

## **NOTICE OF DEVELOPMENT OF REGIONAL IMPACT**

In passing the Georgia Planning Act of 1989, the Georgia General Assembly recognized the potential impacts large-scale developments could have on nearby jurisdictions, and empowered the Georgia Department of Community Affairs to establish specific thresholds, rules, and procedures for the identification and notification of Developments of (Potential) Regional Impacts (DRI).

Irwin County, Georgia has submitted a proposal for the development of a Technological Facility (Data Center) on 1,066 acres of land which qualifies in the DRI Rules under number 16 on the Threshold Table in the non-metropolitan Tier exceeding the minimum required 200 acres.

### Developer and Project Summary

- Project Arrowhead – DRI #4689
- Premier Data Center Development, LLC
- This proposed project includes tax parcel #0018 007, 0026 0001, 0026 0003, 0026 00040AA, and a p – five properties in all consisting of 4,220,000 square feet of building sited on 1,066 acres of land.

**This is your official notice of your opportunity to comment on any impacts that you feel that this project might impose upon your jurisdiction.**

The Initial (Part 1) and Additional (Part 2) information forms are attached for you convenience. If you would like to see the documents as they exist on the Georgia Department of Community Affairs website, please use the following link: <https://apps.dca.ga.gov/DRI/default.aspx>

**The official Comment Form is attached to the end of this report. Please fill it out with any comments that you would like to submit and return the form no later than **Monday May 11, 2026** by Close of Business.**

*An Equal Opportunity Employer/Program*

(229) 333-5277 | 1937 Carlton Adams Drive, Valdosta, GA 31601  
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<http://www.sgrc.us>

# DRI Report for Comment Purposes

## DRI 4689 – Irwin County, Georgia

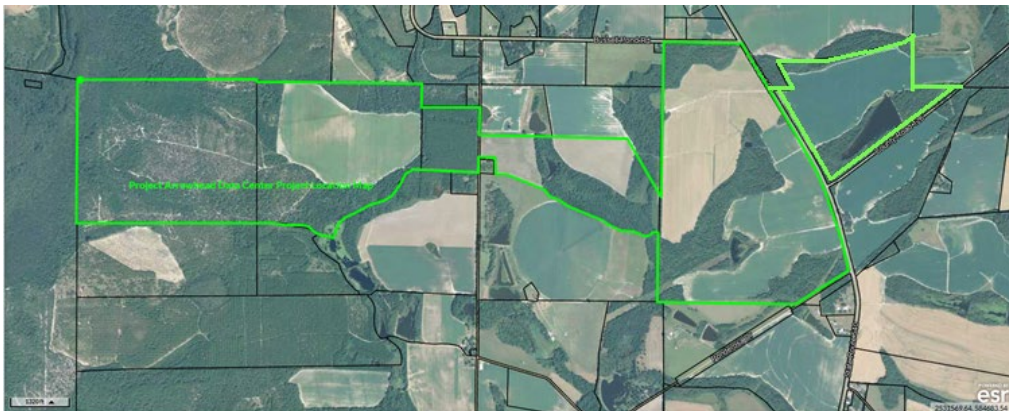
### **Southern Georgia Regional Commission**

1937 Carlton Adams Drive  
Valdosta, GA 31601  
(229) 333-5277

Irwin County, Georgia has submitted a Development of Regional Impact (DRI) on behalf of Project Arrowhead, a proposed 4,220,000 (4.22 million) SF facility to be located in western Irwin County in the area of Pinetta Church Road and Ponderosa Road. The developer of the site is known as: Premier Data Center Development, LLC of Statham, Georgia. Russ Bryant is the known contact person for the Premier company.

The proposed current development will encompass a site containing six parcels: 0018 0007 (276 Acres), 0026 0001 (226 Acres), 0026 0003 (44.35 Acres), 0026 0004 (120.19 Acres), 0035 0009a (397 Acres), 0035 0009b (141.7 Acres). The total acreage of the entire six-parcel site is 1,205.24+- Acres.

The plans for the facility contain 18 large buildings with a total combined square footage of temperature controlled space of 4,220,000 square feet. The total project cost is estimated at \$600,000,000 (\$6 billion) for construction. Once constructed and operational, the project is estimated to generate approximately \$20,000,000 (\$20 million) per year for the local advelorum taxes to the county budget. The complex estimates hiring 200 full-time employees to operate the facility and the regional workforce is expected to be able to provide for the needed jobs.



Outline of the parcels included in the Project Arrowhead proposed site.

# Utility Needs and Arrangements for Project Arowhead

Utilities and services for the proposed site include the following: water/wastewater disposal; transportation – public and private roadways; solid waste disposal, energy supply (electricity); natural gas supply; stormwater runoff.

