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## CHATTAHOOCHEE RIVERKEEPER®

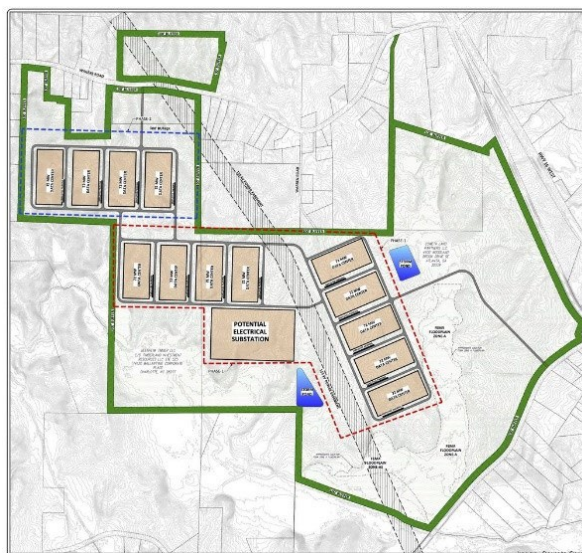
### Coweta County Project Sail Data Center FAQ

#### What is going on? What's a data center?

Atlas Development, LLC has proposed to build one of the state's largest data center campuses in rural Sargent, Georgia, located about 7 miles northwest of Newnan in Coweta County.

Data center campuses include large warehouse-like buildings enclosing millions of square feet and covering hundreds of acres.

When we stream videos and music, post to social media, buy something online, rely on doctors to maintain electronic medical charts, conduct financial transactions, navigate, use AI to ask a question, and upload pictures and documents into "the cloud," we are using data center buildings on the ground.



#### What do we know about the proposed Project Sail data center campus?

**Land disturbance:** At full buildout in 2036, the 831-acre data center campus will include 13 buildings enclosing 4.9 million square feet, or twice the floor space of the [Mall of Georgia](#). Large, land-disturbing projects, if not properly engineered and maintained, can dump dirt into creeks and streams. A Fayetteville data center campus (pictured right)—another of the state's largest—has struggled to manage soil erosion on a 600-acre site. *(Picture courtesy of Flint Riverkeeper.)*



**Water:** At peak operation and full buildout in 2036, the data center campus will use 9 million gallons of water per day, or about one-third of the amount of Chattahoochee River water that Coweta County Water & Sewer Authority is authorized to use per day (27 million gallons per day). Of that, the proposed facility will consume 6 million gallons per

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day at full buildout—this consumed water will be evaporated in the data center cooling process and not returned to the Chattahoochee River. The remaining 3 million gallons per day will be wastewater discharged into the Coweta County Water & Sewer Authority sanitary sewer system.

**Energy:** There is no question that data center energy demands are significant. The data center campus will include 13 buildings, each building will demand 72 megawatts, and the entire campus will demand 936 megawatts at peak operation and full buildout in 2036. For a comparison: At peak operation at any point in time, Plant Yates can generate about 800 megawatts and Plant Wansley can generate about 1,200 megawatts.

#### Where will the proposed Project Sail data center campus be located?

Atlas Development, LLC has proposed to build the data center campus in rural Sargent, Georgia, located about 7 miles northwest of Newnan in Coweta County. Wahoo Creek passes through the property before flowing into the Chattahoochee River downstream of the Georgia Highway 16 bridge, and upstream of McIntosh Reserve Park and Chattahoochee Bend State Park.

#### Who is developing the Project Sail data center campus?

Atlas Development, LLC, [business information](#) from Georgia Corporations Division (Georgia Secretary of State's office).

Atlas Development may have a data center operator or specific client or may be speculating in the data center construction market.

#### What is Chattahoochee Riverkeeper doing?

Chattahoochee Riverkeeper is actively evaluating this proposed development, is providing information and assistance on request, has submitted a Georgia Open Records Request to Coweta County for Atlas Development's rezoning petition, and will continue to conduct water quality monitoring in the Wahoo Creek watershed.

#### What can you do?

Residents of Coweta County can engage with decision makers at multiple levels to express their concerns about the proposed Project Sail data center campus and data centers in Georgia NOW.

Residents should consider communicating with:

- [Coweta County Board of Commissioners](#)
- [Coweta County Board of Zoning & Appeals Members](#)
- [Georgia Rep. Lynn Smith](#) (Newnan), Chair of the House Natural Resources & Environment Committee
- [Georgia Sen. Matt Brass](#) (Newnan), member of the Senate Natural Resources & Environment Committee

Do you have a question or need help?

If you have questions, and/or live in or near the proposed project area and would like to get involved in water quality monitoring, please contact Chris Manganiello ([cmanganiello@chattahoochee.org](mailto:cmanganiello@chattahoochee.org)).

## Resources

[Development of Regional Impact \(DRI\) #4361](#) filing documents (Georgia Department of Community Affairs).

Rezoning (REZONE 24-019 – Atlas Development, LLC) information posted to [Coweta County Public Notices](#).

## Coweta County News

[Newnan Times Herald](#) coverage of “Project Sail”

Zachary Hansen, “A \$17B data center campus called ‘Project Sail’ proposed south of Atlanta,” [Atlanta Journal Constitution](#) (January 3, 2025).

Amy Wenk and Anila Yoganathan, “\$17B project proposes 13 data center buildings in Coweta County,” [Atlanta Business Chronicle](#) (January 3, 2025).

Commonwealth of Virginia, [Data Centers in Virginia 2024 \(Commission Draft\)](#), Joint Legislative Audit and Review Commission (December 9, 2024).

Science for Georgia, [“A Story of Power in Georgia,”](#) provides a map of known data center campuses and cryptocurrency operations, and a summary of where Georgians get their electricity, who makes the decisions about energy, and what this all means for consumers.