

Hearing Date: August 4, 2025
Case Number: Z-25-30
Applicant: Darren Meadows
Property Owner: Cyber Development, LLC
Property Address: 350 Digital Drive
Tax Parcel No: 079-0-268-00-0
Current Zoning: R-3C (Multiple-Family Residential)
Fort Gordon Notification Required: Yes
Commission District 3: Catherine Smith-Rice
Super District 10: Wayne Guilfoyle



| REQUEST | PROPOSED USE/ACTIVITY | APPLICABLE COMPREHENSIVE ZONING ORDINANCE SECTION(S) |
|--|--------------------------|---|
| Rezone from R-3C (Multiple-Family Residential) to B-2 (General Business) | Data Center | Section 22-1 |

SUMMARY OF REQUEST:

This rezoning petition is to rezone approximately 16.1 acres currently zoned R-3C (Multiple-Family Residential) to B-2 (General Business) located 350 Digital Drive. The applicant seeks to incorporate this tract into the previously approved data center development on the adjacent parcels. Specifically, the intent of this rezoning is to provide more room for the data center development. Primarily, the additional 16.1 acres will increase spacing between the buildings and avoid some of the wetland impacts located on the adjacent parcels. No additional buildings are being proposed, the buildings and infrastructure items such as roads, drainage features, and power substation will be reconfigured.

COMPREHENSIVE PLAN CONSISTENCY:

The property is in the Belair Character Area. The vision for Belair Character Area includes a suburban area with medium density residential development and well-planned communities. New commercial and light industrial/warehousing being located at interstate interchanges, along frontage roads and identified nodes. The recommended development patterns promoting community objectives for the Belair Character Area include office uses and economic prosperity. The proposed rezoning is consistent with the 2023 Comprehensive Plan.

FINDINGS:

1. Previous rezoning action, Z-22-26, requested to change the zoning from A (Agriculture) and R-MH (Residential-Mobile Home) to B-2 (General Business) for the same proposed data center use. This was approved by The Augusta Commission in August 2022 with conditions. The conditions with approval of the previous rezoning, Z-22-26 are;
 - a. Based on future development of the site a Development Regional Impact (DRI) review may be required.
 - b. The total height of any structure shall not exceed 4 stories or 55 feet, to include any attached or detached structures.
 - c. This project shall comply with all development standards and regulations set forth by the City of Augusta, GA at the time of development.
2. Previous rezoning action, Z-24-22, requested to change the zoning from A (Agriculture) and B-2 (General Business) to B-2 (General Business) for the same proposed data center use. This was approved by the Augusta Commission in July 2024 with conditions. The conditions with approval of the previous rezoning, Z-24-22 are;
 - a. The total height of any structure shall not exceed 68 feet, excluding the housing of elevators, equipment required to operate and maintain the building, and parapet walls, but no structure or any space above the height limit shall be allowed for the purpose of providing additional enclosed space for commercial use and all elevators and equipment shall be screened.
 - b. A phase plan for the development will be submitted. The first phase that is outside of the wetlands and may be submitted for site plan approval provided the inert land field has been remediated per Augusta-Richmond County Engineering and Planning Department directors. The second phase of the site plan review will be for portions of the development within the wetlands and shall be contingent upon the Army Corps of Engineers approval and the remediation of the unauthorized inert land field per Augusta-Richmond County Engineering and Planning Department.
 - c. Materials in the existing inert landfill shall either be entirely removed, or the owner will need to rezone the affected areas of the property to support the existing inert fill area prior to submitting for a land disturbance permit and building permit.
 - d. The developer shall provide an enhanced landscape buffer along Gordon Highway, the development shall provide a staggered double landscaped street yard consisting of at least one (1) large tree for each forty-five (45) linear feet on the center of street frontage, with a large tree being located within twenty feet (20') of each side property line.
 - e. The proposed development shall comply with all requirements of the Traffic Engineering Department and Georgia Department of Transportation at the time of submittal for site plan approval.
 - f. Approval of the rezoning request shall not constitute approval of the conceptual site plan submitted with the rezoning application. The proposed development shall go through Site Plan approval process in compliance with the Site Plan Regulations of Augusta, Georgia prior to construction commencing on the property.
 - g. This development project shall comply with all development standards and regulations set forth by the City of Augusta, GA at the time of development.

