

Georgia data center projects in public records

Government records dated Apr 18, 2026 to Oct 18, 2026, each linked to its source, with stated equipment, milestones, risks and a comparison against the news. Each project is marked Investigate now, Monitor or Deprioritize by fixed rules, with its next verified step and a suggested next research step.

18

projects with an opened government record

1

to investigate now

10

with equipment stated in a record

22

leads listed separately

Issued Oct 20, 2026. Prepared by SpecWindow, hello@specwindow.com. For the buyer's internal use.

Executive summary for equipment suppliers

What Georgia's records show, and what they do not. Georgia's state air permit advisories name the applicant and the site, but they rarely give generator counts or ratings. Of the 18 projects, a government record quantifies new equipment for only one: eight standby diesel generators totaling 21.6 MW at Core Scientific's Dalton site. Other records name substations, cooling or generators without counts. EPD draft permits can list them later, as an earlier draft for QTS Fayetteville did; the newer applications have not reached that step.

Where to look first. QTS Fayetteville I is the one project that meets the Investigate now rules: it has a proposed EPD permit for additional emergency generators, open for comment until Oct 23, 2026, on a campus DCD reports at about 250 MW, and an earlier EPD draft permit at the same address listed 205 diesel generators.

Large campuses already being built. Google's Project Pegasus site at 411 Pegasus Parkway in LaGrange, held by Rosewall Pines Holdings LLC, is under construction, with the first phase expected to operate by the end of 2026, reported by the AJC. QTS ATL 3 on Gordon Highway in Augusta has grading under way, reported by The Augusta Press, and its emergency engine permit finished public comment on Oct 16, 2026. With construction under way, the early equipment packages may already be bought; these are worth following for later phases.

New applications to watch. EPD received new data center air permit applications for Amazon's ATL 114 campus in Douglas County (comments due Nov 6, 2026), Amazon's ATL088 campus on Echo Road, the Appling Facility on Innovation Parkway, Kinetic Infrastructure Solutions in Columbia County and TADG ATL02 in Ellenwood. None states equipment counts yet.

Obstacles. Coweta County and DeKalb County denied two campuses. Lawsuits are pending against the Statesboro rezoning and against Effingham County over the ordinance for OpenAI's Project Camellia, whose site plan was off the agenda for the county's Sep 15, 2026 meeting. No source in this report names a general contractor, an electrical contractor or an equipment order for any Georgia project.

At a glance

- **Priorities:** 1 Investigate now, 15 Monitor, 2 Deprioritize, out of 18 projects. The rules are printed with the priority table that follows this summary.
- **Equipment:** government records quantify new equipment for 1 project (GA005). Categories stated for projects with new equipment: backup generators (9), cooling (6), buildings and shell (5), substation or high voltage (4), water or wastewater (3), transmission lines (3), on site power generation (1).
- **Buying:** No source showed an open bid, a selected vendor or a purchasing contact for any project. Planned equipment in a permit is not a purchasing opportunity; it tells you what may be needed and who holds the permit.
- **As of:** stages, next steps and procurement were checked on Oct 20, 2026; each record date was checked against its record.

Investigate now

Project	Equipment stated	Next verified step	Suggested next step
QTS Fayetteville I (1435 Highway 54 West) Fayette, GA015	Installation of additional emergency generators, count and rating not stated. An earlier EPD draft permit for application 28934 at the same address covers a new data center with 205 diesel emergency generators and one diesel fire pump.	Oct 23, 2026 Comment period on the proposed permit for application 30027 expires	Read the EPD issued permit once a decision follows the Oct 23, 2026 comment close; the draft permit and narrative can be requested from the EPD contact named in the notice.

Dates to watch

Date	Priority	Project	What happens
Oct 23, 2026	Investigate now	QTS Fayetteville I (1435 Highway 54 West) (GA015)	Comment period on the proposed permit for application 30027 expires
Oct 23, 2026	Monitor	Apex Site Solutions data center (Lower Woolsey Road) (GA016)	Comment period on the proposed permit for application 30108 expires
Oct 23, 2026	Monitor	TADG ATL02 Ellenwood (4350 E Tanners Church Road) (GA017)	Comment period on the proposed permit for application 30104 expires
Nov 6, 2026	Monitor	Amazon Data Services ATL 114 Campus (S Flat Rock Road) (GA018)	Comments on air permit application 30374 due

All projects by priority

Each project card that follows starts with this supplier view, then the record details it rests on.

How priorities are set (the same rules for every project):

Equipment points: 2 when a government record quantifies new equipment (counts, ratings or capacity of equipment, not building area or power demand); 1 when equipment is named but not quantified, or quantified but possibly already installed; 0 when none is stated.

Scale point: 1 when a source tied to the project states at least 100 MW, \$1 billion or 1 million sq ft.

Timing test: a dated public step (hearing, comment deadline, vote, planned energization) within 120 days after the status date, or a decision within the 120 days before it.

Buying window: Open or upcoming when the project is in permitting or approval with no report of equipment secured; Early packages may be bought when construction is reported under way; Main equipment may be bought when a source reports equipment or construction contracts secured; Unclear, Too early or Closed otherwise. This is a reading of public evidence, not knowledge of anyone's purchasing.

Investigate now: passes the timing test, has at least 2 points, has an Open or upcoming buying window, and faces no pending legal challenge.

Monitor: alive but misses one of those tests. Deprioritize: denied or withdrawn, the record covers only equipment already installed, or no source shows progress or a next step.

Priority says where to spend research time first. It is not a prediction that a project will be built or that anyone will buy equipment.

Priority	Project	Stage	Equipment categories stated	Buying window
Investigate now	QTS Fayetteville I (1435 Highway 54 West) Fayette, GA015	Operating site, expansion	Backup generators (named, no counts in a government record)	Open or upcoming
Monitor	Amazon Data Services ATL 114 Campus (S Flat Rock Road) Douglas, GA018	Permit pending	None stated	Open or upcoming
Monitor	Apex Site Solutions data center (Lower Woolsey Road) Henry, GA016	Permit pending	Backup generators (named, no counts in a government record)	Open or upcoming
Monitor	TADG ATL02 Ellenwood (4350 E Tanners Church Road) Clayton, GA017	Permit pending	None stated	Open or upcoming
Monitor	Kingston Technology Hub (DRI 4835) Bartow, GA014	Early: land or zoning stage	Cooling, water or wastewater, buildings and shell (named, no counts in a government record)	Too early
Monitor	Appling Facility (700 Innovation Parkway) Columbia, GA013	Permit pending	None stated	Open or upcoming

Monitor	Amazon Data Services ATL088 Campus (2341 Echo Road) Douglas, GA012	Permit pending	None stated	Open or upcoming
Monitor	Burkhalter Road data center (6539 Burkhalter Road) Bulloch, GA011	Zoning approved	Substation or high voltage, cooling, buildings and shell (named, no counts in a government record)	Open or upcoming
Monitor	Project Camellia, OpenAI data center (Savannah Gateway Industrial Hub) Effingham, GA010	Permit pending	Backup generators, cooling (named, no counts in a government record)	Open or upcoming
Monitor	The Keep 2 Campus (78 Bates Road SE) Bartow, GA009	Operating site, expansion	Backup generators, on site power generation (named, no counts in a government record)	Open or upcoming
Monitor	Kinetic Infrastructure Solutions data center (1350 Appling Harlem Road) Columbia, GA007	Permit pending	None stated	Open or upcoming
Monitor	Core Scientific Dalton 01 (2205 Industrial South Road) Whitfield, GA005	Operating site, expansion	Backup generators (counts or ratings in a government record)	Open or upcoming
Monitor	QTS ATL 3 Campus (2883 Gordon Highway) Richmond, GA003	Under construction	Backup generators, cooling (named, no counts in a government record)	Early packages may be bought
Monitor	Project Arrowhead data center campus (DRI 4689) Irwin, GA004	Zoning approved	Backup generators, transmission lines, water or wastewater, buildings and shell (named, no counts in a government record)	Open or upcoming
Monitor	Equinix Atlanta Data Center (1100 Site Parkway) Henry, GA001	Under construction	Substation or high voltage, transmission lines (named, no counts in a government record)	Early packages may be bought
Monitor	Rosewall Pines Holdings LLC data center (411 Pegasus Parkway), reported as Google LaGrange Troup, GA002	Under construction	Backup generators (named, no counts in a government record)	Early packages may be bought
Deprioritize	Data center campus on Walt Sanders Road (reported as Project Oak) Coweta, GA006	Denied or withdrawn	Substation or high voltage, transmission lines, cooling, water or wastewater, buildings and shell (named, no counts in a government record)	Closed

Deprioritize	PCC DeKalb data center campus (4280 and 4358 Loveless Place, 2281 Pineview Trail) DeKalb, GA008	Denied or withdrawn	Substation or high voltage, backup generators, cooling, buildings and shell (named, no counts in a government record)	Closed
--------------	---	---------------------	---	--------

Record summary

18 data center projects appear in government records we opened for Georgia between Apr 18, 2026 and Oct 18, 2026, across 14 counties.

News compared with the record: news came first for 16, the same day for 1, the record came first for 0, and no news was found for 1.

Equipment is stated in a public record for 10 projects. 18 projects have dated milestones, and 5 projects carry a risk such as a denial, withdrawal or organized opposition.

What this scan is and is not. It lists projects found in the sources on the Sources page, each tied to a record we opened. It is not a complete list of every data center project in Georgia, it does not predict which projects will be built or what anyone will buy, and it does not claim to find projects before other sources. Where the news came first, we say so.

By record type

Record type	Projects
Air permit	12
Rezoning or land use	4
Other government record	2

Record versus news

Comparison	Projects
News came first	16
Same day	1
Record came first	0
No news found	1

Project index

ID	Project	County	Record	Date	News
GA015	QTS Fayetteville I (1435 Highway 54 West)	Fayette	Air permit	Sep 23, 2026	News came first
GA018	Amazon Data Services ATL 114 Campus (S Flat Rock Road)	Douglas	Air permit	Oct 7, 2026	No news found
GA016	Apex Site Solutions data center (Lower Woolsey Road)	Henry	Air permit	Sep 23, 2026	News came first
GA017	TADG ATL02 Ellenwood (4350 E Tanners Church Road)	Clayton	Air permit	Sep 23, 2026	News came first

GA014	Kingston Technology Hub (DRI 4835)	Bartow	Other government record	Sep 21, 2026	News came first
GA013	Appling Facility (700 Innovation Parkway)	Columbia	Air permit	Sep 9, 2026	News came first
GA012	Amazon Data Services ATL088 Campus (2341 Echo Road)	Douglas	Air permit	Aug 26, 2026	News came first
GA011	Burkhalter Road data center (6539 Burkhalter Road)	Bulloch	Rezoning or land use	Aug 18, 2026	News came first
GA010	Project Camellia, OpenAI data center (Savannah Gateway Industrial Hub)	Effingham	Other government record	Jul 22, 2026	Same day
GA009	The Keep 2 Campus (78 Bates Road SE)	Bartow	Air permit	Jul 8, 2026	News came first
GA007	Kinetic Infrastructure Solutions data center (1350 Appling Harlem Road)	Columbia	Air permit	Jun 24, 2026	News came first
GA005	Core Scientific Dalton 01 (2205 Industrial South Road)	Whitfield	Air permit	May 27, 2026	News came first
GA003	QTS ATL 3 Campus (2883 Gordon Highway)	Richmond	Air permit	May 20, 2026	News came first
GA004	Project Arrowhead data center campus (DRI 4689)	Irwin	Rezoning or land use	May 20, 2026	News came first
GA001	Equinix Atlanta Data Center (1100 Site Parkway)	Henry	Air permit	Apr 22, 2026	News came first
GA002	Rosewall Pines Holdings LLC data center (411 Pegasus Parkway), reported as Google LaGrange	Troup	Air permit	Apr 22, 2026	News came first
GA006	Data center campus on Walt Sanders Road (reported as Project Oak)	Coweta	Rezoning or land use	Jun 22, 2026	News came first
GA008	PCC DeKalb data center campus (4280 and 4358 Loveless Place, 2281 Pineview Trail)	DeKalb	Rezoning or land use	May 11, 2026	News came first

Projects

Ordered by priority, then newest record first. Each card opens with the supplier view, then the record details. Every fact in a card comes from a page linked in that card; facts from news are linked to the news story. Dates are as printed on the record unless a note says how they were derived.

QTS Fayetteville I (1435 Highway 54 West)

GA015

Air permit

Investigate now

Equipment named but not quantified in a government record; large stated scale (About 250 MW for the campus (reported by DCD)); next public step Oct 23, 2026; buying window: open or upcoming (permitting or approval stage with no report of equipment secured).

Stage on Oct 20, 2026	Operating site, expansion. Georgia EPD proposed a Major Source SIP permit (application 30027) for additional emergency generators at the QTS Fayetteville I campus, with the comment period ending Oct 23, 2026. epd.georgia.gov / download
Equipment categories stated	backup generators
Next verified step	Oct 23, 2026: Comment period on the proposed permit for application 30027 expires epd.georgia.gov / download
Organizations in sources	QTS Fayetteville I, LLC (permittee); Georgia EPD Air Protection Branch (permitting agency); QTS (developer, reported by news); Blackstone (owner of QTS, reported by news) epd.georgia.gov / download epd.georgia.gov / download datacenterdynamics.com / qts-files-to-expand-fayetteville-data-ce
Scale as stated	Project Excalibur covers 615 acres with 16 buildings, 6.6M sq ft and about 250 MW, and QTS Eastwood, LLC filed DRI 4603 for about 313 more acres, reported by DCD; Atlanta News First reported construction expected to finish in 2030.
People named in public records	Steve Allison, Georgia EPD contact for copies of draft permits, narratives and applications, named in the EPD notice epd.georgia.gov / download
Procurement evidence	None found
Important unknowns	How many generators the new permit adds and their rating; whether the generators are ordered; electrical contractor.
Suggested next research step	Read the EPD issued permit once a decision follows the Oct 23, 2026 comment close; the draft permit and narrative can be requested from the EPD contact named in the notice.
Notes on sources	The earlier draft permit file name says 28924 but the document cites application 28934; its issuance date is blank, so whether and when it was issued is unknown. Atlanta News First reported the campus still under construction with 13 water lines billed (atlantaneWSfirst.com / records-raise-questions-about-georgias-l). The Fayetteville Planning and Zoning minutes of Jun 23, 2026 have no QTS item and the city publishes no permit lists. No news in the last 60 days was found.

