ORDINANCE NO. 2026-09-01

AN ORDINANCE AMENDING THE LAND USE ORDINANCE OF WARREN COUNTY, GEORGIA, RELATING TO TECHNOLOGY PROJECTS, INCLUDUING CRYPTOCURRENCY PROCESSING FACILITIES, DATA CENTERS, POWER STORAGE PROJECTS , RESEARCH AND DEVELOPMENT FACILITIES AND SOLAR ENERGY COLLECTION FACILITIES; AMENDING ARTICLE 2 (DEFINITIONS AND INTERPRETATIONS), ARTICLE 4 (LAND USE DISTRICTS), ARTICLE 5 (REGULATIONS FOR SPECIFIC LAND USES), AND ARTICLE 9 (ADMINISTRATION AND ENFORCEMENT) OF THE LAND USE ORDINANCE; AND FOR OTHER PURPOSES

WHEREAS, the Warren County Land Use Ordinance (the "Ordinance") was originally enacted on January 10, 2006; and

WHEREAS, the Warren County Board of Commissioners (the "Board"), as governing authority for Warren County, has determined that there is a need to amend and modify certain provisions of the Ordinance to address certain Technology Projects, including Cryptocurrency Processing Facilities, Data Centers, Power Storage Projects, Research and Development Facilities, and Solar Energy Collection Projects, in its Land Use Ordinance; and

WHEREAS, notice of intent to amend the Ordinance has been accomplished in accordance with the procedures of the Ordinance and the Georgia Zoning Procedures Law, O.C.G.A. § 36-66-1 et. seq.; and

WHEREAS, the Planning Commission has determined that the Land Use Ordinance should be amended to enact restrictions regarding Technology Projects for the health, safety and welfare of the citizens of the County;

NOW, THEREFORE BE IT ORDAINED by the Board that the following amendments shall be made to the Land Use Ordinance of the Code of Warren County, Georgia:

Article I.

Article 2 ("Definitions and Interpretations"), Chapter 2.1 ("Land Use Definitions") of the Land Use Ordinance of the Code of Warren County Georgia, is hereby amended to add the following definitions:

Cryptocurrency Processing Facility: Any project consisting principally of buildings or other structures used or intended to be used for the handling, processing, or facilitating transactions involving digital currency or similar means of exchange, including without limitation blockchain technology, payment gateways, and digital wallets that enable transactions involving digital assets.

Data Center: Any project consisting principally of buildings or other structures used or intended to be used to house Information Technology (IT) infrastructure (including computer systems, servers, and network equipment) to store, process, and/or share or distribute digital data and applications, including any accessory equipment and structures.

Decommissioning: Safely and lawfully deconstruction, disassembling, demolishing, and decontaminating of any Technology Project site, including all components of such site, to return the site to the condition it was in before construction of Technology Project commenced or to such other condition or use that has been officially approved by the Board of Commissioners for such site.

Decommissioning bond: A financial guarantee in the form of a payment and/or performance bond issued by a licensed surety to ensure the County has adequate financial resources to ensure the safe decommissioning (e.g., removal of infrastructure) and the restoration of land to its original state after the abandonment and/or cessation of any Technology Project on the land.

Technology Project (TP): Any Cryptocurrency Processing Facility, Data Center, Power Storage Project, Research and Development Facility, or Solar Energy Collection Project that is located, in whole or in part, within the County.

High-Energy Technology Project (High-Energy TP): Any Technology Project requiring at least one (1) megawatt-hour (1 MWh) of energy to operate at full capacity. For example, Cryptocurrency Processing Facilities, Data Centers, and Power Storage Projects typically fit within this category of Technology Project.

Low-Energy Technology Project (Low-Energy TP): Any Technology Project where the project requires less than 1 megawatt of electricity per hour to operate at full capacity. For example, Solar Energy Collection Projects typically fit within this category of Technology Project. .

Power Storage Project: Any project consisting principally of buildings or other structures used or intended to be used for the storage of electrical power, including the housing of batteries or similar equipment intended to store such power. The term shall not include ancillary buildings or structures designed for storing power created by a Solar Emergency Collection Project or designed to provide emergency back-up power to a Technology Project.

Research and Development Facility: Any project consisting principally of buildings or other structures used or intended to be used to investigate, design, test, and refine new or improved technologies. They involve systematic study and experimentation to create innovative products, enhance existing solutions, or discover new methods and materials. Engineering, healthcare, information technology, and manufacturing users use these facilities.

Solar Energy Collection Project: Any facility, building, structure or other improvement to land existing on at least three (3) acres (or parts of three (3) acres) of land that is used or intended to be used for collecting solar energy and/or converting solar energy to electrical power.

Water Source: Water source shall mean State Waters as defined in O.C.G.A. § 12-7-3. Buffers and setbacks from any water source shall be measured horizontally from point where vegetation has been wrested by normal stream flow or wave action.

Article II.