- h. All lighting shall be downcast and pointed away from the residential property line.
- i. The required parking shall equal office square feet + flex office square feet ÷ 300 square feet of GFA of office space.
3. The previous rezoning requests from 2022 and 2024 of the larger development required Development of Regional Impact (DRI) reviews. Review comments from 2022 did not provide any significant issues concerning the proposed development. The 2024 review received comments from Columbia County concerning the coordination with them during the site plan review process.
4. Adjacent zoning districts to the north and east are B-2 (General Business). Properties to the west are zoned B-2 (General Business) and R-1E (One-Family Residential). The property to the south across Gordon Highway is part of Fort Gordon.
5. City public water and sewer are available to the property.
6. According to the FEMA Flood Insurance Rate Maps (FIRM) the property is not located in the Special Flood Hazard Area.
7. According to the Augusta-Richmond County GIS Map Layer there are no wetlands located on the parcel.
8. According to the Georgia Department of Transportation State Functional Classification Map, 2017, Gordon Highway is a principal arterial. Public transit is not available within half a mile of the property.
9. The traffic study from 2024 was reviewed by the Augusta Traffic Engineering Department at the time of the previous rezoning. The submitted study indicated that approximately 130 weekday trips would be generated per day. Traffic Engineering concurred with the study's conclusions for the proposed development to consist of one right turn deceleration lane into the property and two left turn lanes out of the property.
10. Based on the plans submitted, Traffic Engineering will require a full traffic impact study for the proposed data center development.
11. Fort Gordon was notified via electronic mail of the rezoning application on July 16, 2025. At the time of writing this report no comments have been received from them.
12. At the time of completion of this report, staff have not received any inquiries regarding the petition as advertised.

ENGINEERING/UTILITIES COMMENTS:

Traffic Engineering Comments:

- As indicated by Traffic Engineering, a full traffic impact study will be required for the proposed data center development.

Engineering Comments:

- None received at this time

Utilities Comments:

- None received at this time

RECOMMENDATION: The Planning Commission recommends Approval of the rezoning request to B-2 (General Business) with the following conditions:

1. The total height of any structure shall not exceed 68 feet, excluding the housing of elevators, equipment required to operate and maintain the building, and parapet walls, but no structure or any space above the height limit shall be allowed for the purpose of providing additional enclosed space for commercial use and all elevators and equipment shall be screened.
2. A phase plan for the development will be submitted. The first phase that is outside of the wetlands and may be submitted for site plan approval provided the inert land field has been remediated per Augusta-Richmond County Engineering and Planning Department directors. The second phase of the site plan review will be for portions of the development within the wetlands and shall be contingent upon the Army Corps of Engineers approval and the remediation of the unauthorized inert land field per Augusta-Richmond County Engineering and Planning Department.
3. Materials in the existing inert landfill shall either be entirely removed, or the owner will need to rezone the affected areas of the property to support the existing inert fill area prior to submitting for a land disturbance permit and building permit.
4. The developer shall provide an enhanced landscape buffer along Gordon Highway, the development shall provide a staggered double landscaped street yard consisting of at least one (1) large tree for each forty-five (45) linear feet on the center of street frontage, with a large tree being located within twenty feet (20') of each side property line.
5. The proposed development shall comply with all requirements of the Traffic Engineering Department and Georgia Department of Transportation at the time of submittal for site plan approval.
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7. This development project shall comply with all development standards and regulations set forth by the City of Augusta, GA at the time of development.
8. All lighting shall be downcast and pointed away from the residential property line.
9. The required parking shall equal office square feet + flex office square feet ÷ 300 square feet of GFA of office space.

NOTE: This staff report includes the information available approximately two weeks prior to the Planning Commission hearing. It represents an evaluation of the facts presented by the applicant, research done by the staff, and consideration of the relevant factors in the Comprehensive Zoning Ordinance of Augusta, Georgia. New facts may emerge, and staff reserves the right to make a verbal recommendation at the hearing based on all the information available at that time.



