

Site Scanner

34.004971, -84.569129

Report ID 82a4dd3f-abce-4fef-ad49-d71fd15e0bd6 Created 2026-10-04T01:32:17.944Z

1 FRANCHISE UTILITY

GEORGIA POWER CO
most likely — not confirmed

Ambiguous. This point falls inside 2 overlapping retail service territories. The utility named above is the highest-ranked candidate, not a confirmed determination. Sites on or near territory boundaries can genuinely be served by more than one utility. Verify the serving utility directly before relying on this field.

Other candidates at this location

UTILITY	OWNERSHIP	REGULATED	CUSTOMERS
CITY OF MARIETTA - (GA)	MUNICIPAL	REGULATED	41,916

Ownership type	INVESTOR OWNED
Holding company	SOUTHERN COMPANY
Control area	SOCO
Customers	2,712,780
Data year	2022

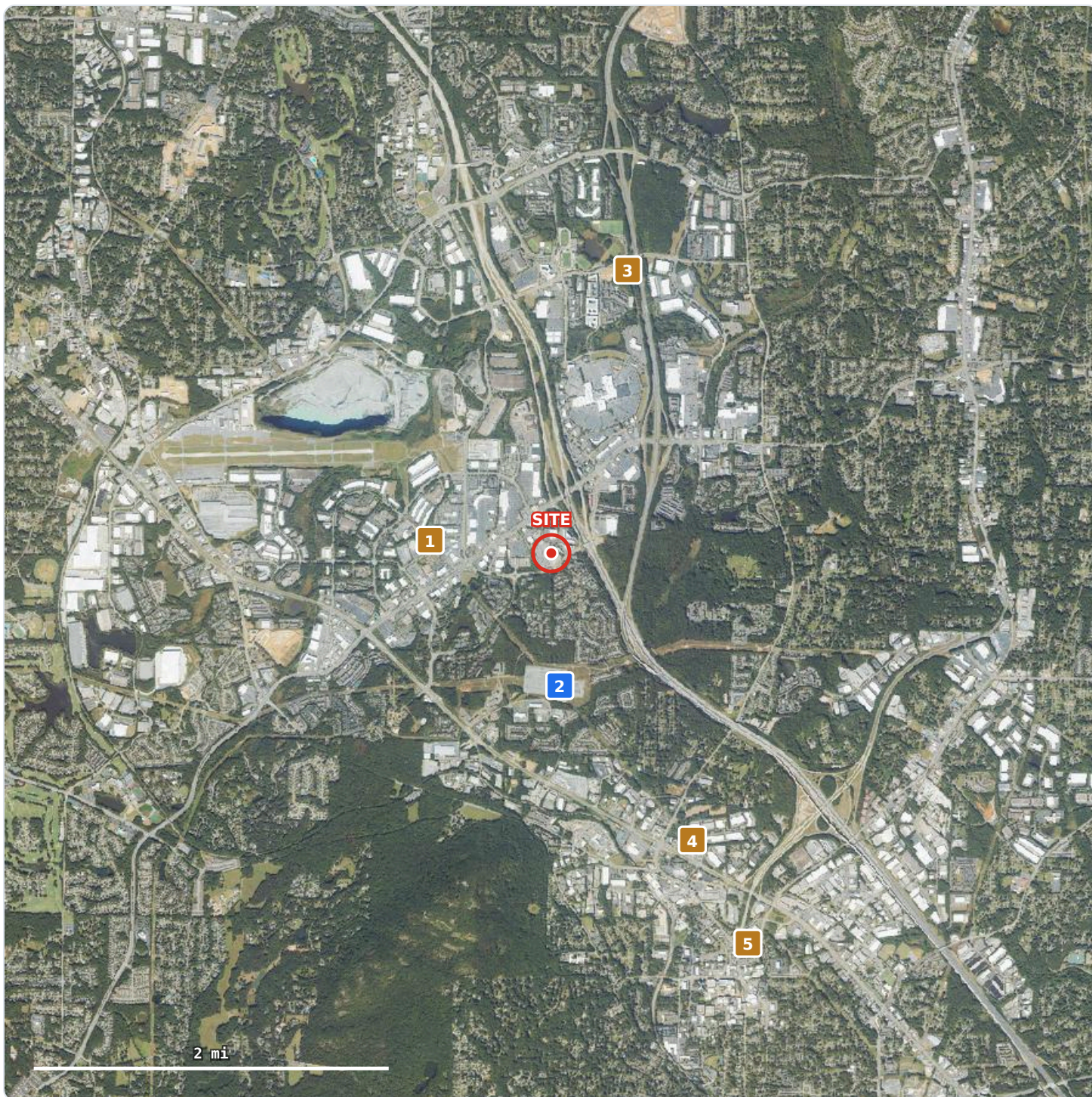
Source: HIFLD/EIA Electric Retail Service Territories (public ArcGIS mirror) · source date 2023-08-01
https://services3.arcgis.com/0YP7N6mAJJCyH6hd/arcgis/rest/services/Electric_Retail_Service_Territories_HIFLD/FeatureServer/0