Article 4 ("Land Use Districts"), Table 4.1 ("Permitted and Conditional Uses, Conservation, Forest, and Residential Land Use Districts") Table 4.2 ("Dimensional Requirements for Conservation, Forest, and Residential Land Use Districts"), Table 4.3 ("Permitted and Conditional Uses, Commercial and Industrial Land Use Districts"), Table 4.4 ("Dimensional requirements for Commercial and Industrial Land Use Districts"), of the Land Use Ordinance of the Code of Warren County Georgia, are hereby amended by adding certain language (shown in **boldface)** to read as follows:

TABLE 4.1
PERMITTED AND CONDITIONAL USES, CONSERVATION, FOREST, AND RESIDENTIAL LAND USE DISTRICTS

P = Permitted C = Conditional Use X = Not Permitted (Uses not listed are not permitted)

USE	CONS	FOR-AG	RR	SR	UR	SC-1	See Also Sec:
Accessory uses and structures not otherwise listed in this table, determined by the Administrator to be normally incidental to one or more permitted principal uses	P	P	P	P	P	P	5.1.1
Accessory dwelling unit, attached	X	P	P	P	P	X	5.3.4
Accessory dwelling unit, detached	X	P	P	C	C	X	5.3.4
Agriculture	P	P	P	P	X	P	
Agricultural processing	X	C	X	X	X	X	
Aircraft landing area	X	C	X	X	X	X	5.9.1
Animal hospital	X	P	C	X	X	C	
Animal shelter	X	P	C	X	X	X	
Antique shop	X	C	C	X	X	P	
Auction house or auction yard	X	P	X	X	X	X	
Borrow site	C	P	C	X	X	X	
Bed and breakfast inn	X	C	C	X	X	P	5.5.2
Camp or campground	C	C	X	X	X	X	
Cemetery	C	P	P	P	P	P	
Church	X	P	P	P	P	P	
Christmas tree sales facility	C	P	P	X	X	P	
Club or lodge, non-profit	X	P	P	C	P	P	
Club, hunting	P	P	P	X	X	X	
Club, private	X	C	C	X	X	X	
Community recreation	X	X	X	P	P	X	5.2.1
Composting facility	C	P	C	X	X	X	

Conservation subdivision	X	X	P	X	X	P	
Conservation area	P	P	P	P	P	P	
Continuing care retirement community	X	X	X	X	C	X	
Cottage industry	X	P	P	X	X	P	
Dwelling, single-family attached (townhouse)	X	X	X	X	C	X	5.2.7
Dwelling, single-family detached, condominium	X	X	X	X	P	P	5.2.4
Dwelling, single-family detached, fee-simple	P	P	P	P	P	P	
Dwelling, two-family (duplex)	X	X	X	X	P	X	
Dwelling, multi-family (including apartment)	X	X	X	X	C	X	5.2.5
Extraction or mining	X	C	X	X	X	X	
Farm and feed store	X	P	C	X	X	P	
Food processing plant	X	C	X	X	X	X	
Forestry	P	P	P	P	X	P	
Home occupation (including family day care home)	X	P	P	P	P	P	Chapter 5.4
Institutional residential living and care facilities	X	X	X	C	C	X	
Intra-family land transfer	X	P	P	X	X	P	
Kennel	X	P	X	X	X	X	5.9.2
Landfill, construction and demolition	X	X	X	X	X	X	5.9.2
Landfill, inert waste	X	X	X	X	X	X	
Landfill, sanitary	X	X	X	X	X	X	
Landscaping company	X	P	C	X	X	X	
Logging yard	X	P	C	X	X	X	
Lumber yard	X	P	X	X	X	X	
Manufactured home	P	P	P	P	P	P	5.2.2
Manufactured home park	X	X	X	C	C	X	5.2.3
Materials recovery facility	X	X	X	X	X	X	
Mixed-use development	X	X	X	X	C	C	
Model home	X	X	X	P	P	X	5.2.4
Museum	X	C	X	X	X	P	
Office	X	X	X	X	X	P	
Open air business	X	X	X	X	X	C	
Personal service establishment	X	X	X	X	X	P	
Planned unit development	X	X	X	C	C	C	Chapter 5.12
Poultry Farming, Commercial Use	X	P	X	X	X	X	
Poultry Farming, Non-commercial Use	P	P	P	P	X	X	
Power plant, private	X	C	X	X	X	X	
Power Storage Project (standalone)	**X**	**C**	**X**	**X**	**X**	**X**	**Chapter 5.14**
Public use	P	P	P	P	P	P	

Rail yard	X	C	X	X	X	X	
Railroad freight terminal	X	C	X	X	X	X	
Recreational vehicle park	C	C	X	X	X	C	5.5.3
Restaurant	X	X	X	X	X	C	
Retail trade establishment, enclosed	X	X	X	X	X	C	
Retreat center	X	C	C	X	X	X	
Riding academy or equestrian center	C	P	P	X	X	P	
Riding stable	X	C	C	X	X	P	
Roadside stand	X	P	P	X	X	P	
School, private, elementary, middle, or high	X	C	C	P	P	P	
School, special	X	X	X	X	C	X	
Semi-public use	**X**	**C**	**X**	**X**	**X**	**X**	
Soil amendments (application and use)	X	P	X	X	X	X	5.9.5; 9.1.1(i)
Solar energy collection facility	**X**	**C**	**X**	**X**	**X**	**X**	**Chapter 5.14**
Special event facility	X	X	X	X	X	P	
Taxidermy	X	P	X	X	X	X	
Therapeutic camp	C	P	C	X	X	X	
Utility company substation	P	P	P	P	P	P	
Wireless telecommunication facility and/or equipment	X	C	C	X	X	X	Chapter 5.8