- **Water supply** needs are expected to be .05 MGD (Million Gallons per Day) and the water is proposed to be pumped from the Floridian Aquifer from an on-site well.
- **Wastewater disposal** is estimated to be approximately .03 MGD (Million Gallons per Day) and will be treated on-site in a wastewater treatment plant.
- **Land transportation** generated by the site is expected to be approximately 1,500 VPD (Vehicles Per Day). It is thought that a deceleration lane may be needed off of Pinetta Church Road for right turn movement into the property onto a 30 foot wide driveway located on the site. No traffic study has been completed at this time.
- **Solid waste disposal** needed for the development is estimated to be 2,500 tons annually. Local disposal is not feasible for this amount, so a private waste disposal company will be employed to handle the waste. Hazardous waste is not expected to be generated by the site.
- **Peak energy supply needs** for the site in the form of electricity is estimated to be 1250 MW (1.25 GW). 1250 MW is equivalent to 1,250,000,000 watts (one billion two hundred fifty million individual watts of electricity). Current electrical service to the site is not sufficient to provide for this need, but Georgia Power, the power provider, is conducting an energy study for the project.
  - What is known is that there are two Georgia Power electric power transmission lines near the project site with one of them actually traversing the site. The larger one is a 500kV line with a 150 foot wide clearance and the other is a 230kV transmission line with a 100 foot wide clearance. The proposed site plan indicates that the 230kV transmission line actually crosses the project site at its far northeast corner and is accessible for connection to the site by additional transmission lines that will be constructed across the site to the actual facility. According to an AI Overview, a 230kV transmission line can handle between 300 MW to 600 MW of power per circuit. Hyperlink below: [how much electricity does a 230kV transmission line carry - Google Search](#)
- **Daily energy supply needs** are estimated to be 30,000 MW (30 GW). 30,000 MW is equal to 30 billion watts of electricity.
- **Back up generators** are not specifically listed as proposed for the site, but it is customary for data centers to utilize this type of equipment in case of power outtages. If used on this site, the developer states that backup diesel generators would only be

used during grid outtages for the purpose of providing temporary power and would not be utilized to provide daily power to the facility.

- **Stormwater management** relates to the amount of rainwater produced by impervious surfaces on the site in the form of roofs, paved areas, etc. The estimated percentage of impervious surface to be constructed on the site is 30.8% once the project is completed.
- **Environmental factors** for this project are limited with the only one selected being wetlands. The project is expected to have some effect on existing wetlands in project site. The applicant assures that wetland impacts will be avoided to the extent practicable and that any unavoidable impacts will be permitted through the US Army Corps of Engineers and that any required mitigation will be completed.
- **Setback** for the structures is planned to be a minimum of 100 feet from any property line.
- **Site fencing** is expected to be constructed around the entire perimeter of the property. A second security fence is expected to be constructed surrounding the structures.
- **Existing vegetation** in the form of trees and natural vegetation on the site not utilized for structures or other site features will remain in its existing state.
- **Vegetative buffers** that are 50 feet wide consisting of trees will be planted surrounding the structures



## Developments of Regional Impact

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**DRI #4689**

### DEVELOPMENT OF REGIONAL IMPACT Initial DRI Information

This form is to be completed by the city or county government to provide basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds.

#### Local Government Information

Submitting Local Government: Irwin

Individual completing form: Bonnie Kelly

Telephone: 229-468-9441

E-mail: [bonnie.kelly@irwincounty-ga.gov](mailto:bonnie.kelly@irwincounty-ga.gov)

\*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

#### Proposed Project Information

Name of Proposed Project: Project Arrowhead

Location (Street Address, GPS Coordinates, or Legal Land Lot Description): 31°35'57.00"N, 83°22'2.79"W. Parcel numbers 0018 0007, 0026 0001, 0026 0003, 0026 0004AA, and a p

Brief Description of Project: The proposed development consists of 5 properties for a data center campus.

**Development Type:**

- (not selected)
- Airports
- Any other development types
- Attractions & Recreational Facilities
- Commercial
- Hospitals and Health Care Facilities
- Hotels
- Housing
- Industrial
- Intermodal Terminals
- Mixed Use
- Office
- Petroleum Storage Facilities
- Post-Secondary Schools
- Solar Power Generation Facility
- Technological Facility (Including Data Centers)
- Truck Stops
- Quarries, Asphalt & Cement Plants
- Waste Handling Facilities
- Wastewater Treatment Facilities
- Water Supply Intakes/Reservoirs
- Wholesale & Distribution

If other development type, describe :

Project Size (# of units, floor area, acreage etc.): 4,220,000 SF, Approximately 1066 acres

Developer: Premier Data Center Development, LLC

Mailing Address: PO Box 212

Address 2:

City:Statham State: GA Zip:30666

Telephone: 229-326-0827

Developer Email: russbryant@gmail.com

Is property owner different from developer/applicant?  (not selected)  Yes  No

**DRI Initial Information Form**

If yes, property owner: Fletcher Marcus D Trust, Sirrom Farms LLC

Property Owner Email:

Is the proposed project entirely located within your local government's jurisdiction?  (not selected)  Yes  No

If no, in what additional jurisdictions is the project located?