2 NEAREST HIGH-VOLTAGE INFRASTRUCTURE

#	DISTANCE	VOLTAGE	LINES	NAME	FACILITY TYPE
1	0.69 mi	115 kV	2	unnamed in source data * KENNESAW, GA	unidentified terminal facility
2	0.75 mi	500 kV	10	BIG SHANTY MARIETTA, GA	utility substation
3	1.65 mi	230 kV	2	unnamed in source data * MARIETTA, GA	unidentified terminal facility
4	1.80 mi	not recorded	n/r	unnamed in source data * MARIETTA, GA	unattributed facility

#	DISTANCE	VOLTAGE	LINES	NAME	FACILITY TYPE
5	2.46 mi	115 kV	2	<i>unnamed in source data</i> * MARIETTA, GA	unidentified terminal facility

n/r = not recorded in source data · search radius 10 miles



1 unnamed record · 0.69 mi · 115 kV

3 unnamed record · 1.65 mi · 230 kV

5 unnamed record · 2.46 mi · 115 kV

2 BIG SHANTY · 0.75 mi · 500 kV

4 unnamed record · 1.80 mi · kV n/r

Aerial imagery: USDA NAIP imagery via USGS The National Map — Public domain (USDA/USGS), retrieved 2026-09-27. Marker positions are the source dataset's own coordinates; where records coincide, markers are separated slightly so each stays visible. Distances in the key are measured, not scaled off this drawing. Not a survey.

* **Not necessarily an interconnection point.**

- **unidentified terminal facility** — Unnamed in the source data with 2 transmission line connections. Radial topology of this kind is consistent with a customer-owned on-site substation, a private industrial service, or a small distribution tap. Ownership is not recorded in HIFLD; verify before treating this as a utility asset.
- **unattributed facility** — The source dataset records no name, no voltage, and no line count for this facility — it was observed but not identified. Utility-owned assets are generally documented in public filings and system maps; customer-owned on-site substations typically are not. Treat this as likely private until verified.

- Distances are straight-line (haversine), **not** engineering route length.
- HIFLD does not record substation ownership. Proximity does not imply availability — a nearby facility may be a customer-owned on-site substation serving an adjacent property.
- 1 of 5 substations listed have no voltage recorded in the source dataset. Absence of a voltage is not evidence of low voltage.
- 4 of 5 carry a placeholder name in the source dataset.

Source: HIFLD Electric Substations (Oregon Explorer / OSU 2022 mirror)

https://services1.arcgis.com/CD5mKowwN6nIaqd8/arcgis/rest/services/project_renewable_us_substations_2022/FeatureServer/10

3 SITE CONTEXT

WATERSHED

Etowah

HUC-8 03150104

Source: USGS Watershed Boundary Dataset (WBD) ·
retrieved 2026-09-22
<https://hydro.nationalmap.gov/arcgis/rest/services/wbd/MapServer/4>

FEMA FLOOD ZONE

Zone X not in SFHA

AREA OF MINIMAL FLOOD HAZARD

Outside the 0.2% annual chance floodplain (minimal hazard)

FIRM panel 13067C

Parcel centroid only — a single point, not the whole site.

