

ENVIRONMENTAL

WHAT ARE THE ENVIRONMENTAL IMPACTS AND HOW ARE WE ADDRESSING THE RAPID DEFORESTATION AND DEVELOPMENT ALREADY OCCURRING?

The development aims to minimize environmental impact and preserve natural features. There is a focus on the importance of considering the environment and minimizing the footprint of development while still pushing forward with modern technological needs. The development will ADD to the landscaping and tree count on the land.

I DO HAVE GREAT CONCERN FOR OUR NEIGHBORING FARMS. I AM CONCERNED WITH THE EFFECTS THIS COULD HAVE ON LIVESTOCK, THE PONDS AND STREAMS THEY DRINK FROM. HOW WOULD THE NOISE AFFECT BOTH COWS AND HORSES - AS WELL AS THE HEALTH AND WELL-BEING OF PEOPLE NEARBY?

The site will meet federal, state, and county codes related to erosion sedimentation and pollution control and stormwater management and the county code requirements for sound. Sound proofing is part of the design. There is no industrial waste discharge as part of this project.

WHAT NOISE LEVEL WILL THESE CENTERS PRODUCE? IS IT A CONSTANT HUM? WHAT DISTANCE WILL THEY BE HEARD?

They will not produce a constant hum, and the site will meet the County code requirements for sound. Sound proofing is part of the design.

WHAT NOISE IMPACT TO NEARBY SCHOOLS, CHURCHES AND HOMES WILL THESE PRESENT? IF I LIVE NEAR ONE, AND I WANT TO HAVE OUTDOOR ACTIVITIES (COOKOUT, POOL, GARDENING - FOR EXAMPLE)- WHAT WILL BE THE BIGGEST IMPACT?

There will be no impact on your personal activities.

THE PRESENTERS AT THE PREVIOUS MEETING MADE MANY STATEMENTS SUGGESTING NEW TECHNOLOGY INCLUDING SOUND PROOFING. WHAT HAPPENS IF THIS IS APPROVED AND BUILT AND IT DOES NOT PRESENT AS PROMISED?

New technology and sound proofing is part of the design. Per Henry County, we cannot build our site if it does not meet code requirements.

NOISE TRAVELS. I LIVE APPROXIMATELY 7 MILES FROM ATLANTA MOTOR SPEEDWAY. IT WAS HERE WHEN WE PURCHASED OUR PROPERTY. WE KNEW AT THAT TIME WE COULD OCCASIONALLY HEAR SOUNDS FROM IT - TWICE A YEAR, AS WELL AS EXTRA TRAFFIC DURING THE RACE WEEKENDS. THIS SOUNDS LIKE IT WILL BE 24/7? WHAT ASSURANCE CAN WE GET THAT THIS WILL NOT RUIN THIS QUIET AREA OF THE COUNTY?

The site will meet the County code requirements for sound. Sound proofing is part of the design.

I ATTEND THE CHURCH ON SIMPSON MILL ROAD WHERE THEY PROPOSE TO BUILD RIGHT NEXT TO AND BEHIND OUR BUILDINGS. HOW WILL THE USAGE NEXT DOOR AFFECT OUR AUDIO, NETWORK, AND ON-LINE SERVICES? WILL THE NOISE BE HEARD INSIDE OUR FACILITY? WHAT ABOUT OUR CHILDREN AND YOUTH WEEKLY OUTDOOR ACTIVITIES? WE RECENTLY HOSTED OUR COMMUNITY OUTDOOR RETURN TO BETHLEHEM 3-NIGHT EVENT, ILLUMINATED ONLY BY TORCHES ALONG THE 20-30-MINUTE EXPERIENCE. WILL THESE EVENTS STILL BE POSSIBLE?

New technology and sound proofing is part of the design. Per Henry County, we cannot build our site if it does not meet code requirements. The site design orients the building and building accessories as far away as practical to reduce the noise to ambient levels and eliminate light pollution. Additionally, the space between the proposed buildings provides room for a berm and dense planting of trees in a currently open area for additional screening.

IS THERE SUFFICIENT LANDFILL CAPACITY AVAILABLE TO SERVE THE PROJECT?

The county noted sufficient landfill space through the DRI process.

WILL HENRY COUNTY CONSERVE GREEN SPACE?

There will be green space within the property boundaries in compliance with County code. There are plans to include open space and a walking trail as part of the design.

WATER

WHAT ARE THE PLANS FOR UTILITIES AND SEWER FOR THESE DEVELOPMENTS?

