



CARTERSVILLE PLANNING COMMISSION MEETING- CARTER GROVE/ SWITCH ZONING.

Council Chambers, Third Floor of City Hall
Tuesday, October 10, 2023 at 5:30 PM

AGENDA

COMMISSIONERS:

Lamar Pendley – Chairman
Greg Culverhouse
Anissa Cooley
Jeffery Ross
Travis Popham
Steven Smith
Fritz Dent

CITY CLERK:

Julia Drake

PLANNING DIRECTOR:

Randy Mannino

CITY PLANNER:

David Hardegree

CITY ATTORNEY:

Keith Lovell

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

1. August 8, 2023

TEXT AMENDMENT

2. *T23-04. Amendments to the Zoning ordinance. Applicant: Switch, LTD. Representative: Brandon Bowen, Esq.*

ZONINGS

3. *Z23-03. Rezoning Application. Applicant: Switch, LTD. Representative: Brandon Bowen, Esq.*

STAFF OR COMMITTEE COMMENTS

ADJOURNMENT

*** City Council 1st Reading: October 19th. 7pm. Council Chambers. 3rd fl City Hall.**

**** City Council 2nd Reading (Final Action): November 2nd. 7pm. Council Chambers. 3rd fl City Hall.**

The next meeting of the Planning Commission will be November 7th. 5:30pm.

Persons with disabilities needing assistance to participate in any of these proceedings should contact the human resources office, ADA coordinator, 48 hours in advance of the meeting at 770-387-5616.

P.O Box 1390 – 10 N. Public Square – Cartersville, Georgia 30120
Telephone: 770-387-5616 – Fax 770-386-5841 – www.cityofcartersville.org



PLANNING COMMISSION ITEM SUMMARY

MEETING DATE:	September 12, 2023
SUBCATEGORY:	Minutes
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	August 8, 2023
DEPARTMENT SUMMARY RECOMMENDATION:	The minutes from the August 8, 2023 Planning Commission Meeting have been uploaded for your review and approval
LEGAL:	N/A

MINUTES OF THE CARTERSVILLE PLANNING COMMISSION

The Cartersville Planning Commission met in a regularly scheduled meeting on Tuesday, August 8, 2023 at 5:30 p.m. in the City Hall Council Chambers.

Present: Lamar Pendley, Travis Popham, Jeffery Ross, Greg Culverhouse, Steven Smith, Anissa Cooley, and Fritz Dent

Absent:

Staff Members: Randy Mannino, Julia Drake, David Hardegree, Zack Arnold

CALL TO ORDER: 5:30 PM

ROLL CALL

Chairman Lamar Pendley stated to the audience that the Planning Commission is a recommending body only and that for all cases heard, recommendations would be forwarded to City Council for consideration. Furthermore, the cases would be heard before Council at the August 17, 2023, and September 7, 2023, Council Meeting.

APPROVAL OF MINUTES

1. June 6, 2023, Meeting Minutes

Board Member Popham made a motion to approve the minutes. Board Member Culverhouse seconded the motion. Motion carried unanimously. Vote: 6-0.

STAFF UPDATES

David Hardegree, Planning and Development Assistant Director, stated at the previous Planning Commission meeting, ZMA23-01: Zoning Map Amendments and T23-03: Amendments to the Zoning Ordinance which included 26 amendments, were recommended to City Council for approval and were approved.

ANNEXATIONS

2. AZ23-02: Allatoona Dam Rd.

Applicant: City of Cartersville

Mr. Hardegree gave an overview stating the City of Cartersville, Applicant, requests the annexation of five (5) properties totaling approximately 158.24 +/- acres north of the intersection of Allatoona Dam Rd and Joe Frank Harris Pkwy (Hwy 41). The properties designated for annexation are bordered by a mix of zoned properties ranging from residential to commercial to industrial and lying in two different jurisdictions, Unincorporated Bartow County and City of Emerson. The primary use of the properties to be annexed is for the Water Treatment Plant, located at 237 Allatoona Dam Rd, Tax Parcel 0093-0545-002.

P-I, Public Institutional, zoning is requested for the parcels.

The City of Cartersville (Water and Sewer), Cartersville Electric Service, Atlanta Gas Light and Georgia Power are the current utility providers in the area.

Additionally, Bartow County has stated the need to address the unincorporated island with four (4) tracts for annexation to be legal.

Chairman Pendley opened the public hearing.

Discussion commenced regarding the jurisdictional island and Mr. Hardegree stated that a 50-foot strip was being proposed to resolve the island issue.

With no one to come forward to speak for or against the annexation or zoning portion of the application, the public hearing was closed.

Board Member Culverhouse made a motion to approve the zoning portion of the application. Board Member Popham seconded the motion. Motion carried unanimously. Vote: 6-0

Board Member Ross made a motion to approve the annexation portion of the application to include the 50-foot strip to alleviate the jurisdictional island. Board Member Smith seconded the motion. Motion carried unanimously. Vote: 6-0

With no other business to discuss, Board Member Ross made a motion to adjourn.

The meeting adjourned at 5:43 PM.

Date Approved: September 12, 2023

/s/ _____
Lamar Pendley, Chairman



PLANNING COMMISSION ITEM SUMMARY

MEETING DATE:	October 10, 2023
SUBCATEGORY:	Text Amendment
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	T23-04. Amendments to the Zoning ordinance. Applicant: Switch, LTD. Representative: Brandon Bowen, Esq.
DEPARTMENT SUMMARY RECOMMENDATION:	Text Amendment to Chapter 26, of the City's Zoning Ordinance, to create a new zoning district, Technology (T) Zoning District. This district would allow data centers and associated uses.
LEGAL:	N/A

As of September 7th, City of Cartersville planning staff continues to evaluate this proposed amendment. Any revisions to the proposed amendment will be reflected in the final case file to be posted prior to the Planning Commission meeting.

MEMO

To: Planning Commission, Mayor Santini & City Council

From: Randy Mannino and David Hardegree

Date: October 3, 2023

Re: *Text Amendment T23-04. Add new Technology District (T)*

Switch LTD, applicant, is proposing a new Technology zoning district to allow the development of data warehousing or storage facilities. The proposed district restricts uses except for those that are or would support data centers.

The amendment also adds the Technology District to the appropriate zoning sections of the ordinance that address Communication Towers, Sec. 4.29.

This text amendment is accompanied by zoning case Z23-03 that seeks to rezone approx. 1,946 acres remaining to be developed in the Carter Grove Planned Development.

FRANK E. JENKINS, III
BRANDON L. BOWEN
ROBERT L. WALKER
ERIK J. PIROZZI
ELLIOT T. NOLL
C. KIMBERLY PRINE

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August 17, 2023

Mr. David Hardegree
City Planner
City of Cartersville, Georgia

Re: Switch, LTD text amendment and rezoning application
Letter of Intent

Greetings David,

I am pleased to submit this Letter of Intent in association with the proposed text amendment and rezoning application submitted contemporaneously on behalf of Switch, LTD. Switch is the recognized world leader in data center design, development and operation. We are pleased to propose the development of Switch's newest data center in Cartersville.

The site of the proposed development is the undeveloped back of the Carter Grove Planned Development.¹ I have submitted a current ALTA boundary survey showing the entire boundaries of this property. The current condition of that property is undeveloped and subject to a planned development zoning and development agreement with the City of Cartersville. We propose the termination of the development agreement as to the subject property and rezoning to a new Technology zoning classification, which is addressed in the text amendment application.

If approved, the new Technology district restrictions will allow the development of this property in a way that has far less impact than the current planned development (which contemplates thousands of homes and the traffic that would be associated with it). At the same time, the proposed use does not have the traffic volume of retail operations, or the truck traffic associated with industrial manufacturing and logistics users. It will also bring best in class telecommunications facilities to our community, and resolve the broadband desert that many experience on the south side of Cartersville.

¹ Note that this application does not include the approximately 45 +/- acres at the entrance of Carter Grove at the corner of Old Alabama Road and Carter Grove Blvd. Switch has no interest in that property and does not propose any change to its zoning status.

August 17, 2023

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Item 2.

I am including a site plan, which shows both the planned phase 1 of the development, as well as future development areas as buildout progresses. We are of course happy to discuss this with you in greater detail at your convenience.

Very truly yours,

JENKINS, BOWEN & WALKER, P.C.



Brandon L. Bowen

Enclosures

**Application for Text Amendment(s)
To Zoning Ordinance**
City of Cartersville

Case Number: T 23-04 Item 2.
Date Received: 8/17/23

Public Hearing Dates:

Planning Commission Oct. 10 5:30pm 1st City Council Oct. 19 7:00pm 2nd City Council Nov 2, 2023 7:00pm

APPLICANT INFORMATION

Applicant <u>Switch, LTD</u> <small>(printed name)</small>	Office Phone _____
Address <u>7135 S. Decatur Blvd</u>	Mobile/ Other Phone _____
City <u>Las Vegas</u> State <u>NV</u> Zip <u>89119</u>	Email _____
Representative's printed name (if other than applicant) <u>Brandon C. Bower</u>	Phone (Rep) <u>770/387-1325</u>
	Email (Rep) <u>bbower@jswpc.com</u>
Representative Signature _____	Applicant Signature _____
Signed, sealed and delivered in presence of:  Notary Public	My commission expires: 

1. Existing Text to be Amended: See Exhibit A

Article _____, Section _____, Subsection _____

Existing Text Reads as Follows: _____

2. Proposed Text: See Exhibit A

Proposed Text Reads as Follows: _____

(Continue on additional sheets as needed)

3. Reason(s) for the Amendment Request: To create a new Technology District

(Continue on additional sheets as needed)

**REQUIREMENTS FOR FILING
AN APPLICATION FOR TEXT AMENDMENT(S)
CITY OF CARTERSVILLE, GA**

Completed applications must be submitted to the City of Cartersville Planning & Development Department, located at 10 N. Public Square, 2nd Floor. Cartersville, GA 30120.

Requirements

- 1. **Completed Application:** Include all signatures. Complete items 1, 2 and 3.
- 2. **Filing Fee:** A non-refundable filing fee of **\$400.00** must accompany the completed application.
- 3. **Public Notice Fee (Optional):** The applicant may choose to have city staff prepare and manage the public notification process outlined in **Requirement 4** below. If this option is requested, there is an additional, non-refundable fee of **\$30.00** which covers the cost of the newspaper ad.
- 4. **Public Notification:** The applicant is responsible for the following **public notification** process unless the applicant has requested that staff manage this process as outlined in **item 4** above:
 - a. Not less than fifteen (15) days and not more than forty-five (45) days prior to the scheduled date of the public hearing being the final action by the City Council and not less than ten (10) days prior to the Planning Commission meeting, a **notice of public hearing** shall be published in the legal notice section of the Daily Tribune newspaper within the City of Cartersville. Such notice shall state the application file number, and shall contain the location of the property, its area, owner, current zoning classification, and the proposed zoning classification. Such notice shall include both the Planning Commission and the City Council meeting dates. (See attached Notice of Public Hearing).

EXHIBIT A
Proposed Text Amendment

The purpose of this requested text amendment is to create a new Technology zoning district in the Cartersville Zoning Ordinance. In order to accomplish that goal, the following text changes to the Zoning Ordinance are requested:

1. A new section 3.1.28 of the zoning ordinance will be adopted and state as follows:

3.1.28. *T Technology*: The purpose of this district is to provide an area to encourage the siting of new technologies, computer systems, data infrastructure and data hosting.

2. A new section 9.7 will be adopted, and shall state as follows:

Sec. 9.7. Technology (T) district.

9.7.1. *T district scope and intent*. Regulations in this section are the T district regulations. The T district is intended to provide land areas for commercial activities associated with technology, information systems, data infrastructure, data hosting and management activities and similar new information age uses without the community impacts often associated with industrial uses or warehouse distribution centers.

9.7.2. *Use regulations*. Within the T district, land and structures shall be used in accordance with standards herein. Any use not specifically designated as a permitted use in this section shall be prohibited.

A. *Permitted uses*. Structures and land may be used for only the following purposes:

- Colleges and universities.
- Computer systems and facilities design, programming operation and management.
- Data processing, storage, hosting and related services
- Financial establishments.
- Information product research and development.
- Institutions of higher learning, business colleges, music conservatories, and similar institutions.
- Internet website design and hosting.
- Laboratories (medical and dental).
- Libraries.
- Medical offices (excludes veterinary).
- Museums.

- Offices, general.
- Office parks.
- Parks, private.
- Public utility facilities.
- Radio and television broadcast stations.
- Radio, television, or other communication towers, antennas and facilities.
- Research laboratories.
- Software design and development.
- Solar, renewable and alternative energy facilities.
- Technology consulting and management
- Telecommunications infrastructure and connectivity facilities.

B. *Accessory uses.* Structures and land may be used for uses customarily incidental to any permitted use.

9.7.3. *Development standards.*

A. *Height regulations.* Buildings shall not exceed a height of seventy-five (75) feet, measured from structure pad level. Height limitations shall not apply to accessory structures such as water towers, conveyer belts, smokestacks and other incidental and uninhabited parts of industrial uses.

B. *Front yard setback:* fifty (50) feet.

C. *Side yard setback:* fifty (50) feet.

D. *Rear yard setback:* fifty (50) feet.

E. *Minimum lot frontage:* One hundred ten (110) feet adjoining a street.

F. *Minimum lot width at the building line:* One hundred ten (110) feet.

G. *Minimum lot acreage:* Fifty (50) acres

H. *Minimum buffer requirements.* In addition to required setbacks, a minimum 100-foot wide buffer, which can include required setback, shall be required along all property lines which abut a residential district or use in order to provide a visual screen in accordance with section 4.17 of this chapter.

I. *Air conditioning units and HVAC systems.* Air conditioning units and HVAC systems shall be thoroughly screened from view from the public right-of-way and from adjacent properties by using walls, fencing, roof elements, or landscaping. This requirement shall not apply where the equipment is more than 100 feet from adjacent property lines.

J. *Front building facade.* The front building facade of all principal buildings shall be oriented toward street fronts or adjacent arterial street fronts. This requirement shall

not apply if the front of the building is greater than 500 feet from the public right-of-way or not visible from the public right-of-way.

K. *Security fencing.* Security fencing and walls shall not be located within the required buffer unless it complies with the general regulations pertaining to fencing. Fences and walls outside the required setback and buffer provided above shall not be subject to height limitations.

L. *Accessory structures.* Accessory structures shall be subject to the general ordinances of the City code, provided that if they are to be located outside of the setbacks and buffers provided above, they shall not be subject to the location requirements of section 4.9. Further, notwithstanding other provisions of the code, guard houses and secured entry features shall be permitted at public road entrances.

M. *Required setbacks and buffers shall only apply to external property boundaries with other properties not zoned as part of the T district.* Minimum lot frontages, width and acreage shall not apply to subdivided T lots, so long as the entirety of the contiguous T district complies with the requirements of this ordinance, and so long as the subdivided lot has adequate frontage on public or private roads to allow service.

N. *Private roads are permitted within the T district.* They shall be designed and built subject to the design guidelines for City public roads.

O. *Telecommunication towers shall be permitting to be installed in a manner consistent with the standards of Section 4.29 of this zoning ordinance.*

9.7.4. *Other regulations.* The headings below contain additional, but not necessarily all, provisions applicable to the T district.

- City of Cartersville Landscaping Ordinance.
- City of Cartersville Sign Ordinance.

3. Section 4.29 – Standards for communication towers, shall be amended to address the new Technology district, and shall henceforth 4.29 shall state as follows (note that no changes are proposed for this section other than adding the T district to appropriate paragraphs):

Sec. 4.29. Standards for communication towers.

4.29.1. *General requirements.*

A. The height limitations set forth in this chapter applicable to buildings and structures shall not apply to communication towers which shall be governed by this section.

B. A variance shall be approved by the board of zoning appeals for the construction of all new communication towers within the city excluding such towers erected in the AG, T, L-I, H-I, or MN zoning districts. In addition to standards required in this chapter, the following standards shall be considered by the board of zoning appeals prior to the approval of a variance for a communication tower:

1. Height of the proposed tower.
2. Proximity of the tower to residential structures and residential zoning districts, historical districts, parks, and designated nature preserve areas.
3. Nature of the uses on adjacent and nearby properties.
4. Surrounding topography.
5. Surrounding tree coverage and foliage.
6. Design of the tower structure, with particular reference to design characteristics that have the effect of reducing or eliminating visual obtrusiveness.
7. Impact upon the Cartersville/Bartow County airport.
8. Availability of suitable existing towers and other structures for co-location as defined in this chapter.

C. All new communication towers or antennas shall obtain a building permit prior to the construction or placement of such structures or facilities. A building permit shall not be approved for such towers without prior approval of a special use if so required by this section. Excludes noncommercial amateur radio antennas, towers, and supporting structures.

D. The application for a communication tower shall include, but not be limited to, the following information:

1. A survey site plan drawn to scale showing all property lines with dimensions, location of existing buildings and other structures, topography, location of setback lines or other dimensional requirements, proposed tower location, tower height, location of accessory structures to the tower, proposed landscaping, neighboring uses, north arrow, and property street number;
2. The coverage zone of the proposed tower;
3. A report, documented by the submission of a certification by a qualified engineer, showing evidence of an engineering nature which demonstrates that no existing tower or structure can accommodate the proposed antenna(s). Said report shall include, but not be limited to, the following information:
 - a. No existing towers or structures are located within the geographic area required to meet applicant's engineering requirements;
 - b. Existing towers or structures are not of sufficient height to meet applicant's engineering requirements;
 - c. Existing towers or structures do not have sufficient structural strength to support applicant's proposed antenna and related equipment;
 - d. The applicant's proposed antenna would cause electromagnetic interference with the antenna on the existing towers or structures, or the antenna on the existing towers or structures would cause interference with the applicant's proposed antenna;

- e. The fees, costs, or contractual provisions required by the owner in order to share an existing tower or structure or to adapt an existing tower or structure for sharing are unreasonable (costs exceeding new tower development are considered to be unreasonable); or
- f. The applicant demonstrates that there are other limiting factors that render existing towers and structures unsuitable; and
4. A report explaining the process by which the subject site was chosen.
- E. Shared usage of communication towers and antenna facilities is encouraged, and towers shall be designed to accommodate at least one (1) other entity to co-locate on such towers.
- F. Accessory structures shall be limited to such structures associated with the operation of a communication tower.
- G. All self-supporting communication towers shall be equipped with an anti-climbing device to prevent unauthorized access and such towers and related equipment and buildings shall be enclosed by security fencing not less than six (6) feet in height.
- H. All communication towers must meet or exceed current codes, rules, standards, and regulations of the Federal Aviation Administration, the Federal Communications Commission or such governing agency guidelines as may be established from time to time. All such towers must be updated and brought into conformity with such standards and regulations within six (6) months of their adoption or as required by code if less than six (6) months. The failure to comply with this provision shall be grounds for the city to require repermitting or removal of the tower at the owner's expense.
- I. At the time of application for a building permit, the plans for the construction of a communication tower shall be certified by an independent registered structural engineer as meeting all current safety and design standards of all applicable codes.
- J. Communication towers are encouraged to locate in nonresidential areas where possible. Self-supporting towers shall not be permitted within a single-family residential zoning district unless the applicant can show that the denial of a permit in such a location will cause a significantly harmful and permanent degradation of service which cannot be overcome by any other means including planned or potential locations which would provide the same or similar coverage or capacity. Such towers shall not be permitted in any platted residential subdivision.
- K. Self-supporting communication towers shall not be permitted in the DBD zoning district or the Etowah Valley Historic District.
- L. Lattice and guy tower structures shall be permitted only within the T, L-I, H-I, or MN zoning district.
- M. Communication towers shall either maintain a galvanized steel finish or, subject to any applicable standards of the Federal Aviation Administration, Federal Communications Commission, or other applicable federal or state agency, be painted a neutral color or painted to match the existing structure so as to reduce visual obtrusiveness.

N. Communication towers shall not be artificially lighted unless required by the Federal Aviation Administration, Federal Communications Commission or other state or federal agency of competent jurisdiction. If lighting is required, the city may review the available lighting alternatives and approve the design that would cause the least disturbance to the surrounding views.

O. Communication towers shall not exceed a height above the "clear zone" required for a safe approach to the Cartersville/Bartow County Airport as set forth by the Federal Aviation Administration if within a three-mile radius of said airport.

P. Any communication tower approved under the provisions of this section which is not utilized by any communications service provider for any communications related purpose for a period of twelve (12) consecutive months shall be considered abandoned and the owner of such antenna or tower shall remove same within ninety (90) days of receipt of notice from the city. If such antenna or tower is not removed within said ninety (90) days, the city may remove such antenna or tower at the owner's expense.

4.29.2. *Self-supporting communication tower setback, height, and separation.*

A. Self-supporting towers erected in the AG, T, L-I, H-I, or MN zoning district shall be set back a distance equal to one-third ($\frac{1}{3}$) the height of the tower from all adjoining property lines where such lines do not adjoin a residential zoning district and a distance of twice ($\times 2$) the height of the tower from all property lines which adjoin a residential zoning district.

B. Self-supporting towers erected in a nonresidential zoning district, excluding the AG, T, L-I, H-I, or MN zoning districts, except where otherwise stated in section 4.31.2.A. of this chapter, shall be set back a distance equal to the full vertical height of the tower from all adjoining property lines of a nonresidential zoning district and a distance of twice ($\times 2$) the height of the tower from all property lines which adjoin a residential zoning district.

C. Self-supporting towers erected in a residential zoning district shall be set back a distance equal to the full height of the tower from any nonresidential zoning district and a distance of twice ($\times 2$) the height of the tower from all property lines which adjoin a residential zoning district or any residential structure.

D. Self-supporting towers shall be limited to a height of two hundred (200) feet in a AG, T, H-I, or MN zoning district, one hundred fifty (150) feet in a L-I or G-C zoning district, and one hundred twenty (120) feet in a P-D, M-U, P-S, O-C, or P-I zoning district or any residential zoning district.

E. Self-supporting towers shall be separated a distance equal to one-quarter ($\frac{1}{4}$) of a mile. (Excludes such towers erected in the T, H-I or MN zoning district.)

F. For purposes of determining whether the installation of a self-supporting tower complies with setback requirements, the dimensions of the entire lot shall control, even though the tower may be located on leased parcels within such lots.

4.29.3. *Landscaping requirements.* Where adequate existing vegetation is not present, as determined by the city, communication towers located in all zoning districts other than T, H-I or MN shall have the base of the tower and any accessory structures to the tower

screened on all sides with a landscaped area having a minimum width of fifteen (15) feet. Said area shall be included in the setback and shall be planted with trees of an evergreen species capable of achieving a minimum height of twenty (20) feet at maturity so as to provide a visual barrier. Required plantings shall be a minimum of five (5) feet in height at the time of planting and placed outside of any required security fencing and shall be regularly maintained by the property owner(s) to ensure that the above objectives and standards are met.

4.29.4. *Nonconforming structures.* Any communication tower existing on the date of the adoption of this section of this chapter shall be considered a nonconforming structure and shall be required to follow the standards set forth in Article XIX of this chapter.

4.29.5. *Exemptions.*

A. A single tower seventy-five (75) feet in height or less owned and operated by a federally licensed amateur radio station operator shall be exempt from these requirements. However, the owner or operator of such antenna shall be required to comply with all applicable city, state, and federal building codes and with section 4.30 of this chapter.

B. Antenna facilities attached to existing nonresidential structures are exempt from these requirements except that such antennas shall meet or exceed Federal Aviation Administration and Federal Communications Commission standards and shall be limited to ten (10) feet in height above an existing structure in the historic DBD zoning district and twenty (20) feet in height above an existing structure in all other zoning districts. Such nonresidential structures shall include buildings, light poles, water towers, church steeples, and other similar structures. Such antennas shall not be attached to freestanding sign structures. Prior to placement, a building permit shall be obtained. Placement of antennas or other communications equipment on any nonconforming use shall provide no vested right for continued use of the site should the nonconforming use cease.

C. Attachment of additional antennas or transmission equipment to existing permitted communication towers shall be exempt from these requirements so long as the height of said tower is not increased; such equipment meets or exceeds Federal Aviation Administration and Federal Communications Commission standards; and a building permit is obtained prior to such attachment.

D. A monopole communication tower up to ninety (90) feet in height placed on nonresidential zoned sites shall be exempt from these requirements except that such towers shall be set back from all property lines a distance of one-third ($\frac{1}{3}$) the height of the tower except when abutting a residential property whereby the minimum setback distance shall be equal to twice ($\times 2$) the height of the tower. Such towers shall be no closer than one-quarter ($\frac{1}{4}$) mile to any other self-supporting communication tower unless within the H-I or MN zoning district and must obtain a building permit prior to construction.

E. Alternative communication tower structures such as manmade trees, clock towers, bell steeples, flagpoles, light poles, and similar alternative design mounting structures

that camouflage or conceal the presence of antennas or towers shall be exempt from these requirements. Such towers shall obtain a building permit prior to construction.

F. Communication towers constructed on the governing authority's properties, facilities, or structures shall be exempt from these requirements. Private facilities and structures placed upon the governing authority's property shall be governed by a lease agreement between the governing authority and the provider.

4.29.6. *Variations.* Variations from this section may be applied for and granted in the same procedural manner as required by Article XXII of this chapter.

4.29.7. *Appeals.* Appeals regarding the requirements of this section shall follow the procedures as set forth in Article XXII of this chapter.



PLANNING COMMISSION ITEM SUMMARY

MEETING DATE:	October 10, 2023
SUBCATEGORY:	Zoning
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	Z23-03. Rezoning Application. Applicant: Switch, LTD. Representative: Brandon Bowen, Esq.
DEPARTMENT SUMMARY RECOMMENDATION:	Rezoning of (7) tracts in the Carter Grove Planned Development (P-D) from P-D to T (Technology) District for construction of a data center campus.
LEGAL:	N/A

As of September 7th, City of Cartersville planning staff continues to evaluate this zoning amendment. Any revisions to the proposed application will be reflected in the final case file to be posted prior to the Planning Commission meeting.

ZONING SYNOPSIS

Petition Number(s): **Z23-03**

APPLICANT INFORMATION AND PROPERTY DESCRIPTION

Applicant: **Switch, LTD**

Representative: **Brandon Bowen, esq. Jenkins & Bowen, PC.**

Property Owner: **CARTER GROVE (ATLANTA) ASLI VI**

Property Location: **South of Old Alabama Rd at Bates Rd;**
Tax ID Nos. C106-0001-001; C106-0001-002;
C107-0001-015; C119-0001-001; C119-0001-002; C119-0001-003;
C120-0001-001, and C120-0001-003.

Access to the Property: **Old Alabama Rd west of Bates Rd.**

Site Characteristics:

Tract Size: Acres: **1947.65** District: **4th** Section: **3rd** LL(S): **Multiple**
Ward: **2** Council Member: **Jayce Stepp**

LAND USE INFORMATION

Current Zoning: **P-D (Carter Grove Planned Development)**
Proposed Zoning: **T (Technology District, Proposed by T23-04)**
Proposed Use: **Data Center**

Current Zoning of Adjacent Property:

North: **City- R-20 (Single Family Residential), P-D. Uninc. County- A-1, Agricultural**
South: **A-1. Paulding County- R-2 (Suburban Residential District [UDC])**
East: **A-1, R-20**
West: **A-1, P-D**

The Future Development Plan designates the subject property as: **Neo-traditional Neighborhood**

The Future Land Use Map designates the subject property as: **Low and Medium Density Residential**

ZONING ANALYSIS

Project Summary:

The applicant, Switch LTD, is proposing the rezoning of approximately 1,946 acres across eight (8) parcels that are undeveloped and currently included in the Carter Grove Community residential planned development (zoning is P-D). Carter Grove was master-planned and approved in 2005 for seven phases containing approximately 3,000 lots. Currently, phase one is approaching full build out of its' 428 lots. Three hundred thirty (330) lots are approved through zoning for Phase 2B along Belmont Dr. If this proposed zoning is approved, the maximum number of lots to be developed in Carter Grove would be capped at 758.

The 1,946 acres is surrounded by residentially zoned or residential use properties within the Cartersville City limits, unincorporated Bartow County, and unincorporated Paulding County. Some lots are undeveloped. Most of the adjacent properties in Paulding County are part of the Senators Ridge subdivision.

The rezoning of the 1,946 acres is a significant shift from the established plan for the properties. Switch is proposing to construct several data storage centers in multiple phases. Full buildout is anticipated to take approx. 20-25 years. Phase 1 is being presented in the zoning application and is located closest to Old Alabama Rd. Future phases would occur west of Phase 1 towards Carter Grove and south to the Paulding County line.

Currently, only one access point is proposed and it is located on Old Alabama Road approximately 700ft. west of Bates Rd. Carter Grove Blvd could be an access point into the development.

Areas of concern that are reflected in the public comments to date include:

- Environmental impacts to soils, water, air, historic and archaeological resources;
- Transportation (Traffic);
- Noise and Light Pollution;
- School Impacts;
- Buffers, screening, setbacks from adjacent residential properties; and,
- Building and communication tower height.

Many of these concerns are addressed through zoning regulations, development regulations that incorporate local and state requirements, and local ordinances.

The rezoning process was preceded by the Development of Regional Impacts (DRI) review. The DRI review, though a public review process, is intended for local governments and agencies to review large projects and provide comments that are incorporated into a final report with

Z23-03

recommendations prepared by the local Regional Commission. The Northwest Georgia Regional Commission prepared the report which is included as an attachment.

City Department Comments

Electric: Not in Service Area.

Fibercom: Takes No Exception. New infrastructure required for development could benefit Fibercom.

Fire: No comments received.

Gas: Takes no exception.

Public Works: No comments received.

Water and Sewer: Not in Service Area. Bartow County Service Area.

City of Cartersville School District: N/A.

Public Comments: Numerous calls and emails

The majority of the inquiries or comments were made by or were from residents of the Senators Ridge subdivision in Paulding County. Senators Ridge abuts the southern boundary of the Parcels identified for rezoning. See map.

Detailed comments and/ or recommended zoning conditions from Paulding County residents are attached.

The zoning application and text amendment, T23-04, were posted to the city's meeting webpage on Friday, 9/8, at 1:35pm. The zoning text amendment applications were sent via email to those who requested it.

Z23-03

Generalized summary of public comments and/ or questions:

1. What is the process and where does it stand to amend the Future Land Use Plan to accommodate this use?
2. What does the phasing plan look like?
3. Where are the access locations and how many access points will there be?
4. How close to my property will the future phase data centers be constructed?
5. How much noise will a data center generate?
6. What are the power use requirements? Will this cause electrical blackouts in my area?
7. What are the development impacts to the Etowah Valley Historic District?
8. What are the development impacts to the environment- noise, air, water, soil, light pollution?
9. Are there rare or endangered species in the development areas like the Cherokee and Etowah Darters. Will they and their habitat be protected?
10. Strict setbacks, buffers, and screenings need to be implemented, if approved.
11. Strict noise limitations need to be implemented, monitored, and enforced, if approved.
12. Limit the height of communication towers. (100ft height restriction is the common height suggested).

STANDARDS FOR EXERCISE OF ZONING POWERS.

1. *The existing land uses and zoning of nearby property.*
The adjacent properties are zoned and serve as either residential uses or are undeveloped.