Record details

Applicant	QTS Fayetteville I, LLC
Location	Fayetteville, Fayette County
Stage	Proposed Major Source SIP permit for additional emergency generators (application 30027)
Record	Georgia EPD public advisory listed as PA0926-4 on the EPD advisories page (GovDelivery bulletin title PA0926-4a), Sep 23, 2026 epd.georgia.gov / download
Equipment stated	Installation of additional emergency generators (count and MW not stated) epd.georgia.gov / download
Milestones	Oct 23, 2026 comment period expires

News	News came first: first story we found Aug 10, 2022 (strong match) datacenterdynamics.com / qts-confirmed-as-behind-250mw-data-cente
Other records	content.govdelivery.com / 42c3554
Notes	Equipment addition at an existing campus. A separate, earlier EPD draft permit for the same facility and address (QTS Fayetteville I, LLC, 1435 Hwy 54 West), for application 28934 dated Jun 26, 2023, covers construction and operation of a new data center with 205 diesel fired emergency generators and one diesel fired fire pump; the draft prints no date and its issuance date is blank, and its file name says 28924 although the document cites application 28934 (epd.georgia.gov / download). News match is by the same applicant and site: DCD reported QTS bought the site bordered by Highway 54, Flat Creek Trail and Tyrone Road (first news link), and The Citizen gives the same boundaries with the address 1435 Highway 54 West (thecitizen.com).

Amazon Data Services ATL 114 Campus (S Flat Rock Road)

GA018

Air permit

No news found

Monitor	No equipment stated; next public step Nov 6, 2026; buying window: open or upcoming (permitting or approval stage with no report of equipment secured).
Stage on Oct 20, 2026	Permit pending. Georgia EPD received air permit application 30374 for construction and operation of the Amazon ATL 114 data center campus on S Flat Rock Road, with comments due Nov 6, 2026. epd.georgia.gov / download
Equipment categories stated	None stated in any source
Next verified step	Nov 6, 2026: Comments on air permit application 30374 due epd.georgia.gov / download
Organizations in sources	Amazon Data Services, Inc (applicant); Georgia EPD Air Protection Branch (permitting agency) epd.georgia.gov / download
Scale as stated	The advisory states no size.
Procurement evidence	None found
Important unknowns	Site size and street number; generator count and rating; county zoning status of the land.
Suggested next research step	Read the public comment record after the Nov 6, 2026 deadline, and watch the EPD advisories for a proposed permit for application 30374.
Notes on sources	The advisory names no EPD staff for this entry; Steve Allison is named only in other sections. No Douglas County record or news naming S Flat Rock Road was found.

Record details

Applicant	Amazon Data Services, Inc
Location	Douglasville, Douglas County
Stage	Air permit application 30374 received for construction and operation of a data center campus
Record	Georgia EPD Air Protection Branch public advisory, file PA1026-1, Oct 7, 2026 epd.georgia.gov / download
Milestones	Nov 6, 2026 comments on application 30374 due
News	No news found

Notes

No story naming S Flat Rock Road was found. Amazon's announced Douglas County campus is on Factory Shoals Road, reported by the Douglas County Sentinel ([doughcountysentinel.com / article_6de9d77c-a1b3-5bc3-9e3d-c23e7f54](https://doughcountysentinel.com/article_6de9d77c-a1b3-5bc3-9e3d-c23e7f54)), a different road; the 118 acre purchase reported in 2024 has no road named ([datacenterdynamics.com / amazon-acquires-118-acres-outside-atlant](https://datacenterdynamics.com/amazon-acquires-118-acres-outside-atlant)).

Apex Site Solutions data center (Lower Woolsey Road)

GA016

Air permit	
Monitor	Equipment named but not quantified in a government record; next public step Oct 23, 2026; buying window: open or upcoming (permitting or approval stage with no report of equipment secured).
Stage on Oct 20, 2026	Permit pending. Georgia EPD proposed a Major Source SIP permit (application 30108) for Apex Site Solutions LLC to construct and operate a data center with diesel fired emergency generators on Lower Woolsey Road, with the comment period ending Oct 23, 2026. epd.georgia.gov / download
Equipment categories stated	backup generators
Next verified step	Oct 23, 2026: Comment period on the proposed permit for application 30108 expires epd.georgia.gov / download
Organizations in sources	Apex Site Solutions LLC (applicant); Georgia EPD Air Protection Branch (permitting agency) epd.georgia.gov / download
Scale as stated	The notice states no size. Hampton Technology Park, a DRI on Lower Woolsey Road for about 4M sq ft in five buildings on 603 acres with build out by 2033, was reported by Construction Review; it is matched to this permit by road and city only.
People named in public records	Steve Allison, Georgia EPD contact for copies of draft permits, narratives and applications, named in the EPD notice epd.georgia.gov / download
Procurement evidence	None found
Important unknowns	Who is behind Apex Site Solutions LLC; generator count and rating; whether city annexation and rezoning are approved.
Suggested next research step	Read the EPD issued permit after the Oct 23, 2026 comment close, and check City of Hampton agendas for annexation or rezoning of Lower Woolsey Road land.
Notes on sources	The AJC reported that Hampton Technology Park must be annexed and rezoned by the city and that Hampton paused new annexations and data center requests, with no exact dates (ajc-ajc-prod.cdn.arcpublishing.com / metro-atlanta-cities-question-how-many-d). Henry County rezoned 683 acres on Lower Woolsey Road to M-1 for warehouses in 2018, reported by the Henry Reporter (henryga.news); whether that land is this site is unknown. No source names Apex Site Solutions outside the EPD notice. No City of Hampton record was found online.

Record details

Applicant	Apex Site Solutions LLC
Location	Hampton, Henry County
Stage	Proposed Major Source SIP permit (application 30108) to construct and operate a data center with diesel fired emergency generators

Record	Georgia EPD public advisory listed as PA0926-4 on the EPD advisories page (GovDelivery bulletin title PA0926-4a), Sep 23, 2026 epd.georgia.gov / download
Equipment stated	Construct and operate a data center with diesel fired emergency generators (count and MW not stated) epd.georgia.gov / download
Milestones	Oct 23, 2026 comment period expires
News	News came first: first story we found Feb 17, 2026 (medium match) constructionreviewonline.com / 4-million-sq-ft-hampton-technology-park-content.govdelivery.com / 42c3554
Other records	
Notes	The advisory gives Lower Woolsey Road, Hampton, 30228, with no street number. Construction Review reported the Hampton Technology Park DRI for about 4M sq ft in five buildings on 603 acres on Lower Woolsey Road in Hampton, with the applicant shown as an anonymous LLC (first news link). The match is by road and city only, so confidence is medium. Other Hampton area data center proposals found are on other roads (henryga.news / upcoming-public-hearings-will-consider-a-henryga.news).

TADG ATL02 Ellenwood (4350 E Tanners Church Road)

GA017

Air permit

Monitor No equipment stated; next public step Oct 23, 2026; buying window: open or upcoming (permitting or approval stage with no report of equipment secured).

Stage on Oct 20, 2026 **Permit pending.** Georgia EPD proposed a Synthetic Minor permit (application 30104) for TADG ATL02 Ellenwood to construct and operate a data center at 4350 E Tanners Church Road, with the comment period ending Oct 23, 2026.
[epd.georgia.gov / download](https://epd.georgia.gov/download)

Equipment categories stated None stated in any source

Next verified step Oct 23, 2026: Comment period on the proposed permit for application 30104 expires
[epd.georgia.gov / download](https://epd.georgia.gov/download)

Organizations in sources TADG ATL02 Ellenwood (applicant as named in the notice); Georgia EPD Air Protection Branch (permitting agency); TA Realty (developer with site plan approval at the same address, reported by news, tie by address only); Clayton County Board of Commissioners (approved the site plan in 2024, reported by news)
[epd.georgia.gov / download](https://epd.georgia.gov/download)
[datacenterdynamics.com / ta-realty-gets-green-light-for-data-cent](https://datacenterdynamics.com/ta-realty-gets-green-light-for-data-cent)

Scale as stated Just under 35 acres at 4350 E Tanners Church Road, reported by DCD; the AJC reported a 180 MW, \$959 million TA Realty data center on East Tanners Church Road given a tax break by the Development Authority of Clayton County in June 2025, matched by road only.

People named in public records Steve Allison, Georgia EPD contact for copies of draft permits, narratives and applications, named in the EPD notice
[epd.georgia.gov / download](https://epd.georgia.gov/download)

Procurement evidence None found

Important unknowns Generator count and rating; construction start; who the TADG entity belongs to.

Suggested next research step	Read the EPD issued permit after the Oct 23, 2026 comment close; a Synthetic Minor permit sets emission limits that usually reveal generator count and run hours.
Notes on sources	The Clayton County site plan approval was reported by DCD on Oct 24, 2024 as happening the week before, with no exact date, so no decision date is given. A ConstructConnect listing for an Ellenwood data center project with a redacted address shows it as abandoned (projects.constructconnect.com / 7274404-data-centers-new-construction%26); it cannot be tied to this site. Clayton County has a moratorium on new data center applications reported by WSB and WABE; whether it affects this approved site is not stated. No county building permit record was found online.

Record details

Applicant	TADG ATL02 Ellenwood (facility name on record)
Location	Ellenwood, Clayton County
Stage	Proposed Synthetic Minor permit (application 30104) to construct and operate an advanced technology ecosystem data center
Record	Georgia EPD public advisory listed as PA0926-4 on the EPD advisories page (GovDelivery bulletin title PA0926-4a), Sep 23, 2026 epd.georgia.gov / download
Milestones	Oct 23, 2026 comment period expires
News	News came first: first story we found Oct 24, 2024 (strong match) datacenterdynamics.com / ta-realty-gets-green-light-for-data-center-content.govdelivery.com / 42c3554
Other records	
Notes	News match is by exact street address: DCD reported TA Realty got site plan approval for a data center on just under 35 acres at 4350 E Tanners Church Road, Ellenwood (first news link). The tie between TADG and TA Realty is by address only. The advisory names no equipment.

Kingston Technology Hub (DRI 4835)

GA014

Other government record

Monitor	Equipment named but not quantified in a government record; large stated scale (About \$1 billion (county statement)); decision Aug 5, 2026; buying window: too early (land or zoning stage; equipment not yet defined in a permit).
Stage on Oct 20, 2026	Early: land or zoning stage. As of the county statement of Sep 21, 2026, DRI 4835 review was under way, the county had approved an agreement for Kingston to annex a three acre tract, and annexation and rezoning hearings before the City of Kingston were still to come; no later record or news was found. bartowcountygga.gov / KINGSTON%20TECHNOLOGY%20HUB-COUNTY%27S%2
Equipment categories stated	cooling, water or wastewater, buildings and shell
Next verified step	No dated public step found in any source
Last decision	Aug 5, 2026: Sole Commissioner authorized an intergovernmental agreement with the City of Kingston to approve annexation of a three acre tract, which the county statement ties to this project. cms2.revize.com / MINUTES.PUBLIC_MEETING_8-5-2026 bartowcountygga.gov / KINGSTON%20TECHNOLOGY%20HUB-COUNTY%27S%2

Organizations in sources	Thor Acquisition WC LLC (DRI applicant, reported by news); Thor Equities (developer, reported by news); Bartow County (government decision body for the annexation agreement); City of Kingston (government decision body for annexation and rezoning); Municipal Electric Authority of Georgia (utility the developer is pursuing, reported by news); Bartow County Water Department (water provider, reported by news) bartowcountyga.gov / KINGSTON%20TECHNOLOGY%20HUB-COUNTY%27S%20cms2.revize.com / MINUTES.PUBLIC_MEETING_8-5-2026 daily-tribune.com / article_1606a69b-69bb-5ec9-9c74-e9cfa853 bisnow.com / thor-equities-targeting-north-georgia-fo datacenterdynamics.com / thor-equities-submits-plans-for-150mw-da
Scale as stated	About 559 acres, about 350,000 sq ft and about \$1 billion (county statement); the 150 MW in the county statement is an illustration only; 150 MW from MEAG, about 50 jobs and completion in 2030, reported by the Daily Tribune and Bisnow.
Procurement evidence	None found
Important unknowns	Hearing dates before the Kingston zoning board and council; generator and substation plans; who will build it.
Suggested next research step	Check City of Kingston council and zoning board agendas for the annexation and rezoning hearings, which are public hearings open to comment.
Notes on sources	The county statement says the county approved no rezoning, site plan, generators or water use. The Oct 14, 2026 county summary minutes have no Kingston item. City of Kingston agendas were found online only for April to June 2026; later agendas were not found. Kingston community development director Kevin Cardinal is named only in news, so he is not listed. Building area, cooling water use and power demand are stated, but no equipment count or rating, so equipment is classed as named.

