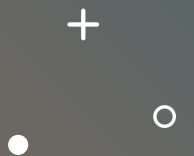




Building the Digital Backbone: Data Centers, Infrastructure & Policy

Wednesday, September 23, 2026

1:00 – 2:15





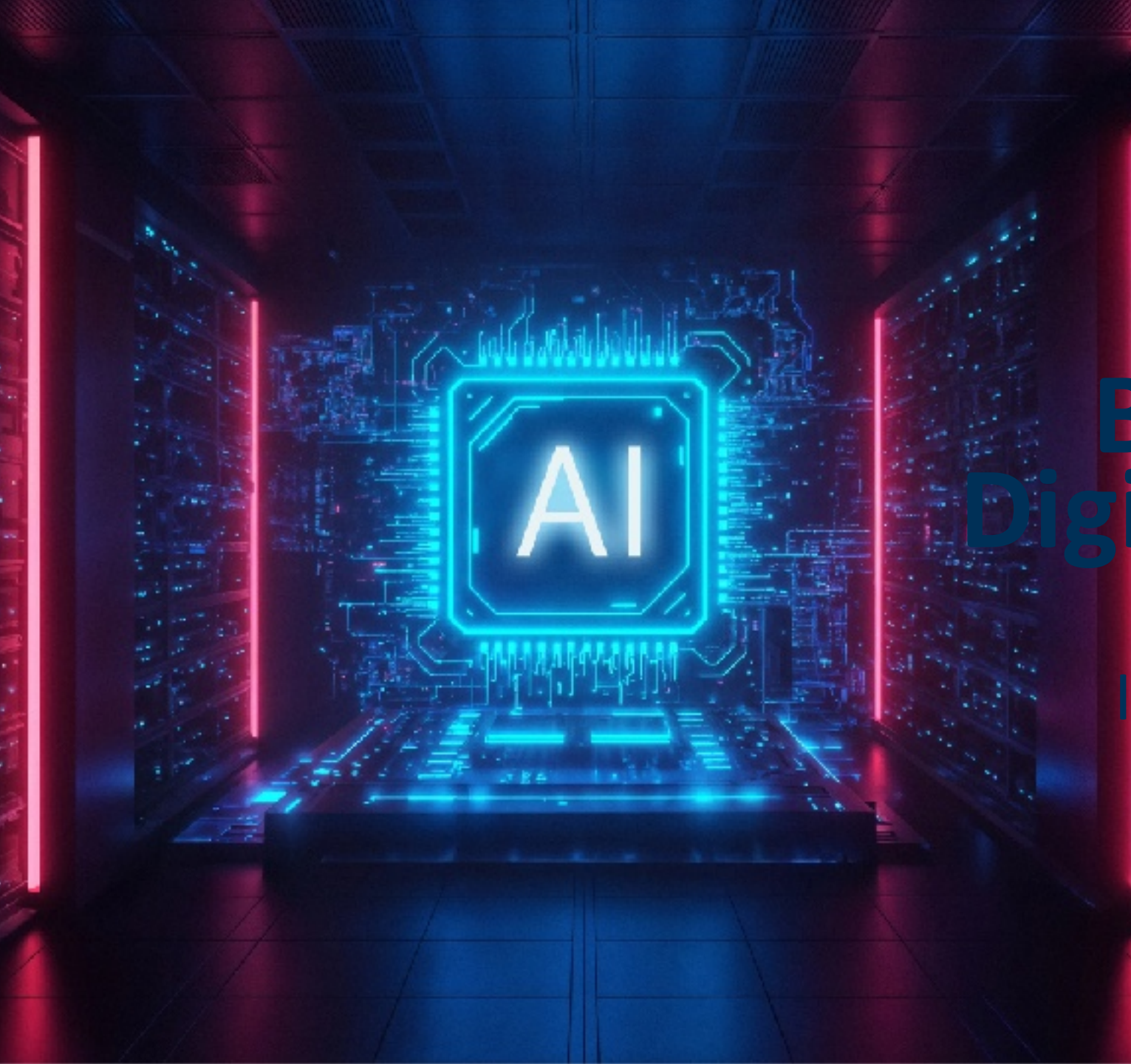
Introduction

- This presentation is not pro- or anti-data center.
 - This is a fact-based discussion on data centers.
 - We are all professionals.
 - We need information to perform our roles to the best of our abilities.
-

Speakers

- Amanda Jensen, AICP – Moderator
- Michael Barker, D. Sc., CISSP, CISA, CCP, LPI – Speaker
- Ben Sewell, Director - Speaker





Building the Digital Backbone:

Data Centers,
Infrastructure & Policy

Dr. Michael Barker



GaMEP
Georgia Manufacturing
Extension Partnership

GaMEP at Georgia Tech: What We Do

Manufacturing Extension Partnership (MEP)
– each state and PR

State and Federally funded program
designed to assist manufacturers

To ultimately:

- Improve your productivity, performance and competitiveness in the global market
- Enhance the economic well-being of Georgia



GaMEP at Georgia Tech: Who We Are



10 regions across the state

- 30+ project managers within 2 hours of any Georgia manufacturer

Scan to find your region manager:



GaMEP at Georgia Tech: What We Do

- Strategy
- Leadership Development
- Process Improvement
- