

ORDINANCE NO.1 OF 2026

AN AMENDMENT TO THE ORDINANCES OF IRWIN COUNTY, GEORGIA PERTAINING TO THE REGULATION OF DATA CENTERS WITHIN THE COUNTY.

WHEREAS, the Irwin County Board of Commissioners, as the governing authority of Irwin County, Georgia exercises the powers, duties, and responsibilities vested in such governing authority through local Acts and Georgia law; and

WHEREAS, Article IX, Section 2, Paragraph 1 of the Georgia Constitution provides counties the authority to adopt clearly reasonable ordinances, resolutions, or regulations relating to its property, affairs, and local government for which no provision has been made by general law and which is not inconsistent with this Constitution or any local law applicable thereto; and

WHEREAS, the Irwin County Board of Commissioners desires to amend the Irwin County Ordinances to set additional regulations and standards for the building of Data Centers within the County limits; and

WHEREAS, the Irwin County Board of Commissioners has determined that it is in the best interests of the citizens of Irwin County to amend the Irwin County ordinances to set regulations, standards, and permissible uses related to Data Centers.

NOW, THEREFORE BE IT ORDAINED by the Irwin County Board of Commissioners as follows:

SECTION 1. Chapter 27 of the Code or Ordinances of Irwin County, Georgia is adopted as follows:

CHAPTER 27 – Data Centers

Sec. 27-1. Purpose

The purpose of this chapter is to establish definitions relating to data centers, to set standards that protect the public health, safety, and welfare, and to mitigate potential adverse impacts on natural resources, infrastructure, and adjacent land uses, including but not limited to water supply, electrical grid capacity, noise, and environmental quality.

By enacting this chapter, it is the intent of the Irwin County Government to facilitate the orderly development of data centers as an economic driver, providing jobs, tax revenue, and technological infrastructure, while ensuring that such facilities are sited, designed, and operated in a manner compatible with the rural and community character of Irwin County. This chapter draws upon best practices for sustainable data center operations, including energy and water efficiency metrics, and aligns with proposed Georgia Department of Community Affairs rules for Development of Regional Impact (DRI) reviews, which require disclosure of energy and water demands for facilities exceeding 300,000 square feet in urban/suburban areas or 500,000 square feet in rural areas