



Data Centers in Valdosta Area

Feb 17, 2026



Outline

- What are data centers?
 - Water Use
 - Power Use
- What has happened elsewhere?
- What can you do about it?

What is coming for
Valdosta?

Legend

Hospitals in GA

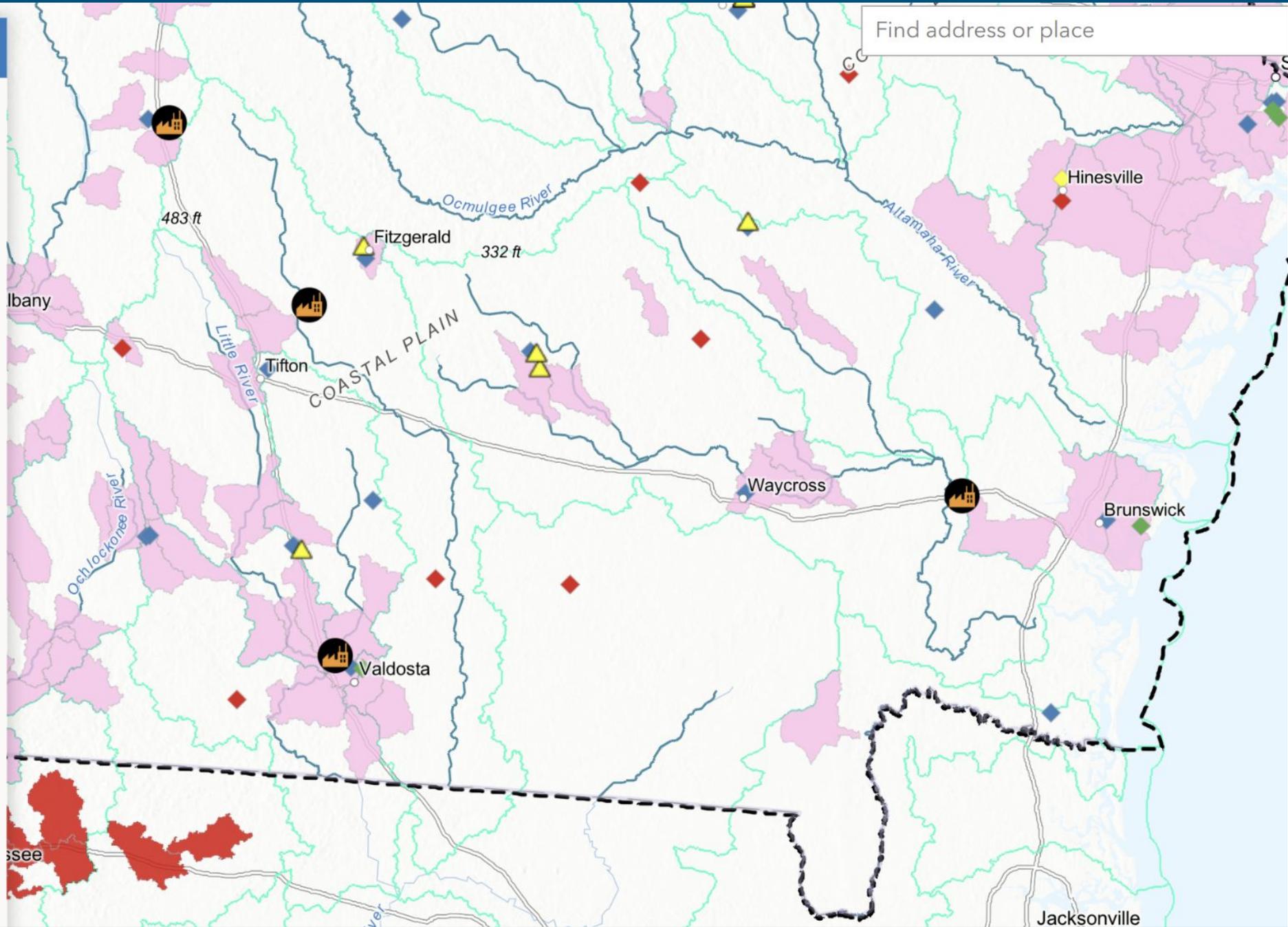
- Acute Care - Department of Defense
- Acute Care - Veterans Administration
- Acute Care Hospitals
- Childrens
- Critical Access Hospitals
- Psychiatric

State of GA Boundary



Natural Resources Conservation Service FY24 Source Water Protection High Priority Areas

- Both Quality and Quantity
- Water Quality
- Water Quantity/Aquifer Depletion



FAQs

Taxes eliminate Property Taxes? → MAYBE?

