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City of Villa Rica

INTERIM CITY MANAGER: JEFF REESE
CITY CLERK: THERESA CAMPBELL
CITY ATTORNEY: C. DAVID MECKLIN



571 W BANKHEAD HWY
VILLA RICA, GA. 30180
770.459.7000 | VILLARICA.ORG

PLANNING AND ZONING MEETING AGENDA

Holt-Bishop Justice Center, Municipal Courtroom, 101 Main Street
August 20, 2024 | 7:00 PM

Meeting Call to Order (Chairwoman)

Adoption of the Agenda (Chairwoman)

A. Old Business

1. Approval of Minutes from 07/16/2024

B. New Business

1.
 1. RA-06-18- Extension of rezoning for 55 and 63 Goldworth Rd.- Avemore
2.
 1. ALT-01-24- Alteration of zoning conditions for an extension of the current PUD to include light industrial (I1) for the purpose of a data center at 55 & 63 Goldworth Rd.- Avemore

Public Comment (We ask that you sign in for Public Comment before the meeting begins. Please state your Name and Address for the record and limit your comments to three minutes.)

City of Villa Rica



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C. Adjournment (Chairwoman)



CITY OF VILLA RICA

Planning and Zoning Commission Meeting Agenda Item Cover Sheet

SUBJECT: Public Hearing-Extension of Rezoning for 55 and 63 Goldworth Road-Avemore (RA-06-18)

AGENDA DATE: 08/20/2024

DATE PREPARED: 08/16/2024

PREPARED BY: Nina Shabazz, Community Development Director

PUBLIC HEARING: Yes

PURPOSE: The applicant, Avemore GA LLC, seeks an extension of the rezoning for Avemore from Rural Development RD to a Planned Development, PD, which expires on September 12, 2024

BACKGROUND: The City Council approved the Avemore project at 55 and 63 Goldworth Road in 2018 with a total of 200 single-family units, 300 multi-family units and live/work units, along with a host of other uses, including senior housing, which includes independent living, memory care and a minimum age restriction of fifty-five (55) years. In 2020, the city increased the total number of single-family lots to no more than 250 units, and the multi-family units to a maximum of 325 units. In 2021, the City Council approved an additional 290 units of senior housing with a minimum age of fifty-five (55) years. The applicant is returning to extend their zoning approvals for another year as specified in the original and subsequent conditions placed on the conditionally approved project.

STAFF RECOMMENDATION: Denial

Reasons:

- Project is not the original project that was conditionally approved in 2018, with subsequent extensions through 2023.
- Does not qualify for or not constitute a renewal/extension of original.

IMPACT: N/A

MOTION: Denial of the extension and direct applicant to apply with a new, complete application.



CITY OF VILLA RICA

Planning and Zoning Commission Meeting Agenda Item Cover Sheet

SUBJECT: ALT-01-24- Alteration of zoning conditions for an extension of the current PUD to include light industrial (I1) for the purpose of a data center at 55 & 63 Goldworth Rd.- Avemore

AGENDA DATE: 08/20/2024

DATE PREPARED: 08/16/2024

PREPARED BY: Nina Shabazz, Community Development Director

PUBLIC HEARING: Yes

PURPOSE: The applicant, Avemore GA LLC, seeks an alteration of the zoning conditions of the current PUD to be a data center campus at 55 & 63 Goldworth Rd.

BACKGROUND: The City Council approved the Avemore project at 55 and 63 Goldworth Road in 2018 with a total of 200 single-family units, 300 multi-family units and live/work units, along with a host of other uses, including senior housing, which includes independent living, memory care and a minimum age restriction of fifty-five (55) years. In 2020, the city increased the total number of single-family lots to no more than 250 units, and the multi-family units to a maximum of 325 units. In 2021, the City Council approved an additional 290 units of senior housing with a minimum age of fifty-five (55) years. The applicant is returning to extend their zoning approvals for another year as specified in the original and subsequent conditions placed on the conditionally approved project.