AUGUSTA AIKEN EVANS

DARREN G. MEADOWS

DMEADOWS@HULLBARRETT.COM

June 20, 2025

Planning & Development
City of Augusta
535 Telfair Street, Suite 300
Augusta, GA 30901

RE: Letter of Intent for Rezoning Request
Tax Parcel #079-0-268-00-0

On behalf of the property owner Cyber Development, LLC and my client MLBB, LLC, please find enclosed the completed application forms and supporting documentation for our request for rezoning to allow the subject property to be incorporated into the data center operation on the adjacent property to the north and east. The adjacent property (tax parcel 064-0-004-01-0) was rezoned last year to B-2 with conditions for the stated data center purpose. We understand that the rezoning of this parcel would likely carry the same conditions, and have no objections.

The subject parcel (079-0-268-00-0) was previously rezoned upon request of the owner Cyber Development, LLC for a planned apartment development (R-3C). My clients have now negotiated to acquire this parcel from Cyber Development, LLC with the intent to provide a bit more room for the data center development. Primarily, this will provide more acreage for better spacing between buildings and to avoid some wetland impacts.

This property lies on the north side of Gordon Highway, across from Fort Eisenhower. The surrounding properties north of Gordon Highway are mostly recent or in-process residential developments, with the exception of the adjacent undeveloped tract which has been approved for the data center use.

The initial investment estimate is up to \$2 billion to prepare the site and build out the data center campus, and investment by tenants in computer equipment is expected to exceed those development costs. During construction, the proposed project is expected to provide at least 620 construction jobs. At full buildout, we expect the data center campus to create 160-220 jobs, this includes jobs from the data center operator and its tenants. This facility will provide high-tech jobs, including opportunities for those without a 4-year degree and military veterans.

Traffic impact of the data center was previously assessed in the rezoning process for the adjacent tract. The change of use for the ~16 acre subject tract from the previously planned apartments to incorporation into the

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{02193992-2}

TELEPHONE: (706) 828-2015

MAILING ADDRESS: POST OFFICE BOX 1564, AUGUSTA, GEORGIA 30903-1564

data center development will yield a reduction in potential traffic impacts to the area. Adding this ~16 acre tract will not substantively alter the data center plans. No additional buildings are proposed, the buildings and infrastructure items such as roads, drainage features and power substation will simply be reconfigured to provide better spacing and reduce wetland impacts.

We appreciate your time and attention, and look forward to working with the City staff, Commissioners, and neighbors to assure this project is conducted in the best interest of all involved. As required under Georgia legal precedent, we note that constitutional rights of the landowners are implicated in this rezoning request, and the applicants reserve their rights to contest any denial as a violation of such constitutional rights. It is obviously our hope and expectation that won't be necessary.

If there are any questions, or if any additional documentation is needed, please just let me know.