Record details

Applicant	Not named in the county record (it says the developer); the DRI applicant is reported as Thor Acquisition WC LLC
Location	Kingston, Bartow County
Stage	DRI 4835 review underway; county approved an intergovernmental agreement for annexation of a three acre parcel into Kingston; rezoning and other approvals pending with the City of Kingston
Record	Bartow County Statement Regarding the Proposed Kingston Technology Hub, Sep 21, 2026 bartowcountyga.gov / KINGSTON%20TECHNOLOGY%20HUB-COUNTY%27S%20cms2.revize.com / MINUTES.PUBLIC_MEETING_8-5-2026
Size	559 acres; About 350,000 sq ft data center and about \$1 billion investment; initial annexation about 3 acres
Milestones	Jul 6, 2026 Kingston City Council discussed requesting annexation Aug 3, 2026 Kingston City Council discussed a data center zoning amendment Aug 5, 2026 county commissioner authorized the intergovernmental agreement for annexation of a three acre tract into Kingston (bartowcountyga.gov / MINUTES.PUBLIC_MEETING_8-5-2026)
News	News came first: first story we found Sep 9, 2026 (strong match) daily-tribune.com / article_1606a69b-69bb-5ec9-9c74-e9cfa853
Other records	bartowcountyga.gov / MINUTES.PUBLIC_MEETING_8-5-2026

Notes

The county statement gives the dates for Jul 6, 2026 and Aug 3, 2026 without the year; the year is taken from the statement date. The Aug 5, 2026 minutes record the annexation agreement but do not say data center (county minutes of Aug 5, 2026), so they are not used as the primary record; the link comes from the county statement. Applicant name as the DRI gives it, reported by the Daily Tribune News, about 559 acres east of Kingston near Wellons Road, about 150 MW (first news link); DCD spells it Thor Acquisitions WC LLC ([datacenterdynamics.com / thor-equities-submits-plans-for-150mw-da](#)). The 150 MW figure in the county statement is an illustration, not a project figure. County documents redirect to the county's document host [cms2.revize.com](#).

Appling Facility (700 Innovation Parkway)

GA013

Air permit	
Monitor	No equipment stated; no dated public step within 120 days; buying window: open or upcoming (permitting or approval stage with no report of equipment secured).
Stage on Oct 20, 2026	Permit pending. Georgia EPD received air permit application 30311 for construction and operation of a new data center facility at 700 Innovation Parkway, and the comment deadline of Oct 9, 2026 has passed; no draft permit for it appears in the EPD notices through PA1026-2. epd.georgia.gov / download
Equipment categories stated	None stated in any source
Next verified step	No dated public step found in any source
Organizations in sources	Appling Facility (applicant as named in the advisory); Georgia EPD Air Protection Branch (permitting agency) epd.georgia.gov / download
Scale as stated	The advisory states no size.
Procurement evidence	None found
Important unknowns	Who the applicant is; generator count and rating; whether this is part of the Google campus in Appling.
Suggested next research step	Watch the weekly EPD public advisories for a proposed permit for application 30311, which would name the equipment and may name the owner.
Notes on sources	No source ties 700 Innovation Parkway to a named company. DCD reported the 2025 White Oak Technology Park DRI by Trammell Crow on Morris Callaway Road and Innovation Parkway (datacenterdynamics.com / plans-filed-for-8-million-sq-ft-data-cen), the Augusta Press reported Google as sole end user of that campus (theaugustapress.com / google-revealed-as-end-user-of-appling-d), and WRDW reported site work under way on the Google campus (wrwd.com / why-data-centers-are-choosing-georgia-ma); but Innovation Parkway also serves the existing White Oak Business Park, where Club Car is at 780 Innovation Parkway (theaugustapress.com / club-cars-columbia-county-facility-li ste), so Google and Kinetic are not listed as organizations. No Columbia County permit or site plan record was found online.

Record details	
Applicant	Appling Facility (facility name on record)
Location	Appling, Columbia County
Stage	Air permit application 30311 received for construction and operation of a new data center facility

Record	Georgia EPD Air Protection Branch public advisory, file PA0926-2, Sep 9, 2026 epd.georgia.gov / download
Milestones	Oct 9, 2026 comments on application 30311 due
News	News came first: first story we found Aug 12, 2025 (weak match, may be a different site) wrldw.com / plans-appling-data-center-alarm-some-nei
Notes	Operation described as Data Processing, Hosting, and Related Services. WRDW reported the county development authority pursuing a data center on land in Appling rezoned in May 2025, with no road named (first news link). Later stories place that campus, White Oak Technology Park with Google as end user, off Morris Callaway Road (theaugustapress.com / google-revealed-as-end-user-of-appling-d). A tracker lists Google Appling buildings at Innovation Pkwy and Morris Callaway Road (tracker, datacentermap.com / google-appling-dc1). No news story names 700 Innovation Parkway, and Innovation Parkway also serves the existing White Oak Business Park (theaugustapress.com / club-cars-columbia-county-facility-liste), so the match is low.

Amazon Data Services ATL088 Campus (2341 Echo Road)

GA012

Air permit	
Monitor	No equipment stated; no dated public step within 120 days; buying window: open or upcoming (permitting or approval stage with no report of equipment secured).
Stage on Oct 20, 2026	Permit pending. Georgia EPD received air permit application 30292 to construct and operate a data center at 2341 Echo Road, and the comment deadline of Sep 25, 2026 has passed; no draft permit for it appears in the EPD notices through PA1026-2. epd.georgia.gov / download
Equipment categories stated	None stated in any source
Next verified step	No dated public step found in any source
Organizations in sources	Amazon Data Services, Inc (applicant); Georgia EPD Air Protection Branch (permitting agency); Amazon Web Services (buyer of 118 acres off Echo Road and Rock House Road, reported by news) epd.georgia.gov / download fox5atlanta.com / amazon-buys-118-acres-douglas-county-pos
Scale as stated	Campus named ATL088 in the advisory; FOX 5 reported a 118 acre purchase off Echo Road and Rock House Road in 2024.
Procurement evidence	None found
Important unknowns	Generator count and rating; construction start; electric utility and substation.
Suggested next research step	Watch the weekly EPD public advisories for a proposed permit for application 30292, which would open a new comment period and usually states the permitted equipment.
Notes on sources	The advisory names no EPD staff for this entry; Steve Allison is named only in the Title V and Synthetic Minor sections. A tracker says the site is rezoned with no construction permits as of July 2026 and names GreyStone Power as the territorial utility (tracker, baxtel.com / amazon-echo-rd); not used for fields. Douglas County planning documents opened (January and February 2026 agendas) have no Amazon or Echo Road item, and the county agenda portal needs a browser. No news in the last 60 days was found.

Record details

Applicant	Amazon Data Services, Inc
Location	Lithia Springs, Douglas County

Stage	Air permit application 30292 received to construct and operate a data center
Record	Georgia EPD Air Protection Branch public advisory, file PA0826-4, Aug 26, 2026 epd.georgia.gov / download
Milestones	Sep 25, 2026 comments on application 30292 due
News	News came first: first story we found Oct 17, 2024 (strong match) fox5atlanta.com / amazon-buys-118-acres-douglas-county-pos
Notes	News match is by the same company and road: FOX 5 Atlanta reported Amazon bought 118 acres and that the site is off Echo Road near Rock House Road in unincorporated Douglas County (first news link). DCD reported the same 118 acre purchase by Amazon Data Services two days earlier, on Oct 15, 2024, but named no road (datacenterdynamics.com / amazon-acquires-118-acres-ou tside-atlant), so the FOX 5 story is used as the first news match.

Burkhalter Road data center (6539 Burkhalter Road)

GA011

Rezoning or land use

Risk noted

Monitor Equipment named but not quantified in a government record; decision Aug 18, 2026; buying window: open or upcoming (permitting or approval stage with no report of equipment secured); legal challenge pending.

Stage on Oct 20, 2026 **Zoning approved.** Statesboro City Council approved rezoning RZ 26-07-05 from R-4 to O for a proposed data center on Aug 18, 2026, and a petition to void it was filed in Bulloch County Superior Court on Sep 17, 2026, reported by WTOC.
[statesboroga.gov / 08-18-2026%20Action%20Council%20Agenda](https://statesboroga.gov/08-18-2026%20Action%20Council%20Agenda)
[wtoc.com / group-sues-statesboro-over-data-center-r](https://wtoc.com/group-sues-statesboro-over-data-center-r)

Equipment categories stated substation or high voltage, cooling, buildings and shell

Next verified step No dated public step found in any source

Last decision Aug 18, 2026: City Council approved the rezoning 3 to 2 after a motion to deny failed, with the mayor breaking the tie.
[statesboroga.gov / 08-18-2026%20Action%20Council%20Agenda](https://statesboroga.gov/08-18-2026%20Action%20Council%20Agenda)

Organizations in sources 4AM Development, LLC (applicant);
City of Statesboro Mayor and City Council (government decision body);
Statesboro Planning Commission (recommended approval 5 to 1, reported by news);
Thomas &
Hutton (engineering firm representing the applicant, reported by news);
Coastal Community United (plaintiff, reported by news)
[statesboroga.gov / 08-18-2026%20Action%20Council%20Agenda](https://statesboroga.gov/08-18-2026%20Action%20Council%20Agenda)
[wtoc.com / statesboro-planning-commission-backs-pro](https://wtoc.com/statesboro-planning-commission-backs-pro)
[wtoc.com / group-sues-statesboro-over-data-center-r](https://wtoc.com/group-sues-statesboro-over-data-center-r)

Scale as stated 26.49 acre parcel at 6539 Burkhalter Road (council agenda); 230,000 sq ft two story building (WTOC, Planning Commission story); 99 MW data center campus, reported by WTOC in the lawsuit story.

Procurement evidence None found

Important unknowns End user; electric utility and who builds the substation; whether a special use permit or site plan has been filed.

Suggested next research step Follow Bulloch County Superior Court case SUCV2026000219 and check Statesboro council agendas for a special use permit hearing, which WSAV reported the city data center rules require.

Notes on sources	The action agenda lists four councilmembers plus the mayor, and WTOC reported the council vote was tied and the mayor broke it, so the printed 3 to 2 and 2 to 3 counts include the mayor's vote. Owner Charles Way spoke for the developer per WTOC but is named only in news, so he is not listed as a contact. The city packet with the staff report would not load. No news after Sep 22, 2026 was found.
Record details	
Applicant	4AM Development, LLC
Location	Statesboro, Bulloch County
Stage	Rezoning RZ 26-07-05 from R-4 to O for a proposed data center approved 3 to 2; the agenda lists four councilmembers and says Mayor McCollar broke the tie, so the 3 to 2 count includes the mayor's vote (statesboroga.gov / 08-18-2026%20Action%20Council%20Agenda); court challenge pending, reported by WTOC (wtoc.com / group-sues-statesboro-over-data-center-r)
Record	City of Statesboro City Council Meeting and Public Hearing Agenda, August 18, 2026 (action agenda), Aug 18, 2026 statesboroga.gov / 08-18-2026%20Action%20Council%20Agenda
Size	26.49 acres
Milestones	Aug 4, 2026 Planning Commission recommended approval 5 to 1, reported by WTOC (wtoc.com / statesboro-planning-commission-backs-pro) Aug 18, 2026 council denial motion failed 2 to 3 and approval passed 3 to 2 Sep 17, 2026 petition filed in Bulloch County Superior Court, reported by WTOC (wtoc.com / group-sues-statesboro-over-data-center-r)
Risks	Sep 17, 2026 lawsuit: Coastal Community United and residents challenge the rezoning, case SUCV2026000219, reported by WTOC (wtoc.com / group-sues-statesboro-over-data-center-r)
News	News came first: first story we found Aug 4, 2026 (strong match) wtoc.com / statesboro-planning-commission-backs-pro
Notes	Tax parcel 101 000001 000. News match is by exact street address (first news link). The Planning Commission record was not found on the city site.

Project Camellia, OpenAI data center (Savannah Gateway Industrial Hub)

GA010

Other government record Risk noted

Monitor	Equipment named but not quantified in a government record; large stated scale (\$20 billion and 3.2 GW (authority announcement; OpenAI project site)); decision Aug 26, 2026; buying window: open or upcoming (permitting or approval stage with no report of equipment secured); legal challenge pending.
Stage on Oct 20, 2026	Permit pending. By Sep 14, 2026 the Project Camellia site plan had been removed from the agenda of the Effingham County Board of Commissioners meeting set for Sep 15, 2026, with no new date; the county said it asked for more time and that the postponement request from Octans Georgia was a formality made at the county's request, reported by The Current, and the county is drafting conditional use rules for data centers, reported by WTOC. thecurrentga.org / effingham-county-postpones-openai-data-c wtoc.com / effingham-county-considers-strict-data-c
Equipment categories stated	backup generators, cooling
Next verified step	No dated public step found in any source

Last decision	Aug 26, 2026: Georgia PSC staff and Georgia Power filed a joint statement that staff does not object to a large load contract filed Jul 27, 2026, with added protections for other customers; the filing does not name the customer, and The Current reported it as the OpenAI contract for this site. psc.ga.gov / facts-document thecurrentga.org / psc-boosts-safeguards-in-georgia-powers-
Organizations in sources	OpenAI (developer and end user); Octans GA LLC (applicant for site plan approval, OpenAI affiliate, reported by news); Effingham County Industrial Development Authority (development authority and announcing partner); Effingham County Board of Commissioners (government decision body for the site plan); Effingham County School District (announcing partner); The Broe Group (developer of the Savannah Gateway Industrial Hub); Georgia Power (utility); Georgia Public Service Commission (utility regulator); Coastal Regional Commission (DRI reviewer, reported by news); One Hundred Miles (plaintiff, reported by news); Southern Environmental Law Center (counsel for plaintiffs, reported by news) effinghamindustry.com / effingham-county-leaders-announce-landma wtoc.com / state-reveals-full-dri-report-openais-da wtoc.com / effingham-county-considers-strict-data-c services.psc.ga.gov / 109297 thecurrentga.org / psc-boosts-safeguards-in-georgia-powers- wtoc.com / georgia-group-sues-over-openai-data-cent
Scale as stated	\$20 billion capital investment and 400 jobs in the 2,600 acre Savannah Gateway Industrial Hub (authority announcement); 3.2 GW from Georgia Power delivered in phases between 2028 and 2032 (OpenAI project site); five phases with full build out in 2032 (county project page); DRI filing reported as 1,400 acres, four buildings, 4.4M sq ft and 3,210 MW peak load, reported by WTOC.
People named in public records	Chris Collado, attorney for the Georgia PSC staff, signatory of the PSC joint statement on the large load contract (filing 228126, tied to this project by news) services.psc.ga.gov / 109297
Procurement evidence	No open bid, RFP or selected contractor found. The OpenAI project site has a page where local businesses can register interest (types listed include construction materials, environmental services, maintenance and transportation) and mentions no bids; ConstructConnect reported on Jul 23, 2026 that OpenAI was still selecting a partner to build and operate the site. projectcamellia.com / localsuppliers news.constructconnect.com / openai-plans-20-billion-georgia-data-cen
Important unknowns	Who will build and operate the campus; generator count and rating; Georgia Power substation and transmission plans for the site.
Suggested next research step	Watch the Effingham County Board of Commissioners agendas for the rescheduled Project Camellia site plan item and the conditional use rules, and watch PSC docket 44280 for the public contract summary.

