

Rezoning Letter of Intent

Submitted By:

Datacore Innovations, LLC

For

+525 Acres of Land
Located in Monroe County, Georgia

Rezoning From A-R to C-1

I. LETTER OF INTENT FOR RUMBLE TECHNOLOGY CAMPUS

A. THE SUBJECT PROPERTY AND PROPOSED DEVELOPMENT

Your applicant Datacore Innovations, LLC ("**Applicant**") seeks to rezone approximately 525 acres of unimproved land located in Monroe County, Georgia ("**Property**") from A-R to C-1 to permit development of data center facilities known as the Rumble Technology Campus.¹ The Property is an assemblage owned by Madura Properties, LLC and Diastole, LLC and is further identified as tax parcel numbers 091 013, 091 005 and 091 006.

The Property is within, and is part and parcel of, a larger +- 948 acre contiguous tract along I-75 on which Applicant seeks to develop the proposed Rumble Technology Campus.² Approximately 423 acres within the larger 949 acre tract comprising the Rumble Technology Campus, located south of the Property made the subject of this Application, is already zoned C-1 under the Monroe County Zoning Ordinance and Zoning Map. This Application seeks a rezoning of the subject Property so that the entirety of the 948 acre tract is consistently zoned to the C-1 zoning classification.

The Property, and the larger tract it lies within, is strategically located near Rumble Road and I-75, minimizing impacts on public facilities, roads and services. The Property is comprised of natural terrain with natural features like a creek dividing the north and south areas. The

¹ Applicant is also contemporaneously submitting an application seeking amendment to the text of the Monroe County Unified Development Ordinance to provide for a data center use and to provide development standards and controls governing the construction of a data center development.

² Applicant is the contract purchaser of the entire +- 948 acre tract comprising Rumble Technology Campus.

project design aims to preserve the natural topography, the creek and vegetation to minimize land disturbance impacts. A very generous portion of the tract will be left undisturbed in natural timber growth.

The proposed Rumble Technology Campus envisions a discreet yet highly productive technology campus, valued at approximately \$1.12 billion. The project's park-like setting will house up to 12 low-profile buildings encompassed by woods and walking trails. Rumble Technology Campus will have significant green space and pedestrian connectivity between the future buildings with privately owned and maintained internal roads. Unlike industrial and warehousing projects which call for mass grading, this project will only be graded around the proposed building sites, leaving trees along with the proposed buildings and soundproof walls to ameliorate sound produced by facility operations and buffer existing noise from I-75 traffic.

The size of the land tract comprising Rumble Technology Campus will enable development with significant buffer areas along the property lines and buildings strategically placed in the interior of the Property among trees and other natural buffers. The development will have a 300 foot buffer along the southern border of the tract and the project will use sound blankets, sound-attaining walls, and other measures to assure that operational noise stays within a permissible limit.

Rumble Technology Campus will be a secure facility. Gated access to the campus will be off Rumble Road and will be of a quality similar to the River Forest subdivision development in terms of buffered view shed and high-quality construction and materials. The south side of Rumble Technology Campus has frontage on Pea Ridge Road, but this road will only be used as access into the campus for future construction and emergency vehicles. Otherwise, access to the campus will only be from Rumble Road. The future workforce will be between 30-50 employees – a number that will not generate noticeable traffic in and out of the campus. The developer will also provide an additional right of way on the south side of Rumble Road, creating an additional lane of travel from the I-75 exit to the campus entrance as a project safety improvement.

Once approved, construction of the project is expected to occur in phases over the course of several years, with an emphasis on local hiring and collaboration with county authorities to address any concerns. In sum, the proposed project seeks to transform this site into a modern Technology Campus while adhering to applicable regulations and minimizing impact to the surrounding community and environment.

B. WHAT IS A DATA CENTER?

A data center is a high-tech business service center which provides a virtual data storage home for businesses and institutions such as hospitals operating a cloud-based system.³ Data centers use computing and networking equipment to collect, process, store and send data to support critical business applications and power data-intensive services such as: (1) data storage, backup, recovery and management; (2) e-commerce activity and transactions; and (3) file sharing and email. Data centers also provide users with flexibility in how they view, back up and store data as well as protection from natural and man-made disasters.

