to be developed with three-story townhomes.

During the Land Disturbance permitting process, EAH chose not to develop the ±9.9869 Subject Property. Hence, the ±72.36 acres site was subdivided, with ± 62.38 acres to be developed as the residential community known as Harlow and the remaining Subject Property to be retained by Pope & Land. Not long after EAH announced its plans for the Harlow project and without input from or notice to Pope & Land, the City changed the height restriction from three stories to eight stories. Several years after that, the City also amended the CX district requirements to require that any project with a mix of uses must first develop or concurrently develop 51% of a site with commercial uses.

The Applicant has looked at development options under the current CX-8 district, including two 8- to 10-story buildings containing a 350-room hotel and senior housing. But for many reasons—including the fact that it is surrounded by three-story townhomes on three sides--the Subject Property is no longer appropriate for eight-story heights nor substantive nonresidential uses. Further, most of the Subject Property (±53.8% of the overall area) consists of stream buffers which also impacts its development potential. In fact, the hotel and senior housing concepts required costly structured parking due to the limited buildable area and would still result in an encroachment into the stream buffers.[1] In short, all of these factors combine to make the Subject Property unattractive for mixed-use development in CX-8. Therefore, Pope & Land has revisited the property's development concept and has formed a plan for an attractive 62-unit townhome development ("Proposed Development"). The Proposed Development is less intense than the allowed eight story commercial previous hotel/senior housing use.

To allow the Proposed Development the Applicant requests a rezoning from CX-8 to OR (Office Residential). The current CX-8 district allows townhome development, however it requires 51% of the square foot area of the development to be commercial/retail.[2] Again, and as noted in the paragraphs above, the Subject Property is not suitable for non-residential uses and even if it were the limited buildable area prohibits more intense development and adequate parking for commercial/retail development. Consequently, the Subject Property is unlikely to be developed for mixed-use under the current CX-8 district. Instead, the Applicant is requesting a rezoning to OR, which is compatible with the current zoning in the area and allows a townhome residential development that aligns with and complements the existing, adjacent development.

[1] The Preliminary Site Plan for P&L Village by AEC, dated 12/20/2021, reflected Roswell's older 50-foot and 75-foot buffer and setback requirements. When updated for the current 100-foot buffer and 150-foot setback portions of the parking structure and building encroach into to the buffer.

[2] *See Roswell UDC § 4.2.1.C.*

The area surrounding the Subject Property is characterized by a mix of residential and office uses. To the north, west (across Old Roswell Road) and east the property borders the Harlow townhome development, zoned CX-8. The Harlow townhomes are entirely residential and do not contain a commercial component that is required by the CX-8 district. The permitting and construction of the Harlow townhomes, however, was initiated prior to the City's updates to the CX district and exists as a legally nonconforming development.[3] To the west, the Subject Property abuts the right-of-way of Old Roswell Road. To the south of the Subject Property are parcels within the Sanctuary Park office development, located within the City of Alpharetta and zoned Light Industrial, however, there is not enough land located between the water features of Sanctuary Park and the private road of Lakeside Parkway to facilitate a commercial development. Further south is a residential subdivision located at Dassow Court and Rappahannock Drive that is zoned OR and contains a mix of single-family detached, duplex, and townhome residences. As evidenced by the existence of existing residential townhomes and OR zoning in the area, the Applicant's proposal will be compatible and harmonious with the character of development in the area.

The proposed townhomes will be a maximum of 3 stories or 45-feet in height on minimum 1,500 square foot lots. The units will be rear loaded with access from alleyways and fronting on internal drives or along Old Roswell Road. Each unit will have a two-car garage, with an additional 16 onsite spaces and 16 driveway spaces for a total of 156 parking spaces. The site will have two curb-cuts on Old Roswell Road, one at the southern end of the property's frontage and another at the roundabout. The Proposed Development will incorporate ±250,711 square feet

[3] In 2014, the Roswell UDC allowed standalone townhome residential as a permitted use in the CX district. The UDC was subsequently updated to require the current mixed component of 51% commercial/retail.

of open space (57% of the property) including preserving ±70,778 square feet on the eastern portion of the property for additional undisturbed buffer area.

This document is submitted as a Letter of Intent with regard to this Application, a preservation of the Applicant's constitutional rights, and an impact analysis of the factors listed in the City of Roswell's Unified Development Code ("UDC") § 13.4.7.C. A survey plat of the Subject Property and a proposed site plan have been filed simultaneously with this Application, along with other required materials.

II. REZONING ANALYSIS

The criteria considered by the City of Roswell in granting a rezoning are listed in UDC § 13.4.7.C. The requested rezoning should be granted because all applicable criteria are met.

A. THE ZONING MAP CORRECTS AN ERROR OR MEETS THE CHALLENGE OF SOME CHANGING CONDITION, TREND OR FACT.

As noted in the paragraphs above, the Subject Property was rezoned by the City in 2014 to CX-8 which requires a mixed-use development. Previous concepts were considered for the property, including senior housing and hotel use. None of the mixed-use concepts materialized, due to the residential nature of the area, lack of commercial traffic on the roadways, etc. however. The site's substantial amount of stream buffers impacts the property's suitability for intense uses that are envisioned under the CX-8 zoning and area for adequately parked commercial/retail uses is limited. Instead, the Applicant is proposing a rezoning to OR to allow a fitting compatible and appropriate residential townhome development. The proposed townhomes are compatible with the surrounding uses, including the existing Harlow townhome development to the north, west and east, and works better within the Subject Property's confines than a more intense mixed-use development.

B. THE ZONING MAP AMENDMENT SUBSTANTIALLY CONFORMS WITH THE COMPREHENSIVE PLAN.

The Subject Property is within the Industrial Flex (IF) character area according to the Roswell 2040 Comprehensive Plan ("Comp Plan"). The IF character area notes several compatible zoning districts, including the proposed OR district. The Comp Plan describes the IF character area as a cluster of industrial and heavy commercial development, however, it also recognizes the need for other uses to meet the changing demands:

> The uses in the area will be flexible however, allowing transitions to new uses as economic demand changes. These new uses may include mixed residential and office development.[4]

As noted in the paragraphs above, the envisioned development of property has transitioned over time away from a more intense mixed-use development to the current proposal for townhome residential. This is due in part to the site constraints, but also due to the growing demand for high quality housing in the area. The Applicant's proposal aligns well with this transition in the development market.

Additionally, the Subject Property is well positioned within the geographical limits of the IF character area. The areas at the core of the IF character area, located further north along Old Roswell Road and west along Old Ellis Road, are developed with more intense commercial and industrial uses. The Subject Property, however, is on the edge of the IF character area and adjacent to existing residential. The location on the edge of the IF character area and away from existing commercial and industrial, makes the Subject Property well positioned for less intense residential development.

[4] *See Roswell 2040 Comprehensive Plan*, pg. 168.

C. THE ZONING MAP AMENDMENT SUBSTANTIALLY CONFORMS WITH THE STATED PURPOSE AND INTENT OF THIS UDC.

Yes. The Roswell UDC § 1.1.2 notes that the intent and purpose of the UDC is to: A) promote and protect the public health, safety and welfare of the citizens of Roswell; B) ensure that the vision set forth in the Comprehensive Plan is implemented by the City's development regulations; C) promote environmental, economic and social sustainability; D) protect the physical environment, historic character and natural resources for all citizens; E) preserve, protect and enhance the City's employment base; F) promote development patterns that support safe, effective and multi-modal transportation options; and G) provide a system for the development of lands and the accurate recording of land titles.

The proposed townhomes will provide a fitting and compatible residential development that is in harmony with the existing surrounding development. Also, the proposed development and OR zoning align with the vision set forth in the Comprehensive Plan (see Paragraph II.2 above). In addition, the townhomes will provide residences in proximity to nearby employees, thereby preserving and enhancing the City's employment base. Thus, the Proposed Development aligns with many of the stated intents and purposes of the UDC.

D. THE ZONING MAP AMENDMENT WILL REINFORCE THE EXISTING OR PLANNED CHARACTER OF THE AREA.

The area surrounding the Subject Property is characterized by a mix of residential, commercial, industrial and office uses. The proposed townhomes are similar to the Harlow townhome development to the north, west and east and will maintain the mixed-use character of the area. Accordingly, a grant of the proposed rezoning will reinforce the character of the area.

E. THE SUBJECT PROPERTY IS APPROPRIATE FOR THE DEVELOPMENT ALLOWED IN THE PROPOSED DISTRICT.

Yes. The requested OR district allows a "variety of office and employment uses while allowing for housing and limited retail and service-related options" and to "provide for a balance of employment and housing options."[5] The proposed townhomes directly align with the Roswell UDC's stated intent of the OR district. As noted previously, the overall area is characterized by a mix of existing and commercial uses with existing townhome residential to the north, west and east. The proposed townhomes are comparable in size, scale, layout and characteristics to the existing Harlow townhomes to the north, west and east. As a consequence, the Proposed Development will blend harmoniously with the existing development in the area

F. THERE ARE SUBSTANTIAL REASONS WHY THE PROPERTY CANNOT BE USED ACCORDING TO THE EXISTING ZONING.

As noted in the previous paragraphs, the stream buffers on the property significantly limit the amount of buildable area on the property. The limited buildable severely restricts the feasibility for more intense mixed-use developments and any commercial uses will likely require structured parking. The need for structured parking has made a mixed-use development on the property unattractive and the Subject Property has remained undeveloped.

G. THERE IS A NEED FOR THE PROPOSED USE AT THE PROPOSED LOCATION.

There has been a growing demand for high-quality housing in the area, which is also recognized in Roswell's long-term planning documents. The Comp Plan specifically calls for an increase in housing and targeting younger residents and the aging population[6], two groups that are the target market for townhome development. Younger professionals often seek townhomes as an

[5] *See Roswell UDC § 6.1.1.*
[6] *See Roswell 2040 Comprehensive Plan*, pg. 121.

entry into the housing market, while empty nesters see townhomes as an option to downsize lower maintenance requirements (e.g. yard maintenance). Accordingly, the Proposed Development will provide upscale housing stock, while meeting the goals of Roswell's long-term planning documents.

H. THE CITY AND OTHER SERVICE PROVIDERS WILL BE ABLE TO PROVIDE SUFFICIENT PUBLIC FACILITIES AND SERVICES INCLUDING SCHOOLS, ROADS, RECREATION FACILITIES, WASTEWATER TREATMENT, WATER SUPPLY AND STORMWATER FACILITIES, POLICE, FIRE AND EMERGENCY MEDICAL SERVICES, WHILE MAINTAINING SUFFICIENT LEVELS OF SERVICE TO EXISTING DEVELOPMENT.

The Proposed Development will have sufficient access to public roads and will not overly burden existing streets or transportation facilities. The Applicant used the Institute of Transportation Engineers' (ITE) Trip Generation Manual, 9th Edition, to calculate the anticipated number of vehicular trips. The 62 proposed townhomes (ITE Category 230 – Townhomes) are expected to generate ±360.22 trips during a weekday, ±27.28 trips during the AM weekday peak hour, and ±32.24 trips during the PM weekday peak hour. However, when the Proposed Development is compared to the 350-room hotel (ITE Category 310 – Hotel) and 260 units of senior housing (ITE Category 252 – Senior Adult Housing-Attached) envisioned under the current zoning[7], there net reduction in the number of trips. The Proposed Development will generate ±3,656.18 less trips on a weekday, ±298.12 less trips during the AM weekday peak hour, and ±317 less trips during the PM weekday peak hour. Accordingly, the Proposed Development will result in a dramatic improvement on traffic compared to what is allowed under the current zoning.

[7] The development planned for the current CX-8 zoning is depicted on the plan titled P&L North Village L.P., prepared by AEC and dated October 27, 2021.

The school-age children in the development will attend Hembree Springs Elementary School, Northwestern Middle School, and Milton High School. The Fulton County Schools capacity and enrollment data indicates that Hembree Springs Elementary School and Milton High School are under capacity and Northwestern Middle School is currently at capacity.[8] Fulton County Schools, however, predicts enrollment to decline at Northwestern Middle School such that it will be under capacity by the 2026-2027 school year. As a result, by the time residents start to occupy the proposed townhomes, the schools will be undercapacity. Regardless, the proposed townhomes are not expected to overly-burden local schools since the target market for townhome residential is younger professionals or empty nesters, which are demographics that tend not to have school-age children.

As for utilities, the Subject Property have access to water and sewer.

I. THE ZONING MAP AMENDMENT WILL NOT SIGNIFICANTLY IMPACT THE NATURAL ENVIRONMENT, INCLUDING AIR, WATER, NOISE, STORMWATER MANAGEMENT, WILDLIFE AND VEGETATION.

The Proposed Development will be encroaching into a portion of the onsite stream buffers. The Applicant, however, is setting aside an additional ±70,778 square feet of undisturbed buffer area elsewhere on the site to offset any impacts. In other words, the Applicant is replacing an equal amount of buffer plus an additional ±19,943 square feet, or ±39%, above the total encroachment, so that there will be a net gain of protected stream buffer area on the site after development. Applicant has submitted a separate variance request concurrent with its rezoning application. In addition, the Applicant is proposing the installation of water quality measures and underground stormwater detention, which will treat and detain the runoff from the development

[8] *See Fulton County Schools Historical and Projected Enrollment 2020-2028.*

before it is discharged from the site. The stormwater management will slow runoff from the site to rates at or below existing conditions, thereby eliminating any potential negative impacts.

J. THE ZONING MAP AMENDMENT WILL NOT HAVE A SIGNIFICANT ADVERSE IMPACT ON PROPERTY IN THE VICINITY OF THE SUBJECT PROPERTY

No. As noted in the previous paragraphs the proposed townhomes are completely compatible with the surrounding residential uses.

III. NOTICE OF CONSTITUTIONAL CHALLENGE TO UNDERLYING ZONING AND PRESERVATION OF CONSTITUTIONAL RIGHTS

The Applicant respectfully submits that the current zoning classification of the Subject Property and any proposed intervening district is unconstitutional and that rules relative to the Subject Property owner's right to use the Property established in the City of Roswell Unified Development Code, to the extent they prohibit this use, constitute an arbitrary, irrational abuse of discretion and unreasonable use of the zoning power because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant in violation of the due process and equal protection rights guaranteed by the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia. Further, the failure to allow this use would constitute a taking of private property without just compensation and without due process in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia, and would be in violation of the Commerce Clause, Article I, Section 8, Clause 3 of the Constitution of the United States.

The Applicant respectfully submits that the City Council's failure to approve the requested rezoning would be unconstitutional and would discriminate in an arbitrary, capricious and unreasonable manner between the Subject Property's owner and owners of similarly situated property in violation of Article I, Section III, Paragraph I of the Constitution of the State of Georgia and the Equal Protection Clause of the Fourteenth Amendment of the Constitution of the United States.

A refusal to allow the development in question would be invalid inasmuch as it would be denied pursuant to an ordinance which is not in compliance with the Zoning Procedures Law, O.C.G.A. § 36-66-1 et seq., due to the manner in which the Ordinance as a whole and its map(s) have been adopted.

Opponents to this request, if any, lack standing; have failed to exhaust administrative remedies; and have waived their rights to appeal by failing to assert legal and constitutional objections.

IV. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests approval of the Rezoning set out above. The Applicant also invites and welcomes any comments from Staff or other officials of the City of Roswell.

This 28th day of July, 2025.

Respectfully submitted,

J. Alexander Brock
Dennis J. Webb, Jr.
Attorneys For Applicant

Smith, Gambrell & Russell, LLP
1105 W. Peachtree Street, NE
Suite 1000
Atlanta, Georgia 30309
404-815-3500

TRAFFIC IMPACT STUDY

Steven Rowe

From: Serge Osse <sosse@roswellgov.com>
Sent: Tuesday, June 17, 2025 7:39 AM
To: Sherry Hearn
Cc: Steven Rowe
Subject: RE: 20252326, P&L North village Townhomes

Good morning, Sherry
A traffic impact Study would be required if your development generates a minimum 750 ADT or 100 PHT. 74 townhomes do not generate that many trips. Therefore, a traffic impact study is not warranted.
Thank you,

Serge Osse, E.I.T
Engineering Coordinator
Department of Transportation
City of Roswell, Georgia | www.roswellgov.com
Direct: 770-594-6428 | Department: 770-594-6420
sosse@roswellgov.com

From: Sherry Hearn <sch@aecatl.com>
Sent: Monday, June 16, 2025 1:28 PM
To: Serge Osse <sosse@roswellgov.com>
Cc: Steven Rowe <slr@aecatl.com>
Subject: 20252326, P&L North village Townhomes

EXTERNAL EMAIL

Serge,
Good afternoon. I am working on the comments for the P&L North Village Townhomes. There is a comment from Planning regarding a traffic impact study. We did not get verification if one was required at the pre-app meeting. Can you please let us know if one is required and if one is not required, can you please verify that as well.

Thanks so much,

Sherry Hearn, CNU-A | Associate

50 Warm Springs Circle
Roswell, GA 30075
Direct 678-990-2390 | **Cell** 470-910-1753| **Office** 770-641-1942 | **Fax** 770-998-6924
sch@aecatl.com | www.aecatl.com

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STEEP SLOPE ANALYSIS

AEC
CIVIL ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE
50 Warm Springs Circle
Roswell • Georgia • 30075
(770) 641-1942 • www.aecatl.com

NORTH

50 0 50 100

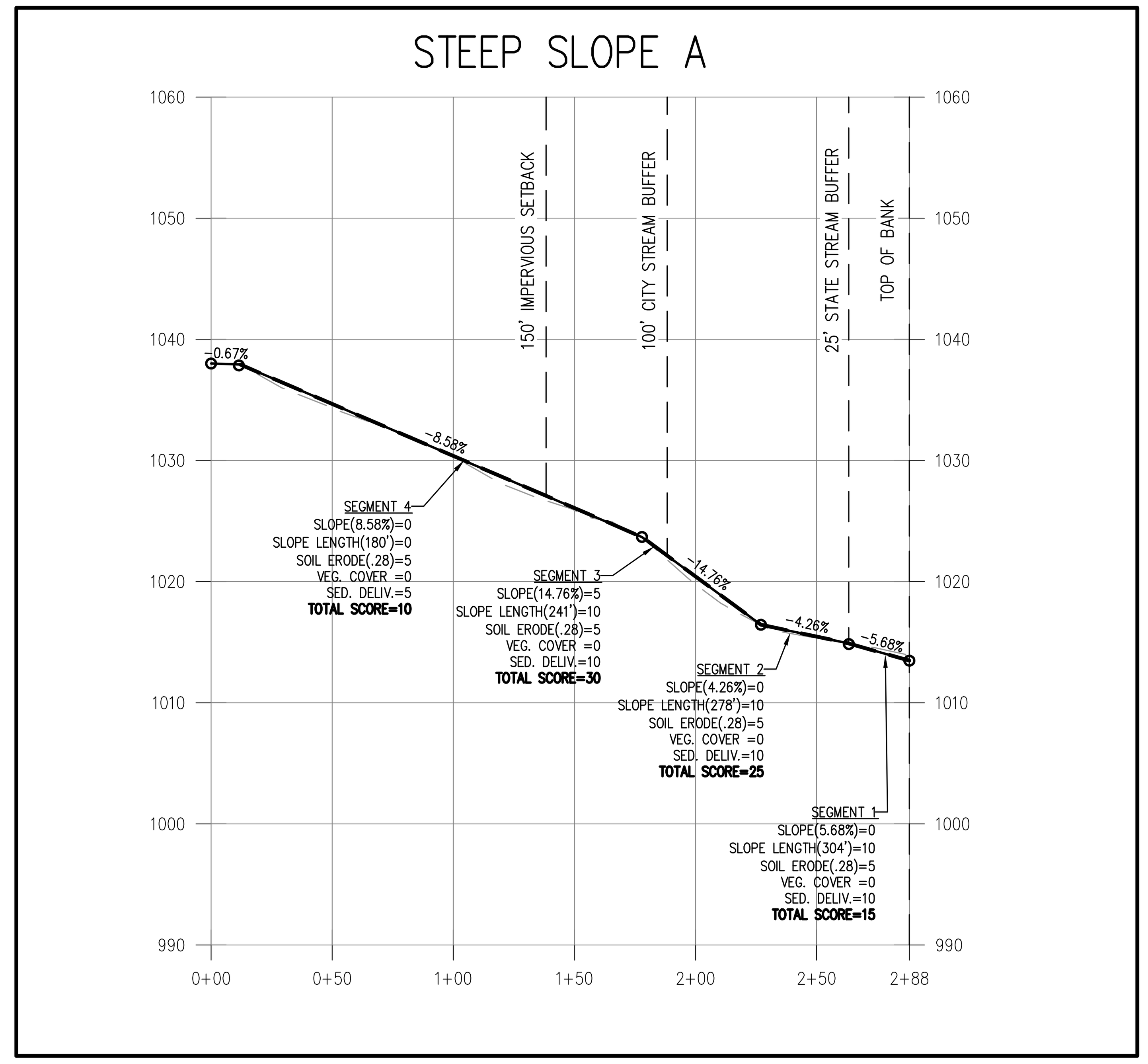
Scale 1" = 50'

STEEP SLOPE ANALYSIS

P&L NORTH VILLAGE L.P.