2. *The suitability of the subject property for the zoned purposes.*
The property is suitable for the zoned purposes (residential). Engineering challenges do exist because of steep topography and environmental features, like natural springs and streams, for residential development.

3. *The relative gain to the public, as compared to the hardship imposed upon the individual property owner.*
The public gain may be significant in terms of:
Short term job creation (Construction)
Long term job creation (technology manufacturing and installation, maintenance);
Minimal or no impacts on school districts; and,
Reduced traffic in comparison to residential or commercial development.

Concerns about environmental impacts are appropriate, but a full residential buildout of future phases of Carter Grove would likely generate similar impacts.

No other plans for acquisition or development have been presented to staff. The long held belief is that the properties would be developed as residential.

No hardship to the current property owner has been stated.

4. *Whether the subject property has a reasonable economic use as currently zoned.*
The property has a reasonable economic use as currently zoned.

5. *Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.*
The zoning proposal may permit a use that is suitable in view of the use of the adjacent residential use properties if appropriate setbacks, buffers and design standards are used. Without appropriate setbacks, buffers and design standards, the compatibility of the proposed use adjacent to residential uses deserves extensive review.

6. *Whether the proposed zoning will adversely affect the existing use or usability of adjacent or nearby property.*
The zoning proposal may have an adverse effect on adjacent residential properties if appropriate setbacks, buffers and design standards are not implemented.

Z23-03

Accessibility to undeveloped landlocked properties will require further discussion between the zoning applicant and property owners.

The NRCS may require access to its' Pumpkinvine Creek Flood Control Structures 1 and 2 via the zoning applicants' properties.

7. *Whether the zoning proposal is in conformity with the current future development plan and community agenda of the comprehensive land use plan as currently adopted or amended in the future.*

The zoning proposal does not conform to the current Future Development Map (Neo Traditional Neighborhood), or to the Future Land Use Map (Low to Medium Residential). The zoning proposal is a completely new approach to the use of the property. If the zoning is approved, these maps would have to be revised.

8. *Whether the zoning proposal will result in a use which will or could adversely affect the environment, including but not limited to drainage, wetlands, groundwater recharge areas, endangered wildlife habitats, soil erosion and sedimentation, floodplain, air quality, and water quality and quantity.*

No adverse environmental impact is anticipated with development of the site. The data center site designers must comply with all local and state environmental ordinances and laws.

There are (2) flood control structures constructed by the Natural Resources Conservation Service (NRCS). One dam each on Parcels C119-0001-001 and C119-0001-003. These were constructed to assist with flood prevention along the Pumpkinvine Creek tributaries. More information is provided in the DRI Report and Recommendations, included.

9. *Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.*

The proposed zoning and land use would decrease the burden on streets, transportation, and schools more so than a full residential buildout. Electric utilities would be used extensively.

Concerns about electrical demand causing blackouts may need to be addressed with adjacent property owners.

10. *Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.*

Through the DRI review process Paulding County has requested a review of the site plans for future phases as the future phases are planned and/ or developed.

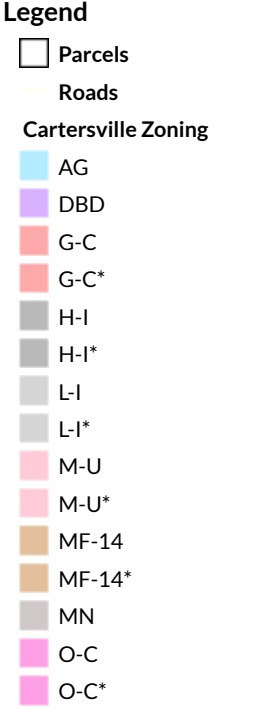
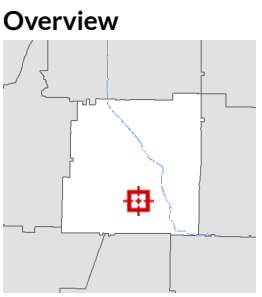
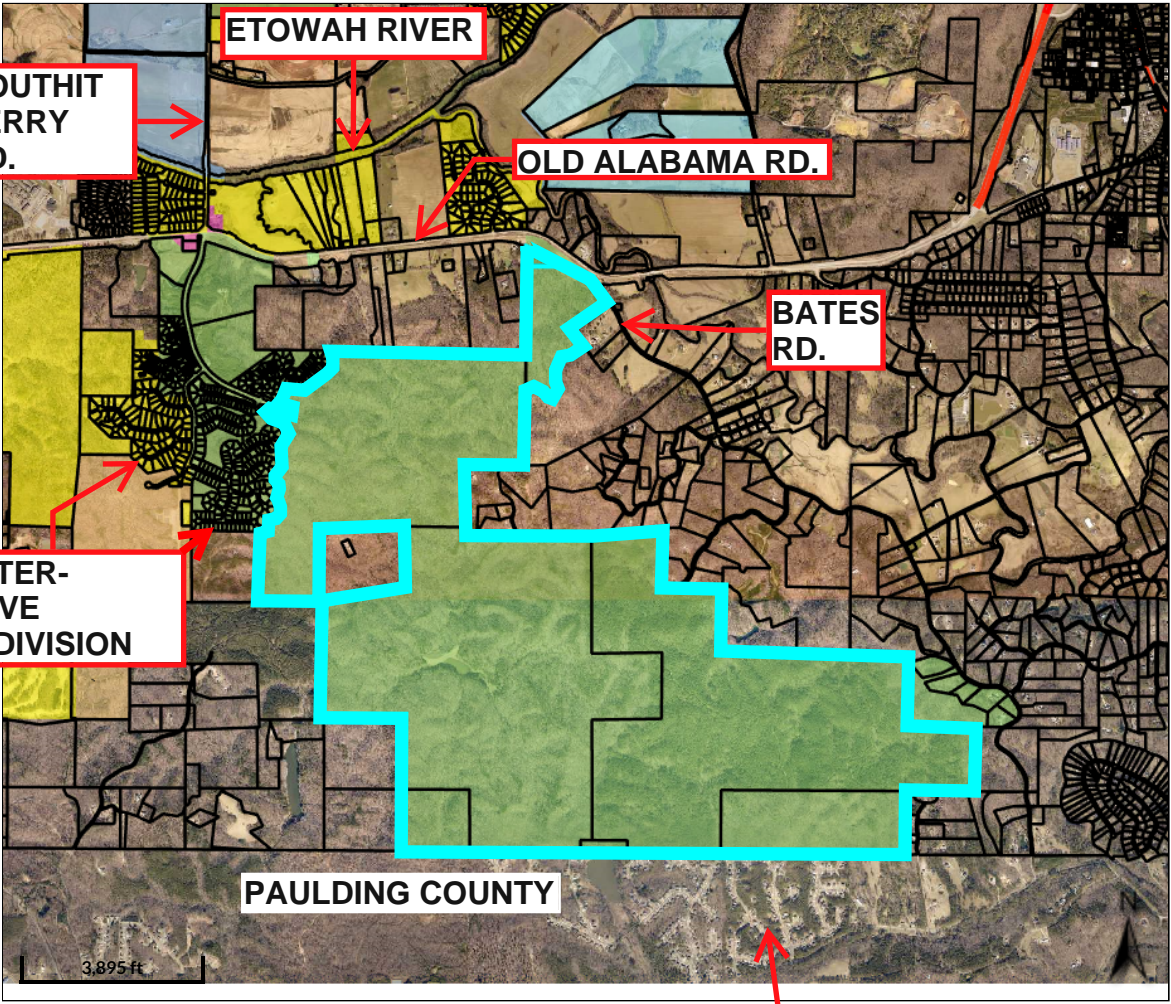
Z23-03

There are no other identified conditions except for potential conditions suggested in the public hearing process.

STAFF RECOMMENDATION:

Staff does not oppose the rezoning if the following minimum conditions are included with an approval:

1. All minimum zoning development standards for the "T" zoning district are followed per Text Amendment, T23-04.
2. A minimum 100ft. natural landscape buffer for the purposes of visual screening remain in place along all adjacent residential use or zoned properties. The 100ft. buffer may include the building setback.
3. If the minimum 100ft. natural landscape buffer is disturbed, then the buffer is to be planted with landscape material appropriate to re-establish the buffer and visual screen.
4. Access is limited to Old Alabama Rd and/or Carter Grove Blvd.
5. No access from Bates Rd.
6. Modification to the Carter Grove Development Agreement reflecting a change in use of the future phases as result of a zoning approval;
7. Access to landlocked properties are to be negotiated between Switch LTD and affected property owners, as requested by the property owner.
8. Access to the NRCS flood control structures be negotiated between Switch LTD and the NRCS or their representative, as required.
9. All site plans for future development phases after Phase 1 are to be shared with the Paulding County Community Development office.



 DRI Boundary

 Senators Ridge Subdivision

Parcels Included in Boundary:

- C106-0001-001
- C106-0001-002
- C107-0001-015
- C119-0001-001
- C119-0001-002
- C119-0001-003
- C120-0001-001
- C120-0001-003

Parcel ID	C106-0001-002	Alternate ID	38108	Owner Address	CARTER GROVE (ATLANTA) ASLI VI
Sec/Twp/Rng	n/a	Class	Residential		923 N PENNSYLVANIA AVE
Property Address	OLD ALABAMA RD	Acreage	3.69		WINTER PARK, FL 32789

District Cartersville
Brief Tax Description LL959 LD4
(Note: Not to be used on legal documents)

Date created: 8/29/2023
Last Data Uploaded: 8/28/2023 9:01:49 PM

Developed by  **Schneider**
GEO SPATIAL

Application for Rezoning

City of Cartersville

Case Number: 23-03

Date Received: 8/17/23

Public Hearing Dates:

Planning Commission Oct. 10 5:30pm 1st City Council Oct. 19 7:00pm 2nd City Council Nov. 2 2023 7:00pm

Applicant Switch, Ltd Office Phone _____
(printed name)
 Address 7135 S. Deatur Blvd Mobile/ Other Phone _____
 City Las Vegas State NV Zip 89119 Email _____
 Representative's printed name (if other than applicant) Brandon L. Bowen Phone (Rep) 770/387-1373
 Email (Rep) bbowen@jbswpc.com
 Representative Signature _____ Applicant Signature _____
 Signed, sealed and delivered in presence of: _____ My commission expires: _____
 Notary Public Brianna Ellis

BRIANNA ELLIS
 Notary Public, Georgia
 Bartow County
 My Commission Expires
 April 23, 2027

* Titleholder Carter-Grove (Atlanta) ASLI VI Phone _____
(titleholder's printed name)
 Address _____ Email _____
 Signature _____
 Signed, sealed, delivered in presence of: _____ My commission expires: _____
 Notary Public _____

Present Zoning District P-D Requested Zoning T (Technology)
 Acreage See Ex A Land Lot(s) See Ex A District(s) See Ex A Section(s) See Ex A
 Location of Property: South of Old Alabama Rd Parcel ID No. See Ex A
(street address, nearest intersections, etc.)
 Reason for Rezoning Request: To Allow For Data Center

(attach additional statement as necessary)

* Attach additional notarized signatures as needed on separate application pages.

Application for Rezoning

City of Cartersville

Case Number: _____


Date Received: _____

Public Hearing Dates:

Planning Commission _____ 1st City Council _____ 2nd City Council _____
5:30pm 7:00pm 7:00pm

Applicant Switch, Ltd Office Phone _____
(printed name)
Address 7135 S. Deatur Blvd Mobile/ Other Phone _____
City Las Vegas State NV Zip 89118 Email _____
Brandon L. Bowen Phone (Rep) 770/387-1373
Representative's printed name (if other than applicant) Email (Rep) bbowen@jbswpc.com
[Signature] Representative Signature Applicant Signature
Signed, sealed and delivered in presence of: My commission expires:

Notary Public

* Titleholder Carter-Grove (Atlanta) ASLI VI, L.L.L.P. Phone 407-628-8488
(titleholder's printed name)
Address 923 N. Pennsylvania Ave, Winter Park, Florida 32789 Email adubill@avantiprop.com
Signature _____ as Executive Vice President of Avanti Management Corporation, the sole
general partner of Avanti Properties Group II, L.L.L.P., the sole general partner of Carter Grove (Atlanta) ASLI VI, L.L.L.P.
Signed, sealed, delivered in presence of: My commission expires: March 21, 2026
Margaret Hill Notary Public


Present Zoning District P-D Requested Zoning T (Technology)
Acreage See Ex A Land Lot(s) See Ex A District(s) See Ex A Section(s) See Ex A
Location of Property: South of Old Alabama Rd Parcel ID No. See Ex A
(street address, nearest intersections, etc.)
Reason for Rezoning Request: To Allow For Data Center

(attach additional statement as necessary)

* Attach additional notarized signatures as needed on separate application pages.

CAMPAIGN DISCLOSURE REPORT
FOR ZONING ACTIONS

Pursuant to O.C.G.A. 36-67A-3 any and all applicants to a rezoning action must make the following disclosures:

Date of Application: _____


Date Two Years Prior to Application: _____

Date Five Years Prior to Application: _____

1. Has the applicant within the five (5) years preceding the filing of the rezoning action made campaign contributions aggregating \$250.00 or more to any of the following:

	YES	NO
Mayor: Matt Santini	_____	✓
Council Member:		
Ward 1- Kari Hodge	_____	✓
Ward 2- Jayce Stepp	_____	✓
Ward 3- Cary Roth	_____	✓
Ward 4- Calvin Cooley	_____	✓
Ward 5- Gary Fox	_____	✓
Ward 6- Taff Wren	_____	✓
Planning Commission		
Lamar Pendley, Chair	_____	✓
Anissa Cooley	_____	✓
Fritz Dent	_____	✓
Greg Culverhouse	_____	✓
Jeffery Ross	_____	✓
Stephen Smith	_____	✓
Travis Popham	_____	✓

2. If the answer to any of the above is **Yes**, please indicate below to whom, the dollar amount, date, and description of each campaign contribution, during the past five (5) years.



Signature 8/21/2023
Date

Andrew J. Dubill

Print Name: Andrew J. Dubill, as Executive Vice President of Avanti Management Corporation, the sole general partner of Avanti Properties Group II, L.L.L.P., the sole general partner of Carter Grove (Atlanta) ASLI

Exhibit A
Rezoning Application

<u>Parcel #</u>	<u>Acreage</u>	<u>Land Lots [All in LD 4 S 3]</u>
C106-0001-002	3.69	959
C106-0001-001	64.9	985, 986, 1031
C107-0001-015	430 +/-*	954, 991, 1027, 1028, 1029, 1059, 1060, 1061, 1062, 1099, 1100, 1101, 1102, 1134
<p>*Does not include portion of this tax parcel at corner of Carter Grove Blvd and Old Alabama Road in LL 991, 997 and 954, being approximately 44 +/- acres.</p>		
C119-0001-001	681	1132, 1131, 1130, 1175, 1174, 1173, 1172, 1205, 1204, 1203, 1202, 1201, 1247, 1246, 1245, 1275, 1274
C120-0001-001	600.12	1129, 1176, 1177, 1200, 1199, 1198, 1197, 1248, 1249, 1250, 1251, 1252, 1253, 1273, 1272
C120-0001-003	120	1271, 1270, 1269
C119-0001-003	5.5	1273
C119-0001-002	40	1276

See also attached ALTA Survey, showing that the entirety of these property is 1945.64 acres, more or less.

CAMPAIGN DISCLOSURE REPORT
FOR ZONING ACTIONS

Pursuant to O.C.G.A. 36-67A-3 any and all applicants to a rezoning action must make the following disclosures:

Date of Application: 8/17/23

Date Two Years Prior to Application: 8/17/21

Date Five Years Prior to Application: 8/17/18

1. Has the applicant within the five (5) years preceding the filing of the rezoning action made campaign contributions aggregating \$250.00 or more to any of the following:

	YES	NO
Mayor: Matt Santini	_____	_____
Council Member:		
Ward 1- Kari Hodge	_____	_____
Ward 2- Jayce Stepp	_____	_____
Ward 3- Cary Roth	_____	_____
Ward 4- Calvin Cooley	_____	_____
Ward 5- Gary Fox	_____	_____
Ward 6- Taff Wren	_____	_____
Planning Commission		
Lamar Pendley, Chair	_____	_____
Anissa Cooley	_____	_____
Fritz Dent	_____	_____
Greg Culverhouse	_____	_____
Jeffery Ross	_____	_____
Stephen Smith	_____	_____
Travis Popham	_____	_____

2. If the answer to any of the above is **Yes**, please indicate below to whom, the dollar amount, date, and description of each campaign contribution, during the past five (5) years.

B2 8/15/23
Signature Date

Bauden Bower
Print Name

CAMPAIGN DISCLOSURE REPORT
FOR ZONING ACTIONS

Pursuant to O.C.G.A. 36-67A-3 any and all applicants to a rezoning action must make the following disclosures:

Date of Application: 8/17/23

Date Two Years Prior to Application: 8/17/21

Date Five Years Prior to Application: 8/17/18

1. Has the applicant within the five (5) years preceding the filing of the rezoning action made campaign contributions aggregating \$250.00 or more to any of the following:

	YES	NO
Mayor: Matt Santini	_____	<input checked="" type="checkbox"/>
Council Member:		
Ward 1- Kari Hodge	_____	<input checked="" type="checkbox"/>
Ward 2- Jayce Stepp	_____	<input checked="" type="checkbox"/>
Ward 3- Cary Roth	_____	<input checked="" type="checkbox"/>
Ward 4- Calvin Cooley	_____	<input checked="" type="checkbox"/>
Ward 5- Gary Fox	_____	<input checked="" type="checkbox"/>
Ward 6- Taff Wren	_____	<input checked="" type="checkbox"/>
Planning Commission		
Lamar Pendley, Chair	_____	<input checked="" type="checkbox"/>
Anissa Cooley	_____	<input checked="" type="checkbox"/>
Fritz Dent	_____	<input checked="" type="checkbox"/>
Greg Culverhouse	_____	<input checked="" type="checkbox"/>
Jeffery Ross	_____	<input checked="" type="checkbox"/>
Stephen Smith	_____	<input checked="" type="checkbox"/>
Travis Popham	_____	<input checked="" type="checkbox"/>

2. If the answer to any of the above is **Yes**, please indicate below to whom, the dollar amount, date, and description of each campaign contribution, during the past five (5) years.

Signature [Signature] Date 8/15/23

Print Name JAY LIEBE

JENKINS, BOWEN & WALKER, P.C.

ATTORNEYS AT LAW

Item 3.

FRANK E. JENKINS, III
BRANDON L. BOWEN
ROBERT L. WALKER
ERIK J. PIROZZI
ELLIOT T. NOLL
C. KIMBERLY PRINE

15 SOUTH PUBLIC SQUARE
CARTERSVILLE, GEORGIA 30120-3350

TELEPHONE
(770) 387-1373

FACSIMILE
(770) 387-2396

www.jbwpc.com

August 17, 2023

Mr. David Hardegee
City Planner
City of Cartersville, Georgia

Re: Switch, LTD text amendment and rezoning application
Letter of Intent

Greetings David,

I am pleased to submit this Letter of Intent in association with the proposed text amendment and rezoning application submitted contemporaneously on behalf of Switch, LTD. Switch is the recognized world leader in data center design, development and operation. We are pleased to propose the development of Switch's newest data center in Cartersville.

The site of the proposed development is the undeveloped back of the Carter Grove Planned Development.¹ I have submitted a current ALTA boundary survey showing the entire boundaries of this property. The current condition of that property is undeveloped and subject to a planned development zoning and development agreement with the City of Cartersville. We propose the termination of the development agreement as to the subject property and rezoning to a new Technology zoning classification, which is addressed in the text amendment application.

If approved, the new Technology district restrictions will allow the development of this property in a way that has far less impact than the current planned development (which contemplates thousands of homes and the traffic that would be associated with it). At the same time, the proposed use does not have the traffic volume of retail operations, or the truck traffic associated with industrial manufacturing and logistics users. It will also bring best in class telecommunications facilities to our community, and resolve the broadband desert that many experience on the south side of Cartersville.

¹ Note that this application does not include the approximately 45 +/- acres at the entrance of Carter Grove at the corner of Old Alabama Road and Carter Grove Blvd. Switch has no interest in that property and does not propose any change to its zoning status.

August 17, 2023

Page 2 of 2

Item 3.

I am including a site plan, which shows both the planned phase 1 of the development, as well as future development areas as buildout progresses. We are of course happy to discuss this with you in greater detail at your convenience.

Very truly yours,

JENKINS, BOWEN & WALKER, P.C.

A handwritten signature in black ink, appearing to read 'B. Bowen', with a long horizontal flourish extending to the right.

Brandon L. Bowen

Enclosures


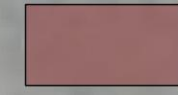
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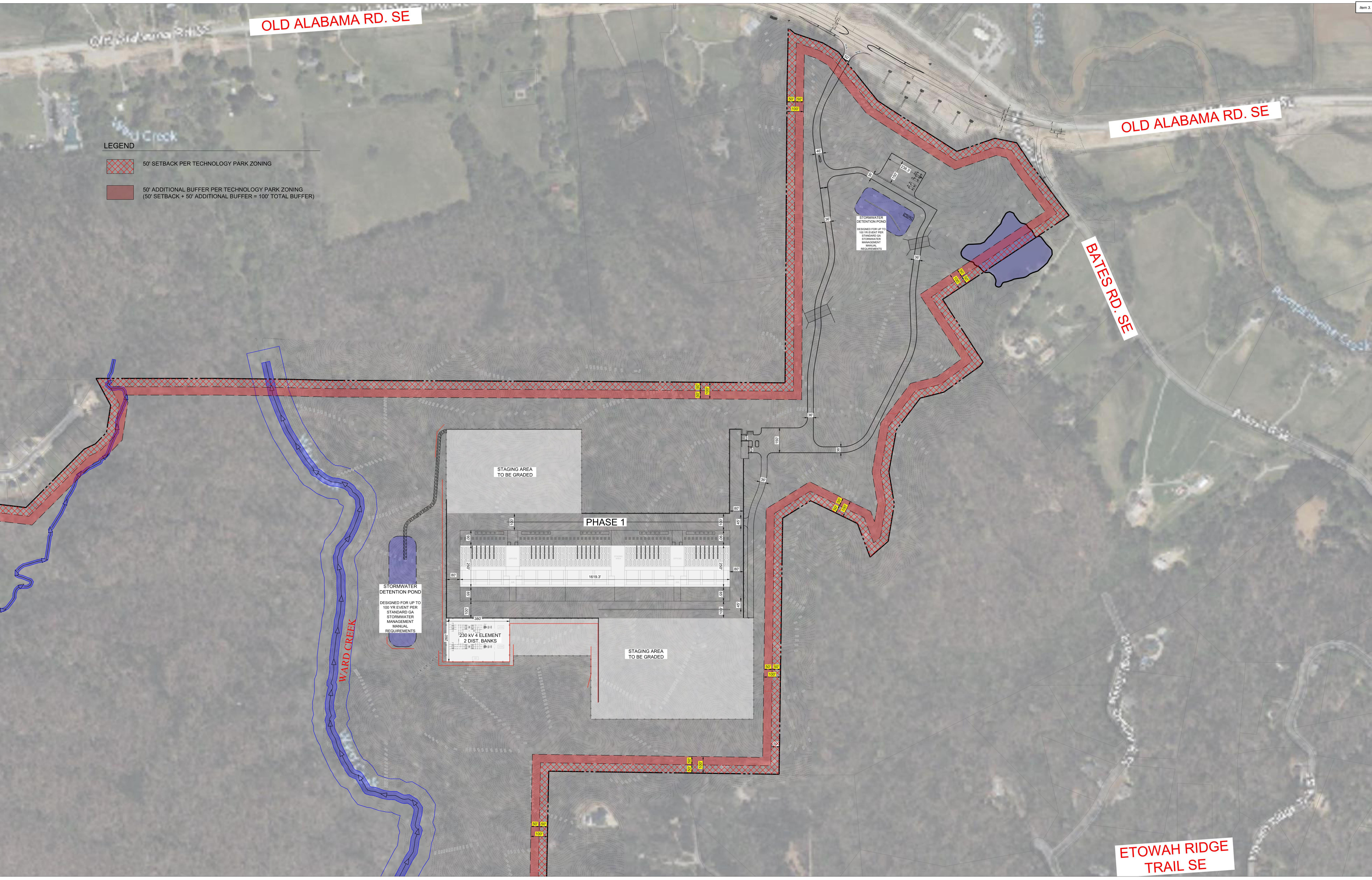
OLD ALABAMA RD. SE

BATES RD. SE

ETOWAH RIDGE TRAIL SE

LEGEND

-  50' SETBACK PER TECHNOLOGY PARK ZONING
-  50' ADDITIONAL BUFFER PER TECHNOLOGY PARK ZONING (50' SETBACK + 50' ADDITIONAL BUFFER = 100' TOTAL BUFFER)



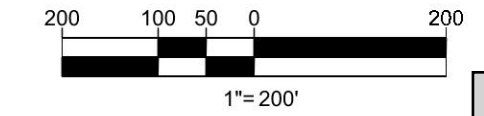
BOHLER //

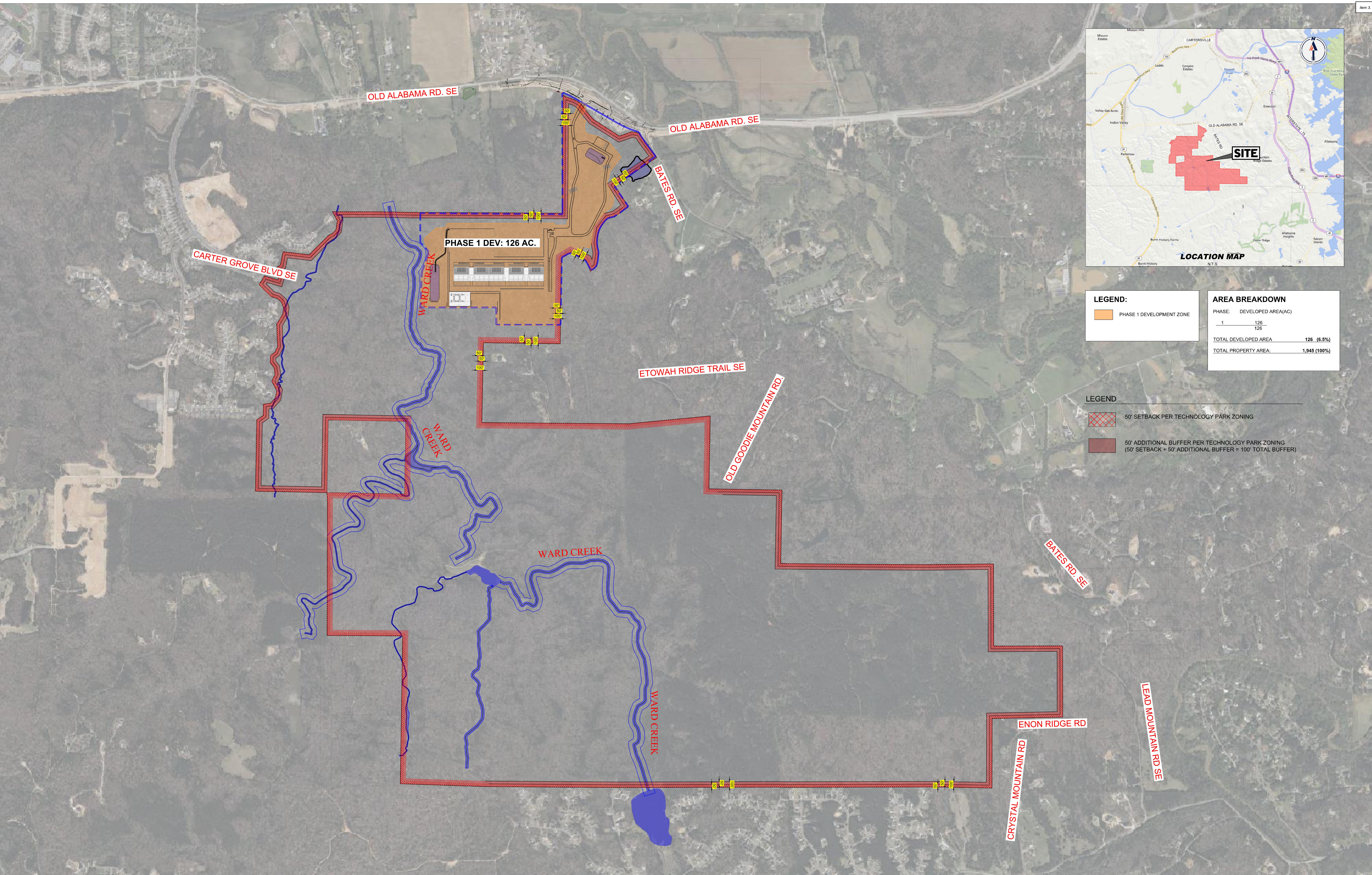
211 PERIMETER CENTER
 PKWY NE, SUITE 425
 ATLANTA, GEORGIA 30346
 Phone: (678) 695-6800
 GA@BohlerEng.com

**KEEP 2.0 CAMPUS ATLANTA NORTH - PHASE 1
 DEVELOPMENT PLAN FOR TECHNOLOGY PARK ZONING**

09-21-2023

CARTERSVILLE (BARTOW COUNTY), GA





LEGEND:

PHASE 1 DEVELOPMENT ZONE

AREA BREAKDOWN

PHASE:	DEVELOPED AREA(AC)
1	126
TOTAL DEVELOPED AREA	126 (6.5%)
TOTAL PROPERTY AREA:	1,945 (100%)

LEGEND

50' SETBACK PER TECHNOLOGY PARK ZONING

50' ADDITIONAL BUFFER PER TECHNOLOGY PARK ZONING (50' SETBACK + 50' ADDITIONAL BUFFER = 100' TOTAL BUFFER)

To Switch, Ltd., LLC, NCS-1173880-N&LV and First American Title Insurance Company.
 This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NPS's Land Title Survey, jointly established and adopted by ALTA and NPS, and includes items 1, 2, 3, 4, 6(a), 8, 9, 13 and 18 of Table A thereof. The fieldwork was completed on August 1, 2023.