STAFF RECOMMENDATION: Denial

Reasons:

- Project is not an alteration of the zoning conditions
- Completely new project that was never reviewed or approved

IMPACT: N/A

MOTION: Denial of the extension request and direct applicant to apply with a new, complete application.



ADDRESS(ES): 63 GOLDWORTH RD
VILLA RICA, GA
&
2664 S VAN WERT RD
VILLA RICA, GA

PARCEL ID:	PARCEL AREA:	PARCEL OWNER:
V07 0140003	192.9 ACRES	AVEMORE GA LLC
169 0120	204.53 ACRES	JERRY TOLBERT
168 0090	35.03 ACRES	BRENDA MATTHEWS

BUILDING FOOTPRINT (CONCEPT):
350' X 1,000' = 350,000 SF (PER BLDG)
ONE STORY BUILDING(S)

LAND DESIGN SOLUTIONS LLC
CIVIL ENGINEERING & LAND PLANNING

E-mail: LandDesignSolutions.ga@gmail.com
Phone: 404-941-0644

**AVEMORE
DATA CENTER
VILLA RICA
CARROLL COUNTY
GEORGIA**

SITE LOCATION MAP (NOT TO SCALE)

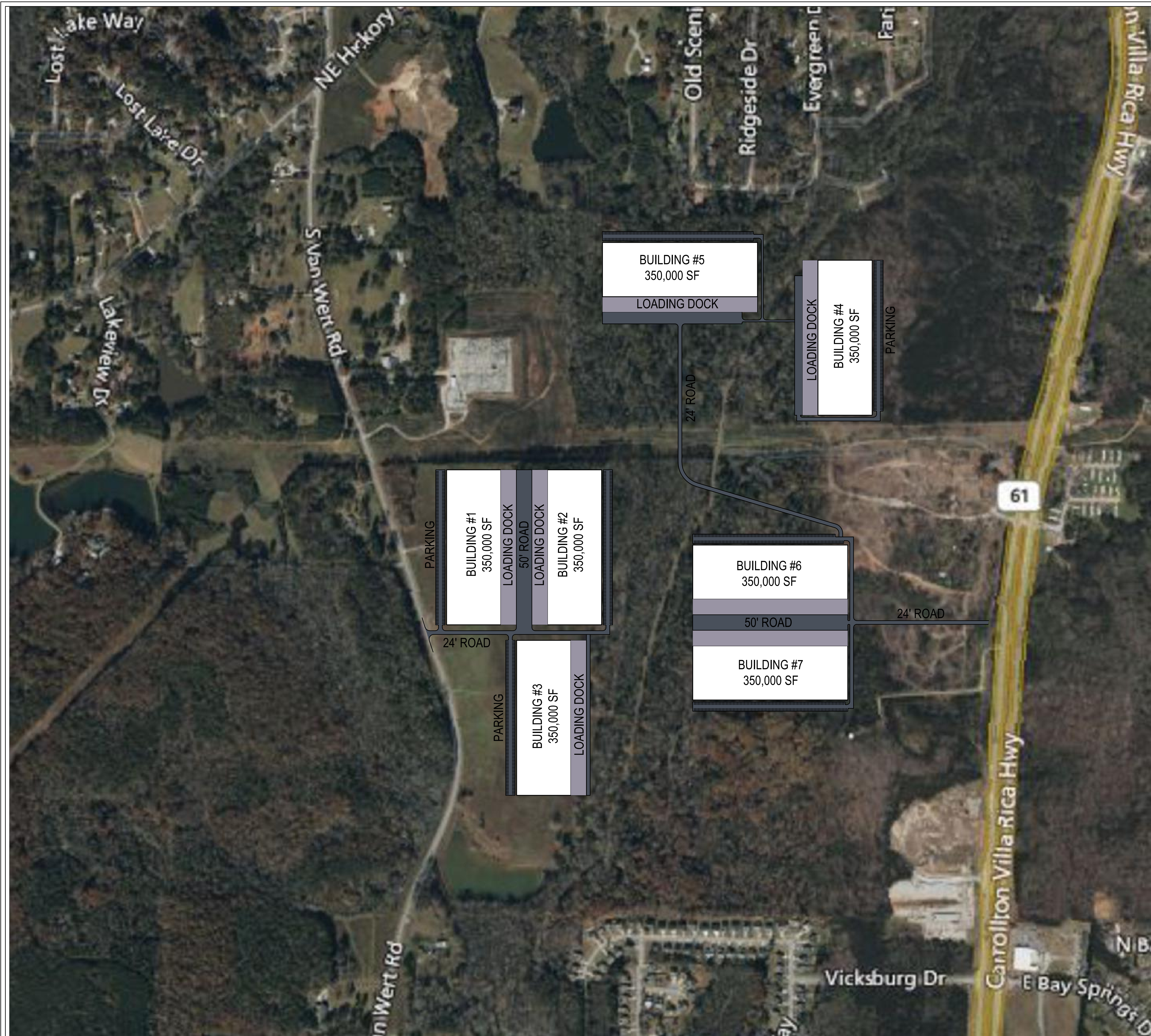


**NOT FOR
CONSTRUCTION**

08-16-2024
SCALE:
(FULL SIZE PRINT 36" x24")
NOT TO SCALE

SHEET TITLE
**CONCEPT SITE
LOCATION PLAN**

SHEET NUMBER
1.0



ADDRESS(ES): 63 GOLDWORTH RD
VILLA RICA, GA
&
2664 S VAN WERT RD
VILLA RICA, GA

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AVEMORE
DATA CENTER
VILLA RICA
CARROLL COUNTY
GEORGIA

SITE LOCATION MAP (NOT TO SCALE)



