



MEMORANDUM

TO: All Interested Parties

FROM: Greg Boike, Director of Public Administration

DATE: October 16, 2024

SUBJECT: DRI #4308 – Rumble Technology Campus (Monroe County)

DRI DETERMINATION

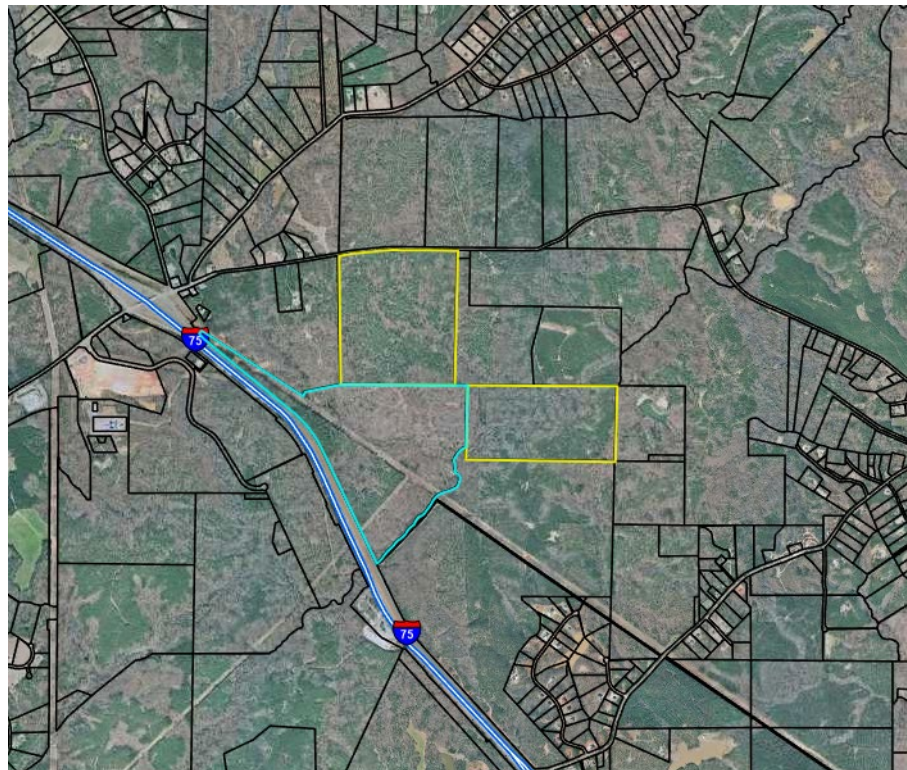
A proposed development in Monroe County, known as DRI #4308, Rumble Technology Campus, has been referred to the Middle Georgia Regional Commission (MGRC) to determine if this development meets the threshold for regional review as established in the DRI Rules under section 110-12-3-.05. Regional Commission staff has determined that this threshold has been exceeded under the “Commercial” category due to the project size. As such, the regional review process has been initiated.

REQUEST FOR COMMENTS

Per DRI rules, the comment period will remain open for a 15-day period, beginning on October 16, 2024, and ending on October 31, 2024. Please use the attached form to provide comments on the proposed project. Due to the limited comment timeframe, emailed and faxed submissions are preferred. At the end of the comment period, MGRC will compile and provide all comments to Monroe County for further consideration.

PROJECT OVERVIEW

The site developer, Datacore Innovations, LLC, proposes to construct a 4,200,000 sq. ft. Data Center Campus. This project will be located at the Southeast quadrant of I-75 and Rumble Road. acres. The project is planned to be completed by December 2038.



PROJECTED IMPACTS

The facility has an estimated value of \$1.12 Billion. The facility has an estimated annual tax of \$20M. The developer has determined that the regional workforce supply is sufficient, and no existing uses will be displaced as part of the proposed development. The developer has determined that adequate landfill capacity exists, and the project is not projected to generate hazardous waste. Wetlands and floodplains were two adverse impacts identified by the developer. The developer has stated that there are anticipated flood plain impacts for road crossings. The project will follow local, state, and federal regulations regarding the protection of wetlands and floodplains.

The project site is served by Monroe County. The developer has determined that approximately 0.03 Millions of Gallons Per Day (MGD) will be generated by the project. The developer has determined that there will be an impact on stormwater management. The developer plans provide for BMPS, including not limited to stormwater detention basins, natural buffer, and vegetated swales.

A traffic study has not been completed. The projected traffic volume from this project is expected to be approximately 1,200 new peak-hour vehicle trips generated per day. Transportation improvements are not anticipated to be necessary, according to the developer.