Is the current proposal a continuation or expansion of a previous DRI?  (not selected)  Yes  No

If yes, provide the following information: Project Name:

DRI ID:

The action being requested of the local government for this project:

- Rezoning
- Variance
- Sewer
- Water
- Permit (Including, but not limited to, Certificate of Occupancy, tree removal, business license)
- Other Plan Review

Is this project a phase or part of a larger overall project?  (not selected)  Yes  No

If yes, what percent of the overall project does this project/phase represent?

Estimated Project Completion Dates: This phase: 2030 Overall project: 2034

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## Developments of Regional Impact

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### DRI #4689

Wetland impacts will be avoided to the extent practicable. Any unavoidable impacts will be permitted through the U.S. Army Corps of Engineers and required mitigation will be completed.

#### DEVELOPMENT OF REGIONAL IMPACT DRI Information Form Part 2

This form is to be completed concurrently by the city or county government to provide information needed by the RC for its review of the proposed DRI.

#### Local Government Information

Submitting Local  
Government: Irwin

Individual completing form: Bonnie Kelly

Telephone: 229-468-9441

Email: [bonnie.kelly@irwincounty-ga.gov](mailto:bonnie.kelly@irwincounty-ga.gov)

#### Project Information

Name of Proposed Project: Project Arrowhead

DRI ID Number: 4689

Developer/Applicant: Premier Data Center Development, LLC

Telephone: 229-326-0827

Email(s): [russbryant@ymail.com](mailto:russbryant@ymail.com)

#### Additional Information Requested

Has the RC identified any additional information required in order to proceed with the official regional review process? (If no, proceed to Economic Impacts.)  
 (not selected)  Yes  No

If yes, has that additional information been provided to your RC and, if applicable, GRTA?  
 (not selected)  Yes  No

If no, the official review process can not start until this additional information is provided.

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## Economic Development

Estimated Value at Build-Out: 6000000000.00

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: 20000000.00

Estimated number of full time employees (FTEs) to be generated: 200

Is the regional work force sufficient to fill the demand created by the proposed project?  (not selected)  Yes  No

Will this development displace any existing uses?  (not selected)  Yes  No

Will this development displace any existing employees?  (not selected)  Yes  No

If yes, please describe (including number of units, square feet, etc): Yes, the developer has had initial discussions with Wiregrass Georgia Technical College

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## Water Supply

Name of water supply provider for this site: Floridian Aquifer

What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)? .05

Is sufficient water supply capacity available to serve the proposed project?  (not selected)  Yes  No

If no, describe any plans to expand the existing water supply capacity:

Is a water line extension required to serve this project?  (not selected)  Yes  No

If yes, how much additional line (in miles) and what size (in diameter)" will be required?

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## Wastewater Disposal

Name of wastewater treatment provider and discharge location for this site:

Treated on-site and discharged to surface waters under a state-issued NPDES wastewater discharge permit.

What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?

.03

Is sufficient wastewater treatment capacity available to serve this proposed project?

(not selected)  Yes  No

If no, describe any plans to expand existing wastewater treatment capacity: An onsite waste treatment plant will be constructed.

Is a sewer line extension required to serve this project?

(not selected)  Yes  No

If yes, how much additional line (in miles) and size (in diameter) will be required:

Does the project anticipate the use of any on-site wastewater treatment and/or re-use methods to supplement or minimize use of water coming from other sources whether intended as backup in the event of system outages or on an ongoing basis?

(not selected)  Yes  No

If yes, please describe:

An onsite waste treatment plant will be constructed.

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## Land Transportation

How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per day? (If only an alternative measure of volume is available, please provide.)

1.500 VPD

Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project?

(not selected)  Yes  No

Are transportation improvements needed to serve this project?

(not selected)  Yes  No

If yes, please describe below: A deceleration lane is likely to be needed for a right turn movement into the property.

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## Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)? 2,500

Is sufficient landfill capacity available to serve this proposed project?  (not selected)  Yes  No

If no, describe any plans to expand existing landfill capacity: Waste will be contracted with local waste disposal company.

Will any hazardous waste be generated by the development?  (not selected)  Yes  No

If yes, please explain:

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## Energy Supply

Name of energy supply provider(s) for this site: GA Power

What is the project's estimated peak connected electrical load (in Megawatts)? 1250 MW (1.25 GW)

What is the project's estimated daily energy usage in megawatt hours (MWh)? 30,000 (30 GW)

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Is sufficient energy supply capacity available to serve this proposed project?

(not selected)  Yes  No

If no, describe any plans to expand infrastructure to meet any energy supply demands. Address any necessary on-site or off-site enhancements to energy generation, transmission, and/or storage to serve this project (new substations, transmission lines, back-up generators, battery banks, fuel type(s), etc.):

Georgia Power is in the process of completing an energy study for the project.