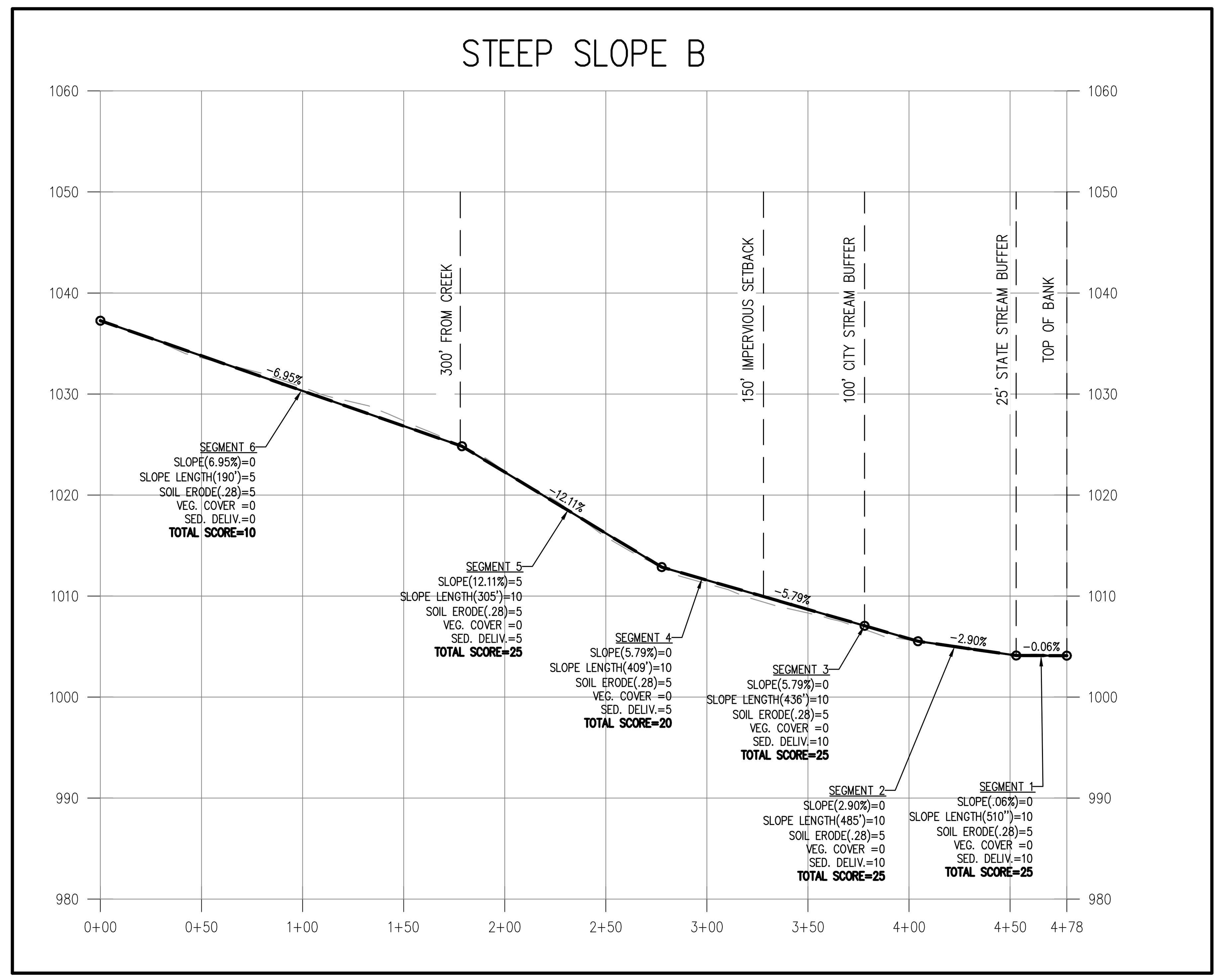
ROSWELL, GEORGIA

PROJECT INFORMATION
PROJECT NO.: 21-4680.00
DATE: APRIL 28, 2025
SCALE: 1" = 50'
FILE NAME: OLD ROSWELL-POPE AND LANDTH6 SSA.dwg
DESIGN/DRAWN: SLR/ SLR



STEEP SLOPE EVALUATION TABLES

SLOPE NUMBER: A								
SEGMENT	1		2		3		4	
FACTOR:	VALUE	SCORE	VALUE	SCORE	VALUE	SCORE	VALUE	SCORE
SLOPE	5.68%	0	4.26%	0	14.76%	5	8.58%	0
SLOPE LENGTH	304'	10	278'	10	241'	10	108'	0
K FACTOR	0.28	5	0.28	5	0.28	5	0.28	5
VEGETATIVE COVER	FOREST	0	FOREST	0	FOREST	0	FOREST	0
SEDIMENT DELIVERY	100'	10	100'	10	100-300'	10	100-300	5
TOTAL SCORE		25		25		30		10



STEEP SLOPE EVALUATION TABLES

SLOPE NUMBER: B								
SEGMENT	1		2		3		4	
FACTOR:	VALUE	SCORE	VALUE	SCORE	VALUE	SCORE	VALUE	SCORE
SLOPE	0.60%	0	2.90%	0	5.79%	5	5.79%	0
SLOPE LENGTH	510'	10	485'	10	436'	10	409'	10
K FACTOR	0.28	5	0.28	5	0.28	5	0.28	5
VEGETATIVE COVER	FOREST	0	FOREST	0	FOREST	0	FOREST	0
SEDIMENT DELIVERY	100'	10	100'	10	100'	10	100-300	5
TOTAL SCORE		25		25		30		20

SLOPE NUMBER: B								
SEGMENT	5		6					
FACTOR:	VALUE	SCORE	VALUE	SCORE	VALUE	SCORE	VALUE	SCORE
SLOPE	12.11%	5	6.95%	0				
SLOPE LENGTH	305'	10	190'	10				
K FACTOR	0.28	5	0.28	5				
VEGETATIVE COVER	FOREST	0	FOREST	0				
SEDIMENT DELIVERY	100-300	5	300+	0				
TOTAL SCORE		25		15		0		0

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Roswell • Georgia • 30075
(770) 641-1942 • www.aecatl.com

NORTH

50 0 50 100

Scale 1" = 50'

STEEP SLOPE PROFILES

P&L NORTH VILLAGE L.P.

ROSWELL, GEORGIA

PROJECT INFORMATION

PROJECT NO.: 21-4680.00

DATE: APRIL 28, 2025

SCALE: 1" = 50'

FILE NAME: OLD ROSWELL-POPE AND LANDTH6 SSA.dwg

DESIGN/DRAWN: SLR/ SLR

RECEIVED
By City of Roswell Planning & Zoning at 2:11 pm, Sep 22, 2025

STORMWATER CONCEPT REVIEW

April 24, 2025

RE: Old Roswell Townhome Site / P&L North Village. – Stormwater Concept Meeting Complete

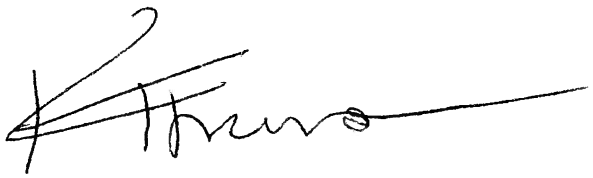
This email confirms that the **Stormwater Concept Meeting**, required by the City of Roswell prior to obtaining a Land Disturbance Permit, has been completed.

As part of this process, the applicant has demonstrated an understanding of the requirements for the Stormwater Concept Plan as outlined in the **City of Roswell's Unified Development Code (Section 12.5)** and the **Georgia Stormwater Management Manual (Blue Book)**.

Finally, please note that the City's acceptance of a stormwater management concept plan does not guarantee an approval for the Land Disturbance Permit (LDP) unless all applicable standards of the City of Roswell Unified Development Code including Sec. 12.5 for Stormwater Management ordinance, City's Standard Construction Specifications, and the latest edition of the Georgia Stormwater Management Manual (GSMM) are met during the LDP design review process.

We appreciate your cooperation and attention to these requirements. If you have any further questions or need additional assistance, please don't hesitate to reach out.

Thank you,



Krista Thomas
Stormwater Reviewer
City of Roswell

ARCHEOLOGICAL STUDY

R.S. Webb & Associates

Cultural Resource Management Consultants
2800 Holly Springs Parkway • P.O. Drawer 1319
Holly Springs, Georgia 30142
Phone: 770-345-0706 • Fax: 770-345-0707

August 12, 2025

Mr. Thomas J. Barranco
Pope & Land Enterprises, Inc.
3225 Cumberland Boulevard, Suite 400
Atlanta, Georgia 30339

Subject: **Preservation Ordinance Compliance Assessment**
North Village Tract (Tax Parcel 12 236006040120)
Roswell, Fulton County, Georgia
R.S. Webb & Associates No. 25-804-003

Dear Mr. Barranco:

BACKGROUND

R.S. Webb & Associates (RSWA), a professional cultural resources management firm, conducted a preliminary archeological site records review for the proposed North Village - Roswell Site in Roswell, Fulton County, Georgia. RSWA gained access to the Georgia Archaeological Site File (GASF) and associated records via Georgia's Natural, Archaeological, and Historic Resources Geographic Information System (GNAHRGIS) in order to determine if recorded archeological sites are located within 100 feet of proposed land disturbance or development, per Roswell Unified Development Code Section 12.8.

The project area is approximately 10 acres located astride an unnamed tributary of Foe Killer Creek, northeast of the intersection of Old Roswell Road and Old Ellis Road in north Fulton County. The project area is found on the USGS Roswell, Georgia quadrangle map (Figure 1).

RESULTS

According to GASF records, there are no recorded archeological sites located within 100 feet of the project area. The closest recorded archeological site, 9FU274, is situated approximately 2,231 feet southeast. Site 9FU274 is a historic artifact scatter near a former house site; this archeological site was recommended as not eligible for the NRHP in 1997.

CLOSING COMMENTS

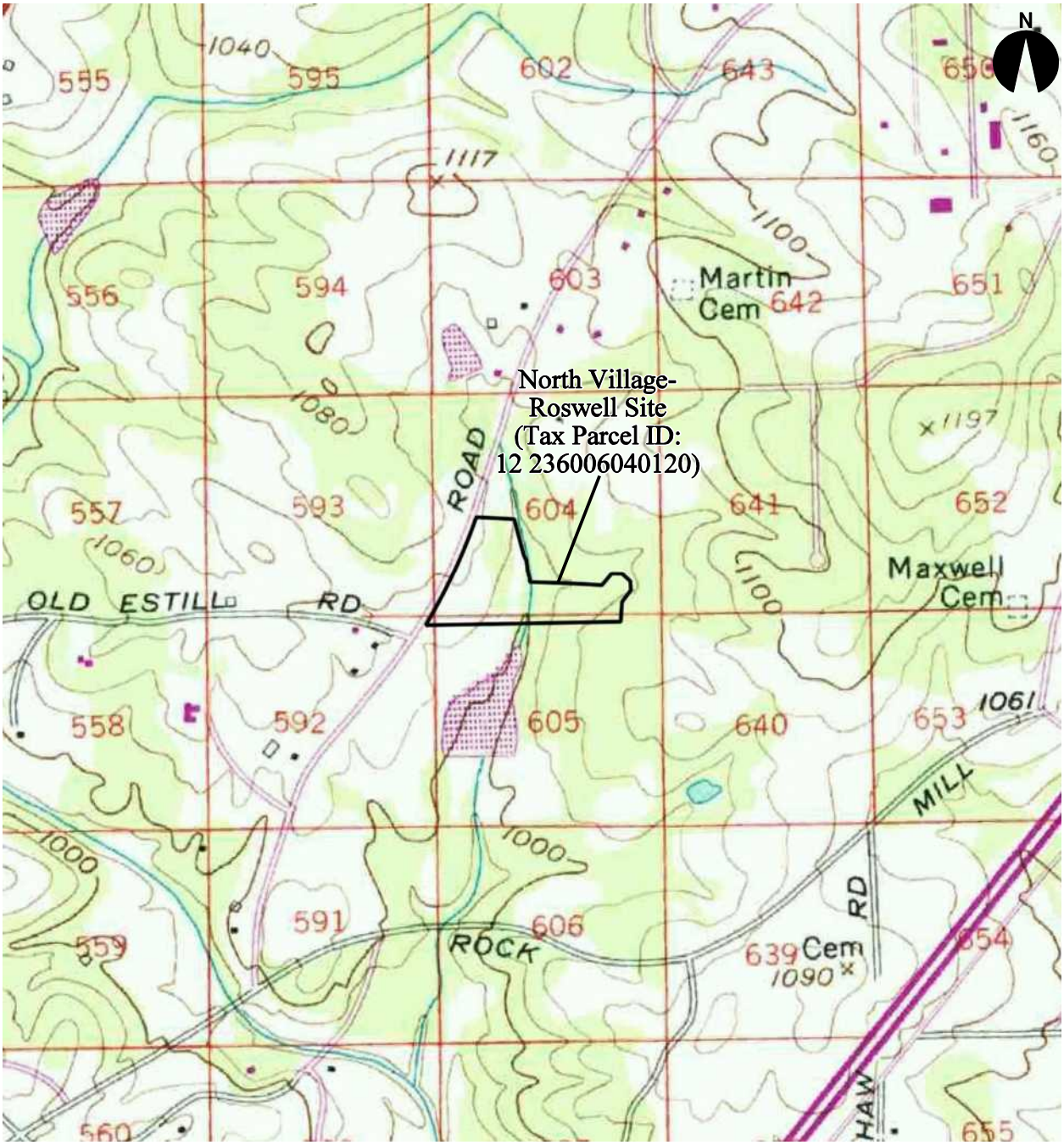
Mr. Barranco, thank you for the opportunity to work with Pope & Land Enterprises, Inc. on this project. If you have any questions concerning our findings, please contact Mr. Steve Webb at 770- 345-0706.

Sincerely,

R.S. WEBB & ASSOCIATES

Neil J. Bowen
Historian

Attachment: Figure 1



Map Reference: 7.5-Minute USGS Quadrangle
Roswell (1956 PR 1985), Georgia

Scale
0 305 meters
0 1000 feet

Figure 1 North Village-Roswell Site Location Map

COMMENTS TO TITLE EXCEPTIONS AS NOTED IN CHICAGO TITLE INSURANCE COMPANY'S ALTA COMMITMENT NO., GA-140282, EFFECTIVE DATE AUGUST 14, 2014 at 5:00 p.m.
SCHEDULE B-SECTION 2, EXCEPTIONS

13. Easement from S.T. Spruill to Georgia Power Company, dated October 21, 1949, recorded in Deed Book 2485, Page 572, Fulton County, Georgia records.
DOES NOT AFFECT THE PROPERTY.

14. Easement from K.K. Sutton to Georgia Power Company, dated October 17, 1950, recorded in Deed Book 2584, Page 667, aforesaid Records.
DOES NOT AFFECT THE PROPERTY.

15. Easement from S.T. Spruill to Georgia Power Company, dated October 17, 1950, recorded in Deed book 2584, Page 668, aforesaid Records.
DOES NOT AFFECT THE PROPERTY.

16. Easements contained in Right of Way Deed from Thurmond Still, Jess B. Cook, Earl Mansell, Karold Jones, KK Sutton and et. al. dated April 24, 1958, recorded in Deed Book 3383, Page 449, aforesaid Records.
DOES NOT AFFECT THE PROPERTY.

17. Easements contained in Right of Way Deed from S.T. Spruill et. al. dated April 24, 1958, recorded in Deed Book 3383, Page 452, aforesaid Records.
DOES NOT AFFECT THE PROPERTY.

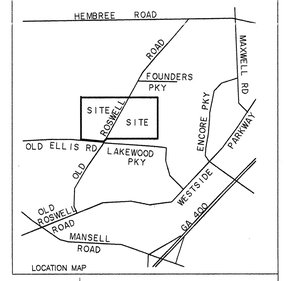
18. Easement from KK Sutton to Georgia Power Company, dated September 25, 1958, recorded in Deed Book 3390, Page 506, aforesaid Records.
DOES NOT AFFECT THE PROPERTY.

19. Easement from Ethel W. Spruill to Georgia Power Company, dated May 3, 1977, recorded in Deed Book 6770, Page 354, aforesaid Records.
DOES AFFECT THE PROPERTY, TRACT "B" ONLY, AS SHOWN ON THE SURVEY.
Note: By letter dated September 19, 2014, Georgia Power Company claims no further interest in the above mentioned easement, except the right to operate, maintain, rebuild and renew its existing facilities, under all the terms and conditions of its easement within its presently maintained right-of-way.

20. Utility Easement from Ethel W. Spruill to the City of roswell, dated February 23, 1987, recorded in Deed Book 11161, Page 395, aforesaid Records.
DOES NOT AFFECT THE PROPERTY.

21. Permanent Drainage Easement from Ethel W. Spruill to City of Roswell, dated December 3, 1997, recorded in Deed Book 23594, Page 333, aforesaid Records.
DOES AFFECT THE PROPERTY, TRACT "A" ONLY, AS SHOWN ON THE SURVEY.

LOCATION MAP



LEGAL DESCRIPTION
TRACT "A"

All that tract or parcel of land lying and being in Land Lots 592, 593 and 604 of the 1st District, 2nd Section, Fulton County, Georgia, City of Roswell and being more particularly described as follows:

BEGINNING at an axle found at the intersection of the North Land Lot Line of Land Lot 604 with the Northwesterly Right-of-Way line of Old Roswell Road (60' Right-of-Way); thence, Southwesterly along said Northwesterly Right-of-Way line of Old Roswell Road (60' Right-of-Way) the following courses and distances: South 20 degrees 29 minutes 09 seconds West a distance of 171.25 feet to a point, South 20 degrees 50 minutes 07 seconds West a distance of 185.25 feet to a point, South 20 degrees 58 minutes 13 seconds West a distance of 347.15 feet to a point, South 21 degrees 18 minutes 15 seconds West a distance of 62.24 feet to a point, South 21 degrees 56 minutes 07 seconds West a distance of 58.61 feet to a point, South 22 degrees 35 minutes 04 seconds West a distance of 59.65 feet to a point, South 23 degrees 42 minutes 29 seconds West a distance of 56.21 feet to a point and South 24 degrees 18 minutes 18 seconds West a distance of 84.18 feet to a concrete monument found; thence, continuing Northwesterly and Southwesterly along the Northwesterly Right-of-Way line of Old Roswell Road (Right-of-Way varies) the following courses and distances: North 64 degrees 21 minutes 40 seconds West a distance of 8.00 feet to a point, South 29 degrees 06 minutes 09 seconds West a distance of 255.82 feet to a concrete monument found, South 36 degrees 20 minutes 24 seconds West a distance of 101.23 feet to a concrete monument found, South 28 degrees 29 minutes 52 seconds West a distance of 39.46 feet to a concrete monument found, South 36 degrees 21 minutes 19 seconds West a distance of 116.57 feet to a concrete monument found at the Northeast end of the miter line which forms the intersection of said Northwesterly Right-of-Way line of Old Roswell Road (Right-of-Way varies) with the Northeasterly Right-of-Way line of Old Ellis Road (Right-of-Way varies); thence, South 71 degrees 03 minutes 10 seconds West, along said miter line a distance of 72.38 feet to a concrete monument found at the Southwesterly end of said miter line; thence, Northwesterly along said Northeasterly Right-of-Way line of Old Ellis Road (Right-of-Way varies) the following courses and distances: North 72 degrees 51 minutes 16 seconds West a distance of 82.96 feet to a concrete monument found, along an arc of a curve to the left an arc distance of 348.63 feet, said arc having a radius of 1,178.92 feet with a chord distance of 347.36 feet and a chord bearing of North 75 degrees 49 minutes 07 seconds West to a concrete monument found, along an arc of a curve to the left an arc distance of 131.33 feet, said arc having a radius of 4,616.66 feet with a chord distance of 131.33 feet and a chord bearing of North 85 degrees 10 minutes 06 seconds West, to a concrete monument found, North 79 degrees 39 minutes 09 seconds West a distance of 101.70 feet to a concrete monument found, along an arc of a curve to the left an arc distance of 153.12 feet, said arc having a radius of 4,628.66 feet with a chord distance of 153.11 feet and a chord bearing of North 88 degrees 06 minutes 14 seconds West to an iron pin set; thence, leaving said Right-of-Way line of Old Ellis Road (Right-of-Way varies), North 02 degrees 05 minutes 59 seconds East a distance of 1,285.11 feet to an iron pin found on the North line of Land Lot 593, said iron pin found located 355.05 feet East of the Northwest corner of Land Lot 593, said Northwest corner being common with the Land Lots 556, 557, 593, and 594; thence, South 88 degrees 57 minutes 43 seconds East, along said North line of Land Lot 593, a distance of 344.70 feet to an iron pin found; thence, continuing along said North line of Land Lot 593, S 88 degrees 58 minutes 35 seconds East a distance of 700.06 feet to an iron pin found and the Northeast corner of Land Lot 593, said corner being common with Land Lots 593, 594, 603, and 604; thence, South, 89 degrees 29 minutes 19 seconds East, along the North line of Land Lot 604, a distance of 220.60 feet to an axle found; thence, continuing along said North line of Land Lot 604, South 89 degrees 51 minutes 36 seconds East a distance of 210.49 feet to an axle found on the Northwesterly Right-of-Way line of Old Roswell Road (60' Right-of-Way) and the POINT OF BEGINNING.

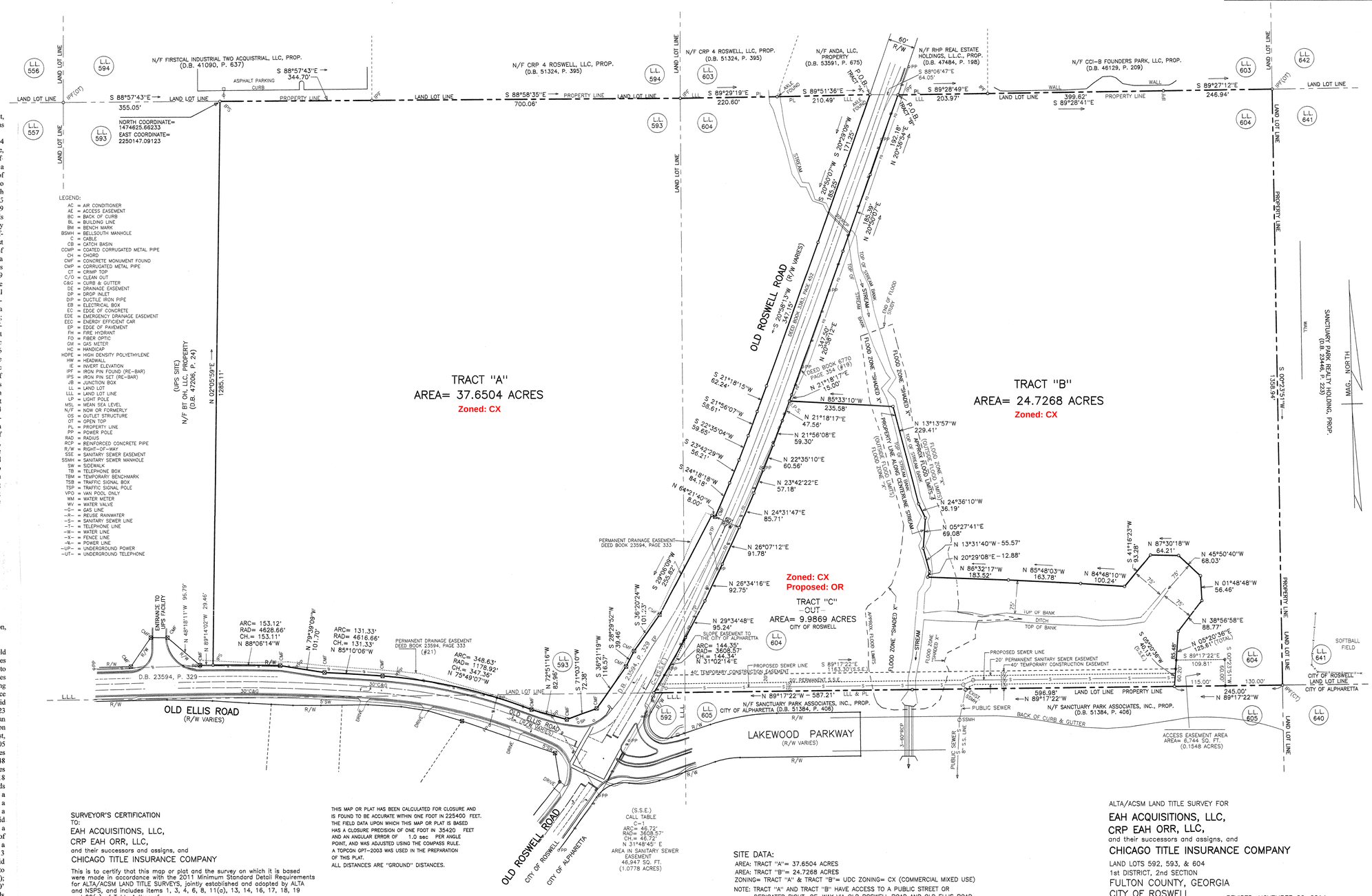
Said tract containing 37.6504 acres in area as shown on ALTA/ACSM LAND TITLE SURVEY for EAH Acquisitions, LLC, CRP EAH ORR, LLC, and their successors and assigns and Chicago Title Insurance Company dated November 20, 2014, prepared by Bates-Long & Associates, containing seal and certification of Fred Wilson Long, Registered Georgia Land Surveyor No. 1685.