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CONCEPT SITE
LOCATION PLAN

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CONFIDENTIAL DATA CENTER

JANUARY 29, 2024



NORTH ELEVATION

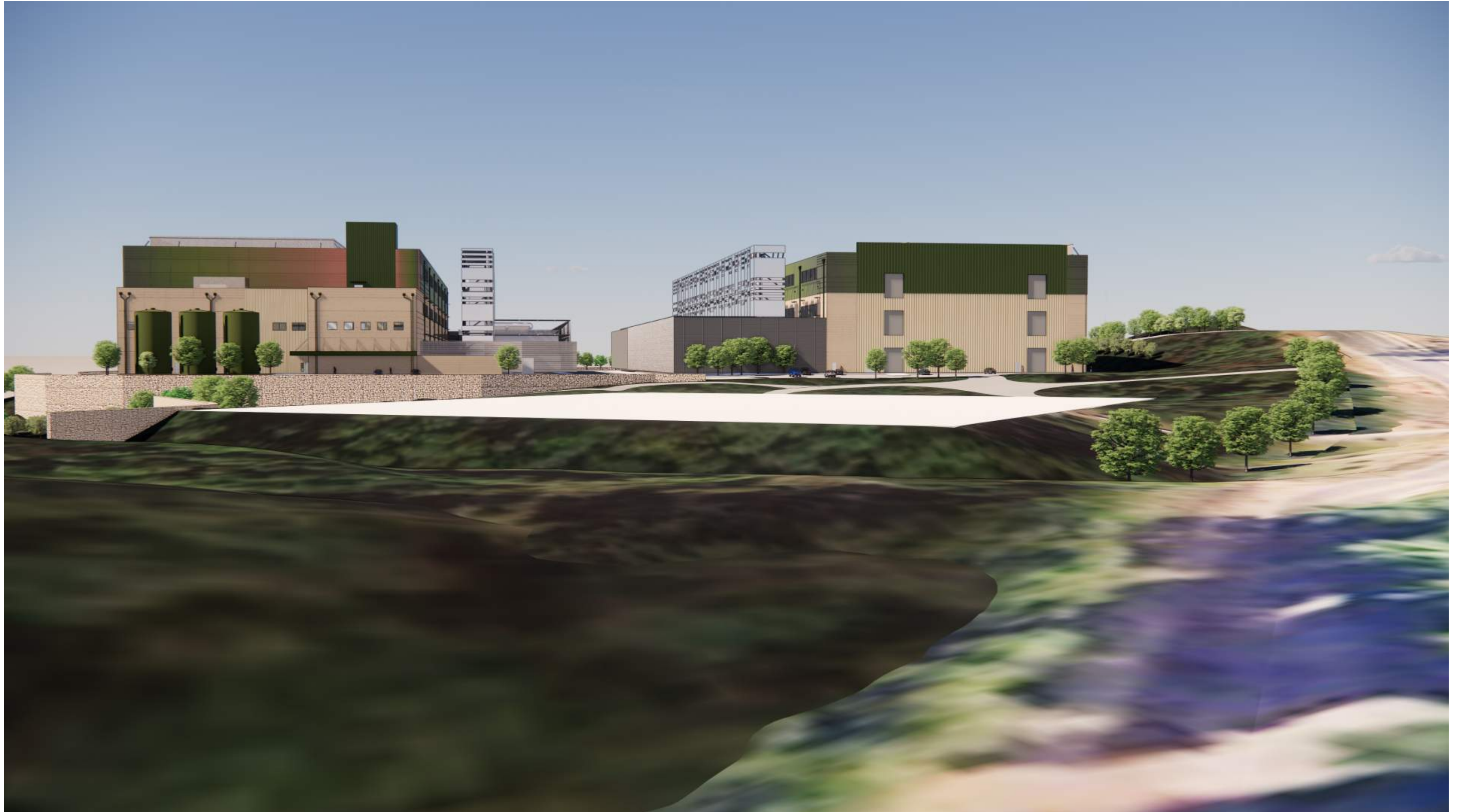


WEST ELEVATION



EAST ELEVATION

CONFIDENTIAL DATA CENTER JANUARY 29, 2024



Looking North from Factory Shoals Road - Bldg. 1 (Right) Future Bldg. 2 (Left)