DETERMINATION OF AFFECTED PARTIES

Affected parties are determined based on their geographic proximity to the proposed development, the potential of regional impacts, and the impacts on the missions of other governmental bodies at the state and federal levels.

The following parties were determined to be potentially affected by DRI #4308: Middle Georgia Regional Commission Council; city and county chief elected officials and key staff in the following counties: Butts, Crawford, Jasper, Jones, Lamar, Macon-Bibb, Monroe, and Upson; School superintendents in the preceding counties; Development authorities of the preceding counties; Northeast Georgia Regional Commission; Three Rivers Regional Commission; GA Department of Natural Resources; GA Department of Transportation; Georgia Environmental Finance Authority; GA Department of Public Health; Macon Water Authority; and U.S. Fish & Wildlife Service. Parties not listed above who believe they will also feel an impact from DRI #4308 are encouraged to submit their comments.

The following documents are provided as attachments to this memorandum to facilitate review of this Development of Regional Impact:

Attachments:

- Comment Form for Affected Parties
- DRI Form 1 (Initial Information Form)
- DRI Form 2 (Additional Information Form)

Development of Regional Impact

Comments from Affected Parties

Project ID: DRI #4308 – Rumble Technology Campus (Monroe County)

Commenting Organization: _____

Street Address: _____

City: _____ State: _____ Zip Code: _____

Contact Person: _____ Phone: _____ Email: _____

Do you believe your jurisdiction will be affected
by the proposed development?

YES

NO

Please describe the effects (positive or negative) that the proposed project could have on your jurisdiction:

Form Completed by: _____

Title: _____

Signature: _____

Date: _____

Mail, Fax, or Email this form to:

Greg Boike
Middle Georgia Regional Commission
175 Emery Highway, Suite C
Macon, GA 31217
P: 478-751-6160
F: 478-751-6517
E: gboike@mg-rc.org

Comments on DRI #4308 will be accepted beginning on October 16, 2024.

All comments are due by 11:59 PM on October 31, 2024.

This request for comments has been sent to the following potentially affected parties: MGRC Council; City/county chief elected officials and key staff in the following counties: Butts, Crawford, Jasper, Jones, Lamar, Macon-Bibb, Monroe, and Upson; School superintendents in the preceding counties; Development authorities of the preceding counties; Northeast Georgia Regional Commission; Three Rivers Regional Commission; GA Department of Natural Resources; GA Department of Transportation; Georgia Environmental Finance Authority; GA Department of Public Health; Macon Water Authority; and U.S. Fish & Wildlife Service.

Developments of Regional Impact

[DRI Home](#)

[Tier Map](#)

[Apply](#)

[View Submissions](#)

[Login](#)

DRI #4308

DEVELOPMENT OF REGIONAL IMPACT Initial DRI Information

This form is to be completed by the city or county government to provide basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

Local Government Information

Submitting Local Government: Monroe

Individual completing form: Kelsey Fortner

Telephone: 4789947040

E-mail: kfortner@monroecoga.org

*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

Proposed Project Information

Name of Proposed Project: Rumble Technology Campus

Location (Street Address, Rumble Road, Monroe County, Parcel Numbers 091 013, 091 015, 091 006
GPS Coordinates, or Legal
Land Lot Description):

Brief Description of Project: The proposed development is planned to be a 4,200,000 square foot Data Center Campus. The development is planned to be located at the southeastern quadrant of I-75 and Rumble Road

Development Type:

- | | | |
|--|---|---|
| <input type="radio"/> (not selected) | <input type="radio"/> Hotels | <input type="radio"/> Wastewater Treatment Facilities |
| <input type="radio"/> Office | <input type="radio"/> Mixed Use | <input type="radio"/> Petroleum Storage Facilities |
| <input checked="" type="radio"/> Commercial | <input type="radio"/> Airports | <input type="radio"/> Water Supply Intakes/Reservoirs |
| <input type="radio"/> Wholesale & Distribution | <input type="radio"/> Attractions & Recreational Facilities | <input type="radio"/> Intermodal Terminals |
| <input type="radio"/> Hospitals and Health Care Facilities | <input type="radio"/> Post-Secondary Schools | <input type="radio"/> Truck Stops |
| <input type="radio"/> Housing | <input type="radio"/> Waste Handling Facilities | <input type="radio"/> Any other development types |
| <input type="radio"/> Industrial | <input type="radio"/> Quarries, Asphalt & Cement Plants | |

If other development type, describe:

Project Size (# of units, floor area, etc.): 4,200,000 square feet

Developer: Datacore Innovations, LLC

Mailing Address: 1180 Peachtree Street NE

Address 2:

City: Atlanta State: Ge Zip: 30501

Telephone: 404-313-1188

Email: rrichards@kslaw.com

Is property owner different from developer/applicant? (not selected) Yes No

If yes, property owner: Diastole LLC, Madura Properties LLC, Prime Places, LLC

Is the proposed project entirely located within your (not selected) Yes No

local government's jurisdiction?