Notes on sources	The PSC joint statement in docket 44280 (filing 228126, Aug 26, 2026) does not name the customer, size or site; the tie to this project rests on news. WTOC reported the Board of Commissioners would discuss a data center moratorium on Oct 6, 2026; a third party meeting summary for that date mentions no data center item, and the county agenda site could not be read without a browser, so the outcome is unknown. The county calendar lists a commissioners meeting on Oct 20, 2026 with no agenda readable. Two lawsuits are pending in Effingham County Superior Court: residents against the county over the zoning ordinance, and One Hundred Miles and residents against the development authority and Octans GA over open meetings and records (WTOC).
------------------	--

Record details

Applicant	OpenAI (as named in the authority announcement)
Location	Unincorporated (near Rincon), Effingham County
Stage	Announced by the Effingham County Industrial Development Authority with the county and school district; the state DRI review was reported complete by WTOC (wtoc.com / state-reveals-fu-ll-dri-report-openais-da)
Record	Effingham County Leaders Announce Landmark OpenAI Data Center Investment Bringing Jobs, Educational Opportunities, and Long-Term Community Benefits, Jul 22, 2026 effinghamindustry.com / effingham-county-leaders-announce-landma
Size	\$20 billion capital investment and 400 jobs; site is in the 2,600 acre Savannah Gateway Industrial Hub. A 3,200 MW data center contract is in the PSC fact sheet with the customer not named (psc.ga.gov / datacenterfactsheet_202609), reported by The Current as the Georgia Power contract with OpenAI (thecurrentga.org / state-regulator-reviews-openai-georgia-p)
Milestones	Jul 15, 2026 Georgia Power sent the draft contract to the PSC, reported by The Current (thecurrentga.org / state-regulator-reviews-openai-georgia-p) Jul 21, 2026 the development authority approved the MOU, reported by WABE (wabe.org / anatomy-of-a-secret-coastal-georgia-data) Jul 22, 2026 public announcement Aug 4, 2026 county Ordinance 2026-352 allowing data centers on industrial land given final approval, reported by WTOC (wtoc.com / effingham-county-residents-sue-county-ov) Aug 26, 2026 PSC staff reviewed a 3,200 MW data center contract (psc.ga.gov / datacenterfactsheet_202609)
Risks	Sep 3, 2026 lawsuit: residents sued the county in Effingham County Superior Court over Ordinance 2026-352, reported by WTOC (wtoc.com / effingham-county-residents-sue-county-ov); Sep 21, 2026 lawsuit: One Hundred Miles and residents sued the development authority under the Open Meetings and Open Records Acts (selc.org / residents-conservation-groups-sue-effing) wtoc.com / residents-conservation-groups-sue-effing
News	Same day: first story we found Jul 22, 2026 (strong match) wtoc.com / openai-announces-plans-new-data-center-e
Other records	psc.ga.gov / datacenterfactsheet_202609 psc.ga.gov / facts-document

Record is on the official site of the Effingham County Industrial Development Authority, a public authority (not a .gov domain). The PSC fact sheet is matched to this project by size only. The PSC case filing is readable: docket 44280, filing 228126, a joint statement of PSC staff and Georgia Power dated Aug 26, 2026 that staff does not object to a large load contract filed Jul 27, 2026; it names no customer, size or site, so its tie to this project rests on news ([psc.ga.gov / facts-document](https://psc.ga.gov/facts-document)). WTOC reported the DRI names applicant Octans GA LLC with 1,400 acres, four buildings, 4.4M sq ft, 3,210 MW peak load and onsite emergency diesel generators ([wtoc.com / state-reveals-full-dri-report-openais-da](https://wtoc.com/state-reveals-full-dri-report-openais-da)); these are not in an opened government record, so equipment is left blank. A GPB story on the Kemp, OpenAI and Georgia Power meeting did not name Effingham ([gpb.org / the-tide-kemp-openai-georgia-power-meet](https://gpb.org/the-tide-kemp-openai-georgia-power-meet)), so no earlier press about this site was found.

The Keep 2 Campus (78 Bates Road SE)

GA009

Air permit

Monitor

Equipment named but not quantified in a government record; no dated public step within 120 days; buying window: open or upcoming (permitting or approval stage with no report of equipment secured).

Stage on Oct 20, 2026

Operating site, expansion. EPD listed application 30289 to construct and operate additional main generators at The Keep 2 Campus with comments due Sep 25, 2026, after proposed permit 30076 for additional emergency generators closed comments on Aug 7, 2026; no decision has been published.
[epd.georgia.gov / download](https://epd.georgia.gov/download)

Equipment categories stated

backup generators, on site power generation

Next verified step

No dated public step found in any source

Organizations in sources

Switch (operator of the KEEP 2.0 Atlanta North Campus, reported by news; facility named The Keep 2 Campus on the record);
Carter Grove (Atlanta) ASLI VI (owner of the 126 acre parcel in 2023, reported by news);
City of Cartersville (zoning authority, reported by news);
Cartersville Municipal Utilities (utility, reported by a tracker);
Georgia EPD Air Protection Branch (permitting agency)
[epd.georgia.gov / download](https://epd.georgia.gov/download)
[epd.georgia.gov / download](https://epd.georgia.gov/download)
[daily-tribune.com / article_702bf210-750c-54f8-92b8-babc0481](https://daily-tribune.com/article_702bf210-750c-54f8-92b8-babc0481)
[datacenterdynamics.com / switch-to-invest-772-million-in-second-g](https://datacenterdynamics.com/switch-to-invest-772-million-in-second-g)
[baxtel.com / switch-keep-2-0-atlanta-north](https://baxtel.com/switch-keep-2-0-atlanta-north)

Scale as stated

\$772 million, 126 acre parcel, a first building about 1,620 feet long with an electrical substation, phased build out to 2046 ([daily-tribune.com / article_702bf210-750c-54f8-92b8-babc0481](https://daily-tribune.com/article_702bf210-750c-54f8-92b8-babc0481)); a tracker says the first phase came online in the second quarter of 2026 and two more buildings are under construction (tracker, [baxtel.com / switch-keep-2-0-atlanta-north](https://baxtel.com/switch-keep-2-0-atlanta-north)).

Procurement evidence

None found.

Important unknowns

Counts, ratings and fuel of the additional emergency and main generators; whether the main generators supply primary power on site; contractors for the new buildings

Suggested next research step

Watch EPD advisories for a proposed permit on application 30289; City of Cartersville meeting records block automated reading, so a person would need to view them directly.

Notes on sources	Main generators is EPD's wording; no source says whether they supply primary power. The tracker address is 100 Evolution Lane, while EPD lists 78 Bates Rd SE; the Switch match rests on the campus name and Bates Road (daily-tribune.com / article_702bf210-750c-54f8-92b8-babc0481). City of Cartersville meeting records block automated reading, so no city permit or site plan was checked.
Record details	
Applicant	The Keep 2 Campus (facility name on record)
Location	Cartersville, Bartow County
Stage	Proposed Major Source SIP permit for additional emergency generators (application 30076); later application 30289 to construct and operate additional main generators (epd.georgia.gov / download)
Record	Georgia EPD Air Protection Branch public advisory, file PA0726-2, Jul 8, 2026 epd.georgia.gov / download
Equipment stated	Installation of new additional emergency generators (application 30076, count and MW not stated); construct and operate additional main generators (application 30289, https://epd.georgia.gov/document/document/pa0826-4/download) epd.georgia.gov / download
Milestones	Aug 7, 2026 comment period on proposed permit 30076 expired Aug 26, 2026 application 30289 for additional main generators listed, date derived the same way (epd.georgia.gov / download) Sep 25, 2026 comments on application 30289 due (epd.georgia.gov / download)
News	News came first: first story we found Aug 29, 2023 (strong match) daily-tribune.com / article_702bf210-750c-54f8-92b8-babc0481
Other records	epd.georgia.gov / download
Notes	News match is by project name: the Daily Tribune News reported the Switch KEEP 2.0 Atlanta North Campus DRI on a 126 acre parcel south of the Old Alabama Road and Bates Road intersection in Cartersville (first news link). Expansion of an existing campus.

Kinetic Infrastructure Solutions data center (1350 Appling Harlem Road)

GA007

Air permit

Monitor	No equipment stated; large stated scale (At least \$17 billion (reported by WRDW)); no dated public step within 120 days; buying window: open or upcoming (permitting or approval stage with no report of equipment secured).
Stage on Oct 20, 2026	Permit pending. EPD received air permit application 30196 for construction and operation of a new data center at 1350 Appling Harlem Road, comments were due Jul 24, 2026, and no proposed permit or decision has been published. content.govdelivery.com / 41d8e59
Equipment categories stated	None stated in any source
Next verified step	No dated public step found in any source

Organizations in sources	Kinetic Infrastructure Solutions LLC (applicant; described as an Alphabet subsidiary, reported by news); Google (end user and operator of the Appling campus, reported by news); Economic Development Authority of Columbia County (approved an MOU with Kinetic, reported by news); Trammell Crow Company (sold Appling land to Kinetic, reported by news); Georgia EPD Air Protection Branch (permitting agency) content.govdelivery.com / 41d8e59 wrddw.com / columbia-county-advances-17-billion-data theaugustapress.com / google-revealed-as-end-user-of-appling-d theaugustapress.com / trammell-crow-company-sells-appling-data
Scale as stated	At least \$17 billion, reported by WRDW (wrddw.com / columbia-county-advances-17-billion-data); the county manager described two Google complexes near Appling with 33 buildings on 3,500 acres in Harlem (wrddw.com / columbia-county-leaders-discuss-google-d); Kinetic paid \$475 million for more than 1,600 acres along Morris Callaway Road, reported by The Augusta Press (theaugustapress.com / trammell-crow-company-sells-appling-data). None of these names 1350 Appling Harlem Road.
Procurement evidence	None found.
Important unknowns	Which campus 1350 Appling Harlem Road belongs to; equipment in application 30196 (generators, counts, ratings); contractors and construction schedule
Suggested next research step	Watch EPD advisories for a proposed permit on application 30196, and look for Columbia County site plan or land disturbance records for 1350 Appling Harlem Road.
Notes on sources	The EPD file for this advisory still would not open, so the record was read from EPD's own GovDelivery bulletin. WRDW reported on Sep 23, 2026 that site work is underway at the Columbia County Google campus without naming an address (wrddw.com / why-data-centers-are-choosing-georgia-ma). The MOU vote date is not printed; WRDW reported it on Aug 26, 2026. A separate EPD application 30311 for a new data center at 700 Innovation Parkway, Appling, had comments due Oct 9, 2026 and no source ties it to Kinetic (epd.georgia.gov / download). The Pumpkin Technology Campus by Piedmont DevCo LLC is also along Appling Harlem Road, and no source ties it to Kinetic (theaugustapress.com / data-center-project-proposed-along-appli).

Record details

Applicant	Kinetic Infrastructure Solutions LLC
Location	Harlem, Columbia County
Stage	Air permit application 30196 received for construction and operation of a new data center facility
Record	EPD Public Advisory and Public Notice for the Week of June 22, 2026 (PA0626-4), Jun 24, 2026 content.govdelivery.com / 41d8e59
Milestones	Jul 24, 2026 comments on application 30196 due
News	News came first: first story we found Dec 25, 2025 (medium match) theaugustapress.com / trammell-crow-company-sells-appling-data

The EPD file for this advisory would not open; the same advisory was read from EPD's official GovDelivery bulletin. News: The Augusta Press reported Kinetic Infrastructure Solutions LLC bought eight Appling tracts and more than 1,600 acres along Morris Callaway Road from a Trammell Crow entity for \$475 million on Dec 9, 2025 (first news link). That is the same applicant, but the story names no Harlem address or Appling Harlem Road, so the same site is not confirmed and confidence is medium. WRDW later reported the Columbia County development authority approved an MOU with Kinetic, described as an Alphabet subsidiary, for at least \$17 billion ([wrdw.com / columbia-county-advances-17-billion-data](#)).

Core Scientific Dalton 01 (2205 Industrial South Road)

GA005

Air permit

Monitor	New equipment quantified in a government record; no dated public step within 120 days; buying window: open or upcoming (permitting or approval stage with no report of equipment secured).
Stage on Oct 20, 2026	Operating site, expansion. Core Scientific's Dalton 1 and 2 site at 2205 Industrial South Road is an existing 50 MW site, and EPD's proposed Synthetic Minor permit 29946 for eight standby diesel generators finished its comment period on Jun 26, 2026 with no decision published. epd.georgia.gov / download
Equipment categories stated	backup generators
Next verified step	No dated public step found in any source
Organizations in sources	Core Scientific (permittee, facility Core Scientific Dalton 01 on the record); CoreWeave (tenant of Dalton 1 and 2, reported by a tracker; Core Scientific' s July 2026 deck lists CoreWeave at its Dalton site); Georgia EPD Air Protection Branch (permitting agency) epd.georgia.gov / download corescientific.com / dalton-ga-dnn1-2 epoch.ai / coreweave-dalton-1-2 investors.corescientific.com / q2fy26earningsdeck728am
Scale as stated	50 MW total power capacity, 5 acre campus, 52,000 sq ft (corescientific.com / dalton-ga-dnn1-2). Core Scientific's deck of Jul 28, 2026 lists about 175 MW leased to CoreWeave at Dalton with completion estimated early 2027, without naming the building (investors.corescientific.com / q2fy26earningsdeck728am).
People named in public records	Steve Allison, Georgia EPD contact for copies of draft permits, narratives and applications, named in the EPD public advisory PA0526 4 epd.georgia.gov / download
Procurement evidence	None found.
Important unknowns	Whether permit 29946 was issued and when the generators will be installed; generator make and supplier; electric utility for the site
Suggested next research step	Watch EPD advisories and Core Scientific's quarterly filings for the Dalton build schedule, and check City of Dalton building permit records for 2205 Industrial South Road.