It was determined that Rocky Creek and Strickland have availability for water and sewer. The developer would be responsible for extending the sewer to the site, and then submit it to the County for approval based on the survey. The County will work with the water authority through multiple levels of design and permitting. The utilities would be constructed and closed out in coordination with the water authority.

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HOW MUCH WATER WILL THE DATA CENTER CONSUME AND WHAT IS THE SOURCE OF THE WATER? CAN YOU PROVIDE A PLAN TO RECYCLE OR CONSERVE WATER?

With this use as being a closed-loop water-cooled system, there would not be a continuous draw on the water system. The water and sewer demands would be from normal domestic intake and normal waste stream. There could be some condensation that comes off the condenser units that ultimately cools the water that would go to the sewer, but those would be the only two sources of water in and out of the facility.

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TAX VALUE

IF THESE ARE APPROVED TO BE BUILT NEAR MY HOME, WHAT FINANCIAL IMPACT WILL THIS PRESENT IN RESALE VALUE?

Historically, home values increase over time. In areas where similar uses have been built the same trend held true.

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WHAT ARE THE BENEFITS BESIDES TAX DOLLARS TO ALLOWING THIS TYPE OF THING TO BE BUILT?

The investment made by the data center construction has a significant, net positive, impact on the tax digest and creates the opportunity for millions of dollars annually in new ad valorem taxes that can cover community improvements, school investments, police and fire personnel, and county facility maintenance. Additionally, the project diversifies the job and tax base in the County.

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"HOW WILL THE PRESENCE OF THE FACILITY ENVIRONMENTALLY IMPACT THIS COMMUNITY (NOISE/WASTE/TRAFFIC)?

The site will meet federal, state, and county codes related to environmental regulations and stormwater management. Sewer waste will be discharged to Henry County Water Authority facilities and not discharged to adjacent streams. This type of use is one of the lowest traffic generators. A traffic analysis has been completed during the DRI and offsite improvements have been identified and will be completed as part of the development of the project.

WHAT TYPE OF TRAFFIC DOES A DATA CENTER INVOLVE? IS THERE TRUCK TRAFFIC? BOX OR TRACTOR-TRAILER TRUCKS?

Primary traffic generated by development will be employee car traffic with occasional truck deliveries (box and tractor-trailer). The proposed data center use is one of the lowest traffic generating developments.

WHAT INCENTIVES ARE BEING OFFERED BY THESE COMPANIES AND THE COUNTY?

As per the Development Authority, incentives are negotiated privately to maintain a competitive edge. We ensure that our abatements are beneficial and do not last indefinitely. We prefer giving abatements to companies that will build and not just lease property within our county.

INFRASTRUCTURE/FRAMEWORK

WHAT IS THE PROPOSED PATH FOR THE FIBER INSTALLS FOR THIS INTERNET CONNECTIVITY?

This is undetermined at this time as the development of this would not be progressed till detailed design. Fiber routes are typically along major transportation corridors.

WHAT WILL LINK BOTH DATA CENTERS, DARK FIBER OR INTERNET CONNECTIVITY FROM WHAT CARRIER(S)?

This is undetermined at this time as the development of this would not be progressed till detailed design and contracts with providers can be negotiated.

IF HENRY COUNTY IS TO ALLOW DATA CENTERS IT SHOULD COME WITH INTERNET CONNECTIVITY COMPETITION FROM SOURCES OTHER THAN COMPANIES ALREADY IN HENRY COUNTY. WHAT IS BEING DONE TO INCREASE CONSUMER OPTIONS FOR INTERNET CONNECTIVITY?

Data centers bring as many fiber suppliers as feasible and can be contracted to ensure that connectivity is robust for this mission critical site.

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WHAT EXACTLY IS IT GOING TO BE USED FOR? HOW BIG OF A BUILDING?

Data centers house important operating systems for 911 and emergency services, hospitals and medical practices, smartphone connectivity, remote learning and work, and banking and financial systems. The building sizes are 1.2MM Square Feet on Simpson Mill Road and 521,000 Square Feet on GA Hwy 20 W.

MISC

SINCE THIS PARTICULAR COMPANY HAS NO LIVE AIR-COOLED DATA CENTERS, WHY WOULDN'T WE WAIT TO SEE WHAT THE NOISE OUTPUT IS FOR THEIR FIRST PROJECT BEFORE AGREEING TO THIS IN OUR COUNTY?

This technology is found in other data centers and has been benchmarked for volume output and is referenced in our analysis.



IF DATA CENTERS ARE SUCH A GREAT IDEA FOR LOCAL COMMUNITIES- WHY AREN'T COMMUNITIES SEARCHING THEM OUT?