Other than backup diesel generators (which may potentially be used to operate briefly during grid outages), does the project anticipate the use of any on-site electrical generation facilities for the purposes of providing power to the project on a regular and on-going basis, such as solar arrays, fuel-powered generating turbines, fuel cells, engines, or other methods of electrical generation either in partnership with the providing electrical utility or as a behind-the-meter solution?

(not selected)  Yes  No

If yes, please describe:

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## Stormwater Management

What percentage of the site is projected to be impervious surface once the proposed development has been constructed? 30.8% impervious

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: Project will have adequate detention and/or retention ponds to mitigate the project's impacts on stormwater management.

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## Environmental Quality

Is the development located within, or likely to affect any of the following:

1. Water supply watersheds?  (not selected)  Yes  No
2. Significant groundwater recharge areas?  (not selected)  Yes  No
3. Wetlands?  (not selected)  Yes  No
4. Protected mountains?  (not selected)  Yes  No
5. Protected river corridors?  (not selected)  Yes  No
6. Floodplains?  (not selected)  Yes  No
7. Historic resources?  (not selected)  Yes  No
8. Other environmentally sensitive resources?  (not selected)  Yes  No

If you answered yes to any question above, describe how the identified resource(s) may be affected:

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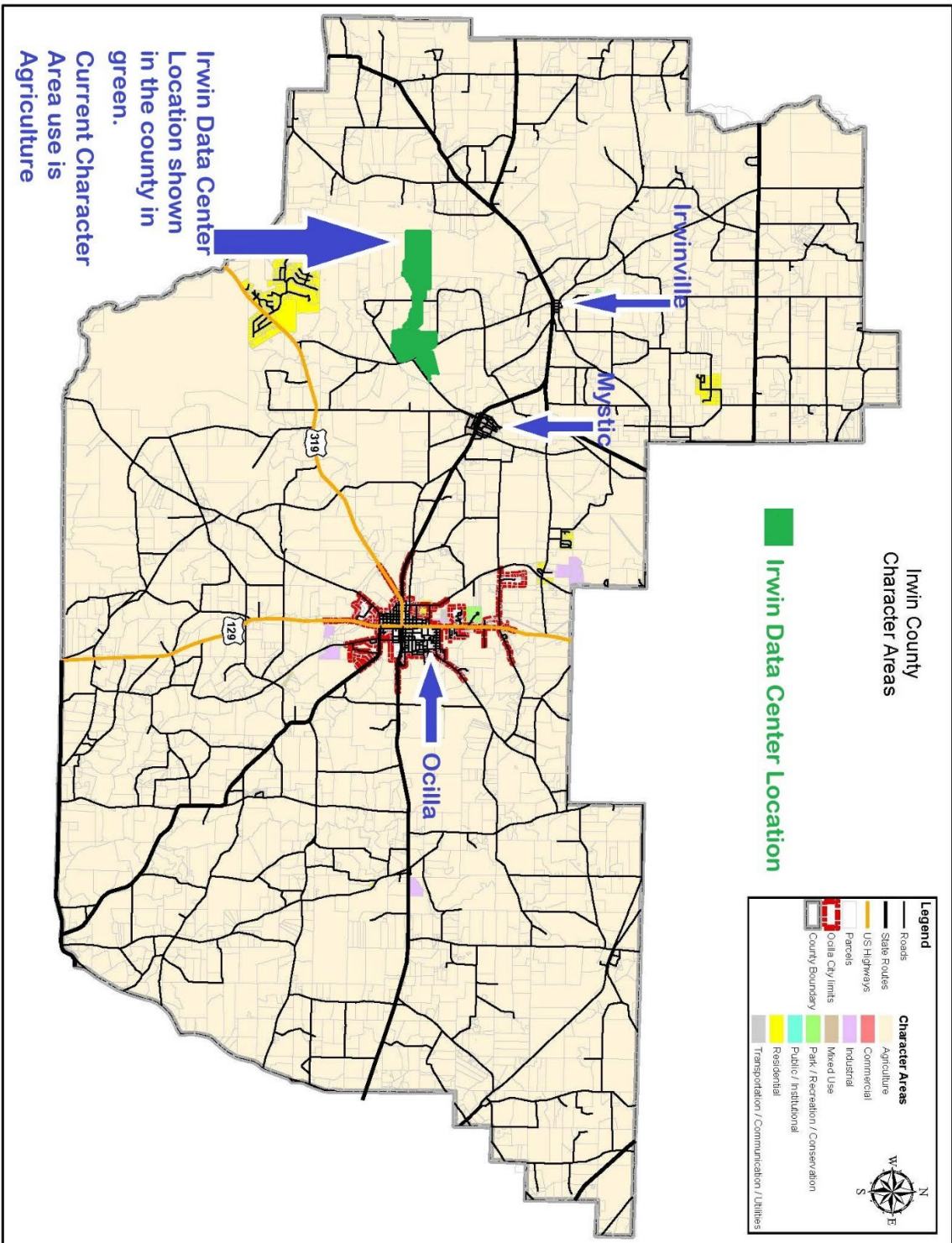
You are logged in to the DRI Website as *jhorton* . | [Change Password](#) | [Go to Applications Listing](#)

[GRTA DRI Page](#) | [ARC DRI Page](#) | [RC Links](#) | [DCA DRI Page](#)

[DRI Site Map](#) | [Contact](#)







Irwin County Character Area Map from the 2024-2029 Irwin County and Ocilla Comprehensive Plan adopted March 4, 2024. The character area for Project Arrowhead is currently Agricultural/Forestry Character Area.

