

DATE: May 14, 2026  
TO: Chairman Vince Thompson, Irwin County  
FROM: James Horton, Planning Director, Southern Georgia Regional Commission  
ATTN TO: Bonnie Kelly  
RE: Development of Regional Impact (DRI) Review

Project: Project Arrowhead, DRI 4689, Irwin County, GA  
Submitting Local Government: Irwin County Commissioners

Southern Georgia Regional Commission has completed the DRI process for Project Arrowhead, DRI 4689, Irwin County, Georgia. The process included a review of the Southern Georgia Regional Plan, a notice to potential affected surrounding jurisdictions and to interested state agencies as well as an assessment of the site in relation to the proposed use.

- ***NOTE: This final report does not address whether the DRI is or is not in the best interest of the local government, but instead offers information that may be potentially helpful to the local government in its decision making and includes the comments from the responding agencies.***

According to the Regional Comprehensive Plan 2023, the land use goal is the following: Land Use and Transportation Goal: **Encourage land development in suitable areas adjacent to existing infrastructure and support the maintenance and expansion of transportation networks consistent with regional goals.**

- The proposed data facility is a heavy consumer of power and water, and will need water treatment, and is being located in an area of the county without existing utilities to supply the needs. This is contrary to the goal of the Regional Plan which concerns all 18 counties within Region 11.

According to the Regional Comprehensive Plan 2023, the Land Use and Transportation Policy is the following:

**LUT-1: The Region is experiencing increasing development pressures on environmentally sensitive lands and farmland; new development needs to be steered more into the urban areas.**

- The proposed data facility is being located in the unincorporated area of the county on lands that are currently dedicated to farming practices and lands that are considered to be Prime Farmland according to the map of Georgia Prime Farmland in the Library of Congress 1981. The location of the facility on this land is contrary to the Policy of locating developments on farmland. Additionally, Irwin County is rich with Prime Farmland and the following is an explanation of Prime Farmland and its definition.

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### **Prime Farmland**

In Georgia, only 21% of the entire state is covered with Prime Farmland, and as such, it is a scarce resource for Georgia and for the Nation as a whole. Characteristics of Prime Farmland include: dependable water supply from precipitation or irrigation; favorable temperature and growing season; acceptable level of acidity or alkalinity; acceptable level of salt or sodium; few or no rocks; permeable soils to air and water; not excessively eroded land; not saturated with water for long periods of time; does not flood frequently during the growing season or is protected from flood. No new Prime Farmland is being created and the resource is finite, so preservation of this land is critical. The proposed development appears to be located on Prime Farmland in Irwin County and therefore should be considered as a reduction in the amount of Prime Farmland existing in the county.

The Southern Georgia Regional Comprehensive Plan of 2023 also contains a section on water usage and conservation which includes many goals and directions on how to handle water usage in Georgia. The following are the Goals from the Regional Plan.

### **Suwannee-Satilla Regional Water Plan Goals:**

- 1) Manage and develop water resources to sustainably and reliably meet domestic, commercial, industrial, and agricultural water needs, including all agricultural sectors (this includes the agro-forestry economy of the region).
- 2) Manage groundwater and surface water to encourage sustainable economic and population growth in the region.
- 3) Manage the region's and state's water resources in a manner that preserves and protects private property rights.
- 4) Ensure an adequate water supply of suitable quality to meet current and future human needs, while protecting environmental resources.
- 5) Identify opportunities to optimize existing and future supplies and water and wastewater infrastructure.
- 6) Promote efficient use and management of surface and groundwater resources to allow for sufficient supplies for current and future generations.
- 7) Protect and manage surface and groundwater recharge areas to ensure sufficient long term water supplies for the region.
- 8) Protect, maintain, and, where appropriate and practicable, identify opportunities to enhance water quality and river base flows.
- 9) Protect and maintain regional water-dependent recreational opportunities.
- 10) Identify opportunities to manage stormwater to improve water quantity and quality.
- 11) Identify and implement cost-effective water management strategies.
- 12) Seek to provide economically affordable power and water resource service to all citizens of the region.
- 13) Identify and implement actions to better measure and share water use data and information.

- Although Southern Georgia Regional Commission is not versed in the calculation methods of daily water usage and water conservation, the following excerpt is from the Irwin County Data Center Ordinance and concerns the type of cooling system required for data centers and also requires a hydrogeologic study prior to the issuance of a Certificate of Occupancy.

### **From the Irwin County Data Center Ordinance - April 6, 2026**

- [Water Usage Standards. \(1\) Only closed-loop cooling systems are permitted in Irwin County.](#)  
[\(2\) There shall be no discharge of cooling water into public sewers or ground without treatment.](#)  
[\(3\) Before a certificate of occupancy is provided, all data centers shall submit a hydrogeologic study conducted by an independent third-party engineering firm showing estimated annual water usage.](#)

Such report should compare estimated water usage to the prior owner/user of the subject property or of that of similar surrounding areas.

For questions, please contact: James Horton, Planning Director at Southern Georgia Regional Commission at (229) 333-5277 or at [jhorton@sgrc.us](mailto:jhorton@sgrc.us).

# Comments from Public Agencies



May 11, 2026

James Horton  
Southern Georgia Regional Commission  
1937 Carlton Adams Drive  
Valdosta, GA 31601

Submitted via email to: [jhorton@sgrc.us](mailto:jhorton@sgrc.us)

**RE: DRI 4689 – Irwin County, Georgia**

Dear Mr. Horton,

The Georgia Water Coalition thanks the Southern Georgia Regional Commission for the opportunity to comment on DRI 4689 – Irwin County, Georgia.

The Georgia Water Coalition (GWC) is comprised of more than [266 organizations](#), representing thousands of Georgians and encompassing conservation organizations, farmers, homeowners and lake associations, business owners, sportsmen’s clubs, professional associations, and religious groups. The GWC’s mission is to protect and care for Georgia’s surface water and groundwater resources, which are essential for sustaining economic prosperity, providing clean and abundant drinking water, preserving diverse aquatic habitats for wildlife and recreation, strengthening property values, and protecting the quality of life for current and future generations. A copy of the GWC’s most recent membership list is attached.

Our high-level interest in commenting on the Project Arrowhead DRI is because this is the first data center in Georgia that we are aware of that will withdraw water directly from the Floridan Aquifer.

Our general comments on the DRI are as follows:

- 1. Introduction**
- 2. What is data center?**
- 3. Why are data centers interested in Georgia?**
- 4. What challenges do data centers present?**
- 5. Recommendations**

## 1. Introduction

Public interest in data centers has grown considerably over the last year. These facilities have become more visible due to their increasing demands on our electric infrastructure and water resources, their growing physical size, and their community and environmental impacts.

Data centers are buildings filled with computer equipment to process internet traffic, facilitate cloud computing and artificial intelligence, and store increasingly massive amounts of digital data.

It should be no surprise that data centers are a central topic among Georgians: current data center development all over Georgia—when taken as a whole—is unprecedented. Data centers are operating or proposed in at least 43 of 159 counties and in 11 out of 14 of the state’s major river basins. For example, new data centers would add at least 90 million square feet of new construction requiring about 30 million gallons of water a day in just the Chattahoochee River Basin. That is how much water Georgia Power’s Plant McDonough and the City of Gainesville are each authorized to withdraw from the Chattahoochee River and Lake Lanier every day. Statewide, the data center buildout we know about could increase industrial water demand by seven percent.

Among the unprecedented challenges, today’s large data centers can require massive amounts of energy and water for cooling systems to keep the computer equipment from overheating. However, we do not know with certainty how much because data center operators, and energy and water providers, are not required to report demand or usage. And parsing out proposed demands from actual needs remains a moving target. Land disturbance during the construction phase as well as noise and other issues have also sparked an unprecedented level of community engagement.

The Georgia Water Coalition (GWC) has been tracking data center development as communities organize to address construction and operation in Georgia, Virginia, and other states.<sup>1</sup> The GWC has basic concerns and questions:

- ❖ When it comes to water consumption: How much water does each data center need, how do we balance these needs with other demands, is there enough, and do we have accurate information for future planning in a region known for drought and conflict over water supply that advanced all the way to the U.S. Supreme Court?
- ❖ When it comes to energy: After Georgia Power shuttered coal-fired power plants on the Altamaha, Chattahoochee, and other rivers, we witnessed a reduction in the amount of water used to generate electricity. How will new data center demands, the delayed retirement of coal plants, and the anticipated expansion of natural gas and oil generation at Georgia Power and other facilities affect future water supply availability?

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<sup>1</sup> Dawn Lim and Josh Saul, “Blackstone’s data-center ambitions school a city on AI power strains,” [Bloomberg](#) (December 8, 2024); Dave Williams, “Cryptocurrency mining stirs concerns across rural Georgia,” [Capitol Beat News Service](#) (May 31, 2024); Atlanta Regional Commission, [The Effects of Cryptocurrency Mining on the Atlanta Region](#) (July 20, 2022); and Southern Georgia Regional Commission, [Model Ordinance for Cryptocurrency and Data Mining](#).

- ❖ And regarding community impact: In an agricultural region like Irwin County, is a data center the best use of limited community and natural resources like water? Once a community or region elects to host a high energy and water demanding industry, that community is locking in scarce resources that are not cheap or easy to expand, and communities are ultimately putting limits on future economic development opportunities that may generate more jobs.

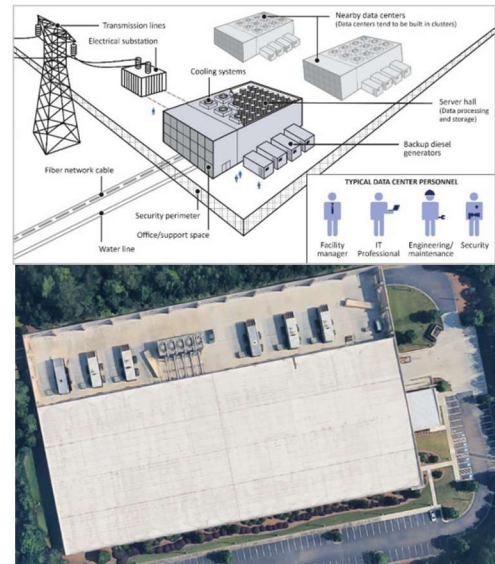
The GWC recognizes that data centers have operated in Georgia for decades. However, current data center proposals and development are unprecedented in scale and scope. GWC members evaluate projects individually, assessing a project’s impact on a community’s and the basin’s water supply, consumption, and wastewater demands. GWC members strive to provide objective and fact-based analysis in an environment where publicly available information and transparency are often lacking.

## 2. What is a Data Center?

Beginning in the 1980s and the early days of the internet, email and other data passed through a few Georgia military, academic, and telecommunication facilities.<sup>2</sup>

In the 1990s, commercial data centers began to occupy metropolitan Atlanta’s downtown high-rise buildings or smaller single-story buildings in suburban office parks measuring less than 100,000 square feet. For reference, a football field covers 57,600 square feet. These early data centers offered telecommunication, network, and colocation data storage services to multiple customers. Almost all were in the City of Atlanta and Fulton and Cobb counties.

