



## PLANNING COMMISSION ITEM SUMMARY

<b>MEETING DATE:</b>	May 7, 2024
<b>SUBCATEGORY:</b>	Annexation and Zoning
<b>DEPARTMENT NAME:</b>	Planning and Development
<b>AGENDA ITEM TITLE:</b>	AZ24-02. 72, 78 & 80 Bates Rd. Applicant: Switch Ltd.
<b>DEPARTMENT SUMMARY RECOMMENDATION:</b>	<p>Applicant requests annexation of (4) parcels into the City to be combined with the current Technology district and data center campus. Proposed zoning is "T" (Technology).</p> <p>Staff does not oppose the annexation or Technology District (T) zoning as long as the following conditions are applied to zoning. Similar conditions were adopted with the original zoning per file Z23-02, approved 11-2-23.:</p> <p>Zoning Conditions:</p> <ol style="list-style-type: none"> <li>1. All minimum zoning development standards for the "T" zoning district are followed per Text Amendment, T23-04.</li> <li>2. A minimum 100 ft. natural landscape buffer for the purposes of visual screening remain in place along all adjacent residential use or zoned properties. The 100 ft. buffer may include the building setback.</li> <li>3. If the minimum 100 ft. natural landscape buffer is disturbed, then the buffer is to be planted with landscape material appropriate to re-establish the buffer and visual screen.</li> <li>4. Public entrance shall be on Old Alabama Road. No public access from the Bates Road driveway;</li> <li>5. Access to landlocked properties are to be negotiated between Switch LTD and affected property owners, as requested by the property owner.</li> <li>6. Access to the NRCS flood control structures be negotiated between Switch LTD and the NRCS or their representative, as required.</li> <li>7. All site plans for future development phases after Phase 1 are to be shared with the Paulding County Community Development office.</li> <li>8. The subject property's principal use shall be limited to data processing, storage, hosting and related services and accessory uses shall include principal uses listed as permitted uses in the Technology district ordinance which are associated with data processing, storage, hosting and related services as well as security and customary accessory uses.</li> </ol>

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**LEGAL:**

N/A

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