

evaluation/assessment, community hearings, and planning commission meetings to discuss (but not vote on) the project. Georgia Rule 110-12-3-.03(3).

b. Regional Commission Review

After receiving the DRI Information Form, in consultation with the local government, the Regional Commission will determine whether the project is a DRI. Georgia Rule 110-12-3-.02(3). Additionally, the Regional Commission will evaluate the project specificity to determine whether the project should proceed through the DRI process now or if the project should be resubmitted when project specifics are available. In making this determination, the Regional Commission must consider factors including, but not limited to:

- 1) Whether the potential for project impacts is likely to change substantially once project specifics are clarified; and
- 2) The benefit of an earlier notification to affected parties as it relates to infrastructure planning and the mitigation of potential interjurisdictional impacts.

Georgia Rule 110-12-3-.05(1)(b)

III. The Proposed Data Center Project Lacks Sufficient Specificity at this Time to Conduct the DRI Process

Application Number IC-SE-01-2026 requests a special exception for operation of a data center in an Agricultural Use zone. If the project exceeds the DRI thresholds in terms of development size, the approval of the special exception is likely a government action subject to the DRI Process.

However, the project lacks specificity at this time. The application for special exception to the Zoning Ordinance is a preliminary step in the project development, and project details, such as necessary permits, status and extent of infrastructure (including the mechanism by which electricity and natural gas will be provided to the site), and the number and size of buildings on the campus, are still being evaluated. Significant modifications of the proposed project are anticipated to occur as development plans proceed.

Therefore, the DRI process should occur later once there are more project specifics because delaying the DRI process until project specifics are available will ensure the impacts of the proposed development will be sufficiently evaluated during the DRI Process. Georgia Rule 110-12-3-.05(1)(b). This could be tied to some subsequent further zoning application or issuance of necessary permits such as a land disturbance permit or building permit.