## Agricultural/Forestry Character Area

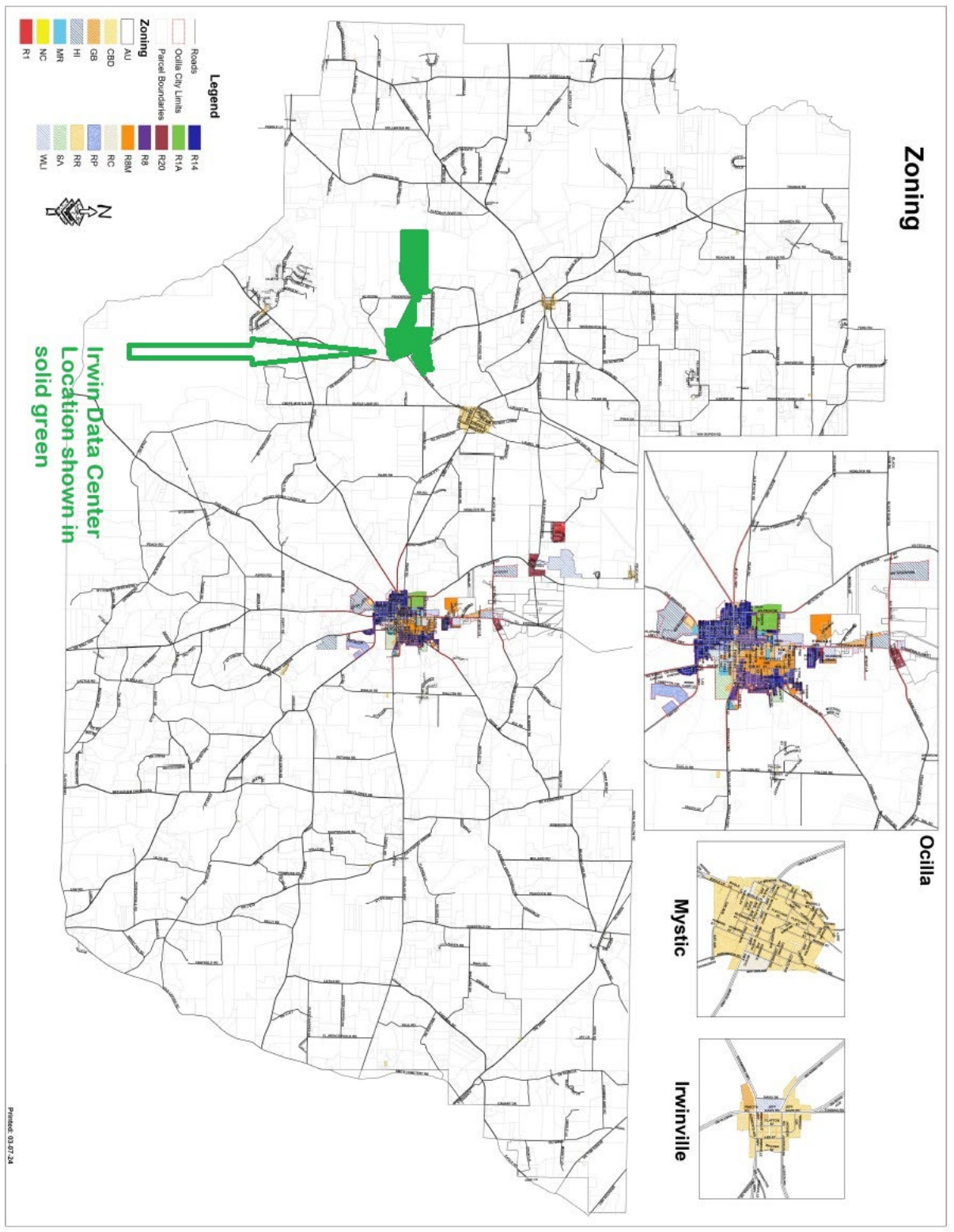


### DESCRIPTION:

The purpose of this district is to permit agricultural and their accompanying residential uses in unincorporated Irwin County, and low intensity agricultural uses in those areas of the City of Ocilla that are undeveloped.