In the early 2000s, data center size, scale and location began to shift. Google was among the first of the major technology companies to build a large, stand-alone hyperscale data center in Douglas County to serve their own business and cloud computing needs. After expansion, the facility now occupies large warehouse-like buildings that encapsulate 1.3 million square feet (the equivalent of over 22.5 football fields). Quickly becoming a nucleus of data center development, today, Douglas County hosts—or will host—more than a dozen data centers, and half are of equal or greater size than Google’s operation. The Mall of Georgia in Buford blankets 1.7 million square feet.



<sup>2</sup> Timothy B. Lee, “40 maps that explain the internet,” *Vox* (June 2, 2014).

The largest colocation, hyperscale, government, and artificial intelligence data center campuses proposed or under construction include multiple buildings totaling 2 million to 12 million square feet in single or multi-story buildings. Global data companies—including Amazon, DC BLOX, Meta, Microsoft, Prologis, QTS, T5, Switch, and speculators—are locating even further from the City of Atlanta in Appling, Bartow, Coweta, Crisp, Early, Fayette, Henry, Irwin, Jones, Monroe, Muscogee, Newton, Rockdale, Richmond, Troup, and Walton counties where land is more readily available and affordable. Meta’s Stanton Springs campus, pictured below, includes 2.5 million square feet and is currently the largest in Georgia.



One last data center class emerged around 2020: cryptocurrency facilities. There are more than a dozen bitcoin mining operations in Dalton (Whitfield County), Sandersville (Washington), West Point (Harris and Troup), and Adel (Cook). More have been proposed. Georgia reportedly hosts the second greatest number of crypto mines, trailing only behind Texas.<sup>3</sup>

### **3. Why are there so many data centers in metro Atlanta and Georgia?**

**Infrastructure:** Beginning in the 1990s, metropolitan Atlanta emerged as a national telecommunication and fiberoptic cable hub. Today, “two of the country’s largest fiber routes...intersect in metro Atlanta,” giving the region a global reach.<sup>4</sup>

**Environment:** Georgia’s Department of Economic Development and data center real estate marketing materials once portrayed the metropolitan Atlanta region as “less vulnerable to hurricanes, earthquakes and other natural disasters that cause business disruption and interrupt productivity.”<sup>5</sup>

**Resources:** The costs for electrical service are low when compared to some other regions that have also witnessed growth in the data center market.<sup>6</sup> And electricity is reportedly reliable and uninterrupted in some locations. One downtown Atlanta data center served by Georgia Power is advertised as having “no power outage recorded since 2007.”<sup>7</sup> Perhaps more important: the municipal water supplies necessary for cooling purposes are inexpensive. To date, no data center

<sup>3</sup> Block Green, “The State of Bitcoin Mining – Georgia,” *Medium* (July 14, 2023).

<sup>4</sup> For quote, see: Georgia Department of Economic Development, “Data Centers,” <https://georgia.org/industries/technology/data-centers>

<sup>5</sup> Georgia Department of Economic Development, “Data Centers,” <https://georgia.org/industries/technology/data-centers>

<sup>6</sup> CBRE, “North American Data Center Trends H1 2024” (August 19, 2024), <https://www.cbre.com/insights/reports/north-america-data-center-trends-h1-2024>

<sup>7</sup> *Data Center Map*, “Digital Realty: 250 Williams St NW (ATL14).”

maintains or operates their own water supply; all data centers are currently purchasing water from local municipalities and governments.

**Incentives:** Since 2018, in addition to any local incentives, the state of Georgia has offered sales and use tax exemptions for “computers, emergency backup generators, air handling units, cooling towers, energy storage or energy efficiency technology.”<sup>8</sup> The Georgia General Assembly recently renewed these state incentives through 2031.

#### **4. What challenges do data centers present?**

All data center campuses require energy and water for cooling systems to keep the computer equipment from overheating. As data center campuses grow and serve AI operations, energy and water demands can increase significantly. We do not know with certainty how much because data center operators, and energy and water providers, are not required to report demand or usage, or the data is protected by non-disclosure or other legal agreements.

Assessing an individual data center campus’s impact is difficult because each data center is uniquely sized, may operate different cooling systems, and will require different amounts of energy and water.

#### **Challenge #1: Cooling & Water**

Data center water demand and consumptive use are largely unknown. Do we have enough water for the emerging data center construction boom?

The Project Arrowhead facility *proposes* to consume a significant volume of water. Aside from the water metric details included in this DRI, the public has no idea how much water data centers *actually demand and consume* once they are operational. There are no requirements for reporting actual demand and consumption for this resource intensive industrial sector.

In this letter, water demand means how much potable municipal water the facility requires for daily operation. Water consumption means how much water is lost (e.g. via evaporation) in the cooling process and water that is not returned to a wastewater treatment plant and the Chattahoochee River or other original water source.

At peak operation and full buildout in, the Project Arrowhead data center campus will demand 50,000 gallons of water per day (18,250,000 gallons of water per year) from the Floridan Aquifer. Of the 50,000 gallons of water the proposed facility will demand daily, the data center campus will consume at full buildout 20,000 gallons of water per day (7,300,000 gallons of water per year)—this consumed water will presumably be evaporated in the data center cooling process and not returned to the environment. The remaining 30,000 gallons of water per day (10,950,000 gallons of water per year) will be wastewater discharged into the Alapaha River via an individual National Pollution Discharge Elimination Permit (NPDES). Only one other data center in Georgia is operating in a similar fashion (Google, Douglas County); another has been granted a NPDES permit (Microsoft, Fulton County); and at least one other is seeking a NPDES permit (Equinix, Inc., Henry County).

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<sup>8</sup> <https://georgia.org/competitive-advantages/incentives/tax-exemptions>

How much water data center campuses demand and consume collectively in a region matters. And how and where the wastewater goes matters. In this location, the Project Arrowhead data center campus's withdrawals from the Floridan Aquifer could have negative impacts on adjacent agricultural irrigation operations. For example, an 80-acre irrigated agricultural field has a consumptive use of an average of 26 million gallons of water per year, or approximately 71,000 gallons of water per day (the water is only used during the growing season).

While the location of the proposed discharge is not clear, the discharge would likely account for a significant portion of any tributary or the Alapaha River's flow under normal conditions and an overwhelming majority of stream flow under low-flow conditions. We would expect peak discharges from the data center campus during late summer months when water and air temperatures are high, instream flows are typically low, and the local environment is already stressed. Without additional details, the wastewater discharge into any adjacent wetlands and/or the Alapaha River may not be appropriate for a facility of this size.

Not unlike our current drought conditions, the metropolitan Atlanta region and Georgia's agricultural sector's water supplies have historically been threatened by drought (e.g., the 2007 drought of record, the 2011-12 drought, and more recent "flash droughts").

Data centers utilize water in a variety of cooling technologies, mixing air conditioned and outdoor ("free") air, and managing humidity levels. Some cooling systems are more water intensive, like evaporative cooling. Others—like fully closed-loop air-cooled chiller systems—are less water intensive. Liquid or immersion cooling are the least water intensive. However, there is a general tradeoff: the less water intensive a cooling system, the higher energy intensive the data center. The Atlanta Regional Commission and many local governments currently advocate for or require "waterless" or closed-loop systems to minimize the impact of data center development on water resources.<sup>9</sup>

We do have some information regarding data centers' actual water demand and consumption. Google's *2025 Environmental Report* declares that their Douglas County facility demands as much as 444.1 million gallons per year, or about 1.2 million gallons per day, for cooling and general operations. This facility—and currently the only of its kind in Georgia—sources nearly all its evaporative cooling system water from reclaimed wastewater. The facility's evaporative cooling process results in a consumptive loss of 366.9 million gallons per year (or 1,005,205 gallons per day) from the Chattahoochee River basin.<sup>10</sup>

A recently proposed facility in Coweta County illustrates how water demands can evolve in the planning process. When initially proposed, the "Project Sail" data center campus would have consumed a significant volume of water. At peak operation and full buildout in 2036, the data center campus initially anticipated a demand of 9 million gallons of water per day, or about one-third of the amount of Chattahoochee River water that Coweta County Water & Sewer Authority is authorized to use per day (27 million gallons per day). Of that, the proposed facility anticipated an initial consumptive use of 6 million gallons per day at full buildout—this

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<sup>9</sup> Atlanta Regional Commission, "Data Center Trends in Metro Atlanta," (November 13, 2024). slide 19, <https://cdn.atlantaregional.org/wp-content/uploads/arc-board-datacenters-v7.pdf>

<sup>10</sup> Google, *2025 Environmental Report* (June 2025), <https://sustainability.google/reports/google-2025-environmental-report/>, see page 110.

consumed water would have been evaporated in the data center cooling process and not returned to the Chattahoochee River. The remaining 3 million gallons per day would have been wastewater discharged into the Coweta County Water & Sewer Authority sanitary sewer system for treatment and returned to the river.<sup>11</sup> Now, the proposed project has significantly revised water needs to an anticipated 300,000 gallons per day demand, a 200,000 gallons per day wastewater generation, and a 100,000 gallons per day (36.5 million gallons per year) consumptive use. We are aware of other examples where data center developers’ initial water request has been curtailed or reduced as the project advances.

Some proposed data centers have provided anticipated water demands (see **Table 1**). In Georgia, large construction projects are considered Developments of Regional Impact (DRI) and are vetted by regional commissions. The DRI submissions indicate that new data center water requirements can vary widely, even for facilities of comparable energy demand and size.

**Table 1**

Facility	Energy demand (megawatts)	Square feet	Daily water demand (thousand gallons)	Annual water demand (million gallons)
<a href="#">Rumble Tech Campus</a>	1,120	4.2 million	2 million gallons/day	750 M gallons/yr
<a href="#">Microsoft Union City</a>	324	2.1 million	50,000 gallons/day	18.3 M gallons/yr
<a href="#">T5 Litha Springs</a>	300	1.6 million	42,000 gallons/day	15.3 M gallons/yr
<a href="#">Rocky Creek</a>	250	1.3 million	4,000 gallons/day	1.5 M gallons/yr
<a href="#">QTS Fayetteville</a>	250	7 million	570,000 gallons/day	208 M gallons/yr

**Challenge #2: Energy & Artificial Intelligence**

There is no question that data center energy demands are unprecedented. Project Arrowhead will demand the same amount of energy that a single nuclear reactor can generate. And because energy generation typically requires water, data centers will have impacts on water supplies where energy is produced.

Every three years, Georgia Power develops an Integrated Resource Plan (IRP), laying out plans to close old or develop new power plants and invest in transmission systems and other infrastructure. Georgia Power is a regulated monopoly overseen by elected members of the Georgia Public Service Commission (PSC) who approve the IRP.

Georgia Power’s 2022 IRP anticipated 400 megawatts (MW) of future growth between 2023 and 2031. But only 18 months later, Georgia Power sought an IRP amendment to meet a new anticipated need of 6,600 MW—or about 17 times more—through 2030.<sup>12</sup>

<sup>11</sup> “Project Sail redesign cuts buildings, lowers daily water demand,” *Newnan Times Herald* (August 30, 2025), [https://www.times-herald.com/data\\_center/project-sail-redesign-cuts-buildings-lowers-daily-water-demand/article\\_75be211a-3b50-4950-9416-1b3e21c39283.html](https://www.times-herald.com/data_center/project-sail-redesign-cuts-buildings-lowers-daily-water-demand/article_75be211a-3b50-4950-9416-1b3e21c39283.html); and Jay C. Boren, CEO, Coweta County Water & Sewerage Authority, September 12, 2025, [https://assets.foleon.com/eu-central-1/de-uploads-7e3kk3/52091/projectsail\\_letter.93b9872b9b10.pdf](https://assets.foleon.com/eu-central-1/de-uploads-7e3kk3/52091/projectsail_letter.93b9872b9b10.pdf)

<sup>12</sup> Georgia Power [Press Release](#), “Georgia Power’s 2023 Integrated Resource Plan Update supports Georgia’s extraordinary growth,” (October 27, 2023).