TABLE 4.2

DIMENSIONAL REQUIREMENTS FOR CONSERVATION, FOREST, AND RESIDENTIAL LAND USE DISTRICTS

REQUIREMENT (MEASURE)	CONS	FOR-AG	RR	SR	UR	SC-1
Maximum residential density without public water or sanitary sewer (acres per dwelling unit)	25	25	5	1	1	5
Maximum residential density with public water but not sanitary sewer (acres per dwelling unit)	25	25	5	0.75	0.75	5
Maximum residential density with public water and sanitary sewer (dwelling units per acre)	n/a	n/a	n/a	4	12	n/a
Area requirement, lot within an intra-family land transfer (acres)	n/a	1-5	1-5	n/a	n/a	1-5
Minimum lot width, all uses (feet)	500	500	300	100	75	300

Conservation subdivision minimum lot size (acres)	n/a	n/a	3	n/a	n/a	3
Conservation subdivision minimum area set aside for permanent open space (percent of total subdivision area)	n/a	n/a	35%	n/a	n/a	35%
Conservation subdivision minimum lot width (feet)	n/a	n/a	200	n/a	n/a	200
Maximum height (feet)	40	100	40	40	60	35
Maximum height (number of stories)	3	n/a	3	3	4	2 (a)
Minimum principal building setback, front (all uses except as otherwise specifically indicated) (feet)	75	75	50	30	25	40 (a)
Minimum principal setback, front, for single-family dwellings or manufactured homes abutting a state highway (feet)	75	75	50	30	25	100
Minimum principal building setback, side (feet)	50	50	40	20	10	40
Minimum principal building setback, rear (feet)	50	50	40	25	20	50
Minimum principal building setback, rear or side abutting a railroad right-of-way (feet)	50	50	50	50	50	50
Minimum floor area per dwelling unit (square feet)	None	None	None	1,000	750	None
Minimum buffer from restricted district, water supply, or property line when applying or using soil amendments per Sec. 5.9.5 (feet)	n/a	100	n/a	n/a	n/a	n/a
Minimum setback (feet) from property line and any water source for poultry enclosure	n/a	200	n/a	n/a	n/a	n/a
Minimum buffer (feet) from residence on adjacent property for commercial poultry enclosure	n/a	500	n/a	n/a	n/a	n/a
Minimum buffer (feet) from church, school or non-agricultural place of business for commercial poultry enclosure	n/a	1,200	n/a	n/a	n/a	n/a
Minimum setback (feet) from property line and any water source for non-commercial poultry enclosure	n/a	200	n/a	n/a	n/a	n/a
Minimum buffer (feet) from residence on adjacent property for non-commercial poultry enclosure	n/a	300	n/a	n/a	n/a	n/a

Minimum buffer (feet) from property line and any water source for temporary (i.e., up to 72 hours) storage of industrial waste from poultry farming	n/a	200	n/a	n/a	n/a	n/a
Minimum buffer (feet) from residence on adjacent property for temporary (i.e., up to 72 hours) storage of industrial waste from poultry farming	n/a	300	n/a	n/a	n/a	n/a
Minimum buffer (feet) from church, school or non-agricultural place of business for temporary (i.e., up to 72 hours) storage of industrial waste from poultry farming	n/a	1,200	n/a	n/a	n/a	n/a
Minimum setback (feet) from property line, public roads and any water source for any facility, building, or structure at any: **Low-Energy TP**	**n/a**	**100**	**n/a**	**n/a**	**n/a**	**n/a**
Minimum buffer (feet) from any residence on adjacent property for any facility, building, or structure at any: **Low-Energy TP**	**n/a**	**500**	**n/a**	**n/a**	**n/a**	**n/a**
Minimum buffer (feet) from church, school or place of business from any facility, building, or structure at any: **Low-Energy TP**	**n/a**	**500**	**n/a**	**n/a**	**n/a**	**n/a**

TABLE 4.3
PERMITTED AND CONDITIONAL USES, COMMERCIAL AND INDUSTRIAL LAND USE DISTRICTS

P = Permitted C = Conditional Use X = Not Permitted (Uses not listed are not permitted)

USE	O-I	RC	HB	IAC	IND	MINE	See Also Sec:
Accessory uses and structures not otherwise listed in this table, determined by the Administrator to be normally incidental to one or more permitted principal uses	P	P	P	P	P	P	

Adult business	X	X	X	X	C	X	Chapter 5.10
Agricultural processing	X	X	X	C	P	X	
Aircraft landing area	C	X	X	X	C	C	5.9.1
Animal hospital	P	P	P	P	X	X	
Animal shelter	C	X	P	P	P	X	
Antique shop	X	P	P	P	X	X	
Auction house or auction yard	X	X	P	P	P	X	
Automobile sales establishment	X	X	P	P	P	X	5.5.1
Automobile service establishment	X	C	P	P	P	X	
Bank or financial establishment	P	P	P	P	X	X	
Batching plant	X	X	X	X	C	C	
Bed and breakfast inn	P	P	P	P	X	X	5.5.2
Borrow site	X	X	C	C	P	P	
Brewery	X	X	X	X	P	X	
Broadcasting studio	P	P	P	P	P	X	
Building materials sales	X	X	P	P	P	C	
Building sales establishment	X	X	P	P	P	C	
Bulk storage	X	X	C	C	P	X	
Business service establishment	P	P	P	P	P	X	
Camp or campground	X	X	P	P	X	X	
Car wash	X	X	P	P	P	X	
Caretaker's residence	C	C	P	P	P	P	
Cemetery	P	P	P	P	P	P	
Church	P	P	P	P	P	P	
Christmas tree sales facility	X	P	P	P	P	X	
Clinic	P	P	P	P	P	X	
Club or lodge, non-profit	P	P	P	P	P	X	
Club, hunting	X	X	X	X	X	P	
Club, private	P	P	P	P	X	X	
Co-generation facility	X	X	X	X	P	P	
College or university	P	P	P	P	P	X	
Commercial recreational facility, indoor	C	P	P	P	P	X	
Commercial recreational facility, outdoor	X	X	C	C	C	X	5.5.3
Composting facility	X	X	C	X	P	P	
Conservation area	P	P	P	P	P	P	
Continuing care retirement community	P	P	P	P	X	X	
Contractor's establishment	X	C	P	P	P	P	
Convenience store	X	P	P	P	P	X	
Cottage industry	P	P	P	P	P	P	
Crisis center	P	P	P	P	P	X	
Cryptocurrency processing facility	**X**	**X**	**X**	**X**	**C**	**C**	**Chapter 5.14**
Custom order shop	X	P	P	P	P	X	
Data center	**X**	**X**	**X**	**X**	**C**	**C**	**Chapter 5.14**

Dwelling, farm	X	X	X	X	X	P	
Dwelling, single-family attached (townhouse)	C	C	P	P	X	X	5.2.7
Dwelling, single-family detached, condominium	C	C	P	P	X	X	5.2.5
Dwelling, single-family detached, fee-simple	P	P	P	P	P	P	
Dwelling, two-family (duplex)	P	P	P	P	X	X	
Dwelling, multi-family (including apartment)	C	X	C	C	X	X	5.2.5
Exterminator	C	C	P	P	P	X	
Extraction or mining	X	X	X	X	C	P	
Fairgrounds	C	X	P	P	P	P	
Farm and feed store	C	P	P	P	P	X	
Food processing plant	X	X	C	P	P	X	
Forestry	P	P	P	P	P	P	
Funeral home	C	C	P	P	P	X	
Greenhouse, commercial	X	P	P	P	P	P	
Group home	P	X	P	P	C	X	
Hazardous waste materials	X	X	C	C	C	C	
Health spa	C	X	P	P	P	X	
Home occupation (including family day care home)	P	P	P	P	P	P	
Hospital	P	X	P	P	P	P	
Incinerator	X	X	X	X	C	C	
Institutional residential living and care facilities	P	X	P	P	X	X	
Kennel	X	X	P	P	P	X	
Landfill, construction and demolition	X	X	X	C	P	P	5.9.2
Landfill, inert waste	X	X	X	X	C	C	
Landfill, sanitary	X	X	X	X	C	C	5.9.2
Landscaping company	X	P	P	P	P	P	
Lodging service, including hotels and motels	X	X	P	P	X	X	
Logging yard	X	X	P	P	P	P	
Lumber yard	X	X	P	P	P	P	
Manufactured home	P	P	P	P	P	P	5.2.2
Manufactured home park	X	X	X	X	X	X	5.2.3
Manufacturing, processing, assembling	X	X	C	P	P	P	
Materials recovery facility	X	X	X	X	C	C	
Mixed-use development	P	C	P	P	X	X	
Museum	P	P	P	P	P	P	
Office	P	P	P	P	P	P	
Office/warehouse	C	X	P	P	P	P	
Open air business	X	C	P	P	P	X	
Parking lot, off-site	P	P	P	P	P	P	
Personal service establishment	P	P	P	P	P	P	