DRAFT

Nathan G. Shepherd
 Professional Surveyor No.
 60033468

ALTA/NPS LAND TITLE SURVEY FOR
SWITCH, LTD
 P.O. BOX 40050
 LAS VEGAS, NEVADA 89118
 ALTA/NPS LAND TITLE SURVEY OF



UTILITY NOTE

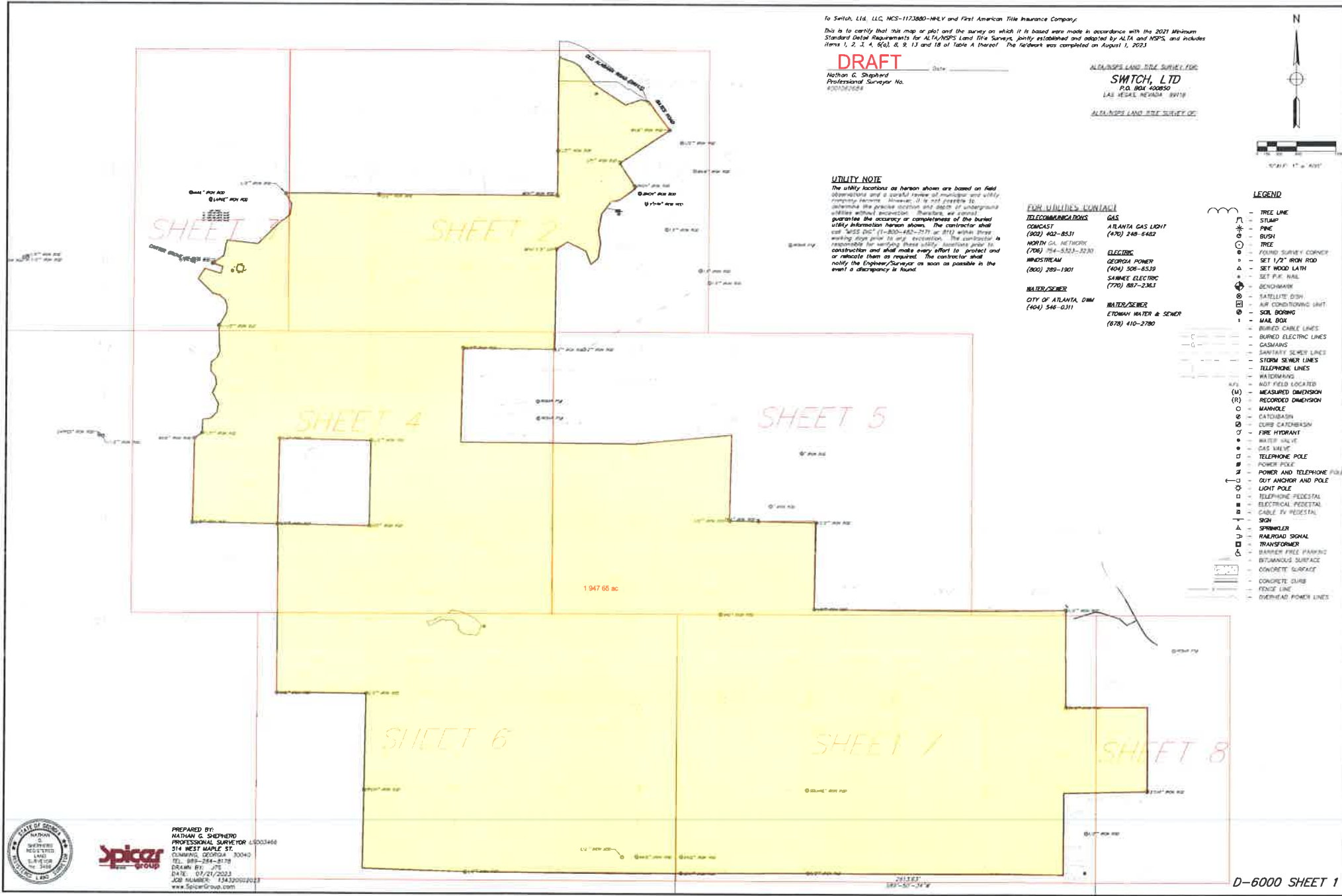
The utility locations as herein shown are based on field observations and a careful review of municipal and utility company records. However, it is not possible to determine the precise location and depth of underground utilities without excavation. Therefore, we cannot guarantee the accuracy or completeness of the buried utility information herein shown. The contractor shall call "MISS DIG" (1-800-482-2171) or 811, within three working days prior to any excavation. The contractor is responsible for verifying these utility locations prior to construction and shall make every effort to protect and relocate them as required. The contractor shall notify the Engineer/Surveyor as soon as possible in the event a discrepancy is found.

FOR UTILITIES CONTACT:

- | | |
|--|--|
| TELECOMMUNICATIONS | GAS |
| COMCAST
(800) 402-8531 | ATLANTA GAS LIGHT
(404) 249-6482 |
| NORTH GA. NETWORK
(706) 704-5323-3230 | ELECTRIC |
| WINDSTREAM
(800) 289-1901 | GEORGIA POWER
(404) 506-8539 |
| WATER/SEWER | SAWTEE ELECTRIC
(770) 887-2363 |
| CITY OF ATLANTA DWM
(404) 546-0311 | WATER/SEWER |
| | ETOWAH WATER & SEWER
(878) 410-2780 |

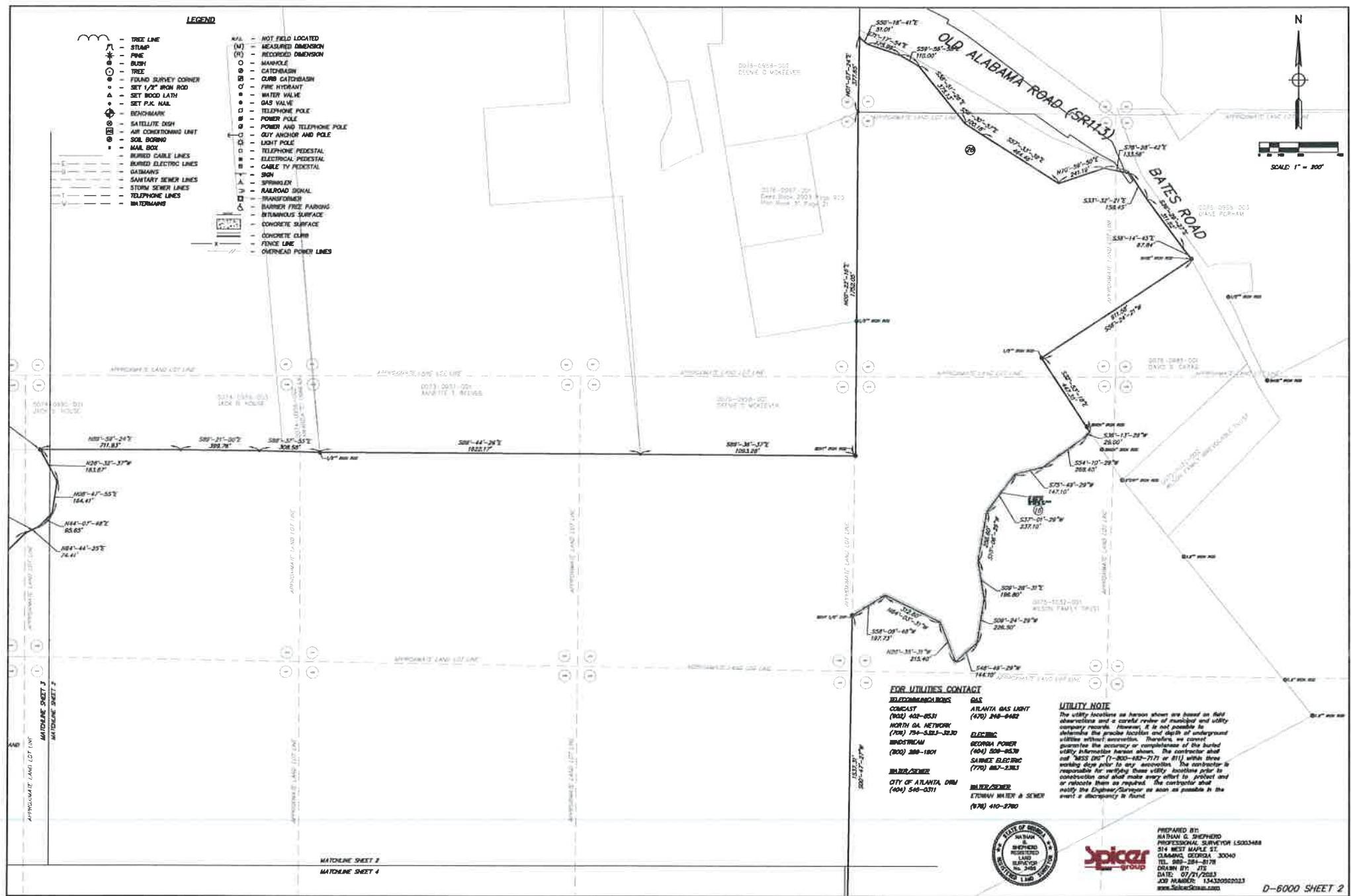
LEGEND

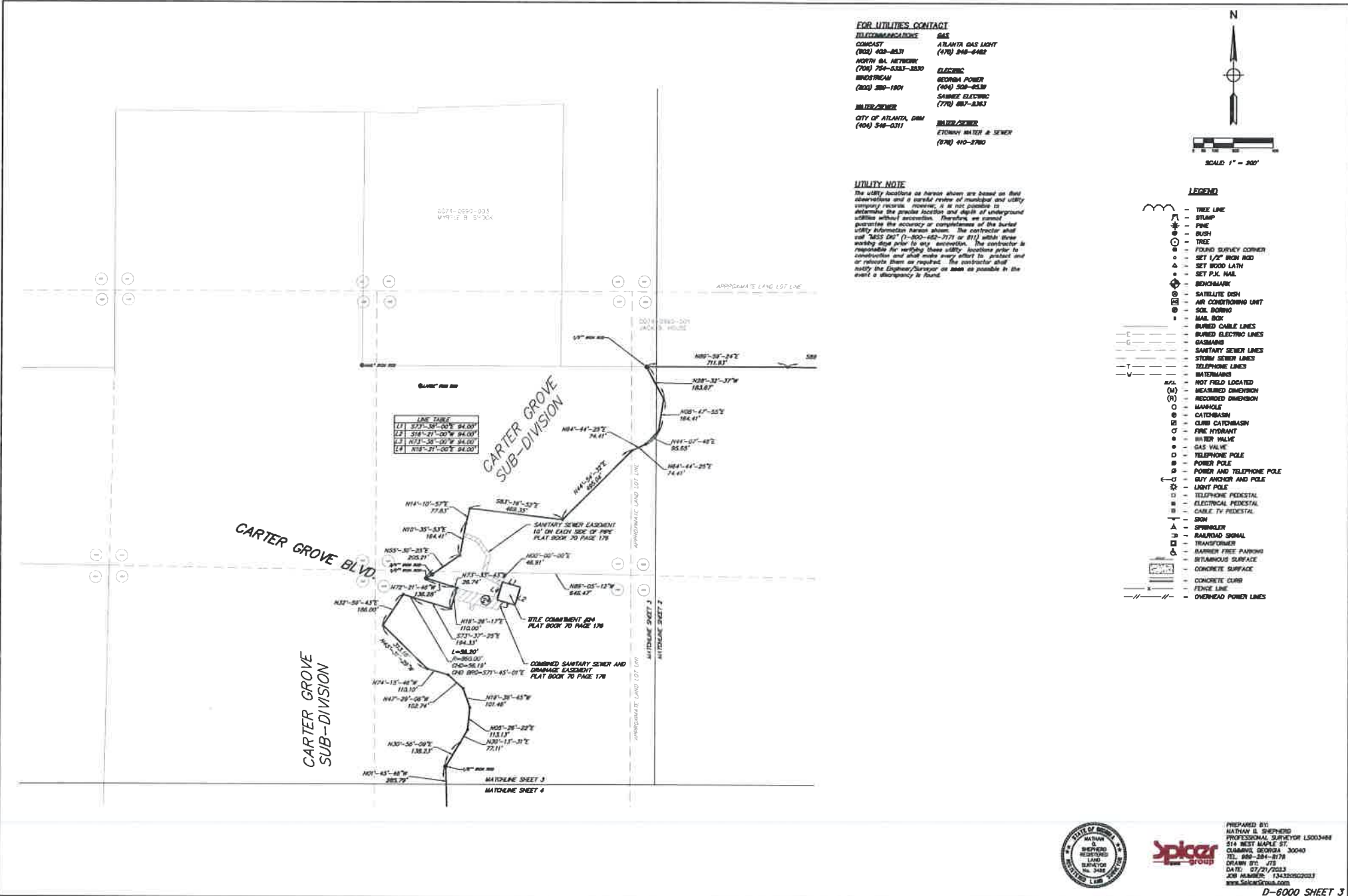
- TREE LINE
- STUMP
- PINE
- BUSH
- TREE
- FOUND SURVEY CORNER
- SET 1/2" IRON ROD
- SET WOOD LATH
- SET P.R. NAIL
- BENCHMARK
- SATELLITE BISH
- AIR CONDITIONING UNIT
- SOIL BORING
- MAIL BOX
- BURIED CABLE LINES
- BURIED ELECTRIC LINES
- GASMAINS
- SANITARY SEWER LINES
- STORM SEWER LINES
- TELEPHONE LINES
- WATERMANS
- NOT FIELD LOCATED
- (M) — MEASURED DIMENSION
- (R) — RECORDED DIMENSION
- MANHOLE
- CATCHBASIN
- CURB CATCHBASIN
- FIRE HYDRANT
- WATER VALVE
- GAS VALVE
- TELEPHONE POLE
- POWER POLE
- POWER AND TELEPHONE POLE
- GUY ANCHOR AND POLE
- LIGHT POLE
- TELEPHONE PEDESTAL
- ELECTRICAL PEDESTAL
- CABLE TV PEDESTAL
- SIGN
- SPRINKLER
- RAILROAD SIGNAL
- TRANSFORMER
- SHARED FREE PARKING
- BITUMINOUS SURFACE
- CONCRETE SURFACE
- CONCRETE CURB
- FENCE LINE
- OVERHEAD POWER LINES



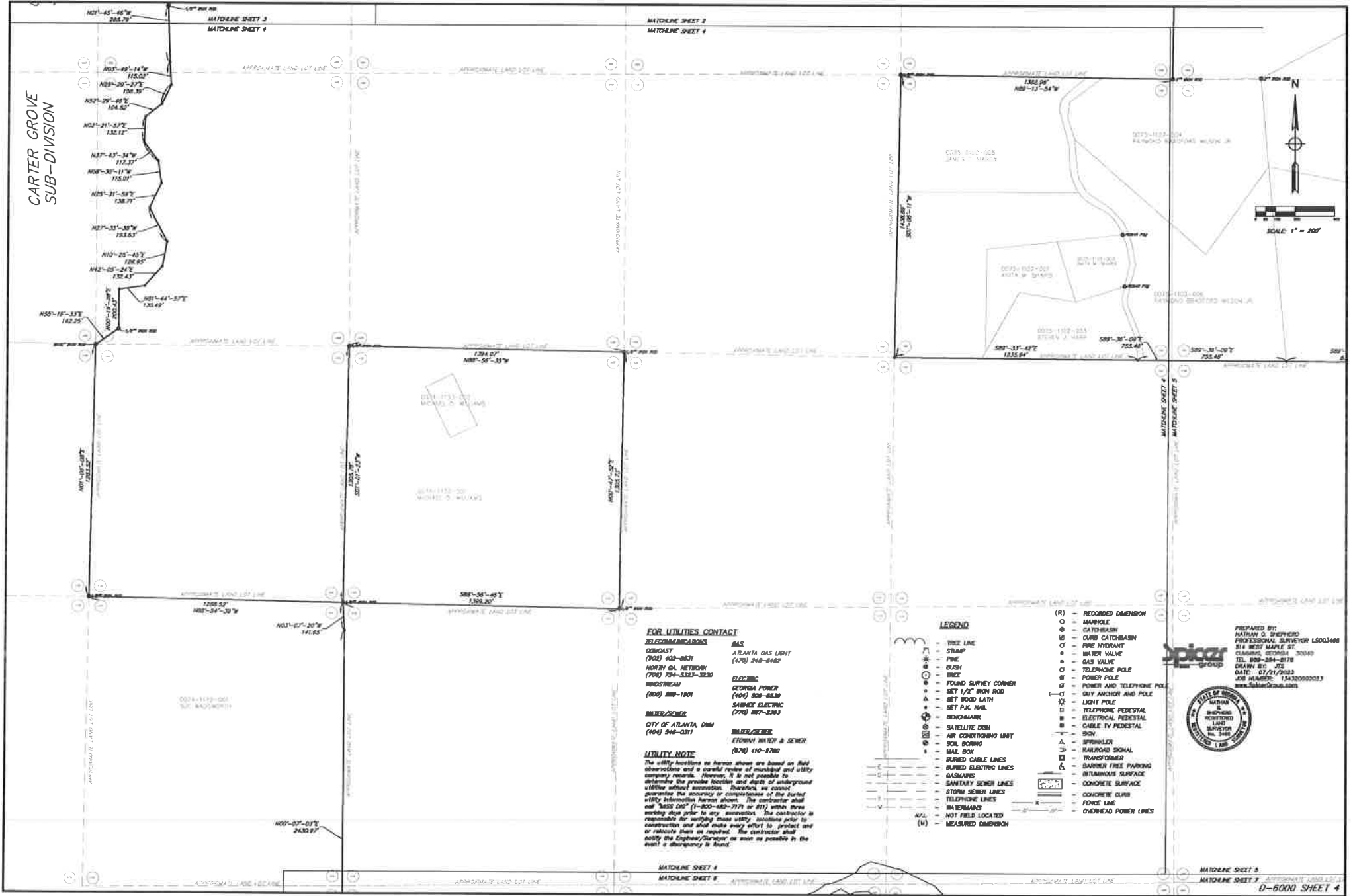
PREPARED BY:
 NATHAN G. SHEPHERD
 PROFESSIONAL SURVEYOR L60033468
 314 WEST MARLE ST.
 DUNWOODY, GEORGIA 30040
 TEL: 888-284-8178
 DRAIN EX. 275
 DATE: 07/27/2023
 JOB NUMBER: 13430002023
 www.SpicerGroup.com

D-6000 SHEET 1





PREPARED BY:
 NATHAN S. SHEPHERD
 PROFESSIONAL SURVEYOR 15003488
 214 WEST MAPLE ST.
 CUMMING, GEORGIA 30040
 TEL: 888-284-8178
 DWM: JTS
 DATE: 07/21/2023
 JOB NUMBER: 13432920203
 WWW.SPICERANDSPITZER.COM



CARTER GROVE
SUB-DIVISION

FOR UTILITIES CONTACT

TELECOMMUNICATIONS	GAS
CONCAST	ATLANTA GAS LIGHT
(702) 452-8531	(478) 248-8482
NORTH GA. NETWORK	ELECTRIC
(706) 794-3323-3320	GEORGIA POWER
WINDTOWER	(904) 508-8530
(800) 888-1901	SAVING ELECTRIC
	(770) 867-3363
INTERSEWER	WATER/SEWER
CITY OF ATLANTA, DIM	ETOWAH WATER & SEWER
(404) 546-0311	(878) 410-8780

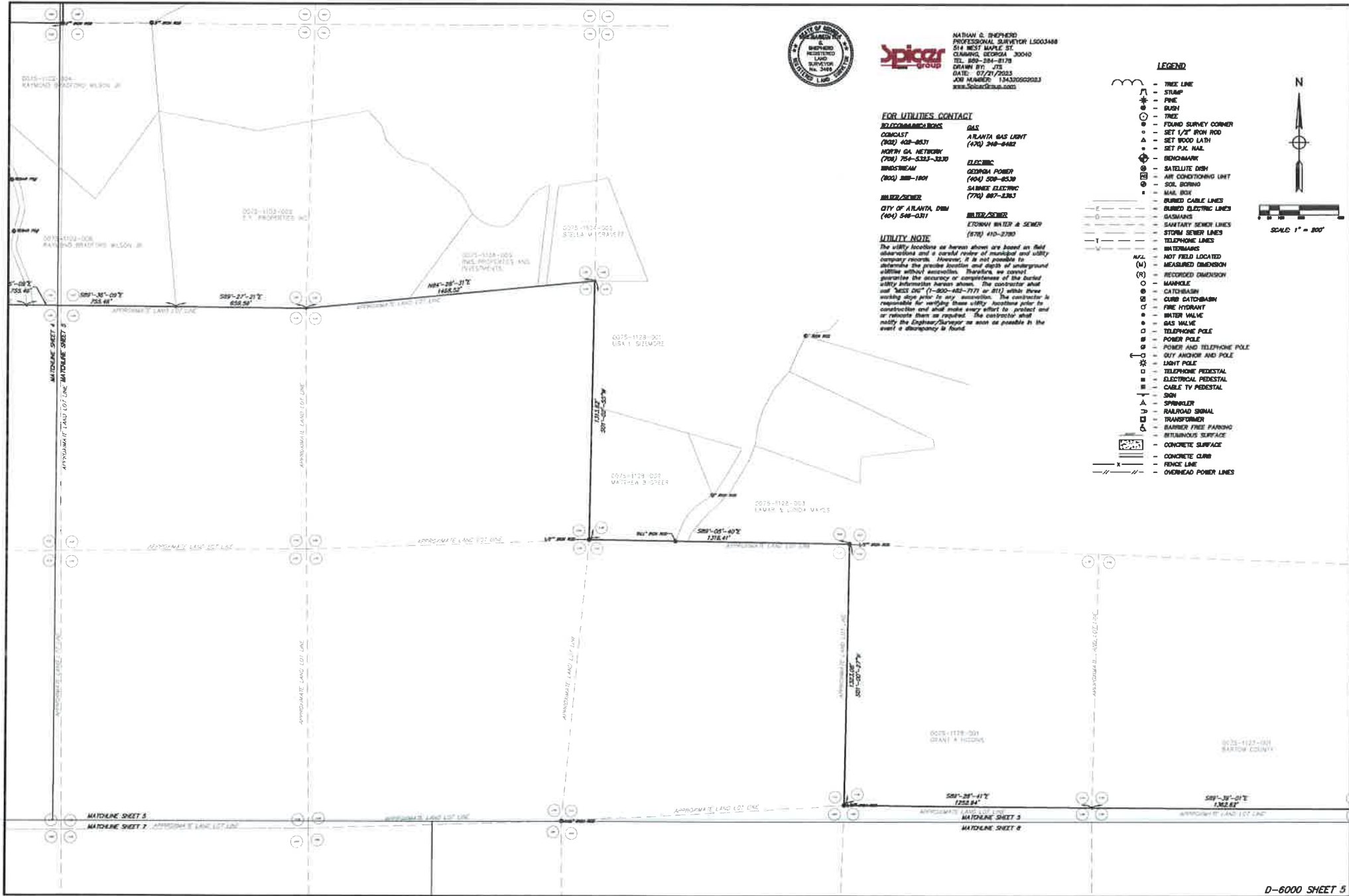
UTILITY NOTE
The utility locations as herein shown are based on field observations and a careful review of municipal and utility company records. However, it is not possible to determine the precise location and depth of underground utilities without excavation. Therefore, we cannot guarantee the accuracy or completeness of the buried utility information herein shown. The contractor shall call "TWO DEPT" (1-800-462-7171 or 811) within three working days prior to any excavation. The contractor is responsible for marking these utility locations prior to construction and shall make every effort to protect and relocate them as required. The contractor shall notify the Engineer/Owner as soon as possible in the event a discrepancy is found.

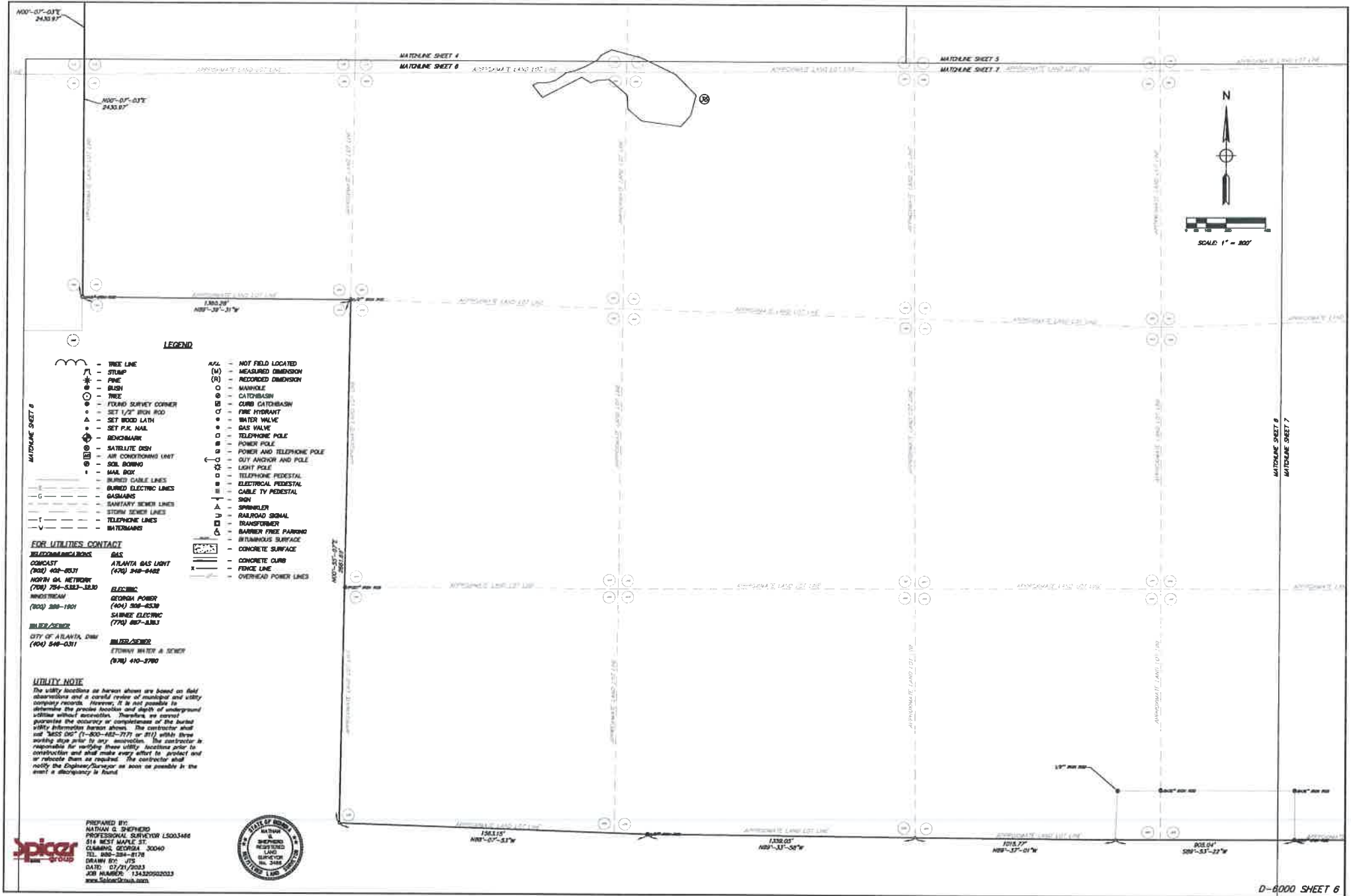
- LEGEND**
- (R) - RECORDED DIMENSION
 - - MANHOLE
 - ⊙ - CATCHBASIN
 - ⊖ - CURB CATCHBASIN
 - ⊕ - FIRE HYDRANT
 - ⊖ - WATER VALVE
 - ⊖ - GAS VALVE
 - - TELEPHONE POLE
 - ⊖ - POWER POLE
 - ⊖ - POWER AND TELEPHONE POLE
 - ⊖ - CITY ANCHOR AND POLE
 - ⊖ - LIGHT POLE
 - ⊖ - TELEPHONE PEDESTAL
 - ⊖ - ELECTRICAL PEDESTAL
 - ⊖ - CABLE TV PEDESTAL
 - ⊖ - SIGN
 - ⊖ - SPRINKLER
 - ⊖ - RAILROAD SIGNAL
 - ⊖ - TRANSFORMER
 - ⊖ - SHARPER TREE PARKING
 - ⊖ - BITUMINOUS SURFACE
 - ⊖ - CONCRETE SURFACE
 - ⊖ - CONCRETE CURB
 - ⊖ - FENCE LINE
 - ⊖ - OVERHEAD POWER LINES
- - TREE LINE
 - - STUMP
 - - FINE
 - - BUSH
 - - TREE
 - - FOUND SURVEY CORNER
 - - SET 1/2" IRON ROD
 - - SET WOOD LATH
 - - SET P.A. NAIL
 - - BENCHMARK
 - - SATELLITE DEB
 - - AIR CONDITIONING UNIT
 - - SOIL BORING
 - - MAIL BOX
 - - BURIED CABLE LINES
 - - BURIED ELECTRIC LINES
 - - GAS LINES
 - - SANITARY SEWER LINES
 - - STORM SEWER LINES
 - - TELEPHONE LINES
 - - WATERBARS
 - - NOT FIELD LOCATED
 - (M) - MEASURED DIMENSION