Notes on sources	The advisory spells the facility Core Scientific hyphen Dalton 01 and does not use the words data center. A tracker reported no backup generators installed as of August 2025 and Building 1 complete by February 2026 (tracker, epoch.ai / coreweave-dalton-1-2). The deck does not split Dalton sites, so its figures may cover other Dalton buildings. DCD's 2025 story names this address only as the existing facility (datacenterdynamics.com / core-scientific-plans-new-ai-data-center).
------------------	---

Record details

Applicant	Core Scientific-Dalton 01 (facility name on record)
Location	Dalton, Whitfield County
Stage	Proposed Synthetic Minor permit (application 29946) for eight standby diesel generators
Record	Georgia EPD Air Protection Branch public advisory, file PA0526-4, May 27, 2026 epd.georgia.gov / download
Equipment stated	Construction and installation of (8) standby diesel generators with a total maximum output of 21.6 MW, used to provide backup to commercial power for the site epd.georgia.gov / download
Milestones	Jun 26, 2026 comment period expired
News	News came first: first story we found Mar 17, 2025 (medium match) datacenterdynamics.com / core-scientific-plans-new-ai-data-center
Notes	Operation described as Computer Processing and Data Preparation and Processing Services. Equipment addition at an existing site. The DCD story is about a different Core Scientific site (Dalton 4 on Old Tilton Road) and names 2205 Industrial South Road only as the existing facility (first news link); no story about Dalton 01 itself or this generator addition was found, so confidence is medium rather than high.

QTS ATL 3 Campus (2883 Gordon Highway)

GA003

Air permit

Monitor	Equipment named but not quantified in a government record; large stated scale (About \$2 billion and 2.2 million sq ft (The Augusta Press)); no dated public step within 120 days; buying window: early packages may be bought (construction is reported under way; later phases unknown).
Stage on Oct 20, 2026	Under construction. Grading is underway on the Gordon Highway site, reported by The Augusta Press on Sep 4, 2026, and EPD's proposed Major Source SIP permit 30169 for emergency engines finished its comment period on Oct 16, 2026 with no decision published. theaugustapress.com / augusta-data-center-ordinance-evolves-as
Equipment categories stated	backup generators, cooling
Next verified step	No dated public step found in any source

Organizations in sources	QTS Data Centers (permittee, facility QTS ATL 3 Campus on the record); Eagle South LLC (developer in the 2024 rezoning, reported by news); Vitrified Brick and Clay Co. (former landowner named in the 2024 approval, reported by news); T5 Data Centers (earlier developer, reported by news); Georgia Power (electric utility, reported by news); Augusta Utilities (water will serve letter, reported by news); Augusta Economic Development Authority (no upfront incentive, reported by news); Georgia EPD Air Protection Branch (permitting agency) epd.georgia.gov / download epd.georgia.gov / download theaugustapress.com / augusta-data-center-ordinance-evolves-as theaugustapress.com / qts-faces-questions-over-power-water-noi theaugustapress.com / augusta-data-center-project-still-underw
Scale as stated	Six buildings totaling about 2.2 million sq ft and about \$2 billion from QTS (theaugustapress.com / qts-unveils-more-about-gordon-highway-da); about 200 acres, \$2.2 billion and at least 620 construction jobs over five years (theaugustapress.com / qts-faces-questions-over-power-water-noi); QTS has not disclosed power demand, and a 2022 T5 plan for the site called for 200 MW (theaugustapress.com / qts-faces-questions-over-power-water-noi).
Procurement evidence	None found. No general contractor, grading contractor or equipment order is named; QTS says it pays for its own utility upgrades, power infrastructure and site work, reported by The Augusta Press. theaugustapress.com / augusta-data-center-ordinance-evolves-as
Important unknowns	Generator count and rating in permit 30169 and when it is issued; power demand in MW and substation plans; general and electrical contractors
Suggested next research step	Watch EPD advisories for a final decision on permit 30169, and look for an Augusta Planning and Development site plan or land disturbance permit for 2883 Gordon Highway.
Notes on sources	The EPD advisories print the street as Gorgon Highway and the facility as QTS ATL 3 Campus (May) and QTS ATL3 Campus (September). The Augusta Press says the project is not subject to the moratorium Augusta adopted on Jun 2, 2026 (theaugustapress.com / qts-faces-questions-over-power-water-noi). The 2024 county approval is reported only by month (June 2024), so no decision date is given (theaugustapress.com / augusta-data-center-project-still-underw).

Record details

Applicant	QTS ATL 3 Campus (facility name on record)
Location	Augusta, Richmond County
Stage	Air permit application 30169 for emergency engines; proposed Major Source SIP permit published Sep 16, 2026 with comments to Oct 16, 2026 (epd.georgia.gov / download)
Record	Georgia EPD Air Protection Branch public advisory, file PA0526-3, May 20, 2026 epd.georgia.gov / download
Equipment stated	Installation of emergency engines at a data center (count and MW not stated) epd.georgia.gov / download
Milestones	Jun 19, 2026 comments on application 30169 due Sep 16, 2026 proposed Major Source SIP permit published (epd.georgia.gov / download) Oct 16, 2026 comment period on proposed permit expired (epd.georgia.gov / download)
News	News came first: first story we found Jun 4, 2024 (strong match) theaugustapress.com / augusta-planning-commission-votes-to-rec

Other records

[epd.georgia.gov / download](https://epd.georgia.gov/download)

Notes

Advisory prints the street as Gorgon Highway (typo for Gordon). News match is by exact street address: The Augusta Press reported the Planning Commission recommended rezoning 165.21 acres at 2883 Gordon Highway for a data center, developer Eagle South LLC (first news link). WRDW reported six two story buildings over 2.15M sq ft on the Gordon Highway site and tied it to a 2022 T5 plan ([wrdw.com / flying-under-radar-new-data-center-will-](https://www.wrdw.com/flying-under-radar-new-data-center-will-)); the 2022 coverage gives no matching address, so it is not used.

Project Arrowhead data center campus (DRI 4689)

GA004

Rezoning or land use

Risk noted

Monitor

Equipment named but not quantified in a government record; large stated scale (1,250 MW peak demand (DRI 4689 filing)); no dated public step within 120 days; buying window: open or upcoming (permitting or approval stage with no report of equipment secured).

Stage on Oct 20, 2026

Zoning approved. The Irwin County Board of Commissioners approved the data center special exception at its May 20, 2026 called meeting with all commissioners voting aye, reported by WWALS, and no county agenda through Oct 5, 2026 lists the project again.
[wwals.net](https://www.wwals.net)

Equipment categories stated

backup generators, transmission lines, water or wastewater, buildings and shell

Next verified step

No dated public step found in any source

Last decision

May 20, 2026: Special exception to zoning for the data center approved by the Irwin County Board of Commissioners, reported by WWALS
[wwals.net](https://www.wwals.net)

Organizations in sources

Premier Data Center Development LLC (applicant);
Irwin County Board of Commissioners (decision body and regional review submitter);
Southern Georgia Regional Commission (regional review);
Georgia Power (electric utility, energy study in progress);
Fletcher Marcus D Trust and Sirrom Farms LLC (landowners, reported by news)
[irwincounty-ga.gov / IRWIN-COUNTY-BOARD-OF-COMMISSIONER-MAY-2026](https://www.irwincounty-ga.gov/IRWIN-COUNTY-BOARD-OF-COMMISSIONER-MAY-2026)
[wwals.net / DRI-4689-Project-Arrowhead-Binder1-Completed](https://www.wwals.net/DRI-4689-Project-Arrowhead-Binder1-Completed)
[datacenterdynamics.com / 12gw-data-center-campus-proposed-in-irwin](https://www.datacenterdynamics.com/12gw-data-center-campus-proposed-in-irwin)

Scale as stated

1,250 MW peak demand, about 1,205.24 acres, 18 buildings, 4,220,000 sq ft; construction cost listed as both \$600,000,000 and \$6 billion ([wwals.net / DRI-4689-Project-Arrowhead-Binder1-Completed](https://www.wwals.net/DRI-4689-Project-Arrowhead-Binder1-Completed)). DCD reported up to 1.25 GW, five buildings, about 1,000 acres, up to \$6 billion, first phase in 2030 and full build out by 2034 ([datacenterdynamics.com / 12gw-data-center-campus-proposed-in-irwin](https://www.datacenterdynamics.com/12gw-data-center-campus-proposed-in-irwin)).

People named in public records

Russ Bryant, applicant contact for Premier Data Center Development LLC, SGRC regional review 4689 report;
James Horton, Planning Director and reviewer of the case, Southern Georgia Regional Commission, same report;
Bonnie Kelly, Irwin County contact for the case (attention line, no title given), same report
[wwals.net / DRI-4689-Project-Arrowhead-Binder1-Completed](https://www.wwals.net/DRI-4689-Project-Arrowhead-Binder1-Completed)

Procurement evidence

None found.

Important unknowns

Construction start and phasing (the regional report gives no schedule); result of the Georgia Power energy study and any substation or transmission plan; generator count and whether an EPD air permit application will be filed

Suggested next research step	Read Irwin County commission agendas (next regular meeting Nov 2, 2026 per the county meetings page) and watch EPD air advisories for an application by Premier Data Center Development.
Notes on sources	The county agenda does not name the project; the match is by county and the regional review item. The approval is known only from WWALS, an advocacy group; county minutes of the called meeting were not found online. The regional report was read from a WWALS copy because the state review site blocks automated reading. The report also lists a daily energy supply of 30,000 MW, which conflicts with the 1,250 MW peak. DCD (five buildings) and the regional report (18 buildings) disagree. WWALS reports a new Local Industrial Development Authority of Irwin County that first met on Aug 18, 2026 and was formed with data centers in mind, but no source ties it to this project (wwals.net / 22). Building area, cooling water use and power demand are stated, but no equipment count or rating, so equipment is classed as named.

Record details

Applicant	Premier Data Center Development, LLC
Location	Unincorporated, near Irwinville, Irwin County
Stage	County called meeting to discuss DRI results and consider a special exception to zoning for the data center; approved with all commissioners voting aye, reported by WWALS (wwals.net)
Record	Irwin County Board of Commissioners Called Meeting Agenda, May 20, 2026 irwincounty-ga.gov / IRWIN-COUNTY-BOARD-OF-COMMISSIONER-MAY-2
Size	1,250 MW peak demand, 1,205.24 acres, 4,220,000 sq ft of temperature controlled space in 18 buildings (SGRC DRI report, copy hosted by WWALS, wwals.net / DRI-4689-Project-Arrowhead-Binder1-Compl); DCD reported up to 1.25 GW in five buildings totaling 4.22 million sq ft on about 1,000 acres (datacenterdynamics.com / 12gw-data-center-campus-proposed-in-irwi); the two sources disagree on the building count (18 or five)
Equipment stated	Backup generators are not specifically listed (if used, diesel and outage only); a 230kV line crosses the northeast corner and additional transmission lines would be built across the site; water 0.05 MGD from an onsite Floridan Aquifer well (SGRC DRI report, copy hosted by WWALS, not a government host) wwals.net / DRI-4689-Project-Arrowhead-Binder1-Compl
Milestones	Feb 26, 2026 county Planning Commission recommended approval of special exception IC-SE-01-2026, reported by WWALS (wwals.net / datacenter-recommended-approval-irwin-co) Apr 10, 2026 DRI submitted by Irwin County, reported by WWALS (wwals.net / project-arrowhead-datacenter-dri-applica) May 14, 2026 SGRC DRI report for comment purposes issued (wwals.net / DRI-4689-Project-Arrowhead-Binder1-Compl) May 20, 2026 BOC called meeting on the DRI results and the special exception, approved with all voting aye, reported by WWALS (wwals.net)
Risks	May 14, 2026 organized opposition: comment letters from Suwannee Riverkeeper and the Georgia Water Coalition in the SGRC report, which also notes conflicts with the Regional Plan land use and water goals and loss of prime farmland (wwals.net / DRI-4689-Project-Arrowhead-Binder1-Compl) wwals.net / DRI-4689-Project-Arrowhead-Binder1-Compl
News	News came first: first story we found Mar 1, 2026 (strong match) wwals.net / datacenter-recommended-approval-irwin-co

Notes

The county agenda lists the DRI results and the special exception but does not name the project; Irwin County has one data center DRI (4689), so the agenda is matched to Project Arrowhead by county and DRI reference. Applicant, location (Pinetta Church Road and Ponderosa Road area), size and equipment come from the SGRC DRI report, read from a copy hosted by WWALS, an advocacy group (SGRC report copy); the state DRI site blocks automated reading and the SGRC site has no DRI page. News match: WWALS named the same applicant (Russ Bryant and Premier) for the Ponderosa Drive site (first news link); WWALS is an advocacy group blog, not a newspaper.