Planned unit development	C	C	C	C	X	X	Chapter 5.12
Power plant, private	X	X	X	X	C	C	
Power storage facility	**X**	**X**	**X**	**X**	**C**	**C**	**Chapter 5.14**
Public use	P	P	P	P	P	P	
Rail yard	X	X	P	P	P	P	
Railroad freight terminal	X	X	P	P	P	P	
Recreational vehicle park	X	X	P	P	X	C	5.5.3
Restaurant	C	P	P	P	P	P	
Retail trade establishment, enclosed	X	P	P	P	P	X	
Research and development facility	**X**	**X**	**X**	**X**	**C**	**C**	**Chapter 5.14**
Retreat center	C	X	P	P	P	P	
Riding academy or equestrian center	X	X	P	P	P	P	
Rooming house	P	X	P	P	X	C	
Salvage yard	X	X	C	C	P	P	
Sawmill	X	X	C	P	P	P	
School for the arts	P	X	P	P	P	X	
School, private, elementary, middle, or high	P	P	P	P	P	P	
School, professional	P	P	P	P	P	P	
School, special	P	P	P	P	P	P	
School, trade	P	P	P	P	P	P	
Self-service mini-storage facilities (mini-warehouses)	X	X	P	P	P	P	5.5.9
Semi-public use	**C**	**C**	**C**	**C**	**C**	**C**	
Service and fuel filling station	X	P	P	P	P	P	5.5.10
Slaughterhouse	X	X	X	X	P	X	
Solid waste transfer facility	X	X	X	X	C	C	
Solar energy collection facility	**X**	**X**	**X**	**X**	**C**	**C**	**Chapter 5.14**
Taxi-cab or limousine service	X	X	P	P	P	X	
Taxidermy	X	X	P	P	P	X	
Tow service	X	X	P	P	P	X	
Truck stop	X	X	P	P	P	X	
Truck terminal	X	X	P	P	P	P	
Utility company substation	P	P	P	P	P	P	
Vehicle emission testing facility	X	X	P	P	P	X	
Warehouse	X	X	P	P	P	P	
Wholesale trade establishment	X	X	P	P	P	P	
Wireless telecommunication facility and/or equipment	X	X	C	C	C	C	Chapter 5.8
Wrecked motor vehicle compound	X	X	P	P	P	P	

TABLE 4.4

DIMENSIONAL REQUIREMENTS FOR COMMERCIAL AND INDUSTRIAL LAND USE DISTRICTS

REQUIREMENT (MEASURE)	O-I	RC	HB	IAC	IND	MINE
Maximum residential density without public water or sanitary sewer (acres per dwelling unit)	1	1	1	1	1	1
Maximum residential density with public water but not sanitary sewer (acres per dwelling unit)	0.75	0.75	0.75	0.75	1	1
Maximum residential density with public water and sanitary sewer (dwelling units per acre)	4	n/a	8	12	1	n/a
Minimum floor area per dwelling unit (square feet)	None	None	None	None	None	None
Minimum lot width, all uses (feet)	75	100	75	75	150	200
Maximum height (feet)	50	50	60	75	150	150
Maximum height (number of stories)	3	3	4	5	None	None
Minimum principal building setback, front (all uses) (feet)	10	25	20	40	50	100
Minimum principal building setback, side (feet)	10	10	10	20	50	100
Minimum principal building setback, rear (feet)	10	25	20	40	50	100
Minimum principal building setback, rear or side abutting a railroad right-of-way (feet)	25	25	None	None	None	None
Minimum principal building setback abutting a SR or UR land use district boundary, all uses except (except single-family dwelling or manufactured home) (feet)	25	25	35	40	75	150
Minimum buffer abutting a SR or UR land use district boundary, all uses except single-family dwelling or manufactured home (feet measured from property line within required setback)	None	None	25	30	50	100
Minimum landscape strip abutting county road or state highway, all uses except single-family dwelling	10	None	None	15	None	75

or manufactured home (width in feet)						
Maximum building coverage (percent of lot)	40	40	50	35	60	40
Minimum landscaped open space (percent of lot)	10	None	None	15	None	None
Minimum setback (feet) from property line, public roads and any water source for any facility, building, or structure at any:						
High-Energy TP	**n/a**	**n/a**	**n/a**	**n/a**	**200**	**200**
Low-Energy TP	**n/a**	**n/a**	**n/a**	**n/a**	**100**	**100**
Minimum buffer (feet) from any residence on adjacent property for any facility, building, or structure at any:						
High-Energy TP	**n/a**	**n/a**	**n/a**	**n/a**	**500**	**500**
Low-Energy TP	**n/a**	**n/a**	**n/a**	**n/a**	**500**	**500**
Minimum buffer (feet) from church, school or place of business from any facility, building, or structure at any:						
High-Energy TP	**n/a**	**n/a**	**n/a**	**n/a**	**500**	**500**
Low-Energy TP	**n/a**	**n/a**	**n/a**	**n/a**	**500**	**500**

Article III.

Article 5 ("Regulations for Specific Land Uses") of the Land Use Ordinance of the Code of Warren County Georgia, is hereby amended to include a new Chapter 5.14 ("Technology Projects"), which reads as follows:

CHAPTER 5.14
TECHNOLOGY PROJECTS

Sec. 5.14.1. High-Energy Technology Projects (High-Energy TPs)

Sec. 5.14.2. Low-Energy Technology Projects (Low-Energy TPs)

Sec. 5.14.3. Decommissioning

Sec. 5.14.1 High-Energy Technology Projects (High-Energy TPs)

Each facility, building, structure or other improvement used or intended to be used for any High-Energy TP shall be constructed and operated in compliance with all applicable federal, state, and local laws, including the following:

(a) *District*: No High-Energy TP shall be constructed or operated except as specified in this Ordinance, including without limitation the Section 4.7.4 of this Ordinance, Tables 4.1 through 4.4 of this Ordinance, and the requirements in this Section 5.14.

(b) General Concept Plan: The general concept plan will provide property boundaries, access points and broad development areas for the proposed project. This must be provided for any requested zoning changes and/or conditional use permits.

(c) Site plan: No High-Energy TP shall be constructed or operated until a site plan showing the details of the proposed project, including all required components thereof, has been submitted to and approved by the Administrator for compliance with this ordinance.