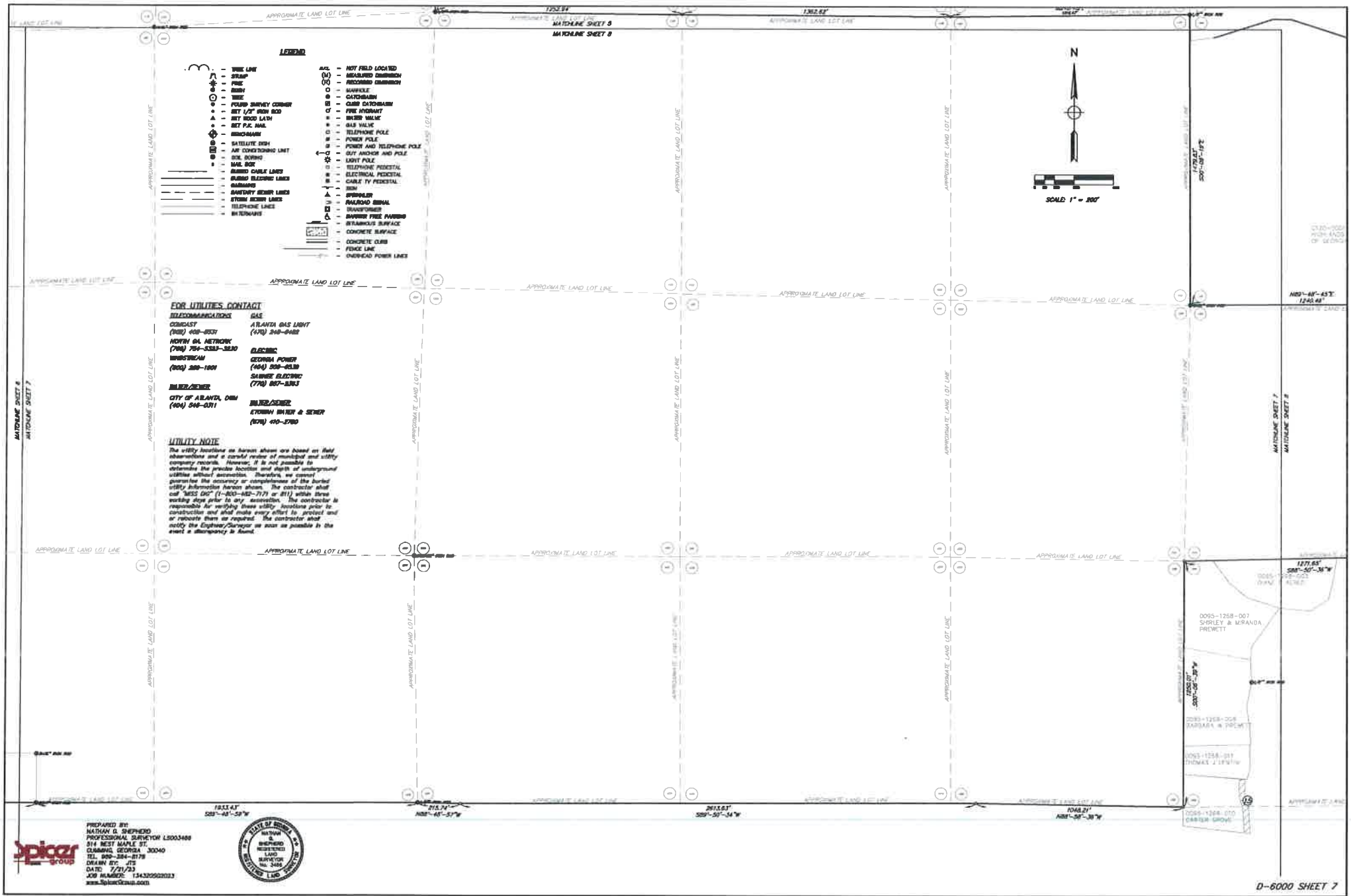
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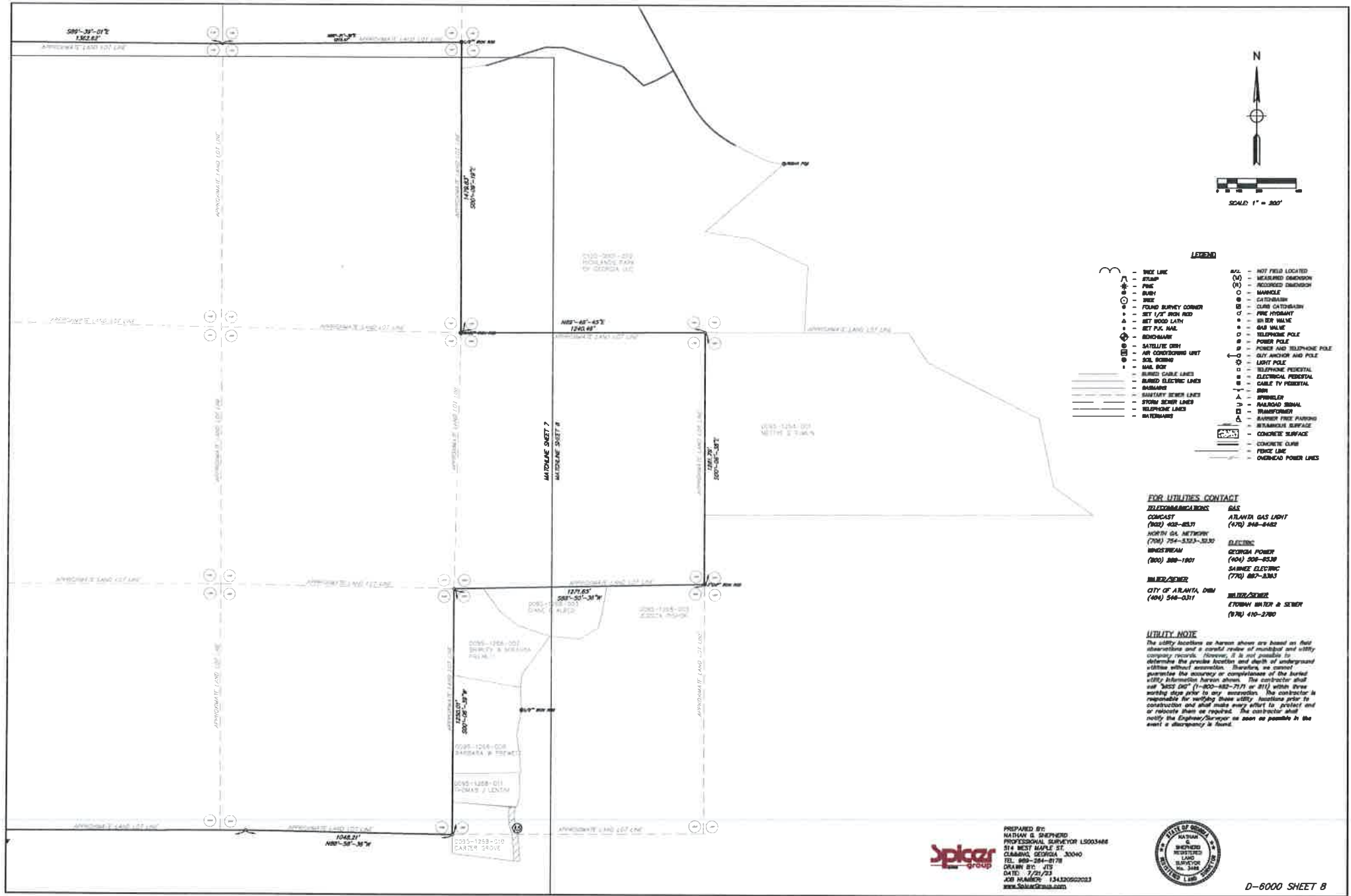


D-6000 SHEET 4










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D-6000 SHEET B

PARCEL DESCRIPTION (AS FURNISHED PER TITLE COMMITMENT NO. NCS--1173880--HMLV)

PARCEL B:

[DEFINED AS TRACT 3]

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 958, 988, 996, 1027, 1028, 1029, 1030, 1031, 1059, 1060, 1100, 1081, 1092, 1099, 1100, 1101, 1128, 1130, 1131, 1132, 1134, 1135, 1137, 1174, 1175, 1176, 1177, 1179, 1180, 1181, 1185, 1186, 1190, 1200, 1201, 1202, 1203, 1204, 1205, 1245, 1246, 1247, 1248, 1249, 1274, 1275, 1276, 1277, 1278, 1279, 1273 and 1276, 4TH DISTRICT, 3RD SECTION, CITY OF CARTERSVILLE, BARTOW COUNTY, GEORGIA CONTAINING 2068.488 ACRES AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGGING AT AN IRON PIN FOUND AT THE INTERSECTION OF THE WEST LINE OF LAND LOT 958 WITH THE SOUTH RIGHT-OF-WAY OF A CHORD OF SOUTH 88 DEGREES 31 MINUTES 01 SECOND EAST FOR A DISTANCE OF 80.99 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 78 DEGREES 25 MINUTES 53 SECONDS EAST FOR A DISTANCE OF 80.97 FEET ALONG THE SOUTH RIGHT-OF-WAY OF OLD ALABAMA ROAD TO A POINT.

THENCE NORTH 13 DEGREES 20 MINUTES 53 SECONDS EAST FOR A DISTANCE OF 20.00 FEET ALONG AN OFFSET IN SAID SOUTH RIGHT-OF-WAY TO A POINT.

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1382.40 FEET AND AN ARC LENGTH OF 308.04 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 68 DEGREES 31 MINUTES 07 SECONDS EAST FOR A DISTANCE OF 389.78 FEET ALONG SAID RIGHT-OF-WAY TO A POINT.

THENCE SOUTH 29 DEGREES 28 MINUTES 53 SECONDS WEST FOR A DISTANCE OF 20.00 FEET ALONG AN OFFSET IN SAID SOUTH RIGHT-OF-WAY TO A POINT.

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1302.40 FEET AND AN ARC LENGTH OF 128.4 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 58 DEGREES 45 MINUTES 07 SECONDS EAST FOR A DISTANCE OF 179.01 FEET ALONG SAID RIGHT-OF-WAY TO A POINT.

THENCE SOUTH 52 DEGREES 08 MINUTES 07 SECONDS EAST FOR A DISTANCE OF 311.86 FEET ALONG SAID RIGHT-OF-WAY TO A POINT.

THENCE SOUTH 37 DEGREES 00 MINUTES 53 SECONDS WEST FOR A DISTANCE OF 10.00 FEET ALONG AN OFFSET IN SAID RIGHT-OF-WAY TO A POINT.

THENCE SOUTH 52 DEGREES 59 MINUTES 07 SECONDS EAST FOR A DISTANCE OF 300.00 FEET ALONG SAID RIGHT-OF-WAY TO A POINT.

THENCE NORTH 37 DEGREES 00 MINUTES 53 SECONDS EAST FOR A DISTANCE OF 20.00 FEET ALONG AN OFFSET IN SAID RIGHT-OF-WAY TO A POINT.

THENCE SOUTH 52 DEGREES 59 MINUTES 07 SECONDS EAST FOR A DISTANCE OF 28.90 FEET ALONG SAID RIGHT-OF-WAY TO A POINT.

THENCE SOUTH 32 DEGREES 58 MINUTES 07 SECONDS EAST FOR A DISTANCE OF 179.80 FEET ALONG SAID RIGHT-OF-WAY TO A POINT.

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 870.18 FEET AND AN ARC LENGTH OF 44.69 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 54 DEGREES 26 MINUTES 33 SECONDS EAST FOR A DISTANCE OF 44.81 FEET ALONG SAID RIGHT-OF-WAY OF BATES ROAD (RIGHT-OF-WAY VARIES AT THIS POINT).

THENCE SOUTH 23 DEGREES 38 MINUTES 39 SECONDS EAST FOR A DISTANCE OF 178.30 FEET ALONG THE WEST RIGHT-OF-WAY OF BATES ROAD TO A POINT.

THENCE NORTH 49 DEGREES 34 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 9.17 FEET ALONG AN OFFSET IN SAID WEST RIGHT-OF-WAY TO A POINT (PI/W 40 FEET AT THIS POINT).

THENCE SOUTH 43 DEGREES 49 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 150.88 FEET ALONG THE WEST RIGHT-OF-WAY OF BATES ROAD TO A POINT.

THENCE SOUTH 36 DEGREES 33 MINUTES 50 SECONDS EAST FOR A DISTANCE OF 311.82 FEET ALONG THE WEST RIGHT-OF-WAY OF BATES ROAD TO AN IRON PIN PLACED.

THENCE SOUTH 56 DEGREES 18 MINUTES 09 SECONDS WEST FOR A DISTANCE OF 911.68 FEET LEAVING SAID RIGHT-OF-WAY TO AN IRON PIN FOUND.

THENCE SOUTH 33 DEGREES 18 MINUTES 49 SECONDS EAST FOR A DISTANCE OF 441.47 FEET TO A POINT, WHICH POINT IS NORTH 38 DEGREES 09 MINUTES 01 SECOND EAST A DISTANCE OF 22.85 FEET FROM AN IRON PIN FOUND.

THENCE ALONG THE CENTERLINE OF AN OLD ROAD AND THE FOLLOWING COURSES AND DISTANCES:
SOUTH 78 DEGREES 59 MINUTES 01 SECONDS WEST FOR A DISTANCE OF 18.00 FEET;
SOUTH 14 DEGREES 00 MINUTES 01 SECONDS WEST FOR A DISTANCE OF 268.40 FEET;
THENCE SOUTH 19 DEGREES 43 MINUTES 01 SECONDS WEST FOR A DISTANCE OF 147.10 FEET;
SOUTH 30 DEGREES 51 MINUTES 01 SECONDS WEST FOR A DISTANCE OF 337.10 FEET;
SOUTH 10 DEGREES 02 MINUTES 01 SECONDS WEST FOR A DISTANCE OF 283.80 FEET;
SOUTH 09 DEGREES 32 MINUTES 59 SECONDS EAST FOR A DISTANCE OF 186.80 FEET;
SOUTH 09 DEGREES 20 MINUTES 01 SECONDS WEST FOR A DISTANCE OF 238.50 FEET;
SOUTH 48 DEGREES 45 MINUTES 01 SECONDS WEST FOR A DISTANCE OF 144.10 FEET;
NORTH 20 DEGREES 39 MINUTES 59 SECONDS WEST FOR A DISTANCE OF 215.40 FEET;
NORTH 64 DEGREES 07 MINUTES 59 SECONDS WEST FOR A DISTANCE OF 312.00 FEET;
SOUTH 24 DEGREES 28 MINUTES 01 SECONDS WEST FOR A DISTANCE OF 152.27 FEET TO A POINT, WHICH POINT IS NORTH 00 DEGREES 42 MINUTES 43 SECONDS EAST A DISTANCE OF 203.51 FEET FROM AN IRON PIN FOUND.

THENCE LEAVING SAID CENTERLINE AND RUNNING SOUTH 00 DEGREES 42 MINUTES 43 SECONDS WEST FOR A DISTANCE OF 1581.03 FEET ALONG THE EAST LINE OF LAND LOTS 1030 AND 1056 TO AN IRON PIN FOUND AT THE SOUTHEAST CORNER OF LAND LOT 1056.

THENCE NORTH 80 DEGREES 18 MINUTES 09 SECONDS WEST FOR A DISTANCE OF 1383.32 FEET ALONG THE SOUTH LINE OF LAND LOT 1056 TO AN IRON PIN FOUND AT THE SOUTHWEST CORNER OF SAID LAND LOT.

THENCE SOUTH 00 DEGREES 44 MINUTES 22 SECONDS WEST FOR A DISTANCE OF 1442.62 FEET ALONG THE EAST LINE OF LAND LOT 1056 TO AN IRON PIN FOUND AT THE SOUTHWEST CORNER OF SAID LAND LOT.

THENCE SOUTH 80 DEGREES 41 MINUTES 58 SECONDS EAST FOR A DISTANCE OF 1253.89 FEET ALONG THE NORTH LINE OF LAND LOT 1131 TO AN IRON PIN FOUND AT THE NORTHEAST CORNER OF SAID LAND LOT.

THENCE SOUTH 80 DEGREES 40 MINUTES 37 SECONDS EAST FOR A DISTANCE OF 735.48 FEET ALONG THE NORTH LINE OF LAND LOT 1130 TO AN IRON PIN FOUND.

THENCE NORTH 80 DEGREES 31 MINUTES 49 SECONDS EAST FOR A DISTANCE OF 856.56 FEET ALONG THE NORTH LINE OF SAID LAND LOT 1129 TO AN IRON PIN FOUND AT THE NORTHEAST CORNER OF SAID LAND LOT.

THENCE NORTH 84 DEGREES 24 MINUTES 03 SECONDS EAST FOR A DISTANCE OF 1408.83 FEET ALONG THE NORTH LINE OF LAND LOT 1129 TO AN IRON PIN FOUND AT THE NORTHEAST CORNER OF SAID LAND LOT.

THENCE SOUTH 00 DEGREES 54 MINUTES 42 SECONDS WEST FOR A DISTANCE OF 1318.83 FEET ALONG THE EAST LINE OF LAND LOT 1129 TO AN IRON PIN FOUND AT THE SOUTHEAST CORNER OF SAID LAND LOT.

THENCE SOUTH 80 DEGREES 09 MINUTES 05 SECONDS EAST FOR A DISTANCE OF 1318.79 FEET ALONG THE NORTH LINE OF LAND LOT 1177 TO AN IRON PIN FOUND AT THE NORTHEAST CORNER OF SAID LAND LOT.

THENCE SOUTH 00 DEGREES 58 MINUTES 47 SECONDS WEST FOR A DISTANCE OF 1323.45 FEET ALONG THE EAST LINE OF LAND LOT 1177 TO AN IRON PIN FOUND AT THE SOUTHEAST CORNER OF SAID LAND LOT.

THENCE SOUTH 80 DEGREES 47 MINUTES 31 SECONDS EAST FOR A DISTANCE OF 1282.65 FEET ALONG THE NORTH LINE OF LAND LOT 1199 TO AN IRON PIN FOUND AT THE NORTHEAST CORNER OF SAID LAND LOT.

THENCE SOUTH 80 DEGREES 43 MINUTES 20 SECONDS EAST FOR A DISTANCE OF 1362.62 FEET ALONG THE NORTH LINE OF LAND LOT 1199 TO AN IRON PIN FOUND AT THE NORTHEAST CORNER OF SAID LAND LOT.

THENCE NORTH 00 DEGREES 31 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 1236.35 FEET ALONG THE WEST LINE OF LAND LOT 1199 TO AN IRON PIN FOUND AT THE NORTHWEST CORNER OF SAID LAND LOT.

THENCE SOUTH 80 DEGREES 33 MINUTES 34 SECONDS EAST FOR A DISTANCE OF 262.81 FEET ALONG THE NORTH LINE OF LAND LOT 1180 TO AN IRON PIN FOUND.

THENCE SOUTH 80 DEGREES 35 MINUTES 49 SECONDS EAST FOR A DISTANCE OF 262.53 FEET ALONG THE NORTH LINE OF LAND LOT 1180 TO AN IRON PIN FOUND.

THENCE SOUTH 89 DEGREES 32 MINUTES 37 SECONDS EAST FOR A DISTANCE OF 185.46 FEET ALONG THE NORTH LINE OF LAND LOT 1180 TO AN IRON PIN FOUND.

THENCE SOUTH 80 DEGREES 38 MINUTES 48 SECONDS EAST FOR A DISTANCE OF 832.67 FEET ALONG THE NORTH LINE OF LAND LOTS 1180 AND 1181 TO AN IRON PIN FOUND ON THE WEST RIGHT-OF-WAY OF BATES ROAD (PI/W).

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 84.54 FEET AND AN ARC LENGTH OF 32.74 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 03 DEGREES 00 MINUTES 25 SECONDS EAST FOR A DISTANCE OF 32.74 FEET ALONG THE WEST RIGHT-OF-WAY OF BATES ROAD TO A POINT.

THENCE SOUTH 01 DEGREES 25 MINUTES 53 SECONDS EAST FOR A DISTANCE OF 77.09 FEET ALONG SAID WEST RIGHT-OF-WAY TO A POINT.

THENCE SOUTH 00 DEGREES 22 MINUTES 51 SECONDS EAST FOR A DISTANCE OF 354.16 FEET ALONG SAID WEST RIGHT-OF-WAY TO A POINT.

PARCEL DESCRIPTION (cont.)

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 444.68 FEET AND AN ARC LENGTH OF 203.43 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 33 DEGREES 20 MINUTES 59 SECONDS EAST FOR A DISTANCE OF 203.50 FEET ALONG SAID WEST RIGHT-OF-WAY TO A POINT.

THENCE SOUTH 40 DEGREES 19 MINUTES 18 SECONDS EAST FOR A DISTANCE OF 181.20 FEET ALONG SAID WEST RIGHT-OF-WAY TO A POINT.

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1240.43 FEET AND AN ARC LENGTH OF 249.76 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 34 DEGREES 37 MINUTES 20 SECONDS EAST FOR A DISTANCE OF 249.78 FEET ALONG SAID WEST RIGHT-OF-WAY TO A POINT.

THENCE SOUTH 29 DEGREES 55 MINUTES 24 SECONDS EAST FOR A DISTANCE OF 534.35 FEET ALONG SAID WEST RIGHT-OF-WAY TO A POINT.

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 533.02 FEET AND AN ARC LENGTH OF 319.60 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 46 DEGREES 08 MINUTES 01 SECONDS EAST FOR A DISTANCE OF 314.83 FEET ALONG SAID WEST RIGHT-OF-WAY TO A POINT.

THENCE NORTH 83 DEGREES 18 MINUTES 37 SECONDS EAST FOR A DISTANCE OF 125.99 FEET TO A POINT.

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 610.00 FEET AND AN ARC LENGTH OF 143.30 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 89 DEGREES 55 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 143.20 FEET ALONG SAID WEST RIGHT-OF-WAY TO A POINT.

THENCE SOUTH 43 DEGREES 52 MINUTES 39 SECONDS WEST FOR A DISTANCE OF 821.80 FEET LEAVING SAID WEST RIGHT-OF-WAY TO AN IRON PIN FOUND.

THENCE SOUTH 43 DEGREES 52 MINUTES 39 SECONDS EAST FOR A DISTANCE OF 234.88 FEET TO AN IRON PIN FOUND.

THENCE SOUTH 84 DEGREES 28 MINUTES 50 SECONDS EAST FOR A DISTANCE OF 321.67 FEET TO AN IRON PIN FOUND.

THENCE NORTH 02 DEGREES 32 MINUTE 42 SECONDS WEST FOR A DISTANCE OF 344.92 FEET TO AN IRON PIN FOUND ON THE SOUTH LINE OF LAND LOT 1185.

THENCE SOUTH 83 DEGREES 50 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 821.80 FEET LEAVING SAID WEST RIGHT-OF-WAY TO AN IRON PIN FOUND.

THENCE SOUTH 84 DEGREES 28 MINUTES 50 SECONDS EAST FOR A DISTANCE OF 321.67 FEET TO AN IRON PIN FOUND.

THENCE NORTH 02 DEGREES 32 MINUTE 42 SECONDS WEST FOR A DISTANCE OF 344.92 FEET TO AN IRON PIN FOUND ON THE SOUTH LINE OF LAND LOT 1185.

THENCE SOUTH 89 DEGREES 06 MINUTES 13 SECONDS WEST FOR A DISTANCE OF 504.38 FEET ALONG THE SOUTH LINE OF LAND LOT 1195 TO AN IRON PIN FOUND AT THE SOUTHWEST CORNER OF SAID LAND LOT.

THENCE SOUTH 00 DEGREES 06 MINUTES 57 SECONDS EAST FOR A DISTANCE OF 1282.42 FEET ALONG THE EAST LINE OF LAND LOT 1253 TO AN IRON PIN FOUND AT THE SOUTHEAST CORNER OF SAID LAND LOT.

THENCE SOUTH 89 DEGREES 18 MINUTES 16 SECONDS WEST FOR A DISTANCE OF 1288.56 FEET ALONG THE SOUTH LINE OF LAND LOT 1253 TO AN IRON PIN FOUND AT THE SOUTHWEST CORNER OF SAID LAND LOT.

THENCE SOUTH 00 DEGREES 02 MINUTES 10 SECONDS WEST FOR A DISTANCE OF 1084.40 FEET ALONG THE EAST LINE OF LAND LOT 1253 TO AN IRON PIN FOUND.

THENCE SOUTH 85 DEGREES 14 MINUTES 01 SECONDS EAST FOR A DISTANCE OF 316.96 FEET TO A POINT IN THE CENTER OF CRYSTAL MOUNTAIN ROAD (A 60 FOOT INGRESS-EGRESS EASEMENT).

THENCE NORTH 80 DEGREES 52 MINUTES 14 SECONDS WEST FOR A DISTANCE OF 18.00 FEET FROM AN IRON PIN FOUND.

THENCE SOUTH 00 DEGREES 23 MINUTES 49 SECONDS WEST FOR A DISTANCE OF 32.03 FEET ALONG THE CENTERLINE OF SAID ROAD TO A POINT.

THENCE SOUTH 03 DEGREES 45 MINUTES 08 SECONDS EAST FOR A DISTANCE OF 48.08 FEET ALONG THE CENTERLINE OF SAID ROAD TO A POINT.

THENCE SOUTH 15 DEGREES 32 MINUTES 54 SECONDS EAST FOR A DISTANCE OF 64.85 FEET ALONG THE CENTERLINE OF SAID ROAD TO A POINT.

THENCE SOUTH 40 DEGREES 54 SECONDS EAST FOR A DISTANCE OF 130.99 FEET ALONG THE CENTERLINE OF SAID ROAD TO A POINT.

THENCE SOUTH 18 DEGREES 15 SECONDS WEST FOR A DISTANCE OF 12.00 FEET.

LEAVING SAID CENTERLINE TO AN IRON PIN FOUND.

THENCE NORTH 83 DEGREES 23 MINUTES 58 SECONDS WEST FOR A DISTANCE OF 331.96 FEET ALONG THE SOUTH LINE OF LAND LOT 1269 AND THE COUNTY LINE TO AN IRON PIN FOUND.

PAULING COUNTY TO AN IRON PIN FOUND. THENCE NORTH 00 DEGREES 02 MINUTES 10 SECONDS EAST FOR A DISTANCE OF 21.97 FEET.

THE WEST LINE OF LAND LOT 1268 TO AN IRON PIN FOUND AT THE SOUTHWEST CORNER OF LAND LOT 1289.

THENCE NORTH 89 DEGREES 03 MINUTES 04 SECONDS WEST FOR A DISTANCE OF 1048.21 FEET ALONG THE SOUTH LINE OF LAND LOT 1289 AND THE COUNTY LINE TO AN IRON PIN FOUND.

THENCE SOUTH 89 DEGREES 48 MINUTES 08 SECONDS WEST FOR A DISTANCE OF 2613.63 FEET ALONG THE SOUTH LINE OF LAND LOT 1268, 1270, 1271 AND THE COUNTY LINE TO AN IRON PIN FOUND.

THENCE SOUTH 89 DEGREES 38 MINUTES 13 SECONDS WEST FOR A DISTANCE OF 220.98 FEET ALONG THE SOUTH LINE OF LAND LOT 1271 AND THE COUNTY LINE TO AN IRON PIN FOUND AT THE SOUTHWEST CORNER OF SAID LAND LOT.

THENCE SOUTH 89 DEGREES 49 MINUTES 11 SECONDS WEST FOR A DISTANCE OF 1833.49 FEET ALONG THE SOUTH LINE OF LAND LOTS 1272, 1273 AND THE COUNTY LINE TO AN IRON PIN FOUND.

THENCE SOUTH 89 DEGREES 59 MINUTES 51 SECONDS WEST FOR A DISTANCE OF 899.89 FEET ALONG THE SOUTH LINE OF LAND LOT 1274, 1274 AND THE COUNTY LINE TO AN IRON PIN FOUND.

THENCE NORTH 84 DEGREES 03 MINUTES 42 SECONDS WEST FOR A DISTANCE OF 1031.40 FEET ALONG THE SOUTH LINE OF LAND LOT 1274 AND THE COUNTY LINE TO AN IRON PIN PLACED.

THENCE NORTH 88 DEGREES 36 MINUTES 08 SECONDS WEST FOR A DISTANCE OF 1358.83 FEET ALONG THE SOUTH LINE OF LAND LOTS 1274, 1275 AND THE COUNTY LINE TO AN IRON PIN PLACED.

THENCE NORTH 88 DEGREES 12 MINUTES 32 SECONDS WEST FOR A DISTANCE OF 1557.74 FEET ALONG THE WEST LINE OF LAND LOTS 1274, 1279 AND THE COUNTY LINE TO AN IRON PIN FOUND AT THE SOUTHWEST CORNER OF LAND LOT 1276.

THENCE NORTH 88 DEGREES 41 MINUTES 42 SECONDS EAST FOR A DISTANCE OF 2869.97 FEET ALONG THE WEST LINE OF LAND LOTS 1279 AND 1245 AND LEAVING THE COUNTY LINE TO AN IRON PIN PLACED AT THE NORTHWEST CORNER OF LAND LOT 1245.

THENCE NORTH 88 DEGREES 30 MINUTES 43 SECONDS WEST FOR A DISTANCE OF 1363.18 FEET ALONG THE SOUTH LINE OF LAND LOT 1269 TO AN IRON PIN FOUND AT THE SOUTHWEST CORNER OF SAID LAND LOT.

THENCE NORTH 00 DEGREES 00 MINUTES 36 SECONDS EAST FOR A DISTANCE OF 2427.84 FEET ALONG THE WEST LINE OF LAND LOTS 1205 AND 1172 TO AN IRON PIN FOUND.

THENCE NORTH 00 DEGREES 35 MINUTES 38 SECONDS WEST FOR A DISTANCE OF 144.98 FEET ALONG THE WEST LINE OF LAND LOT 1172 TO AN IRON PIN FOUND AT THE NORTHWEST CORNER OF LAND LOT 1172.

THENCE SOUTH 88 DEGREES 57 MINUTES 22 SECONDS EAST FOR A DISTANCE OF 1398.20 FEET ALONG THE NORTH LINE OF LAND LOT 1172 TO AN IRON PIN PLACED AT THE NORTHEAST CORNER OF SAID LAND LOT.

THENCE NORTH 00 DEGREES 47 MINUTES 11 SECONDS EAST FOR A DISTANCE OF 1306.91 FEET ALONG THE WEST LINE OF LAND LOT 1132 TO AN IRON PIN PLACED AT THE NORTHWEST CORNER OF SAID LAND LOT.

THENCE NORTH 88 DEGREES 59 MINUTES 49 SECONDS WEST FOR A DISTANCE OF 1394.60 FEET ALONG THE SOUTH LINE OF LAND LOT 1100 TO AN IRON PIN FOUND AT THE SOUTHWEST CORNER OF SAID LAND LOT.

THENCE SOUTH 00 DEGREES 59 MINUTES 18 SECONDS WEST FOR A DISTANCE OF 1305.90 FEET ALONG THE EAST LINE OF LAND LOT 1134 TO AN IRON PIN FOUND AT THE SOUTHEAST CORNER OF SAID LAND LOT.

THENCE NORTH 88 DEGREES 57 MINUTES 44 SECONDS WEST FOR A DISTANCE OF 1288.73 FEET ALONG THE WEST LINE OF LAND LOT 1134 TO AN IRON PIN FOUND AT THE SOUTHWEST CORNER OF SAID LAND LOT.

THENCE NORTH 00 DEGREES 20 MINUTES 10 SECONDS EAST FOR A DISTANCE OF 1279.80 FEET ALONG THE WEST LINE OF LAND LOT 1134 TO AN IRON PIN FOUND AT THE NORTHWEST CORNER OF SAID LAND LOT.

THENCE NORTH 88 DEGREES 44 MINUTES 08 SECONDS EAST FOR A DISTANCE OF 16.22 FEET ALONG THE NORTH LINE OF LAND LOT 1134 TO THE SOUTHWEST CORNER OF LOT 1213, PHASE I, SECTION 8, CARTER GROVE PLANTATION.

THENCE SOUTH 85 DEGREES 12 MINUTES 05 SECONDS EAST FOR A DISTANCE OF 142.25 FEET ALONG THE SOUTHWEST LINE OF SAID LOT 1213 TO A POINT.

THENCE NORTH 00 DEGREES 15 MINUTES 05 SECONDS EAST FOR A DISTANCE OF 200.43 FEET ALONG THE WEST LINE OF LOT 1212 OF SAID SECTION TO A POINT.

THENCE NORTH 81 DEGREES 40 MINUTES 29 SECONDS EAST FOR A DISTANCE OF 130.49 FEET ALONG THE SOUTH LINE OF LOT 1199 OF SAID SECTION TO A POINT.

THENCE NORTH 42 DEGREES 00 MINUTES 56 SECONDS EAST FOR A DISTANCE OF 132.43 FEET ALONG THE EAST LINE OF LOT 1194 OF SAID SECTION TO A POINT.

THENCE NORTH 10 DEGREES 21 MINUTES 17 SECONDS EAST FOR A DISTANCE OF 138.65 FEET ALONG THE EAST LINE OF LOT 1194 OF SAID SECTION TO A POINT.

THENCE NORTH 27 DEGREES 40 MINUTES 08 SECONDS WEST FOR A DISTANCE OF 183.63 FEET ALONG THE EAST LINE OF LOT 1193 OF SAID SECTION TO A POINT.

THENCE NORTH 25 DEGREES 27 MINUTES 31 SECONDS EAST FOR A DISTANCE OF 138.71 FEET ALONG THE EAST LINE OF LOT 1191 OF SAID SECTION TO A POINT.

THENCE NORTH 08 DEGREES 34 MINUTES 38 SECONDS WEST FOR A DISTANCE OF 115.01 FEET ALONG THE EAST LINE OF LOT 1191 OF SAID SECTION TO A POINT.