The Agricultural Character Area in unincorporated Irwin County is intended to encourage maintenance of the rural countryside, to preserve forests and other undeveloped lands away from areas of population growth, and to allow residents to retain their traditional ways of life. The preferred land use in this district is agricultural, either active in the form of crops, or

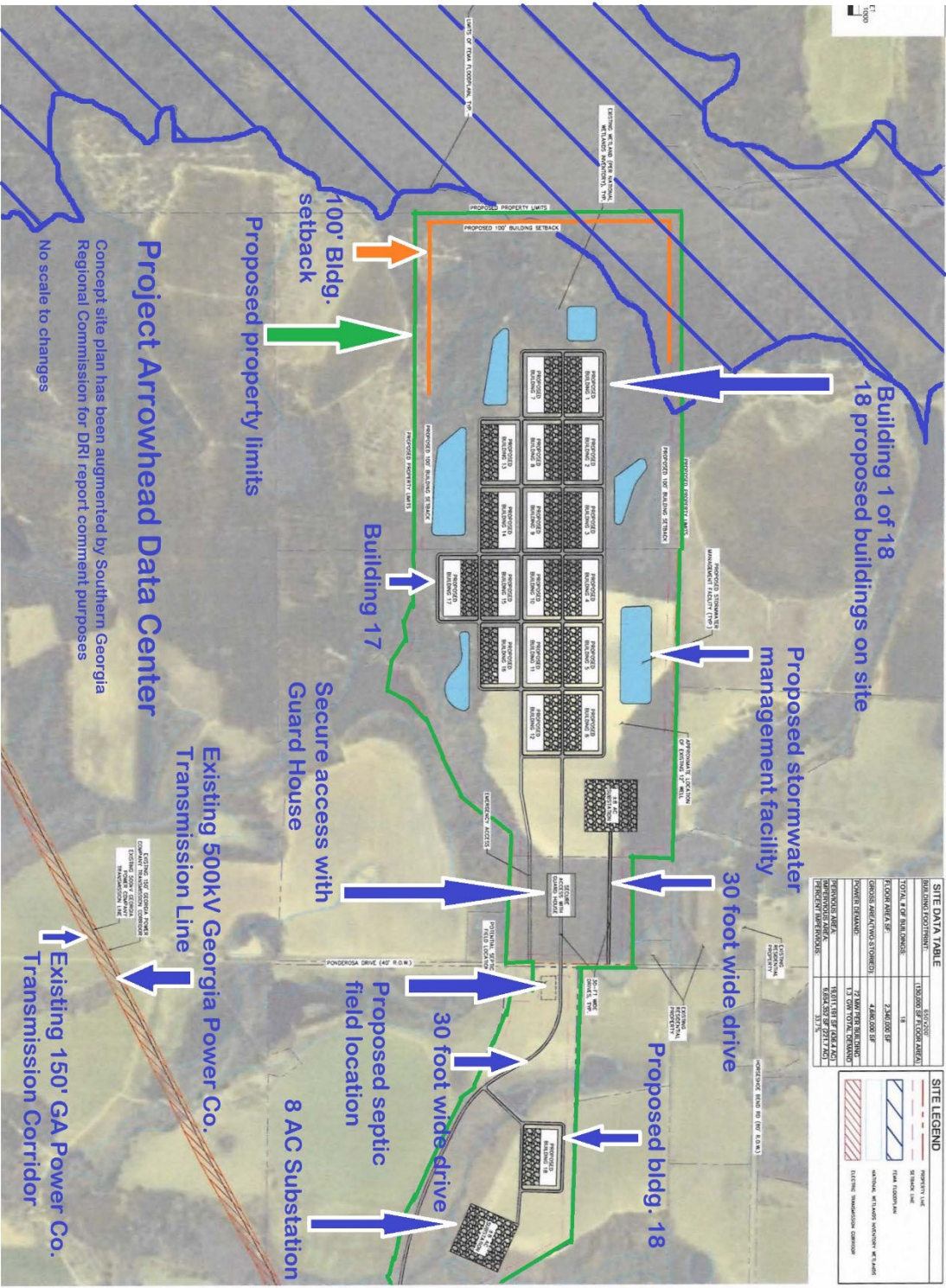
in the form of forest management or pasture lands. The A-U district should be utilized as a land-use designation where a more intensive use of the land is unlikely to occur in the near future. The requirements of the district are designed to encourage the maintenance of a rural character until more intensive development is feasible.



Zoning Map for Irwin County with Project Arrowhead site location shown in solid green located in the Agricultural Use area (A-U).

SECTION 5-2 LAND USE	ZONING DISTRICT										
	AU	RR	RI	RIA	R20	MHP	RC	GB	WLI	HI	CA
139. RELIGIOUS MEETINGS, held in a tent or other temporary structure not to exceed thirty (30) days.	X						X	X	X	X	
140. TEMPORARY BUILDINGS AND STORAGE OF MATERIALS (in conjunction with construction of a building) on a lot where construction is taking place or on adjacent lots such temporary uses to be terminated upon completion of construction. No temporary building shall be used for residential purposes.	X	X	X	X	X	X	X	X	X	X	
141. TEMPORARY BATCH PLANTS AND CONSTRUCTION RELATED FACILITIES FOR A SINGLE DEVELOPMENT	SE									SE	
142. DATA CENTER	SE									SE	SE
143. COMMERCIAL CRYPTOCURRENCY											

Excerpt from the Zoning Ordinance for Irwin County, Georgia showing a Data Center as a Special Exception (SE) allowable use in the Agriculture (A-U), Heavy Industrial (H-I), and the Adult Commercial (C-A).