This brings high tech jobs? → NO!

→ **this is just false!**

GARY WISENBAKER: Data centers, done right, can work for Georgia

Published 11:57 am Monday, February 9, 2026

By Gary Wisenbaker

“They represent long-term capital investment. Data centers involve hundreds of millions—often billions—of dollars in fixed infrastructure. These are not speculative developments that pack up and leave. Once built, they anchor local tax bases and utility investment for decades.”

Read more at:

<https://valdostadailytimes.com/2026/02/09/gary-wisenbaker-data-centers-done-right-can-work-for-georgia/>



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ECONOMY

Without data centers, GDP growth was 0.1% in the first half of 2025, Harvard economist says



BY NICK LICHTENBERG
BUSINESS EDITOR

October 7, 2025 at 1:15 PM EDT

The Washington Post
Democracy Dies in Darkness

s Economy Economic Policy Media Personal Finance Future of Work Technology Business of

Big Tech is taking on more debt than ever to fund its AI aspirations

Technology companies issued a record \$108.7 billion in bonds in the fourth quarter, a proliferation of debt that some analysts say puts the broader economy at risk.

January 23, 2026

The Atlanta Journal-Constitution

Gift t

Business

panies Growth & Development Jobs Climate Entertainment Industry Tech Atlanta Airport A

DATA SURGE

What data center companies are spending for Georgia land might shock you

Data center companies are making eye-popping offers for sites, especially for ones that avoid rezoning fights and opposition.



→ According to who?

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“They position Georgia as a modern technology hub. From healthcare systems and banking to logistics, emergency services, and cloud computing, the digital economy depends on reliable, local data infrastructure. Communities that host data centers are better positioned to attract related businesses and high-skill employment over time.

Read more at:

<https://valdostadailytimes.com/2026/02/09/gary-wisenbaker-data-centers-done-right-can-work-for-georgia/>

**CEOs agree: It's out with
the white-collar jobs, in with
the blue-collar**

Nvidia's CEO Jensen Huang says electricians and plumbers will be needed by the hundreds of thousands in the new working world

– 30 Sept, 2025

“If you’re an electrician, you’re a plumber, a carpenter—we’re going to need hundreds of thousands of them to build all of these factories,”

-- Nvidia CEO, Jensen Huang

What are Data Centers?

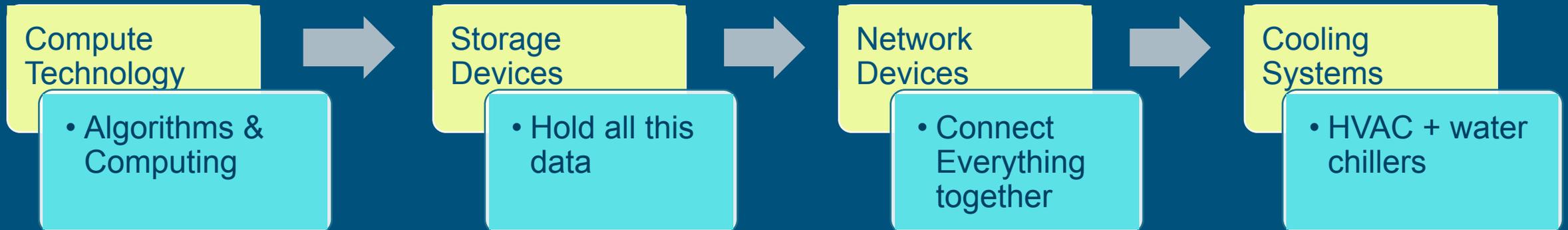
Data Centers

What they make possible

- **Artificial Intelligence**
 - Large Language Models i.e. Chat GPT
 - (Deep Fakes)
- **Where the 'cloud' resides**
- **Support small businesses**
- **Research breakthroughs**