THENCE NORTH 07 DEGREES 48 MINUTES 03 SECONDS WEST FOR A DISTANCE OF 117.37 FEET ALONG THE EAST LINE OF LOT 1190 OF SAID SECTION TO A POINT.

THENCE NORTH 31 DEGREES 48 MINUTES 03 SECONDS WEST FOR A DISTANCE OF 192.12 FEET ALONG THE GREEN SPADE TRACT BETWEEN LOTS 1190 OF SAID SECTION AND LOT 1173, PHASE I, SECTION 8, CARTER GROVE PLANTATION.

PARCEL DESCRIPTION (cont.)

THENCE NORTH 53 DEGREES 17 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 105.87 FEET ALONG THE EAST LINE OF LOT 1174 OF SECTION 8 TO A POINT.

THENCE NORTH 34 DEGREES 30 MINUTES 14 SECONDS EAST FOR A DISTANCE OF 107.95 FEET ALONG THE EAST LINE OF LOT 1174 OF SAID SECTION TO A POINT.

THENCE NORTH 03 DEGREES 53 MINUTES 42 SECONDS WEST FOR A DISTANCE OF 115.02 FEET ALONG THE EAST LINE OF LOT 1173 OF SAID SECTION TO A POINT.

THENCE NORTH 01 DEGREES 27 MINUTES 20 SECONDS WEST FOR A DISTANCE OF 282.56 FEET ALONG THE EAST LINE OF THE GREEN SPADE TRACT BETWEEN LOT 1173 OF SAID SECTION AND LOT 1154 OF SECTION 8, CARTER GROVE PLANTATION.

THENCE NORTH 30 DEGREES 09 MINUTES 03 SECONDS EAST FOR A DISTANCE OF 137.36 FEET ALONG THE EAST LINE OF LOT 1157 OF SAID SECTION TO A POINT.

THENCE NORTH 30 DEGREES 09 MINUTES 03 SECONDS EAST FOR A DISTANCE OF 77.11 FEET ALONG THE EAST LINE OF LOT 1154 OF SAID SECTION TO A POINT.

THENCE NORTH 03 DEGREES 21 MINUTES 57 SECONDS EAST FOR A DISTANCE OF 113.13 FEET ALONG THE EAST LINE OF LOT 1155 OF SAID SECTION TO A POINT.

ALONG THE EAST LINE OF LOT 1155 OF SAID SECTION TO A POINT.

ALONG THE EAST LINE OF LOT 1155 OF SAID SECTION TO A POINT FOR A DISTANCE OF 101.48 FEET TO AN IRON PIN FOUND AT THE NORTHWEST CORNER OF SAID SECTION TO A POINT.

THENCE NORTH 47 DEGREES 33 MINUTES 34 SECONDS WEST FOR A DISTANCE OF 102.74 FEET ALONG THE EAST LINE OF LOT 1154 OF SAID SECTION TO A POINT.

THENCE NORTH 74 DEGREES 20 MINUTES 14 SECONDS WEST FOR A DISTANCE OF 110.10 FEET ALONG THE NORTHEAST LINE OF LOT 1154 OF SAID SECTION TO A POINT.

THENCE NORTH 10 DEGREES 35 MINUTES 37 SECONDS WEST FOR A DISTANCE OF 313.18 FEET ALONG THE NORTHEAST LINE OF THE GREEN SPADE TRACT BETWEEN LOT 1153 SECTION 8 AND LOT 1180, PHASE I, SECTION 8, CARTER GROVE PLANTATION TO A POINT.

THENCE NORTH 33 DEGREES 53 MINUTES 29 SECONDS EAST FOR A DISTANCE OF 187.84 FEET ALONG THE EAST LINE OF LOTS 1068 AND 1067 OF SECTION 8 TO A POINT ON THE SOUTH RIGHT-OF-WAY OF CARTER GROVE BOULEVARD (PI/W VARIES).

THENCE NORTH 73 DEGREES 38 MINUTES 02 SECONDS EAST FOR A DISTANCE OF 57.88 FEET ALONG THE SOUTH RIGHT-OF-WAY OF CARTER GROVE BOULEVARD TO A POINT.

ALONG THE SOUTH RIGHT-OF-WAY OF CARTER GROVE BOULEVARD TO A POINT.

THENCE NORTH 10 DEGREES 31 MINUTES 49 SECONDS WEST FOR A DISTANCE OF 195.58 FEET ALONG THE PRESENT END OF CARTER GROVE BOULEVARD TO A POINT.

THENCE NORTH 73 DEGREES 38 MINUTES 11 SECONDS WEST FOR A DISTANCE OF 20.74 FEET ALONG THE SOUTH RIGHT-OF-WAY OF CARTER GROVE BOULEVARD TO A POINT.

THENCE NORTH 22 DEGREES 24 MINUTES 34 SECONDS WEST FOR A DISTANCE OF 140.98 FEET ALONG THE NORTH RIGHT-OF-WAY OF CARTER GROVE BOULEVARD TO A POINT.

THENCE NORTH 10 DEGREES 31 MINUTES 25 SECONDS EAST FOR A DISTANCE OF 164.41 FEET ALONG THE EAST LINE OF LOT 1063 OF SAID SECTION TO A POINT.

THENCE NORTH 14 DEGREES 06 MINUTES 29 SECONDS EAST FOR A DISTANCE OF 77.83 FEET ALONG THE EAST LINE OF LOTS 1046, 1046, 1046, 1046, 1046 AND 1003 OF SAID SECTION TO A POINT.

THENCE SOUTH 83 DEGREES 21 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 489.33 FEET ALONG THE SOUTH LINE OF LOTS 1042, 1043, 1044, 1045, 1046, 1047 AND 1048 OF SAID SECTION TO A POINT.

THENCE NORTH 43 DEGREES 51 MINUTES 40 SECONDS EAST FOR A DISTANCE OF 74.41 FEET ALONG THE SOUTHWEST LINE OF LOT 1041 OF SAID SECTION TO A POINT.

THENCE NORTH 44 DEGREES 03 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 95.65 FEET ALONG THE SOUTHWEST LINE OF LOT 1040 OF SAID SECTION TO A POINT.

THENCE NORTH 08 DEGREES 43 MINUTES 27 SECONDS EAST FOR A DISTANCE OF 164.41 FEET ALONG THE SOUTH LINE OF LAND LOT 1039 OF SAID SECTION TO A POINT.

THENCE NORTH 26 DEGREES 14 MINUTES 49 SECONDS WEST FOR A DISTANCE OF 182.72 FEET ALONG THE EAST LINE OF LOT 1038 OF SAID SECTION TO A POINT.

THENCE NORTH 89 DEGREES 43 MINUTES 02 SECONDS EAST FOR A DISTANCE OF 704.87 FEET TO AN IRON PIN.

THENCE SOUTH 89 DEGREES 29 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 308.78 FEET TO AN IRON PIN.

THENCE SOUTH 89 DEGREES 15 MINUTES 01 SECONDS EAST FOR A DISTANCE OF 312.67 FEET TO AN IRON PIN.

THENCE SOUTH 89 DEGREES 42 MINUTES 46 SECONDS EAST FOR A DISTANCE OF 1618.04 FEET TO AN IRON PIN.

THENCE SOUTH 89 DEGREES 40 MINUTES 26 SECONDS EAST FOR A DISTANCE OF 1097.19 FEET TO AN IRON PIN.

THENCE NORTH 00 DEGREES 18 MINUTES 59 SECONDS EAST FOR A DISTANCE OF 21.50 FEET ALONG THE WEST LINE OF LAND LOTS 1013 AND 1014 TO AN IRON PIN FOUND AT THE NORTHWEST CORNER OF LAND LOT 988.

ALONG THE WEST LINE OF LAND LOT 958 TO AN IRON PIN FOUND ON THE SOUTH RIGHT-OF-WAY OF OLD ALABAMA ROAD AND THE POINT OF BEGINNING.

SCHEDULE B--2 EXCEPTIONS

- TITLE COMMITMENT NO. NCS--1173880--HMLV**
EFFECTIVE DATE: APRIL 19, 2023
- Reservation of mineral rights, together with ingress and egress (Land Lot 1199) contained in a deed between Frank D. Smith, Fred W. Knight and Megan M. Hardy and C. G. Pittman to Albert M. Hardy et al, dated November 8, 1948, and recorded in Deed Book 248, Bartow County, Georgia, records.
 - Easement for Construction and Maintenance of Flood-Retarding Structures from C. C. Pittman to Coosa River Soil Conservation District, dated February 12, 1954, and recorded in Deed Book 148, Page 98, afterrecord records.
 - Terms and provisions of easements reserved, together with easements granted in Warranty Deed from David C. Pittman to Leland H. Bogwell dated August 2, 1983, and recorded in Deed Book 148, Page 98, afterrecord records.
 - Terms and provisions of easements reserved, together with easements granted in Warranty Deed from Keith Land Services, Inc. to Arthur Wayne Singleton, dated November 22, 1978, and recorded in Deed Book 341, Page 190, afterrecord records.
 - Terms and provisions of Agreement between Ogden & Stewart, Inc., and N. G. R. Investments, Inc., of Forsyth County, Georgia and Hagan and Weldon Theodor, dated August 5, 2005, and recorded in Deed Book 434, Page 370, afterrecord records. (see plot records)
 - Terms and provisions of easements reserved, together with easements granted in Warranty Deed from J. W. Smith, Fred W. Knight and Megan M. Hardy and C. G. Pittman to Albert M. Hardy et al, dated November 8, 1948, and recorded in Deed Book 248, Bartow County, Georgia, records. (See 15)
 - Development Agreement between Dawn C. McFarlane and Carter Grove Plantation, LLC, dated August 31, 2006, and recorded in Deed Book 200, Page 307, afterrecord records.
 - Easement from Steve Simpson to Georgia Power Company, dated November 14, 2005, and recorded in Deed Book 148, Page 98, afterrecord records.
 - Easement from Simpson Family LLC to Georgia Power Company, dated September 28, 2005, and recorded in Deed Book 200, Page 307, afterrecord records.
 - Easement from Steve Simpson to the City of Cartersville, a municipal corporation of the State of Georgia, dated February 7, 2006, and recorded in Deed Book 200, Page 307, afterrecord records. (Does not affect)

SCHEDULE B--2 EXCEPTIONS (cont.)

- TITLE COMMITMENT NO. NCS--1173880--HMLV**
EFFECTIVE DATE: APRIL 19, 2023
- Certificate of Dedication and Maintenance Agreement by and between Steve Simpson and Carter Grove Plantation, LLC and the City of Cartersville, Georgia, a municipal corporation, dated July 6, 2006, and recorded in Deed Book 200, Page 307, afterrecord records, as amended by Amended Certificate of Dedication and Maintenance Agreement from Steve Simpson and Carter Grove Plantation, LLC and the City of Cartersville, Georgia, a municipal corporation, dated July 6, 2006, and recorded in Deed Book 200, Page 307, afterrecord records. A legal description was not attached to either document. (Does not affect)
 - Restrictive Use Agreement by Steve Simpson, Simpson Family, LLC, a Georgia limited liability company and Carter Grove Plantation, LLC, a Georgia limited liability company, Carter Grove Commona, LLC, a Georgia limited liability company and Mayfair Development, LLC, a Georgia limited liability company, dated January 18, 2006, and recorded in Deed Book 200, Page 307, afterrecord records. (Does not affect)
 - Easements conveyed in Gull-Down Deed between Mary J. Simpson, as Executive of the Estate of Steve Simpson and Bartow County Water Department, dated October 1, 2009, and recorded in Deed Book 249, Page 359, afterrecord records, as corrected by Corrective Outdialdn recorded in Deed Book 249, Page 359, afterrecord records, and recorded in Deed Book 249, Page 359, afterrecord records. (Does not affect)
 - Terms and provisions of Railroad Easement and Operating Agreement by and between Georgia Power Company, LLC, a Georgia limited liability company and Carter Grove Plantation, LLC, a Georgia limited liability company, dated December 8, 2010, and recorded in Deed Book 249, Page 359, afterrecord records, as corrected by Corrective Outdialdn recorded in Deed Book 249, Page 359, afterrecord records, and recorded in Deed Book 249, Page 359, afterrecord records. (Does not affect)
 - Agreement Regarding Future Conveyance by and between Carter Grove Plantation, Inc., a Georgia corporation, Carter Grove Commona, LLC, a Georgia limited liability company and Mayfair Development, LLC, a Georgia limited liability company, dated December 8, 2010, and recorded in Deed Book 249, Page 359, afterrecord records. (Does not affect)
 - Easements acquired pursuant to Amended Order and Judgment entered in Deed Book No. 15-CV-1129, Superior Court of Bartow County, Georgia, styled Department of Transportation vs. 2883 acres of land, and certain easement rights, and Carter Grove (Atlanta) S&L V, L.L.P., W&L Fargo Bank, National Association, individually, dated August 28, 2015, and recorded in Deed Book 278, Page 864, afterrecord records. (Does not affect)
 - Easements acquired pursuant to Amended Order and Judgment entered in Deed Book No. 15-CV-1129, Superior Court of Bartow County, Georgia, styled Department of Transportation vs. 2883 acres of land, and certain easement rights, and Carter Grove (Atlanta) S&L V, L.L.P., W&L Fargo Bank, National Association, individually, dated August 28, 2015, and recorded in Deed Book 278, Page 864, afterrecord records. (Does not affect)
 - Easement from Carter Grove (Atlanta) ASL V L.P. to Georgia Power Company, dated December 17, 2015, and recorded in Deed Book 287, Page 294, afterrecord records. (Does not affect)
 - Easement from Carter Grove (Atlanta) ASL V L.P. to Georgia Power Company, dated December 17, 2015, and recorded in Deed Book 287, Page 294, afterrecord records. (Does not affect)
 - Terms and provisions of easements reserved, together with easements granted in Limited Warranty Deed by and between Carter Grove (Atlanta) ASL V L.L.P., a Delaware limited liability partnership and Albert Mead, an individual resident of the State of Georgia, dated November 17, 2019, and recorded in Deed Book 318, Page 222, afterrecord records. (Does not affect)
 - Voluntary Surrender Easement from Carter Grove (Atlanta) ASL V L.P. to Bartow County, Georgia, dated November 17, 2022, and recorded in Deed Book 351, Page 978, afterrecord records. (Does not affect)
 - Exception is taken to any consequences arising from the failure of the Bartow County Tax Assessor to properly assess Tax Map Reference Number 0107-0001-018 in conformity with the legal description of record. Note: Property conveyed in Gull-Down Deed between Mary J. Simpson, as Executive of the Estate of Steve Simpson and Bartow County Water Department, recorded in Deed Book 249, Page 359, afterrecord records, as corrected by Corrective Outdialdn recorded in Deed Book 249, Page 359, afterrecord records, which is not in the depiction of said Tax Map Reference Number.

PARCEL DESCRIPTION (AS-SURVEYED)

A Parcel of land situated in 959, 985, 986, 1027, 1028, 1029, 1030, 1031, 1059, 1060, 1061, 1062, 1069, 1100, 1101, 1129, 1130, 1131, 1132, 1134, 1172, 1173, 1174, 1175, 1176, 1177, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1269, 1270, 1271, 1272, 1273, 1274, 1275 and 1276, 4th District, 3rd Section, Bartow County Georgia, Beginning at a set $\frac{1}{2}$ " Rebar at the intersection of the West line of Land Lot 959 and the Southerly Right-of-Way of Old Alabama Road (SR113), thence S.50°-18'-41"E, along the said Southerly Right-of-Way of Old Alabama Road (SR113), 51.01 feet; thence along the said Southerly Right-of-Way of Old Alabama Road (SR113) the following 7 courses and distances: thence S.71°-17'-54"E, 175.69 feet; thence S.59°-56'-58"E, 110.00 feet; thence S.39°-51'-26"E, 375.13 feet; thence S.56°-30'-57"E, 158.45 feet; thence S.35°-29'-27"E, 311.62 feet; thence N.70°-59'-50"E, 241.19 feet; thence S.78°-29'-42"E, 133.95 feet to the Westerly Right-of-Way of Bates Road; thence along the Westerly Right-of-Way of Bates Road the following 3 courses and distances: thence S.33°-32'-21"E, 158.45 feet; thence S.35°-29'-27"E, 311.62 feet; thence S.38°-14'-54"E, 67.64 feet; thence leaving said Right-of-Way S.56°-24'-21"W, 911.96 feet to a found $\frac{1}{2}$ " Rebar; thence S.32°-53'-18"E, 447.35 feet to the centerline of road as recorded in Deed Book 434 Page 371 of Bartow County records; thence along said road the following 11 courses and distances: thence S.36°-13'-29"W, 29.00 feet; thence S.54°-10'-29"W, 268.40 feet; thence S.75°-49'-29"W, 147.10 feet; thence S.37°-01'-20"W, 237.10 feet; thence S.10°-06'-29"W, 258.60 feet; thence S.09°-28'-31"E, 196.80 feet; thence S.09°-24'-29"W, 226.50 feet; thence S.48°-49'-29"W, 144.10 feet; thence N.20°-35'-31"W, 215.40 feet; thence N.64°-03'-31"W, 312.60 feet; thence S.58°-08'-48"W, 197.73 feet to a found $\frac{1}{2}$ " Open Top Pipe on the West line of Land Lot 1031; thence leaving said centerline of road S.00°-47'-27"W, 1537.31 feet to a found 2" Rod at the Southeast corner of Land Lot 1059; thence along the South line of Land Lot 1059; thence along the South line of Land Lot 1059; thence S.89°-13'-54"W, 1382.98 feet to a found $\frac{1}{2}$ " Rebar; thence S.89°-36'-09"E, 755.46 feet; thence S.89°-27'-21"E, 659.59 feet to the Northeast corner of Land Lot 1130; thence N.84°-28'-31"E, along the North line of Land Lot 1129, 1468.52 feet to the Northeast corner of Land Lot 1129; thence S.01°-02'-55"W, along the East line of said Land Lot 1129, 1313.62 feet to a found $\frac{1}{2}$ " Rebar at the Southeast corner of said Land Lot 1129; thence S.89°-05'-40"E, along the North line of Land Lot 1177, 1316.41 feet to a found $\frac{1}{2}$ " Rebar at the Northeast Corner of said Land Lot 1177; thence along the East line of said Land Lot 1177, S.01°-00'-27"W, 1323.08 feet to a found $\frac{1}{2}$ " Rebar at the Northwest corner of Land Lot 1189; thence S.89°-28'-41"E, along the North line of said Land Lot 1189, 1252.94 feet to the Northwest corner of Land Lot 1189; thence S.89°-39'-01"E, along the North line of Land of said Land Lot 1189, 1362.62 feet to the Northwest corner of Land Lot 1197; thence N.89°-21'-39"E, along the North line of said Land Lot 1197, 1215.47 feet to a found $\frac{1}{2}$ " Rebar at the Northeast corner of said Land Lot 1197; thence S.00°-09'-19"E, along the East line of said Land Lot 1197, 1479.83 feet to a found $\frac{1}{2}$ " Rebar at the Northwest corner of Land Lot 1253; thence N.89°-48'-45"E, along the North line of said Land Lot 1253, 1240.46 feet to the Northeast corner of said Land Lot 1253; thence S.00°-06'-38"E, along the East line of said Land Lot 1253, 1281.79 feet to 3" Iron Bar found at the Southeast corner of said Land Lot 1253; thence S.89°-50'-36"W, along the South line of said Land Lot 1253; thence S.89°-50'-36"W, along the South line of said Land Lot 1269, 1048.21 feet; thence S.89°-50'-34"W, 2613.63 feet; thence N.89°-48'-57"W, 215.74 feet to a found $\frac{1}{2}$ " Rebar at the Southwest corner of Land Lot 1271; thence S.89°-48'-59"W, 1933.43 feet to a found $\frac{1}{2}$ " Rebar; thence S.89°-53'-22"W, 905.04 feet; thence N.89°-37'-01"W, 1015.77 feet to the Southwest corner of Land Lot 1274; thence N.89°-33'-53"W, 1359.05 feet to a found $\frac{1}{2}$ " Rebar; thence N.89°-07'-53"W, 1563.15 feet to the Southwest corner of Land Lot 1276; thence N.00°-55'-07"E, 2661.69 feet to a found $\frac{1}{2}$ " rebar at the Southeast corner of Land Lot 1205; thence N.89°-39'-31"W, along the South line of said Land Lot 1205, 1360.28 feet to a found $\frac{1}{2}$ " Rebar at the Southwest corner 1205; thence N.00°-07'-03"E, 2430.97 feet; thence N.03°-07'-20"W, 141.85 feet to a found $\frac{1}{2}$ " Rebar at the Northwest corner of Land Lot 1100; thence N.89°-56'-46"E, along the North line of said Land Lot 1122, 1399.20 feet to a found $\frac{1}{2}$ " Rebar at the Northeast corner of said Land Lot 1172; thence N.00°-47'-52"E, along the West line of Land Lot 1132, 1305.73 feet to a found $\frac{1}{2}$ " Rebar at the Southeast corner of Land Lot 1100; thence N.89°-56'-35"W, along the South line of said Land Lot 1100, 1394.07 feet to a found $\frac{1}{2}$ " Rebar at the Southwest corner of said Land Lot 1100; thence S.01°-01'-23"W, along the East line of Land Lot 1134, 1305.79 feet to a found $\frac{1}{2}$ " Rebar at the Southeast corner of Land Lot 1134; thence N.88°-54'-39"W, along the South line of said Land Lot 1134, 1288.52 feet to a found $\frac{1}{2}$ " Rebar at the Southwest corner of said Land Lot 1134; thence N.01°-06'-08"E, along the West line of said Land Lot 1134, 1283.52 feet to a found $\frac{1}{2}$ " rebar at the Northwest corner of said Land Lot 1134; thence along the Easterly line of Carter Grove Sub-Division the following 36 courses and distances: thence N.55°-16'-33"E, 142.25 feet to a found $\frac{1}{2}$ " Rebar; thence N.00°-19'-28"E, 200.43 feet; thence N.81°-44'-57"E, 130.49 feet; thence N.44°-05'-24"E, 132.43 feet; thence N.10°-25'-45"E, 128.95 feet; thence N.27°-35'-38"W, 193.63 feet; thence N.25°-31'-59"E, 138.71 feet; thence N.08°-50'-11"W, 115.01 feet; thence N.37°-43'-34"W, 117.37 feet; thence N.02°-21'-57"E, 132.12 feet; thence N.52°-29'-48"E, 104.52 feet; thence N.25°-29'-27"E, 108.39 feet; thence N.03°-49'-14"W, 115.02 feet; thence N.01°-45'-46"W, 285.79 feet to a found $\frac{1}{2}$ " Rebar; thence N.30°-56'-09"E, 138.23 feet; thence N.30°-13'-31"E, 77.11 feet; thence N.05°-26'-22"E, 113.13 feet; thence N.19°-39'-45"W, 101.46 feet; thence N.47°-29'-08"W, 102.74 feet; thence N.74°-15'-46"W, 110.10 feet; thence N.45°-31'-29"W, 313.18 feet; thence N.32°-59'-43"E, 188.00 feet; thence along a 56.20 foot curve having a radius of 860.00 feet, having a chord bearing S.71°-45'-01"E, 56.19 feet; thence S.73°-37'-25"E, 194.33 feet; thence N.16°-26'-17"E, 110.00 feet; thence N.73°-33'-43"W, 26.74 feet; thence N.72°-21'-46"W, 136.28 feet to a found $\frac{1}{2}$ " Rebar; thence N.53°-50'-25"E, 205.21 feet; thence N.10°-35'-53"E, 164.41 feet; thence N.14°-10'-57"E, 77.83 feet; thence S.83°-16'-52"E, 469.35 feet; thence N.44°-54'-32"E, 495.04 feet; thence N.64°-44'-25"E, 74.41 feet; thence N.44°-07'-48"E, 95.65 feet; thence N.08°-47'-55"E, 164.41 feet; thence N.28°-52'-37"W, 183.87 feet to a found $\frac{1}{2}$ " Rebar; thence leaving said Easterly line of Carter Grove Sub-Division N.89°-59'-24"E, 711.93 feet; thence S.89°-21°-00"E, 399.76 feet; thence S.88°-37'-55"E, 308.58 feet to a found $\frac{1}{2}$ " Rebar; thence S.89°-44'-26"E, 1622.17 feet; thence S.89°-36'-37"E, 1093.28 feet to a found $\frac{1}{2}$ " Rebar on the East line of Land Lot 1030; thence N.00°-22'-16"E, 1752.05 feet to the Northwest corner of Land Lot 986; thence N.01°-07'-24"E, 377.65 feet to the Southerly right-of-Way of Old Alabama Road (SR113) and the point of beginning, containing 1945.84 more or less acres of land.

Excepting the following:

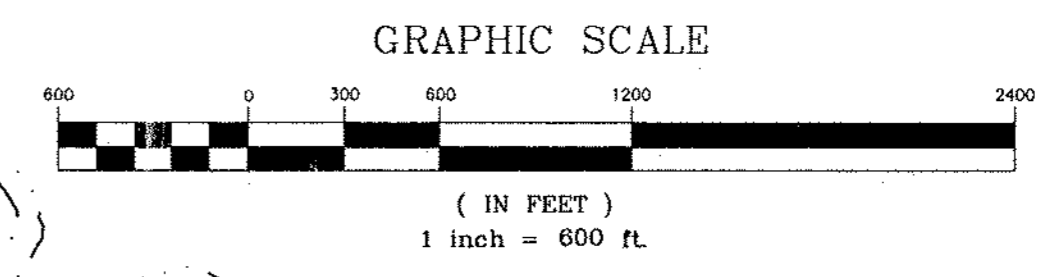
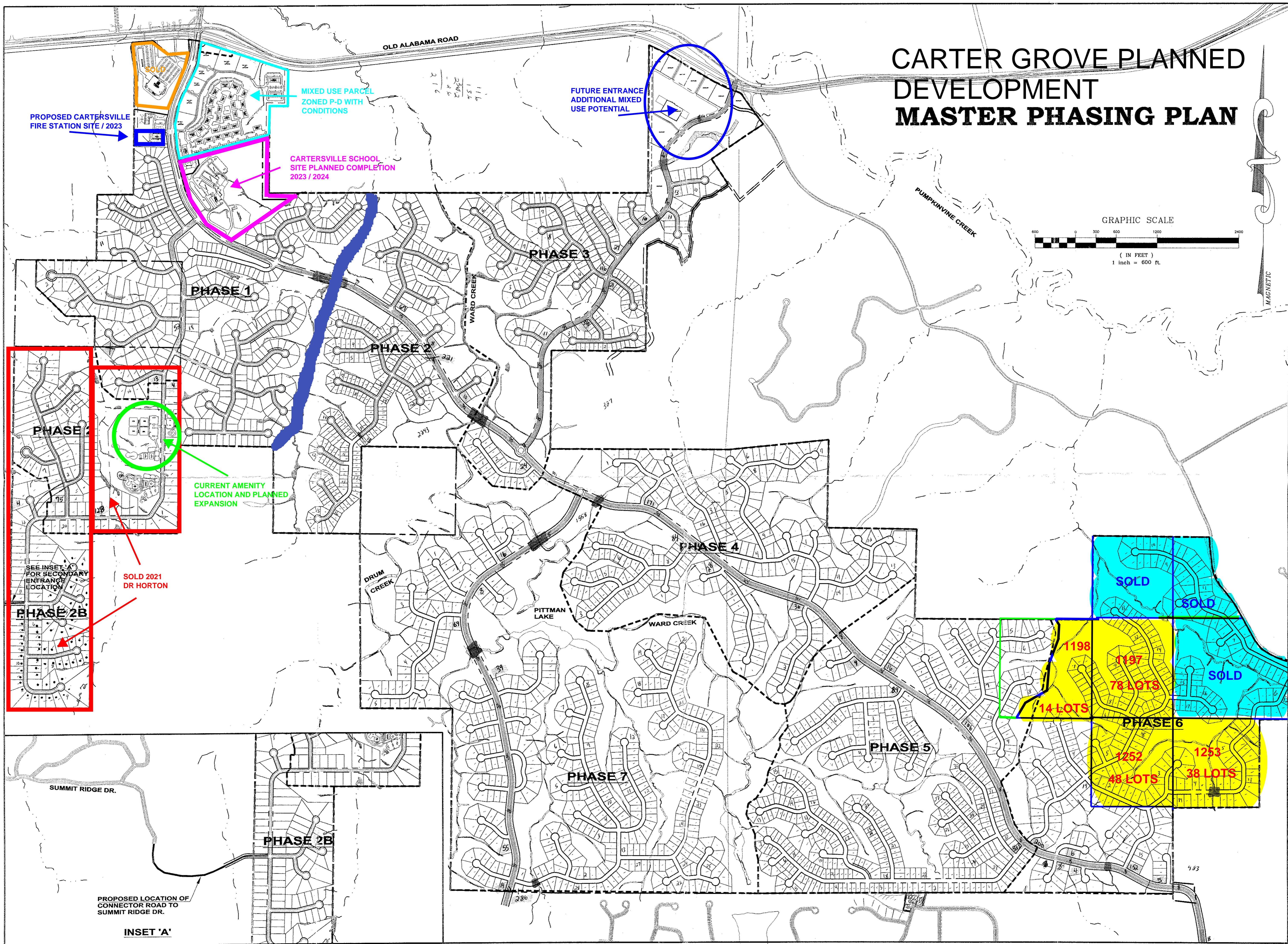
A Parcel of land situated in Land Lot 1062, 4th District, 3rd Section, Bartow County Georgia, commencing at the Northeast Corner of said Land lot 1062; thence N.89°-05'-12"W, 646.47 feet along the North line of said Land Lot 1062; thence S.00°-00'-00"E, 46.91 feet to the point of beginning; thence S.73°-38'-00"E, 94.00 feet; thence S.16°-21'-00"W, 94.00 feet; thence N.73°-38'-00"W, 94.00 feet; N.16°-21'-00"E, 94.00 feet to the point of beginning, containing 0.20 acre more or less of land.

PREPARED BY:
 NATHAN G. SHEPHERD
 PROFESSIONAL SURVEYOR LICENSE#488
 514 WEST HAVLE ST.
 CLARKSVILLE, GEORGIA 30040
 TEL: 888-584-8178
 DRAWN BY: JTS
 DATE: 07/21/2013
 JOB NUMBER: 13420091023
 www.SolonGroup.com

Solon GROUP

D-6000 SHEET 9

CARTER GROVE PLANNED DEVELOPMENT MASTER PHASING PLAN



NO.	DATE	DESCRIPTION

www.perspectiveeng.com
PERSPECTIVE ENGINEERING
 100 Graystone Power Blvd., Suite 100
 Dallas, Georgia 30137
 PH: (678) 587-1203
 FAX: (678) 587-1203

PROJECT NAME
 CARTER GROVE PLANTATION PHASING PLAN
 CITY OF CARTERSVILLE, GEORGIA

CLIENT NAME
 CARTER GROVE PLANTATION, LLC
 126 ENTERPRISE PATH, SUITE 208
 HIRAM, GEORGIA 30141

SEAL

DWG. SHT-2-1-R.dwg
 DATE 05/30/07
 JOB NUMBER 2005-253
 DRAWN BY BAG

SHEET TITLE
MASTER PHASING PLAN

SHEET
2.1

52
7a

PUBLIC COMMENTS

David Hardegree

From: Amy Robbins <windowsitter@gmail.com>
Sent: Tuesday, September 12, 2023 6:18 PM
To: David Hardegree; Amy Robbins
Subject: [EXTERNAL] Switch rezoning comments
Attachments: SWITCH REZONE.docx; ATT00001.txt

*****CAUTION***** : This email originated from outside the City of Cartersville network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Sender: windowsitter@gmail.com

Dear sir, please see the comments as they apply to the Switch rezoning application
Thank you
Amy Robbins
80 Canal Rd
Dallas, GA 30132
423-341-3370

Please include our comments for the rezoning and to the NWGPRC for the DRI process submitted by SWITCH or any other entities as to the impact on Senators Ridge and The Capital at Senators Ridge Subdivision Home Owners to be noted collectively as (SR)

Parcel Numbers

C120-0001-003

C120-0001-001

C119-0001-001

We request the following please be considered at minimum to address these community impact concerns.