CONFIDENTIAL DATA CENTER

JANUARY 29, 2024



Aerial View Looking Northeast

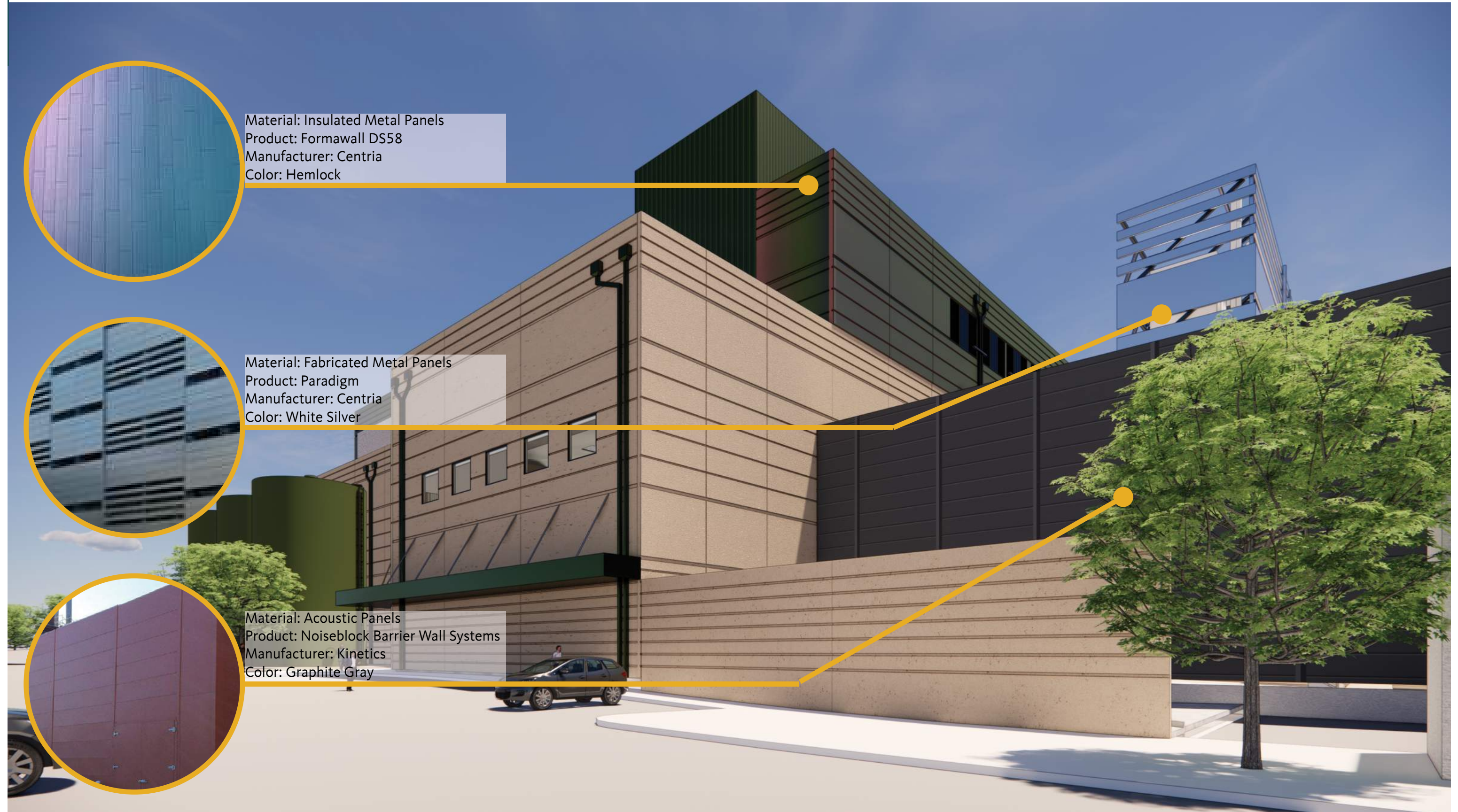
CONFIDENTIAL DATA CENTER

JANUARY 29, 2024



AerialView Looking South West