Data Centers

Like nothing we've seen before



Data Centers

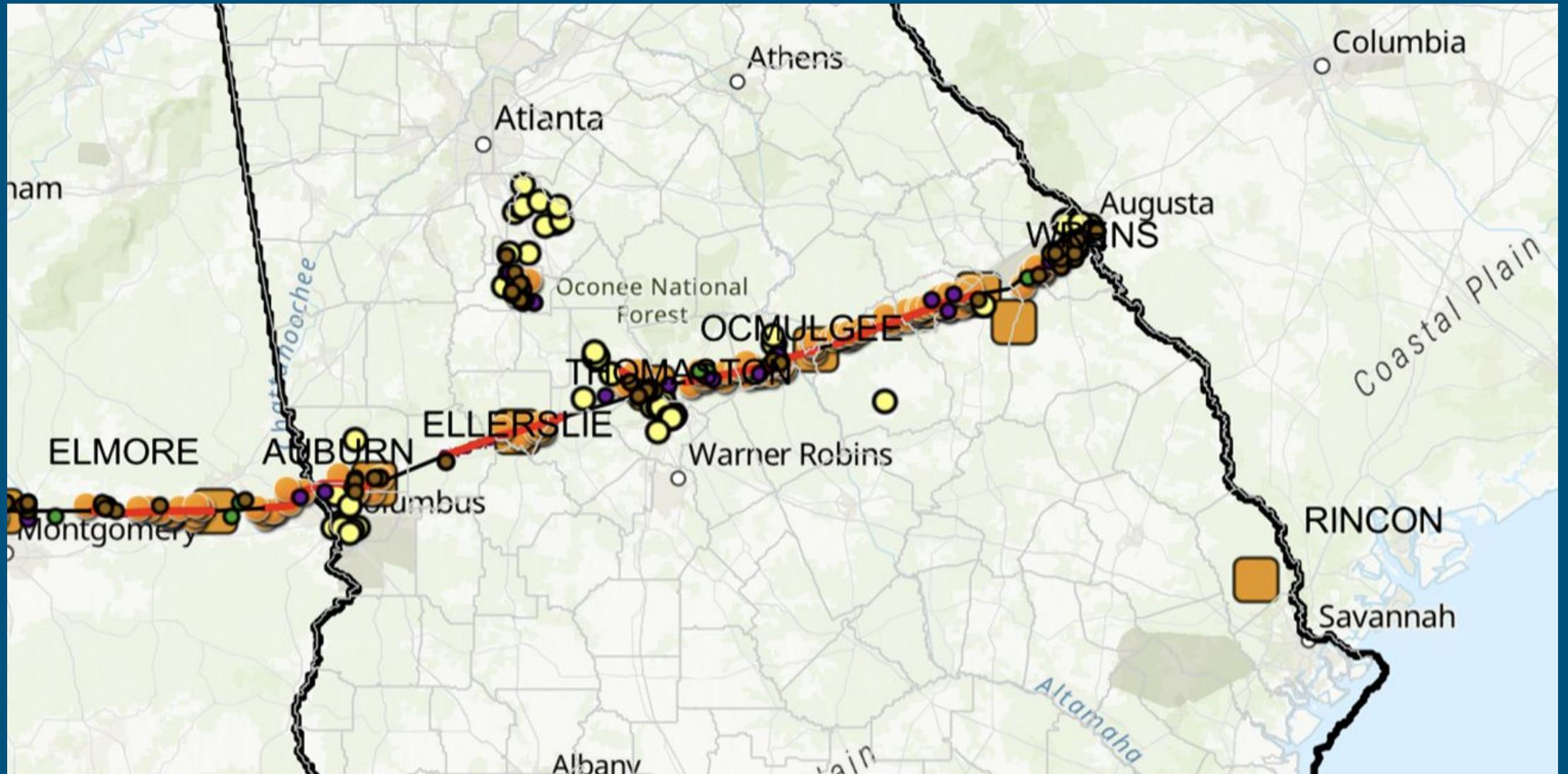