The proposed re-zoning changes are not compatible in usage to be adjacent to our neighborhood Senators Ridge and The Capital at Senators Ridge. We are opposed to the rezoning of these land lots.

Should this rezoning be approved we request these guidelines be stipulated:

- That a 1,000 ft undisturbed buffer be maintained along the Paulding County line adjacent to any SR residential lot
- Land usage for chemical, biological and environmentally hazardous research labs be excluded entirely
- Maximum allowable 55db outdoors noise level [EPA Identifies Noise Levels Affecting Health and Welfare | About EPA | US EPA, 2000L3LN.PDF \(epa.gov\)](#)
- Levels not to be exceeded during pre- construction, construction, operation or maintenance activities of any entity
- Noise reduction 24 hours a day, to include: use of sound blankets, sound attenuating walls, for each HVAC unit and generators used in construction, operation or maintenance used by any entity. All HVAC and generator equipment to be used in the sound evaluations and are not to be excluded from evaluations.
- Required annual noise study during peak hours of operations for all entities after each phase is completed for the purpose of enforcement of the sound limit of 55db

Construction impacts

Blasting limitation to no more than 5 days a week excluding Saturday and Sunday within the hours of 9 -5, school operations to be taken into consideration, seismic monitoring is requested to ensure records are available to the public should damage occur to: homes, walls, pools, pool equipment and surrounds, storm water structures, playgrounds, streets, curbs, sidewalks, play structures, tennis courts and parking lots.

Heightened Erosion control measures are requested, all BMPs to be inspected and maintained in accordance with GSWCC specifications, due to the immediate impacts to the community additional heightened BMP oversight by Georgia EPD to focus on water quality

preservation of the Etowah River, Ward Creek and its impact on Carnes/Collins Lake in SR Subdivision, Pumpkinvine Creek and respective watersheds. That no off-site drainage be allowed, no stormwater discharges be allowed to discharge into the creeks or tributaries (named or un-named) and ravines that run through SR. Controlling entity should collect, store, treat and clean any water prior to discharge, and that outflow should not exceed existing volumes. Our system cannot handle additional flows and we do not want any sort of contaminants coming into SR.

Easement Agreement and O&M Agreement for the dam on Carnes/Collins Lake labeled Pumpkinvine Creek Watershed Structure #1 are to be consider as to the flood levels of the surrounding properties which will be affected by added stormwater volumes.

That stringent enforcement of clearly staked LODs be maintained to ensure that no dumping, construction debris, spoil piles and visual eyesores to the adjacent properties are allowed. That clearing and grubbing take place with construction to help minimize erosion and the impact on BMP maintenance. That a BMP removal plan be implemented and enforced after ground stabilization and unsightly silt fences not be left in place as eyesores to the adjacent homeowners.

Use of water trucks on a regular basis for dust control to thwart fugitive emissions from the project site, music and noise control be implemented to ensure the quality of life for surrounding residents and school activities. A 4' x 4' sign be erected with large legible letters at the construction entrance for the life of the project with the names and contact numbers of the construction permit holders.

Analysis and implementation of additional specialized fire protection throughout all phases of this project, that great care should be taken to protect our surrounding forest. Forest fire in this community could cause a massive loss of life and property destruction of horrible proportions that could easily get out of control. That absolutely no open burning of any kind be allowed at any time to ensure fire safety and the quality of the air for the surrounding homeowners and school complexes in both Paulding and Bartow City/County. This is to include the clearing phase. Future fire protection needs should be addressed for the community.

A Wildlife assessment be completed for trout, bats, turtles and woodpeckers.

References:

https://epd.georgia.gov/sites/epd.georgia.gov/files/related_files/site_page/Trout_Stream_Designations_by_County_March_2014.pdf

https://www.nwgrc.org/wp-content/uploads/Regional_RIR_Map.pdf

<http://rules.sos.ga.gov/GAC/391-4-3>

“The following waters and all streams within the following watersheds, excluding any impoundments thereon unless specifically included, are designated, in the counties listed, trout waters and shall be open for trout fishing throughout the year”

Incompatibility between adjacent uses

No commercial activities, construction or fabrication, any business that will produce nuisance, chemical or airborne discharges be allowed adjacent to the SR neighborhood. That all noise and air pollution consideration for construction and operation of future commercial property be heightened to the listed standards in this document. All dumpsters, delivery areas, and the like be located away from SR. That lighting from commercial properties be designed and shielded so as not to add any light to SR properties. Vegetative screening in addition to high quality fencing should be installed.

Thank you for your kind consideration,

Amy Robbins (for correspondence in this matter: windowsitter@gmail.com)

David Duncan

Email dated 9/12/23

David Hardegree

From: Julianne Meadows <jmeadows@nwgrc.org>
Sent: Thursday, September 7, 2023 11:27 AM
To: Andy
Cc: David Hardegree
Subject: [EXTERNAL] RE: No Data Center

Follow Up Flag: Follow up
Flag Status: Flagged

*****CAUTION***** : This email originated from outside the City of Cartersville network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Sender: jmeadows@nwgrc.org

Dear Sir,

RE: Development of Regional Impact review for DRI 4061 Switch KEEP 2.0 Atlanta North Campus, Cartersville

The DRI review process is designed to be an intergovernmental review process to allow affected parties, which include surrounding local governments, state agencies, and other related agencies, an opportunity to review and comment on the proposed project. Comments received from these agencies are provided to the local government for their use in the local review process. The local review process provides an opportunity for public review and comment on the project. We encourage you to provide these comments at that time, to the local government entity that serves you.

Julianne Meadows
 Director of Regional Planning
 Northwest Georgia Regional Commission
 PO Box 1798
 Rome, GA 30162-1798
 (706) 295-6485
www.nwgrc.org

-----Original Message-----

From: Andy <jixer6002001@yahoo.com>
Sent: Wednesday, September 6, 2023 9:02 PM
To: Julianne Meadows <jmeadows@nwgrc.org>
Subject: No Data Center

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

This new center is basically in our back yard. We will NOT tolerate a major industrial complex putting out noise 24, will stop this from imposing its fire risks, runoff pollution, and general nuisance on us.

I can't believe you're seriously considering putting this monstrosity within a stone's throw from our peaceful home. This will not stand. We will not allow our property values to take a nosedive while you enrich the wealthy plutocrats bankrolling this train wreck. Take your plans elsewhere.

A. Williams
Paulding county
Senators Ridge Neighborhood

Sent

From: Desiree <terra_globes@comcast.net>
Sent: Monday, September 11, 2023 12:26 AM
To: David Hardegree; Zack Arnold
Subject: [EXTERNAL] Switch Concerns

CAUTION:This email originated from outside the City of Cartersville network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Sender:terra_globes@comcast.net

Hello. On behalf of myself and other residents living in Senators Ridge Subdivision, I am requesting the adoption of more stringent policies for the SWITCH project. Our neighborhood backs up directly to this location at the Paulding County line. Therefore, due to its negative impact on nearby residences and schools, I have laid out some specific technology district policies and city ordinances I would like to see enacted if this re-zoning is approved. The stipulations are as follows:

- 1). Increase the buffer of undisturbed land and trees to 300 ft instead of 75 or 100 feet at the property lines where our neighborhood and county line meets.

- 2). No buildings or towers within Phase 1 or any future phases to be erected within 1/4 mile or 1,300 feet of the Paulding County line where residential and school zonings meet.

These stipulations are requested to shield neighboring residences and schools from the well documented impact that data centers cause in terms of noise and light pollution, soil erosion, fire hazard / spread, and other concerns as listed below.

- 2). As data center cooling systems run 24/7, and can radiate sound up to 2.5 miles, constant mind disturbing noise is

one of the most concerning issues. As this is a multi phase concept with an expanse of 2,019 acres, adding additional data center buildings will make the noise problem worse. Therefore,

3). Please add an additional ordinance to limit noise from data center cooling systems located within 1 mile of school and residential zonings to a Maximum of 55 decibels both day and night. Determine who is going to follow through with enforcing this.

Noise pollution is a given with data centers as they run 24/7 and emit up to 85 decibels from their huge HVAC systems and other equipment. There is info found online about how the noise cannot be controlled and never stops. Day and night, nearby schools and neighborhoods must contend with this issue as HVAC noise is often exempt from county noise ordinances.

Scientific Study Says Data Center Noise Would Hinder Operations at Bristow, Gainesville Schools
bristowbeat.com

*If the City of Cartersville can write an amendment to add a new zoning classification (Technology District)), then an amendment can be written to the noise ordinance to add a limit on decibels for commercial HVAC systems located near residential and school zonings.

4). Restrict the height of buildings to 40 ft and towers to 100 ft. Prohibit these structures from being in view from all vantage points in Senators Ridge. Having these structures in view from anywhere in the neighborhood will likely lower property values and additionally cause light and noise pollution.

5). Follow Dark Sky International's 5 Lighting Principals for Responsible Outdoor Lighting. Limit the amount of shorter wavelength (blue-violet) light to the least amount needed, no higher than necessary, and pointing light beams downward, not toward our neighborhood. <https://darksky.org/resources/guides-and-how-tos/lighting-principles/>

The following list contains additional concerns and reasons I do not approve of this

industry backing up

to Senators Ridge Subdivision:

* Effects on Ward Creek and Carnes - Collins Lake: Erosion, Pollution. Many homes in Senators Ridge

are located along the Paulding / Bartow line where some of the Switch Data Center parcels back up

to. There are also Senators Ridge properties on Carnes Lake and along Ward Creek that could likely be

affected by any erosion and / or pollution coming down through the creek.

* Risk of Fire / Explosions: According to data center dynamics.com : "Data center fires continue to

plague the industry, causing huge damage and even the loss of life."

"The main causes of data center fires generally fall into the following categories: electrical failures,

overheating lithium-ion batteries, inadequate maintenance, and human error."

* Global Switch is listed here in a list of major fires and explosions. With the amount of electricity

load generated with this type of facility, the higher risk makes this type of facility an

inappropriate choice to build next to neighborhoods and schools.

[https://dgtlinfra.com/data-center-](https://dgtlinfra.com/data-center-fires/#:~:text=The%20main%20causes%20of%20data,inadequate%20maintenance%2C%20and%20human%20error.)

[fires/#:~:text=The%20main%20causes%20of%20data,inadequate%20maintenance%2C%20and%20human%20error.](https://dgtlinfra.com/data-center-fires/#:~:text=The%20main%20causes%20of%20data,inadequate%20maintenance%2C%20and%20human%20error.)

The fact that these data centers often have employer hired fire brigades on staff tells you this entity

carries an enormous fire / explosion risk. In addition to possible staff on-hand in case of fire, what is the

expected response time from the local fire department to the building(s) in Phase 1?

To the buildings

later added further back toward the Paulding county line?

* Increased chance of Power outages here in Senators Ridge as a result of this electricity load?

* Where are the access roads and parking lots slated to go in? For Phase 1? For future phases?

* Surrounding Air and Water Quality: Testing? Established Guidelines? Who monitors and governs

them? How often is testing done? Where can we locate the results on an ongoing basis?

* Cracked Foundations: The land will likely require rock blasting which has been shown in similar areas

with data centers near neighborhoods to cause cracks in home foundations near similar data

centers. This is an unacceptable risk having this multi phase data center at the back door to our

neighborhood.

* Ward Creek which runs through the entire project site is home to the Etowah Darter which is endangered.

https://georgiabiodiversity.org/profile/profile?group=None&es_id=19006

Ward Creek / watershed is also a protected trout stream, which again contain the endangered Etowah Darter.

Appendix-A-Etowah-River-Basin-
Profiles

PDF Document · 17.4 MB

* The Etowah Indian Mounds are very close to this area. An archeological survey would need to be done to ensure there are no artifacts in this area.

* Also, regarding the buffer marked in green dashes on the DRI location map, David Hardegree mentioned that “The buffer is an indicator for regionally important resources and environmental features within one mile of the project.” What does this entail? Senators Ridge falls within the boundaries of this zone.

I strongly oppose this facility sharing a back door with our residential neighborhood and multiple schools. Please do not approve this Re-zoning, especially without additional stipulations as outlined above.

Thank you,
Desiree Griffiths

David Hardegree

From: Diane Moumousis <dianemoumousis@gmail.com>
Sent: Wednesday, September 13, 2023 10:26 AM
To: David Hardegree
Subject: [EXTERNAL] Resident from Senators Ridge & The Capital @ Senators Ridge subdivision comments for the rezoning and to the NWGPRC for the DRI process submitted by SWITCH or any other entities as to the impact on Senators Ridge and The Capital at Senators ...

*****CAUTION***** : This email originated from outside the City of Cartersville network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Sender: dianemoumousis@gmail.com

To whom it may concern...

SUBJECT: Rezoning and to the NWGPRC for the DRI process submitted by SWITCH or any other entities as to the impact on Senators Ridge and The Capital at Senators Ridge Subdivision

Kindly asking that you... Please reconsider and select 200+ acres in North Georgia where there is a lot of rural land available not near any neighborhoods or schools. Senator Ridge and The Capitol at Senator Ridge are known for the beautiful trees in the neighborhood, large lots, space between homes and how peaceful and quiet it is in North Paulding county. It is a highly sought after neighborhood because of what it offers to those who call it home.

People... Dads, Moms, Teens, little kids. Every decision made by a huge corporation should always place *People, neighborhoods, and schools* first. Not the location of a huge industrial building that doesn't belong in what is a natural wooded landscape that took decades for those trees to grow and next to subdivisions and schools. PEOPLE. If the people living in these homes were your family, your daughters, sons, grandchildren, students at a high school a short distance away, would you want this Huge Data Center, that has so many complaints from other subdivisions it is built near, being next door to your house. We see these neighborhoods protesting with their signs and we hear their complaints. That does nothing to make us want to welcome your huge Data Center near our beloved,

wonderful and peaceful neighborhood. You will ruin it and the beautiful trees we see all over this area when you bulldoze them down for your big building. Trees or Cement?? We choose Trees and quiet, not lights and noise. There is so much land in North Georgia, I am positive you can locate land just as good, most likely better, than this 200+ acres located near a neighborhood, family's homes and near a high school.

Please reconsider. It isn't always about money, a corporation's earnings... It is about people and the quality of their lives. It is about whether your huge Data Center ruins the value of peoples' homes in the area when they need to sell, and they lose money instead of their home going up in value because of a huge Data Center with noise, lights running 24/7 & 365 days a year. If something built in the area causes a house, homes in a neighborhood to drop in value, that can be disastrous for middle class families who live paycheck to paycheck. People count on a house increasing in value, not having something built nearby that can decrease its value. Please take a step back and realize your data center could have a huge effect on those who live in this area, financially, physically and mentally. Noise and lights can affect those with migraines, mental, emotional and medical issues. Your data center next to local subdivisions could cause considerable harm mentally, medically and financially. This Data could have a huge effect and once it is built, *I'm Sorry* is not the correct answer. Other land was available not near subdivisions, schools - where local residents live, work, and young people go to school. Better choices are available to build on in North Georgia where there is a lot of land available. People come before money. I know you can make it work. You are a HUGE CORPORATION!

All I ask is before you proceed with a huge Data Center next to our beautiful, quiet, peaceful, fabulous neighborhood, Paulding High School and other neighborhoods, would you please take a look at 200+ acres in North Georgia away from any subdivision/neighborhood or school so it will not cause any distress or issues - financially, medically or emotionally for the people whose lives are wonderful and blissful at this time. Nobody wants something to ruin a beautiful, peaceful, community they live in. Please take a step back and seek property farther north of Cartersville... I assure you there is a lot of land available in North Georgia. Making this choice to go North and build... you will make neighborhoods very happy you moved your Data Center elsewhere.

Thank you for your time and considering other options. It is very much appreciated.

Diane Moumousis
116 Georgetown Drive
Dallas, GA 30132
The Capital at Senators Ridge

FYI: I bought in The Capital July 2022. Why? Because both of my daughters live in The Capital. One daughter and her husband since 2008 when they were married and the youngest daughter since 2011 when she moved from Oklahoma back to Georgia and bought in the same subdivision as her sister because she loved it. I, the Mom, bought in July 2022 because a house went on the market 2 blocks from my youngest daughter and 1 minute by car from my oldest daughter. It was a Ranch over an unfinished basement. Exactly what I wanted. My daughters had been trying to get me to move since our beloved Husband/Dad went to Heaven 3 1/2 years earlier. When there was no hope of survival, God gave him grace and mercy and called him home. All three of us now live in the Capital. I moved here from a small mountain town in North Carolina that I absolutely loved. But... I am happier here having my daughters close by. And we all love this neighborhood. After hearing about SWITCH being built next to our subdivision, I pray house values do not go down. In 2022 it was a bidding war to buy a house and my house \$30,000 over asking. I knew it would as everything did in highly sought after Senators Ridge and The Capital at Senators Ridge. Being a widow, retiring from Delta Airlines after 42 years because of Covid and purchasing a home, I pray home values do not go down. I need this house to increase in value with time passing, not decrease because of buildings built around it. Very concerned.

Please include our comments for the rezoning and to the NWGPRC for the DRI process submitted by SWITCH or any other entities as to the impact on Senators Ridge and The Capital at Senators Ridge Subdivision Home Owners to be noted collectively as (SR)

Parcel Numbers C120-0001-003 C120-0001-001 C119-0001-001 We request the following please be considered at minimum to address these community impact concerns. The proposed re-zoning changes are not compatible in usage to be adjacent to our neighborhood Senators Ridge and The Capital at Senators Ridge. We are opposed to the rezoning of these land lots. Should this rezoning be approved we request these guidelines be stipulated:

- That a 1,000 ft undisturbed buffer be maintained along the Paulding County line adjacent to any SR residential lot**
- Land usage for chemical, biological and environmentally hazardous research labs be excluded entirely**
- Maximum allowable 55db outdoors noise level EPA Identifies Noise Levels Affecting Health and Welfare | About EPA | US EPA, 2000L3LN.PDF (epa.gov)**
- Levels not to be exceeded during pre- construction, construction, operation or maintenance activities of any entity**
- Noise reduction 24 hours a day, to include: use of sound blankets, sound attenuating walls, for each HVAC unit and generators used in construction, operation or maintenance used by any entity. All HVAC and generator equipment to be used in the sound evaluations and are not to be excluded from evaluations.**
- Required annual noise study during peak hours of operations for all entities after each phase is completed for the purpose of enforcement of the sound limit of 55db Construction impacts Blasting limitation to no more than 5 days a week excluding Saturday and Sunday within the hours of 9 -5, school operations to be taken into consideration, seismic monitoring is requested to ensure records are available to the public should damage occur to: homes, walls, pools, pool equipment and surrounds, storm water structures, playgrounds, streets, curbs, sidewalks, play structures, tennis courts and parking lots. Heightened Erosion control measures are requested, all BMPs to be inspected and maintained in accordance with GSWCC specifications, due to the immediate impacts to the community additional heightened BMP oversight by Georgia EPD to focus on water quality preservation of the Etowah River, Ward Creek and its impact on Carnes/Collins Lake in SR Subdivision, Pumpkinvine Creek and respective watersheds. That no off-site drainage be allowed, no stormwater discharges be allowed to discharge into the creeks or tributaries (named or un-named) and ravines that run through SR. Controlling entity should collect, store, treat and clean any water prior to discharge, and that outflow should not exceed existing volumes. Our system cannot handle additional flows and we do not want any sort of contaminants coming into SR. Easement Agreement and O&M Agreement for the dam on Carnes/Collins Lake labeled Pumpkinvine Creek Watershed Structure #1 are to be consider as to the flood levels of the surrounding properties which will be affected by added stormwater volumes. That stringent enforcement of clearly staked LODs be maintained to ensure that no dumping, construction debris, spoil piles and visual eyesores to the adjacent properties are allowed. That clearing and grubbing take place with construction to help minimize erosion and the impact on BMP maintenance. That a BMP removal plan be**

implemented and enforced after ground stabilization and unsightly silt fences not left in place as eyesores to the adjacent homeowners. Use of water trucks on a regular basis for dust control to thwart fugitive emissions from the project site, music and noise control be implemented to ensure the quality of life for surrounding residents and school activities. A 4' x 4' sign be erected with large legible letters at the construction entrance for the life of the project with the names and contact numbers of the construction permit holders. Analysis and implementation of additional specialized fire protection throughout all phases of this project, that great care should be taken to protect our surrounding forest. Forest fire in this community could cause a massive loss of life and property destruction of horrible proportions that could easily get out of control. That absolutely no open burning of any kind be allowed at any time to ensure fire safety and the quality of the air for the surrounding homeowners and school complexes in both Paulding and Bartow City/County. This is to include the clearing phase. Future fire protection needs should be addressed for the community. A Wildlife assessment be completed for trout, bats, turtles and woodpeckers. References:

[https://epd.georgia.gov/sites/epd.georgia.gov/files/related_files/site_page/Trout Stream Designations by County March 2014.pdf](https://epd.georgia.gov/sites/epd.georgia.gov/files/related_files/site_page/Trout_Stream_Designations_by_County_March_2014.pdf)

[https://www.nwgrc.org/wp-content/uploads/Regional RIR Map.pdf](https://www.nwgrc.org/wp-content/uploads/Regional_RIR_Map.pdf)

<http://rules.sos.ga.gov/GAC/391-4-3>

“The following waters and all streams within the following watersheds, excluding any impoundments thereon unless specifically included, are designated, in the counties listed, trout waters and shall be open for trout fishing throughout the year”

Incompatibility between adjacent uses No commercial activities, construction or fabrication, any business that will produce nuisance, chemical or airborne discharges be allowed adjacent to the SR neighborhood. That all noise and air pollution consideration for construction and operation of future commercial property be heightened to the listed standards in this All dumpsters, delivery areas, and the like be located away from SR. That lighting from commercial properties be designed and shielded so as not to add any light to SR properties. Vegetative screening in addition to high quality fencing should be installed.

David Hardegree

From: Lori Blaylock <blaylocklori@gmail.com>
Sent: Friday, September 15, 2023 2:59 PM
To: jmeadows@nwgrc.org; David Hardegree
Cc: Bbowen@jbowpc.com; Natalie@switch.com
Subject: [EXTERNAL] Comment on DRI #4061 Carter Grove / Switch LTD

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Sender: blaylocklori@gmail.com

As direct neighbors to the proposed project, we respectfully request these additional items/concerns be addresses in the new Technology District Codes. It would be most effective if these concerns were addressed before the Council public meeting on Oct 10th.

The follow are excerpts from a review that King George Planning Staff commissioned of their existing ordinance text relating to data centers, American Planning Association best practices, Code of Virginia (Loudoun County VA), and several municipalities dealing with public grievances due to Data Centers. These recommendations are under consideration in both the King Georgia County Zoning & Subdivision Ordinance and the rewrite currently underway in Loudoun County VA due sometime in 2023.

I mention Loudoun County, VA as they are the most recent, and relevant in dealing with the newest construction type and technology. While we recognize Switch, LTD is the most advanced of these center types, the code should address future land developed and companies which may not be as advanced or responsible. Our code requirements should contain measurable limits on Noise, Gas Emissions, Odor, Ground Vibrations, Light Glare and specifically guards against negative environmental impacts.

APA (American Planning Assoc.)Recommendations:

Land Use and Zoning Considerations:

- Limit data centers to within one mile of a state/national park or other historically significant resources. - Etowah Indian Mounds
- Propose The Planning & Zoning to commission 3rd party studies for recommendations for certain stormwater management techniques for land disturbances related to the construction, expansion, or operation of data centers that are located within two miles of a national park, state park, state forest, or other historically significant resources.
- Buffer zones adjunct to existing and/or future residential development should be 500 feet.
- A Buffer Yard is required in order to screen the data center building from adjacent residentially zoned or planned properties includes any side/rear yard abutting properties.
- Buffer Yards: Adjunct or facing existing and/or future residential development requires a buffer yard with evergreen plantings installed on an earthen berm that has a minimum height of six (6) feet and a slope not steeper than 2:1. The buffer yard plantings shall be installed in accordance with the requirements of the commercial code Notwithstanding the requirements of this section, use of natural topography and preservation of existing vegetation, supplemented by new vegetation, if needed.

Screening Considerations:

- Mechanical equipment must be shown on any proposed plan and must be fully screened on all sides. Such visually solid screen must be constructed with a design, materials, details, and treatment compatible with those used on the nearest Principal Façade of a building.
- Screening for Mechanical equipment may incorporate perforated surfaces on screening walls as necessary to permit ventilation of mechanical equipment.
- Ground mounted mechanical equipment must be separated from existing/future adjacent residential development or otherwise be setback a minimum of 100 feet from the property line.
- Ground mounted mechanical equipment is prohibited in building front facade or facing public roads and/or facing existing/future adjacent residential development.
- Solid Walls can be used as visual and acoustical screening but they must have evergreen planting facing the property lines.

Building Appearance Considerations:

- Principal Façade requirements apply to all building facades that face adjacent existing or planned public roads or that face an adjacent property with existing residential development, an approved CDP or plat showing residential development, or zoning district permitting residential uses.

Must have:

- Differentiated Surfaces
- Consistent Design
- Fenestration

Options:

- Green Wall
- Mechanical Equipment Façade

Noise Considerations:

- No loading/unloading activities or other noise-producing activities shall be allowed within 350 feet of an existing single family residential use. Quiet Time should be observed from 6pm to 8am.
- The maximum allowable dBA level of impulsive sound emitted from the use, as measured at the property line of any adjacent residential lot where the lot is designed for a single family dwelling unit as a principal use, shall not exceed 50 dB . In addition, outdoor music shall not be allowed after 10:00 PM.
- Construction Noise - Construction activities or other noise-producing activities shall be allowed within 350 feet of an existing single family residential use. Construction Quiet Time should be observed from 6pm to 8am.
- The continued conformance with noise limits should be monitored by a 3rd party and not solely complaint driven. Requiring annual testing will help maintain compliance. Testing results should then be made part of the county's public reporting website.
- Benchmark locations should be noted on plans and include provisions for the distance of mechanical equipment from property lines. Consideration for noise attenuation should be a major factor when siting of mechanical equipment, such as an air conditioner compressor, etc., and where measures are taken noted on the plans.

Lighting Considerations:

- All exterior lighting shall be designed and constructed with full cutoff and/or fully shielded fixtures that direct light downward and into the interior of the property and away from adjacent roads and any adjacent properties.

Fencing Considerations:

- Ordinance should specify the types of prohibited fence materials such as barbed wire and allows chain link fencing if coated black or dark green. Type of fencing should be noted on plans.

Thank you for your time and consideration,
Lori Blaylock
426 Washington Blvd. Dallas GA 30132

The Capital at Senators Ridge subdivision
(Property on located on Paulding county line which abutts the proposed rezoning parcels)

Item 3.

David Hardegree

From: David Hardegree
Sent: Thursday, September 14, 2023 3:24 PM
To: VICKI COX
Subject: RE: [EXTERNAL] Technology district rezoning

Ms. Cox,
Thank you for your comments. I'll forward them to the Switch team. If you are available, Switch is hosting a public meeting tonight in the Cartersville High School Auditorium at 7pm. This is a good opportunity to learn more about Switch's proposal and discuss your concerns with them. Your concerns are shared by others.

Kinda Regards,
David

David Hardegree, AICP
City of Cartersville
Planning and Development Department
2nd Floor, City Hall
10 N. Public Square
Cartersville, GA 30120
Direct: 770-387-5614
Main 770-387-5600
www.cityofcartersville.org

From: VICKI COX <missvsg17@gmail.com>
Sent: Thursday, September 14, 2023 2:27 PM
To: David Hardegree <dhardegree@cityofcartersville.org>
Subject: [EXTERNAL] Technology district rezoning

*****CAUTION***** : This email originated from outside the City of Cartersville network. Do not click links or open attachments unless you recognize the sender and know the content is safe.
Sender: missvsg17@gmail.com

Hello,

I would like to voice my extreme concern over the possibility of rezoning the area between Bates Rd. and Old Alabama Rd. as a "Technology District" which has come to light with the potential Switch Data Center buildout being proposed. This area is zoned as residential and should stay residential. I currently work for an electrical contractor who handles large data centers and understand the impacts, especially to residential areas. This type of project is better suited in areas similar to the 411 corridor to Rome, where already they are building huge battery plants and are already zoned for this kind of massive building. Data centers require a large amount of power and as I live within a 2 mile radius with the

most power outages of anywhere I've ever lived, I am horrified to think of the ramifications to our already stressed. Not only that but I am concerned about the noise and the environmental impact, as well as ongoing traffic nightmares. Thank you for your thoughtful consideration!

Thank you!

Vicki Cox

David Hardegree

From: Julianne Meadows <jmeadows@nwgrc.org>
Sent: Thursday, September 7, 2023 11:21 AM
To: Joseph Bolduc
Cc: David Hardegree
Subject: [EXTERNAL] RE: SWITCH project within the Cartersville City Limits.

Follow Up Flag: Follow up
Flag Status: Flagged

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Sender: jmeadows@nwgrc.org

Dear Sir:

RE: Development of Regional Impact review for DRI 4061 Switch KEEP 2.0 Atlanta North Campus, Cartersville

The DRI review process is designed to be an intergovernmental review process to allow affected parties, which include surrounding local governments, state agencies, and other related agencies, an opportunity to review and comment on the proposed project. Comments received from these agencies are provided to the local government for their use in the local review process. The local review process provides an opportunity for public review and comment on the project. We encourage you to provide these comments at that time, to the local government entity that serves you.

Julianne Meadows
Director of Regional Planning



[PO Box 1798](#)
[Rome, GA 30162-1798](#)
(706) 295-6485
www.nwgrc.org

From: Joseph Bolduc <josephbolduc@gmail.com>
Sent: Tuesday, September 5, 2023 10:16 PM
To: Julianne Meadows <jmeadows@nwgrc.org>
Subject: SWITCH project within the Cartersville City Limits.