(d) *Enclosures/Ventilation*: To the extent any High-Energy TP includes any enclosed structure, each such structure shall be properly ventilated to ensure the safety of people and animals and the safe operation of equipment therein. Any structure that is within 500 feet of any residence or commercial business must have all ventilation directed away from each such residence and commercial business.

(e) *Construction:* Construction of any facility, building, structure or other improvement on land with any High-Energy TP shall be performed in a manner to minimize the adverse impact of such construction on adjacent property owners.

(f) *Location and boundaries*: Any facility, building, structure and/or equipment that is part of any High-Energy TP must be located as specified in this Ordinance, including Table 4.4 hereof. .

(g) *Vegetative buffer/barrier*: Any land containing any High-Energy TP shall maintain a vegetative buffer or barrier surrounding the facilities, building, structures, or other improvements (including equipment) intended for such use and shall identify such buffer or barrier as part of its site plan and permit application. Landscaping within buffer areas shall provide a visual screen of the Project from any roadway or adjacent parcels.

1. Dimensions: The vegetative buffer shall extend the entire length of the Project, plus an additional 50 feet in each direction, where any facility, building, structure or other site improvement is located. The depth of the buffer must be at least 100 feet The plantings on the buffer shall include evergreen trees or shrubs with an initial height of no shorter than four (4) feet in height and which will eventually achieve a height of at least eight (8) feet. Existing on-site trees may be credited as meeting the requirements of this Section if the Administrator determines that such existing vegetation achieves the purposes hereof.

2. Location of buffers: Buffers shall be located on the outer perimeter of a lot or parcel (including within any applicable setback) or where, in the discretion of the

Administrator, they are otherwise appropriate. Buffers shall provide a visual screen of the Project from roadways or adjacent parcels and shall not be located on any portion of existing, dedicated, or reserved public or private road or right-of-way.

3. Maintenance of buffers: The responsibility for maintenance of buffers shall remain with the landowner and operator of the Project and shall include prompt replacement of any portion of the vegetative buffer that must be repaired or replaced to serve its intended purpose. Maintenance of planted areas shall include mowing, pruning, and removal of refuse, litter and dead plant material. Fences and walls, where approved, shall be kept in good repair and aesthetically pleasing.

(h) Height: Principal buildings shall not exceed seventy-five (75) feet in height, measured from structure pad level. This height limitation shall not apply to accessory structures such as water towers, exhaust stacks, or other structure that are accessory, incidental and uninhabited.

(i) Fencing: A security fence at a minimum height of eight (8) feet with gate and locking mechanism shall enclose the perimeter of any parcel or lot of land with any High-Energy TP. Security fencing shall not be located within the required buffer.

(j) Lighting: All exterior lighting shall be fully shielded and downcast to minimize light pollution, including light trespass onto adjacent properties.

(k) Sound: No High-Energy TP shall emit noise that exceeds 65 decibels (dBA) measured at the property line nearest the object(s) omitting measurable sound. Prior to the issuance of a Certificate of Occupancy for each building, the owner of each High-Energy TP shall submit to the Administrator a sound study demonstrating the project's compliance with this standard. Each sound study identify the ambient sound levels at the property line in accordance with industry standards. If noise levels exceed the allowable threshold, the owner shall propose and, if approved, implement mitigation measures (e.g., sound direction controls, acoustically treated enclosures for generators and cooling systems, and the like) to ameliorate the sound impacts on adjacent properties.

(l) *Generators:* All generators except natural gas turbines shall be located to the interior of a site or proposed building complex to the most practical extent possible, shall not be placed within a buffer or building setback, and shall be located at least 500 feet from any property line where the adjacent property is zoned for residential use, agricultural use, or contains ground floor residential use. Generator use shall be limited to backup /emergency use only, except for instances of generator testing, maintenance, or commissioning activities. Generators shall be installed in a manner to minimize noise, vibration, and impacts on traffic and on neighboring property. In no event shall the sound emitted from any generator(s) exceed the allowable sound limits as set forth in this Section.

(m) Natural Gas Turbines: Natural gas driven turbines shall be located to the interior of a site or proposed building complex to the most practical extent possible, shall not be placed within a buffer or building setback, and shall be located at least 500 feet from any property line where the adjacent property is zoned for residential use, agricultural use, or contains ground floor residential use. Such turbines shall be installed in a manner that

minimizes noise, vibration, and impacts on traffic and on neighboring property. In no event shall the sound from any turbine(s) exceed allowable sound limits as set forth in this Section.

(n) *Building colors:* All buildings and structures on the site of any High-Energy TP shall have an exterior color or finish that consists of neutral tones (i.e., white, black, gray, or the like) or earth tones (i.e., browns, tans, beiges, natural greens or variations thereof).

(o) *Utilities:* Any upgrades required for utilities provided by or through the County shall be the sole responsibility of the project owner.

(p) *Water:* Prior to the approval of any High-Energy TP, the applicant shall submit to the Administrator an analysis of water needs for the project, including the quantity and source(s) of water required for the project, to be considered in the Conditional Use application. The applicant shall provide evidence from a public water provider indicating sufficient capacity and means to serve the proposed project.