Then, in December 2025, the PSC approved Georgia Power’s request to add 10,000 megawatts of energy in five years. For context, that would equal construction of four natural gas plants like Plant McDonough along the Chattahoochee River in metro Atlanta.<sup>13</sup> A recent report showed that Georgia Power’s anticipated infrastructure demands have a 1 in 400 chance of occurring, which suggests data center energy demand and the unprecedented energy system build-out will put undue pressures on our water supply for phantom electrical demand.<sup>14</sup>

For additional context about the scale of data centers’ unprecedented energy system demands: The five data centers listed in the table above would require a total of 2,224 megawatts of energy at full build-out, or about the same generation capacity of two nuclear reactors at Georgia Power’s Plant Vogtle. That is the same amount of energy that can power 1,000,000 homes for a year. However, Plant Vogtle’s two newest reactors were seven years behind schedule and \$17 billion over budget. The company has already raised customer rates multiples times to pay off the new reactors.<sup>15</sup>

Based on the current approved generation expansion, customers’ bills may rise by \$20 a month or more, according to PSC staff analysis.<sup>16</sup>

### **Challenge #3: Community & Cryptocurrency**

A handful of communities have pushed back against cryptocurrency operations across Georgia, in Forsyth (Monroe County), Fayetteville (Fayette) and Tifton (Tift). The concerns are so broad, the Southern Georgia Regional Commission developed a model ordinance for local adoption to specifically address crypto and bitcoin mines.<sup>17</sup>

In South Georgia, the City of Adel’s residents were subjected to excessive noise from one crypto mine beginning in 2019. In 2023, the City of Adel’s council placed a moratorium on new cryptocurrency facilities while considering changes to local zoning, noise and other ordinances.

In North Georgia, the Gilmer County Citizens Against Crypto Mining successfully defeated a proposed rezoning that would have enabled a crypto mine to operate. And the Fannin County Commission has banned crypto mines.<sup>18</sup>

### **Challenge #4: Dirty Streams**

Land disturbing activities and construction of massive data center campuses can have negative impact on streams, amenity ponds, reservoirs, and rivers. Beginning in 2024, Flint Riverkeeper documented significant, repeated discharge of dirt at a massive Fayetteville data center campus

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<sup>13</sup> Stanley Dunlap, “Georgia Power says data center growth will cause electricity demands to triple in next decade,” *Georgia Recorder* (December 2, 2024); Zachary Hansen and Drew Kann, “A ‘tsunami’ of data centers is coming. Why that wave is hitting Georgia,” *Atlanta Journal Constitution* (October 7, 2024); Drew Kann and Zachary Hansen, “Georgia Wanted to attract more data centers. Now it needs more power,” *Atlanta Journal Constitution* (January 26, 2024); Kala Hunter, “PSC votes on Georgia Power’s controversial ask. Lawyers demand customer protection,” *Columbus Ledger-Enquirer* (December 19, 2025).

<sup>14</sup> Greenlink Analytics and Science for Georgia, *Impacts of Projected Data Center Growth and Emerging Uncertainties on Power Demand in the Southeast* (December 2025), <https://www.selc.org/wp-content/uploads/2025/12/2025-Greenlink-IMPACTS-OF-PROJECTED-DATA-CENTER-GROWTH-Report.pdf>

<sup>15</sup> Jeff Amy, “Georgia nuclear rebirth arrives 7 years late, \$17B over cost,” *Associated Press* (May 25, 2023).

<sup>16</sup> <https://www.ajc.com/news/2025/12/georgia-power-psc-staff-strike-deal-to-allow-historic-data-center-expansion/>

<sup>17</sup> Atlanta Regional Commission, *The Effects of Cryptocurrency Mining on the Atlanta Region* (July 20, 2022); Southern Georgia Regional Commission, *Model Ordinance for Cryptocurrency and Data Mining*; “Bitcoin miners descend on Georgia to mint new currency,” *Atlanta Journal Constitution* (April 12, 2022).

<sup>18</sup> Dave Williams, “Cryptocurrency mining stirs concerns across rural Georgia,” *Capitol Beat News Service* (May 31, 2024).

into tributaries of the Flint River. The developers of a campus that will one day cover 7 million square feet appeared to be in violation of both Georgia and federal law, yet enforcement actions by the City of Fayetteville and the Georgia Environmental Protection Division have resulted in only limited improvements in water quality with the site reverting to significant polluted discharge during some rain events.

Because land clearing and additional impervious surface as contemplated at any data center campus—including Project Arrowhead—will concentrate the timing and volume of stormwater, robust stormwater management is necessary to mitigate sedimentation, temperature and other pollutants of concern, and their impacts on the Alapaha River.

## **5. Recommendations:**

Based on our collective experience and involvement with data center project proposals, and given the uncertainty of how the design and operation of Project Arrowhead will advance and evolve, the GWC makes the following recommendations:

1. How much water data center campuses demand and consume collectively in a region matters. And how and where the wastewater goes matters. In this location, the Project Arrowhead data center campus's withdrawals from the Floridan Aquifer could have negative impacts on adjacent agricultural irrigation operations. While the location of the proposed discharge is not clear, the discharge would likely account for a significant portion of any tributary or the Alapaha River's flow under normal conditions and an overwhelming majority of stream flow under low-flow conditions. We would expect peak discharges from the data center campus during late summer months when temperatures are high, instream flows are typically low, and the local environment is already stressed. Without additional details, a wastewater discharge into any adjacent wetlands and/or the Alapaha River may not be appropriate for a facility of this size.
2. The Georgia Environmental Protection Division (EPD) has the authority to include specific conditions in water withdrawal permits. In this case, EPD should include specific drought conditions on withdrawal amounts based on adjacent groundwater and surface water levels. Additionally, EPD should require a drought contingency plan.
2. The Georgia EPD—when evaluating the water withdrawal permit—must conduct an aquifer drawdown study to assess impacts on surrounding users (i.e. adjacent agricultural withdrawals). EPD has conducted similar studies and evaluations, most recently in conjuncture with groundwater withdrawal permits adjacent to the Bryan County Hyundai Motor Group Metaplant America (HMGMA).
3. As noted above, dozens of Georgia municipalities, county commissions and regional planning commissions have developed ordinances and codes to guide the development of data centers and cryptocurrency operations. Among the recommendations and requirements: waterless, closed-loop data center cooling systems use significantly less water than evaporative cooling systems. All local governments should consider requiring closed-loop cooling and clearly defining the process. We have experienced instances where “closed loop” cooling terminology has been proposed AND the water demands remain significantly higher than other closed loop systems that we are aware of. If a local government elects to require closed loop cooling, then we recommend the following definition:

“Closed loop system: A system that constantly reuses and recycles an initial load of water within its operation, significantly reducing the draw on external water sources and minimizing wastewater discharge. A closed loop system shall not use evaporative cooling, and may consist of methods including, but not limited to, air-cooled (dry) cooling, rear-door heat exchanger cooling, hybrid dry economizer cooling, direct-to-chip cooling, or immersion cooling.”<sup>19</sup>

The GWC thanks the Southern Georgia Regional Commission for the opportunity to comment on this DRI. If you have any questions, please contact Chris Manganiello:  
[cmanganiello@chattahoochee.org](mailto:cmanganiello@chattahoochee.org)

Sincerely,

The Georgia Water Coalition

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<sup>19</sup> AN ORDINANCE TO AMEND CHAPTER 27, ARTICLE 4 AND ARTICLE 9 OF THE CODE OF DEKALB COUNTY, GEORGIA, AS REVISED 1988 TO ADD REGULATIONS FOR DATA CENTERS IN DEKALB COUNTY, <https://engagedekalb.dekalbcountyga.gov/data-center-text-amendment>



AGgrow Tech  
Albany Georgia Audubon Society  
Altamaha Riverkeeper  
Alternative Energy Southeast  
American Cane Society  
American Fisheries Society: Georgia Chapter  
American Rivers  
Amy's Green Cleaning  
Anthony Shoals Preservation Group  
Apalachicola Riverkeeper  
Association Management Services  
Athens Land Trust  
Atlanta Coyote Project  
Atlanta Water Gardens, Inc.  
Atlanta Watershed Learning Network  
Atlanta Whitewater Club  
Bee Natural, Inc.  
Berkeley Lake Homeowners Assoc.  
Bike Athens  
Birds Georgia  
Blue Heron Nature Preserve  
Broad River Outpost  
Broad River Watershed Assoc.  
Burnt Fork Watershed Alliance  
Camden County Land Trust  
CCR Environmental  
Cedar Creek RV and Outdoor Center  
Center for a Sustainable Coast  
Central Savannah River Land Trust  
Chattahoochee Nature Center  
Chattahoochee National Park Conservancy  
Chattahoochee Riverkeeper  
Chattahoochee River Conservancy  
Chattooga Conservancy  
Citizens for Clean Air and Water  
Citizens for Environmental Justice  
C.J. Hicks Elementary School  
Clean Coast  
Clear Rivers Chorus  
Coastal Georgia Travel  
Cochran Mill Nature Center  
Concerned Citizens Against Residential Gun Ranges

Cowart Group Architects  
Coosa River Basin Initiative  
Creative Earth  
Creative Mischief  
Creative Solar USA, Inc.  
Deep South Cherokee Keetoowah Foundation  
DeKalb County Soil & Water Cons. District  
Dogwood Alliance  
Dr. Yolanda Whyte Pediatrics  
Earthkeepers & Company  
Earth Ministry, NW Unitarian Universalist Congregation  
East Atlanta Community Assoc.  
Elohee Center, Inc.  
Ens & Outs, Unitarian Universalist Congregation of Atlanta  
Environment Georgia  
Environmental Community Action, Inc.  
Environmental Defense of Georgia  
Erik Voss Photography  
ezClearWater.com  
Fall-line Alliance for a Clean Environment  
Fayette Adopt-a-Stream  
Fishsport  
Flint Riverkeeper  
Flint River Environmental  
Forest Stewards Guild  
Fox Environmental  
Friends of Barber Creek  
Friends of Georgia, Inc.  
Friends of McIntosh Reserve  
Friends of the Apalachee  
Friends of the Savannah River Basin  
Friends of South Newport River  
Garden Club of Georgia, Inc.:  
Garden Club - Laurel District  
Cumming Garden Club  
Druid Hills Garden Club  
Jonquil Garden Club  
Richmond Hill Garden Club  
St. Marys Garden Club  
Vienna Garden Club  
GA Hemp 4 Life, LLC  
Garden\*Hood

