

DATE: May 14, 2026
TO: Chairman Vince Thompson, Irwin County
FROM: James Horton, Planning Director, Southern Georgia Regional Commission
ATTN TO: Bonnie Kelly
RE: Development of Regional Impact (DRI) Review

Project: Project Arrowhead, DRI 4689, Irwin County, GA
Submitting Local Government: Irwin County Commissioners

Southern Georgia Regional Commission has completed the DRI process for Project Arrowhead, DRI 4689, Irwin County, Georgia. The process included a review of the Southern Georgia Regional Plan, a notice to potential affected surrounding jurisdictions and to interested state agencies as well as an assessment of the site in relation to the proposed use.

- ***NOTE: This final report does not address whether the DRI is or is not in the best interest of the local government, but instead offers information that may be potentially helpful to the local government in its decision making and includes the comments from the responding agencies.***

According to the Regional Comprehensive Plan 2023, the land use goal is the following: Land Use and Transportation Goal: **Encourage land development in suitable areas adjacent to existing infrastructure and support the maintenance and expansion of transportation networks consistent with regional goals.**

- The proposed data facility is a heavy consumer of power and water, and will need water treatment, and is being located in an area of the county without existing utilities to supply the needs. This is contrary to the goal of the Regional Plan which concerns all 18 counties within Region 11.

According to the Regional Comprehensive Plan 2023, the Land Use and Transportation Policy is the following:

LUT-1: The Region is experiencing increasing development pressures on environmentally sensitive lands and farmland; new development needs to be steered more into the urban areas.

- The proposed data facility is being located in the unincorporated area of the county on lands that are currently dedicated to farming practices and lands that are considered to be Prime Farmland according to the map of Georgia Prime Farmland in the Library of Congress 1981. The location of the facility on this land is contrary to the Policy of locating developments on farmland. Additionally, Irwin County is rich with Prime Farmland and the following is an explanation of Prime Farmland and its definition.

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