CONFIDENTIAL DATA CENTER JANUARY 29, 2024

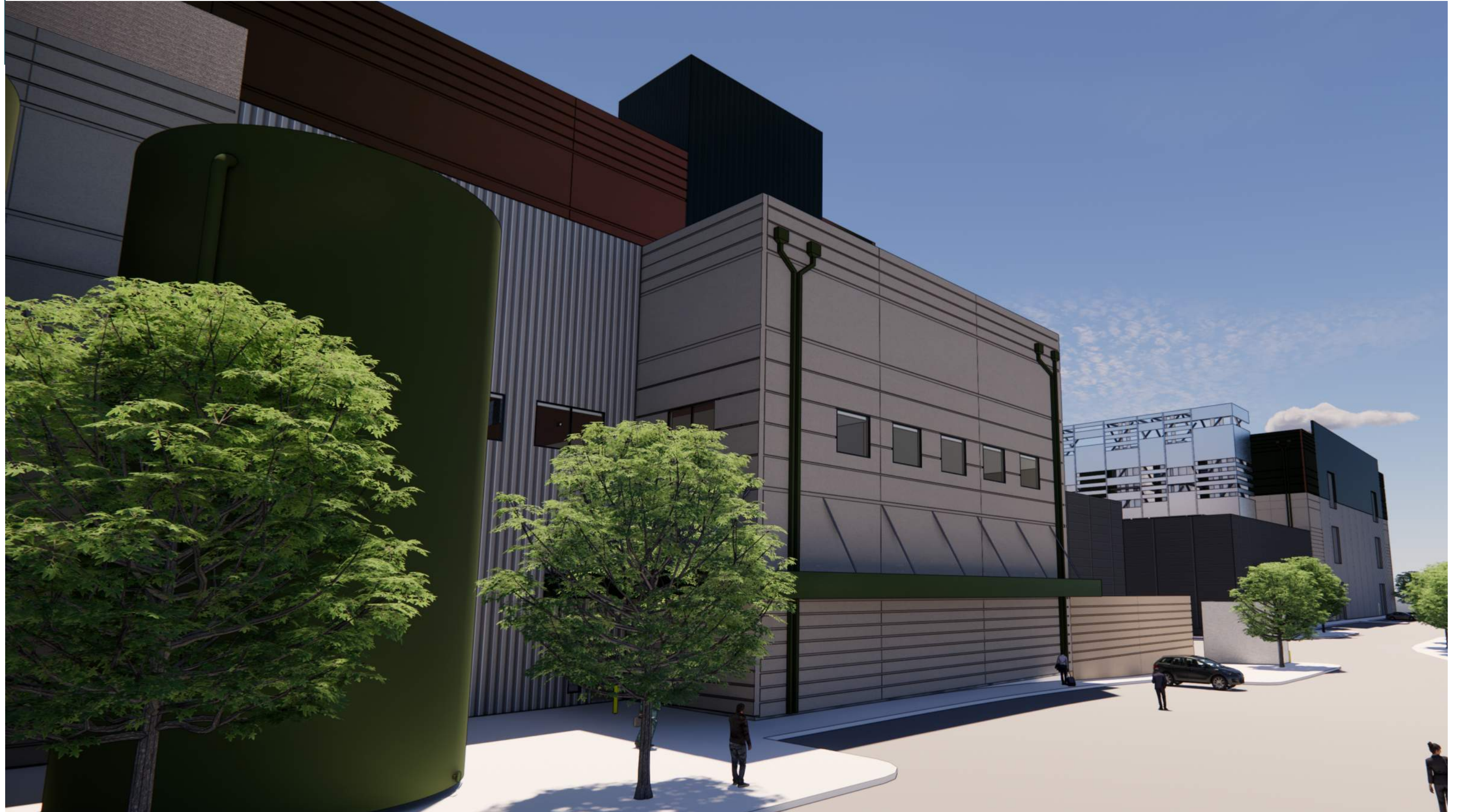


Material: Insulated Metal Panels
Product: Formawall DS58
Manufacturer: Centria
Color: Hemlock

Material: Fabricated Metal Panels