Georgia – Alabama Land Trust  
Georgia Bass Chapter Federation  
Georgia Canoeing Assoc., Inc.  
Georgia Clinicians for Climate Action  
Georgia Coalition for the People's Agenda  
Georgia Coalition of Black Women  
Georgia Conservation Voters  
Georgia for the Planet  
Georgia ForestWatch  
Georgia Hemp Economic Revival Organization  
Georgia Interfaith Power & Light  
Georgia Kayak Fishing  
Georgia Onsite Wastewater Assoc.  
Georgia Organics  
Georgia Poultry Justice Alliance  
Georgia River Network  
Georgia River Rescue  
Georgia Rural Urban Summit  
Georgia Solar Energy Assoc.  
Georgia Watch  
Georgia Wildlife Federation  
Georgia Women (And Those Who Stand With Us)  
Georgia's Women's Action For New Direction (GA WAND)  
Gilmer County Water Trails  
Girl Plus Environment  
Global Elite Properties, LLC  
Glynn Environmental Coalition  
Greater Apalachee River Community  
Harrison Design Associates  
Haynes Watershed Foundation, Inc.  
Heather Bird Harris Studio LLC  
Historic Piedmont Scenic Byway  
Imke Lass Photography  
Influence Advocacy  
Initiative to Protect Jekyll Island  
Interface, Inc.  
Izaak Walton League of America: Greater Atlanta Chapter  
J. Galt & Associates  
Jackson Lake Homeowners Assoc.  
Kastorf Law  
Keep Brantley Beautiful & Litter Free



- Keller Williams Realty, Lanier Partners
- La Perle Noire, LLC
- Lake Blackshear Watershed Assoc.
- Lake Hartwell Assoc.
- Lake Nottely Improvement Assoc.
- Lake Oconee Property Owners' Assoc.
- Lake Oconee Water Watch
- Lake Yonah Assoc.
- LAND Architect Studio
- League of Women Voters of Georgia
- Len Foote Hike Inn, Inc.
- Litter Control, Inc
- Little Mountain Water Assoc.
- Live Thrive Atlanta
- Lula Lake Land Trust
- Lumpkin Coalition
- Madison-Morgan Conservancy
- Madison County Clean Power Coalition
- Mainspring Conservation
- Trust Martins Landing
- Foundation McCrary and Co.
- Melaver McIntosh
- Mi Familia Vota
- Middle Chattahoochee River Stewards
- Mountain Park Watershed Preservation Society
- Mountain True
- National Wildlife Federation
- Necessary Trouble Georgia
- Neighborhood Planning Unit: West Atlanta
- New Echota Rivers Alliance
- Newly Organized Citizens Requiring Aquatic Protection (NO CRAP)
- No Ash At All
- Norris Lake Community Benefits Corporation
- North American Native Fishes Assoc.
- North Georgia Trout Online
- Nuclear Watch South
- Oceana
- Ochlockonee River Water Trail
- Ocmulgee Outdoor Expedition
- Ocmulgee Outfitters
- Oconee River Land Trust
- Ogeechee Audubon Society
- Ogeechee Riverkeeper
- Okefenokee Adventures
- Okefenokee Swamp Park
- One Entertainment Productions
- One Hundred Miles
- One More Generation
- Our Santa Fe River, Inc.
- O.W. Cox Naval Stores, LLC
- Paddle4Tomorrow
- Paleobot Consulting
- Patagonia Atlanta
- Peach State Fly Fishing
- Percussion Campaigns + Communications
- Peter T. Klein Realty Advisors
- Peter McIntosh Photography
- Phillips Seafood
- Phinizy Center for Water Sciences
- Pluvial Solutions
- Presbytery of Greater Atlanta
- Rabolli Environmental, Inc.
- Real Savannah, Ltd.
- R2T (River to Tap, Inc.)
- Riverview Farms
- Root Local
- Sandy Springs Environmental Project
- Sapelo Sea Farms
- Satilla Management Associates, Inc.
- Satilla Riverwatch Alliance & Satilla Riverkeeper
- Sautee-Nacoochee Community Association
- Savannah-Ogeechee Canal Society, Inc.
- Savannah Coastal Ecotours
- Savannah Riverkeeper
- Savannah Tree Foundation
- Save Our Rivers, Inc.
- Science for Georgia
- Scouting Unit 1134
- Selah Communications
- Sierra Club - Georgia Chapter
- Silentdisaster.org
- Shell to Shore, LLC
- SK Collaborative
- Snake Nation Press, Inc.
- Solar Crowd Source
- Solar Tyme USA, LLC
- Solomon's Minds
- Soque River Watershed Assoc.
- South Atlantans for Neighborhood Development
- South Fork Conservancy
- SouthEast Adventure Outfitters
- Southern Alliance for Clean Energy
- Southern Conservation Trust
- Southern Environmental Law Center
- Southern Wild Eco-Tours
- Southface Institute
- South River Watershed Alliance
- SouthWings: Conservation Through Aviation
- Springfield Legacy Foundation, Inc.
- St. Marys Riverkeeper
- Stack & Associates, P.C.
- Stevens Hill, Inc.
- Storm Water Systems
- Stripling, Inc.
- Surfrider Foundation: Atlanta Chapter
- Tallulah River Watershed Council
- The Barn Group Land Trust
- The Concerned Citizens of Shell Bluff
- The Dolphin Project
- The Erosion Company (TEC)
- The Ford Club
- The Original Rainwater Pillow
- The Rain Barrel Depot
- The River Line Historic Area
- The Victor Firm, LLC
- The Wilderness Society
- Third Act - Georgia
- Tredeau Design
- Trout Unlimited - Georgia Council
- Turner Environmental Law Clinic
- Unicoi Outfitters
- United Nations Assoc. - Atlanta Chapter
- Upper Etowah River Alliance
- Upper Oconee Watershed Network
- Upper Tallapoosa Watershed Group
- U.S. Green Building Council, GA Community



**Water is Life West GA**  
**Water Protectors**  
**Watershed Sustainability**  
**Wayne Morgan Artistry**  
**West Atlanta Watershed Alliance**  
**Westbrook Supply Co.**  
**White Oak Hills Neighborhood Assoc.**  
**Wild Cumberland, Inc.**  
**Wilderness Southeast Inc.**  
**Women Advocating for Georgians**  
**Woodbine Woman's Club**  
**WWALS-Suwannee Riverkeeper**  
**Xylem (YSI)**  
**Yellow Bluff Plantation Homeowners**  
**Assoc.**  
**Yellow River Water Trail**

May 11, 2026

Southern Georgia Regional Commission  
c/o James Horton  
1937 Carlton Adams Dr.  
Valdosta, GA 31601

Subject: Project Arrowhead (ID 4689) DRI Comment Letter

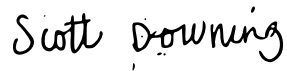
Dear Mr. Horton:

The Suwannee-Satilla Regional Water Council (Council) encourages the management and development of water resources to sustainably and reliably meet domestic, commercial, industrial, and agricultural water needs while ensuring suitable water quality and protecting environmental resources. The surface water resources in the Suwannee-Satilla along with the productive Floridan Aquifer are vital to people, agriculture, wildlife, recreation, and the economy.

Regarding Project Arrowhead (DRI Project ID # 4689), the Council recognizes that local trade-offs for data center development exist and urges a detailed analysis of impact including: cooling-technology type; water use (average and maximum daily water usage); water quality (wastewater composition and receiving body), stormwater management, containment specifications for onsite fuel and chemical storage, and impacts to communities and the environment (site location and acreage). For this and other data centers that may be proposed for our region, the Council recommends the adoption of advanced low-water or water-free cooling systems that align with regional drought and water-scarcity planning.

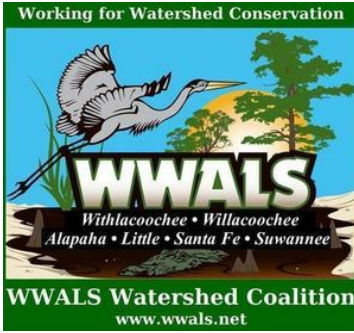
On behalf of the entire Council membership, we appreciate the opportunity to comment on the proposed project and encourage a comprehensive assessment of potential impacts. Our Council remains committed to the sound management of our region's water resources and stand ready to assist should this project move forward.

Sincerely,

A handwritten signature in black ink that reads "Scott Downing". The signature is written in a cursive, slightly slanted style.

Scott Downing, Chair  
Suwannee-Satilla Regional Water Planning Council

May 11, 2026



PO Box 88, Hahira, GA 31632  
850-290-2350  
[wwalswatershed@gmail.com](mailto:wwalswatershed@gmail.com)  
[www.wwals.net](http://www.wwals.net)

[Facebook](#) [Instagram](#)  
[YouTube](#) [Meetup](#)

WWALS is an IRS 501(c)(3) nonprofit charity est. June 2012.

*WWALS advocates for conservation and stewardship of the surface waters and groundwater of the Suwannee River Basin and Estuary, in south Georgia and north Florida, among them the Withlacoochee, Willacoochee, Alapaha, Little, Santa Fe, and Suwannee River watersheds, through education, awareness, environmental monitoring, and citizen activities.*



To: James Horton  
SGRC  
1937 Carlgon Adams Drive, Valdosta, GA 31601  
[jhorton@sgrc.us](mailto:jhorton@sgrc.us)  
229-333-5277

Re: Project Arrowhead, DRI Project #4689

James,

Thank you for the opportunity to comment on this application.

Suwannee Riverkeeper and its parent body WWALS Watershed Coalition are affected, since we work for conservation of the entire 10,000-square-mile Suwannee River Basin, including the Alapaha River watershed, and the underlying groundwater.

According to the Suwannee-Satilla Regional Water Planning Council in their [WATER & WASTEWATER FORECASTING TECHNICAL MEMORANDUM](#) of March 2024, population growth projections have been decreased, causing water use and wastewater use also to be less.

Datacenters could reverse that trend.

### Power and Water

Datacenters require additional power plants, which need cooling water. While none of those power plants are likely to be in the Suwannee, Satilla, or St. Marys Basins, if they are anywhere above the Floridan Aquifer that will affect us. We all use groundwater for drinking, agriculture, recreation, and industry.

None of the many state bills to rein in datacenters passed; not even any to prevent other ratepayers having to pay for datacenter electricity.

Citizens expecting to benefit from the promised \$20 million a year in tax revenue may be surprised to discover their lowered property taxes eaten up by increased power bills.

The DRI application says: “Georgia Power is in the process of completing an energy study for the project.”

The DRI should not proceed without a firm commitment by Georgia Power for energy for the project, including not passing on charges to other ratepayers, and using renewable energy for the extra power, rather than more water-using gas plants.

Better yet, such a datacenter should be required to generate its own energy from solar and batteries. Many of those could be on top of its own buildings and parking lots.

### Stormwater Management

Datacenters require extensive impervious surfaces (roofs, parking lots, driveways) which are likely to cause more runoff into nearby waterways, carrying pollutants. The DRI materials say 30.8% of a very large site. For 1,066 acres that would be 328 acres of impervious surface.

The map on page 19 of the SGRC package for DRI #4689 has a pointer to a “PROPOSED STORMWATER MANAGEMENT FACILITY” and that map shows several other blue-colored areas which presumably are intended to be other retention ponds. But there is no analysis of how much runoff could come off all that impervious surface and how much detention pond area and depth would be needed to contain it.