A data center operation requires infrastructure to support its hardware and software such as power equipment and cooling equipment. Inside the proposed buildings will be servers and supportive computer equipment to house the data. Outside the proposed buildings will be HVAC units to keep the server equipment cool as well as generators. Data centers need redundant power in the event of a tornado or some other event that shuts down its normal power source so that the computers have the power they need to keep running at all times in order to safeguard the data. An average data center will employ 30-50 people with good paying jobs in careers like IT, operations, maintenance and security.

C. BENEFITS TO THE COMMUNITY

i. Data Centers Make Good Neighbors and provide Jobs

The Development Authority of Monroe County had initially conceived this +- 948 acre tract as a large industrial/distribution center which would involve mass grading development and heavy truck traffic. Rumble Technology Campus proposed by Applicant is a much less intense use without the heavy truck traffic or significant air emissions. It will have very low impact on community resources such as roads, fire services, schools, police, etc. As noted, the developer will use the large size of the tract to strategically position buildings as well as buffers and barriers like trees, buildings and soundproof walls to ameliorate operational sound and I-75 noise. Of course, the developer will work with local public safety officials and governmental authorities as the project proceeds.

³ The State of Georgia has defined by regulation "High-Technology Data Center" as a facility, campus of facilities, or array of interconnected facilities in this state that is developed to power, cool, secure, and connect its own equipment or the computer equipment of High-Technology Data Center Customers. Ga. Rule & Regs. § 560-12-2-.117(2)(b).

Applicant estimates 1000-1500 construction jobs will be created during the build-out of the project and there will be an emphasis on local hiring. Safety of workers will be a priority during this phase.

ii. Tax Revenue

Data centers contribute substantially to increased tax revenue for local governments through real and personal property taxes. In addition to real property taxes, equipment has to be replaced frequently and taxes levied upon data center infrastructure and equipment generates substantial income for communities and provides much needed funds for public services such as schools, healthcare and emergency services.

Data centers can generate an average annual tax revenue of \$20 million for local and state governments, providing significant tax monies for Monroe County Schools without any meaningful increase in the number of students within the school system. According to a study by CBRE, a global real estate concern, a \$1 billion dollar data center development can generate upward of \$200 million in total tax revenues over a 10 year period. This fiscal impact is equivalent to a corporate headquarters creating 1700 jobs with an average salary of \$130,000. Applicant estimates the total development costs of this proposed project to be approximately \$1.5 billion.

Based on current tax estimates, Rumble Technology Campus is expected to become with single largest taxpayer in Monroe County while producing the lowest impact to public services of any major development in the county.

In addition to real and personal property taxes, Monroe County can also expect the benefit of sales taxes on construction materials and equipment purchases. In short, the proposed project will provide a significant economic development and major boost to the county tax digest, all while providing a development with minimal impact on the community or public services.

**D. RUMBLE TECHNOLOGY CAMPUS CONFORMS TO THE LOCAL
LAND USE PLAN**

The Monroe County Comprehensive Development Plan encourages commercial development in this area of the Property along I-75 to assist with expansion of the workforce and to create more jobs for Monroe County residents. The proposal also fulfills the Comprehensive Development Plan policy of encouraging large scale commercial development on parcels along I-75 while preserving land outside of the I-75 corridor for residential and smaller scale development.

The project also meets the Comprehensive Development Plan policy of providing a transitional buffer zone between higher intensity industrial uses across I-75 and lower intensity residential uses to the east of the site. In summary, this site is the appropriate location for this development and meets the goals and objectives of the county's zoning and land use plan.

III. CONCLUSION

For the foregoing reasons, Applicant respectfully requests that the rezoning application as well as the application for text amendment be approved.⁴ Applicant also invites and welcomes comments and input from Staff and other County officials. We look forward to the County's support and to bringing an excellent development to the County and its citizens.

This 5th day of September, 2024.

Respectfully Submitted,

DATA CORE INNOVATIONS, LLC

By: David W. Aldridge member
Its: _____

⁴ As required by law to protect and preserve the constitutional rights of Applicant Datacore Innovations, LLC and the landowners, Madura Properties, LLC and Diastole, LLC, this letter also serves to place Monroe County, and its Board of Commissioners, on notice that continuing imposition of the current zoning classification of the Property, and the failure to approve the rezoning request and request for text amendment as submitted will result in a violation of certain enumerated constitutional rights. Those rights include, but are not limited to, those constitutional rights pursuant to Article I, Section I, Paragraph I, Article, I Section I, Paragraph II; and Article I, Section III, Paragraph I, of the Georgia Constitution as well as the Fifth and Fourteenth Amendments to the United States Constitution.