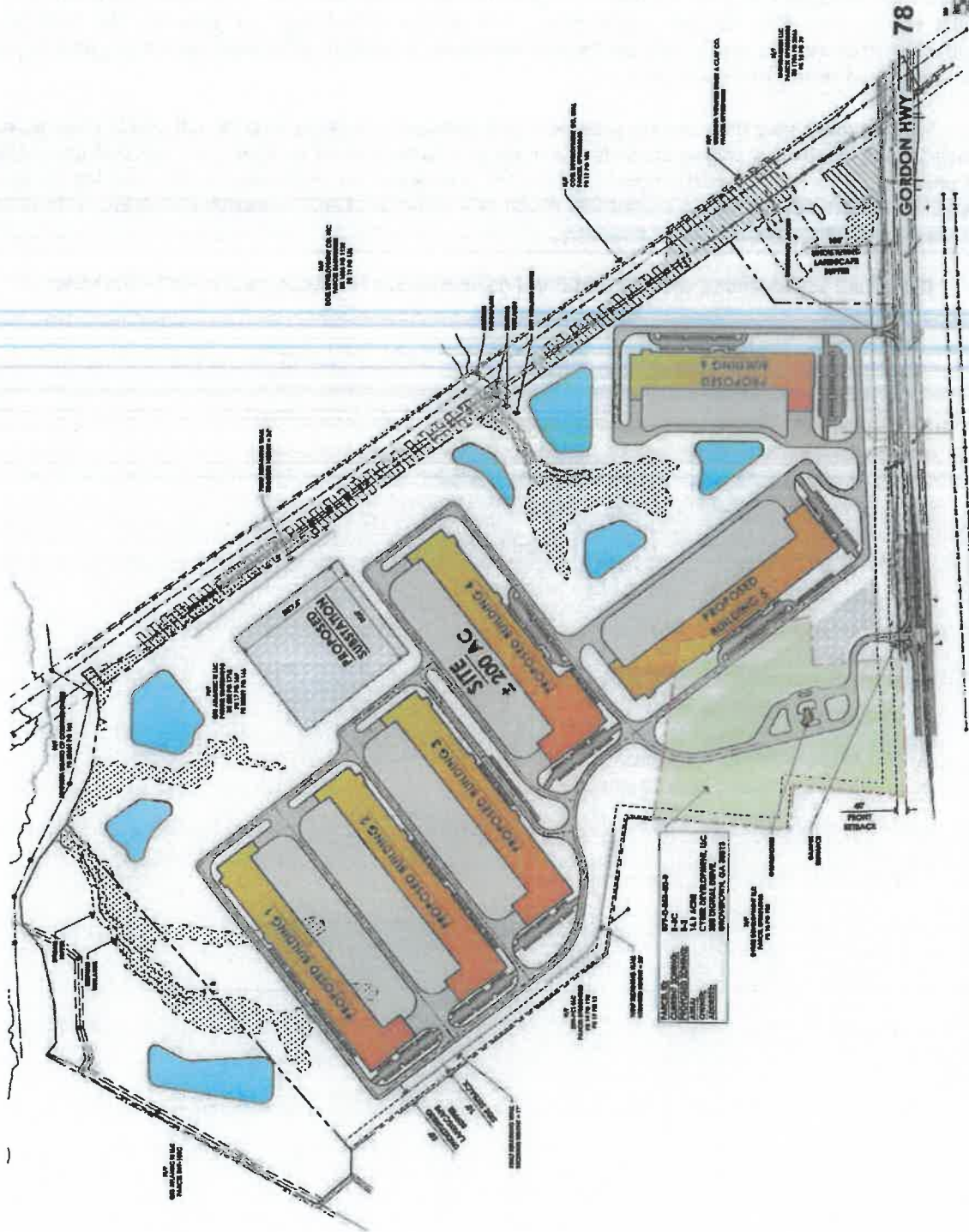
Sincerely,



Darren Meadows

CC: Ronnie Powell

Att: 1. Check
2. Rezoning Application Forms
3. Legal Description
4. Plat
5. Preliminary Layout Figure
6. Photographs at current frontage