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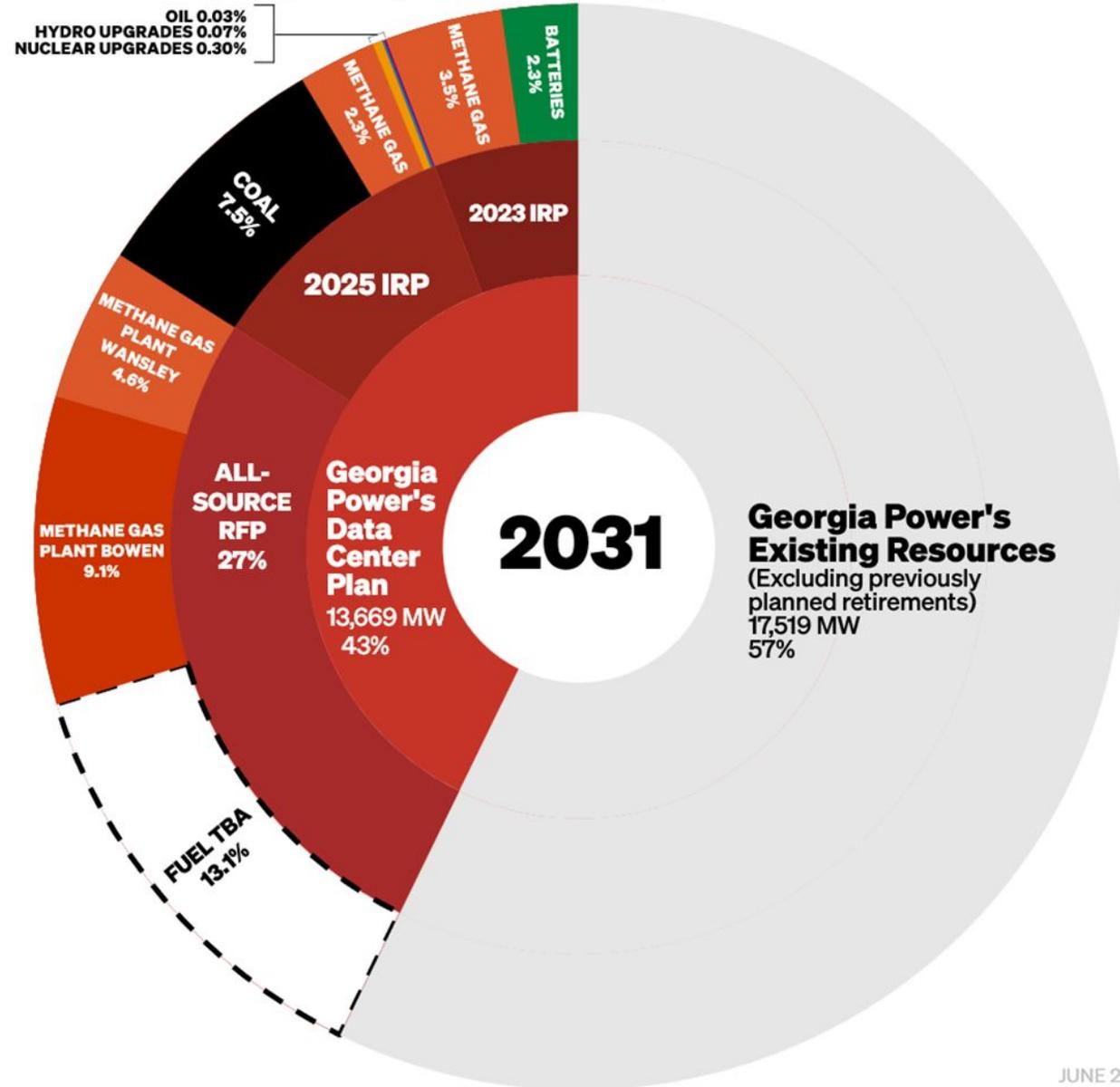
Horrific Pictures of Fayette Co