LEGAL DESCRIPTION
TRACT "B"

All that tract or parcel of land lying and being in Land Lot 604 of the 1st District, 2nd Section, Fulton County, Georgia, City of Roswell and being more particularly described as follows:

Beginning at an iron pin found at the intersection of the Southeasterly Right-of-Way line of Old Roswell Road (60' Right-of-Way) with the North line of Land Lot 604; thence, South 89 degrees 28 minutes 49 seconds East, along said North line of Land Lot 604, a distance of 203.97 feet to an iron pin found; thence, continuing along said North line of Land Lot 604, South 89 degrees 28 minutes 41 seconds East a distance of 399.62 feet to an iron pin found; thence, continuing along said North line of Land Lot 604, South 89 degrees 27 minutes 12 seconds East a distance of 246.94 feet to an iron pin found (open top) and the Northeast corner of Land Lot 604, said corner being common with Land Lots 603, 604, 641 and 642; thence South 00 degrees 23 minutes 51 seconds West, along the East line of Land Lot 604, a distance of 1,358.94 feet to an iron pin found (crimp top) and the Southeast corner of Land Lot 604, said corner being common with Land Lots 604, 605, 640 and 641; thence, North 89 degrees 17 minutes 22 seconds West, along the South line of Land Lot 604, a distance of 245.00 feet to a point; thence, North 05 degrees 20 minutes 36 seconds East a distance of 125.61 feet to a point; thence, North 38 degrees 56 minutes 58 seconds East a distance of 88.77 feet to a point; thence, North 01 degrees 48 minutes 48 seconds West a distance of 56.46 feet to a point; thence, North 45 degrees 50 minutes 40 seconds West a distance of 68.03 feet to a point; thence, North 87 degrees 30 minutes 18 seconds West a distance of 64.21 feet to a point; thence, South 41 degrees 16 minutes 23 seconds West a distance of 93.28 feet to a point; thence, North 84 degrees 48 minutes 10 seconds West a distance of 100.24 feet to a point; thence, North 85 degrees 48 minutes 03 seconds West a distance of 163.78 feet to a point; thence, North 86 degrees 32 minutes 17 seconds West a distance of 183.52 feet to the centerline of a stream; thence, Northerly, along centerline of said stream the following courses and distances: North 20 degrees 29 minutes 08 seconds East a distance of 12.88 feet to a point, North 13 degrees 31 minutes 40 seconds West a distance of 55.57 feet to a point, North 05 degrees 27 minutes 41 seconds East a distance of 69.08 feet to a point, North 24 degrees 36 minutes 10 seconds West a distance of 36.19 feet to a point, North 13 degrees 13 minutes 57 seconds West a distance of 229.41 feet to a point; thence, leaving said centerline of stream, North 85 degrees 33 minutes 10 seconds West a distance of 235.58 feet to an iron pin set on the Southeasterly Right-of-Way line of Old Roswell Road (60' Right-of-Way); thence, Northeasterly, along said Southeasterly Right-of-Way line of Old Roswell Road (60' Right-of-Way) the following courses and distances: North 21 degrees 18 minutes 17 seconds East a distance of 15.00 feet to a point, North 20 degrees 58 minutes 12 seconds East a distance of 347.50 feet to a point, North 20 degrees 50 minutes 07 seconds East a distance of 185.39 feet to a point, North 20 degrees 36 minutes 54 seconds East a distance of 192.18 feet to an iron pin found and the POINT OF BEGINNING.

Said tract containing 24.7268 acres in area as shown on ALTA/ACSM LAND TITLE SURVEY for EAH Acquisitions, LLC, CRP EAH ORR, LLC, and their successors and assigns, and Chicago Title Insurance Company dated November 20, 2014, prepared by Bates-Long & Associates, containing seal and certification of Fred Wilson Long, Registered Georgia Land Surveyor No. 1685.



SURVEYOR'S CERTIFICATION
TO:
EAH ACQUISITIONS, LLC,
CRP EAH ORR, LLC,
and their successors and assigns, and
CHICAGO TITLE INSURANCE COMPANY

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM LAND TITLE SURVEYS, jointly established and adopted by ALTA and NSPS, and includes items 1, 3, 4, 6, 8, 11(a), 13, 14, 16, 17, 18, 19 and 20(a) of Table A thereof.
The field work was completed on September 5, 2014.
Date of Plat or Map: November 20, 2014.

Fred Wilson Long Georgia RLS #1685
BATES-LONG & ASSOCIATES
11205 Alpharetta Hwy., Suite A-1,
Roswell, Ga. 30076
Ph. 770-442-0282
E-MAIL: bateslong@bellsouth.net

GEORGIA REGISTERED NO. 1685 PROFESSIONAL FRED WILSON LONG LAND SURVEYOR

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 225400 FEET. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 35400 FEET AND AN ANGULAR ERROR OF 1.0 sec PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE. A TOPCON GPT-2003 WAS USED IN THE PREPARATION OF THIS PLAT.
ALL DISTANCES ARE "GROUND" DISTANCES.

FLOOD HAZARD NOTE:
"The property is not in a special flood hazard area, except for the portion shown therein. Such portion of said described property is located within a special flood hazard area."
The special flood hazard area is located within flood zone "SHADED X", area outside special flood is located within flood zone "X" as defined by the F.E.M.A. Flood Insurance Rate Map of City of Roswell/Fulton County, Georgia, map number 13121C0062G, dated 09/18/2013.

(S.S.E.) CALL TABLE
C-1
ARC= 46.72'
RAD= 3608.57'
CH.= 46.72'
N 31°48'45" E
AREA IN SANITARY SEWER EASEMENT
46,947 SQ. FT.
(1.0778 ACRES)

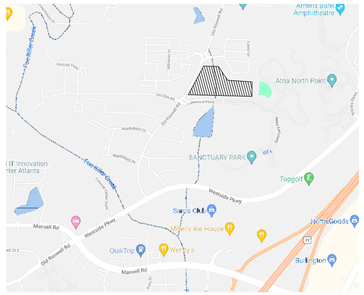
SITE DATA:
AREA: TRACT "A"= 37.6504 ACRES
AREA: TRACT "B"= 24.7268 ACRES
ZONING= TRACT "A" & TRACT "B"= UDC ZONING= CX (COMMERCIAL MIXED USE)
NOTE: TRACT "A" AND TRACT "B" HAVE ACCESS TO A PUBLIC STREET OR DEDICATED RIGHT-OF-WAY VIA OLD ROSWELL ROAD AND OLD ELLIS ROAD.
NOTE: THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
NOTE: THERE ARE NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES.
NOTE: THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR.
NOTE: THERE IS NO OBSERVED EVIDENCE OF A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL ON THIS SITE.
NOTE: THERE ARE NO WETLAND AREAS DELINEATED ON THIS SITE.
NOTE: SURVEY TIED TO STATE PLANE COORDINATES.

ALTA/ACSM LAND TITLE SURVEY FOR
EAH ACQUISITIONS, LLC,
CRP EAH ORR, LLC,
and their successors and assigns, and
CHICAGO TITLE INSURANCE COMPANY
LAND LOTS 592, 593, & 604
1st DISTRICT, 2nd SECTION
FULTON COUNTY, GEORGIA
CITY OF ROSWELL

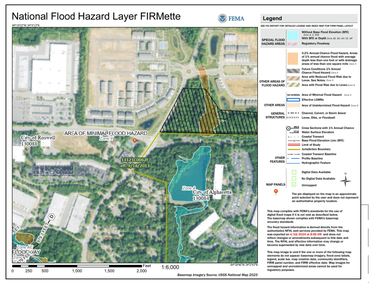
PREPARED BY:
BATES-LONG & ASSOCIATES
11205 ALPHARETTA HWY., SUITE A-1
ROSWELL, GEORGIA 30076
TELEPHONE: 770-442-0282
FAX: 770-663-7764
EMAIL: bateslong@bellsouth.net

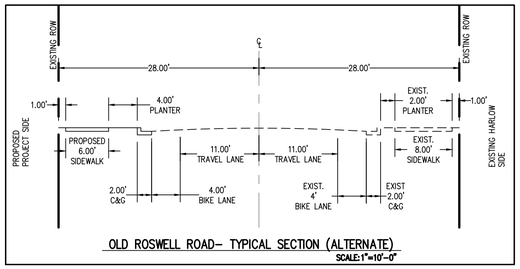
08021 14031

FILE:FCS-ORR LAYER S4

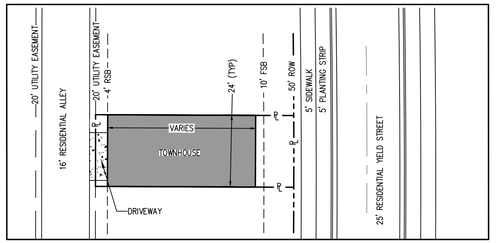


SITE LOCATION MAP
NTS

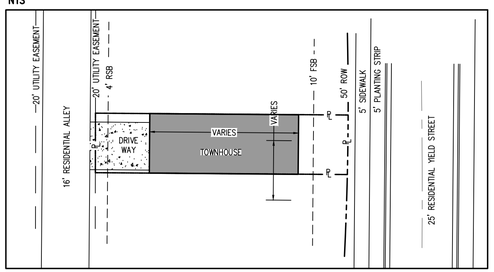




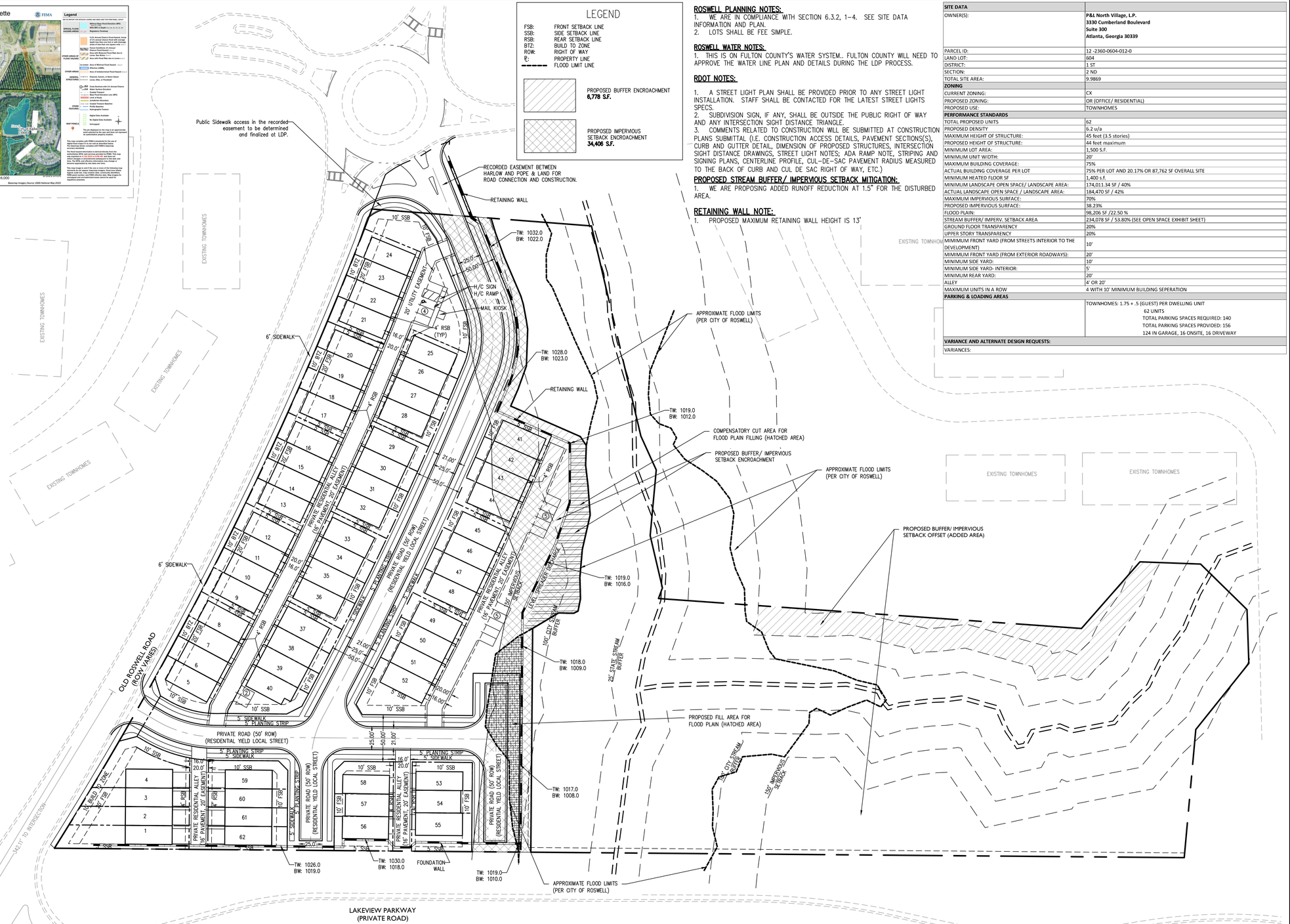
OLD ROSWELL ROAD– TYPICAL SECTION (ALTERNATE)
SCALE: 1"=10'-0"



TOWNHOME WITH 4'–6' DRIVEWAY (TYP)
NTS



TOWNHOME WITH DRIVEWAY (TYP)
NTS



ROSWELL PLANNING NOTES:

1. WE ARE IN COMPLIANCE WITH SECTION 6.3.2, 1–4. SEE SITE DATA INFORMATION AND PLAN.
2. LOTS SHALL BE FEE SIMPLE.

ROSWELL WATER NOTES:

1. THIS IS ON FULTON COUNTY'S WATER SYSTEM.. FULTON COUNTY WILL NEED TO APPROVE THE WATER LINE PLAN AND DETAILS DURING THE LDP PROCESS.

RDOT NOTES:

1. A STREET LIGHT PLAN SHALL BE PROVIDED PRIOR TO ANY STREET LIGHT INSTALLATION. STAFF SHALL BE CONTACTED FOR THE LATEST STREET LIGHTS SPECS.
2. SUBDIVISION SIGN, IF ANY, SHALL BE OUTSIDE THE PUBLIC RIGHT OF WAY AND ANY INTERSECTION SIGHT DISTANCE TRIANGLE.
3. COMMENTS RELATED TO CONSTRUCTION WILL BE SUBMITTED AT CONSTRUCTION PLANS SUBMITTAL (I.E. CONSTRUCTION ACCESS DETAILS, PAVEMENT SECTIONS(S), CURB AND GUTTER DETAIL, DIMENSION OF PROPOSED STRUCTURES, INTERSECTION SIGHT DISTANCE DRAWINGS, STREET LIGHT NOTES; ADA RAMP NOTE, STRIPING AND SIGNING PLANS, CENTERLINE PROFILE, CUL–DE–SAC PAVEMENT RADIUS MEASURED TO THE BACK OF CURB AND CUL DE SAC RIGHT OF WAY, ETC.)

PROPOSED STREAM BUFFER/ IMPERVIOUS SETBACK MITIGATION:

1. WE ARE PROPOSING ADDED RUNOFF REDUCTION AT 1.5" FOR THE DISTURBED AREA.

RETAINING WALL NOTE:

1. PROPOSED MAXIMUM RETAINING WALL HEIGHT IS 13'

SITE DATA	
OWNER(S):	**P&L North Village, L.P.** **3330 Cumberland Boulevard** **Suite 300** **Atlanta, Georgia 30339**
PARCEL ID:	12 -2360-0604-012-0
LAND LOT:	604
DISTRICT:	1 ST
SECTION:	2 ND
TOTAL SITE AREA:	9.9869
ZONING	
CURRENT ZONING:	CX
PROPOSED ZONING:	OR (OFFICE/ RESIDENTIAL)
PROPOSED USE:	TOWNHOMES
PERFORMANCE STANDARDS	
TOTAL PROPOSED UNITS	62
PROPOSED DENSITY	6.2 u/a
MAXIMUM HEIGHT OF STRUCTURE:	45 feet (3.5 stories)
PROPOSED HEIGHT OF STRUCTURE:	44 feet maximum
MINIMUM LOT AREA:	1,500 S.F.
MINIMUM UNIT WIDTH:	20'
MAXIMUM BUILDING COVERAGE:	75%
ACTUAL BUILDING COVERAGE PER LOT	75% PER LOT AND 20.17% OR 87,762 SF OVERALL SITE
MINIMUM HEATED FLOOR SF	1,400 s.f.
MINIMUM LANDSCAPE OPEN SPACE/ LANDSCAPE AREA:	174,011.34 SF / 40%
ACTUAL LANDSCAPE OPEN SPACE / LANDSCAPE AREA:	184,470 SF / 42%
MAXIMUM IMPERVIOUS SURFACE:	70%
PROPOSED IMPERVIOUS SURFACE:	38.23%
FLOOD PLAIN:	98,206 SF /22.50 %
STREAM BUFFER/ IMPERV. SETBACK AREA	234,078 SF / 53.80% (SEE OPEN SPACE EXHIBIT SHEET)
GROUND FLOOR TRANSPARENCY	20%
UPPER STORY TRANSPARENCY	20%
MIMIMUM FRONT YARD (FROM STREETS INTERIOR TO THE DEVELOPMENT)	10'
MIMIMUM FRONT YARD (FROM EXTERIOR ROADWAYS):	20'
MINIMUM SIDE YARD:	10'
MINIMUM SIDE YARD- INTERIOR:	5'
MINIMUM REAR YARD:	20'
ALLEY	4' OR 20'
MAXIMUM UNITS IN A ROW	4 WITH 10' MINIMUM BUILDING SEPERATION
PARKING & LOADING AREAS	
	TOWNHOMES: 1.75 + .5 (GUEST) PER DWELLING UNIT 62 UNITS TOTAL PARKING SPACES REQUIRED: 140 TOTAL PARKING SPACES PROVIDED: 156 124 IN GARAGE, 16 ONSITE, 16 DRIVEWAY
VARIANCE AND ALTERNATE DESIGN REQUESTS:	
VARIANCES:	

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50 Warm Springs Circle
Roswell • Georgia • 30075
(770) 641-1942 • www.aecatl.com

NORTH
50 0 50 100
Scale 1" = 50'

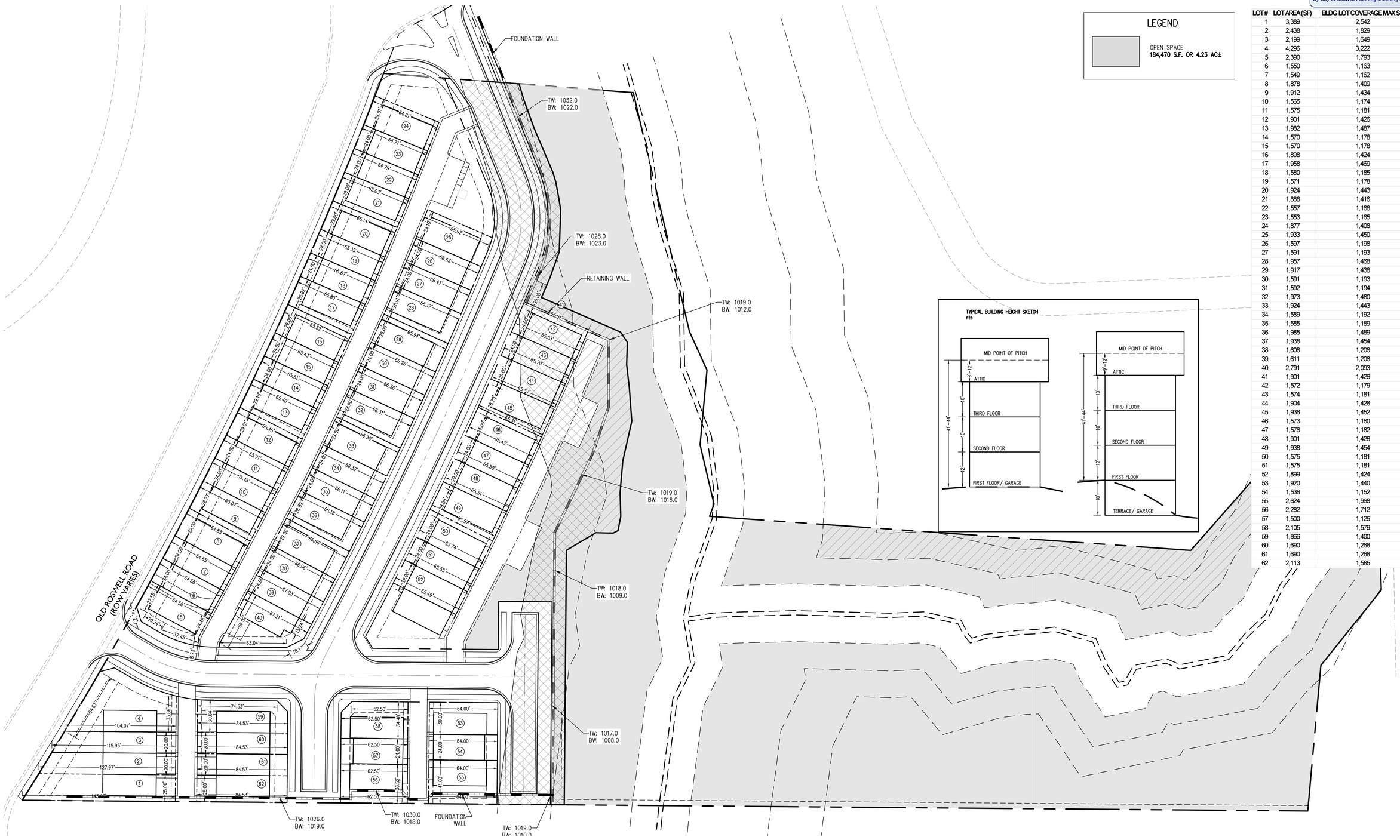
PRELIMINARY SITE PLAN

P&L NORTH VILLAGE L.P.