Valdosta has famously underestimated how big their catch basins should be at the entrance to their Withlacoochee Wastewater Treatment Plant (WWTP) to avoid sewage spills. The result has been repeated million-gallon-plus spills, especially when a major storm dropped much rain directly on Valdosta.

Underestimated retention ponds at this datacenter campus could result in massive runoff overflowing those detention ponds, carrying contaminants from all those roofs, driveways, and parking lots into the Alapaha River. SGRC and the DRI should require a study on how big the detention ponds need to be.

### **Groundwater Usage**

The SGRC summary of the DRI application says “**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.”

Expected by whom? Where is an independent verification of this estimate? Where are records from other datacenters by the same builder or end customer?

As everyone has heard, such promises may not be honored, see, for example, Melissa Koenig, MSN, May 10, 2026, [Data center caught using 30 million gallons of 'unbilled' water as Georgia residents' taps drizzle.](#)

The DRI should be at least as stringent as the [Irwin County Data Center Ordinance](#), which requires:

*(d) Water Usage Standards.*

*(1) Only closed-loop cooling systems are permitted in Irwin County.*

*(2) There shall be no discharge of cooling water into public sewers or ground without treatment.*

*(3) Before a certificate of occupancy is provided, all data centers shall submit a hydrogeologic study conducted by an independent third-party engineering firm showing estimated annual water usage. Such report should compare estimated water usage to the prior owner/user of the subject property or of that of similar surrounding areas.*

The Georgia Environmental Protection Division (EPD) should include specific drought conditions on withdrawal amounts based on adjacent groundwater and surface water levels. Additionally, EPD should require a drought contingency plan.

EPD should also conduct an aquifer drawdown study to assess water withdrawal effects on surrounding users, such as nearby agricultural withdrawals. See for example EPD's study with groundwater withdrawal permits adjacent to the Bryan County Hyundai Motor Group Metaplant America (HMGMA).

### **Wastewater Discharge**

There is no NPDES permit for this facility. The DRI should not be completed until such a permit is granted.

EPD should carefully study how much treated wastewater will result, and where and when it will go. It is likely to be a significant tributary of the Alapaha River, especially in drought conditions such as we are having now.

No permit, NPDES or DRI, should be issued without such a wastewater study.

### **Hyper-Scale Datacenters**

These are not search or cloud datacenters. They are hyper-scale datacenters for so-called artificial intelligence (AI). The AI industry may be a bubble and putting too many eggs in one basket for jobs and tax revenue is not prudent when the bubble may pop at any time. That could leave the local jurisdiction holding a contract with a shell company that has no assets. The local jurisdiction and the state would then have a mess to clean up, physically, environmentally, and financially.

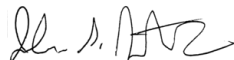
### **Public Hearings**

I call for a Public Hearing on this DRI application.

Irwin County held three Public Hearings on its Data Center Ordinance, and added to it after citizen input.

For the rivers and the aquifer,

John S. Quarterman



Suwannee Riverkeeper

229-560-4317

# DRI Report for Comment Purposes

## DRI 4689 – Irwin County, Georgia

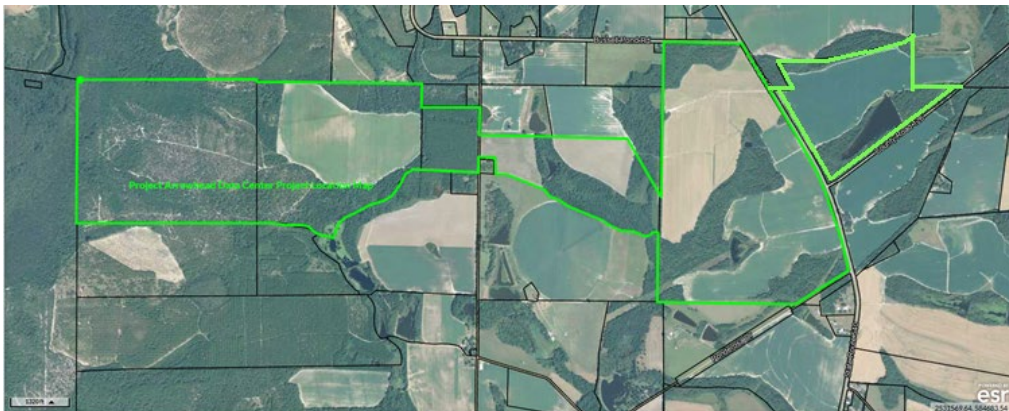
### **Southern Georgia Regional Commission**

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

[DRI Home](#)

[Tier Map](#)

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[View Submissions](#)

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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

[Back to Top](#)

## Developments of Regional Impact

[DRI Home](#)[Tier Map](#)[Apply](#)[View Submissions](#)[Logout](#)

### 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.

---

## 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

---

## 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.

---

## 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.

---

## 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:

---

## 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:

---

---

## 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.

---

## 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:

[Back to Top](#)

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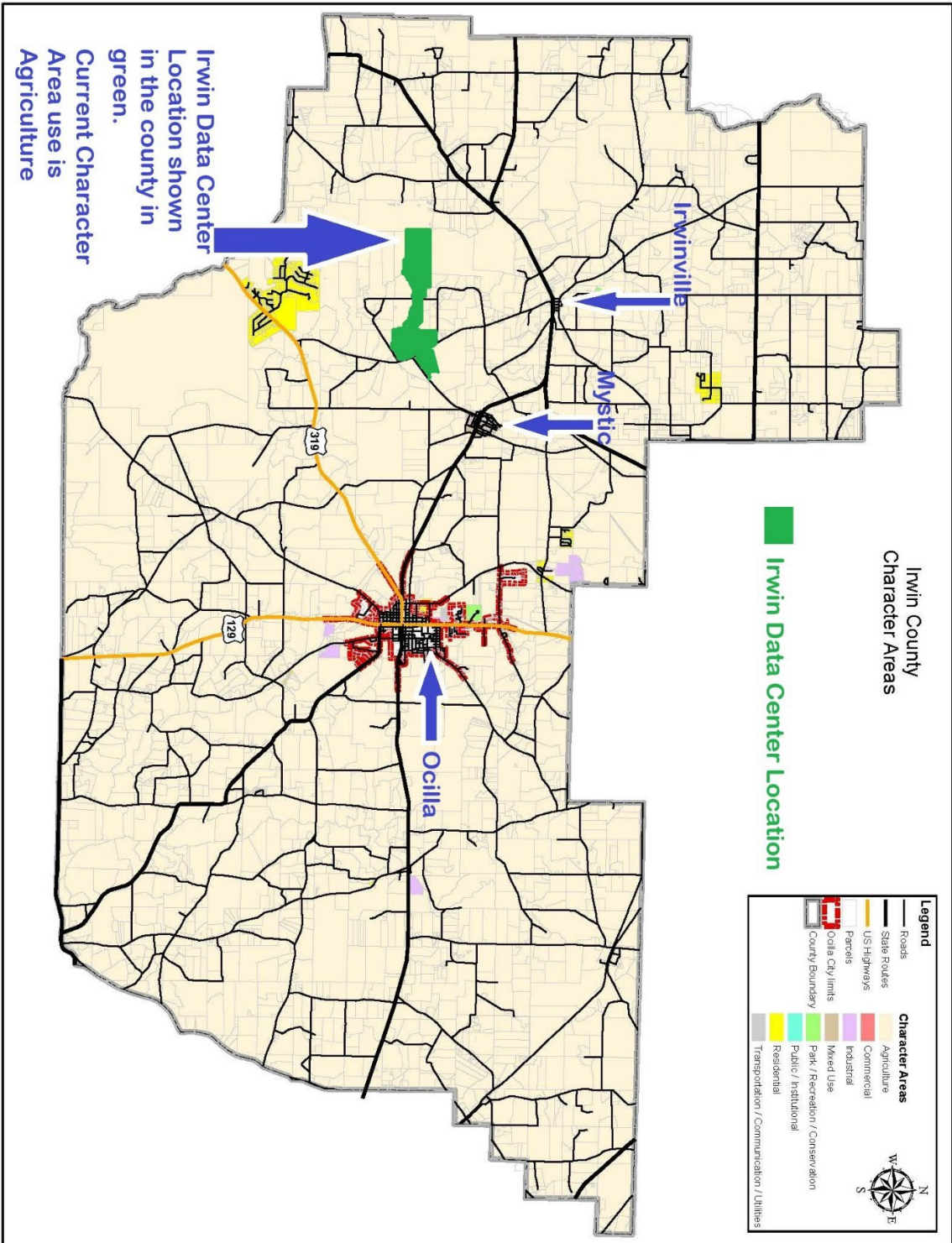
You are logged in to the DRI Website as *jhorton* . | [Change Password](#) | [Go to Applications Listing](#)

[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



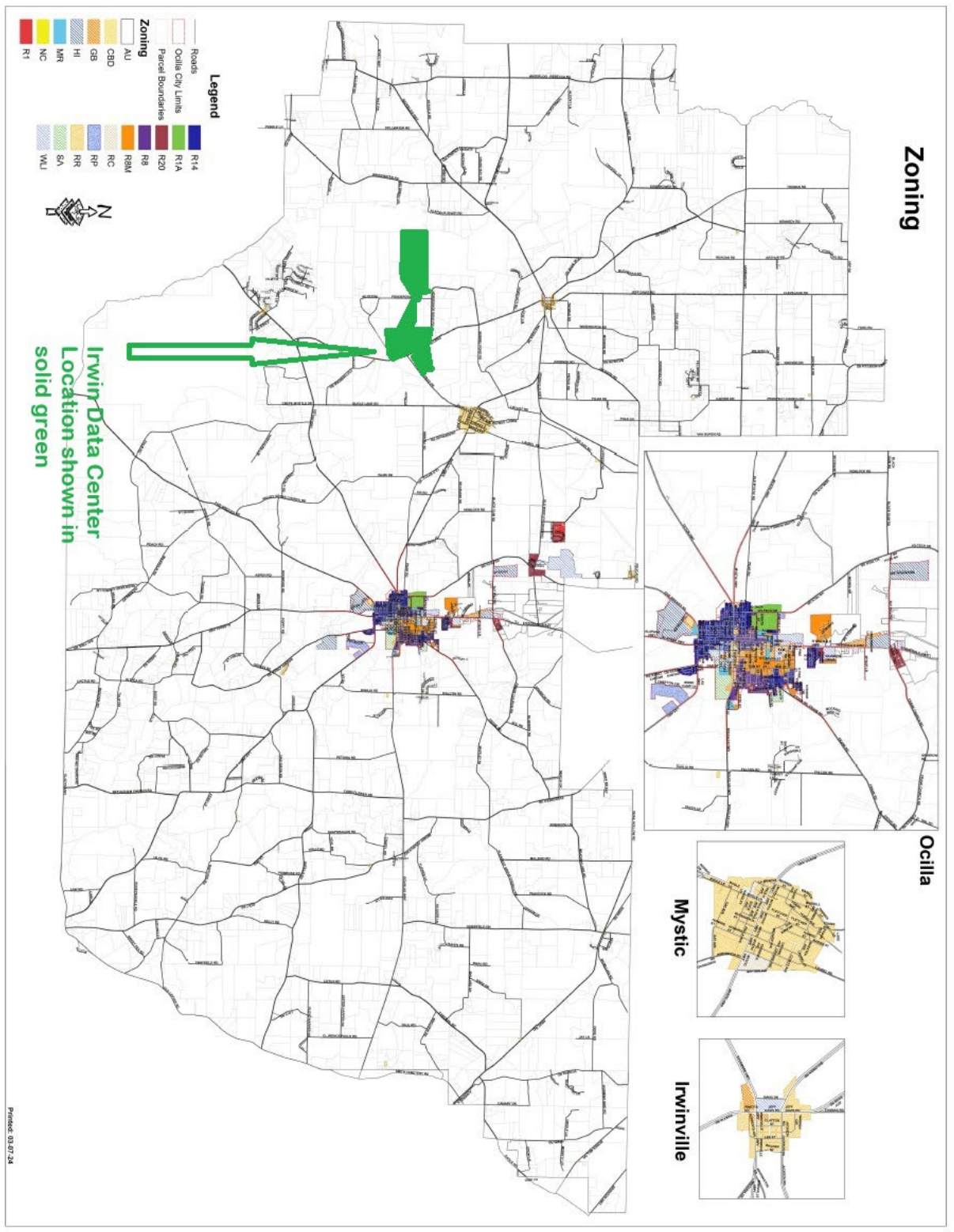
### DESCRIPTION:

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

- 87 -

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.