Communities and states are making specific efforts to attract data centers to their state and community for a variety of positive purposes including taxes and job creation.

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THERE ARE AREAS IN METRO ATLANTA PLACING BANS OF FUTURE DATA CENTERS. (LOOKING INTO MORE INFO)

This is accurate and that is their decision. We do not know what factors lead to this choice.

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WHAT ARE THE CORE VALUES OF THE DEVELOPER AND ENGINEERING FIRM?

Redwolf values focus on environmental impact and design. We aim to preserve as much as possible while advancing our designs and developments. Thomas and Hutton, a civil engineering, survey, and landscape architecture firm, was founded in 1946 and is committed to building relationships and solutions for success.

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WHERE DO I VOICE MY OPINION IF I DON'T SUPPORT THIS PROJECT?

Anyone can appeal a decision through the board of commissioners to the Superior Court if the project moves forward.

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WHO ARE THE COMPANIES THAT OWN THE PROPOSED DATA CENTERS?

The data center will belong to one of the big four tech companies—Microsoft, Amazon, Google, Meta. The final owner has not been finalized.

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WILL THERE BE BITCOIN OR CRYPTO INVOLVEMENT?

No.

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JOBS

HOW CAN I FIND OUT ABOUT JOBS?

The goal is to work with the local technical college to help train local employees to work at that facility as well as developing pipelines from Henry County schools to also learn about career paths at the facility. Students would have the experience of touring the facility like this so they can start to understand what career paths are in the digital infrastructure industry. There is also the Partner in Education program that Henry County has as well as working with the Academy for Advanced Studies because that school allows students from all 11 Henry County schools to learn about the technology that is needed in that facility.

FIRE/SAFETY

HOW FAR FROM THE ROCKY CREEK SITE IS THE FIRE STATION? WHAT SAFETY PRECAUTIONS ARE IN PLACE TO PROTECT RESIDENTS AND PROPERTY?

The nearest fire station is about two miles from Rocky Creek. The data center facility is gated and secured, with controlled access at multiple levels within the building, making it one of the most secure facilities.

In terms of safety and security, the entire facility is gated and secured. There will be one entrance in, and one entrance out.

Not only will the buildings be completely fenced, there's an additional card access. And then when you get inside the building, there are more levels of access to even get to the room with servers in it.

WILL COUNTY GOVERNMENT OR PUBLIC SAFETY USE THIS SPECIFIC DATA CENTER?

The services housed here will support systems and platforms potentially used by the County. Physical housing of services is not planned, but the backend operator software will be located here.

POWER

IF APPROVED, WILL TALLER POWER POLES OR TOWERS BE NEEDED TO SOURCE THE BUILDINGS? WHERE WOULD THESE BE PLACED - ON PROPERTY CURRENTLY OWNED BY THE POWER COMPANY? OR WOULD IT BE ACQUIRED BY PURCHASE/AND OR IMMINENT DOMAIN - TO GET TO THE SITE?

Most likely, new poles would be required for the ultimate build-out of the site. Exact location of any new service lines is to be determined. The use of eminent domain is very seldom and not expected to be necessary here.

GEORGIA POWER STATES THAT DATA-CENTER GROWTH WILL CAUSE ELECTRICITY DEMAND TO TRIPLE IN THE NEXT DECADE. WHY IS IT THAT HENRY COUNTY IS CONSIDERING ADDING SUCH A BURDEN TO OUR INFRASTRUCTURE, AND ARE THE BENEFITS WORTH THE LONG-TERM DETRIMENT TO OUR COMMUNITY?

Under no circumstances does Georgia Power reallocate power from one customer to a new customer. As Henry County grows, so does our capacity to serve electric customers. When a new load, whether a new building or a subdivision, is built, Georgia Power assesses the existing infrastructure, projects the power needs, and determines what is necessary to deliver power to that new development. This same process is followed for the data center. Economic, industrial, and data center developments are ongoing across Georgia. Henry County is just beginning to see this. From a statewide electric utility perspective, there is an existing transmission line with some capacity to serve this new development, though not enough for the ultimate build-out as proposed. We've worked with Red Wolf on various scenarios to provide insight into what it would take and the timeframes required to serve all new developments at the site. Any specific details related to infrastructure improvements are conceptual at this point. New substations would definitely be needed on site to step down voltage from transmission lines for use inside the buildings. Once the final configuration of the development is determined, we can make final determinations on what infrastructure is required and how much power would be needed.