ROSWELL, GEORGIA

PROJECT INFORMATION
PROJECT NO.: 21-4680.00
DATE: APRIL 23, 2025, REV: JANUARY 14, 2026
SCALE: 1" = 50'
FILE NAME: OLD ROSWELL-POPE AND LAND TH7.dwg
DESIGN/DRAWN: SLR/ SLR

RECEIVED
By City of Roswell Planning & Zoning at 9:59 am, Dec 16, 2025



LEGEND

OPEN SPACE
184,470 S.F. OR 4.23 AC±

TYPICAL BUILDING HEIGHT SKETCH
nts

LOT #	LOT AREA (SF)	BLDG LOT COVERAGE MAX SF	ROAD FRONTAGE
1	3,389	2,542	25'
2	2,438	1,829	20'
3	2,199	1,649	20'
4	4,296	3,222	33'
5	2,390	1,793	24'
6	1,550	1,163	24'
7	1,549	1,162	24'
8	1,878	1,409	29'
9	1,912	1,434	29'
10	1,565	1,174	24'
11	1,575	1,181	24'
12	1,901	1,426	29'
13	1,982	1,487	29'
14	1,570	1,178	24'
15	1,570	1,178	24'
16	1,898	1,424	29'
17	1,958	1,469	29'
18	1,580	1,185	24'
19	1,571	1,178	24'
20	1,924	1,443	29'
21	1,888	1,416	29'
22	1,557	1,168	24'
23	1,553	1,165	24'
24	1,877	1,408	29'
25	1,933	1,450	29'
26	1,597	1,198	24'
27	1,591	1,193	24'
28	1,957	1,468	29'
29	1,917	1,438	29'
30	1,591	1,193	24'
31	1,592	1,194	24'
32	1,973	1,480	29'
33	1,924	1,443	29'
34	1,589	1,192	24'
35	1,585	1,189	24'
36	1,985	1,489	29'
37	1,938	1,454	29'
38	1,608	1,206	24'
39	1,611	1,208	24'
40	2,791	2,093	56'
41	1,901	1,426	29'
42	1,572	1,179	24'
43	1,574	1,181	24'
44	1,904	1,428	29'
45	1,936	1,452	29'
46	1,573	1,180	24'
47	1,576	1,182	24'
48	1,901	1,426	29'
49	1,938	1,454	29'
50	1,575	1,181	24'
51	1,575	1,181	24'
52	1,899	1,424	29'
53	1,920	1,440	30'
54	1,536	1,152	24'
55	2,624	1,968	41'
56	2,282	1,712	36'
57	1,500	1,125	24'
58	2,105	1,579	34'
59	1,866	1,400	30'
60	1,690	1,268	20'
61	1,690	1,268	20'
62	2,113	1,585	25'

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NORTH
40 0 40 80
Scale 1" = 40'

PRELIMINARY
LOT DIMENSION PLAN
AND OPEN SPACE EXHIBIT

P&L NORTH VILLAGE L.P.

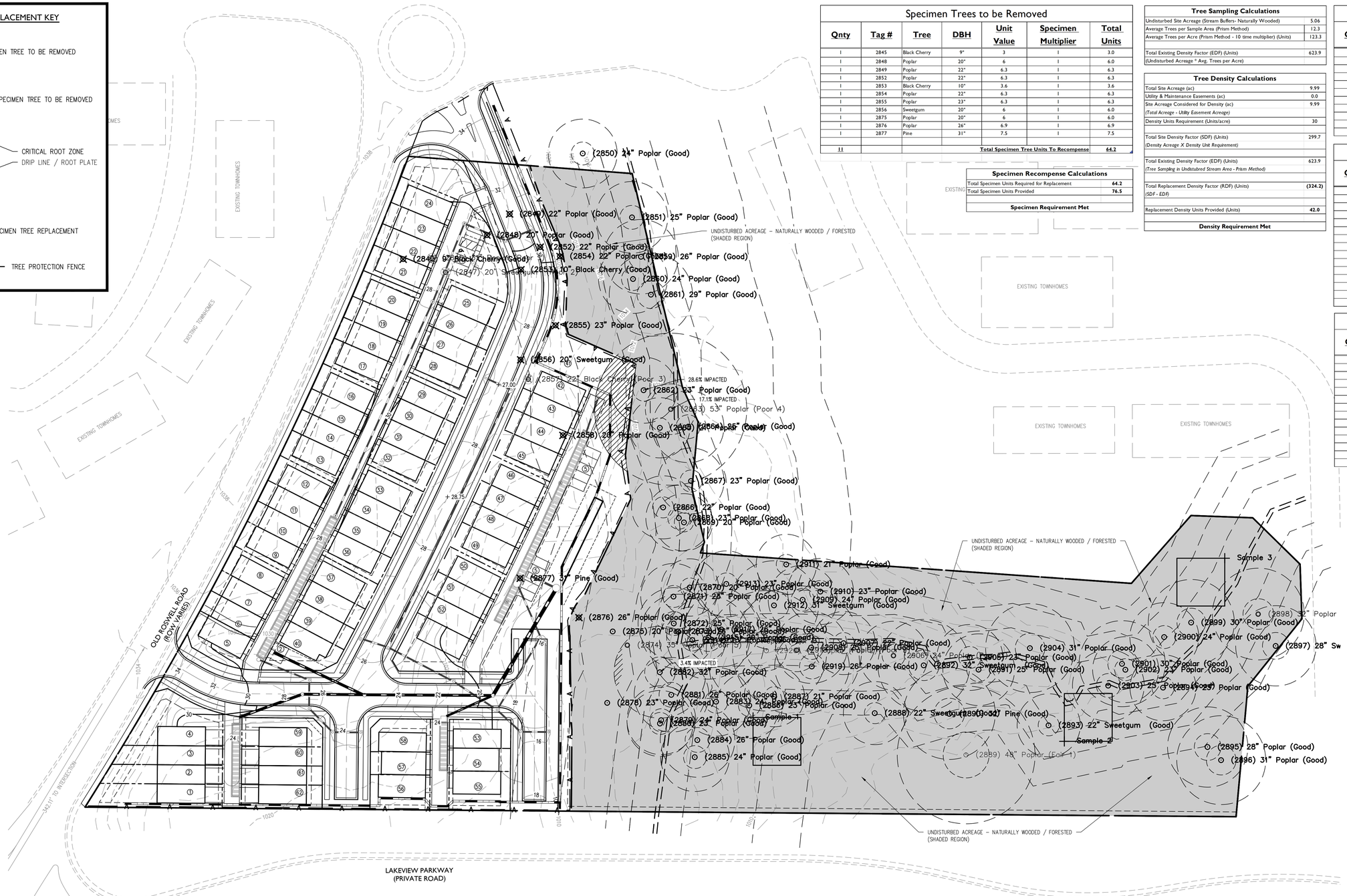
ROSWELL, GEORGIA

PROJECT INFORMATION
PROJECT NO.: 21-4680.00
DATE: APRIL 23, 2025, REV: DECEMBER 12, 2025
SCALE: 1" = 40'
FILE NAME: OLD ROSWELL-POPE AND LAND TH7.dwg
DESIGN/DRAWN: SLR/ SLR

RECEIVED
By City of Roswell Planning & Zoning at 9:58 am, Dec 16, 2025

TREE PROTECTION & REPLACEMENT KEY

- SPECIMEN TREE TO BE REMOVED
- NON-SPECIMEN TREE TO BE REMOVED
- CRITICAL ROOT ZONE
- DRIP LINE / ROOT PLATE
- SPECIMEN TREE REPLACEMENT
- A — A — TREE PROTECTION FENCE



Specimen Trees to be Removed

Qnty	Tag #	Tree	DBH	Unit Value	Specimen Multiplier	Total Units
1	2845	Black Cherry	9"	3	1	3.0
1	2848	Poplar	20"	6	1	6.0
1	2849	Poplar	22"	6.3	1	6.3
1	2852	Poplar	22"	6.3	1	6.3
1	2853	Black Cherry	10"	3.6	1	3.6
1	2854	Poplar	22"	6.3	1	6.3
1	2855	Poplar	23"	6.3	1	6.3
1	2856	Sweetgum	20"	6	1	6.0
1	2875	Poplar	20"	6	1	6.0
1	2876	Poplar	26"	6.9	1	6.9
1	2877	Pine	31"	7.5	1	7.5
11				Total Specimen Tree Units To Recompense		64.2

Specimen Recompense Calculations

Total Specimen Units Required for Replacement	64.2
Total Specimen Units Provided	76.5
Specimen Requirement Met	

Tree Sampling Calculations

Undisturbed Site Acreage (Stream Buffers- Naturally Wooded)	5.06
Average Trees per Sample Area (Prism Method)	12.3
Average Trees per Acre (Prism Method - 10 time multiplier) (Units)	123.3
Total Existing Density Factor (EDF) (Units)	623.9
(Undisturbed Acreage * Avg. Trees per Acre)	

Tree Density Calculations

Total Site Acreage (ac)	9.99
Utility & Maintenance Easements (ac)	0.0
Site Acreage Considered for Density (ac)	9.99
(Total Acreage - Utility Easement Acreage)	
Density Units Requirement (Units/acre)	30
Total Site Density Factor (SDF) (Units)	299.7
(Density Acreage X Density Unit Requirement)	
Total Existing Density Factor (EDF) (Units)	623.9
(Tree Sampling in Undisturbed Stream Area - Prism Method)	
Total Replacement Density Factor (RDF) (Units)	(324.2)
(SDF - EDF)	
Replacement Density Units Provided (Units)	42.0
Density Requirement Met	

Sample Area 1

Qnty	Tree	DBH	Unit Value	Total Units
1	Poplar	5"	2	2.0
1	Poplar	12"	4.2	4.2
1	Pine	15"	4.8	4.8
1	Poplar	21"	6	6.0
1	Poplar	8"	3	3.0
1	Pine	22"	6.3	6.3
1	Poplar	5"	2	2.0
1	Mulberry	5"	2	2.0
1	Red Maple	8"	3	3.0
1	Poplar	15"	4.8	4.8
10				38.1

Sample Area 2

Qnty	Tree	DBH	Unit Value	Total Units
1	Pine	23"	6.3	6.3
1	Poplar	10"	3.6	3.6
1	Sweetgum	19"	5.7	5.7
1	Pine	20"	6	6.0
1	Poplar	11"	3.6	3.6
1	Pine	16"	5.3	5.3
1	Pine	20"	6	6.0
1	Poplar	15"	4.8	4.8
1	Poplar	5"	2	2.0
1	Poplar	12"	4.2	4.2
1	Poplar	16"	5.3	5.3
1	Poplar	5"	2	2.0
1	Pine	21"	6	6.0
1	Pine	21"	6	6.0
14				66.8

Sample Area 3

Qnty	Tree	DBH	Unit Value	Total Units
1	Red Maple	7"	2.4	2.4
1	Southern Red Oak	6"	2.4	2.4
1	Poplar	16"	5.3	5.3
1	Sweetgum	12"	4.2	4.2
1	Red Maple	8"	3	3.0
1	Poplar	15"	4.8	4.8
1	Poplar	10"	3.6	3.6
1	Poplar	15"	4.8	4.8
1	Basswood	8"	3	3.0
1	Basswood	15"	4.8	4.8
1	Sweetgum	15"	4.8	4.8
1	Poplar	18"	5.7	5.7
1	Sweetgum	5"	2	2.0
13				59.8

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NORTH
50 0 50 100
Scale 1" = 50'

PRELIMINARY TREE PROTECTION PLAN

P&L NORTH VILLAGE L.P.

ROSWELL, GEORGIA

PROJECT INFORMATION

PROJECT NO.: 21-4680
DATE: 07/18/2025 REV: DECEMBER 12, 2025
SCALE: 1" = 50'
FILE NAME: OLD ROSWELL_POPE AND LAND_LANDSCAPE.dwg
DESIGN/DRAWN: NGH / SLR

TREE PROTECTION & REPLACEMENT KEY

- SPECIMEN TREE TO BE REMOVED
- NON-SPECIMEN TREE TO BE REMOVED
- CRITICAL ROOT ZONE
- DRIP LINE / ROOT PLATE
- SPECIMEN TREE REPLACEMENT
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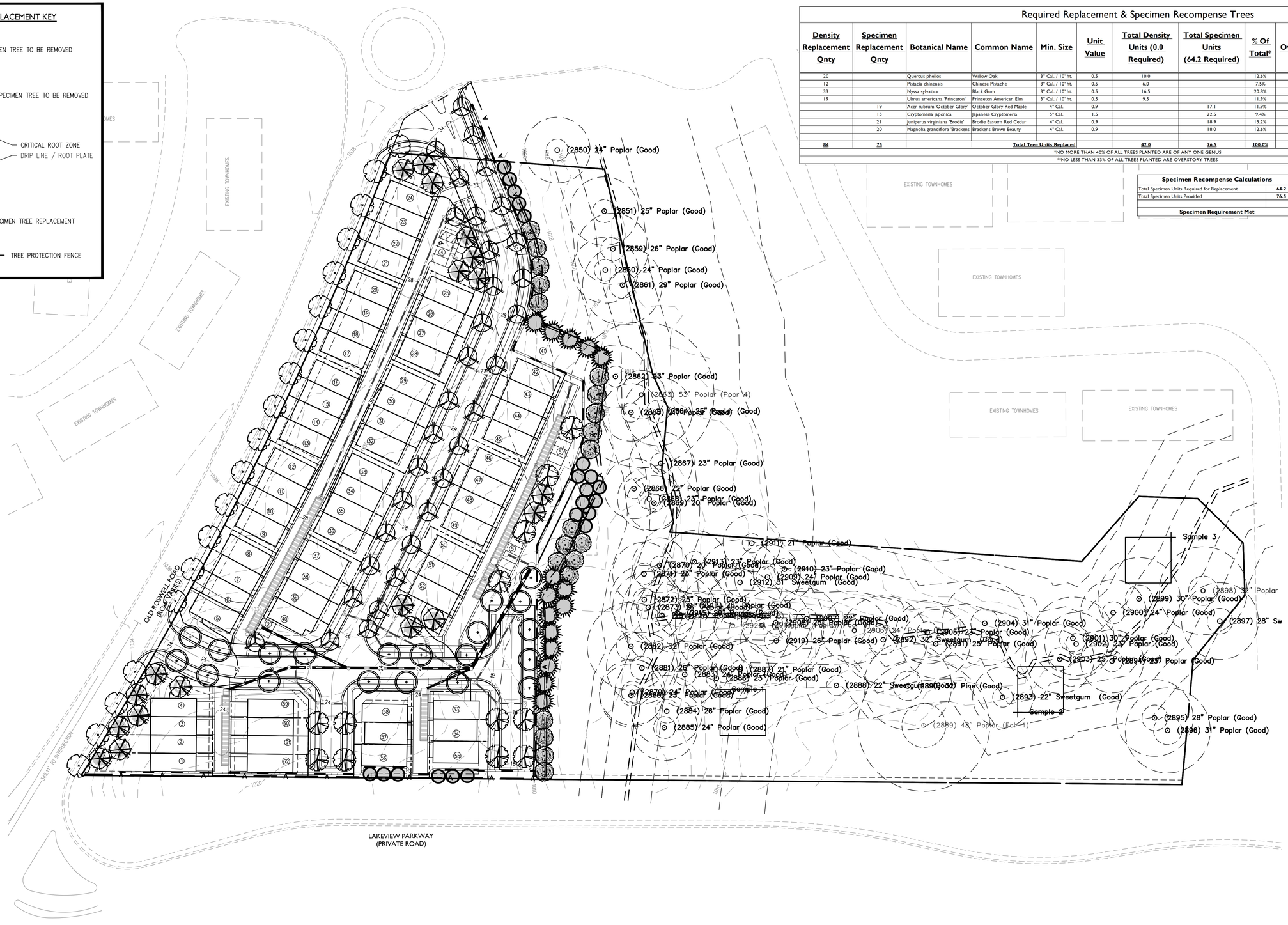

Required Replacement & Specimen Recompense Trees

Density Replacement Qnty	Specimen Replacement Qnty	Botanical Name	Common Name	Min. Size	Unit Value	Total Density Units (0.0 Required)	Total Specimen Units (64.2 Required)	% Of Total*	Overstory**	Specifications
20		Quercus phellos	Willow Oak	3" Cal. / 10' ht.	0.5	10.0		12.6%	12.6%	Single Straight Leader, Full & Even Form, Free of Pests and Disease
12		Pistacia chinensis	Chinese Pistache	3" Cal. / 10' ht.	0.5	6.0		7.5%	7.5%	Single Straight Leader, Full & Even Form, Free of Pests and Disease
33		Nyssa sylvatica	Black Gum	3" Cal. / 10' ht.	0.5	16.5		20.8%	20.8%	Single Straight Leader, Full & Even Form, Free of Pests and Disease
19		Ulmus americana 'Princeton'	Princeton American Elm	3" Cal. / 10' ht.	0.5	9.5		11.9%	11.9%	Single Straight Leader, Full & Even Form, Free of Pests and Disease
	19	Acer rubrum 'October Glory'	October Glory Red Maple	4" Cal.	0.9		17.1	11.9%	11.9%	Single Straight Leader, Full & Even Form, Free of Pests and Disease
	15	Cryptomeria japonica	Japanese Cryptomeria	5" Cal.	1.5		22.5	9.4%	9.4%	Single Straight Leader, Full & Even Form, Free of Pests and Disease
	21	Juniperus virginiana 'Brodie'	Brodie Eastern Red Cedar	4" Cal.	0.9		18.9	13.2%	13.2%	Single Straight Leader, Full & Even Form, Free of Pests and Disease
	20	Magnolia grandiflora 'Brackens	Brackens Brown Beauty	4" Cal.	0.9		18.0	12.6%	12.6%	Single Straight Leader, Full & Even Form, Free of Pests and Disease
84	**75**				**Total Tree Units Replaced**		**76.5**	**100.0%**	**100.0%**	

*NO MORE THAN 40% OF ALL TREES PLANTED ARE OF ANY ONE GENUS
**NO LESS THAN 33% OF ALL TREES PLANTED ARE OVERSTORY TREES

Specimen Recompense Calculations	
Total Specimen Units Required for Replacement	**64.2**
Total Specimen Units Provided	**76.5**
Specimen Requirement Met	

Tree Density Calculations	
Total Site Acreage (ac)	9.99
Utility & Maintenance Easements (ac)	0.0
Site Acreage Considered for Density (ac) *(Total Acreage - Utility Easement Acreage)*	9.99
Density Units Requirement (Units/acre)	30
Total Site Density Factor (SDF) (Units) *(Density Acreage X Density Unit Requirement)*	299.7
Total Existing Density Factor (EDF) (Units) *(Tree Sampling in Undisturbed Stream Area - Prism Method)*	623.9
Total Replacement Density Factor (RDF) (Units) *(SDF - EDF)*	**(324.2)**
Replacement Density Units Provided (Units)	**42.0**
Density Requirement Met	

TREE SYMBOL KEY

- WILLOW OAK
- CHINESE PISTACHE
- BLACKGUM
- PRINCETON ELM
- OCTOBER GLORY RED MAPLE
- JAPANESE CRYPTOMERIA
- BRACKEN'S BROWN MAGNOLIA
- BRODIE CEDAR

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50 Warm Springs Circle
Roswell • Georgia • 30075
(770) 641-1942 • www.aecatl.com

NORTH
50 0 50 100
Scale 1" = 50'

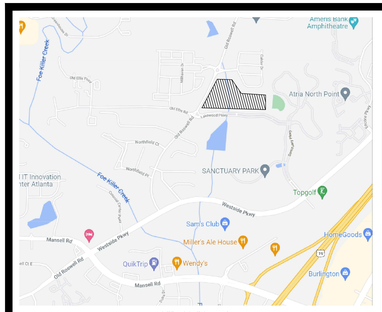
PRELIMINARY TREE REPLACEMENT PLAN

P&L NORTH VILLAGE L.P.