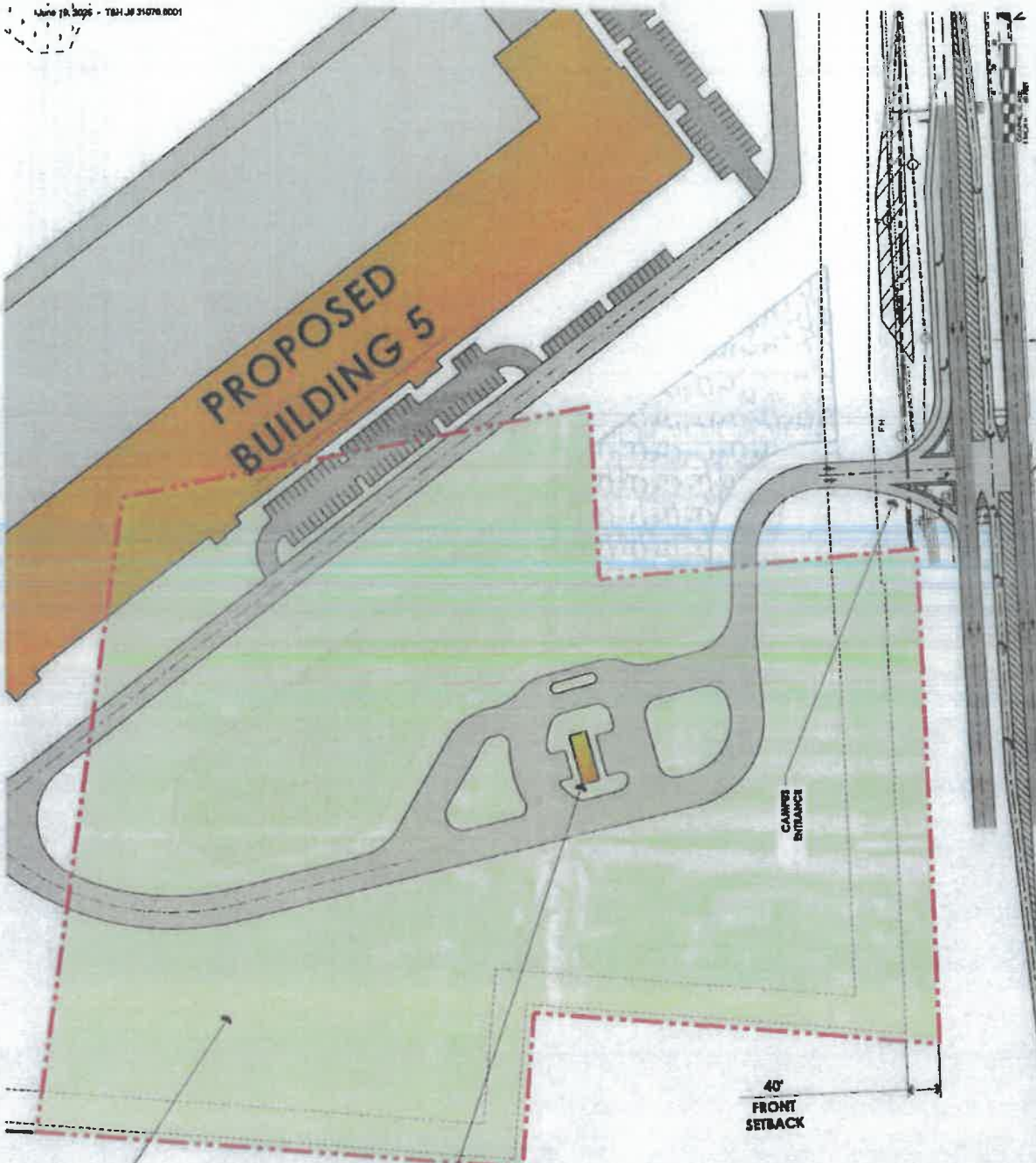


ATL3 - MASTER PLAN - CONCEPT LAYOUT

SCALE: 1" = 200'

QTS





PARCEL ID: 079-0-268-00-0
CURRENT ZONING: R-3C
PROPOSED ZONING: B-2
AREA: 16.1 ACRE
OWNER: CYBER DEVELOPMENT, LLC
ADDRESS: 350 DIGITAL DRIVE, GROVETOWN, GA 30813

N/P
 CYBER DEVELOPMENT, LLC
 PARCEL 079-0-268-00-0
 PG 16 PG 183

ATL3 - MASTER PLAN - CONCEPT LAYOUT



SCALE: 1" = 200'