Source: FEMA National Flood Hazard Layer (NFHL) · retrieved 2026-09-22
<https://hazards.fema.gov/arcgis/rest/services/public/NFHL/MapServer/28>

LOCAL MORATORIA

1 instrument recorded for these jurisdictions 1 active or extended

Census places this point in Cobb County · Marietta CCD.

8 other instruments recorded within 25 miles (6 active or extended), measured to jurisdiction centroids.

Recorded is not the same as applicable, and the dataset is a lower bound: an absence here is not evidence that no moratorium exists. Detail and scope caveats: Appendix B.

Source: Moratorium Data 2026 (Bommarito) — local moratorium inventory · current through 2026-09-23
<https://github.com/mjbommar/moratorium-data-2026>

4 DATA COMPLETENESS

6 of 6 expected fields resolved

Resolved: location, franchiseUtility, nearestSubstation, substationVoltage, watershed, floodZone

Franchise utility is ambiguous: 2 retail territories overlap this point. A most-likely holder is named but not confirmed — sites near boundaries can genuinely be served by more than one utility.

4 of 5 nearby substations are unnamed in the source data.

5 WHAT THIS REPORT DOES NOT TELL YOU

- Available load capacity at any substation. No utility publishes this for large loads; this report is a screening aid, not a system impact study.
- Interconnection cost or timeline for a specific project.
- Zoning approval likelihood.
- Interconnection queue data is appended to the bottom of this report when a substation listed above is an exact name and county match against the queue dataset. Visit the [Queue Wire](#) for further research.
- Whether a local moratorium covers this site. Instruments recorded for the jurisdictions containing the point are listed in Appendix B, but their scope is set by their own text, which this report does not read.
- Transmission line proximity — substations only.
- Whether a substation is physically accessible, expandable, or has available bay positions.

This report is built to **rule out sites with no nearby transmission infrastructure**. A site with nothing in range is a defensible elimination. The reverse does not hold: proximity to the facilities listed above is not access to power, and nothing here establishes that a connection is available, affordable or achievable on any schedule.

6 SOURCES AND DATA VINTAGE

SUBSTATIONS

HIFLD Electric Substations (Oregon Explorer / OSU 2022 mirror)

https://services1.arcgis.com/CD5mKowwN6nIaqd8/arcgis/rest/services/project_renewable_us_substations_2022/FeatureServer/10

Publisher vintage 2022-06-03 · ingested 2026-08-30 · 78,373 records · None (Public Use) — HIFLD Open

FRANCHISE TERRITORIES

HIFLD/EIA Electric Retail Service Territories (public ArcGIS mirror)

https://services3.arcgis.com/0YP7N6mAJJCyH6hd/arcgis/rest/services/Electric_Retail_Service_Territories_HIFLD/FeatureServer/0

Publisher vintage 2023-08-01 · ingested 2026-08-30 · 2,845 records · HIFLD Open / EIA-861 derived (public-use US Government data)

WATERSHED

USGS Watershed Boundary Dataset (WBD)

<https://hydro.nationalmap.gov/arcgis/rest/services/wbd/MapServer/4>

Retrieved 2026-09-22 · Public domain (USGS/USDA-NRCS)

FLOOD HAZARD

FEMA National Flood Hazard Layer (NFHL)

<https://hazards.fema.gov/arcgis/rest/services/public/NFHL/MapServer/28>

Retrieved 2026-09-22 · Public domain (FEMA)

LOCAL MORATORIA

Moratorium Data 2026 (Bommarito) — local moratorium inventory

<https://github.com/mjbommar/moratorium-data-2026>

Publisher vintage 2026-09-23 (commit dbaab04d84f8) · ingested 2026-10-04 · 1,291 records · CC-BY-4.0 (data) — attribution: Bommarito, Michael J. (2026), Moratorium Nation

JURISDICTIONS

US Census Bureau Geocoding Services — geographies by coordinates

<https://geocoding.geo.census.gov/geocoder/geographies/coordinates>

Retrieved 2026-10-04 · Public domain (US Government work)

Screening aid, not an engineering study. This report helps prioritize sites before committing to engineering due diligence. It is not a system impact study and carries no warranty. Underlying public datasets are published on their own schedules and may have changed since the retrieval dates shown above. Every figure in this report is reproducible from the cited sources; nothing is estimated, modelled, or generated.