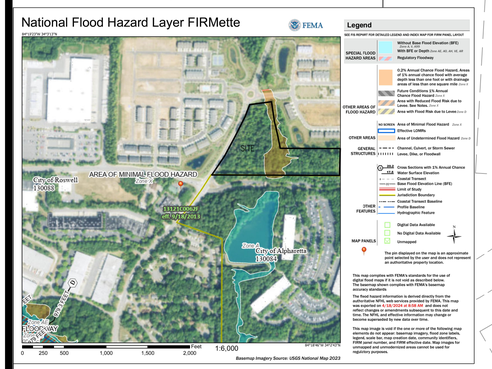
ROSWELL, GEORGIA

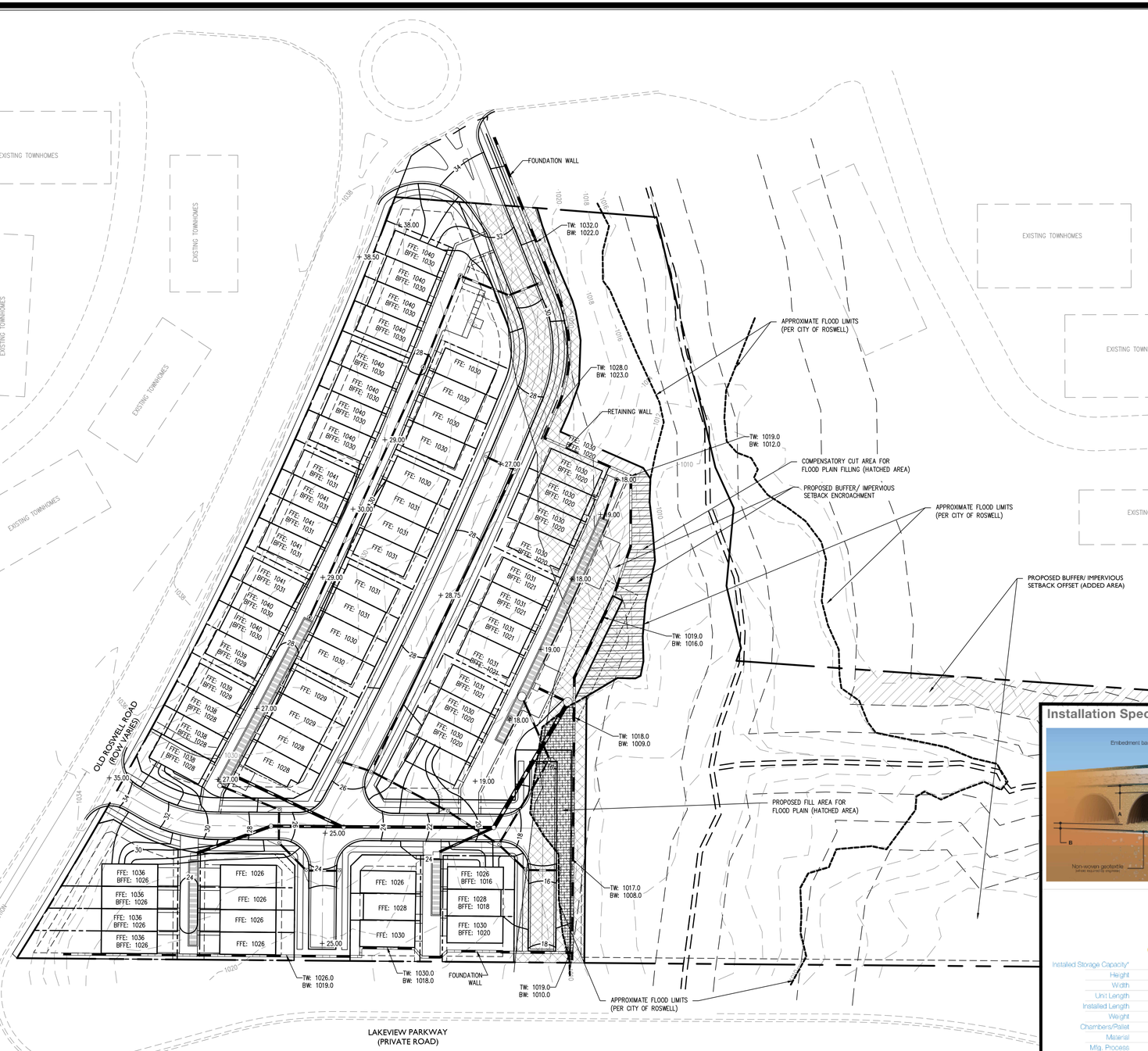
PROJECT INFORMATION
PROJECT NO.: 21-4680
DATE: 07/18/2025 REV: DECEMBER 12, 2025
SCALE: 1" = 50'
FILE NAME: OLD ROSWELL_POPE AND LAND_LANDSCAPE.dwg
DESIGN/DRAWN: NGH / SLR

RECEIVED
By City of Roswell Planning & Zoning at 9:59 am, Dec 16, 2025



SITE LOCATION MAP
NTS





CITY OF ROSWELL STORMWATER NOTE

The City's acceptance of a stormwater management concept plan does not guarantee LDP approval. All applicable requirements of the City of Roswell Unified Development Code, including Section 12.5 for Stormwater Management, the City's Standard Construction Specifications, and the latest edition of the Georgia Stormwater Management Manual (GSMM), must be met during the final LDP review process.

STORMWATER MANAGEMENT CALCULATIONS

BASIN A
TOTAL ACREAGE: 2.17 AC.

PROPOSED VOLUME: 12,000 C.F./ DEVELOPED ACRE
2.17 AC X 12,000 C.F. = 26,040 C.F. REQUIRED VOLUME

PROPOSED VOLUME UNDER ALLEY: 28,122 C.F.

BASIN B
TOTAL ACREAGE: 2.18 AC.

PROPOSED VOLUME: 12,000 C.F./ DEVELOPED ACRE
2.18 AC X 12,000 C.F. = 26,160 C.F. REQUIRED VOLUME

PROPOSED VOLUME UNDER ALLEY: 29,465 C.F.

BASIN C
TOTAL ACREAGE: 0.48 AC.

PROPOSED VOLUME: 12,000 C.F./ DEVELOPED ACRE
0.48 AC X 12,000 C.F. = 5,760 C.F. REQUIRED VOLUME

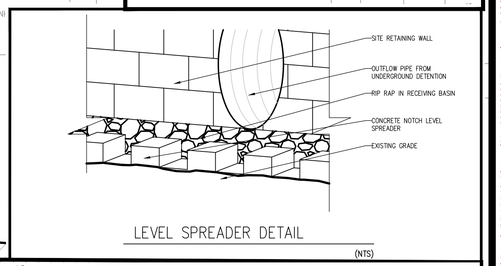
PROPOSED VOLUME UNDER ALLEY: 6,154 C.F.

BASIN D
TOTAL ACREAGE: 0.28 AC.

PROPOSED VOLUME: 12,000 C.F./ DEVELOPED ACRE
0.28 AC X 12,000 C.F. = 3,360 C.F. REQUIRED VOLUME

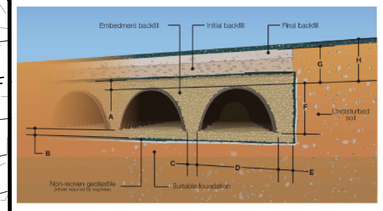
PROPOSED VOLUME UNDER ALLEY: 4,433 C.F.

OVERALL STORMWATER CONCEPT NARRATIVE
EACH SUB-BASIN WITHIN THE DEVELOPMENT IS DESIGNED TO DRAIN TO THE UNDERGROUND STORMWATER SYSTEM IN THE ALLEY BETWEEN THE TOWNHOMES WITHIN THAT BASIN. ONCE THE STORMWATER IS TREATED AND DETAINED IN EACH SUB-BASIN, IT WILL BE DIRECTED TO A DISCHARGE STORMWATER TRUNK LINE THAT FLOWS TO A CONCRETE LEVEL SPREADER AND ULTIMATELY DISCHARGES TO THE CREEK RUNNING THROUGH THE PROPERTY IN A MANNER SIMILAR TO THE PRE-DEVELOPED CHARACTER.



LEVEL SPREADER DETAIL
(NTS)

Installation Specifications



	HS290	HS180	HS75	HS31
A minimum backfill above chamber	12"	12"	6"	6"
B minimum bedding	9"	9"	6"	6"
C chamber spacing	8.5"	5"	6"	6"
D chamber width	100.5"	77.8"	51"	33.9"
E backfill at edge of system	12"	12"	12"	12"
F chamber height	59.5"	45.5"	29.7"	15.9"
G minimum cover	24"	18"	18"	18"
H maximum bulkhead depth	8'	8'	8'	8'

	HS290	HS180	HS75	HS31
Installed Storage Capacity*	164.5 ft³/chamber	176 ft³/chamber	74.9 ft³/chamber	31.1 ft³/chamber
Height	59.5"	45.5"	29.7"	15.9"
Width	100.5"	77.8"	51"	33.9"
Unit Length	51.8"	88.7"	87.1"	87.8"
Installed Length	48.3"	85.3"	84.9"	85.4"
Weight	125 lbs	127 lbs	70 lbs	32 lbs
Chambers/Pallet	10	19	33	45
Material	Polypropylene	Polypropylene	Polypropylene	Polypropylene
Mfg. Process	Injection Molding	Injection Molding	Injection Molding	Injection Molding
Special Features	Integrated Handle	Integrated Handle	Integrated Handles	Low Profile Chamber
ASTM Standards	Meets or Exceeds	Meets or Exceeds	Meets or Exceeds	Meets or Exceeds

* Assuming 40% void volume of backfill with 9" bedding & 12" cover for HS290 and HS180, and 6" bedding, & 6" cover for HS75 and HS31

UNDERGROUND DETENTION DETAIL
(NTS)

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NORTH
50 0 50 100
Scale 1" = 50'

PRELIMINARY GRADING AND DRAINAGE PLAN

P&L NORTH VILLAGE L.P.

ROSWELL, GEORGIA

PROJECT INFORMATION
PROJECT NO.: 21-4680.00
DATE: MARCH 11, 2025, REV: DECEMBER 12, 2025
SCALE: 1" = 50'
FILE NAME: OLD ROSWELL-POPE AND LANDTOWNHOME 7.dwg
DESIGN/DRAWN: SLR/ SLR

City of Roswell

Planning Commission
Special Called

AGENDA ITEM REPORT

ID # - 10464

MEETING DATE: June 4, 2026

DEPARTMENT: Planning Commission

ITEM TYPE: Public Hearing

Consideration of a Text Amendment to the Unified Development Code (UDC) by modifying Article 4, Corridor and Nodes Districts, Article 6, Employment Districts, and Article 9, Use Provisions

Action Required:
Recommendation for Mayor and Council

Description:
Ordinance to amend the Unified Development Code, Article 4, Corridor and Nodes Districts, Article 6, Employment districts, and Article 9, Use Provisions

The addition of Data Centers as a Use. The text amendment is proposed to add the Use Provisions in Article 9 and to establish it as a Limited or Conditional Use in selected zoning districts within the Corridor and Nodes Districts and Employment Districts.

Financial Impact:
N/A

Comments:
See attached

Staff Report on the Development of Data Centers

Community Development Department: Planning & Zoning Division

April 2026

Table of Contents

Background

Data Center facilities house the technological infrastructure required for data storage, artificial intelligence (AI) processing, cryptocurrency, online gaming, and the functioning of our apps and internet surfing. They are where our virtual activities all connect to a physical place. These buildings contain server equipment, computers, storage systems and operating equipment like coolers, security systems and back-up generators or other power sources (ULI 2024).

In 2025, the rapid national escalation of data center construction spurred 11 states to pursue moratoriums and/or regulations, including 21 bills in the State of Georgia Legislature. Legislators and policy analysts cite concerns about massive water use, surges and outages of power, noise generated by fan systems and diesel generators, and pollutant emissions, among other issues. Further, data centers consume great quantities of land without generating commensurate

employment for the square footage developed (i.e., their land use results in under-utilization of land, based on employees per square foot). The largest - those categorized as "hyperscalers" - can require one million acres of land, although the range varies by facility type. Since 2022 the AI industry has invested over $600 billion dollars in capital expenditures to data center construction (2026, Wong).

Data centers provide an essential service for economic competitiveness; they also generate temporary construction employment and investment in the built environment.

Data centers do not have a definition within the City of Roswell's Unified Development Code (UDC). Because this use is not indicated or listed in any zoning district, it is currently considered prohibited (*City of Roswell UDC* Sec 9.1.2 B.). Even if the City found the use desirable, the lack of a definition or use standards in Article 9 restricts the City's ability to regulate where a new data center could be located or what criteria should apply for their development.

This report presents findings about the operation and impact of data center development to inform decision-makers and the public as the City prepares an appropriate regulatory framework.

As a land use, data centers differ from traditional warehouses for several reasons, including requiring more security and uninterrupted surveillance and controlled-access points. The Urban Land Institute captures some of these differences as shown below:

Land Use Differences from Industrial Warehouses (ULI 2024)

- Data centers are often taller than traditional single-story warehouses. They can be single-story – starting at 30 feet -- or multi-story.
- They require fewer employees once construction is done, so long-term impacts on traffic, schools and public services are minimal.
- They need fewer parking spaces and plumbing fixture counts than are typically mandated by industrial codes.
- Data centers require more robust underground and above-ground infrastructure.
- Unlike warehouses and factories, data centers have external electrical and mechanical equipment.

Data Center Typologies by Operations and Scale

Data center operators prefer massive scale or a way to cluster centers within physical proximity because this helps to both reduce latency (the time it takes for information travel) and improve reliability.

The following set of categories organize data centers in terms of descriptors of their operations, per a report for the Department of Defense published by the Lawrence Berkley National Laboratory (Shehabi, 2024):

Type of Data Center	Description
Telco Edge	Deployment of small closets/rooms to micro data centers and network infrastructure by communications companies as points of presence throughout their network
Commercial Edge	Network closets, server rooms and micro data centers deployed to support modern digital, infrastructure and software delivery services to edge locations for commercial (focused on supply chain and channel operations)
Small and Medium Businesses (SMB)	SMB deployments in their own internal facilities
Enterprise Branch	Classic remote and branch office (ROBO) deployments for large enterprises in their own internal facilities (network closets, server rooms)
Internal	Data centers run by enterprises, internally, for their own use
Communications Service Providers (Comms SPs)	Data centers run by telecommunications/cable companies to supports internal services required to enable provision of communications technology services to their customers
Colocation-Sm/Med Scale	Data centers built by local colocation companies typically providing retail leasing at smaller scale
Colocation- Large Scale	Data centers built by major colocation companies providing wholesale and retail colocation leasing, Typically deploying large and mega datacenters
Hyperscale	Data centers built by companies that deploy internet services and platforms at massive scale

The Berkley report further organizes several of these categories ***based on scale***, specifically in terms of the ***megawatts of power*** used to serve each facility type. Some industry reports have "translated" this power usage into its associated square footage of building size.

- **Edge facilities** are typically on the scale of a few thousand square feet and have an electrical capacity of one or less megawatts (MW).
- **Enterprise** facilities are typically in the range of 5,000-50,000 square feet and have an electrical capacity of 1-7.5 megawatts.
- **Colocation** facilities are typically in the range of 50,000-600,000 square feet and have an electrical capacity of 7.5-90 megawatts, but average in the range of 150,000 square feet.
- **"Hyperscale"** facilities are those that exceed several-hundred-thousand square feet and can go into the millions of square feet in some cases (Nichols, 2026; Shehabi *et al*, 2024).

These findings show great variability in size and operations; regulations managing negative impacts should address these variations accordingly.

Comparison of Select Zoning Codes

Because these facilities are a new phenomenon, many jurisdictions have no reference to data centers in their regulations. When comparing five other local jurisdictions that *do* have data centers as either a permitted- or regulated- use, differences emerge. Neither Sandy Springs, Johns Creek nor Dunwoody have data centers listed as a use and are therefore not included in these findings.

Three of the five ordinances reviewed require ***conditional/special use approval*** from their governing bodies before data centers may locate in their respective zoning districts. The City of South Fulton and Forsyth County require conditional/special use approval for *any* data center, regardless of size, impact, or zoning district.

Four of the five place additional restrictions on data centers in some form or another. Buffer and distance requirements are the most common of those reviewed. Cities of Alpharetta, Atlanta, and South Fulton, along with Forsyth County, all require either ***buffers*** at abutting property lines, ***minimum distances*** from specific uses like residential, or both.

Of the five reviewed, the City of Milton had relatively few standards for data centers. However, they are only allowed in four of Milton's 18 standard (non-overlay and not including specially designated form-based code areas) zoning districts (*City of Milton*, 2025; Code *of Ordinances*, 2024; *Code of Ordinances*, 2025; *Ordinance 24-O-1222*, 2024).

The tables below summarize these findings:

Locality	Zoning District (Type)		
	Mixed-use	Commercial	Industrial
City of Alpharetta	NO	NO	Conditional Use
City of Atlanta	Special Use in select high-intensity districts		OK
Forsyth County	NO	NO	Conditional Use
City of Milton	OK	OK in 4 districts	N/A
City of Sandy Springs	Not listed; must be approved by Director	Not listed; must be approved by Director	Not listed; must be approved by Director
City of South Fulton	NO	NO	Special Use

Locality	Limitations and special restrictions			
	Buffers	Noise testing	Utilities	Additional
City of Alpharetta	**40'** abutting public roadway	Noise testing required, no regulated levels	None	20' building height (Min); design and screening; lighting; 100' setback from road
City of Atlanta	None			Prohibited from the Beltline Overlay District and within a half-mile of a high-capacity transit station
Forsyth County	**75'** abutting select low-density/low-intensity zoning districts	60 dB (55 dB at night) abutting residential	Hydro-cooling systems may not use the County water system	20' building height (Min); ventilation and cooling systems must be housed inside the building; generator use and testing times limited; 100' setback abutting residential zoning
City of Milton	None			
City of Sandy Springs	None			
City of South Fulton	**100'** abutting a residential use; **50'** landscape strip at right of way	65 dB (55 dB at night) abutting residential use	Substation Study required if applicable, with 300' setback from road	20 acre Lot (Min); design and screening; transitional height requirements

State of Georgia Legislation

The 2026 Georgia General Assembly included ***21 bills proposed*** in the legislative session that addressed various dimensions of data center impacts. This shows the seriousness and complexity of the matter. Of those bills, only four passed either of the chambers prior to Crossover Day, however none made it through adjournment (*Sine Die)*, which means no new changes at the State level emerged to regulate data centers.

The 2026 Georgia Legislative approved no bills that change Data Center regulations or change the current tax incentives in place.

House Bill 134, Senate Bill 410, & Senate Bill 476 all passed the Senate but stalled in the House. These three bills addressed the current State tax provision, whereby data centers are partially exempt from sales and use tax for the purchase of their equipment. These three bills proposed to end this exemption.

A fourth bill, *Georgia House Bill 1063* passed the House but failed in the Senate. This piece of legislation would require that electric utilities in the state protect general residential and commercial electricity customers from ***any cost increase*** related to the construction or operation of data centers. Some lawmakers were concerned about interfering with the efficacy of the rule recently established by the Public Services Commission, also aiming to protect residential customers.

Other Government and Regulatory Agencies

Municipalities/Georgia Municipal Association (GMA). The Georgia Municipal Association (GMA) reports mixed reception across Georgia municipalities that currently have data centers. Municipalities with older data centers – which have less intense than newer - generally report favorable views (interview, Callie Hood, research associate GMA).

According to GMA staff, information is a key factor that has hindered decision making among Georgia municipalities regarding data centers. GMA survey results on the topic find that just over half of Georgia municipalities felt they had enough information to sufficiently make policy decisions over data center uses. Conversely, 34% felt they did not have enough information and 13% had mixed opinions.

GMA researchers also report that organizations that own and operate data centers tend to be hesitant to provide information to municipalities. In many cases, data centers may operate as a proxy for major tech corporations (*e.g.* Alphabet, Amazon, Meta, etc.) but are often owned and operated by separate organizations with names not recognizable to the general public. This has hindered some local governing boards seeking to gather information.

Department of Community Affairs (DCA). Helping to reduce this gap of information, the Georgia Department of Community Affairs has included data centers in its listing of projects that require review under its "Development of Regional Impact" process (for projects 300,000 square feet or greater) (DRI; *Developments of Regional*, n.d.). DRI projects are subject to state and regional agency infrastructure and land use reviews. Data Centers triggering DRI review must now disclose information regarding their use of water and electricity so communities can better understand the impacts of proposed new, large projects (https://georgiarecorder.com/2025/11/21).

Data centers reaching DRI status will be required by the DCA to submit at the time the project is submitted:

- Project size
- Estimated value at build-out
- Estimated number of full-time employees
- Estimated water demand
- Estimated sewage flow
- Expected increase to traffic trips
- Estimated solid waste increase
- Estimated peak electrical load, among other items.

This helps local governments obtain insight that data center developers may be otherwise hesitant to publicly release. This list does not include noise studies or noise impact information, which would need to be requested independently from a DRI.

Georgia Public Service Commission (PSC). The PSC for Georgia Power adopted a new rule January 22, 2026, that requires any new customers ***using more than 100 megawatts*** of energy to be billed using terms and conditions beyond those used for standard customers, to address risks associated with these large-load users. Costs covered by the ruling are both site specific costs and costs incurred by upstream generation, transmission and distribution to these large-load power users.

This measure aims to protect Georgia Power's residential and other customers regarding financial impacts. It does not address excessive and cumulative load stressors or potential shortages to the energy supply system.

> *"The amount of energy these new industries consume is staggering,"* said PSC Chairman Jason Shaw, *"…this new rule…is helping ensure that existing …customers will be spared… costs associated with adding these* ***large-load customers*** *to the grid."*

Industry Perspective

About a dozen private entities involved in the construction, operation, service or ownership of data centers were approached by Staff for comment. Amazon Web Services, Open Ai, the Data Center Coalition and Georgia Power responded.

Georgia Power: Representatives of the Georgia Power Company met with Community Development Department Staff to discuss data center electricity use and how they are affecting other communities in Georgia.

They report they do not have concern with legacy data centers and new, smaller "co-location" facilities, where multiple organizations place their servers in a central facility with other organizations' servers. Their primary efforts are to prepare communities for new growth and to plan for the capacity to meet the needs of the hyper-scale facilities.

Georgia Power representatives emphasized that their planning and the current construction pipeline will deliver sufficient capacity to service data center customers into the future. Representatives stated that no disruption to services will occur and that there will be ***no effect*** on existing residential or commercial customers. They wished to make it clear that no data center project would be signed as a customer with Georgia Power unless there was enough capacity to account for the new usage. The energy impacts section further below reports how Georgia Power has rapidly and significantly re-adjusted their projections based on the massive rise in demand over the past three years.

Amazon Web Services (AWS): Amazon Web Services responded to request for information by the City with a written response generated by an AI agent. Continued attempts for live individuals have not resulted in further response. While relatively generalist answers, AWS' response acknowledges the concerns that local communities have.

Amazon's response emphasizes the infrastructural and operational needs of new data centers. They state that these facilities require "redundant power systems" and "uninterruptible power supply." Generally, Amazon states that these facilities require being connected to multiple power grids in order to ensure that power provisions are never fully cut off.

The response emphasizes security concerns for data center facilities, including internal monitoring, dual factor verification by staff members, and requiring staff escorts for visitors. Amazon noted that this impacts the built environment on the exterior of the project, where physical access at the perimeter of the property must be strongly defended to prevent intrusion from unauthorized individuals.

Amazon's response also notes that local governments should work to manage of the impact that new data centers might have on noise considerations, increased traffic, high network and electric utility needs, and a ***need for coordinated emergency responses*** for data center emergencies.

Data Center Coalition: An organization representing the data center industry discussed a few of the issues and concerns regarding the facilities with Staff. Common regulations that the Coalition finds reasonable include:

- Setbacks of 100'-200' from residential uses
- Noise abatement requirements, as measured from the property line
- Regulations defining when backup generators can be used (usually only during backup generation and testing)
- Regulating cooling systems provided that the local government indicate which ones can*not* be used, rather than trying to define a narrow list of allowed types because technology is changing rapidly.