DATA CENTERS SEEM BETTER SUITED TO BE PLACED IN INDUSTRIAL/WAREHOUSE DISTRICTS- NOT IN SUCH CLOSE PROXIMITY TO RESIDENTIAL, SCHOOLS AND AGRICULTURAL AREAS. WHY THE SUDDEN CHANGE TO THE LAND USE MAP THAT WAS JUST ADOPTED WITHIN THE LAST YEAR?

The designated areas that would be available in Henry County lack the characteristics required for the project and would provide a greater environmental impact and community nuisance due to further extension of infrastructure and site preparation. This site has been planned to minimize tree removal, topographical changes, and environmental disturbance. Additionally, it is buffered by trees and natural landscapes to create softer visual sight lines and prevent noise from leaving the property.

WHY ARE THEY USING AN O/I OFFICE/INSTITUTIONAL ZONING INSTEAD OF SOMETHING LIKE A WAREHOUSE, INDUSTRIAL OR MANUFACTURING ZONING OR DISTRICT?

There was a focus on selecting a site that would comply with more stringent codes, which led to choosing an office institutional designation over industrial to prevent potential future rezoning that could lead to less desirable uses like warehousing. This decision underscores a commitment to maintaining a specific type of development that aligns with both community standards and the developers' long-term vision.

OR THE SITE ON SIMPSON MILL, HOW CLOSE TO THE CHURCH BUILDINGS WILL THE DATA CENTERS BE LOCATED?

Approximately 820 feet to the closest data hall, which is longer than two football fields end-to-end. mitment to maintaining a specific type of development that aligns with both community standards and the developers' long-term vision.

FOR EITHER SITE - WHAT IS PROXIMITY TO THE SCHOOLS - BOTH HAMPTON AND LUELLA CLUSTERS? WHAT WOULD IMPACT BE TO THEM?

Rocky Creek Elementary to Rocky Creek Proposed Project is 2.8 miles away. Luella School to Simpson Mill Proposed Project is 1.5 miles away. No impact is expected.

HOW CLOSE TO NEIGHBORING HOMES ARE THESE BEING BUILT?

Closest home dwelling to a data hall is 430LF and across Simpson Mill Road from the proposed project.

IS OVERSIGHT BUILT INTO THE PLAN SO THE COMMUNITY WILL KNOW YOU ARE DOING WHAT YOU PROMISED?

Yes, we will be working with the Henry County Planning and Zoning and building departments to ensure adherence to standards and minimal environmental impact.

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WHAT IS THE LIFESPAN OF A DATA CENTER?

The lifespan of a data center depends on maintaining the computer equipment inside. Data center equipment is refreshed every six years. These facilities are built to be operational and maintained for decades, potentially 30, 40, 50, or 60 years.

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WHAT ABOUT ACCESS TO THE ON-SITE CEMETERY FOR FAMILY AND FRIENDS?

The cemetery will be preserved and be included in open space and walking trails planned around it.

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IS THERE ONLY ONE DATA CENTER PLANNED, OR ARE THERE MULTIPLE?

The plans show the extent of the proposed campus development.

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PLEASE EXPAND ON THE PROBLEM OF BAD HARMONICS THAT ARE CHARACTERISTIC OF DATA CENTERS.

We do not anticipate a new data center having a negative impact on power quality. Issues typically arise from external disruptions like tree falls or car accidents, not from adding new customers.

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DO WE ANTICIPATE THERE BEING A POSITIVE IMPACT?

Yes, we do think that there would be a positive impact to Central Georgia EMC and the membership as a whole.

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LAND USE

WHAT IS THE REASON FOR USING THIS LAND OPTION AND IS IT SUITABLE FOR A DATA COMPLEX? WHAT WILL ITS IMPACT BE ON RESIDENTIAL PROPERTIES CLOSE TO THE FACILITY?

The choice of the site was influenced by existing infrastructure capabilities, including the availability of water and sewer services nearby, as well as the presence of an existing transmission line which provides some of the necessary capacity to begin development. The design and development process includes detailed routing discussions with the water authority to ensure that utility setups align with environmental and infrastructural standards.

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ARE THERE MORE REMOTE AREAS THAT ARE NOT CLOSELY SURROUNDED BY RESIDENTIAL COMMUNITIES THAT CAN BE SUITABLE FOR A DATA CENTER, HAVE THESE AREAS BEEN CONSIDERED? WHY/WHY NOT?

The designated areas that would be available in Henry County lack the characteristics required for the project and would provide a greater environmental impact and community nuisance due to further extension of infrastructure and site preparation. This site has been planned to minimize tree removal, topographical changes, and environmental disturbance. Additionally, it is buffered by trees and natural landscapes to create softer visual sight lines and prevent noise from leaving the property.

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