**SITE DATA TABLE**

TOTAL AC OF BUILDINGS	2,340,000 SF
TOTAL AC OF BUILDINGS SETBACK	2,340,000 SF
CHASSIS AND TOWERS STORAGE	7,200,000 SF
POWER TRANSFORMERS	1,200,000 SF
STORMWATER FACILITY	1,200,000 SF
PROPOSED DRIVE	1,200,000 SF
PROPOSED SEPTIC FIELD	1,200,000 SF
PROPOSED PROPERTY LIMITS	1,200,000 SF

**SITE LEGEND**

	PROPERTY LINE
	SETBACK LINE
	FEASIBILITY AREA
	EXISTING WETLANDS (EXCEPT FOR FISH AND WILDLIFE)
	EXISTING WETLANDS (EXCEPT FOR FISH AND WILDLIFE)

OCILLA DC  
CITY OF OCILLA  
IRWIN COUNTY, GEORGIA

CONCEPT SITE PLAN

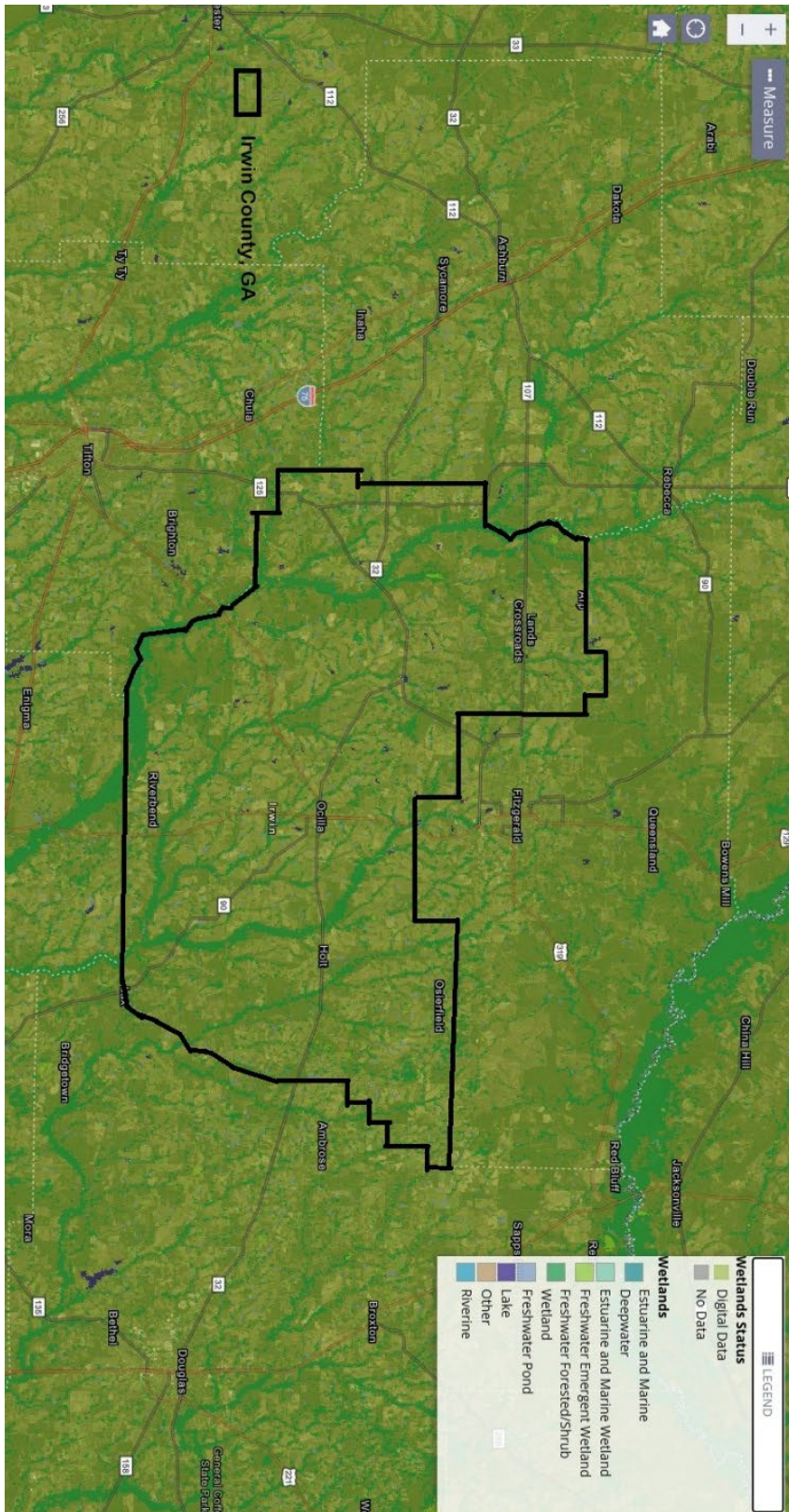
**Kimley»Horn**  
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11 N. WATER STREET, SUITE 2000, MOBILE, AL 36682  
PHONE: 251-551-8300  
WWW.KIMLEY-HORN.COM