Product: Paradigm
Manufacturer: Centria
Color: White Silver

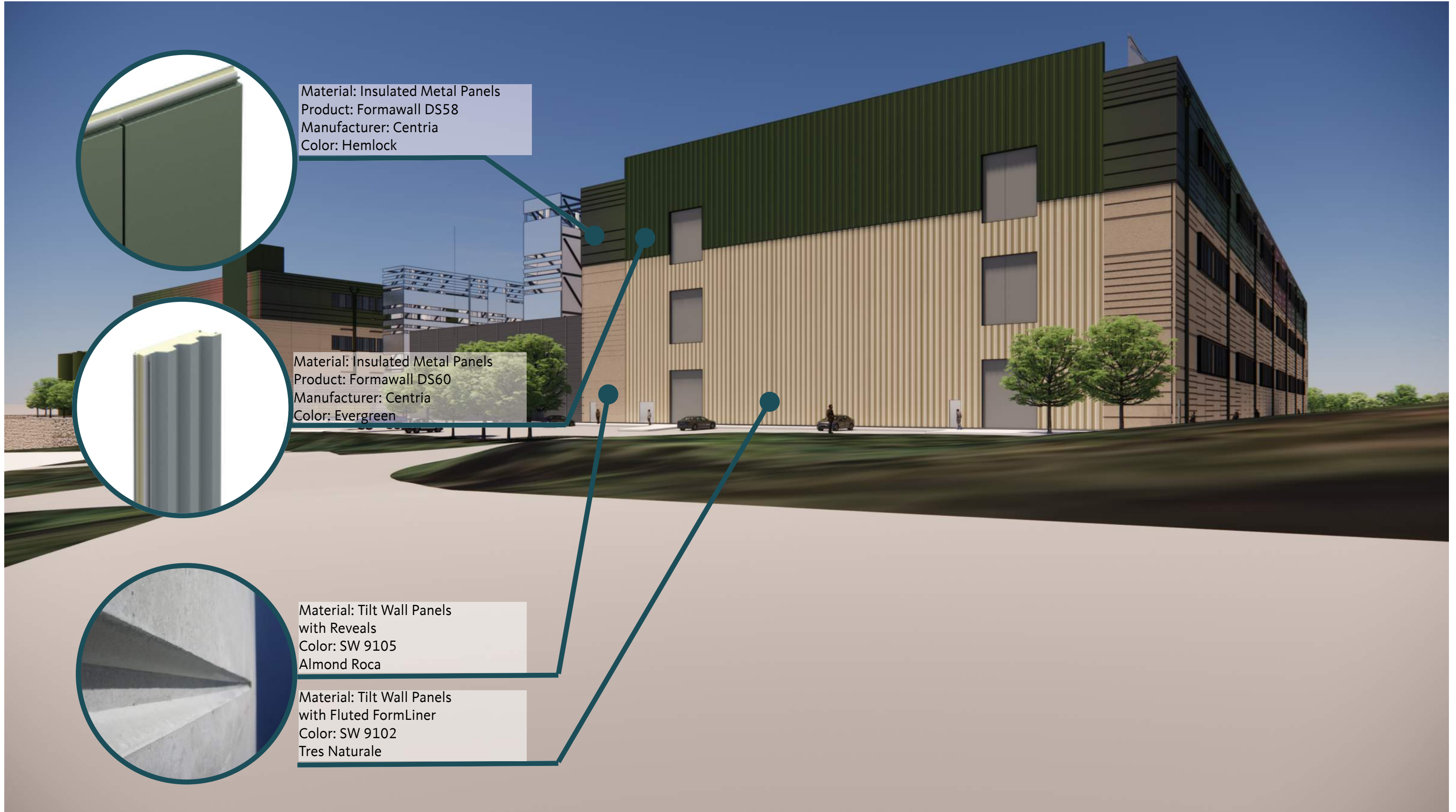
Material: Acoustic Panels
Product: Noiseblock Barrier Wall Systems
Manufacturer: Kinetics
Color: Graphite Gray