B APPENDIX — LOCAL MORATORIA

Local moratorium instruments — temporary pauses on accepting or approving certain development, most often data centers — as recorded in a third-party research dataset. Rows are reproduced as published; this report does not read the instruments themselves. This dataset tracks moratoria only — not project proposals, planning-commission reviews, or permanent zoning rules — so active local debate over a specific project will not appear here.

A recorded instrument is not a determination that this site is covered. Which applications, zoning districts and sectors an instrument reaches — and whether a county instrument applies inside incorporated municipalities — is set by its text. Confirm with the jurisdiction before relying on any row.

Jurisdictions containing this point

Cobb County, GA extended

Matched to the Census geography **Cobb County**, which contains this point · sectors: data centers · adopted 2026-02-24 · current end 2027-02-24 · ID ga-cobb-county-2026

STATUS AS RECORDED

Active/extended as of 2026-09-23; on 2026-08-11 the Board of Commissioners extended the moratorium on new data center rezoning applications and permits by six months (to 2027-02-24) while staff prepare data center code amendments (draft rules with 300-foot residential setbacks and noise caps).

LEGAL BASIS AS RECORDED

Board of Commissioners moratorium resolution adopted unanimously 2026-02-24; extended by resolution adopted 2026-08-11 (BOC Regular Meeting agenda item 27, 'To adopt a resolution extending a temporary moratorium on rezoning applications and permits for new data centers in unincorporated Cobb County'). Resolution numbers not published in the portal or coverage reviewed.

Within 25 miles

JURISDICTION	TYPE	STATUS	SECTORS	ADOPTED	ENDS	CENTROID
Marietta, GA	City	active	data centers	2026-07	2026-12-31	3.8 mi
Roswell, GA	City	expired	data centers	2026-01-12	2026-09-20	12.0 mi
Cherokee County, GA	County	extended	data centers	2026-07-22	2027-02-14	17.1 mi
Chamblee, GA	City	active	data centers	2026-07-21	n/r	17.3 mi
Paulding County, GA	County	active	data centers	2026-07-28	n/r	18.3 mi
Milton (Fulton County), GA	City	extended	data centers	2026-06-15	2027-01-16	18.7 mi
East Point (Fulton County), GA	City	extended	data centers	2026-01	n/r	23.7 mi

JURISDICTION	TYPE	STATUS	SECTORS	ADOPTED	ENDS	CENTROID
Douglas County, GA	County	expired	data centers	2025-03-18	n/r	23.8 mi

Distance is to the jurisdiction's centroid, not its boundary — a large county can begin much closer than the figure shown.

State-level actions — GA

No state-level action for GA is recorded as enacted or in force.

9 state-policy actions tracked for GA in total; only those the publisher records as enacted or in force are listed. Where the publisher's legal-effect field reads “unknown”, the current effect of an enacted measure has not been checked by the publisher, and it is omitted here rather than guessed. 70 local instruments recorded statewide.

Source: Moratorium Data 2026 (Bommarito) — local moratorium inventory · current through 2026-09-23 · commit dbaab04d84f8 · 1,291 instruments · CC-BY-4.0 (data) — attribution: Bommarito, Michael J. (2026), Moratorium Nation
<https://github.com/mjbommar/moratorium-data-2026>

- Each instrument is tied to a Census county, county subdivision or incorporated place only when the Census places the publisher's own centroid inside a geography of the same name and kind. 70 of 1,291 rows could not be tied this way and do not appear in this appendix.
- The publisher compiles the dataset from municipal records and news coverage with AI-assisted research and documents its known gaps in the repository.