The Coalition representative also provided context regarding requirements to use alternative power sources like solar rather than diesel generators. She explained that, that would take about 10 acres of land for the solar panels required to generate just 1 MW of power; the scale doesn't work in built-out urban settings (interview, 4/13, Khara Boender, Data Center coalition).

OpenAI: Open AI is a public benefit corporation leading artificial intelligence (AI) research and deployment, most famous for ChatGPT and GPT-4, which are a "chatbot" application and the technology powering it, respectively. The OpenAI representative observed that data centers are not big attractors for new high-tech based businesses. He stated that there already exists a heavily saturated supply of data centers in the region (interview 4/14 with Hank Evans, Economic Development, Physical Infrastructure, OpenAI). Businesses needing data center infrastructure will often develop it internal to their primary business operations. He also acknowledged that an average sized data center of 200,000 square feet will likely generate only around 30 permanent jobs. However, he emphasized that the salaries for the positions created are high, such as technical engineers earning six figures.

Impact Discussion

Fiscal Benefits Analysis

Many states and local governments have seen data center development as positive for their economic development, primarily where there have been underutilized green fields in ex-urban settings. The Roswell Economic Development analysts provided a benefits comparison analysis regarding the development of data centers and their potential tax revenue impact in the City. The analysis generated the following outcomes showing a comparison of Data Center uses to Warehouse and Commercial/Office[1] land use types.

[1] The data source for the City of Roswell impact model selects "office" as a subcategory to "Commercial."

Roswell
georgia

Comparison Scenario: 80,000 Square Foot Impacts by Land Use Type

Data Center normal (80k ft2)	
Summary Results: Economic and Fiscal Benefits	
Permanent Direct Jobs Created by Project at Build-out/Lease-up	20
Permanent Indirect Jobs Created from Project at Build-out/Lease-up	86
Total Jobs Created from Project at Build-out/Lease-up	106
Temporary Construction-Related Jobs Created by Project	107
Projected Roswell Real Property Tax Collections at Build-out/Lease-up	$395,920
Projected total Real Property Tax Collections at Build-out/Lease-up	$2,491,120
Project Roswell Sales Tax Collections at Build-out/Lease-up	$0
Projected Fulton Co. (3%) Sales Tax Collections at Build-out/Lease-up	$0
Projected Georgia (4%) Sales Tax Collections at Build-out/Lease-up	$0

Warehouse normal (80k ft2)	
Summary Results: Economic and Fiscal Benefits	
Permanent Direct Jobs Created by Project at Build-out/Lease-up	53
Permanent Indirect Jobs Created from Project at Build-out/Lease-up	64
Total Jobs Created from Project at Build-out/Lease-up	117
Temporary Construction-Related Jobs Created by Project	107
Projected Roswell Real Property Tax Collections at Build-out/Lease-up	$15,837
Projected total Real Property Tax Collections at Build-out/Lease-up	$99,645
Project Roswell Sales Tax Collections at Build-out/Lease-up	$0
Projected Fulton Co. (3%) Sales Tax Collections at Build-out/Lease-up	$0
Projected Georgia (4%) Sales Tax Collections at Build-out/Lease-up	$0

Commercial normal (80k ft2)	
Summary Results: Economic and Fiscal Benefits	
Permanent Direct Jobs Created by Project at Build-out/Lease-up	320
Permanent Indirect Jobs Created from Project at Build-out/Lease-up	268
Total Jobs Created from Project at Build-out/Lease-up	588
Temporary Construction-Related Jobs Created by Project	107
Projected Roswell Real Property Tax Collections at Build-out/Lease-up	$35,633
Projected total Real Property Tax Collections at Build-out/Lease-up	$224,201
Project Roswell Sales Tax Collections at Build-out/Lease-up	$0
Projected Fulton Co. (3%) Sales Tax Collections at Build-out/Lease-up	$0
Projected Georgia (4%) Sales Tax Collections at Build-out/Lease-up	$0

Roswell georgia

Comparison Scenario: 250,000 Square Foot Impacts by Land Use Type

Summary Results: Economic and Fiscal Benefits	Data Center large (250k ft2)
Permanent Direct Jobs Created by Project at Build-out/Lease-up	63
Permanent Indirect Jobs Created from Project at Build-out/Lease-up	268
Total Jobs Created from Project at Build-out/Lease-up	331
Temporary Construction-Related Jobs Created by Project	335
Projected Roswell Real Property Tax Collections at Build-out/Lease-up	$1,237,250
Projected total Real Property Tax Collections at Build-out/Lease-up	$7,784,750
Project Roswell Sales Tax Collections at Build-out/Lease-up	$0
Projected Fulton Co. (3%) Sales Tax Collections at Build-out/Lease-up	$0
Projected Georgia (4%) Sales Tax Collections at Build-out/Lease-up	$0

Summary Results: Economic and Fiscal Benefits	Warehouse large (250k ft2)
Permanent Direct Jobs Created by Project at Build-out/Lease-up	167
Permanent Indirect Jobs Created from Project at Build-out/Lease-up	199
Total Jobs Created from Project at Build-out/Lease-up	365
Temporary Construction-Related Jobs Created by Project	335
Projected Roswell Real Property Tax Collections at Build-out/Lease-up	$49,490
Projected total Real Property Tax Collections at Build-out/Lease-up	$311,390
Project Roswell Sales Tax Collections at Build-out/Lease-up	$0
Projected Fulton Co. (3%) Sales Tax Collections at Build-out/Lease-up	$0
Projected Georgia (4%) Sales Tax Collections at Build-out/Lease-up	$0

Summary Results: Economic and Fiscal Benefits	Commercial large (250k ft2)
Permanent Direct Jobs Created by Project at Build-out/Lease-up	1,000
Permanent Indirect Jobs Created from Project at Build-out/Lease-up	836
Total Jobs Created from Project at Build-out/Lease-up	1,836
Temporary Construction-Related Jobs Created by Project	335
Projected Roswell Real Property Tax Collections at Build-out/Lease-up	$111,353
Projected total Real Property Tax Collections at Build-out/Lease-up	$700,628
Project Roswell Sales Tax Collections at Build-out/Lease-up	$0
Projected Fulton Co. (3%) Sales Tax Collections at Build-out/Lease-up	$0
Projected Georgia (4%) Sales Tax Collections at Build-out/Lease-up	$0

According to the Roswell internal Business Analyst modeling, and as supported by business articles, Data Centers generate the least amount of jobs when comparing to alternative land uses such as Warehouse or Commercial/Office, by a significant amount. However, Data Centers also generate higher annual property and real tax revenue compared to Warehouse and Commercial/Office, due to the extremely high value of "Personal" property (the servers, technology and systems within).

Jobs. Jobs projections above were generated by an internal modeling tool. The literature review offers similar, albeit somewhat varying estimates employment at data centers. Some industry reports suggest that employment can number as high as 157 for facilities of approximately 165,000 square feet *(Data centers*, 2017). Other journalistic reports suggest that no more than 100 employees are permanently on staff at facilities almost double the size (Dotan, 2025). OpenAI staff stated that on average, it's around 30 jobs for a 200,000 square foot facility.

It is also important to note, many estimates include construction jobs in the count of employment positions created. These are, by their nature, temporary and only last during the construction period of the facility.

Broadstaff Staffing Solutions, a firm dedicated to providing staffing and consulting for AI and data centers, measures permanent facility employment in terms of megawatts (MW). They state that a small data center of 1 MW (typically around 6,700 square feet) employs 8-15 staff, medium centers of 5-20 MW (typically in the range of 33,500-134,000 square feet) have 15-35 staff, and a large center of 20+ MW (134,000 or more square feet) have 35 or more staff (Chung, 2025;).

Industry sources report that dat centers offer a lower ratio of employees per square foot compared to manufacturing or other non-residential land use.

6,700 SF employs ~ 8-15 staff

134,00 SF employs ~ 15-35 sta

Commercial real estate firms Colliers Atlanta and Blanchard and Calhoun provide site locator clients data regarding employee-per-space, based on industry type (i.e., jobs density). To compare economic impacts and opportunities, Staff prepared the table below based on these industry sources (Collier 2026; Blanchard and Calhoun 2026; Broadstaff 2026).

Type	# Sq Ft	Sq Ft/Employee	Est # Employees
Office	134000	250	536
Industrial	134000	500	268
Warehouse	134000	1000	134
Data Center	134000	3829	35

Electricity. Data center operations, scaled at the regional or state level, require levels of electricity previously unimagined. According to Science for Georgia, approximately 80-90% of the planned increase in electric grid capacity in Georgia is dedicated to new data centers (Sharma, 2025).

In 2025, there were 97 operational data centers in Georgia. During this same time, the facilities had a capacity of 6,500 MW of electricity consumption. This results in an average energy consumption of 67 MW per data center, not accounting for differences in consumption based on size (Sharma, 2025). This is approximately the ***equivalent of over 50,000 households*** (*Electricity consumption*, 2015).

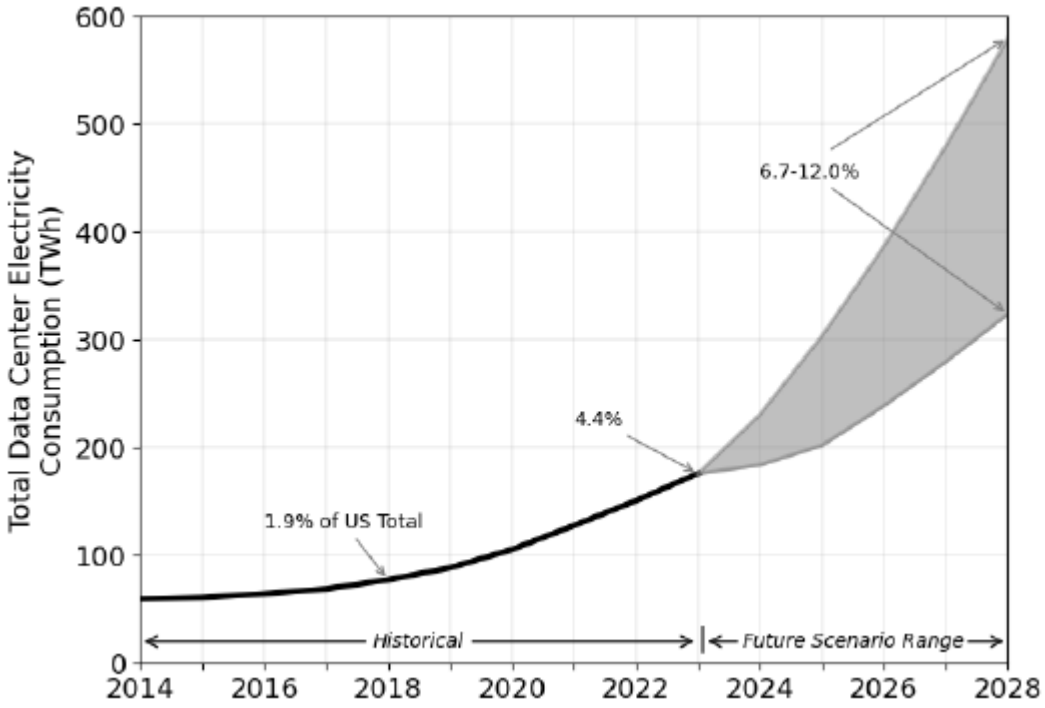
Data centers with an electrical capacity of 1 MW require around 6,700 square feet of floor space (Chung, 2025). While 1 MW is low in the scale of data centers, the power demand would be the equivalent needed for 746 households.

National trends tell the story of the drastic increase in data center power usage. By 2028, analysts estimate that data centers will consume up to ***12% of the total electricity in the United States***. One regional planning office calculates that is the equivalent power need of ***adding eight*** New York City's to the country (Mason 2025; Shehabi 2024). In just three years, Georgia Power's 7-year estimate of power generation ***increased 20-fold.***

Georgia Power: 7 Year Estimates

Since 2022, Georgia Power's estimates for its seven year projection of power needs have increased ***20-fold*** (in MegaWatts (MW)).

YEAR	7 YEAR ESTIMATE
2022	400 MW
2023	6,600 MW
2025	8,500 MW



Total U.S. data center electricity use 2014-2028; Source: (Shehabi, 2024)(Pew Research Center)

Water. Several sources reviewed documented the consumption of water and the types of coolant systems reliant upon it. The technologies for each coolant type are as complex as the digital equipment – one report tracked data for 13 different cooling system categories (Shehabi, 2024). That same report found that for every 1 kWh of electricity used, data centers consume 1.2 gallons of water (Shehabi *et al*, 2024). Data centers can consume 100,000 gallons to 3 million gallons per day depending on the cooling system employed.

Even a small powered data center (using just 1 MW) would use approximately 1,200 gallons per hour at peak operations. Under these assumptions, medium facilities (one using 5 MW or ~33,500 square feet in size) would consume ***~6,000 gallons per hour***. A large facility (20 MW or ~134,000 square feet) facilities would consume ***~24,000 gallons*** per hour. This is the equivalent of 72, ***360, and 1,440 residential households***, respectively (*Indoor water use*, 2017). According to one report, a hyper-center can consume as much as 500,000 gallons of water per day (Brookings 2025; Water Usage in DCs). A Consumer Report special article reports that the Phoenix Metro area projects an increase from 385 million gallons of water to ***3.7 billion gallons annually***. That's sufficient water to service a community of 34,000 homes (Consumer Reports 2025).

Alternative cooling systems exist and continue to be developed, such as "immersion cooling (Yanez-Barnuevo, 2025). Newer facilities rely upon "closed-loop" cooling systems. These recycle wastewater and chemically treated freshwater, but they can require more energy for their circulation systems.

These findings indicate that for the City of Roswell, new data centers need to locate in the areas served by Fulton County. The City's permitting process already requires applicants submit verification by the County to confirm capacity for supply prior to any permitting for new facilities.

Noise. A report from an agency of the Commonwealth of Virginia suggests that the noise created from data centers may not be high enough to be immediately bothersome to nearby residences. Data centers, during the design process, can limit their noise pollution through the design of the building itself. That said, noise testing prior to the commencement of operations will help a municipality to ensure noise levels is satisfactory for the health of local communities (Greer, 2024).

The same report states that the facilities that have ongoing complaints from local residents regarding quality-of-life-affecting noise typically report noise in the range of 40-59 dBA (Greer, 2024). While this is below what is considered harmful to human ears, approximately 85 dBA, it is still at about the same level of a conversation at a distance of three feet away (Greer, 2024; *Occupational noise*, n.d.). Moreover, it is approaching the level of sound that the Federal Aviation Administration (FAA) begins to consider uninhabitable for residential land use when they review new airport proposals, which is 65 dBA averaged throughout the day (*Land use compatibility*, n.d.). The impacts worsen human health however because the noise is described as a constant buzz or drone with no relief.

A noise impact study would need to model out projected decibels and intervals (extent of continuous, non-stop sound emissions) for Roswell decision makers to determine the impact of a given proposed project and whether proposed technologies or materials sufficiently mediate. Large buffers over 100 to 150 linear feet and required distances from resident uses can help mitigate impacts from nuisance level noise.

Public Safety & Emergency Response

Data center operations introduce a public safety profile distinct from traditional warehouse, office, and industrial uses. Their scale, hardened access, low staffing, and concentration of energy storage and backup power require coordinated review by the Roswell Fire Department (RFD) and the City's emergency response community. Public safety considerations should be addressed alongside the fiscal, utility, and noise impacts already covered in this report.

The Urban Land Institute, the National Fire Protection Association (NFPA), and the International Fire Code (IFC) all recognize data centers as a discrete occupancy category requiring tailored fire and life safety controls (ULI 2024; NFPA 75; NFPA 76; NFPA 855).

Fire Suppression and Life Safety. Data centers concentrate three significant fire hazards rarely co-located in conventional commercial buildings: large-format lithium-ion battery banks supporting uninterruptible power supply (UPS) systems, multiple diesel-fueled backup generators, and high-density electrical equipment operating continuously. Lithium-ion battery thermal runaway events can require extended water application for cooling and exposure protection, may re-ignite over time, and can release toxic off-gases, including hydrogen fluoride and carbon monoxide (NFPA 855). Governing standards include NFPA 75 (Fire Protection of Information Technology Equipment), NFPA 76 (Fire Protection of Telecommunications Facilities), NFPA 855 (Installation of Stationary Energy Storage Systems), and the 2024 International Fire Code, Chapter 12, which addresses energy systems, including stationary energy storage. Because Georgia has adopted the IFC with state amendments, any data center ordinance or condition of approval should require compliance with the currently adopted fire code, Georgia amendments, and the referenced NFPA standards applicable to fire protection, emergency access, hazardous materials, and energy storage systems.

Contaminated Runoff and Environmental Protection. Fire suppression activities at data centers may generate significant volumes of contaminated runoff. Water used during suppression or cooling operations may mix with battery materials, diesel fuel, refrigerants, glycol, dielectric fluids, or other hazardous substances. Because Roswell sits within multiple sub watersheds of the Chattahoochee River Basin, uncontrolled runoff from a data center fire could create environmental impacts beyond the immediate site. Conditions of approval should evaluate runoff containment, stormwater isolation, emergency shutoff valves, containment basins, and coordination with stormwater and environmental protection agencies.

Emergency Access. Industry sources confirm that data centers are designed with hardened perimeters, mantrap entries, and dual-factor authentication for staff and visitors (Amazon Web Services, written response 2026). These features create documented delays for fire and emergency medical service responders. Conditions of approval should require Knox-box installation, RFD-controlled override credentials, posted facility access protocols, and a documented escort procedure for any responding crew. These provisions should be verified prior to issuance of a Certificate of Occupancy.

Pre-Incident Planning. The combined effect of building scale, low on-site occupancy, and restricted internal layout makes site-specific pre-incident planning essential rather than optional. Plans should be developed in coordination with RFD prior to occupancy and updated annually. Required

content includes utility shutoff locations, electrical lockout coordination with Georgia Power, hazmat inventories, battery chemistry and capacity, cooling-system fluids, generator fuel storage volumes, and incident command staging areas.

Hazardous Materials. Data center cooling systems may employ refrigerants, dielectric fluids, glycol, or, in some configurations, ammonia, each with distinct hazmat response profiles (Shehabi et al., 2024). On-site diesel storage for backup generators presents an additional Class B fire exposure. Ordinance language should require disclosure of cooling fluid types and volumes, generator fuel storage volumes, and a site-specific hazardous materials inventory provided to RFD prior to occupancy.

Air Quality and Diesel Generator Emissions. Diesel backup generators present ongoing air quality concerns separate from their fire exposure. Recent federal regulatory changes have lifted prior restrictions on continuous generator runtime, increasing both the frequency and duration of emissions. Hyperscale facilities can house thirty or more generators with thousands of gallons of on-site diesel, creating cumulative nitrogen oxide (NOx), particulate matter (PM2.5), sulfur dioxide, and formaldehyde emissions of concern to nearby residential, school, healthcare, and senior care occupancies. Ordinance language should require disclosure of generator count, runtime limits, testing schedules, and compliance with Georgia Environmental Protection Division air quality regulations.

Cooling Tower Public Health Risk. Open-loop and evaporative cooling systems are documented vectors for waterborne pathogens, including Legionella pneumophila (Centers for Disease Control and Prevention, ASHRAE 188). Closed-loop systems mitigate, but do not eliminate, this risk. Ordinance language should require water management plans consistent with ASHRAE Standard 188 for any facility employing cooling towers or evaporative systems.

Critical Infrastructure Security. Data centers function as elements of national digital infrastructure. Both the U.S. Department of Homeland Security Cybersecurity and Infrastructure Security Agency (CISA) and the Data Center Coalition recognize these facilities as potential targets of physical intrusion, vandalism, and unmanned aerial system (UAS) overflight. Coordination protocols between facility security operations, Roswell Police Department, RFD, and Roswell 911 should be established as a condition of approval, including procedures for active threat response, drone overflight, and post-incident scene control.

Sensitive-Population Proximity. Buffer and setback requirements proposed elsewhere in this report address residential land uses but should also explicitly address proximity to public and private schools, daycare facilities, hospitals, nursing homes, assisted living facilities, public parks, and

designated emergency evacuation routes. Recommended minimum separations for these sensitive uses should equal or exceed those for residential receptors, given the cumulative noise, air quality, and emergency response considerations identified above.

Community Notification. In the event of a major fire, hazmat release, or evacuation, surrounding residents and businesses must receive timely notification. Facility operators should coordinate with the City of Roswell on Emergency Alerts (EA), and any applicable local notification systems. This coordination should be documented in the pre-incident plan.

Mutual Aid and Regional Capability. Hyperscale data center incidents may exceed RFD's organic suppression, hazmat, and EMS capability. Mutual aid agreements with neighboring departments and regional hazmat teams should be reviewed and updated, and any apparatus, training, and staffing implications should be identified prior to ordinance adoption to inform future budget cycles. These public safety considerations, taken together, support the inclusion of formal RFD plan review authority for any data center proposal exceeding the Development of Regional Impact (DRI) threshold of 300,000 square feet, or, alternatively, for any facility with electrical capacity exceeding 7.5 megawatts.

Real Estate Bubble Contingency. At the national industry level, there exists a caution about over-development and preparing local economies to prepare against a potential bubble primed to burst. Industry voices have expressed calm, but the consequences of allowing such investment without guarantees could be significant (Bair, 2025; Sharma, 2025). Large-scale data center developments that are abandoned or canceled mid-way would leave behind buildings in the hundreds of thousands of square feet. Currently, the global demand for data centers remains high. Per Science for Georgia, there are over 120 data centers and crypto mines in the

Atlanta Metropolitan Area alone (*Data center situational*, 2026). Various market sources caution about an oversaturated market that could result in a series of large-scale abandoned buildings rather than economically thriving spaces. Repurposing requirements can be a condition of the use, committed and enforced via developer agreements.

Preliminary Recommendations: Use Definitions, Zoning and Design Standards

Establishing a definition and a Conditional Use

Discrete Use. Staff recommends drafting a text amendment that adds “data center” as its own discrete use. Similar uses, such as “warehouse and distribution” in UDC 9.6.6 or the “computer or data processing” sub-type of “office” use in UDC 9.5.4.A.1, are the closest to data centers as exists in the UDC today. However, neither of these definitions clearly conclude the business activities that

data centers undertake. Moreover, neither of these definitions include the limitations that would protect the general public against possible nuisances.