QTS

Planning Commission
Z-25-30
August 4, 2025

350 Digital Drive

Aerial

Subject Property



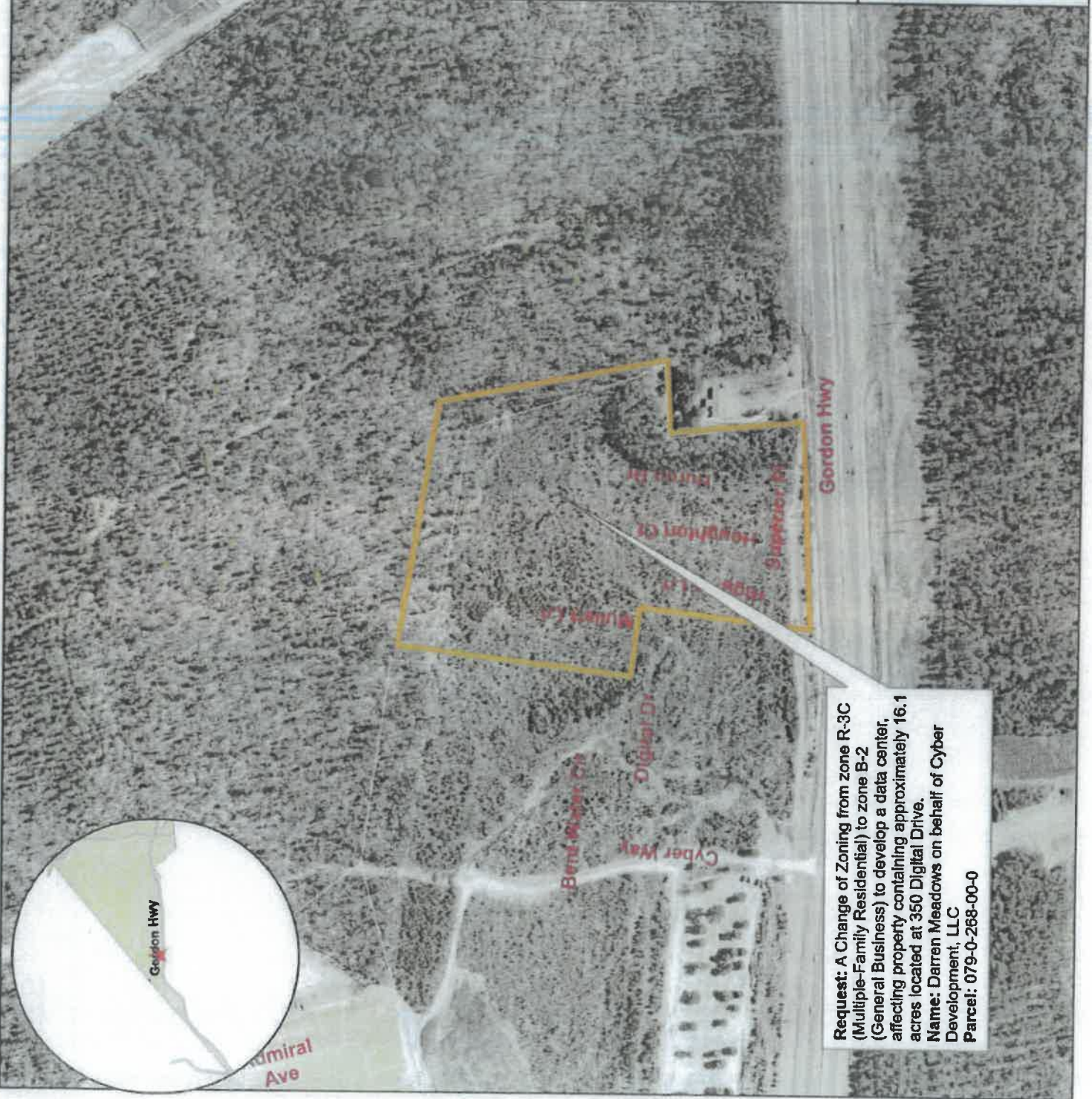
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600 Feet



Request: A Change of Zoning from zone R-3C (Multiple-Family Residential) to zone B-2 (General Business) to develop a data center, affecting property containing approximately 16.1 acres located at 350 Digital Drive.
Name: Darren Meadows on behalf of Cyber Development, LLC
Parcel: 079-0-268-00-0

Planning Commission

Z-25-30

August 4, 2025

350 Digital Drive

Current Zoning

- Subject Property**
- Zoning Classification**
- A: Agriculture
 - B-2: General Business
 - FT GORDON
 - R-1: One Family Residential
 - R-1D: One Family Residential
 - R-1E: One Family Residential
 - R-3C: Multiple-Family Residential