Equinix Atlanta Data Center (1100 Site Parkway)

GA001

Air permit

Monitor	Equipment named but not quantified in a government record; no dated public step within 120 days; buying window: early packages may be bought (construction is reported under way; later phases unknown).
Stage on Oct 20, 2026	Under construction. Site work is underway: Equinix said bulldozers were pushing dirt every day to get its several hundred acre Hampton site pad ready for construction, reported by RCR Wireless on Aug 13, 2025; EPD application 30303 to change the engine make and model and hour limit in Permit Condition 2.11 finished its comment period on Oct 2, 2026 with no decision published. rcrwireless.com
Equipment categories stated	substation or high voltage, transmission lines
Next verified step	No dated public step found in any source
Organizations in sources	Equinix (permittee, facility named Equinix Atlanta Data Center on the record); Georgia EPD Air Protection Branch (permitting agency); Central Georgia Electric Membership Corporation (utility, 20 year take or pay power agreement for the Hampton site per Equinix) epd.georgia.gov / download epd.georgia.gov / download investor.equinix.com / equinix-partners-with-central-georgia-el
Scale as stated	Equinix says the Hampton site will bring more than 990 jobs and up to \$20 million a year in property tax (investor.equinix.com / equinix-partners-with-central-georgia-el). No MW, acreage or building size is stated in any source opened; a tracker lists four buildings AT10x to AT13x (tracker, baxtel.com / equinix-hampton-campus).
Procurement evidence	None found. Equinix announced on Aug 6, 2026 a 20 year agreement under which it pays Central Georgia EMC for a new substation and two transmission lines; that is a utility supply agreement, not a vendor or contractor selection. investor.equinix.com / equinix-partners-with-central-georgia-el
Important unknowns	Engine count and rating behind the make and model change; whether and when construction permit 29899 was issued (the issued permit search blocks automated reading); general contractor and electrical contractor
Suggested next research step	Watch the weekly EPD public advisories for a proposed permit or decision on application 30303 at epd.georgia.gov / permitting-public-advisories-and-public-

Notes on sources	Trackers give the street address as 1000 Site Parkway while the EPD record says 1100 Site Parkway, so the tracker match is by street and city only (baxtel.com / equinix-hampton-at10x-datacenterhawk.com / at10x-11x). The stage rests on news: RCR Wireless reported site clearing at Equinix's Hampton site in August 2025 (rcrwireless.com), and a tracker says AT10x and AT11x are under construction (baxtel.com / equinix-hampton-campus). Neither names 1100 Site Parkway, so the match to this record is by company and city (medium), and no government record confirms construction. Application 30303 refers to a permit condition, which suggests permit 29899 was issued, but no issued permit could be read. A McKenney's page naming Clune Construction as general contractor is about Equinix space at 180 Peachtree in Atlanta, not this site (mckenneys.com). Traders Union reported the same power deal citing a deleted Equinix post (tradersunion.com / 2935135-equinix-edges-higher-to-usd1062).
------------------	--

Record details

Applicant	Equinix Atlanta Data Center (facility name on record)
Location	Hampton, Henry County
Stage	Proposed Major Source SIP permit for construction of a data center (application 29899); later application 30303 to change the engine make and model and an hour limit in Permit Condition 2.11 (epd.georgia.gov / download)
Record	Georgia EPD Air Protection Branch public advisory, file PA0426-4, Apr 22, 2026 epd.georgia.gov / download
Equipment stated	Application 30303: update to make and model of engine and update to hour limit in Permit Condition 2.11 (engine count and MW not stated) epd.georgia.gov / download
Milestones	May 22, 2026 comment period on proposed permit 29899 ended Sep 2, 2026 application 30303 listed (epd.georgia.gov / download) Oct 2, 2026 comments on application 30303 due (epd.georgia.gov / download)
News	News came first: first story we found Aug 13, 2025 (medium match) rcrwireless.com
Other records	epd.georgia.gov / download
Notes	Operation described as Computing Infrastructure Providers, Data Processing, Web Hosting, and Related Services. Application 30303 refers to a permit condition, which suggests permit 29899 was issued, but issued permits could not be checked because the EPD permit search site blocks automated reading. A tracker lists an Equinix Hampton campus with buildings AT10x and AT11x under construction (built 2027) and AT12x and AT13x planned, with no street address (tracker, baxtel.com / equinix-hampton-campus). No news story naming 1100 Site Parkway was found. News match is by same applicant and city: RCR Wireless reported on Aug 13, 2025 that Equinix had a new xScale site in the works in Hampton, Georgia, covering several hundred acres being cleared for construction (first news link); it names no street address, so confidence is medium. Equinix's own release of Aug 6, 2026 on a 20 year power agreement with Central Georgia EMC for the Hampton site, including a new high voltage substation and two transmission lines, came after the record and is not the first story (investor.equinix.com / equinix-partners-with-central-georgia-el). The news came before the record.

Rosewall Pines Holdings LLC data center (411 Pegasus Parkway), reported as Google LaGrange

GA002

Air permit

Monitor

Equipment named but not quantified in a government record; large stated scale (\$8 billion (reported by the AJC)); no dated public step within 120 days; buying window: early packages may be bought (construction is reported under way; later phases unknown).

Stage on Oct 20, 2026

Under construction. Construction of Google's data center at 411 Pegasus Parkway is underway and the first phase is expected to operate by the end of 2026, reported by the Atlanta Journal Constitution; EPD's proposed emergency engine permit 29849 had its virtual hearing and comment deadline on May 22, 2026 and no decision has been published.

[ajc.com / what-is-georgias-project-pegasus-tech-gi](https://ajc.com/what-is-georgias-project-pegasus-tech-gi)

Equipment categories stated

backup generators

Next verified step

No dated public step found in any source

Organizations in sources

Rosewall Pines Holdings LLC (permittee; Google's holding entity, reported by news); Google (end user and operator, reported by news); Development Authority of LaGrange (issued an \$8 billion industrial revenue bond to Rosewall Pines Holdings, reported by news); KDC (filed the regional review for the second building PRL2 for the owner, reported by news); Thor Equities (earlier buyer and planner of the site, reported by news); City of LaGrange (host city, city manager quoted, reported by news); Georgia EPD Air Protection Branch (permitting agency)

[epd.georgia.gov / download](https://epd.georgia.gov/download)

[ajc.com / what-is-georgias-project-pegasus-tech-gi](https://ajc.com/what-is-georgias-project-pegasus-tech-gi)

[atlantanewsfirst.com / google-build-new-data-center-lagrange](https://atlantanewsfirst.com/google-build-new-data-center-lagrange)

[datacenterdynamics.com / google-files-to-expand-data-center-campus](https://datacenterdynamics.com/google-files-to-expand-data-center-campus)

Scale as stated

\$8 billion investment, 420 acre site, existing building of more than 600,000 sq ft being retrofitted, reported by the AJC ([ajc.com / what-is-georgias-project-pegasus-tech-gi](https://ajc.com/what-is-georgias-project-pegasus-tech-gi)); ConstructConnect reports 270 acres and a 500,000 plus sq ft building ([news.constructconnect.com / google-plans-to-build-a-second-georgia-d](https://news.constructconnect.com/google-plans-to-build-a-second-georgia-d)); a second building PRL2 of 470,000 sq ft and \$1 billion was filed as regional review 4797 with work possibly running to 2029, reported by DCD ([datacenterdynamics.com / google-files-to-expand-data-center-campus](https://datacenterdynamics.com/google-files-to-expand-data-center-campus)).

People named in public records

Steve Allison, Georgia EPD contact for copies of draft permits, narratives and applications, named in the EPD public advisory PA0426 4 (Synthetic Minor section) [epd.georgia.gov / download](https://epd.georgia.gov/download)

Procurement evidence

None found. Work is underway (a construction worker was hurt on the facility roof in early April 2026, reported by Atlanta News First), but no contractor, vendor or equipment order is named.

[atlantanewsfirst.com / google-build-new-data-center-lagrange](https://atlantanewsfirst.com/google-build-new-data-center-lagrange)

Important unknowns

Engine count and rating and whether permit 29849 was issued; general and electrical contractors for the retrofit and for PRL2; the regional review record for PRL2 (the state review site blocks automated reading)

Suggested next research step

Check City of LaGrange building permit or site plan records for 411 Pegasus Parkway, and watch EPD advisories for a new air permit application covering the PRL2 building.

Notes on sources	The AJC names Rosewall Pines Holdings as Google's holding entity, so the Google tie is explicit and not only by address (ajc.com / what-is-georgias-project-pegasus-tech-gi). The AJC and ConstructConnect give different acreage and building size. WSB reported the 2025 LaGrange data center moratorium does not affect the project at 411 Pegasus Parkway (wsbtv.com / LFCNYS3HWRE3VJ3AJBBLRT3COA). The AJC says the first building did not go through regional review.
------------------	---

Record details

Applicant	Rosewall Pines Holdings LLC
Location	LaGrange, Troup County
Stage	Proposed Synthetic Minor permit (application 29849) for installation of emergency engines to support data center operations
Record	Georgia EPD Air Protection Branch public advisory, file PA0426-4, Apr 22, 2026 epd.georgia.gov / download
Equipment stated	Installation of emergency engines to support data center operations (count and MW not stated) epd.georgia.gov / download
Milestones	May 22, 2026 virtual public hearing at 6:00 pm and end of comment period
News	News came first: first story we found Aug 9, 2024 (strong match) datacenterdynamics.com / thor-equities-buys-270-acres-in-georgia-
Notes	News match is by exact street address: DCD reported Thor Equities bought 270 acres at 411 Pegasus Parkway for a data center (first news link), and DCD reported Google confirmed a data center at the same address (datacenterdynamics.com / google-confirms-plans-for-data-center-i n). The AJC reported that Google's holding entity, Rosewall Pines Holdings, obtained an \$8 billion industrial revenue bond, so a news story ties Rosewall Pines Holdings LLC to Google explicitly, not only by address (ajc.com / what-is-georgias-project-pegasus-tech-gi). A second building at the same address (PRL2, DRI 4797) is in leads because its only government record is on the blocked state DRI site (datacenterdynamics.com / google-files-to-expand-data-center-campu).

Data center campus on Walt Sanders Road (reported as Project Oak)

GA006

Rezoning or land use

Risk noted

	Deprioritize Denied or withdrawn as of the status date.
Stage on Oct 20, 2026	Denied or withdrawn. The Coweta County Board of Commissioners denied Rezoning Petition 24 020 by LDO Coweta LLC at its Aug 25, 2026 continuation hearing. ga-cowetacounty.civicplus.com / CivicAlerts
Equipment categories stated	substation or high voltage, transmission lines, cooling, water or wastewater, buildings and shell
Next verified step	No dated public step found in any source
Last decision	Aug 25, 2026: Rezoning petition denied by the Coweta County Board of Commissioners ga-cowetacounty.civicplus.com / CivicAlerts

Organizations in sources	LDO Coweta LLC (applicant); Headwaters Site Development, affiliate of Stream Data Centers (developer, reported by news); Coweta County Board of Commissioners (decision body); Georgia Power (electric utility, no definitive service agreement); Coweta County Water and Sewerage Authority (conditional water and sewer commitment); Ramboll (prepared the environmental impact report); Georgia Regional Transportation Authority (regional review 4374 notice of decision); PEC+ and Valentino and Associates (property survey) ga-cowetacounty.civicplus.com / 1538 ga-cowetacounty.civicplus.com / 1537 ga-cowetacounty.civicplus.com / CivicAlerts times-herald.com / article_89ed0b68-7bce-43a9-b2b8-fe33acf1
Scale as stated	About 464.56 acres in two parcels, six buildings, 1,791,060 sq ft gross floor area, build out planned by 2035 (ga-cowetacounty.civicplus.com / 1538); the developer withdrew the 209.84 acre northern parcel from the request on Jul 17, 2026, reported by the Times Herald (times-herald.com / article_89ed0b68-7bce-43a9-b2b8-fe33acf1).
People named in public records	Nicole K. Blackwell, Zoning Coordinator and staff contact for the case, Coweta County staff memo of Jun 22, 2026 ga-cowetacounty.civicplus.com / 1538
Procurement evidence	None found.
Important unknowns	Whether the developer will refile after the six month wait or build under the existing industrial zoning; power demand in MW; any Georgia Power service agreement
Suggested next research step	Watch Coweta County Board of Commissioners agendas and hearing notices for a new petition on the Walt Sanders Road parcels; the Times Herald reports applicants must wait six months to reapply.
Notes on sources	The Times Herald reported the denial was unanimous and that the developers would weigh residents' feedback before deciding future plans (times-herald.com / article_76db6b0a-615b-48e6-aacd-5042bdd0). Commissioner Jeff Fisher said the denial keeps the 2024 industrial zoning and conditions in place (thecitizen.com). An appeal in Coweta Superior Court concerns Project Sail by Atlas Development, not this site (cbsnews.com / coweta-county-residents-file-appeal-to-s). The hearing notice prints no issue date. Building area, cooling water use and power demand are stated, but no equipment count or rating, so equipment is classed as named.

Record details

Applicant	LDO Coweta, LLC
Location	Unincorporated (Newnan address), Coweta County
Stage	Rezoning to M (Industrial) for a data center campus; denied by the Board of Commissioners at the Aug 25, 2026 continuation hearing (ga-cowetacounty.civicplus.com / CivicAlerts)
Record	Coweta County staff memo, Subject: Rezoning Request, Petition REZONE 24-020, Jun 22, 2026 ga-cowetacounty.civicplus.com / 1538
Size	464.56 acres; Six two story buildings, 1,791,060 sq ft gross floor area
Equipment stated	A substation is proposed near the center of the northern parcel; applicant plans a closed loop cooling system; Georgia Power says no definitive agreements for electric service exist ga-cowetacounty.civicplus.com / 1538

Milestones	May 18, 2026 community meeting held Jun 5, 2026 application amended to add parcel 096-5115-001 Jul 21, 2026 BOC public hearing scheduled Aug 25, 2026 BOC continuation hearing, petition denied (ga-cowetacounty.civicplus.com / Civic Alerts)
Risks	Jul 17, 2026 withdrawn (northern parcel only), reported by Times Herald (times-herald.com / article_89ed0b68-7bce-43a9-b2b8-fe33acf1); Aug 25, 2026 denied by the Board of Commissioners (ga-cowetacounty.civicplus.com / CivicAlerts) ga-cowetacounty.civicplus.com / CivicAlerts
News	News came first: first story we found Oct 7, 2025 (strong match) times-herald.com / article_2fad1ded-9f1c-4b67-9be1-29a4f027
Other records	ga-cowetacounty.civicplus.com / 1537 ga-cowetacounty.civicplus.com / CivicAlerts
Notes	Parcels 096-5142-001 and 096-5115-001. The staff memo cites DRI 4374 (its comment header prints 4734, apparently a typo); the Times Herald covered DRI 4374, Central Coweta Industrial Phase II, 458 acres, eight buildings (first news link), so the news match is by DRI number. Times Herald names Headwaters Site Development, an affiliate of Stream Data Centers, with LDO Coweta LLC and uses the name Project Oak (Times Herald). The county recap calls the case Rezoning Petition 24-20 (county meeting recap).