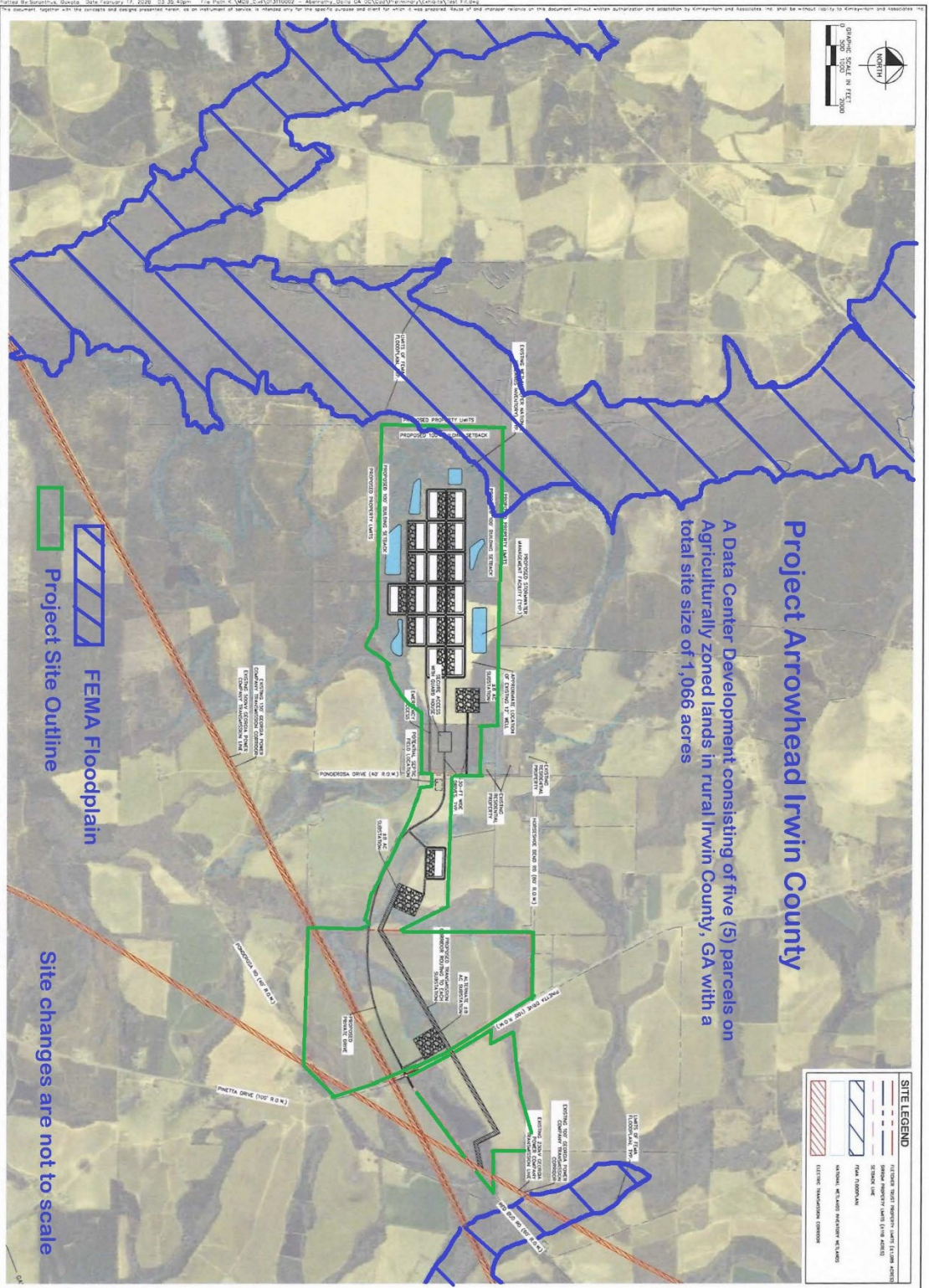


Zoning Map for Irwin County with Project Arrowhead site location shown in solid green located in the Agricultural Use area (A-U).

SECTION 5-2 LAND USE	ZONING DISTRICT										
	AU	RR	R1	R1A	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											

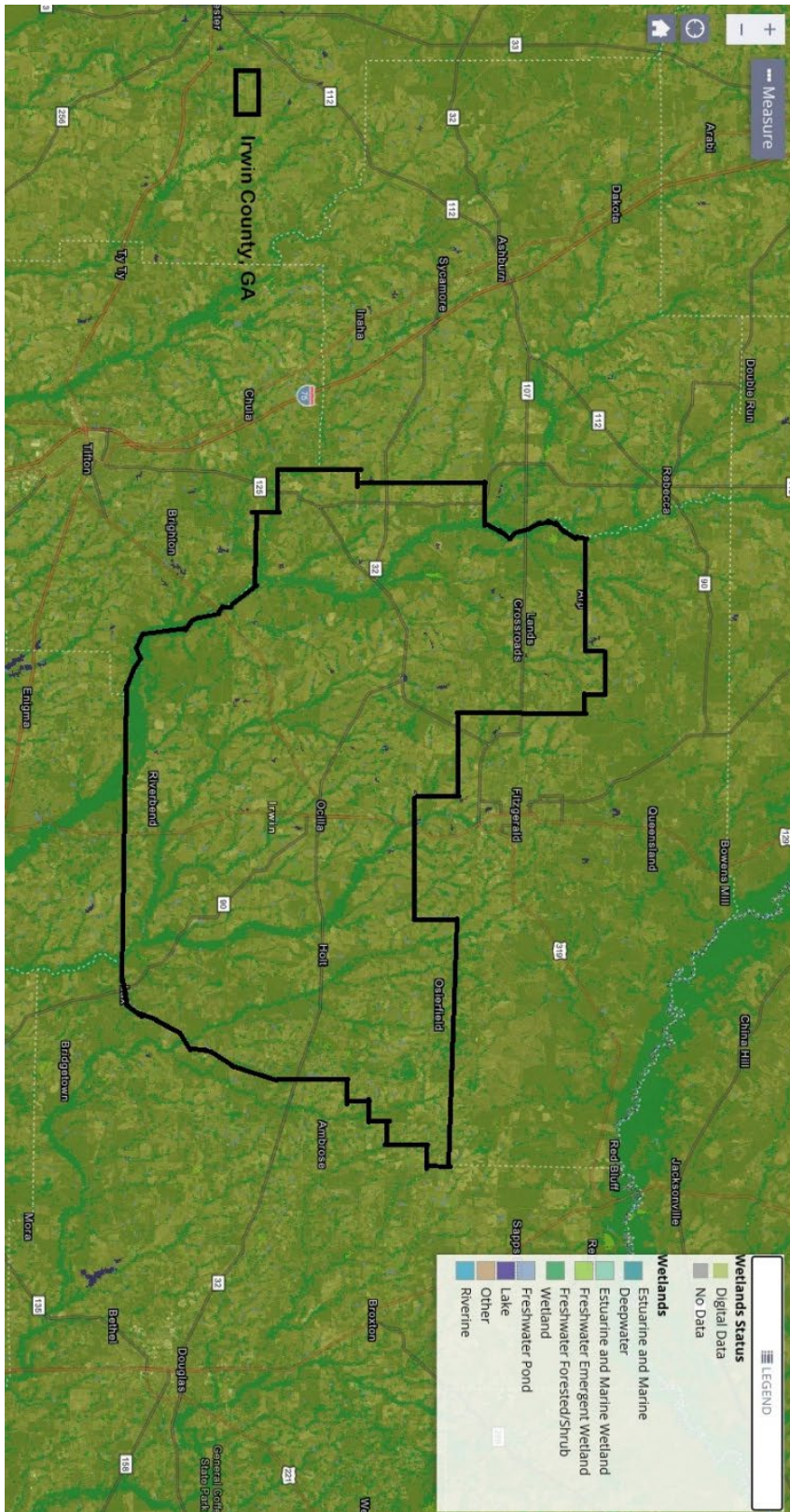
Excerpt from the Zoning Ordinance for Irwin County, Georgia showing a Data Center as a Special Exception (SE) allowable use in the Agriculture (A-U), Heavy Industrial (H-I), and the Adult Commercial (C-A).