(q) *Environmental regulations.* Each High-Energy TP shall comply with all applicable local, state, and federal environmental laws and regulations.

(r) *Utility verification:* Prior to issuance of a land disturbance permit or building permit for any High-Energy TP, the owner shall submit to the Administrator satisfactory proof of compliance with the requirements of each applicable utility provider (i.e., power, natural gas, water) expected to provide utility service to the site.

Sec. 5.14.2 Low-Energy Technology Projects (Low TP)

Each facility, building, structure or other improvement used or intended to be used for any Low-Energy TP shall be constructed and operated in compliance with all applicable federal, state, and local laws, including the following:

(a) *District*: No Low-Energy TP shall be constructed or operated except as specified in this Ordinance, including without limitation the Section 4.7.4 of this Ordinance, Tables 4.1 through 4.4 of this Ordinance, and the requirements in this Section 5.14.

(b) General Concept Plan: The general concept plan will provide property boundaries, access points and broad development areas for the proposed project. This must be provided for any requested zoning changes and/or conditional use permits.

(c) Site plan: No Low-Energy TP shall be constructed or operated until a site plan showing the details of the proposed project, including all required components thereof, has been submitted to and approved by the Administrator for compliance with this ordinance.

(d) *Enclosures/Ventilation*: To the extent any Low-Energy TP includes any enclosed structure, each such structure shall be properly ventilated to ensure the safety of people and animals and the safe operation of equipment therein. Any structure that is within 500 feet of any residence or commercial business must have all ventilation directed away from each such residence and commercial business.

(e) *Construction:* Construction of any facility, building, structure or other improvement on land with any Low-Energy TP shall be performed in a manner to minimize the adverse impact of such construction on adjacent property owners.

(f) *Location and boundaries*: Any facility, building, structure and/or equipment that is part of any Low-Energy TP must be located as specified in this Ordinance, including Tables 4.2 and Table 4.4 hereof.

(g) *Vegetative buffer/barrier*: Any land containing any Low-Energy TP shall maintain a vegetative buffer or barrier surrounding the facilities, building, structures, or other improvements (including equipment) intended for such use and shall identify such buffer or barrier as part of its site plan and permit application. Landscaping within buffer areas shall provide a visual screen of the Project from any roadway or adjacent parcels.

1. Dimensions: The vegetative buffer shall extend the entire length of the Project, plus an additional 50 feet in each direction, where any facility, building, structure or other site improvement is located. The depth of the buffer must be at least 100 feet. The plantings on the buffer shall include evergreen trees or shrubs with an initial height of no shorter than four (4) feet in height and which will eventually achieve a height of at least eight (8) feet. Existing on-site trees may be credited as meeting the requirements of this Section if the Administrator determines that such existing vegetation achieves the purposes hereof.

2. Location of buffers: Buffers shall be located on the outer perimeter of a lot or parcel or where, in the discretion of the Administrator, they are otherwise appropriate and shall provide a visual screen of the Project from roadways or adjacent parcels. Buffers shall not be located on any portion of existing, dedicated, or reserved public or private road or right-of-way.

3. Maintenance of buffers: The responsibility for maintenance of buffers shall remain with the owner and operator of the project and shall include prompt replacement of any portion of the vegetative buffer that must be repaired or replaced to serve its intended purpose. Maintenance of planted areas shall include mowing, pruning, and removal of refuse, litter and dead plant material. Fences and walls, where approved, shall be kept in good repair and aesthetically pleasing.

(h) Height: Principal buildings and accessory structures shall not exceed twenty-five (25) feet in height. Substations and interconnection facilities shall be exempt from this height restriction.

(i) Fencing: A security fence at a minimum height of seven (7) feet with gate and locking mechanism shall enclose the perimeter of any parcel or lot of land with any Low-Energy TP. Security fencing shall not be located within the required buffer.

(j) Lighting: All exterior lighting shall be fully shielded and downcast to minimize light pollution, including light trespass onto adjacent properties.

(k) Environmental regulations. Each Low-Energy TP shall comply with all applicable local, state, and federal environmental laws and regulations.

(l) *Utility verification:* Prior to issuance of a land disturbance permit or building permit for any Low-Energy TP, the owner shall submit to the Administrator satisfactory proof of compliance with the requirements of each applicable utility provider (i.e., power, natural

gas, water) expected to provide utility service to the site.

Sec. 5.14.3 Decommissioning

No Technology Project shall be constructed or operated without the submission and approval by the Board of Commissioners of a decommissioning plan ensuring the safe and prompt decommissioning of a Technology Project upon its abandonment or other cessation of operations. Each such plan shall comply with all applicable federal, state, and local laws, including the following

(a) Responsible Party: Each plan shall provide the name, address, telephone number, and e-mail address of each person and/or other legal entity responsible for submission and compliance with the decommissioning plan.

(b) Project details: Identification of all components of the proposed Technology Project, including without limitation key construction, phasing, and operation timelines, and what event(s) shall constitute a cessation of operations that trigger decommissioning.

(c) Pre-project Survey: A detailed third-party survey and description that truthfully reflects the condition of the land where the site is to be located showing any development-related clearing, grading, or other construction-related activities intended for the site. The survey and description shall broadly disclose the land's conditions and should include the quantities and locations of forests, wetlands, pastureland, farmland, ponds, streams, structures, brownfields, rights of way, roads, railroads, topography, significant rock outcroppings, and other relevant site-specific features of the property. No land use/construction permit will be issued until the Administrator accepts the survey and description.