PCC DeKalb data center campus (4280 and 4358 Loveless Place, 2281 Pineview Trail)

GA008

Rezoning or land use Risk noted

	Deprioritize Denied or withdrawn as of the status date.
Stage on Oct 20, 2026	Denied or withdrawn. The DeKalb County Board of Commissioners rejected the special land use permit at its Aug 13, 2026 zoning meeting, reported by Capital B News, after staff and the Planning Commission recommended denial. atlanta.capitalbnews.org / dekalb-county-ellenwood-data-center-reje
Equipment categories stated	substation or high voltage, backup generators, cooling, buildings and shell
Next verified step	No dated public step found in any source
Last decision	Aug 13, 2026: Special land use permit rejected by the DeKalb County Board of Commissioners, reported by Capital B News atlanta.capitalbnews.org / dekalb-county-ellenwood-data-center-reje
Organizations in sources	PCC DeKalb LLC (applicant and owner); Taylor Duma (law firm of the applicant's agent); E Data Company LLC (applicant representative); Atlas Development LLC (site plan preparer); DeKalb County Board of Commissioners (decision body); DeKalb County Planning Commission (recommended denial); Clayton County Water Authority (has not approved water use); Clayton County Transportation and Development (has not approved Old Field Road access) dekalbcountyga.gov / July%202026%20Zoning%20Agenda dekalbcountyga.gov / D1-2025-0970%20PCC-DeKalb%20SLUP-25-1247 dekalbcountyga.gov / July%207%2C%202026%20Planning%20Commissi

Scale as stated	95.57 acres, a one million sq ft data center campus per staff, with a proposed cap of 1,050,000 sq ft (dekalbcountyga.gov / D1-2025-0970%20PCC-DeKalb%20SLUP-25-1247); Capital B News reported three two story buildings totaling about 2 million sq ft (atlanta.capitalbnews.org / dekalb-county-ellenwood-data-center-reje).
People named in public records	Steven L. Jones, agent for the applicant (Taylor Duma), DeKalb July 2026 zoning agenda; Brett Embry, applicant representative (E Data Company LLC), DeKalb staff analysis; John Reid, Senior Planner and staff contact for the case, DeKalb staff analysis dekalbcountyga.gov / July%202026%20Zoning%20Agenda dekalbcountyga.gov / D1-2025-0970%20PCC-DeKalb%20SLUP-25-1247
Procurement evidence	None found.
Important unknowns	Whether the applicant will challenge the denial in court or refile; power demand and electric provider; generator count and rating
Suggested next research step	Watch DeKalb County zoning agendas once the moratorium on new data center applications ends, which Capital B News reports as Mar 30, 2027.
Notes on sources	No county record of the Aug 13, 2026 vote was found; the Board agenda for that day lists the case as deferred item D1 with its history and no result (dekalbcountyga.gov / August%2013%2C%202026%20BOC%20Zoning%20A). Capital B News reports a separate lawsuit by Shadowbox Studios against the county moratorium, not against this case. Staff (about 1 million sq ft) and Capital B (about 2 million sq ft) disagree on size. The agent's firm is written Taylor Duma LLC on agendas and Taylor Duma LLP in the staff analysis. Company and case names are written without their hyphens here. Building area, cooling water use and power demand are stated, but no equipment count or rating, so equipment is classed as named.

Record details

Applicant	PCC-DeKalb, LLC
Location	Ellenwood (unincorporated), DeKalb County
Stage	Special land use permit for utility structures for a data center campus; staff and the Planning Commission recommended denial (dekalbcountyga.gov / July%207%2C%202026%20Planning%20Commissi); the Board of Commissioners rejected it on Aug 13, 2026, reported by Capital B News (atlanta.capitalbnews.org / dekalb-county-ellenwood-data-center-reje)
Record	DeKalb County Department of Planning and Sustainability, July 2026 Zoning Agenda (Planning Commission Jul 7, 2026, Board of Commissioners Aug 13, 2026), May 11, 2026 dekalbcountyga.gov / July%202026%20Zoning%20Agenda
Size	95.57 acres; about 1,000,000 sq ft data center campus; proposed conditions cap two story building space at 1,050,000 sq ft, height 95 feet (staff analysis, dekalbcountyga.gov / D1-2025-0970%20PCC-DeKalb%20SLUP-25-1247); Capital B News reported three two story buildings totaling about 2 million sq ft (atlanta.capitalbnews.org / dekalb-county-ellenwood-data-center-reje); the staff figure of about 1,000,000 sq ft and the news figure disagree
Equipment stated	Outdoor electric substation (site plan: proposed utility support site with electrical substation); proposed conditions require Tier 4 generators in sound attenuating enclosures, generator testing limited to 10 hours per calendar month, and a closed loop cooling system dekalbcountyga.gov / D1-2025-0970%20PCC-DeKalb%20SLUP-25-1247
Milestones	Jun 25, 2026 staff analysis prepared recommending denial (dekalbcountyga.gov / D1-2025-0970%20PCC-DeKalb%20SLUP-25-1247) Jul 7, 2026 Planning Commission voted to deny per staff recommendation, 7 yes, 1 absent, 1 abstaining (dekalbcountyga.gov / July%207%2C%202026%20Planning%20Commissi) Aug 13, 2026 Board of Commissioners zoning meeting (rescheduled from Jul 23, 2026) rejected the project, reported by Capital B News (atlanta.capitalbnews.org / dekalb-county-ellenwood-data-center-reje)

Risks	Jul 7, 2026 denied: Planning Commission recommended denial (dekalbcountyga.gov / July%207%2C%202026%20Planning%20Commissi); Aug 13, 2026 denied by the Board of Commissioners, reported by Capital B News (atlanta.capitalbnews.org / dekalb-county-ellenwood-data-center-reje); Jun 12, 2026 utility constraint: a Clayton County email says Clayton has not approved use of its water or access to Old Field Road (dekalbcountyga.gov / D1-2025-0970%20PCC-DeKalb%20SLUP-25-1247) dekalbcountyga.gov / D1-2025-0970%20PCC-DeKalb%20SLUP-25-1247
News	News came first: first story we found Oct 1, 2025 (strong match) wabe.org / 1-million-square-foot-data-center-propos
Other records	dekalbcountyga.gov / D1-2025-0970%20PCC-DeKalb%20SLUP-25-1247 dekalbcountyga.gov / July%207%2C%202026%20Planning%20Commissi
Notes	The Community Council voted a two cycle deferral in June 2026; the day is not printed (staff analysis). The agenda names the case (D1-2025-0970 / SLUP-25-1247635), applicant and addresses but does not use the words data center; the staff analysis describes the data center campus (staff analysis). Earlier case history in the staff analysis: application letter Jun 16, 2025 and a Planning Commission denial Sep 9, 2025 (staff analysis). News match is by exact street address (first news link). No county record of the Aug 13, 2026 vote was found. The county moratorium on new data center applications is listed under local moratoriums in the gaps notes, since this case was already pending.

Leads not included

Projects reported in news or by trackers, seen on government pages we could not open, or excluded by scope (for example permits for existing facilities with no new construction). They are listed so you can follow up; they are not counted above.

Project	County	What was reported	Why not included
Quality Investment Properties Metro, LLC (QTS Atlanta Metro), 1033 Jefferson St NW, Atlanta	Fulton	Government record, not news: EPD advisory PA0426-4 lists proposed Initial Title V Operating Permit, application 809103, for a Computer Data Center, comment deadline May 22, 2026; no construction or new equipment is described	existing facility, no new construction
Project Indo, DataBank (218 Industrial Park Road), DRI 4761	Bartow	Reported by the Daily Tribune News: DataBank (Data Bank Holdings Ltd) seeks rezoning from heavy industrial to technology district in Cartersville for a 1M sq ft data center with an onsite substation on about 69 acres, estimated \$2.4B; DRI filed; Planning Commission hearing set for Aug 11	The state DRI site and the City of Cartersville meetings site both block automated reading; the Northwest Georgia Regional Commission site has no DRI listing. No readable government record found.
Stillwater Technology Park (Panhandle Road), DRI 4794	Clayton	Reported by WABE: proposal for about 403 acres and 15 buildings in Lovejoy; application withdrawn and the withdrawal accepted at a special called council meeting on Aug 6, 2026; city to revise zoning to exclude data centers	State DRI site blocks automated reading; the City of Lovejoy agenda page returned a server error and its document center lists no 2026 agendas. Government action known only from news. Withdrawn in the window.
Google PRL2 second building (411 Pegasus Parkway), DRI 4797	Troup	Reported by DCD: KDC filed a DRI on behalf of the owner for a 470,000 sq ft, \$1B data center building at 411 Pegasus Parkway, LaGrange; same address as project GA002	State DRI site blocks automated reading; the Three Rivers Regional Commission home page shows no DRI listing; no City of LaGrange record found.
Canoochee River RV Resort LLC data center campus (2700 Airport Road), DRI 4846	Candler	Reported by DCD: five data center buildings up to 250,000 sq ft each on 470 acres next to the Metter Candler Airport, with a PUD rezoning application from AG-3. WTOC reported the county is discussing zoning changes or a moratorium (https://www.wtoc.com/2026/09/15/two-groups-propose-data-centers-metter-candler-county/)	State DRI site and Candler County document center both block automated reading (checked once during research).

Nixon Technology Center (1538 and 1550 Four H Club Road, 3806 Mike Padgett Highway), DRI 4853	Richmond	Reported by DCD: 3 G Investments LLC filed a DRI for 3.34M sq ft on 388 acres next to Augusta Regional Airport. WRDW reported neighbors reacting (https://www.wrdw.com/2026/10/15/we-have-voice-augusta-neighbors-react-proposed-data-center-campus/)	State DRI site and the CSRA Regional Commission site block automated reading. The Augusta record opened is the Nov 3, 2025 Planning Commission agenda (Z-25-40, 100 acres at 1550 Four H Club Road for a manufacturing warehouse); before the window and not a data center record. Augusta Planning Commission agendas for July and August 2026 have no case for this site.
Bridgeport Industrial Park extension data center	Coweta	Reported by the Times Herald: revived Bridgeport project near US 27/29 and I-85 with six buildings and substations; Three Rivers RC required a new DRI. A later Times Herald story says DRI forms were submitted in April (https://www.times-herald.com/data_center/where-cowetas-five-proposed-data-centers-stand/article_55ee204a-0e00-43e4-9ad1-78c92b679d06.html)	No DRI number or county record found; DRI pages are on the state DRI site, which blocks automated reading.
East Village Dothan LLC data center campus (I-20 at Liberty Road)	Douglas	Reported by DCD: rezoning for about 700 acres near Villa Rica (developer reported as EdgeConneX) denied 4 to 1 by Douglas County commissioners in the week of Jul 9, 2026	Douglas County agendas are in a portal that cannot be read automatically (checked during research); no readable county record of the case found. Denied in the window.
Project Rock Forge, MMM Acquisitions LLC (REZ2025-08)	Rockdale	Tracker, not news: a data center tracker reports the rezoning was denied on Oct 6, 2026. A county zoning hearing packet dated Sep 24, 2026 exists	The Sep 24, 2026 county zoning packet would not open, and the county minutes page cannot list documents without a browser. Outcome known only from a tracker.
Brown Farm Road data center rezoning (Z-26-00029, about 111.4 acres)	Bartow	Reported by the Daily Tribune News: Akin and Tate for Oakley Real Estate Partners sought A-1 to BPD rezoning, with a Planning Commission hearing on Aug 24. Tracker, not news: says the Planning Commission recommended against it and it was withdrawn Aug 31, 2026 (tracker, https://savrn.com/data-center-capital-atlas/georgia)	Bartow County commissioner minutes for Sep 2, 2026 and Oct 14, 2026 (opened) have no decision on this case; no Planning Commission minutes were found online. Withdrawal reported only by a tracker.

Project Ruby (Upatoi)	Muscogee	Reported by WTVM: Columbus City Council delayed a vote on the data center project in April 2026. Tracker, not news: technology overlay district approved Jun 16, 2026 and a lawsuit against it reported Jun 26, 2026 (tracker, https://savrn.com/data-center-capital-atlas/georgia)	The council summary adopting overlay ordinance REZN 02 26 0289 does not name a project or site, so it is not a project record. Not reopened in this scan; the WTVM story was seen in search results only.
Project Blue Hole, QTS (Blakely)	Early	Reported by WTVY: MOU among the City of Blakely, Early County, the school board, the Early County Development Authority and QTS, with \$7.5M for the first phase and \$7M a year. DCD reported DRI 4651 for the Blakely campus (https://www.datacenterdynamics.com/en/news/qts-targets-two-data-center-campus-in-georgia/)	No City of Blakely or development authority record of the MOU found.
Columbia County EDA MOU with Kinetic Infrastructure Solutions	Columbia	Reported by WRDW: the Economic Development Authority of Columbia County approved an MOU with a bond for title structure for a data center of at least \$17B, with Kinetic described as an Alphabet subsidiary. The Augusta Press reported on Dec 25, 2025 that Kinetic Infrastructure Solutions LLC bought eight Appling tracts and more than 1,600 acres along Morris Callaway Road for \$475 million (https://theaugustapress.com/trammell-crow-company-sells-appling-data-center-property-for-nearly-half-a-billion)	No authority agenda or minutes found online. Related to GA007 (same company) and probably GA013, but no site is named.
Powers Ferry Place data center (1155 Powers Ferry Place, about 11 acres, 18 MW)	Cobb	Reported by Atlanta News First: Marietta City Council approved zoning for the data center at a heated meeting on Wednesday Aug 12, 2026	The City of Marietta agenda site blocks automated reading; a copy of the case file on the East Cobb News site is not a government host and was not used.
Microsoft ATL50 (5235 Stonewall Tell Road, 88 acres)	Fulton	Reported by DCD: Microsoft filed a DRI for two three story buildings totaling 910,000 sq ft in Union City	DRI number not given; the state DRI site blocks automated reading and the Atlanta Regional Commission review list cannot be read without a browser; no Union City record found.