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ENOUGH! This is a residential community, not an industrial center. The new warehouses on the outskirts of town are bad enough welcome to our city but at least they are quiet, data centers are not. They need to be built well away from any residential areas. No matter how hard they try there will always be a background hum. I worked in a data center for a telecom and it is never quiet. In fact, after a period of time it makes one nervous, edgy and angry, there was a high employee turnover rate because of this. Try this little experiment at home, shut off the main breaker on your breaker panel. Note the silence then turn the power back on. Note all those little constant sounds from your fridge or other appliances. Multiply those little sounds 100 times and that constant background noise is what we'd have from a data center. For me, with a TBI, (traumatic brain injury) that sound would become unbearable. In the proposed location, at that elevation, there is nothing to block the sound from traveling right into downtown. Think the train at night is annoying? Imagine the constant background hum of giant HVAC units. Bye Bye nice little Cartersville.

Joseph T. Bolduc

David Hardegree

From: Julianne Meadows <jmeadows@nwgrc.org>
Sent: Thursday, September 14, 2023 5:13 PM
To: David Hardegree
Subject: [EXTERNAL] FW: Switch Data Center Concerns

*****CAUTION***** : This email originated from outside the City of Cartersville network. Do not click links or open attachments unless you recognize the sender and know the content is safe.
Sender: jmeadows@nwgrc.org

Julianne Meadows
Director of Regional Planning
n^rrthwest
GEORGIA
REGIONAL COMMISSION
[PO Box 1798](#)
[Rome, GA 30162-1798](#)
(706) 295-6485
www.nwgrc.org

From: James Kennedy <gabe.kennedy77@gmail.com>
Sent: Thursday, September 14, 2023 10:08 AM
To: Julianne Meadows <jmeadows@nwgrc.org>
Subject: Switch Data Center Concerns

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am reaching out to you in hopes of getting your help in addressing the imminent construction of a 126-acre data center that is currently in the works for the city of Cartersville in Bartow County, just North of the Paulding County border. The cause of my concern is for the total destruction of the multitudes of native flora and fauna, but especially in the pressing matter of the endangered species status of the Etowah Darter (*Etheostoma etowahae*), which I have reason to believe, dwells within Ward Creek. I've drawn this conclusion from observing several fish with the matching description in that area over the years. Ward Creek is a tributary of the Etowah River and feeds into Carns lake, which is the intended location of the data center. Below, I have included links to an article discussing the data center, a page depicting the Etowah darter, as well as another displaying its range, which clearly shows that the data center will be a major threat to an already endangered species. It is my hope that contacting you brings this threat to your attention so that action may be taken accordingly to prevent further loss of Georgia's already shrinking biodiversity.

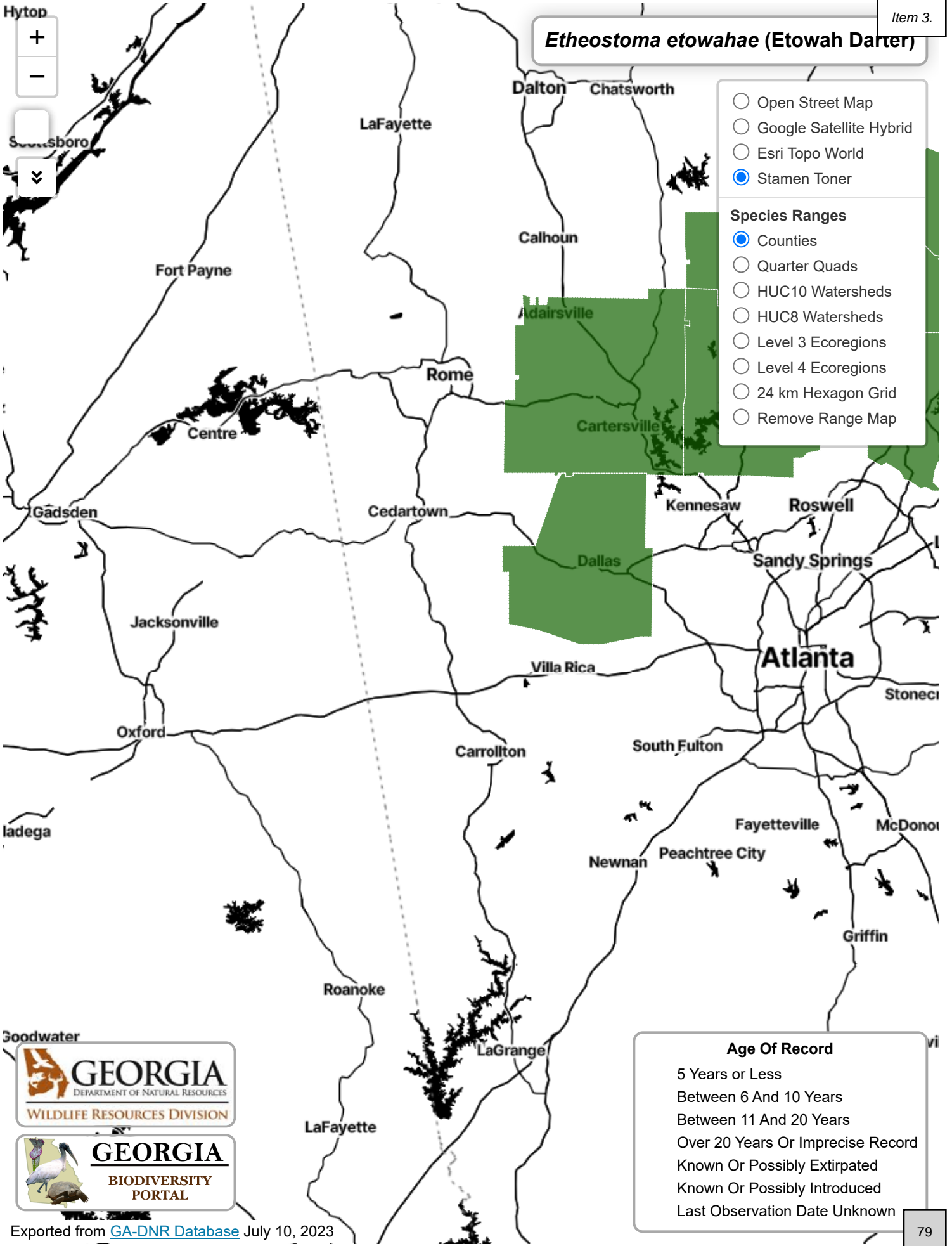
Thank you for your time and consideration,

Gabriel Kennedy

<https://www.datacenterdynamics.com/en/news/switch-to-invest-772-million-in-second-georgia-campus-outside-atlanta/>

https://georgiabiodiversity.org/profile/profile?group=None&es_id=19006&fbclid=IwAR36_laNvdbtBW05ndx55TKI8yNGA3nO4I4x1JLxnEFv9aFIVgn8KmJpmb8_aem_AT_pw7MY-mA4JqHt2zeBGxCW7Wh3-TodxDoFaHPS-wvBdIxI2Hzr6ASv6zOpFqiFilU&mibextid=Zxz2cZ

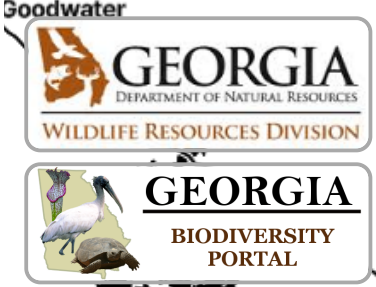
https://georgiabiodiversity.org/natels/rangemaps?es_id=19006



Etheostoma etowahae (Etowah Darter) Item 3.

- Open Street Map
 - Google Satellite Hybrid
 - Esri Topo World
 - Stamen Toner
- Species Ranges**
- Counties
 - Quarter Quads
 - HUC10 Watersheds
 - HUC8 Watersheds
 - Level 3 Ecoregions
 - Level 4 Ecoregions
 - 24 km Hexagon Grid
 - Remove Range Map

- Age Of Record**
- 5 Years or Less
 - Between 6 And 10 Years
 - Between 11 And 20 Years
 - Over 20 Years Or Imprecise Record
 - Known Or Possibly Extirpated
 - Known Or Possibly Introduced
 - Last Observation Date Unknown





*profile under revision



Etheostoma etowahae Etowah Darter Dawson Co., GA 1 October 2016 Photo by Alan Cressler. Image may be subject to copyright.

[Report Sighting](#)

Etheostoma etowahae Wood and Mayden, 1993

Etowah Darter

Federal Protection: Listed Endangered

State Protection: Endangered

Global Rank: G1

State Rank: S1

Element Locations Tracked in Biotics: Yes

SWAP High Priority Species (SGCN): Yes

Element Occurrences (EOs) in Georgia: 24

Habitat Summary for element in Georgia: Moderate to high gradient streams over cobble to gravel in areas of swift current

Description

Reaching a maximum total length of approximately 70 mm (2.8 in), the Etowah darter has a compressed body with eight broad blotches marking the dorsum and up to 11 indistinct dark bars along the sides. Males have brilliant red bands in the dorsal and caudal fins, and bluish coloration on the lower sides of the head and on the pectoral, pelvic and anal fins.

Similar Species

Etowah darters are currently indistinguishable from the closely related greenbreast darter (*E. jordanii*), barring genetic analysis. It was once thought the two species could be identified based on the presence of red spots along the body, but this character does not hold, as both greenbreast and Etowah darters may have red spots. A meristic analysis of the two species did not find consistent differences in scale counts (i.e., lateral line, transverse scale rows and caudal peduncle scale rows), though scale counts for Etowah darters tend to be lower than for greenbreast darters. At present, genetic analysis is the only means of distinguishing Etowah and greenbreast darters that co-occur in portions of the lower Etowah watershed where they likely hybridize. Etowah darters are also

similar to the lipstick darter (*E. chuckwachatte*), but do not have orange color on their lips during the spawning season. These two species do not co-occur.

Habitat

The Etowah darter typically occurs in swift riffle habitat over cobble and gravel substrata.

Diet

Aquatic invertebrates.

Life History

Etowah darters spawn from May to mid-August within the upper Etowah River at water temperatures between 16-23°C. Etowah darters spawn in moderate to swiftly flowing areas of coarse sand or fine gravel interspersed with or protected by larger gravel and cobble. Females appear to choose a suitable spawning site while a male may follow or chase her. There are numerous acts of aggression during the courtship towards other females or males that may attempt to cut in. If a second female comes along that is ready to spawn, she may be chased away by the first female, or the male may choose to leave the first female to couple with the second. In addition to the commonly observed male-on-male aggressive chasing behavior, male Etowah darters have been observed biting the tail of another rival male; at times two males may be locked together, each with the other's tail in his own mouth. When the female is ready to spawn she dives rostrum-first into the sand, partially burying herself. The male mounts the female, quivering as they push into sand stirring up the sediment. The female may remain in place partially buried for several minutes after the male leaves. The courtship and spawning behavior may continue, with multiple spawns occurring in the same general area.

Survey Recommendations

Etowah darters can be collected with a seine or observed while snorkeling.

Range

The Etowah darter occurs only in the Etowah River system in Georgia. Once thought to be restricted to the upper Etowah (upstream from Allatoona Reservoir), recent work has shown that Etowah darters also occur in the lower portion of the basin (downstream of Allatoona dam), where they co-occur with the closely related greenbreast darter. Etowah darters have been collected in the lower Etowah mainstem and in Raccoon Creek, a tributary to the lower Etowah River. In the upper Etowah, Etowah darters occur in the mainstem and some of its larger tributaries, including Long Swamp Creek, Amicalola Creek, and Shoal Creek (Dawson County). Etowah darters also occur in Stamp Creek, a tributary to Allatoona Reservoir. Check the [Fishes of Georgia Webpage] (http://fishesofgeorgia.uga.edu/index.php?page=speciespages/species_page&key=etheetow) for a watershed-level distribution map.

Threats

The Etowah darter is particularly vulnerable to habitat loss because of its narrow distribution, which is restricted to a geographic area currently experiencing rapid urban and suburban development as the metro-Atlanta area expands. Land disturbance associated with commercial development, and home and road construction threatens to degrade river and stream habitat by accelerating the runoff of sediment and contaminants. Increased impervious surface cover results in flashy storm events that can scour stream channels, alter the water temperature regime, accelerate delivery of contaminants, and lower baseflows during non-runoff periods. Lowering of baseflow conditions may be a significant threat to the Etowah darter and other species that depend on swiftly-flowing, sediment-free riffles to complete their life cycle. Water-supply development threatens Etowah darter habitat directly, but the operation of reservoirs may also pose a threat to the species if water flow and thermal regimes in main channel habitats are significantly altered.

Georgia Conservation Status

Etowah darters currently appear to have a relatively stable population in the upper Etowah River, where they are encountered during annual surveys. They may be locally abundant in some places they occur, despite their limited range within the Etowah system. Much less is known about their abundance and population status in the Raccoon Creek system and in the lower Etowah River, where they co-occur and hybridize with the greenbreast darter. The lower Etowah River has a dramatically altered flow and temperature regime, due the operation of the Allatoona Reservoir. The

discovery of a population of Etowah darters in this reach is significant, as this population could potentially be enhanced if conditions improve there.

Item 3.

Conservation Management Recommendations

Conserving the Etowah darter and other unique aquatic resources of the Etowah River depends on maintaining habitat quality upstream from Allatoona Reservoir, and ultimately on improving habitat and water quality in the lower portion of the river. Eliminating runoff of upland sediment from land-disturbing activities, such as roadway and housing construction, and runoff of contaminants, such as fertilizers, pesticides, heavy metals, and surfactants is critical to protecting aquatic resources. [Forested buffers](<https://www.tva.gov/Environment/Environmental-Stewardship/Land-Management/Shoreline-Stabilization>) should be maintained along stream banks to aid in protecting water quality. Stream buffers are essential, but offer inadequate water quality protection where surface runoff is directed to bypass buffered areas, (e.g., where stormwater or other surface drains are in place to accelerate upland runoff to streams). Protecting riverine habitat quality will require the maintenance of natural patterns of stream flow by minimizing water withdrawals, new impoundments, and impervious cover. The Etowah darter and other fishes that similarly depend on riffle habitats are especially vulnerable to streamflow depletion because habitats with swift currents are diminished at low flows. Technical guidance on how to minimize the impacts of development on sensitive fishes is available through the [Etowah HCP website] (http://www.fws.gov/athens/rivers/Etowah_River_HCP.html).

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Authors of Account

Byron J. Freeman and Megan Hagler

Date Compiled or Updated

B. Freeman, 1999: original account

K. Owers, Jan 2009: Added picture, updated status and ranks, added fish atlas link, converted to new format, minor edits to text

M. Hagler, July 2009: general update of entire account.

Z. Abouhamdan, April 2016: updated links



male Etowah River (Coosa Basin), Dawson Co., GA 17 June 2017 Photo by Brett Albanese (Georgia DNR - Wildlife Resources)



Raccoon Creek (Coosa basin), Paulding Co., GA 27 April 2010 Photo by Brett Albanese (Georgia DNR - Wildlife Resources)

Guidelines for Proposed Development Adjacent to Watershed Project Dams

There is a need for statewide uniformity when there are proposed changes that will have an impact to the function and maintenance of a watershed dam or adjacent pertinent areas. The Natural Resources Conservation Service (NRCS) has developed review guidelines for any proposed development adjacent to a watershed project dam.

Definitions of terminology used herein include:

A dam is an artificial barrier, together with any associated spillways and appurtenant works, across a watercourse or natural drainage area, which does or may impound or divert water.



The top of dam is the lowest elevation along the centerline of the dam. This does not include any elevations within the auxiliary spillway.

The auxiliary spillway is the spillway designed to convey excess water through, over, or around a dam. The auxiliary spillway is usually an excavated channel through one or both of the abutments.

The control section in an open channel spillway is that section where accelerated flow passes through critical depth.

The impoundment area is the portion of the reservoir allotted to the temporary storage of floodwater. Its upper limit is the top of dam elevation.

An easement is a legal document granted to the Sponsoring Local Maintenance Organization(s), which covers the impoundment area and the auxiliary spillway(s) return flow to the waterway downstream from the dam.

All NRCS watershed dams within the State of Georgia have a Sponsoring Local Maintenance Organization(s) (Sponsor) with most being in one of the below categories.

1. The Local Soil and Water Conservation District (district),
2. The district and the County or City,
3. The County or City. (Some Sponsors own the dam and impoundment area)

The actual easement elevation varies with each watershed structure. Easements can reference the top of dam elevation, the auxiliary spillway control section elevation, or the auxiliary spillway control section elevation plus flow depth. Also, some easements contain special provisions. Easements belong to the Sponsor.

Assistance is available to the Sponsor from the State Attorney General through the Georgia Soil and Water Conservation Commission (GSWCC) for legal problems related to easements and land rights

The Sponsor is responsible for proper operation and maintenance of the dam and issuing or denying requests for changes within the impoundment area.

The Sponsor should notify the NRCS when proposed changes are planned that will have an impact to the functioning and maintenance of a watershed dam.

Proposed changes of concern include:

1. Any roads, sewer lines, or other utilities across, on or through the dam, auxiliary spillway or within the impoundment area.
2. Any plans that include earthfill within the impoundment area.
3. Any plans which propose structures, buildings, fences, play areas, trails or other items within the impoundment area, auxiliary spillway, or on the dam.
4. Any plans to utilize the impoundment area as stormwater detention.



When the above or similar proposed changes are planned, the designer must submit two sets of drawings, specifications and any applicable hydrology and hydraulic reports to the Sponsor for routing to NRCS engineers through the designated District Conservationist. Any submittals for proposed earthfill or stormwater detention within the impoundment area shall include calculations to verify compensation of effected volumes. All submittals shall include a designated contact person.

NRCS engineers make reviews as to compliance with NRCS criteria and provide recommendations and comments regarding the proposed changes to the Sponsor. Changes that include installation of sewer lines, water lines, or any modifications to the dam, principal spillway or auxiliary spillway will require review of the NRCS State Conservation Engineer. During the review process, NRCS engineers may contact the designated contact person for clarification or to suggest changes that could bring a project into NRCS criteria compliance.

Upon completion of the review the NRCS engineer will provide final recommendations and comments to the NRCS District Conservationist for routing to the Sponsor. The Sponsor decides whether to permit proposed changes or deny proposed changes if these changes will have adverse impacts on maintenance, liability or proper functioning of a dam.

Development activities that should not be allowed in areas adjacent to the easement, impoundment area, auxiliary spillway or dam include:

1. Any activity that decreases flood storage volume such as any modification to the principal spillway riser that would increase normal water surface elevation.
2. Erection of structures, buildings, signs, fences, or landscaping features on the dam or in the auxiliary spillway which would interfere with the proper functioning of the structure or inhibit maintenance activities such as annual mowing of these areas.
3. Docks, picnic tables or other potential floating items should not be permitted unless anchored in such a way that they cannot float loose with fluctuations in the lake level.

The State of Georgia classifies dams as Category I if a failure of that dam would cause probable loss of life downstream. The State of Georgia EPD Safe Dams Section must approve plans for proposed changes through or near the dam or auxiliary spillway of Category I dams.

Examples include sewer lines, roads, or structures that require rock blasting near the dam or other significant topographic changes.

General NRCS recommendations to Sponsors and Designers:



1. Enforce the State of Georgia Erosion and Sediment Control Law within the drainage area of the watershed dam to keep sedimentation accumulation in the impoundment area to a minimum.
2. Enforce Storm Water Management Requirements on new development sites within the drainage area of a watershed dam and prohibit increases in peak runoff into the impoundment area.
3. Proposed development adjacent to the lake should construct detention pond(s) according to local stormwater ordinances with the top of dam elevation above the NRCS structure's 100 year-24 hour water surface elevation. In cases where a detention pond is not feasible, a volume equal to the increased runoff amount for the 100 year-24 hour storm event may be excavated between the auxiliary spillway crest elevation and normal pool. NRCS will depend upon the County or Local City Government(s) to insure that all disturbed areas are properly re-vegetated in a timely manner.
4. Forward all plans for areas being developed adjacent to the impoundment area to NRCS for comment with enforcement responsibilities remaining with the Local Government
5. Not allow construction of houses in the dam breach zone. Such construction would cause the dam to become Category I leaving the Local Government and or others responsible for expensive modifications.

Source (NRCS via DRI review process):

<https://gaswcc.georgia.gov/watersheds-water-resources/watershed-dams/guidelines-proposed-development-adjacent-watershed>

6. Not allow any structures, such and houses or commercial buildings, to be constructed in the impoundment area, unless the lowest finished floor elevation of the structure is above the design top of dam elevation.

Item 3.

DEVELOPMENT OF REGIONAL IMPACT
(DRI)
REPORT AND RECOMMENDATIONS

n^rthwest GEORGIA

REGIONAL COMMISSION

MEMORANDUM

To: Local Governments, State Agencies, and Interested Parties

From: Boyd Austin, Executive Director

Date: September 21, 2023

Subject: Report on DRI 4061, Switch KEEP 2.0 Atlanta North Campus, Cartersville

The Northwest Georgia Regional Commission has completed the regional review of DRI 4061, Switch KEEP 2.0 Atlanta North Campus, Cartersville, which would develop an initial phase of one data center, and several future phases. The total parcel is 2,200 acres and Cartersville anticipates that the rest of the site will be developed with data/ technology uses in future phases. The initial phase includes 126 acres and a single data center facility approximately 1,620 ft. in length, along with associated driveways, detention ponds, and an electrical substation. The overall project is anticipated to be complete in 2046. The proposed rezoning would create a new data/technology zoning district for this site.

Comments Received

Paulding County comments, "Paulding County shares a common border with the 2,200 acre tract. We have requested an overall site plan for the project including future phases and have been advised that there is no plan for phases beyond the initial phase consisting of 126 acres. We request that when future phases are submitted that the project be subject to another round of comment by affected parties as outlined in the Rules of the Georgia Department of Community Affairs Chapter 110-12-3.05(2)(c)."

Georgia DNR Floodplains Unit comments, "From inspection of the effective Flood Insurance Rate Maps (FIRMs) developed by the Federal Emergency Management Agency (FEMA), the building components of the proposed project is located outside of the Special Flood Hazard Area (SFHA), in Zone X (unshaded), an area of low flood risk. A Floodplain Snapshot Map showing the designated floodplain impacts in the vicinity of the project location, accompanied by the relevant extract of FEMA's FIRMs are attached." Please see full comments.

USDA NRCS comments, "We have reviewed our records and have determined that there is such a structure involved in this project. NRCS's watershed structure Pumpkinvine Creek 02 is at the project location and Pumpkinvine Creek 01 is immediately to the south. The location is shown on the accompanying screenshot, p. 3 of this letter. Please contact the Coosa River Soil & Water Conservation District through Sheri Teems, District Conservationist. Information about development near such

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structures in general is located here: <https://gaswcc.georgia.gov/watersheds-water-resources/watershed-dams/guidelines-proposed-development-adjacent-watershed>

An evaluation would be needed for NRCS watershed dam (Pumpkinvine Creek 02 & 01) near the project area by Eric Harris & Sheri Teems for the completion of this early coordination request.” Please see full comments.

NWGRC Comments

Since there is little detail on future phases of the project, total impacts are yet unknown. While the project may have comparatively little impact on transportation infrastructure, there may be temporary construction impacts. Potential for impacts on adjoining jurisdictions should also be considered.

Because this project (including current and future phases) will develop a large area resulting in a significant increase in impervious surfaces, the development should include all applicable and recommended best management practices to minimize stormwater runoff during construction and post-construction, and should implement and maintain stormwater BMPs and erosion and sedimentation controls during construction, including green infrastructure where applicable. The project agreements should also ensure maintenance of all stormwater infrastructure. All applicable City of Cartersville and Metro North Georgia Water Planning District stormwater recommendations and requirements must be followed.

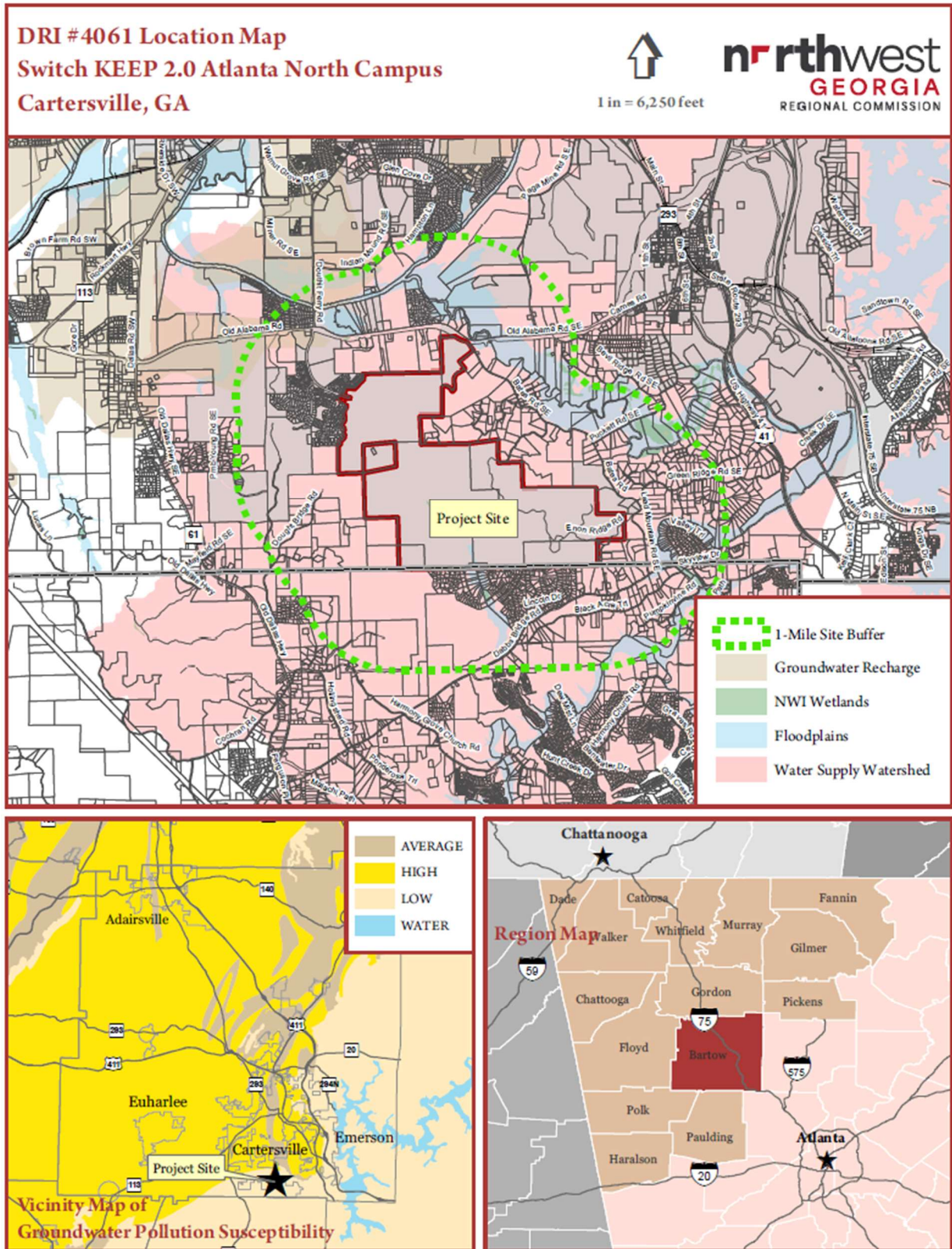
Consistency with Comprehensive Plan and Service Delivery Strategy

This area is shown on the 2023 Future Land Use Map for Cartersville as Low/Medium Density Residential. It appears that City of Cartersville and Cobb County are providers of water and sewer services, with Cartersville providing water and sewer service to the western part of the site, and Cobb County providing water and sewer service to the eastern part of the site, according to the 2019 Bartow County Service Delivery Strategy.

Consistency with 2019 Northwest Georgia Regional Plan

The area is designated as Developed on the Northwest Georgia Projected 2040 Regional Land Use Map showing that this area exhibits urban type development patterns and urban services are already being provided.

Location Map



COMMENTS RECEIVED



United States Department of Agriculture

September 11, 2023

Boyd Austin, Executive Director
Northwest Georgia Regional Commission
P.O. Box 1798
Rome, Georgia 30162

**Re: Development Regional Impact 4061 for Switch KEEP 2.0 Atlanta North Campus
Development, City of Cartersville, Bartow County**

Dear Mr. Austin:

This letter is in reference to your request for information on the possible impacts the proposed development of data and technology center project may have on land use, conservation, water quality and other general environmental concerns that may be of interest to our agency. The following outlines our concerns with the proposed project with regards to farmland protection, and Natural Resources Conservation Service (NRCS) watershed dams and project easements.

Farmland Protection

The Farmland Protection Policy Act (FPPA) is intended to minimize the impact federal programs have on the unnecessary and irreversible conversion of farmland to nonagricultural uses. Projects are subject to FPPA requirements if they may irreversibly convert farmland (directly or indirectly) to nonagricultural use and are completed by a federal agency or with assistance from a federal agency. For the purpose of FPPA, farmland includes areas located within soil map units rated as prime farmland, unique farmland, and land of statewide or local importance. Farmland subject to FPPA requirements does not have to be currently used for cropland. It can be forest land, pastureland, cropland, or other land uses, but not water or urban built-up land. It should be noted that the FPPA does not authorize the Federal Government to regulate the use of private or nonfederal land or, in any way, affect the property rights of owners.

NRCS uses a Land Evaluation and Site Assessment (LESA) system to establish a farmland conversion impact rating score on proposed sites of federally funded and assisted projects. This score is used as an indicator for the project sponsor to consider alternative sites if the potential adverse impacts on the farmland exceed the recommended allowable level. It is our understanding that the proposed project involves federal funds or assistance, and thus could be subject to this assessment. Please note, FPPA considers indirect as well as direct conversion. The acres directly converted will be the project area. Areas planned for direct or indirect conversion should be indicated on plans or maps included in the packet of materials for the project. **However, this project does not convert farmland and is thus exempt from this assessment. You need take no further action for FPPA purposes.**

Natural Resources Conservation Service
Georgia State Office
355 East Hancock Avenue - Athens, GA - 30601-2775
Voice: 706-546-2272 Fax: 855-417-8490

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Austin
Page 2

NRCS Watershed Dams

More than 50 years ago, the U.S. Department of Agriculture was authorized by Congress to help local communities with flood control and watershed protection through the Watershed Program (PL-534 Flood Control Act of 1944 and PL-566 Watershed Protection and Flood Prevention Act). As a result, local communities, with NRCS assistance, have constructed over 11,000 dams in 47 states since 1948. These dams were originally constructed for protection of farmlands from flooding impacts. In 2000, PL-566 was amended to provide NRCS authorization to assist communities with rehabilitation of their aging dams. The legislation authorizes NRCS to work with local communities and watershed project sponsors to address public health and safety concerns and potential environmental impacts of aging dams.

We have reviewed our records and have determined that there is such a structure involved in this project. NRCS's watershed structure Pumpkinvine Creek 02 is at the project location and Pumpkinvine Creek 01 is immediately to the south. The location is shown on the accompanying screenshot, p. 3 of this letter. Please contact the Coosa River Soil & Water Conservation District through Sheri Teems, District Conservationist. Information about development near such structures in general is located here: <https://gaswcc.georgia.gov/watersheds-water-resources/watershed-dams/guidelines-proposed-development-adjacent-watershed>

NRCS Easements

NRCS easements relate to our Wetland Reserve Program and the Farm and Ranchland Protection Program. We have reviewed our records and have determined that there are no such easements downstream or in the near vicinity of the proposed project that could be affected by these activities.