And they are expanding the gas pipeline



Winter 2031 Capacity - Georgia Power's Existing Resources and its Data Center Plan



JUNE 2025, v.1

Winter 2031 Capacity - Georgia Power's Existing Resources and its Data Center Plan

OIL 0.03%
HYDRO UPGRADES 0.07%
NUCLEAR UPGRADES 0.30%

**~14 GW
expansion**

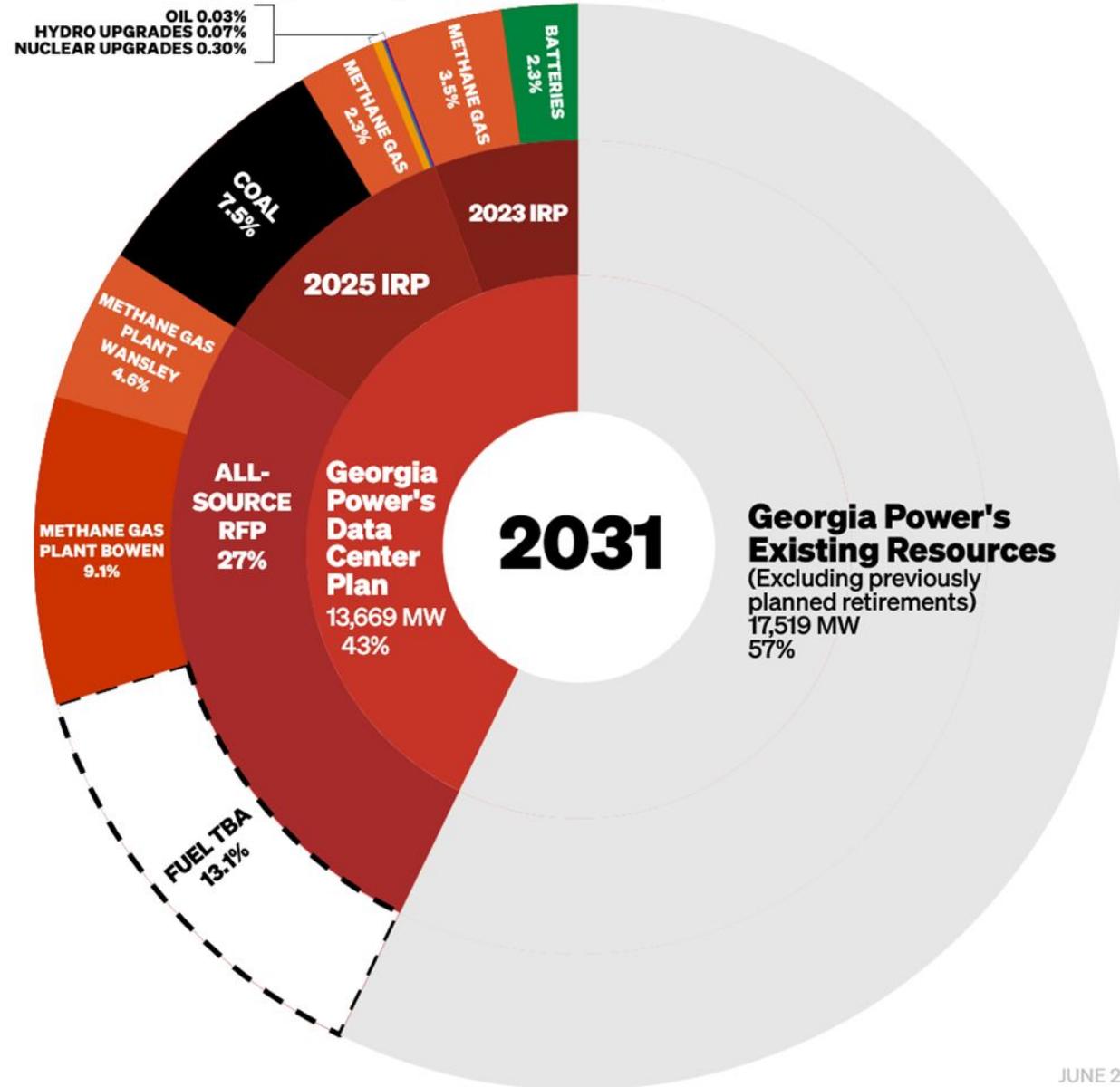
**In next 5
years**

~17 GW

**Current
Capacity
GP took ~100
years to
build**

JUNE 2025, v.1

Winter 2031 Capacity - Georgia Power's Existing Resources and its Data Center Plan



JUNE 2025, v.1

What about my power bill?