No.	REVISIONS	DATE	BY

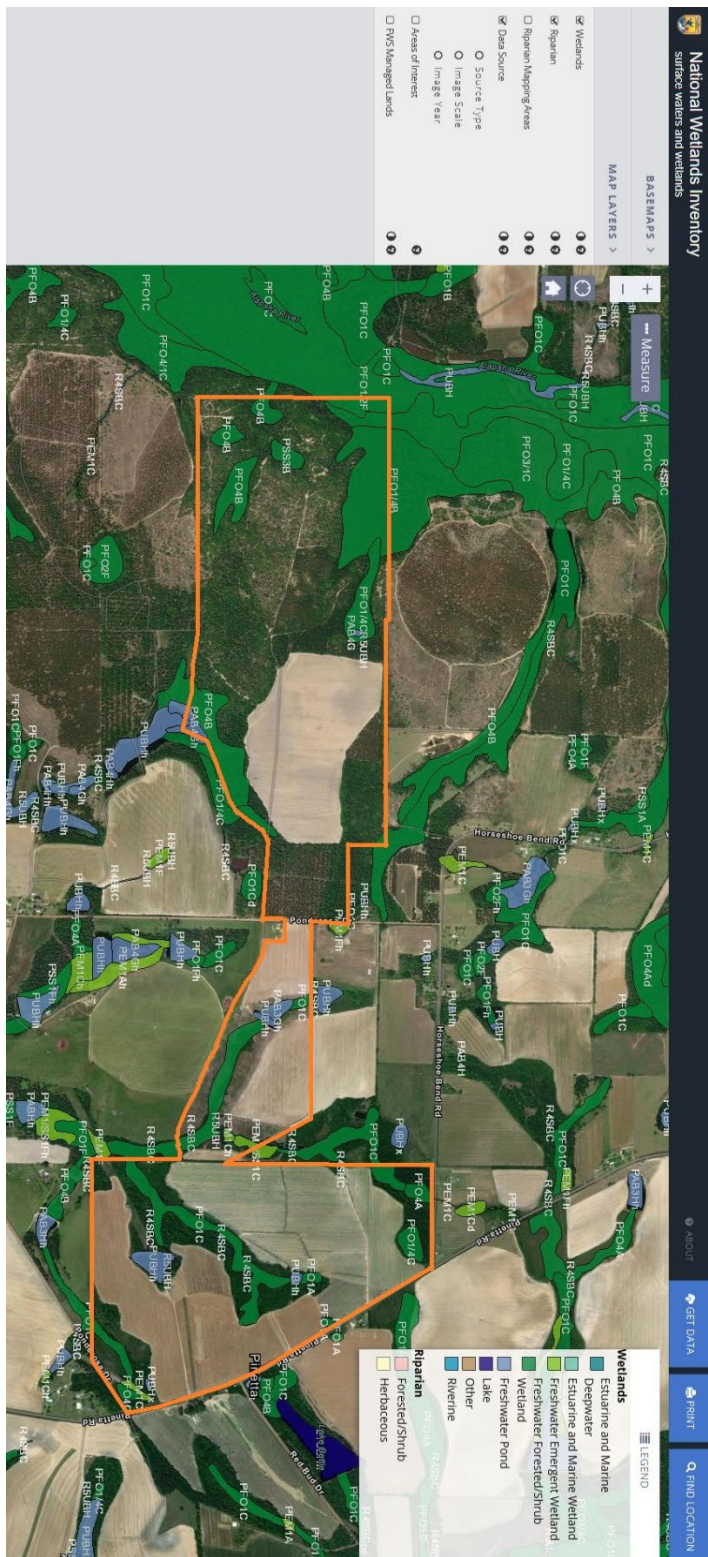
NHA PROJECT 012110002  
DATE FEBRUARY 2025  
SCALE AS SHOWN  
DESIGNED BY JLT  
DRAWN BY JLT  
CHECKED BY JLT

Project Arrowhead Data Center  
Concept site plan has been augmented by Southern Georgia Regional Commission for DRI report comment purposes  
No scale to changes





Irwin County, Georgia Wetland Mapper <https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/>



Project Arrowhead site outlined in orange color on the wetlands map for the site area.

Irwin County, Georgia Wetland Mapper <https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/>

