

Addendums and other great language

Decommissioning¹

Upon cessation of use of the Property as a Data Center Campus, it shall be decommissioned as set forth below:

A. Decommissioning is the process of safely closing and dismantling a data warehouse, including the removal of all equipment, hazardous materials, and restoration of the site.

B. Decommissioning Plan:

1. Submission Requirement: Developers must submit a decommissioning plan to the Spalding County Community Development Department prior to the issuance of a building permit for a data warehouse.

2. Plan Contents: The decommissioning plan shall include, at a minimum:

- **Timeline:** A detailed timeline for the decommissioning process, including key milestones and estimated completion dates for each phase of the decommissioning activities.
- **Equipment and Material Removal Procedures:** Specific procedures for the safe dismantling and removal of all equipment, materials, and structures from the data warehouse site. This should include methods for handling and transporting equipment to prevent damage and ensure safety.
- **Hazardous Materials Management:** Detailed methods for identifying, handling, and disposing of hazardous materials in compliance with federal, state, and local regulations. This should include a list of all hazardous materials present on-site and the procedures for their safe removal and disposal.
- **Site Remediation Plan:** A comprehensive plan for site remediation, including soil and groundwater testing, identification of any contamination, and proposed cleanup measures. This should also include a timeline for remediation activities and methods for monitoring and verifying the effectiveness of the remediation efforts.
- **Site Restoration Plan:** A detailed plan for restoring the site to a condition suitable for future use. This should include the removal of any remaining structures, re-vegetation, landscaping, and any other necessary measures to ensure the site is safe and aesthetically pleasing.
- **Health and Safety Measures:** Procedures to ensure the health and safety of workers and the surrounding community during the decommissioning process. This should include measures for dust control, noise reduction, and protection from hazardous materials.
- **Compliance and Reporting:** A plan for ensuring compliance with all applicable regulations and the approved decommissioning plan. This should include procedures for regular reporting to the Spalding County Community Development Department, including progress reports and a final decommissioning report.

C. Decommissioning Compliance: Compliance during the decommissioning process will be monitored through several key methods to ensure that all activities adhere to the approved decommissioning plan and applicable regulations. Here are the primary methods:

¹ d3n9y02raazwpg.cloudfront.net/spaldingcounty/60edb0c9-c4ad-11f0-a7da-005056a89546-77d9b40e-9436-4527-a290-67656428380e-1763994731.pdf – Spalding Co Planning Commission - Regular Meeting, November 25, 2025, 6:00 PM