Augusta
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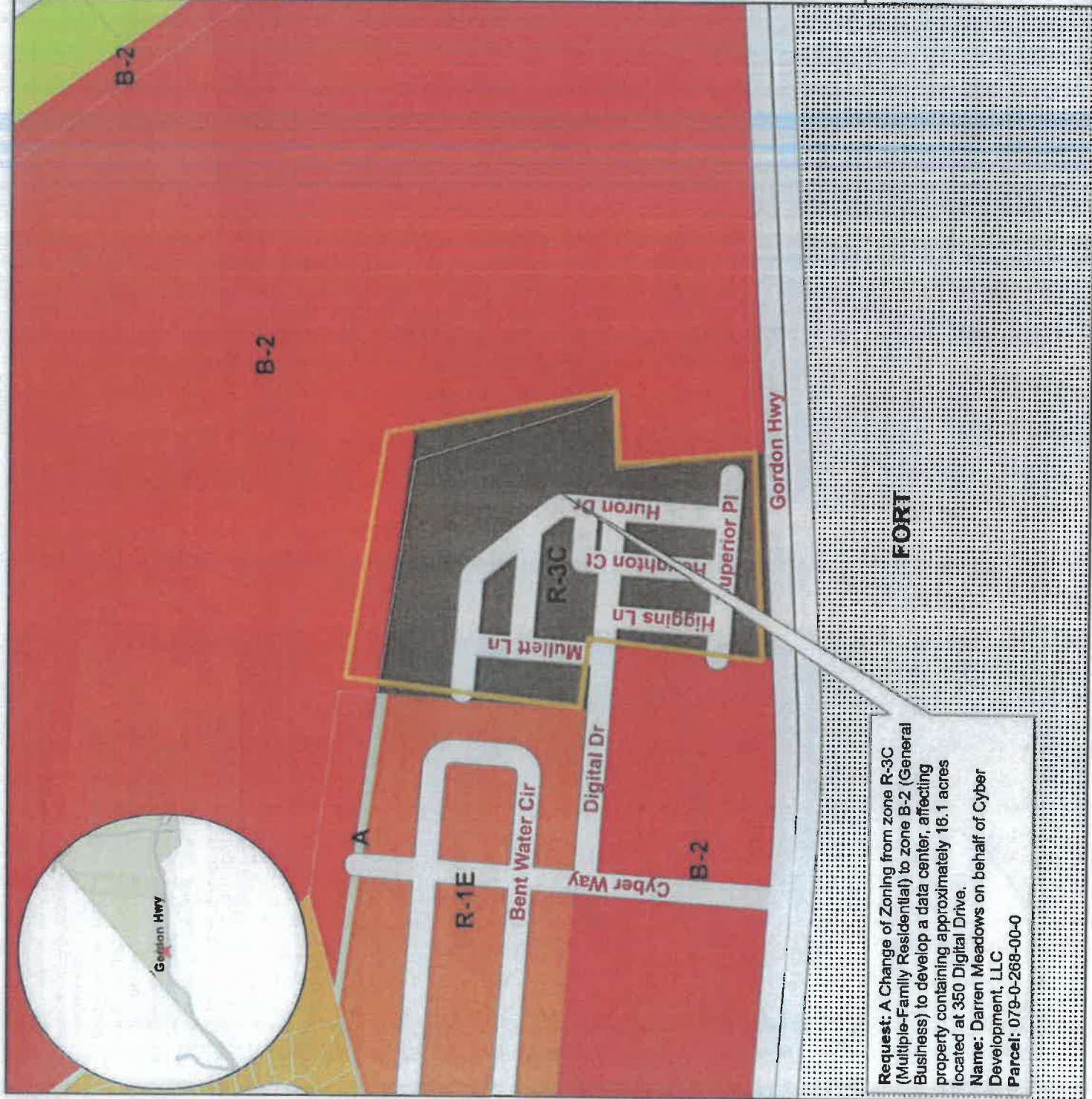
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Augusta, GA Theodor

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Request: A Change of Zoning from zone R-3C (Multiple-Family Residential) to zone B-2 (General Business) to develop a data center, affecting property containing approximately 16.1 acres located at 350 Digital Drive.
Name: Darren Meadows on behalf of Cyber Development, LLC
Parcel: 079-0-268-00-0

FORT

Planning Commission
Z-25-30
August 4, 2025

350 Digital Drive

Future Zoning

Subject Property

Zoning Classification

A: Agriculture

B-2: General Business

FT GORDON

R-1: One Family Residential

R-1D: One Family Residential

R-1E: One Family Residential

R-3C: Multiple-Family Residential

Parcel of Interest



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