75 South Data Center Campus (1221 Tomochichi Road, 292.41 acres)	Spalding	Reported by the Griffin Daily News: Industrial VI Enterprises LLC (Hillwood and PowerHouse) applications withdrawn before the Jun 25, 2026 county zoning hearing. Earlier Griffin Daily News story: seven buildings, 2.24M sq ft and a power station, 450 MW in the DRI, and a 5 to 0 Planning and Appeals Commission vote to recommend denial on Apr 28, 2026 (https://www.griffindailynews.com/news/boc-hearing-on-fourth-data-center-delayed-until-june-25/article_5a739947-3570-5d42-86a4-0cb539157184.html)	No Spalding County agenda or minutes for the June 25 hearing were found by search.
Serverfarm data center and VoltaGrid power plant (Covington)	Newton	Reported by Atlanta News First: EPD found 37 diesel emergency generators at the Serverfarm data center and 8, later 11, engines at the VoltaGrid plant before permits; notice of violation with a stop work order to VoltaGrid on Jul 2, 2026; Serverfarm permit issued Jun 29, 2026; \$42,500 in fines. The AJC reported 33 gas engines and 90 MW at the plant (https://www.ajc.com/business/2026/07/georgia-agency-orders-data-centers-pop-up-power-plant-to-halt-construction/)	No EPD advisory in the window lists these facilities, and the EPD notices, consent orders and issued permits were not found on EPD pages that can be read automatically. Strong lead: equipment counts are known from press.
Kingsland tract (about 682 acres) rezoning and annexation	Camden	Reported by The Current: application by Kirk Tovey to rezone the tract for a data center industrial park and annex part into Kingsland was withdrawn on May 4, 2026; the county was set to vote on a moratorium	The city notice was posted only on Facebook; no city or county website record found. Withdrawn in the window.
Batley Business Complex data center, Atlas Development (Rome)	Floyd	Tracker, not news: a tracker reports the Rome Floyd County Development Authority agreement with Atlas Development ended, first reported Aug 14, 2026	Tracker only; the news story it cites and any development authority record were not found or opened.
Google Monroe County campus revenue sharing	Monroe	Tracker, not news: a tracker reports a revenue split plan with the Monroe County Development Authority approved Sep 8, 2026. DCD reported Google bought 950 acres in Monroe County in October 2025 (https://www.datacenterdynamics.com/en/news/google-confirms-plans-for-data-center-in-lagrange-georgia/)	Tracker only for the 2026 action; no county or authority record found by search.

Hampton Technology Park (Lower Woolsey Road) DRI	Henry	Reported by Construction Review: DRI for about 4M sq ft in five buildings on 603 acres on Lower Woolsey Road, Hampton, applicant shown as an anonymous LLC. The applicant name Hampton Technology Park Owner LLC appears in the DCD story title (https://www.datacenterdynamics.com/en/news/another-data-center-campus-is-being-planned-outside-atlanta-georgia-hampton-technology-park-owner-llc-has-filed-a-developments-of-regional-impact-dri-application-with-the-georgia-department-of-community-affairs-for-a-new-campus-in-the-city-of-hampto/), seen in search results	Matched to GA016 by road and city (medium); the DRI itself, filed before the window, is on the state DRI site, which blocks automated reading. Listed so the DRI can be confirmed by hand.
Project Sail (Prologis, over 800 acres)	Coweta	Reported by the AJC: rezoning approved 3 to 2 on Apr 7, 2026, before the window (https://ajc-ajc-prod.cdn.arcpublishing.com/business/2026/04/coweta-votes-to-turn-this-800-acre-forest-into-17b-data-center-campus). Reported by the Times Herald: appeal filed in Coweta County Superior Court on May 5	Main government action is before the window; the court appeal is known only from news.

Coverage gaps and limitations

What this Georgia scan could and could not check

Period covered: Apr 18, 2026 to Oct 18, 2026.

1. State air permit notices (Georgia EPD)

Could we read it? Yes. This was our best source.

We read every weekly EPD air permit notice in the period, 26 in all. They contain 13 data center entries:

12 became projects in this report.

1 is listed as a lead only: QTS Atlanta Metro at 1033 Jefferson St NW. It is an operating site getting its first operating permit, with no new construction.

What we could not check:

Notice dates. EPD's website only lists the September and October notices with dates. We opened the earlier ones one by one, so a notice could still have been missed. Those earlier notices print no date, so we dated each one 30 days before its comment deadline. That gap holds on every notice that does show a date.

Equipment detail. The notices rarely say how many generators a site will have or how big they are. Only Core Scientific in Dalton does: 8 diesel generators, 21.6 MW in total.

Issued permits. EPD's issued permit search does not allow automated reading. Its other permit search requires filling in a form, which we do not do. So we cannot say when, or whether, any of these permits were granted.

Enforcement. We could not find EPD enforcement actions online. One example is the fines on the Serverfarm data center and VoltaGrid power plant in Covington, which we know of only from news.

What this means for you: new permit applications are well covered. Equipment and permit decisions are thin.

2. State regional impact reviews (DRI)

Could we read it? Mostly no. This is the biggest hole in the scan.

The state's review website (run by the Department of Community Affairs) blocks automated reading. We respected that and did not use copies of it hosted elsewhere.

The regional commission websites either do not list their reviews or also block automated reading.

Project Arrowhead in Irwin County is the one exception. Its regional review report could only be read from a copy posted by a local advocacy group. That project's main record is the county meeting agenda instead.

What we could not check: at least 7 data center reviews filed in this period appear in news but could not be confirmed from a government page:

Project Indo in Cartersville
Stillwater in Lovejoy
Google's second LaGrange building
Metter
Nixon in Augusta
Microsoft in Union City
Bridgeport in Coweta

They are listed as leads.

What this means for you: several large proposals are missing from the main list, along with their official filing dates. The fix is a permitted data feed from the state, or someone looking them up by hand.

3. Utility regulator (Georgia Public Service Commission)

Could we read it? Partly.

The commission's data center fact sheet confirms one item: staff reviewed a 3,200 MW data center contract on Aug 26, 2026. The fact sheet does not name the customer. We linked it to OpenAI's Effingham County project because news reports give the same size. We could not find the case file itself, because the commission's case search requires filling in a form.

What this means for you: utility steps are missing for every project except Effingham.

4. County and city zoning

Could we read it? Mixed.

Could read: Irwin, Coweta, DeKalb, Bartow and Troup counties, plus Statesboro and Augusta.

Blocked automated reading: Cartersville, Marietta and Candler County.

Could not be read without a browser: Douglas and Rockdale counties.

Pages would not load: one Rockdale hearing packet and the City of Lovejoy meeting page.

Nothing found online: records for Spalding County, Blakely, Kingston, Hampton and Union City.

What we could not check: several decisions in the period are known only from news:

DeKalb's denial on Aug 13, 2026
Douglas County's denial in July
Marietta's approval on Aug 12, 2026

Rockdale's reported denial

Brown Farm Road's reported withdrawal in Bartow

What this means for you: denials and withdrawals are the decisions most often missing from the main list.

5. Incentive deals (development authorities)

Could we read it? Weak.

The Effingham County development authority's announcement could be read. Its meeting agendas and minutes are not on its website. That includes the Jul 21, 2026 agreement with OpenAI and the reported tax abatement.

We found no readable records of the incentive deals reported in news for:

Columbia County (Kinetic Infrastructure Solutions)

Early County (QTS)

Monroe County

Rome and Floyd County

What this means for you: incentive deals are almost all in the leads.

Local moratoriums

These pauses or bans are not tied to one project, so they are not project rows.

DeKalb County: moratorium on new data center applications since July 2025, now running to Mar 30, 2027, as reported by Capital B News. [atlanta.capitalbnews.org / dekalb-county-ellenwood-data-center-reject/](https://atlanta.capitalbnews.org/dekalb-county-ellenwood-data-center-reject/)

Coweta County: 180 day moratorium on data center development, as reported by the Times Herald on Jul 17, 2026. [times-herald.com / article_89ed0b68-7bce-43a9-b2b8-fe33acf1](https://times-herald.com/article_89ed0b68-7bce-43a9-b2b8-fe33acf1)

Clayton County: moratorium on new data center applications and construction in unincorporated areas. Lovejoy also plans to change its zoning to exclude data centers. Both reported by WABE on Aug 10, 2026. [wabe.org / 400-acre-data-center-proposal-withdrawn-](https://wabe.org/400-acre-data-center-proposal-withdrawn-)

City of Savannah: 155 day moratorium on data centers of 10 MW or more and on buildings of 200,000 sq ft or more built or converted for data center use, approved by the city council on Aug 27, 2026, as reported by WTOC on Aug 27, 2026. [wtoc.com / savannah-city-council-approves-155-day-m](https://wtoc.com/savannah-city-council-approves-155-day-moratorium/)

Camden County: the county was set to vote on a nine month moratorium in May 2026, as reported by The Current on May 4, 2026. [thecurrentga.org / florida-businessman-suspends-data-center](https://thecurrentga.org/florida-businessman-suspends-data-center/)

Other notes

"First in the news" dates are the earliest stories we found. Earlier coverage may exist.

Match strength. Each project's news comparison shows its match strength (strong, medium or weak; in the spreadsheet, high, medium or low):

Strong: same project name, same applicant, or exact street address for the same site.

Medium: same road and city, or same county and size, or same company without the same site.

Weak: anything less.

Method

We searched the source families below for records that mention a data center and are dated within the window, opened each record, merged records about the same site, and recorded only what the records state. News was searched by project name, site address and county to find the earliest story. Research was done by

AI agents (Claude, by Anthropic) following a fixed written procedure. Every project row was then checked against its sources by a separate AI review agent that did not do the research (8 review rounds; final round passed).

Sources

Family	Source	Access
1 state air permit public notices	Georgia EPD permitting public advisories listing page epd.georgia.gov / permitting-public-advisories-and-public-	Read
1 state air permit public notices	Georgia EPD weekly advisory PDFs PA0426-4 to PA1026-2 epd.georgia.gov / download	Read
1 state air permit public notices	Georgia EPD advisory PDF PA0626-4 (read from the GovDelivery copy) epd.georgia.gov / download	Did not load
1 state air permit public notices	Georgia EPD GovDelivery bulletins (official EPD email bulletins) content.govdelivery.com / 41d8e59	Read
1 state air permit public notices	Georgia EPD Air Protection Branch public announcements epd.georgia.gov / air-protection-branch-public-announcem en	Read
1 state air permit public notices	Georgia EPD issued permit search (permitsearch.gaepd.org) permitsearch.gaepd.org	Blocks automated reading
1 state air permit public notices	Georgia EPD Air Protection Branch web app permit search air.gaepd.org / Permits	Could not be read automatically
2 regional impact review	Georgia DCA DRI system apps.dca.ga.gov / DRI	Blocks automated reading
2 regional impact review	Southern Georgia Regional Commission sgrc.us	Read
2 regional impact review	Northwest Georgia Regional Commission nwgrc.gov	Read
2 regional impact review	Three Rivers Regional Commission threeriversrc.com	Read
2 regional impact review	Atlanta Regional Commission plan review database	Could not be read automatically
2 regional impact review	CSRA Regional Commission	Blocks automated reading
2 regional impact review	Coastal Regional Commission DRI map	Did not load
3 utility commission dockets	Georgia Public Service Commission home and Data Center Fact Sheet (September 2026) psc.ga.gov / datacenterfactsheet_202609	Read

4 county and city planning	Irwin County Board of Commissioners agendas irwincounty-ga.gov / IRWIN-COUNTY-BOARD-OF-COMMISSIONER-MAY-2	Read
4 county and city planning	Coweta County document center and news flash recaps ga-cowetacounty.civicplus.com / 1538	Read
4 county and city planning	DeKalb County planning files, zoning agendas and Planning Commission minutes dekalbcountyga.gov / July%207%2C%202026%20Planning%20Commission	Read
4 county and city planning	City of Statesboro council agendas statesboroga.gov / 08-18-2026%20Action%20Council%20Agenda	Read
4 county and city planning	Bartow County commissioner minutes, planning page and data center page bartowcountyga.gov / index.php	Read
4 county and city planning	City of Cartersville meetings (municodemeetings) cartersville-ga.municodemeetings.com	Blocks automated reading
4 county and city planning	City of Marietta AgendaCenter mariettaga.gov / _08122026-3013	Blocks automated reading
4 county and city planning	Augusta Planning Commission agendas augustaga.gov / July-2026-PC-Agenda	Read
4 county and city planning	Troup County Board of Commissioners agenda packet (Granicus) swagit-attachments.granicus.com / 5-5_TroupBM	Read
4 county and city planning	Gwinnett County Planning Commission minutes, Jul 8, 2026 gwinnettcounty.com / m_5165_PC_Meeting_Minutes_Official_7.8.2	Read
4 county and city planning	Douglas County document center and CivicClerk douglascountyga.gov / 13643	Could not be read automatically
4 county and city planning	Rockdale County BOC zoning packet for Sep 24, 2026 and minutes page rockdalecountyga.gov / 9.24.26-BOC-ZPH-Packet	Did not load
4 county and city planning	City of Lovejoy AgendaCenter and Document Center cityoflovejoy.com / AgendaCenter	Did not load
4 county and city planning	Early County site earlycountyga.org / 282c89_a9b7c2394a254f0a857056c04c24e342	Read
4 county and city planning	Candler County document center candlerco-ga.gov / Canoochee-River-RV-Resort-LLC-PUD-Applc	Blocks automated reading

5 incentive approvals	Effingham County Industrial Development Authority news effinghamindustry.com / effingham-county-leaders-announce-landma	Read
5 incentive approvals	Economic Development Authority of Columbia County	Did not load
0 news and trackers (leads and news comparison only)	Press and trackers datacenterdynamics.com	Read

© 2026 SpecWindow. The compilation, summaries and analysis in this report are SpecWindow's work; the underlying public government records belong to their sources and remain public. SpecWindow, hello@specwindow.com, specwindow.com. Public records summarized as found on the dates checked; records can change after checking. Not legal, investment or engineering advice. For the purchaser's internal use; do not resell or republish.