(d) Cost Estimate: An estimate from a third-party in the business of decommissioning Technology Projects like the one(s) proposed by the applicant, or such other entity that is acceptable to the Board of Commissioners, of the current costs for decommissioning the completed project site, including removal of all structures and equipment and for the restoration of the site to pre-development conditions or, if allowed in the County's sole discretion, other use or redevelopment conditions.

(e) Bond: Each Technology Project requires a decommissioning bond, payable to and satisfactory to the County, in an amount sufficient to cover the costs of implementing the approved decommissioning plan plus a 3% annual inflation rate. Construction of any Technology Project shall not commence until the required decommissioning bond has been provided to the Administrator. Subject to the approval of the Board of Commissioners, decommissioning bonds may be adjusted in a manner that is consistent with the project details as approved by the Administrator.

(f) Implementation: A statement of event(s) and/or condition(s) that necessarily determines when the decommissioning plan shall be implemented, including the timeline for completion of all decommissioning which shall not exceed 12 months. Note: Any Technology Project shall be deemed abandoned, thereby requiring decommissioning, if either (1) it has not been operating for a period of twelve (12) consecutive months or (2) if has otherwise ceased operation in a manner specified in the decommissioning plan submitted for the Technology Project.

(g) Remedies: Warren County may pursue any available legal remedies to enforce a decommissioning plan, including without limitation making a claim on the decommissioning bond for such Technology Project.

Article IV.

Article 9 ("Administration and Enforcement"), Chapter 1 ("Land Use/Construction Permit"), Sections 9.1.1 ("Land Use/Construction Permit Required") of the Land Use Ordinance of the Code of Warren County Georgia, is hereby amended to add certain language (shown in **boldface**) to read as follows:

"Sec. 9.1.1. Land Use/Construction Permit Required.

Unless specifically exempted by this Ordinance, no building shall be erected, moved, added to, or structurally altered without a Land Use/Construction Permit issued by the Administrator. It shall be unlawful to use or occupy, relocate, or permit the use or occupancy of any building, structure, land, water, or premises that is regulated by this ordinance, without a Land Use/Construction Permit for such use or occupancy, relocation or use thereof.

Unless specifically exempted by this Ordinance, no land use activity including land disturbance shall be initiated without a Land Use/Construction Permit issued by the Administrator, and except in conformity with said Land Use/Construction Permit. It shall be unlawful to erect, move, add to, structurally alter any building or structure, relocate, use or occupy or permit the use of any occupancy of any building, structure, land, water, or premises, or initiate any land use activity that is in violation of an approved Land Use/Construction Permit.

Without limiting the generality of this Section, the following are representative but not exhaustive examples of buildings, uses, and activities that require a Land Use/Construction permit:

(a) The erection of a single-family dwelling unit or manufactured home, and the relocation of a manufactured home (see also Sections 5.2.2 and 2.2.5 of this Ordinance).

(b) Any addition to an existing single-family dwelling unit or manufactured home.

(c) Development activities associated with the subdivision of land.

(d) The erection of any agricultural, institutional, commercial, industrial, or mining structure of 150 square feet or more.

(e) The removal of trees, grading, or other land disturbance of an area of 200 square feet or more, or grading involving 50 cubic yards or more, unless otherwise specifically exempted by this Ordinance as in the case of agricultural and forestry activities.

(f) The establishment of any commercial activity, including open-air business sales not involving a use or structure, except as specifically exempted by this Ordinance.

(g) The erection of towers.

(h) Preparation of land for and the installation of driveways and parking lots serving any residential use or non-residential use, unless specifically exempted in this Article.

(i) Manufacture, storage, application or use of soil amendments.

(j) Poultry farming (commercial and non-commercial).

(k) **High-Energy Technology Project (High-Energy TP).**

(l) **Low-Energy Technology Project (Low-Energy TP).**

Article V.

All ordinances, parts of ordinances, or regulations in conflict herewith are repealed.

Article VI.

Severability. Should any section of this Ordinance be declared invalid or unconstitutional by any court of competent jurisdiction, such declaration shall not affect the validity of the Ordinance as a whole or any part thereof which is not specifically declared to be invalid or unconstitutional.

Article VII.

Codification. It is the intention of the Board of Commissioners, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances, Warren County, Georgia and the sections of this Ordinance may be renumbered to accomplish such intention.

Article VIII.

Effective Date. This Ordinance shall take effect and be in force from and after the date of its adoption, the public welfare demanding it.

The above Ordinance was read and approved by the Board of Commissioners of Warren County, Georgia on the 8 day of September, 2026.

WARREN COUNTY BOARD OF COMMISSIONERS

By: _____
John R. Graham, Chairman

By: _____
Richard Burley, Jr., District 1 Commissioner

By: _____
Allen Troy, District 2 Commissioner

ATTEST:

_____
Porsha Johnson, County Clerk

[SEAL]

SEAL
BOARD OF COMMISSIONERS
WARREN COUNTY, GA