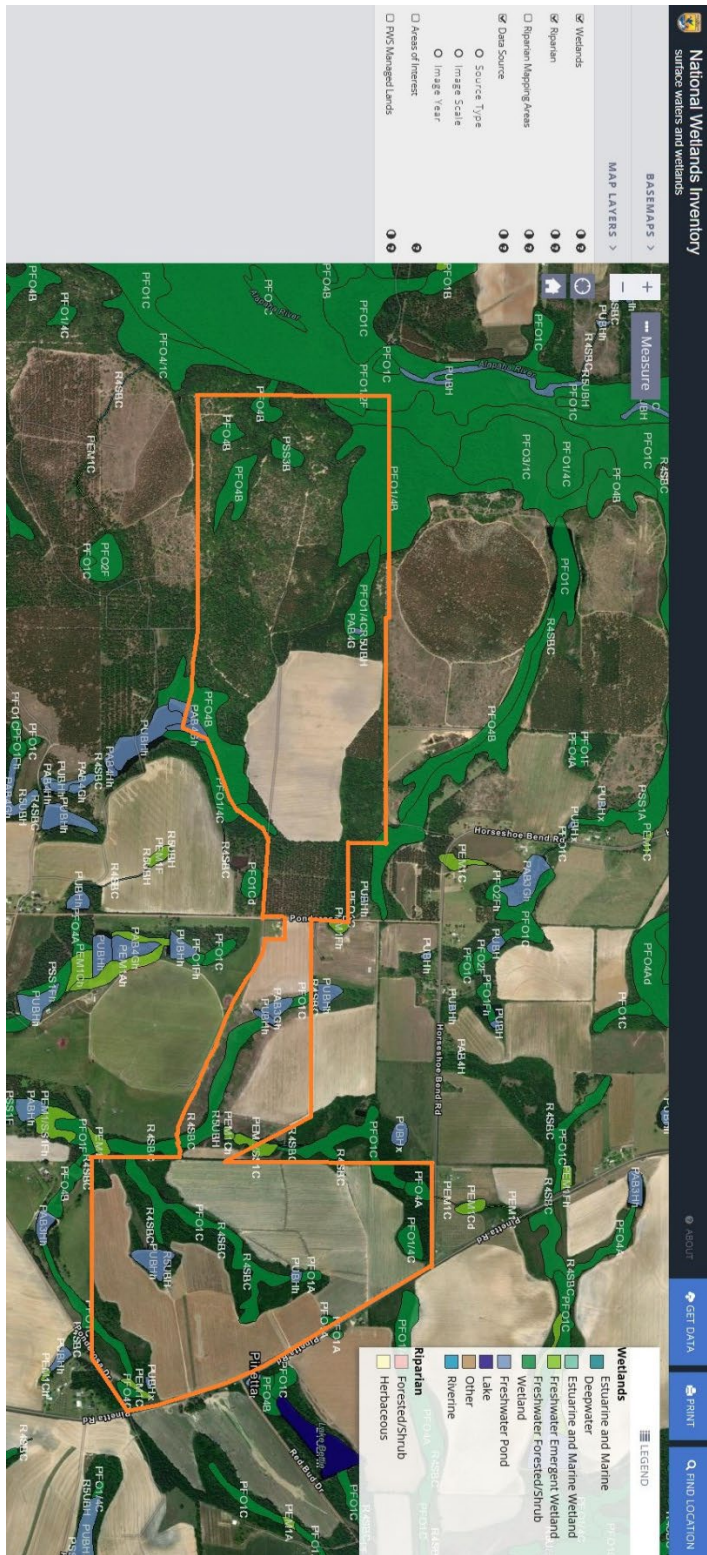


Site Plan has been augmented by Southern Georgia Regional Commission for purpose of DRI demonstration

SHEET NUMBER <b>EXHIBIT</b>	OCILLA DC CITY OF OCILLA IRWIN COUNTY, GEORGIA	OVERALL CONCEPT SITE PLAN	KHA PROJECT 013110002 DATE FEBRUARY 2025 SCALE: AS SHOWN DESIGNED BY: JLT DRAWN BY: JLT CHECKED BY: JNF	<b>Kimley»Horn</b> © 2025 KIMLEY-HORN AND ASSOCIATES, INC. 11 N WATER STREET, SUITE 5255, MOBILE, AL 36682 PHONE: 251-853-8300 WWW.KIMLEY-HORN.COM	REVISIONS		DATE
					No.		



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/>

## **Comments from the Public – Non-official**

DEVELOPMENT OF REGIONAL IMPACT  
CITY OF OCILLA – Project Arrowhead (Project ID 4689)  
DRI PROJECT ID # 4689  
AFFECTED PARTIES COMMENT FORM

5/4/2026

<p>Murray Gaskins Marital Trust Gaskins Forest Education Center <small>Organization Commenting</small></p> <p>9967 US Hwy 82, Alapaha <small>Address</small></p> <p>Heather Brasell heather.brasell@gmail.com <small>Contact Person Telephone/e-mail</small></p> <p>229-339-3966</p>	<p>Person Completing Form Heather Brasell <small>Title</small></p> <p>Trustee heather.brasell@gmail.com <small>Signature Telephone/e-mail</small></p> <p>Heather Brasell 229-339-3966</p>
--	---

Do you believe your jurisdiction will be affected by the proposed development? Yes  No   
Please describe the expected impacts (positive and negative) on your jurisdiction.

I am a private landowner operating property adjacent to the Alapaha River in Berrien County for forestry and wildlife management. This property is protected under a permanent conservation easement with GA Forest Legacy Program. I am very active in environmental education and habitat conservation. I was one of the contributors to the 2025 Georgia's State Wildlife Action Plan, which prioritizes protection of land for conservation purposes using a hub-and-corridor system. Our family property is one of the protected "hubs," as is the Alapaha WMA. One of the corridors is along the Alapaha River, just west of the proposed development and upstream from me.

I oppose any large industrial development that permanently fragments undeveloped rural areas that have potential for future conservation. The habitat fragmentation, changes to hydrology, and development of powerlines and roads to service the facility will result in irreparable damage to the region, including my property.

As population increases in GA and becomes increasingly urbanized, the need for conservation areas for varied recreation is increasing rapidly. Landowners have opportunities for alternative revenue from recreation (birding, canoeing, hunting, fishing, camping, etc.), which is particularly important after the closure of several pulpmills has reduced income from timber sales. Development such as the Project Arrowhead proposal will severely limit opportunities for income from recreation and agritourism and will negatively impact property values throughout the region.

**Return** this form by COB May 11th, 2026 by 5pm to James Horton  
Southern Georgia Regional Commission, 1937 Carlton Adams Drive, Valdosta, GA 31601  
Telephone / e-mail: 229-333-5277 / jhorton@sgrc.us



DEVELOPMENT OF REGIONAL IMPACT  
CITY OF OCILLA - Project Arrowhead (Project ID 4689)  
DRI PROJECT ID # 4689  
AFFECTED PARTIES COMMENT FORM

<u>Springhill Villas LLC</u> Organization Commenting	<u>Patrick Kunes</u> Person Completing Form
<u>1937 Tifton Highway, Ocilla GA</u> Address	<u>Attorney</u> Title
<u>Rhonda Kunes 229-392-5606</u> Contact Person Telephone/e-mail	<u>Patrick Kunes pkunes@gmail.com</u> Signature Telephone/e-mail

Do you believe your jurisdiction will be affected by the proposed development? Yes  No   
Please describe the expected impacts (positive and negative) on your jurisdiction.

Springhill Villas owns 65 acres South of the proposed data center. We are against the development. It will increase power bills for neighbors. It will draw huge amounts of water from the aquifer and potentially affect the pressure on our wells. Even closed loop systems produce waste that cannot be easily treated; most data centers just pump this waste back into the aquifers affecting drinking water for neighbors (called blowdown). This will interrupt the wildlife corridor of the Alapaha River and potentially pollute this pristine waterway. Once approved, who will hold this Leviathan accountable?

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Telephone / e-mail: 229-333-5277/ jhorton@sgrc.us

## Project Arrowhead (Irwin Co)

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**From** Dustin Thibeault <bestorlandoagent@gmail.com>

**Date** Thu 4/30/2026 10:17 AM

**To** Kimberly Hobbs <kkhobbs@sgrc.us>

Good Morning Kimberly,

I am writing to express strong concern regarding Project Arrowhead and its long-term impact on Irwin County.

This proposal represents industrial-scale development in a rural agricultural area and raises serious concerns about water usage, infrastructure burden, and land use compatibility.

I am specifically requesting full public disclosure of projected daily water consumption, the source of that water, and any potential impact on local wells, farmland, and the Alapaha River basin. Water access is critical to this community, and any risk to it should be fully evaluated before approval.

Additionally, clarification is needed on who will bear the cost of required power infrastructure, including substations and transmission lines. Local taxpayers and ratepayers should not be responsible for subsidizing private development at this scale.

This project appears inconsistent with the rural character and long-term land use goals of Irwin County. The scale alone warrants careful reconsideration.

I urge decision-makers to fully evaluate these impacts and prioritize the long-term sustainability of the community over short-term development incentives. A data center of this size may use up to 1 million gallons of water per day, greatly impacting the water table. Local residents having to drill deeper for water should never be a byproduct of a project approval.

These developers and "experts" will lead you to believe there are no long term impacts, but I strongly recommend you do your own research on how other (much smaller) data centers have forever altered ecosystems of similar rural areas. This is projected to be one of, if not the, largest data center in the US.

As a property owner and direct descendant of family (The Fletchers) who settled in Irwin county approximately 250 years ago, and have helped build and shape this county, I strongly urge you take my concerns seriously, and do the right thing. Put a stop to this. There's not enough money, political gain, or tax benefits for the county, to justify approval of this project.

Thank you,  
Dustin Thibeault

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**Project Arrowhead (Irwin Co)**

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From Dustin Thibeault <bestorlandoagent@gmail.com>

Date Thu 4/30/2026 10:17 AM

To Kimberly Hobbs <kkhobbs@sgrc.us>

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Thank you,  
Dustin Thibeault

**DEVELOPMENT OF REGIONAL IMPACT  
CITY OF OCILLA – Project Arrowhead (Project ID 4689)  
DRI PROJECT ID # 4689  
AFFECTED PARTIES COMMENT FORM**

Organization Commenting	Leanna Thibeault Person Completing Form	
Address	Homeowner Title	
Contact Person	Telephone/e-mail	229-402-5052 tleanna0862@ yahoo.com

Do you believe your jurisdiction will be affected by the proposed development? Yes  No   
Please describe the expected impacts (positive and negative) on your jurisdiction.

THANK YOU!

I am extremely worried about our natural resources being depleted + destroyed. Water is a huge concern as we are on well water out here. My power (electricity) bill is a grave concern as well as I'm on a fixed income of \$700 a mth. I live on family/generational land out here and I want ~~my child~~ to live out my life here, And my children have dreams of putting their own structures out here when they are able to. I'm worried about wildlife. All of the animals native to this area. I love them all plus its just a beautiful area out here. My little piece of Heaven on Earth is what I call it. ♡

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Southern Georgia Regional Commission, 1937 Carlton Adams Drive, Valdosta, GA 31601  
Telephone / e-mail: 229-333-5277/ jhorton@sgrc.us

I live 4 miles from the site they want to put it and I'm concerned about noise, the lights, the traffic and health issues that arise.

**DEVELOPMENT OF REGIONAL IMPACT  
CITY OF OCILLA – Project Arrowhead (Project ID 4689)  
DRI PROJECT ID # 4689  
AFFECTED PARTIES COMMENT FORM**

Organization Commenting	Dustin Thibeault Person Completing Form
Address	Prop Owner Title
Contact Person	Dustin Thibeault Signature
Telephone/e-mail	Telephone/e-mail Dustinthibeault@gmail.com

Do you believe your jurisdiction will be affected by the proposed development? Yes  No    
 Please describe the expected impacts (positive and negative) on your jurisdiction.

Ph. 1-401-461-0127  
 I own property 4 miles from this project. Its generational land and its beautiful and quiet and peaceful. My mom <sup>still</sup> lives on this property and I have moved a fixer upper cabin onto this property. And one day will leave to my 3 girls.

In of great concern about of every negative outcome from this being built here. I don't live on the property for now but its home to me and always will be. I'd appreciate any help stopping this from

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happening in our community  
 Thanks.

**DEVELOPMENT OF REGIONAL IMPACT  
CITY OF OCILLA – Project Arrowhead (Project ID 4689)  
DRI PROJECT ID # 4689  
AFFECTED PARTIES COMMENT FORM**

Organization Commenting	Jaisy Green (Powery)
Address	Person Completing Form Landowner (Got married)
Contact Person	Title Jaisy Powery
Telephone/e-mail	Signature Jaisy Powery Telephone/e-mail jaisypowery@gmail.com 1-345-547-3110

Do you believe your jurisdiction will be affected by the proposed development? Yes  No   
Please describe the expected impacts (positive and negative) on your jurisdiction.