Categorize by Scale. Along with it being its own discrete use, different sizes of data centers should receive different treatment in the UDC. The negative effects of data centers generally have a substantially higher impact if they are a larger facility. Organizing permissions for data center by size allows flexibility for smaller facilities to overcome unnecessary obstacles to approval while ensuring that larger facilities receive appropriate public review. This would be similar to how the Roswell UDC addresses vehicle repair, for example; the UDC section 9.6.5 categorizes this use into "Major," "Minor," and "Commercial vehicle" types, based on the scope of repairs made at the business. Moreover, this would align with other code changes proposed in Metro Atlanta localities. DeKalb County in particular is, as of writing, proposing to categorize data centers into "accessory," "minor," "medium, "major," and "campus" sizes (Prevost & Chauveau, 2026).

Conditional Use. Data centers, beyond size alone, can vary highly on a case-by-case basis. To this end, larger data centers should, in general, require conditional use approval from Mayor & Council, and should not be allowed by-right in any non-industrial district so that the elected body can receive sufficient data regarding impacts of a specific proposal. Facilities not requiring conditional use approval should still always have required use standards in place within Article 9 of the UDC and not be allowed by-right in any circumstances. Use standards include design and nuisance controls.

Buffer Requirements

Staff recommends including additional use standards that would further limit potential negative impact of data center facilities on local residents and businesses. Other Georgia jurisdictions have landscaping buffer requirements that reasonably increases in intensity as the size of data center increases. The UDC has several types of landscaping buffers: types A and B are 20' without a screening wall and 10' with a screening wall, respectively, and types C and D are 40' without a screening wall and 20' with a screening wall, respectively. Considering Forsyth County and City of South Fulton's code requiring buffers of 75' and 100', it may be advisable to create a new set of wider buffer types in order to account for larger data centers (*Code of Ordinances*, 2024; *Code of Ordinances*, 2025).

Noise Maximums and Minimum Distance to Residencies

Jurisdictions have also been adding restrictions that ensure that noise and utility concerns are addressed. Noise restrictions at the property lines, preferably stricter than those already within the Code of Ordinances (Code), should be instituted. As mentioned, data centers in some states regularly receive complaints for their continuous operations in the range of 40-59 dBA. However, currently, per Roswell Code Section 8.8.3(s)(2)a, only sound levels over 70 dBA (60 dBA during 11 PM and 7 AM) are in violation of sound maximums, when being received from residential properties.

Staff would recommend a noise study for all permitting of data center, as data centers require continuous operations and the impact from noise stems from the continuous sound rather than the decibel per se. The city can establish a lower sound maximum when being received from abutting properties, in the range of 50 dBA.

Studies should model scenarios that include ***all cooling equipment running*** at full operational load. It should consider the maximum number of generators that may both be tested at one time, as well as used when operating for emergency use. Federal regulations have lifted prior restrictions to allow on-going use of generators, making this noise source a greater likelihood. .

Additionally, in order to further ensure that residents are protected, a minimum location distance from residential uses should be set into the use standards. Additionally, design regulations can identify lower noise and pollution generating back-up energy sources instead of loud, diesel driven generators.

Utility Concerns

Where jurisdictions control their own water supply, many are blocking off new data centers from regularly pulling from that supply for operations, instead requiring a “closed-loop” system. Major technology companies such as Oracle have shown support towards increased usage of this technology, in order to abate water usage concerns (Grizzel, 2026).

While the Roswell Water Utility’s jurisdiction does not include all of the City limits, these regulations can help safeguard against over use of the County water system.

Information Concerns

A key concern among Georgia municipalities is that insufficient data and information regarding a proposed center is shared with localities or the general public. A further staff recommendation would be to require data centers of any size to provide the same information they would if the project were subject to a DRI review. This would require the development to provide estimates for utility and water usage and other infrastructure impacts; Mayor and Council can then make a more informed decision on a case-by-case basis.

Public Safety Concerns

Building on the Public Safety & Emergency Response findings above, Staff recommends that the data center ordinance establish the following conditions of approval, to be verified by the Roswell Fire Department prior to issuance of a Certificate of Occupancy:

RFD Plan Review Authority. Any data center proposal exceeding the Development of Regional Impact (DRI) threshold of 300,000 square feet, or with electrical capacity exceeding 7.5 megawatts, shall be subject to formal Roswell Fire Department plan review as part of the conditional use process.

Code Compliance. The facility shall comply with the currently adopted International Fire Code (including the 2024 IFC, Chapter 12), Georgia state amendments, NFPA 75, NFPA 76, and NFPA 855.

Emergency Access. Knox-box installation, RFD-controlled override credentials, posted facility access protocols, and a documented escort procedure shall be in place prior to occupancy.

Pre-Incident Plan. A site-specific pre-incident plan shall be developed in coordination with RFD prior to occupancy and updated annually, addressing utility shutoff locations, hazardous materials inventories, battery chemistry and capacity, cooling-system fluids, generator fuel storage volumes, and incident command staging areas.

Contaminated Runoff Containment. The site shall include runoff containment, stormwater isolation, emergency shutoff valves, and containment basins sufficient to prevent fire suppression water from entering the Chattahoochee River Basin subwatersheds.

Water Management Plan. Any facility employing cooling towers or evaporative systems shall maintain a water management plan consistent with ASHRAE Standard 188.

Hazardous Materials and Air Quality Disclosure. The applicant shall disclose cooling fluid types and volumes, generator count and fuel storage volumes, runtime limits, and testing schedules, and shall demonstrate compliance with Georgia Environmental Protection Division air quality regulations.

Community Notification. Facility operators shall coordinate with the City of Roswell on Emergency Alerts and applicable local notification systems, with the protocol documented in the pre-incident plan.

Mutual Aid Review. Mutual aid agreements with neighboring departments and regional hazardous materials teams shall be reviewed and updated, and any resulting apparatus, training, and staffing implications identified prior to ordinance adoption to inform future budget cycles.

Suppression Agent Supply and Replenishment. The applicant shall provide and maintain, at the applicant's expense, an adequate on-site supply of any specialized fire suppression agents required by the facility's specific hazards, including but not limited to clean agents, water-additive agents (such as F-500 EA), and any agents specified for lithium-ion battery thermal events. The applicant shall maintain a current inventory documenting each agent's quantity, manufacture date, and shelf-

life expiration, and shall replenish or rotate stock prior to expiration. Inventory records shall be made available to the Roswell Fire Department upon request and updated in the site's pre-incident plan. The applicant shall also identify, by written agreement, a 48-hour resupply source for any agent that may be exhausted during a prolonged incident. Replenishment of any agent expended in response to an incident at the facility shall be the responsibility of the applicant, not the Roswell Fire Department.

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Data Center Uses UDC Text Amendment

Planning Commission Discussion Only
May 2026

Timeline

Data Center Text Amendment (TA) Tasks and Action Items	Date
Moratorium Began/Initiate TA	12-Jan
Moratorium Extension Granted	23-Mar
Research/Analysis/Interviews	31-Mar
Findings - Internal Distribution	21-Apr
3:3 Briefings	19-May/20-May
Public Hearing - Planning Commission	5-Jun
3:3 Final Briefings	2-Jun/3-Jun
Public Hearing - Mayor/Council 1st Read	8-Jun
Mayor/Council 2nd Read	22-Jun
Moratorium Expires	26-Jun

Introduction to “Data Centers”

Description of Structure and Operations: Facilities with cooling equipment that typically house massive, hyper-scale computing servers.

A data center generally includes backup components and infrastructure for power supply, data communication connections, environmental controls (e.g., cooling, fire suppression), and various security devices.

Also known as:

- ***digital infrastructure*** (for cloud computing, AI, gaming and online services);
- ***colocation providers*** (leasing space);
- ***hyperscalers*** (massive, scalable cloud operators) or
- ***data center operators***, ***edge data centers***, and ***managed services providers***.

Problem Statement

- Data Centers create **negative externalities** and nuisance
- As a primary use, Data Centers do **not generate much employment**
- Many jurisdictions are **creating regulations** to manage them

- Only a small percent of the entire land area of Roswell is appropriate for development, redevelopment and economic growth
- As such, ***each site*** becomes a strategic site to evaluate for its highest and best use in service of the city's economic growth
- "Strategic" includes generating employment; sites that do not generate employment **do not strengthen** the city's economic growth.
- Fiscal impacts, however, may be substantial depending on project value.

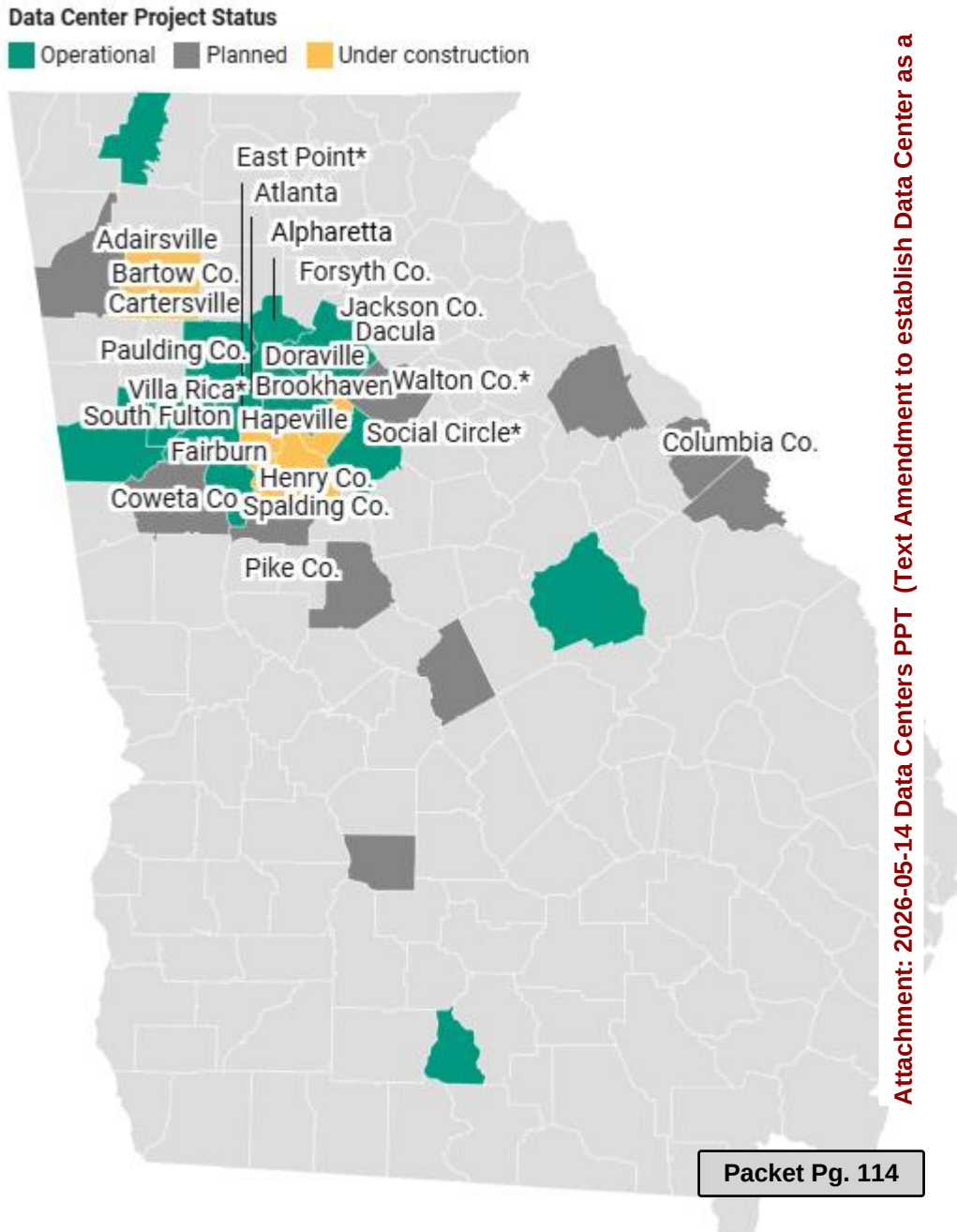
- The current UDC is **silent** regarding Data Centers

Action since the moratorium

- **Staff conducted interviews and research** of both advocacy group and private sector sources, which validated the policy problem statements
- Council adopted a text amendment (TA) to define "Data Processing" bringing clarity to one potention vulnerability in the code
- Staff reached out to around a dozen entities involved with data center development; we engaged:
  - Georgia Power
  - Dept of Community Affairs
  - Atlanta Regional Commission
  - Data Center Coalition
  - OpenAI
  - Amazon Web Services (AWS)
- Staff generated the "Staff Report on the Development of Data Centers"
- Staff has prepared potential text amendment (TA) recommendations regulating data centers based on size, location and operations

Findings: Scope of Concerns

- In 2025 **11 states passed moratoriums and/or legislation** to regulate the negative impacts of large data centers.
- The 2026 GA Legislature entertained **21 separate bills**, 4 of which passed through one of the houses. None made it through s*ine die* to the governor's desk.
- **Several regional counties and cities** have passed moratoriums
- Ordinances reviewed by Staff include: Loudan VA, Fairfax VA, Milton, Alpharetta, Atlanta, Forsyth County, South Fulton DeKalb County



https://www.gpb.org/news/2025/10/22/wave-of-data-center-ordinances-sweep-through-ga-counties-how-strict-are-they

Findings: Scope of Concerns

State Agencies: The Department of Community Affairs (DCA)

New Rule: 300,000 square feet + now fall under the review of the “Development of Regional Impact” **(DRI)** process.

Requires applicants to submit estimates of how much water and how much electricity the facility will use

This is ***not*** an approval process. Review only for ***informational*** purposes

Findings: Scope of Concerns

State Agencies: Public Service Commission (PSC)

New Rule: Any new customers using more than 100 megawatts of energy will be billed using terms and conditions beyond those used for standard customers

Costs covers both site-specific costs and costs incurred by upstream generation, transmission and distribution to these large-load power users

This aims to ***protect Georgia Power's residential*** and other customers regarding financial impacts.

Some of State Legislature did not think it went far enough to address risk

"The amount of energy these new industries consume is staggering," said PSC Chairman Jason Shaw. *"…this new rule…is helping ensure that existing Georgia Power customers will be spared additional costs associated with adding these large-load customers to the grid."*

Findings: Economic & Fiscal Impacts

- Data Centers generate high employment numbers **during construction** period
- Compared to Office or warehouse land uses, they do ***not*** generate much **permanent employment**

Employment Comparison By Industry: 80,000 SF Building (CoR Internal Analyst Impact Model)

JOBS	Data Center	Warehouse	Office
Permanent Direct Jobs	20	53	320
Permanent Indirect Jobs	86	64	268

Employees per square foot by land use type (industry sources)

Type	# Sq Ft	Sq Ft/Employee	Est # Employees
Office	134000	250	536
Industrial	134000	500	268
Warehouse	134000	1000	134
Data Center	134000	3829	35

Findings: Economic & Fiscal Impacts

- **Property Tax Revenue**. A data center generates significantly more property tax revenue per square foot than an office building, because of extremely high-value equipment included in personal property tax calculations.

Projected Roswell Real Property Tax Collection @ Build-out (CoR Internal Analyst Impact Model)

JOBS	Data Center	Warehouse	Office
Roswell Real Property Tax	$395,920	$15,837	$35,633
Total Real Property Tax	$2,491,120	$99,645	$224,201

- **Decommission.** Real estate analysts and advocates raise the concern of overbuilding and the risk of future, massive abandoned buildings impacting local economies.

Findings: Infrastructure

- **Electrical Power**. GA Power's revised estimates for future need since 2022 has ***increased 20-fold***. GA Power asserts pipeline construction can meet projected needs with no interruption to the grid. This means investment in new sources and transmission lines.

- **Water Use**. A 33,500 square foot data center using 5 MW of power consumes ***~6,000 gallons per hour***. A 134,000 square foot facility would consume the equivalent volume of water as ***1,440 residential households.***

  Fulton County provides capacity letters for projects to determine availability of supply. This may limit potential or at least may limit potential size, depending on total project supply. Most data center operators search location based on water capacity.

  Newer cooling systems and recycling technologies reduce water usage, however they tend to have a concomitant increase in energy needs.

Georgia Power: 7 Year Estimates

YEAR	7 YEAR ESTIMATE
2022	400 MW
2023	6,600 MW
2025	8,500 MW

Findings: Environmental and Community

- **Noise and Vibration**. While findings indicated the decibel volume (loudness) was not high in terms of being damaging to human health, the noise nuisance stems from the constant “buzzing” or vibration that the back-up generators and cooling systems produce. Industry articles indicates ways to mitigate noise nuisance through the design of the building and distanced locations.

- **Buffers and Distances**. Most local governments with ordinances to protect from both noise nuisance and the aesthetic impact of medium and large facilities require 100-200 foot buffers. Some require proximity standards that push data centers from 200 to 500 feet away from the nearest residential property.

- **Vacancies and Decommissioning**. Some business articles worn about over-building the large hyper-scalers and the impact that potential vacancies would have on a community. Some ordinances include community benefit agreements (not common in Georgia) or developer agreements related to re-purposing buildings should they go dark.

Recommendations Based on Staff Findings

Proposed Use Definition Sec 9.6.1

Data Center.

Any building, structure, or facility (or any portion or complex of the foregoing) dedicated to operating data or computing equipment for commercial computer applications or services, such as developing, running, delivering, or transmitting computer applications or services, or for storing and managing the data associated with such services.

Typical supporting equipment includes back-up batteries and power generators, cooling units, fire suppression systems and enhanced security features. By way of example, and not of limitation, such computer applications or services described herein may be related to crypto-currency mining, data mining, cloud computing and storage, gaming, and artificial intelligence

Proposed Use By Size and Zoning District

9.6.1 Define Data Centers into 3 Classifications by Size:

Major:	up to 100,000 square feet
Minor:	up to 20,000 square feet
Accessory:	up to 2,000 square feet

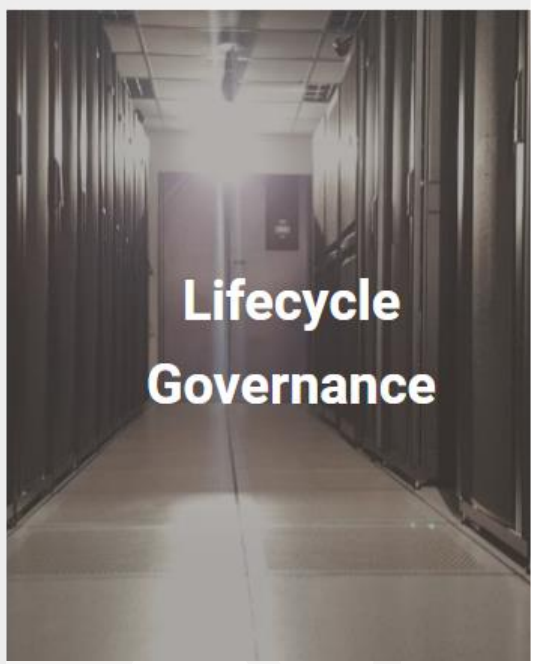
Proposed Use By Size and Zoning District

9.6.1 Define 3 classifications by size:

Major:	up to 100,000 square feet	**“Medium-scale Colocation’**
Minor:	up to 20,000 square feet	**“Edge”**
Accessory:	up to 2,000 square feet	**“Internal” to an enterprise**

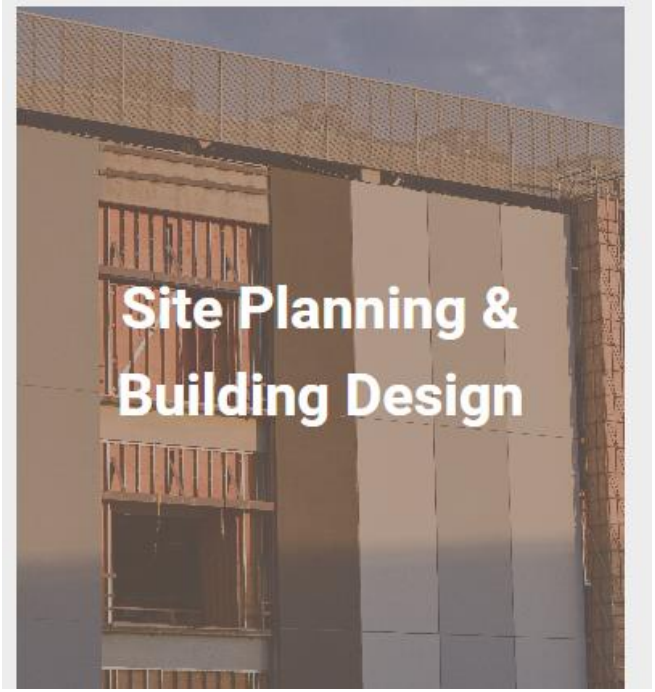
OPERATIONAL TYPE:

Potential Elements to Regulate Based on Findings



GA Tech “Data Center Hub”:
https://epicenter.energy.gatech.edu/data-center/#:~:text=Maximum%2FMinimum%20Height

Potential Elements to Regulate Based on Findings



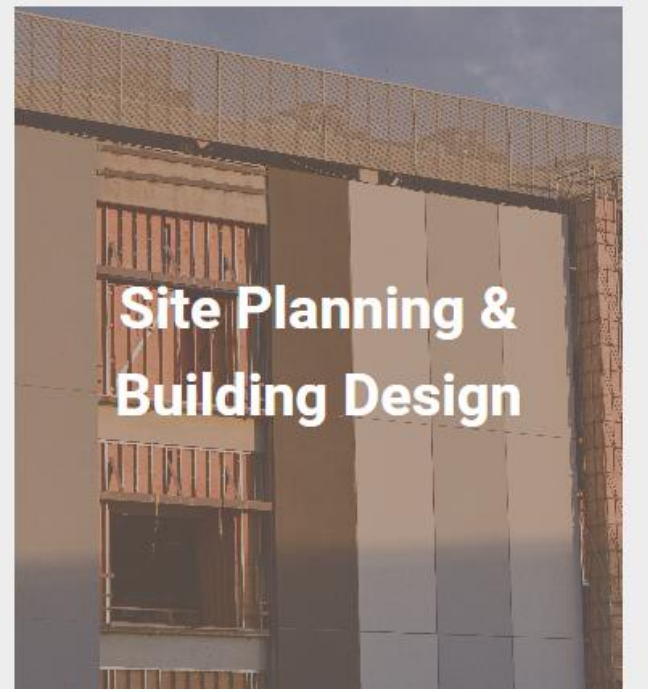
Section 4.5.2, Use table, shall be amended by adding the following text into the use table:

CORRIDORS & NODES								
Industrial Uses	RX-	NX-	CX-	SH-	CC-	PV-	CH-	
Data centers, as listed below:								
Minor	—	—	—	—	C	—	C	9.6.1.C
Major	—	—	—	—	—	—	—	9.6.1.D
Accessory Uses								
Data center, accessory	—	—	—	—	C	—	L	9.7.4

Section 6.5.2, Use table, shall be amended by adding the following text info the use table:

EMPLOYMENT					
Industrial Uses	OR-	OP-	IX-	IL-	
Data centers, as listed below:					
Minor	C	L	L	L	9.6.1.C
Major	—	—	—	C	9.6.1.D
Accessory Uses					
Data center, accessory	C	L	L	L	9.7.4

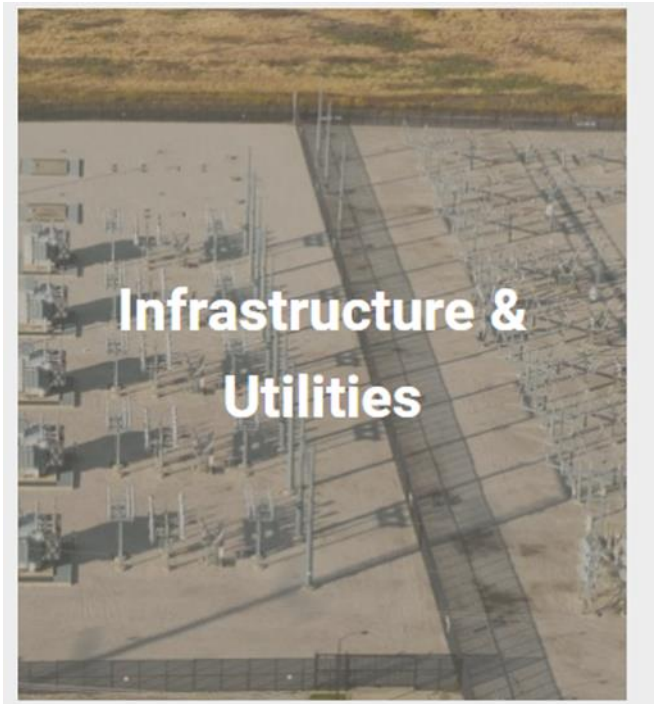
Potential Elements to Regulate Based on Findings



9.6.1.C.2	Minor center: 500 feet from existing data center
9.6.1.D.2	Major: 1,000 feet from existing data center
9.6.1.C.2	Minor center: Type A buffer
9.6.1.D.2	Major center: Type D buffer and fence
9.6.1.D. 2	Major center: Increased Tree Density Unit requirements
9.6.1.B.5	All major utilities located in the rear yard

Roswell georgia

Potential Elements to Regulate Based on Findings

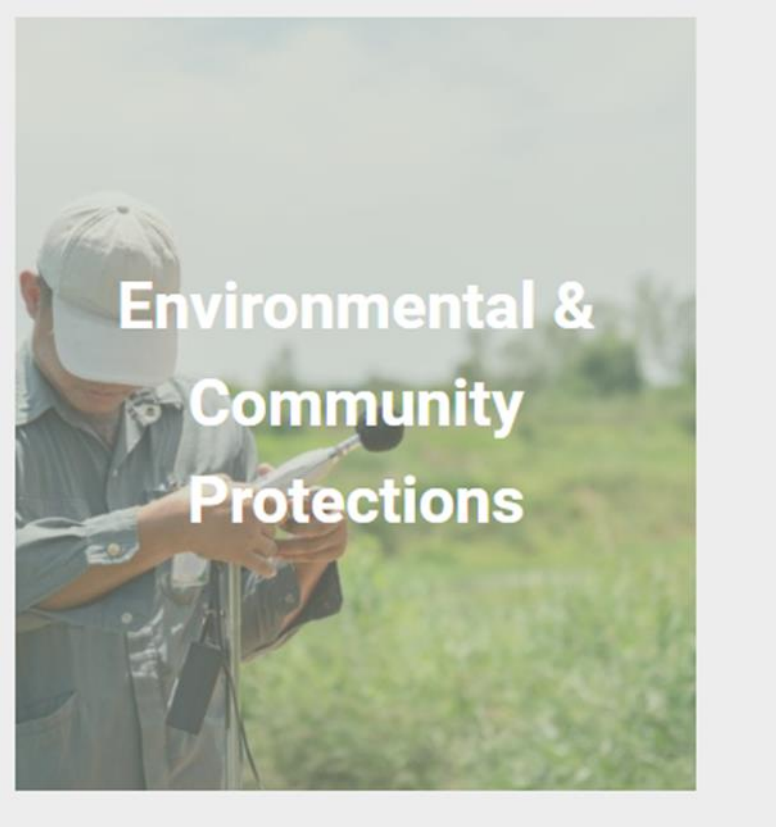


9.6.1.B.1 Require a water consumption and sustainability plan and proposed mitigation

9.6.1.B.1 Require an energy consumption and sustainability plan and proposed mitigation

9.6.1.B.4 Prohibit evaporative water-based cooling system (closed-loop or comparable allowed)

Potential Elements to Regulate Based on Findings



9.6.1.C.2 Minor centers: 500 feet from residential use property

9.6.1.D.2. Major centers: 750 feet from residential use property

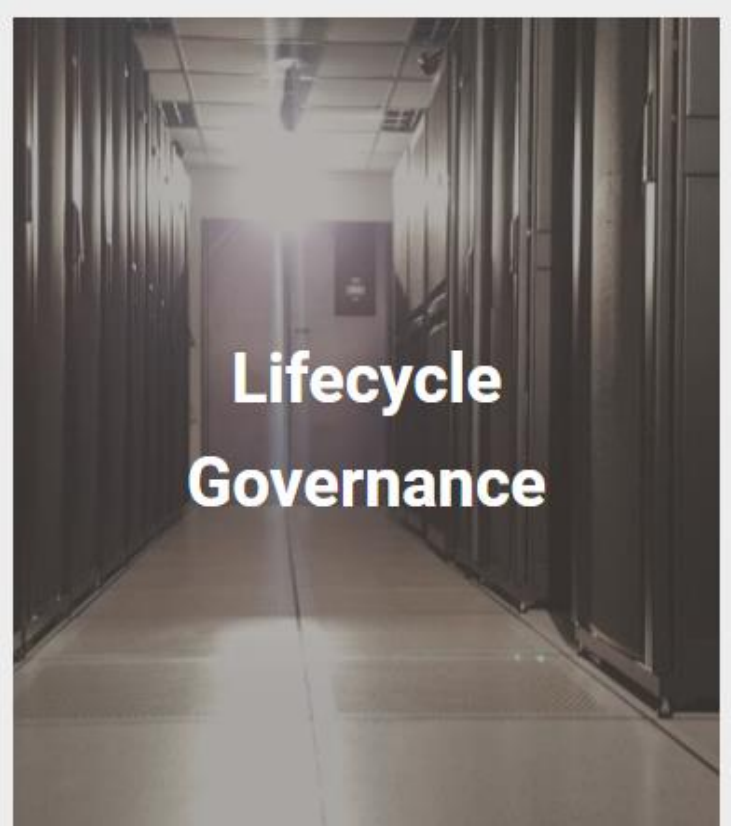
9.6.1.B.1.a Require noise study/mitigation standards

9.6.1.B.7 Diesel backup generators may not be tested earlier than 9 AM or later than 7 PM

9.6.1.B.1.g Community Impact Statement:

- Square footage size
- Expected total construction cost
- Estimated value at build-out
- Total number of full-time employees
- Expected increase to daily trips
- Electrical load usage

Potential Elements to Regulate Based on Findings



9.6.1.B.8 Fire Suppression and Life Safety

9.6.1.B.9 Abandonment and Decommissioning Plan

GA Tech “Data Center Hub”:
https://epicenter.energy.gatech.edu/data-center/#:~:text=Maximum%2FMinimum%20Height

Timeline

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Public Hearing - Mayor/Council 1st Read	8-Jun
Mayor/Council 2nd Read	22-Jun
Moratorium Expires	26-Jun

Data Center Uses UDC Text Amendment

Thank You

STATE OF GEORGIA
COUNTY OF FULTON

DRAFT 14 MAY 2026

AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT CODE BY MODIFYING ARTICLE 4, CORRIDOR AND NODES DISTRICTS, ARTICLE 5, DOWNTOWN HISTORIC DISTRICTS, ARTICLE 6, EMPLOYMENT DISTRICTS AND ARTICLE 9, USE PROVISIONS

WHEREAS, the Mayor and City Council of the City of Roswell ("City of Roswell") is a body politic and corporate, and a political subdivision of the State of Georgia; and,

WHEREAS, the City of Roswell is a local government entity empowered to exercise home rule powers as described within Article IX, Section II of the Constitution of the State of Georgia, including the "power of zoning" as described in Paragraph IV therein; and,

WHEREAS, in accordance with the powers laid out in its charter, as amended, the City of Roswell is empowered to "adopt land use plans and exercise the power of zoning," "exercise the police power for the public safety and well-being of the citizens of the City of Roswell" and "define, regulate and prohibit any act, practice, conduct or use of property which is detrimental to the health, sanitation, cleanliness, welfare and safety of the inhabitants of the City of Roswell"; and,

WHEREAS, the exercise of zoning and land use powers by a local government is in furtherance of its police powers to promote and protect the public safety, health, and welfare; and,

WHEREAS, the City of Roswell has found that there is a substantial need to enact zoning and land use standards regulated to data centers, such as regulations to address nuisance, the significant use of utilities, environmental impacts and potential community impacts; and,

WHEREAS, the City finds that the regulations contained in this Unified Development Code (UDC) are necessary for the purposes of implementing existing land use plans; and

WHEREAS, the Unified Development Code (UDC) has been prepared and considered in accordance with the zoning procedures law, O.C.G.A 36-66;

NOW, **THEREFORE**, the Mayor and Council of the City of Roswell, Georgia, pursuant to their authority, do hereby amend Article 4, Corridor and Nodes Districts, Article 6, Employment Districts, and Article 9, Use Provisions.

STATE OF GEORGIA
COUNTY OF FULTON

DRAFT 14 MAY 2026

1.

Section 4.5.2, Use table, shall be amended by adding the following text into the use table:

CORRIDORS & NODES								
Industrial Uses	**RX-**	**NX-**	**CX-**	**SH-**	**CC-**	**PV-**	**CH-**	
Data centers, as listed below:								
Minor	—	—	—	—	C	—	C	9.6.1.C
Major	—	—	—	—	—	—	—	9.6.1.D
Accessory Uses								
Data center, accessory	—	—	—	—	C	—	L	9.7.4

2.

Section 6.5.2, Use table, shall be amended by adding the following text info the use table:

EMPLOYMENT					
Industrial Uses	**OR-**	**OP-**	**IX-**	**IL-**	
Data centers, as listed below:					
Minor	C	L	L	L	9.6.1.C
Major	—	—	—	C	9.6.1.D
Accessory Uses					
Data center, accessory	C	L	L	L	9.7.4

3.

Section 9.6, Industrial Uses, shall be amended by adding the following text as an additional use:

9.6.1 – Data centers

A. **Defined.** Any building, structure, or facility (or any portion or complex of the foregoing) dedicated to operating data or computing equipment for commercial computer applications or services, such as developing, running, delivering, or transmitting computer applications or services, or for storing and managing the

data associated with such services. Typical supporting equipment includes back-up batteries and power generators, cooling units, fire suppression systems and enhanced security features. By way of example, and not of limitation, such computer applications or services described herein may be related to crypto-currency mining, data mining, cloud computing and storage, gaming, and artificial intelligence.

B. **Use standards for all data centers.** All data centers, regardless of size, where allowed as a limited or conditional use, is subject to the following:

1. In addition to all other applicable required documents, the following documents must be submitted, and approved by the Planning & Zoning Director, as part of any application for rezoning, conditional use, historic review, design review, and/or certificate of occupancy:
    a. A noise survey, conducted by a licensed professional engineer specializing in acoustics that includes the entire lot or applicable lots, and shows the expected noise levels at all abutting property lines;
    b. Water consumption and sustainability plan, which must include expected water consumption values (including expected peak daily water consumption) and proposed mitigation to prevent overuse of water resources;
    c. Energy consumption and sustainability plan, which must include expected energy consumption values (including expected peak daily energy consumption) and proposed mitigation to prevent overuse of energy resources, and documentation confirming that the applicable power supplier has agreed to allow the development to be a customer;
    d. Photometric survey (see Sec.10.4.7);
    e. Tree protection survey and plan (see Sec.12.1.2);
    f. Stormwater management plan; and,
    g. Community impact narrative, describing estimated impacts on the surrounding neighborhood, and the City as a whole, and includes:
        i. Net square footage of data center facilities,
        ii. Expected total cost of construction,
        iii. Estimated value at build-out,
        iv. The total number of full-time employees,
        v. Expected increase to daily traffic trips,
        vi. Expected sewage flow, and
        vii. Expected solid waste increase.

2. If located within CC- or CH-, the facility must include an activated commercial or civic use (such as, but not limited to retail, restaurant, personal service, special event facility, or park) located between the use and public rights-of-way, with a minimum depth of at least 50 feet starting from the applicable setback.
3. Prior to issuance of a Certificate of Occupancy, a post-construction study must be submitted, including field measurements of the installed equipment to confirm that the full operational load of the use adheres to all noise requirements. If future expansion or additional equipment is known to be planned, the study must include both existing and planned expansions and equipment.
4. Evaporative water-based cooling systems may not be used by any data center. Closed-loop water-based cooling systems, or other systems that limit energy and water consumption, as determined by the Planning & Zoning Director, may be used by a data center.
5. Any major utilities (see Sec. 9.4.3.), equipment, electrical yards, and mechanical yards must be located in the rear yard of the primary structure and be fully screened from any public right-of-way or park by landscaping or an opaque wall or fence, as though it is ground-mounted equipment (see 10.2.8.D).
6. The facility may not exceed 50 decibels of noise at any property line, or the maximum set as a nuisance by the Code of Ordinances, whichever is lower.
7. Diesel backup generators may not be tested earlier than 9 AM or later than 7 PM.
8. Prior to the issuance of a Certificate of Occupancy (CO), the following documentation shall be provided:
    a. Emergency access provisions (knox-box installation, Roswell Fire Department-controlled override credentials, posted facility access protocols and a documented escort procedure for responding crew).
    b. Disclosure of cooling fluid types and volumes, generator fuel storage volumes, and a site-specific hazardous materials inventory to the Roswell Fire Department.
    c. Establish coordination protocols in writing between facility security operations and Roswell Police, Fire and 911 including procedures for active threat response, drone overflight, and post-incident scene control.
9. A decommissioning plan shall be required prior to Certificate of Occupancy to ensure that all structures are properly removed after their useful life or, alternatively, that construction is performed to enable successful repurposing of

the structure should the data center be abandoned. The owner and operator shall at its expense complete decommissioning of the Facility within 12 months after ceasing operations of the site. Cessation or discontinuation of use shall deem the structure at the end of its useful life.

a. Decommissioning shall include removal of all hazardous materials and contents, including cabling, electrical components and any other associated facilities as attested via certification by the owner.
b. A repurposing plan may be considered by the Director of Planning and Zoning in lieu of decommissioning, provided materials identified in sec. 9.6.1.B.9.a are all similarly removed.

C. **Data center, minor**

1. **Defined.** A data center, as defined in Sec. 9.6.1.A, less than 20,000 square feet, contained within one building, and not including an electric substation, regardless of if major utilities are allowed within the respective zoning district.
2. **Use standards.** Where a data center, minor is allowed as a limited or conditional use, it is subject to the following:
   a. Use cannot be located within 500 feet of any other data center (measured in a straight line from property to property).
   b. No part of the property may be within 500 feet of a property in which a residential or sensitive population use (such as a hospital, school, or nursing home) exists.
   c. A Type A or B buffer (see Sec. 10.2.4) must be established along all lot lines abutting all property lines, except when located in the IX- or IL- zoning district, in which case Type C or D buffer will be required.
   d. A landscape strip (see Sec. 10.2.7) must be established along any public right-of-way, except where an activated use must be provided pursuant to Sec. 9.6.1.B.2.
   e. The property must have at least 20 tree density units per acre, or the minimum required for a property in its respective character area, whichever is more. No fee in lieu (see Sec. 12.1.7) may be accepted to satisfy this requirement.

D. **Data center, major**

1. **Defined.** A data center, as defined in Sec. 9.6.1.A, not to exceed 100,000 square feet, contained within one building, and may include an electric substation if major utilities are allowed within the respective zoning district.
2. **Use standards.** Where a data center, major is allowed as a conditional use, it is subject to the following:
   a. Use cannot be located within 1,000 feet of any other data center (measured in a straight line from property to property).
   b. No part of the property may be within 750 feet of a property in which a residential or sensitive population use (hospital, school, nursing home) or

sensitive population use (such as a hospital, school, or nursing home) exists.

c. A Type D buffer (see Sec. 10.2.4) must be established along all lot lines abutting all property lines, regardless of zoning district, with an additional 8 foot screening wall and 1 canopy tree every 100 feet required in addition to all other requirements of Type D buffers
d. A landscape strip (see Sec. 10.2.7) must be established along any public right-of-way, except where an activated use must be provided pursuant to Sec. 9.6.1.B.2.
e. The property must have at least 25 tree density units per acre, or the minimum required for a property in its respective character area, whichever is more. No fee in lieu (see Sec. 12.1.7) may be accepted to satisfy this requirement.
f. May not be located in the –HOD overlay.

4.

Section 9.7, Accessory uses, is amended by adding the following use type:

9.7.4 – Data center, accessory

1. **Defined.** A data center, as defined in Sec. 9.6.1.A, less than 2,000 square feet, is located within one building, and associated with a primary commercial or industrial use on the same property.
2. **Use standards.** Where a data center, accessory is allowed as a limited or conditional use, it is subject to the following:
   a. The use standards applied to all data centers in Sec.9.6.1.B.
   b. Use cannot be located within 250 feet of any other data center (measured in a straight line from property to property).
   c. A Type C or D buffer (see Sec. 10.2.4) must be established along all lot lines abutting a Residential, Downtown Historic, or Civic and Open Space zoning district, and a Type A or B buffer must be established along any lot lines abutting a Corridor and Nodes or Employment zoning district.

5.

Severability. Should any court of competent jurisdiction declare any section or part of this Ordinance invalid or unconstitutional, such declaration shall not affect the validity of the ordinance as a whole or any part thereof, which is not specifically declared to be invalid or unconstitutional.

7.

STATE OF GEORGIA
COUNTY OF FULTON

Repeal of Conflicting Provisions. All ordinances, parts of ordinances, or regulations in conflict herewith are repealed. This ordinance shall take effect and be in force immediately.

Renumbering. It is the intention of the Mayor and Council, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Unified Development Code, City of Roswell, Georgia and the sections of this Ordinance may be renumbered to accomplish such intention. Any references to sections within the Code of Ordinances or Unified Development Code may be amended to include correct references to any sections affected by such renumbering.

City of Roswell

Planning Commission
Special Called

AGENDA ITEM REPORT

ID # - 10482

MEETING DATE: June 4, 2026

DEPARTMENT: Planning Commission

ITEM TYPE: Minutes

May 19, 2026 Planning Commission Minutes

Item Summary:
May 19, 2026 Planning Commission Minutes

Planning Commission

Regular Meeting
http://www.roswellgov.com/
~Minutes~

Chair Kitty Singleton
Vice Chair Eric Schumacher
Commissioner Jason Frazier
Commissioner Pooja Gardner
Commissioner Robert Mayer
Commissioner Gurtej Narang
Commissioner Carol Williams

Tuesday, May 19, 2026	7:00 PM	City Hall - Council Chambers

**** Possible Quorum of Mayor and City Council ****

Welcome

I. Call to Order

The meeting was called to order at 7:05 PM by Chair Kitty Singleton.
Chair Kitty Singleton: Present, Vice Chair Eric Schumacher: Present, Commissioner Jason Frazier: Absent, Commissioner Pooja Gardner: Absent, Commissioner Robert Mayer: Present, Commissioner Gurtej Narang: Absent, Commissioner Carol Williams: Present, Planning and Zoning Director Jeannie Peyton: Present, Director of Community Development Michelle Alexander: Present.

II. Agenda Items

1. **PL-20252326 - 0 Old Roswell Road (Pope & Land) Rezoning request**

   Due to Vice Chair Schumacher recusing himself from hearing this item, the item was unable to be heard with only three voting members in attendance. A motion was approved to defer the item to the Special Called meeting on June 4, 2026.

RESULT:	**DEFERRED [3 TO 0]**
MOVER:	Kitty Singleton, Chair
SECONDER:	Robert Mayer, Commissioner
IN FAVOR:	Kitty Singleton, Robert Mayer, Carol Williams
ABSTAIN:	Eric Schumacher
ABSENT:	Jason Frazier, Pooja Gardner, Gurtej Narang

III. Discussion

2. Data Center Discussion Item

The discussion item was for informational purposes. No motion or vote was made.

RESULT:	**DISCUSSION - NO ACTION TAKEN**

IV. Minutes

3. April 21, 2026 Planning Commission Minutes

A motion was made to approve the Minutes for the meeting on April 21, 2026.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Robert Mayer, Commissioner
SECONDER:	Eric Schumacher, Vice Chair
IN FAVOR:	Kitty Singleton, Eric Schumacher, Robert Mayer, Carol Williams
ABSENT:	Jason Frazier, Pooja Gardner, Gurtej Narang

4. February 17, 2026 Planning Commission Minutes

A motion was made to approve the Minutes for the meeting on February 17, 2026.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Kitty Singleton, Chair
SECONDER:	Robert Mayer, Commissioner
IN FAVOR:	Kitty Singleton, Eric Schumacher, Robert Mayer, Carol Williams
ABSENT:	Jason Frazier, Pooja Gardner, Gurtej Narang

5. December 5, 2025 Planning Commission Special Called Minutes

A motion was made to approve the Minutes for the Special Called meeting on December 5, 2025.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Kitty Singleton, Chair
SECONDER:	Carol Williams, Commissioner
IN FAVOR:	Kitty Singleton, Eric Schumacher, Robert Mayer, Carol Williams
ABSENT:	Jason Frazier, Pooja Gardner, Gurtej Narang

V. Adjournment

The meeting was adjourned at 8:24 PM.