CONFIDENTIAL DATA CENTER JANUARY 29, 2024



Entry - View 2

CONFIDENTIAL DATA CENTER JANUARY 29, 2024



Material: Insulated Metal Panels
Product: Formawall DS58
Manufacturer: Centria
Color: Hemlock

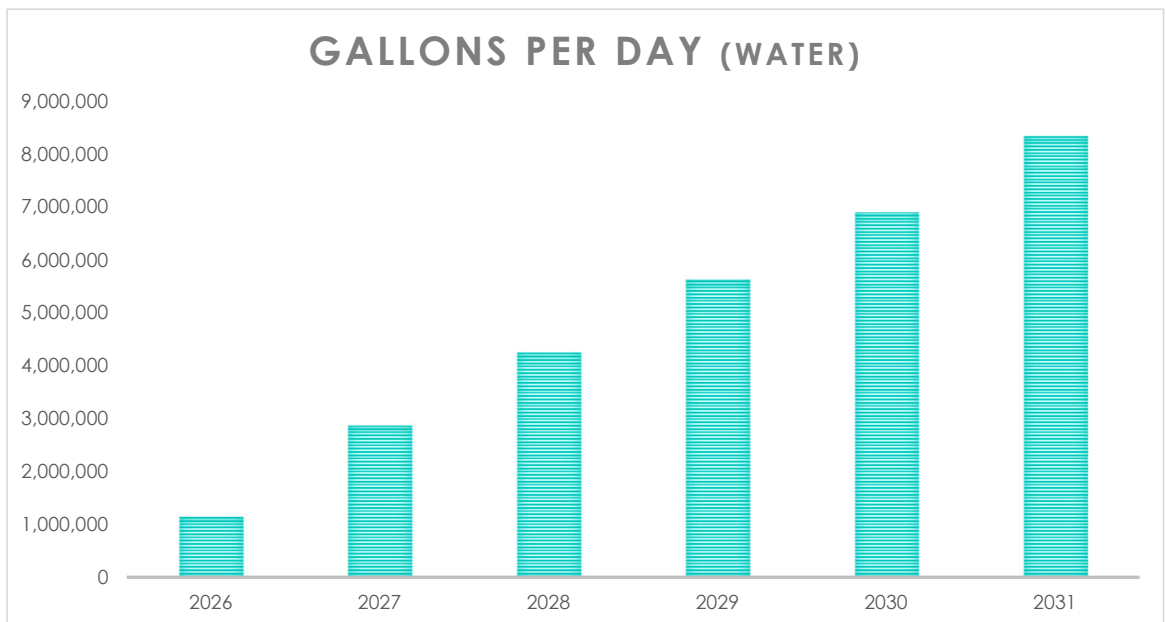
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Product: Formawall DS60
Manufacturer: Centria
Color: Evergreen