[Electricity bills in states with the most data centers are surging](#) | CNBC
| 14 Nov, 2025

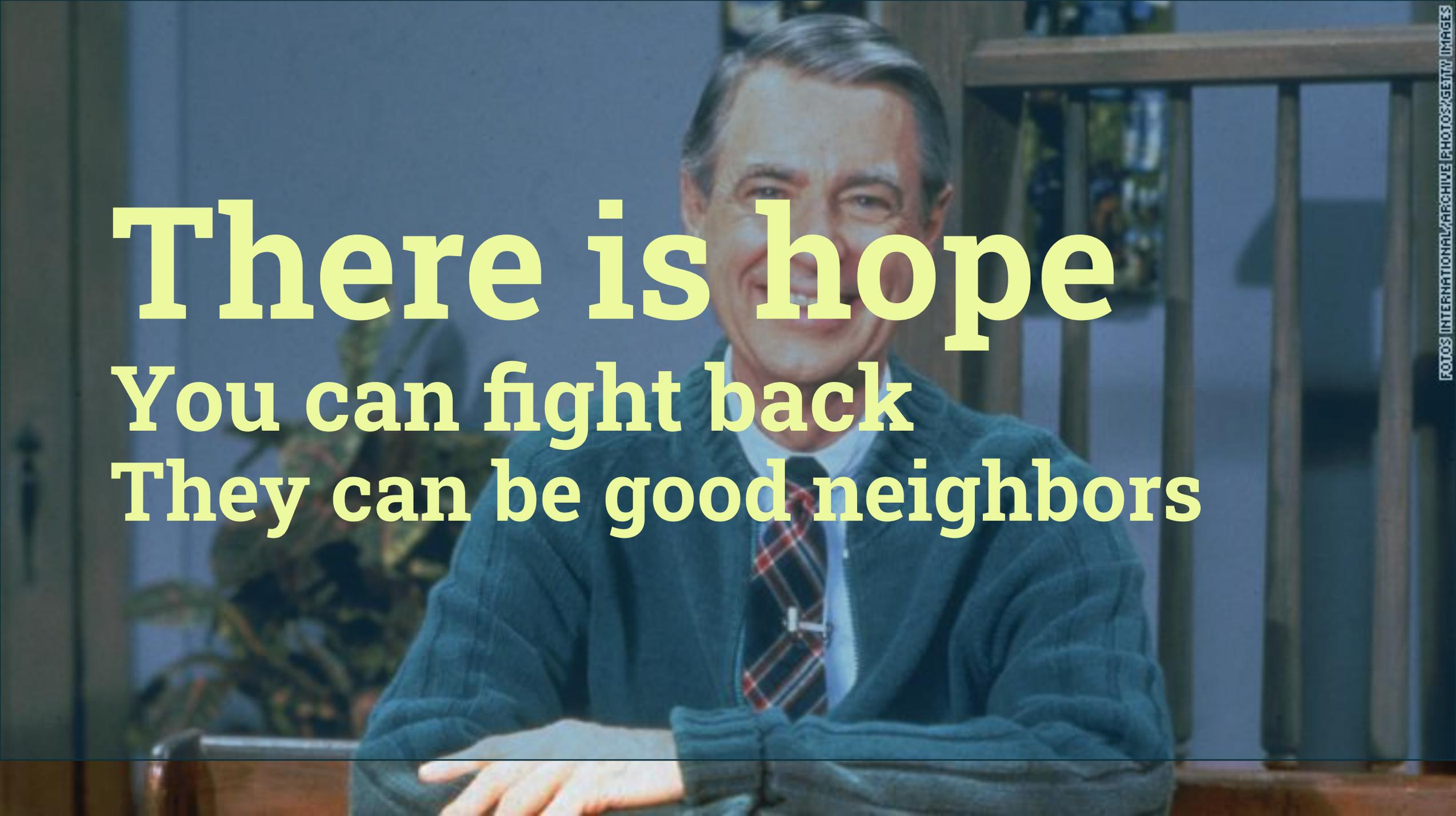
“But in at least three states with high concentrations of data centers, electric bills climbed much faster than the national average during that period. Prices, for example, surged by 13% in Virginia, 16% in Illinois and 12% in Ohio.”