If no, in what additional jurisdictions is the project located?

Is the current proposal a continuation or expansion of a previous DRI? (not selected) Yes No

If yes, provide the following information: Project Name:
Project ID:

The initial action being requested of the local government for this project:

- Rezoning
- Variance
- Sewer
- Water
- Permit
- Other

Is this project a phase or part of a larger overall project? (not selected) Yes No

If yes, what percent of the overall project does this project/phase represent?

Estimated Project Completion Dates: This project/phase: December 2038
Overall project: December 2038

[Back to Top](#)

Developments of Regional Impact

[DRI Home](#)

[Tier Map](#)

[Apply](#)

[View Submissions](#)

[Login](#)

DRI #4308

DEVELOPMENT OF REGIONAL IMPACT Additional DRI Information

This form is to be completed by the city or county government to provide information needed by the RDC for its review of the proposed DRI. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

Local Government Information

Submitting Local Government: Monroe
Individual completing form: Kelsey Fortner
Telephone: 4789947040
Email: kfortner@monroecoga.org

Project Information

Name of Proposed Project: Rumble Technology Campus
DRI ID Number: 4308
Developer/Applicant: Datacore Innovations, LLC
Telephone: 404-313-1188
Email(s): rrichards@kkslaw.com

Additional Information Requested

Has the RDC identified any additional information required in order to proceed with the official regional review process? (If no, proceed to Economic Impacts.)
 (not selected) Yes No

If yes, has that additional information been provided to your RDC and, if applicable, GRTA?
 (not selected) Yes No

If no, the official review process can not start until this additional information is provided.

Economic Development

Estimated Value at Build-Out: \$1.12 Billion

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: \$20 Million

Is the regional work force sufficient to fill the demand created by the proposed project?
 (not selected) Yes No

Will this development displace any existing uses?
 (not selected) Yes No

If yes, please describe (including number of units, square feet, etc):

Water Supply

Name of water supply provider for this site: Monroe County

What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?

2 MGD

Is sufficient water supply capacity available to serve the proposed project? (not selected) Yes No

If no, describe any plans to expand the existing water supply capacity:

Is a water line extension required to serve this project? (not selected) Yes No

If yes, how much additional line (in miles) will be required?

Wastewater Disposal

Name of wastewater treatment provider for this site: Monroe County

What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?

.03 MGD

Is sufficient wastewater treatment capacity available to serve this proposed project? (not selected) Yes No

If no, describe any plans to expand existing wastewater treatment capacity:

Is a sewer line extension required to serve this project? (not selected) Yes No

If yes, how much additional line (in miles) will be required?

Land Transportation

How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per day? (If only an alternative measure of volume is available, please provide.)

Total Trips per day=1,200, am peak trips=50, pm peak trips=456

Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project? (not selected) Yes No

Are transportation improvements needed to serve this project? (not selected) Yes No

If yes, please describe below:

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)?

2,700 tons

Is sufficient landfill capacity available to serve this proposed project? (not selected) Yes No

If no, describe any plans to expand existing landfill capacity:

Will any hazardous waste be generated by the development? (not selected) Yes No

If yes, please explain:

Stormwater Management

What percentage of the site is projected to be impervious surface once the proposed development has been constructed? 25%

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: Stormwater management, BMPS including not limited to stormwater detention basins, natural buffer and vegetated swales.

Environmental Quality

Is the development located within, or likely to affect any of the following:

1. Water supply watersheds? (not selected) Yes No
2. Significant groundwater recharge areas? (not selected) Yes No
3. Wetlands? (not selected) Yes No
4. Protected mountains? (not selected) Yes No
5. Protected river corridors? (not selected) Yes No
6. Floodplains? (not selected) Yes No
7. Historic resources? (not selected) Yes No
8. Other environmentally sensitive resources? (not selected) Yes No

If you answered yes to any question above, describe how the identified resource(s) may be affected:

There are anticipated flood plain impacts for road crossings. The project will follow local, state, and federal regulations regarding the protection of wetlands and flood plains.

[Back to Top](#)