Material: Tilt Wall Panels
with Reveals
Color: SW 9105
Almond Roca

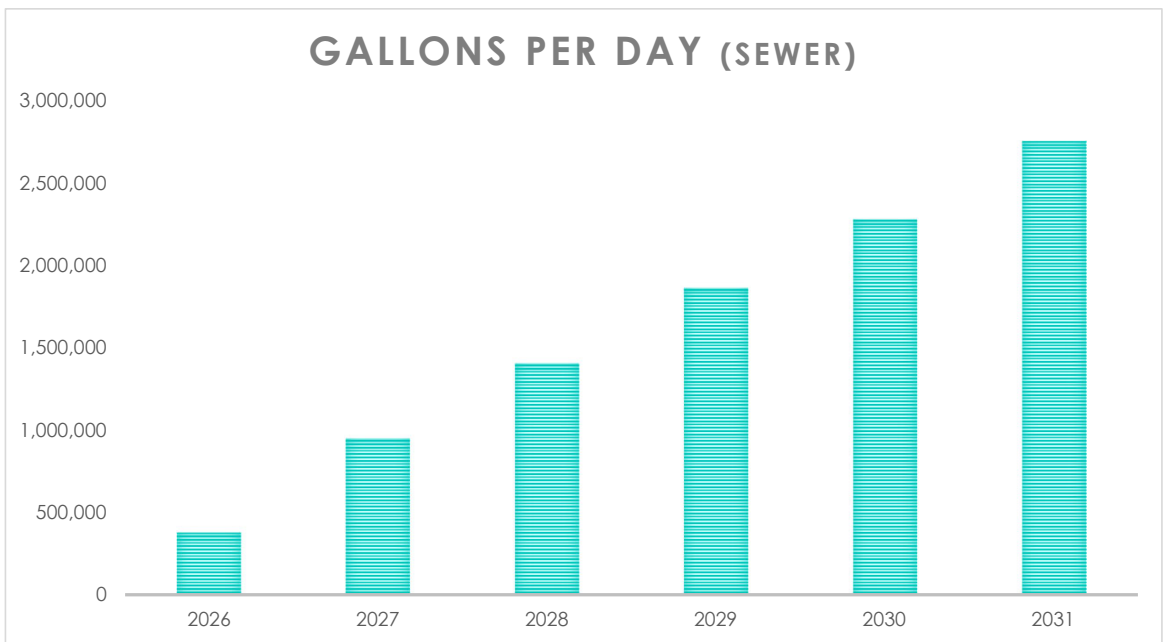
Material: Tilt Wall Panels
with Fluted FormLiner
Color: SW 9102
Tres Naturale

Water Usage

<u>Year</u>	<u>Gallons Per Day</u>
2026	1,150,000
2027	2,875,000
2028	4,255,000
2029	5,635,000
2030	6,900,000
2031	8,337,500



Sewer Usage	
<u>Year</u>	<u>Gallons Per Day</u>
2026	379,500
2027	948,750
2028	1,404,150
2029	1,859,550
2030	2,277,000
2031	2,751,375



Employment Impact

30-50 Jobs Per Building	<u>At full Buildout</u>
Yearly Salary 95k to 125k	210-350 New Jobs
Construction Jobs per Building 500-800	3,500 - 5,600 Total Construction Jobs

Total Economic Impact

Total estimated investment is between 5 and 7 billion dollars