[Bank of America Report on Rising Utility Bills and Link to Data Centers](#)
– 17 Oct, 2025

“More broadly, the rising demand for electricity generation capacity and grid investments, due in part to the build-out of datacenters, appears to be placing more upward pressure on bills. BofA Global Research points to big increases in prices at auctions of electricity capacity as one sign.”

Environmental Impacts

- Immediate Vicinity:
 - Noise & Light Pollution
 - Water runoff if not properly graded
- When the power goes out:
 - Air pollution depending on their backup generator type (gas and diesel generators = lots of air quality impacts)
- Locality:
 - Strain on water resources
 - Loss of tree cover and possible impact on property value due to new power transmission lines
- Big Picture
 - Power consumption in Georgia – mainly via polluting sources and water intensive

A photograph of a middle-aged man with grey hair, smiling warmly. He is wearing a dark blue cable-knit sweater over a white collared shirt and a red and blue plaid tie. He is seated on a wooden chair with vertical slats. The background is slightly blurred, showing a window and some indoor plants.

There is hope
You can fight back
They can be good neighbors

Steps to ensure that data centers are good neighbors!

1. Require full transparency
 - Resource use
 - Job creation
 - Tax revenue
2. Implement State Oversight
 - Consistent regulation across the board!
3. Require companies to pay for usage and upgrades
 - Not ratepayers
4. Incentivize efficiency!
 - Make tax breaks are dependent on power and water efficiency.

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This guy wasn't all wrong...

Put data centers in the right places.

- industrial districts or technology corridors
- substantial buffer setbacks from residential neighborhoods

Require full disclosure and master planning upfront.

- Campus-wide development plans
- water-use disclosures,
- power-infrastructure commitment

This guy wasn't all wrong...

Hold developers accountable for infrastructure and impacts.

- Require developers—not taxpayers—to pay for substations, grid upgrades, road improvements, and emissions-controlled backup systems.
- Strict noise limits, lighting controls, and emergency-response planning
- Water use is minimized through modern cooling systems.
- Energy demand is paired with grid investment and renewable generation.
- Community impacts are buffered, regulated, and monitored.
- Tax incentives, when tied to performance and clawbacks

Missing - long term contracts and end-of-life planning

At the state level:

- **SB 34** – Residential Ratepayers don't pay for overbuild
- **SB 94** - Reestablishment of a Consumer Utility Council
- **HB 528** - High Use Facilities Transparency Act.
- **SB 421** - eliminate Non Disclosure Agreements
- **SB 408 & SB 410** - Eliminate Tax Breaks

There are many data center bills coming - we are watching them.

At the local level:

- **Local ordinances:** law issued by a local government
 - Moratoriums to slow the spread
 - Regulations and requirements to ensure they are good neighbors
- Several areas in Georgia have already set moratoriums and local ordinances
 - Coweta County
 - DeKalb County
 - Metro Atlanta
 - Douglas County
 - Thomas County



But what can I do?

Attend Public Meetings on Data Centers

Check out our Data Center Community Organizing toolkit

- Guidance for public meetings, Model ordinances, one-pagers, outreach language, and more!



Toolkit here!



Engage in constituent lobbying efforts with your legislators

- Find your legislators and their contact info at <https://www.legis.ga.gov/find-my-legislator>
- Get involved with Sierra Club Georgia Chapter Legislative Liaisons program to receive legislative updates, attend lobby days, and learn how to engage with your legislators.



Register here!



Want to Take Action Now?



Call on your county
commissioners to ensure data
centers are GOOD NEIGHBORS!



Call on your state legislators to
vote YES on SB 34!