NRCS appreciates this opportunity to comment. If you have questions or need any additional information, please contact me at (706) 546-2056 or nelson.velazquezgotay@usda.gov.

Sincerely,

NELSON
VELAZQUEZ
GOTAY

Digitally signed by
NELSON VELAZQUEZ
GOTAY
Date: 2023.09.11
13:43:17 -0400'

NELSON VELÁZQUEZ GOTAY
SOIL SCIENTIST

cc: Steve Blackston, Acting Assistant State Conservationist (FO), NRCS, Griffin, GA
Sheri Teems, District Conservationist, NRCS, Calhoun, GA
Michael Henderson, Resource Soil Scientist, NRCS, Griffin, GA
Julianne Meadows, Northwest Georgia Regional Commission



Image. Watershed structure Pumpkinvine Creek 02 at the project area and Pumpkinvine Creek 02 south of the project.

Natural Resources Conservation Service
Georgia State Office
355 East Hancock Avenue - Athens, GA - 30601-2775
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Jeff W. Cown, Director

2 Martin Luther King, Jr. Drive
Suite 1456, East Tower
Atlanta, Georgia 30334
404-656-4713

FLOODPLAIN ENCROACHMENT REVIEW

To: Julianne Meadows
Email: jmeadows@nwgrc.org

PROJECT NAME:	DRI 4061 Switch KEEP 2.0 Atlanta North Campus	COUNTY:	Bartow	COMMUNITY:	City of Cartersville
LOCATION:	Please see the project location map provided by the applicant.				
BRIEF PROJECT DESCRIPTION:	The Northwest Georgia Regional Commission is requesting comments on DRI 4061 Switch KEEP 2.0 Atlanta North Campus, Cartersville. This phase is the first of several planned phases of development of data and technology centers on this site. This initial phase consists of 126 acres with a single data center facility approximately 1,620 ft. in length, along with associated driveways, detention ponds, and an electrical substation. The DRI is for the entire 2,200-acre parcel and all future phases of data centers/ technology centers.				
APPLICANT:	Northwest Georgia Regional Commission	APPLICATION DATED:	09/01/2023	APPLICATION RECEIVED:	09/01/2023
SFHA* ENCROACHMENT:	No	EFFECTIVE PANEL(S):	13015C0360H (Effective Date: 10/05/2018)	FLOOD RISK ZONE(S):	X
	www.georgiadfirm.com	PRELIMINARY PANEL(S):	N/A	FLOOD RISK ZONE(S):	N/A
	https://msc.fema.gov/portal	LETTER OF MAP CHANGE (S):	N/A	FLOOD RISK ZONE(S):	N/A
WATERSHED(S):	Etowah (8 Digit HUC: 03150104)	COMMUNITY CONTACT:	<u>Cartersville City Engineer</u> Address: 330 S. Erwin Street, PO Box 1390, Cartersville, GA 30120 Tel: (770) 383-7432		
COMMENTS:	<p>From inspection of the effective Flood Insurance Rate Maps (FIRMs) developed by the Federal Emergency Management Agency (FEMA), the building components of the proposed project is located outside of the Special Flood Hazard Area (SFHA), in Zone X (unshaded), an area of low flood risk. A Floodplain Snapshot Map showing the designated floodplain impacts in the vicinity of the project location, accompanied by the relevant extract of FEMA's FIRMs are attached.</p> <p>Please note that this response addresses issues related specifically to the possible effects of the project on floodplains in the area, it does not override or supersede any State or local procedural substantive provisions which may apply to floodplain management requirements associated with amendments to State or local floodplain zoning ordinances, maps, or State or local procedures adopted under the National Flood Insurance Program.</p>				
Prepared By:	Olivia Martin	Telephone:	(470) 845-1108	Email:	Olivia.Martin@dnr.ga.gov
Signature:	<i>Olivia T. Martin</i>		Date:	09/06/2023	

*Special Flood Hazard Area – Area Inundated by the 1% Annual Chance Flood (Often Referred to as the 100-year Flood)

Attachments:

Cartersville, Georgia



Property Flood Risk: Low Risk

Flood Depths*:

100 Year Flood	1.0 to 1.5	200 Year Flood	1.5 to 2.0
500 Year Flood	2.0 to 2.5	1000 Year Flood	2.5 to 3.0

* Flood depths shown in this report are derived from FEMA FloodMap products and are reported to the nearest tenth of a foot. These depths are calculated from FIRM data and represent the best available data. Only areas shown in FIRM data that are not currently waterlogged will have this data available. Please check back if your area is not currently waterlogged. For more information, please visit the FEMA Map Service Center at <http://data.fema.gov/national-flood-risk>

Location Information

Panel:	13015C0360H
Watershed:	Etowah
County:	BARTOW
Community ID:	13015C
Map Status:	EFFECTIVE

Nature Doesn't Read Flood Maps

Many people don't understand just how risky the floodplain can be. There is a greater than 20% chance that a non-protected home in the 100-year flood zone will be flooded during a 30-year mortgage period.

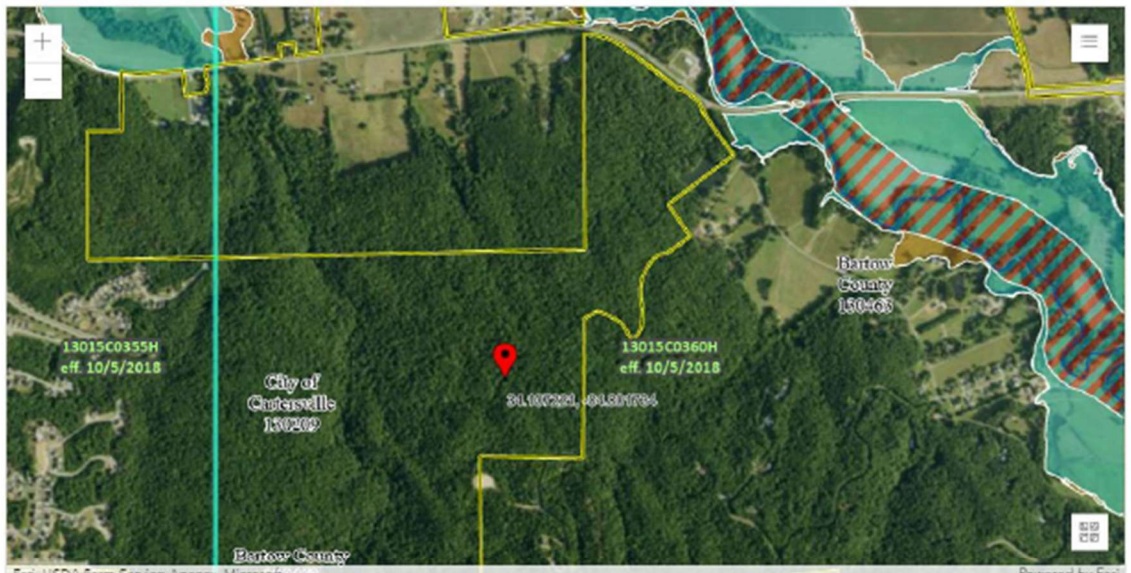
The information on this page was current during the same period as seen from 1/2018.

Legend with Flood Zone Designations

Flood Control Structures	1% Flood - Floodway (High Risk)	1% Flood - Zone VE (HighRisk)	Floodway Decrease
Deep Flood Elevations	1% Flood - Zone AE (High Risk)	Area Not Included	Floodway Increase
Cross Sections	1% Flood - Zone A, AH, or AO (HighRisk)	Letters of Map Revision	100-Year Flood Zone Decrease
Coastal Transients	0.2% Flood - 2-Shaded (Moderate Risk)	Coastal Barrier Resource Area	100-Year Flood Zone Increase
FIRM Panel Index	Area of Undetermined Flood Hazard	Limit of Moderate Wave Action	Zone Change

Disclaimer: This data is not to be used to determine any base flood elevations or flood zone designations for IFIP (National Flood Insurance Program) purposes. For IFIP flood insurance and regulation purposes please refer to the published effective FIRM (Flood Rate Insurance Map) for your area of concern. Values displayed for Current Flood Zone, Preliminary Flood Zone, Flood Zone Change Type, and Probability of Flooding over a 30-year period based on center of structure, not extent of structure.

Floodplain Snapshot for the proposed project area

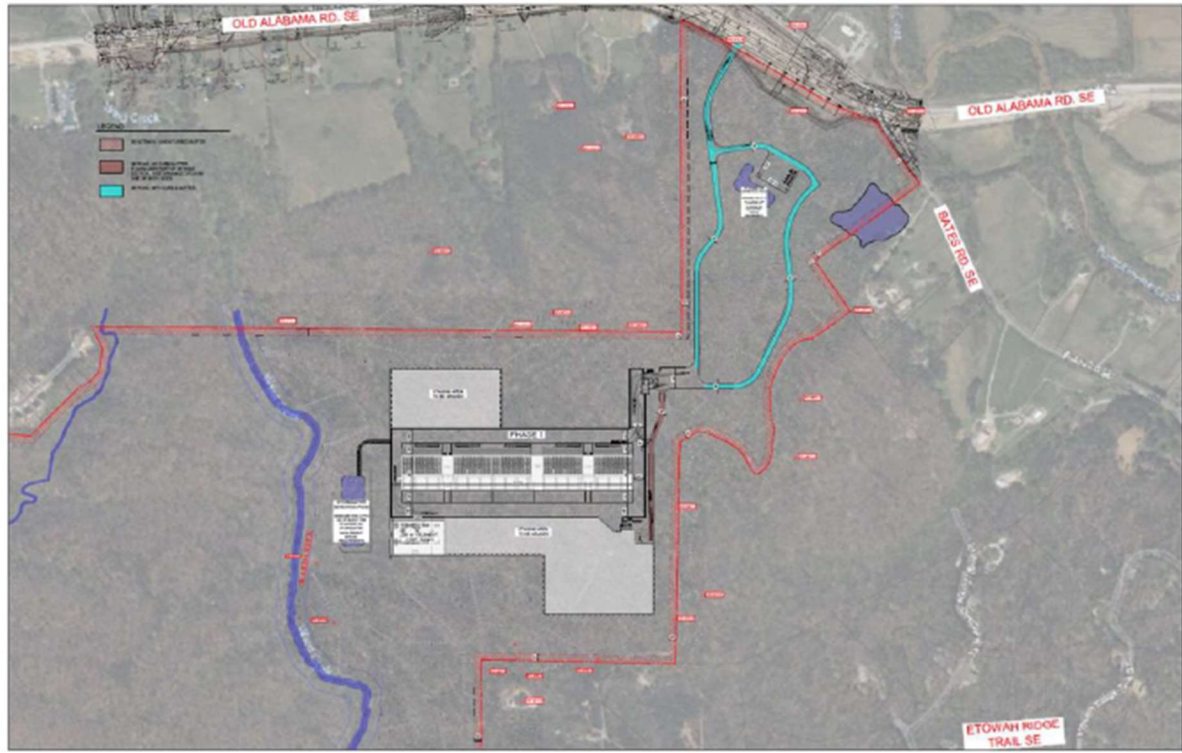


Map Legend:

- Map Panels:**
 - Selected Floodmap boundary
 - Digital Data Available
 - No Digital Data Available
 - Unmapped
- Other Areas:**
 - Area of Minimal Flood Hazard (Zone 0)
 - Effective Limits
 - Area of Undetermined Flood Hazard (Zone 0)
 - Otherwise Protected Area
 - Coastal Barrier Resource System Area
- Special Flood Hazard Areas:**
 - Without Base Flood Elevation (BFE) (Zone A, X, AO)
 - With BFE or Depth
 - Regulatory Floodway (Zone AE, AH, AO, VE, V1)
 - 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile (Zone X)
 - Future Conditions 1% Annual Chance Flood Hazard (Zone X)
 - Area with Reduced Flood Risk due to Levee. See Notes, Zone X
 - Area with Flood Risk due to Levee (Zone 0)
- Other Features:**
 - Cross Sections with 1% Annual Chance
 - Water Surface Elevation
 - Coastal Transient
 - Base Flood Elevation Law (BFE)
 - Limit of Study
 - Jurisdiction Boundary
 - Coastal Transient Baseline
 - Profile Baseline
 - Hydrographic Feature
- General Structures:**
 - Channel, Culvert, or Storm Sewer
 - Levee, Dike, or Floodwall

FEMA FIRM Extract

DRI 4061 Switch KEEP 2.9 Atlanta North Campus, Cartersville



BOHLER // KEEP 2.0 CAMPUS ATLANTA NORTH - REZONING APPLICATION SUBMITTAL - PHASE 1

211 MEMPHIS CENTER
SUITE 300
ATLANTA, GEORGIA 30338
Phone: 404.525.8888
GA@BohlerEng.com

08-17-2023
CARTERSVILLE (BARTOW COUNTY), GA



Project Site

Northwest Georgia Regional Commission DRI Comment Form

DRI 4061 Switch KEEP 2.0 Atlanta North Campus, Cartersville Comment Form

Description of DRI project:

The Northwest Georgia Regional Commission is requesting comments on DRI 4061 Switch KEEP 2.0 Atlanta North Campus, Cartersville. This phase is the first of several planned phases of development of data and technology centers on this site. This initial phase consists of 126 acres with a single data center facility approximately 1,620 ft. in length, along with associated driveways, detention ponds, and an electrical substation. The DRI is for the entire 2,200-acre parcel and all future phases of data centers/ technology centers.

Please email comments to jmeadows@nwgrc.org within the following 15-day period: Friday, September 1, 2023 – Friday, September 15, 2023.

Comments

**Name: Ann Lippmann, AICP
Community Development Director
Date: September 15, 2023
Organization: Paulding County BOC**

Comments:

Paulding County shares a common border with the 2,200 acre tract. We have requested an overall site plan for the project including future phases and have been advised that there is no plan for phases beyond the initial phase consisting of 126 acres. We request that when future phases are submitted that the project be subject to another round of comment by affected parties as outlined in the Rules of the Georgia Department of Community Affairs Chapter 110-12-3.05(2)(c).|

David Hardegree

From: Julianne Meadows <jmeadows@nwgrc.org>
Sent: Thursday, September 21, 2023 5:07 PM
To: David Hardegree
Subject: [EXTERNAL] FW: DRI 4061 Switch KEEP 2.0 Atlanta North Campus, Cartersville
Attachments: NWGRC DRI 4061 Switch KEEP 2.0 Atlanta North Campus Comment Form.docx

Follow Up Flag: Follow up
Flag Status: Flagged

*****CAUTION***** : This email originated from outside the City of Cartersville network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Sender: jmeadows@nwgrc.org

David, this review came in outside the review period, so I did not include it in the report, but am forwarding directly to you.

Julianne Meadows
 Director of Regional Planning

n^rthwest
 GEORGIA
 REGIONAL COMMISSION

[PO Box 1798](#)
[Rome, GA 30162-1798](#)
 (706) 295-6485
www.nwgrc.org

From: Hood, Alan C. <achood@dot.ga.gov>
Sent: Thursday, September 21, 2023 1:52 PM
To: Julianne Meadows <jmeadows@nwgrc.org>
Subject: RE: DRI 4061 Switch KEEP 2.0 Atlanta North Campus, Cartersville

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Sorry, I misread your email. disregard. Please see my answer.

Alan Hood
 Airport Safety Data Program Manager



Aviation Programs

600 West Peachtree Street NW

6th Floor

Atlanta, GA, 30308

404.660.3394 cell

404.532.0082 office

Website: <https://www.dot.ga.gov/GDOT/pages/AirportAid.aspx>

From: Julianne Meadows <jmeadows@nwgrc.org>

Sent: Thursday, September 21, 2023 1:41 PM

To: Hood, Alan C. <achood@dot.ga.gov>

Subject: RE: DRI 4061 Switch KEEP 2.0 Atlanta North Campus, Cartersville

Alan,

We did not receive an answer to date on the proposed building height.

Julianne Meadows
Director of Regional Planning



[PO Box 1798](#)

[Rome, GA 30162-1798](#)

(706) 295-6485

www.nwgrc.org

From: Hood, Alan C. <achood@dot.ga.gov>

Sent: Wednesday, September 13, 2023 11:20 AM

To: Julianne Meadows <jmeadows@nwgrc.org>

Subject: RE: DRI 4061 Switch KEEP 2.0 Atlanta North Campus, Cartersville

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Julianne,

Do you know the finished floor elevation of the building? This is about 2.5 miles from the Cartersville Airport and I cannot read what the map says if it does give it.

Thanks!

Alan Hood
Airport Safety Data Program Manager

Aviation Programs

600 West Peachtree Street NW

6th Floor

Atlanta, GA, 30308

404.660.3394 cell

404.532.0082 office

Website: <https://www.dot.ga.gov/GDOT/pages/AirportAid.aspx>

From: Julianne Meadows <jmeadows@nwgrc.org>

Sent: Friday, September 1, 2023 3:07 PM

To: olsonp@bartowcountyga.gov; sillst@bartowcountyga.gov; osborner@bartowcountyga.gov; bhammonds@adairsvillega.net; rmannino@cityofcartersville.org; theath@cityofemerson.org; James Stephens <jstephens@euharlee.com>; Kelly Ensley <cityclerk@kingstonga.gov>; mitch.bagley@aol.com; cityhall@cityofwhitega.com; jledbetter@gordoncounty.org; mstallings@cherokeega.com; jason.gaines@cobbcounty.org; David.LWebb@cobbcounty.org; ann.lippmann@paulding.gov; mdenton@polkga.org; BWood@romega.us; missykendrick@developromefloyd.com; asmith@atlantaregional.com; DShockey@atlantaregional.org; Boyd Austin <baustin@nwgrc.org>; Barbara Snead <bsnead@nwgrc.org>; Ethan Calhoun <ecalhoun@nwgrc.org>; Joseph Davidson <jdavidson@nwgrc.org>; Julianne Meadows <jmeadows@nwgrc.org>; juli.yoder@gadca.onmicrosoft.com; Lisa.westin@dca.ga.gov; zane.grennell@dca.ga.gov; patrick.vickers@dca.ga.gov; Raymond, Christopher <craymond@dot.ga.gov>; Acree, David <dacree@dot.ga.gov>; AviationPrograms <aviationprograms@dot.ga.gov>; Hood, Alan C. <achood@dot.ga.gov>; acarroll@gefa.ga.gov; conserve@mctga.org; gigi.steele@dnr.ga.gov; haydn.blaize@dnr.ga.gov; Dan.Wallace@ga.usda.gov; jesse@coosa.org; kowens@tnc.org; anakela.escobar@dnr.ga.gov; Jennifer.Welte@dnr.ga.gov; Christine.Voudy@dnr.ga.gov; allan_brown@fws.gov; ahazell@gmrc.ga.gov; nongame.review@dnr.ga.gov; gaswcc.swcd@gaswcc.ga.gov

Subject: DRI 4061 Switch KEEP 2.0 Atlanta North Campus, Cartersville

Good afternoon,

The Northwest Georgia Regional Commission is requesting comments on DRI 4061 Switch KEEP 2.0 Atlanta North Campus, Cartersville. This phase is the first of several planned phases of development of data and technology centers on this site. This initial phase consists of 126 acres with a single data center facility approximately 1,620 ft. in length, along with associated driveways, detention ponds, and an electrical substation. The DRI is for the entire 2,200-acre parcel and all future phases of data centers/ technology centers.

Please email comments to jmeadows@nwgrc.org within the following 15-day period: Friday, September 1, 2023 – Friday, September 15, 2023.

Julianne Meadows
Director of Regional Planning

n^rthwest
GEORGIA
REGIONAL COMMISSION

PO Box 1798

Rome, GA 30162-1798

(706) 295-6485

www.nwgrc.org

Human trafficking impacts every corner of the globe, including our state and local communities. Georgia DOT is committed to end human trafficking in Georgia through education enabling its employees and the public to recognize the signs of human trafficking and how to react in order to help make a change. To learn more about the warning signs of human trafficking, visit <https://doas.ga.gov/human-resources-administration/human-trafficking-awareness>. To report any suspicious activity, call the Georgia Human Trafficking Hotline at 866-363-4842. Let's band together to end human trafficking in Georgia.

DRI 4061 Switch KEEP 2.0 Atlanta North Campus, Cartersville Comment Form**Description of DRI project:**

The Northwest Georgia Regional Commission is requesting comments on DRI 4061 Switch KEEP 2.0 Atlanta North Campus, Cartersville. This phase is the first of several planned phases of development of data and technology centers on this site. This initial phase consists of 126 acres with a single data center facility approximately 1,620 ft. in length, along with associated driveways, detention ponds, and an electrical substation. The DRI is for the entire 2,200-acre parcel and all future phases of data centers/technology centers.

Please email comments to jmeadows@nwgrc.org within the following 15-day period: Friday, September 1, 2023 – Friday, September 15, 2023.

Comments

Name: Alan Hood

Date: 9/21/2023

Organization: GDOT Aviation

Comments:

The proposed development is about 2.5 miles from Cartersville Airport (VPC). It is located outside any FAA approach or departure surfaces, and airport compatible land use areas, and does not appear to impact the airport as long as the building and construction equipment remain below 902' MSL.

If any construction equipment or construction exceeds 902' MSL, an FAA Form 7460-1 must be submitted to the Federal Aviation Administration according to the FAA's Notice Criteria Tool found here

(<https://oeaaa.faa.gov/oeaaa/external/gisTools/gisAction.jsp?action=showNoNoticeRequiredToolForm>). Those submissions for any associated cranes may be done online at <https://oeaaa.faa.gov>. The FAA must be in receipt of the notifications, no later than 120 days prior to construction. The FAA will evaluate the potential impacts of the project on protected airspace associated with the airports and advise the proponent if any action is necessary.

Thank you for the opportunity to comment on the proposed development.

Reviewing Regional Commission: Northwest Georgia

Contact Person: Julianne Meadows

Address: P. O. Box 1798, Rome, Georgia 30162-1798

Phone: (706) 295-6485 **Fax:** (706) 295-6665

E-mail: jmeadows@nwgrc.org

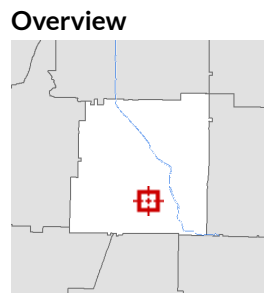
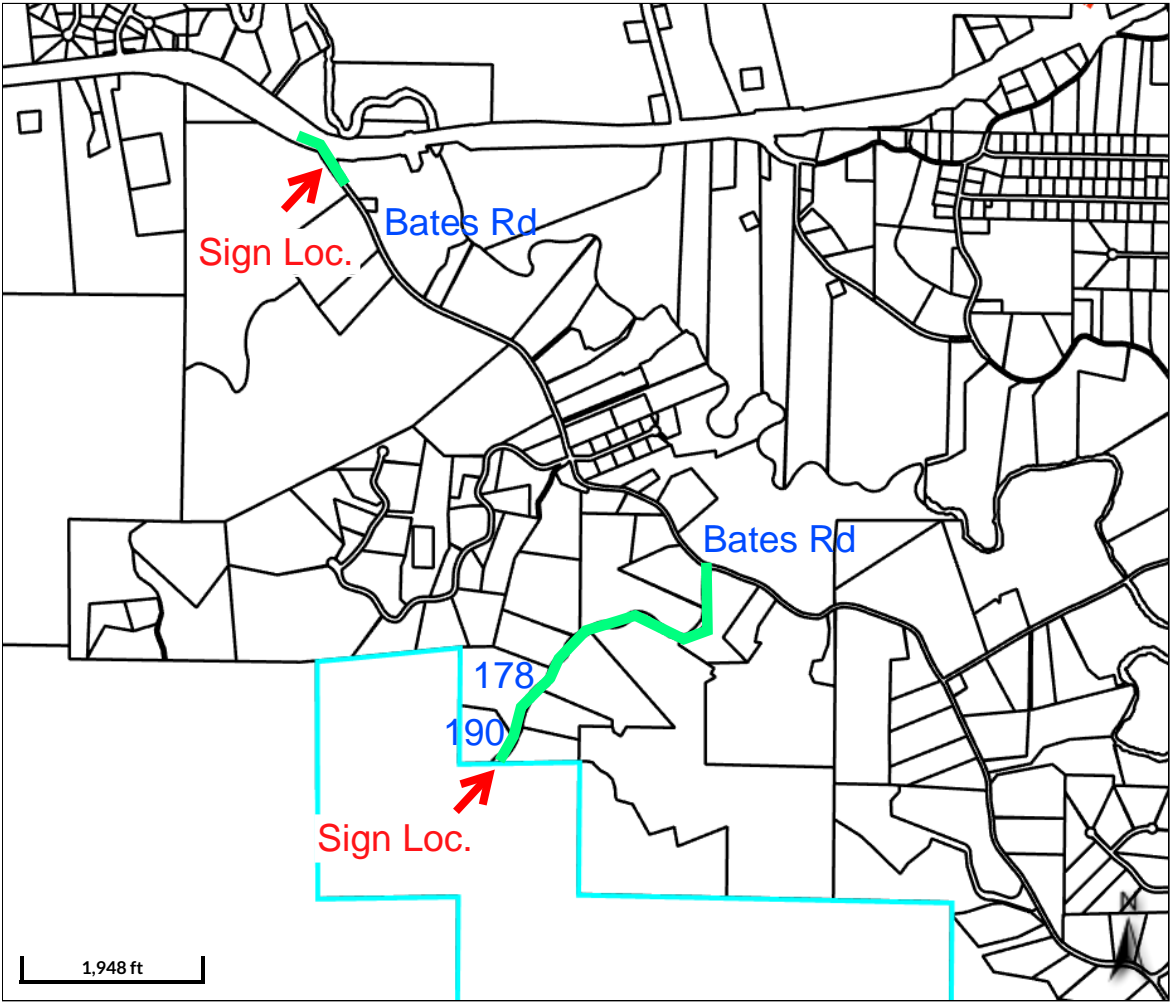
SIGN PICTURES 9-22-23

Carter Grove Blvd









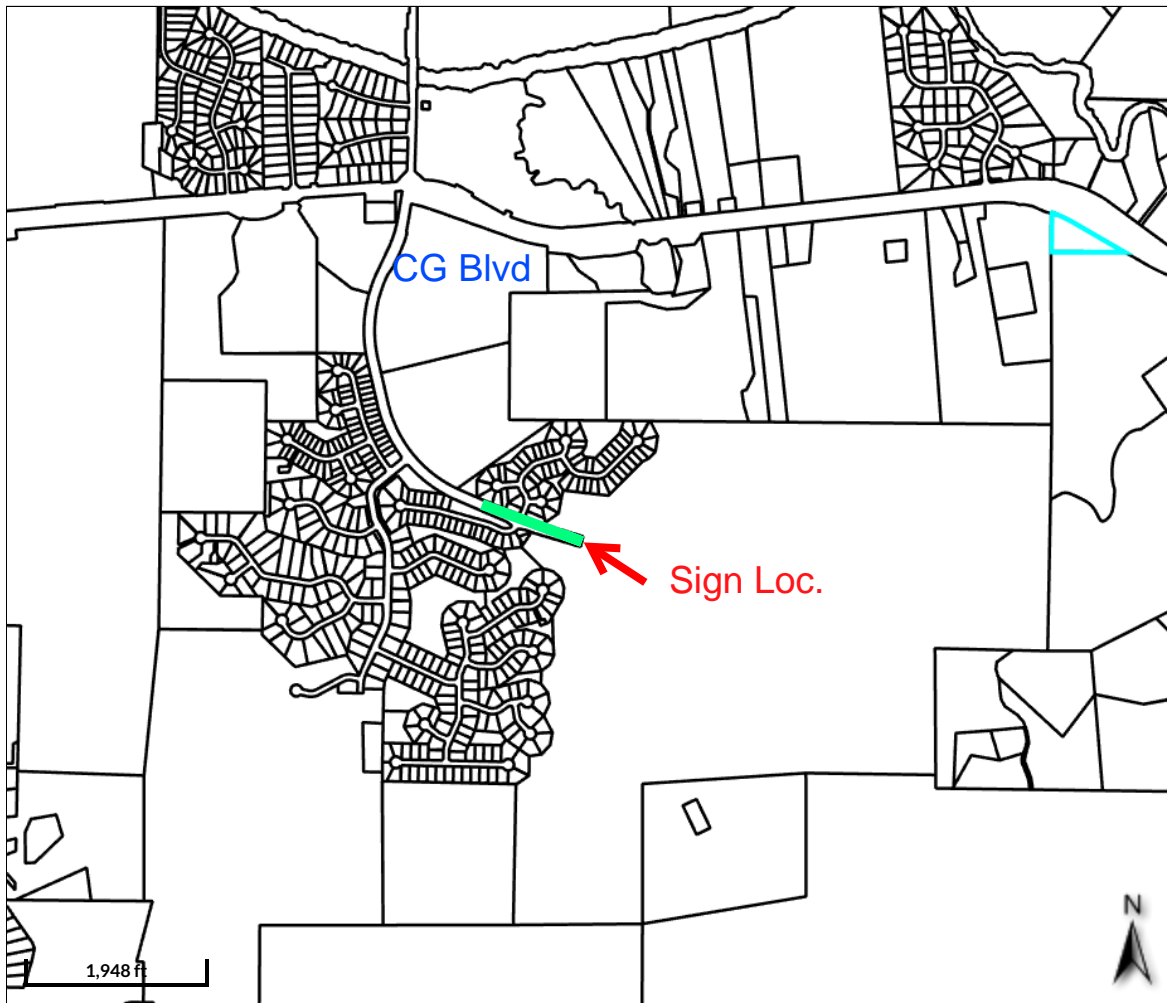
Legend
 □ Parcels
 □ Roads

Parcel ID	C120-0001-001	Alternate ID	38635	Owner Address	CARTER GROVE (ATLANTA) ASLI VI
Sec/Twp/Rng	n/a	Class	Agricultural		923 N PENNSYLVANIA AVE
Property Address	OLD GOODIE MOUNTAIN RD	Acreeage	600.12		WINTER PARK, FL 32789
District	Cartersville				
Brief Tax Description	LD 4				
	(Note: Not to be used on legal documents)				

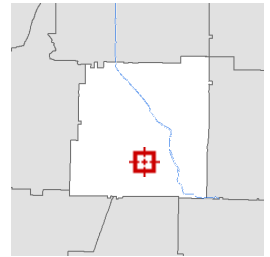
Date created: 9/15/2023
 Last Data Uploaded: 9/14/2023 9:00:16 PM

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NO PUBLIC ROW ABUTS CARTER GROVE PROPERTY IN PAULDING COUNTY. NO ZONING SIGNS REQUIRED. LETTERS ONLY.



Overview



Legend

- Parcels
- Roads

Parcel ID	C106-0001-002	Alternate ID	38108	Owner Address	CARTER GROVE (ATLANTA) ASLI VI
Sec/Twp/Rng	n/a	Class	Residential		923 N PENNSYLVANIA AVE
Property Address	OLD ALABAMA RD	Acreage	3.69		WINTER PARK, FL 32789
District	Cartersville				
Brief Tax Description	LL959 LD4				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 9/15/2023
 Last Data Uploaded: 9/14/2023 9:00:16 PM

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