I was raised out in this area in  
Irwin Co. It's my home although I  
don't live there. I plan on generat  
building one day and passing <sup>our generat</sup> down  
to my 3 children. This generation  
land started 250 yrs ago. There  
should not be a data center here.  
Our water, our river, our peace of  
mind, and 'tranquility' as well as  
our pocketbooks are at great stake.  
I can't even imagine it being  
stolen from us. Our land & here

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is priceless, to my family and me.  
Please help stop this. Thank you!

**DEVELOPMENT OF REGIONAL IMPACT  
CITY OF OCILLA – Project Arrowhead (Project ID 4689)  
DRI PROJECT ID # 4689  
AFFECTED PARTIES COMMENT FORM**

<p>Organization Commenting _____</p> <p>Address _____</p> <p>Contact Person _____ Telephone/e-mail _____</p>	<p>Tristan Quinney Person Completing Form</p> <p>Landowner Title</p> <p>Tristan Quinney Signature</p> <p>Tristanquinney@gmail.com Telephone/e-mail</p>
--	--

Do you believe your jurisdiction will be affected by the proposed development? Yes  No  (No phone)

Please describe the expected impacts (positive and negative) on your jurisdiction.

No positive impacts  
I own land 4 miles from <sup>the projected</sup> site project Arrowhead.

dc  
I'm afraid if this goes thro that my dreams of building my own cabin there later on will not come to pass if the water is gone. Or if the electricity bills for are put on us in community instead of them paying the brown way. I grew up right out here. It will always be here to me. Its where I go when I go visit my mama. I'm worried about

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Telephone / e-mail: 229-333-5277/ [jhorton@sgrc.us](mailto:jhorton@sgrc.us)

Every aspect that might be a negative for all in this beautiful, peaceful community

**DEVELOPMENT OF REGIONAL IMPACT  
CITY OF OCILLA - Project Arrowhead (Project ID 4689)  
DRI PROJECT ID # 4689  
AFFECTED PARTIES COMMENT FORM**

Organization Commenting	Person Completing Form
Address	Title
Contact Person	Telephone/e-mail

*John Betton*  
*Mr.*  
*[Signature]* 678-559-5849

Do you believe your jurisdiction will be affected by the proposed development? Yes  No   
Please describe the expected impacts (positive and negative) on your jurisdiction.

*positive - none*

*negative - increased cost of electrical service*

- increased cost of electrician services
- decreased availability of productive farmland
- increased use/consumption of energy
- increased speed of loss of tax paying jobs resulting from AI subsidies
- decreased income opportunities resulting from lack of community ownership
- increased noise of power generation & active thermal management
- permanent loss of other revenue

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Telephone / e-mail: 229-333-5277 [jhorton@sgrc.us](mailto:jhorton@sgrc.us)

**DEVELOPMENT OF REGIONAL IMPACT  
CITY OF OCILLA – Project Arrowhead (Project ID 4689)  
DRI PROJECT ID # 4689  
AFFECTED PARTIES COMMENT FORM**

Organization Commenting	_____	STAN BARBOUR	Person Completing Form
Address	_____	Title	_____
Contact Person	_____	Signature	_____
Telephone/e-mail	_____	Telephone/e-mail	_____

Do you believe your jurisdiction will be affected by the proposed development? Yes  No   
Please describe the expected impacts (positive and negative) on your jurisdiction.

Negative, Don't believe this is  
the highest & best use of our LAND,  
Water & Energy resources. How  
Greedy Can ~~the~~ business owners  
be? Hard NO!!!

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**DEVELOPMENT OF REGIONAL IMPACT  
CITY OF OCILLA – Project Arrowhead (Project ID 4689)  
DRI PROJECT ID # 4689  
AFFECTED PARTIES COMMENT FORM**

Organization Commenting	<u>Karen Barbour</u> Person Completing Form
Address	Title
Contact Person	Telephone/e-mail
Telephone/e-mail	Signature
	Telephone/e-mail

Do you believe your jurisdiction will be affected by the proposed development? Yes  No   
Please describe the expected impacts (positive and negative) on your jurisdiction.

Absolutely against this - data centers do not belong in rural farm areas. Nor do they need to take water out of the natural cycles as we already are in drought - even a "closed loop" removes water permanently from our water table. The damage of noise pollution is real - and the benefit is not to the community that will face health risks - noise pollution - and loss of agriculture in our communities. The grid (electric) can not support this use & forcing residents to pay for new infrastructure will increase our already inflated electric bills. Just Say No!

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**DEVELOPMENT OF REGIONAL IMPACT  
CITY OF OCILLA – Project Arrowhead (Project ID 4689)  
DRI PROJECT ID # 4689  
AFFECTED PARTIES COMMENT FORM**

<p>Organization Commenting _____</p> <p>Address _____</p> <p>Contact Person _____ Telephone/e-mail _____</p>	<p align="center"><i>Natalie Vice</i></p> <p>Person Completing Form _____</p> <p align="center"><i>Natalie Vice</i> (229) 402-3504</p> <p>Signature _____ Telephone/e-mail _____</p>
--	--

Do you believe your jurisdiction will be affected by the proposed development? Yes  No   
Please describe the expected impacts (positive and negative) on your jurisdiction.

*Per research I have conducted, this could be detrimental to our community as the information I have reviewed supports data centers using water supply, a lot of water.*

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**DEVELOPMENT OF REGIONAL IMPACT  
CITY OF OCILLA – Project Arrowhead (Project ID 4689)  
DRI PROJECT ID # 4689  
AFFECTED PARTIES COMMENT FORM**

<p>Organization Commenting _____</p> <p>Address _____</p> <p>Contact Person _____ Telephone/e-mail _____</p>	<p><u>Lakyn Holloway</u> Person Completing Form</p> <p>Title _____</p> <p><u>[Signature]</u> Signature</p> <p>Telephone/e-mail <u>(229) 392-5383</u></p>
--	--

Do you believe your jurisdiction will be affected by the proposed development? Yes  No   
Please describe the expected impacts (positive and negative) on your jurisdiction.

We are currently in a drought, and per data found online from other communities that currently have data centers or have data centers close by, the data centers are using up all their water. I fully believe a local data center will cause more harm than good.

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**Return** this form by COB May 11th, 2026 by 5pm to James Horton  
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Telephone / e-mail: 229-333-5277/ jhorton@sgrc.us

**DEVELOPMENT OF REGIONAL IMPACT  
CITY OF OCILLA - Project Arrowhead (Project ID 4689)  
DRI PROJECT ID # 4689  
AFFECTED PARTIES COMMENT FORM**

neighboring landowner Organization Commenting 885 Carpenter Rd N. Address Tifton, GA 31793-5514 Contact Person Dan Corrie Telephone/e-mail 229-382-6851	Dan Corrie Person Completing Form Landowner Title 229-382-6851 Signature Dan Corrie Telephone/e-mail dan.corrie@aol.com
---	---

Do you believe your jurisdiction will be affected by the proposed development? Yes \_\_\_ No \_\_\_  
Please describe the expected impacts (positive and negative) on your jurisdiction.

My wife's 300-acre inherited family farm would be 9 miles from Project Arrowhead. Irwin County and surrounding communities are agricultural and should not have to compete with the largest data center in Georgia for our precious aquifer and Alapaha River. The developer, Premier Data Center Development, LLC, was formed on February 25, 2026 and the very next day the Irwin County planning commission voted to recommend approval, even though at an Irwin County zoning public meeting almost everyone who came forward to make a public statement was firmly against the data center. Very strange. It's fast to google about communities that bitterly regret trusting data center developer's promises. USA communities are increasingly rejecting data centers due to health concerns, excessive water usage, and voracious energy demand. I saw a video of Josh Hawley declaring there now are 4,000 data centers in the USA, to which RFK, Jr. said their potential health impacts haven't been sufficiently studied. It's time for this hasty, reckless expansion is slowed down. Project Arrowhead should not be approved.

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**DEVELOPMENT OF REGIONAL IMPACT  
CITY OF OCILLA – Project Arrowhead (Project ID 4689)  
DRI PROJECT ID # 4689  
AFFECTED PARTIES COMMENT FORM**

<p><u>neighboring landowner</u> Organization Commenting <u>885 Carpenter Rd. N</u> Address <u>Tifton GA 31793</u></p> <p>Contact Person <u>Ellen Corrie</u> Telephone/e-mail <u>404-374-2633</u></p>	<p><u>Ellen Corrie</u> Person Completing Form <u>landowner</u> Title <u>404-374-2633</u> <u>Ellen Corrie</u> Telephone/e-mail <u>Ellennet@aol.com</u> Signature</p>
--	---

Do you believe your jurisdiction will be affected by the proposed development? Yes  No   
Please describe the expected impacts (positive and negative) on your jurisdiction.

I live on our family farm about 9mi from the proposed develop-  
ment. I expect it likely will have negative impacts on our aquifer.  
The information available is that the project will use 50,000 gal of water/  
day. How accurate is that? It is less than some data centers due to  
closed loop system but still a huge drain on finite system  
crucial for our agricultural economy - and human life. I wonder  
how many times we will have to drop our well. I worry about the  
potential impact on farmers ability to continue operating.  
Since the history of hyperscale data centers is so limited I  
believe it is impossible to adequately predict what the impacts will  
be - positive or negative. Much more time, information and dis-  
cussion is needed before the project is approved.

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**DEVELOPMENT OF REGIONAL IMPACT  
CITY OF OCILLA – Project Arrowhead (Project ID 4689)  
DRI PROJECT ID # 4689  
AFFECTED PARTIES COMMENT FORM**

Godless Tattoo Studio  
Organization Commenting  
143 US 319 S Suite 10 Moultrie GA  
Address  
Katie Logan (229) 392-0891  
Contact Person Telephone/e-mail

Katherine Logan  
Person Completing Form  
owner  
Title  
Katie Logan 229-392-0614  
Signature Telephone/e-mail

Do you believe your jurisdiction will be affected by the proposed development? Yes \_\_\_ No \_\_\_  
Please describe the expected impacts (positive and negative) on your jurisdiction.

Although I do not condone the use of generative AI in any regard, my personal dislike is not relevant to this statement. Building an AI datacenter near my home in Tift county & my business in Colquitt County directly. Not only will this data center consume my own, my family's, & my business' usable fresh water, but it will also lead to a more expensive electricity bill. If this added expense was the price I had to pay in order to create more jobs for my ~~colleagues~~ fellow south GA  
continued on ~~next page~~ back ▶

**Return** this form by COB May 11th, 2026 by 5pm to James Horton  
Southern Georgia Regional Commission, 1937 Carlton Adams Drive, Valdosta, GA 31601  
Telephone / e-mail: 229-333-5277/ jhorton@sgrc.us

Residents, it might be worth it, but the center will create a minuscule amount of lasting jobs, if any at all. Most people who are employed by the company will be specialists who are not from the area, & the initial jobs created from construction will not be lasting.

Building a data center in my hometown is not worth the price I, nor my fellow South GA residents would have to pay — and that includes you, the person reading this.

Signed,

A real human  
living in South GA.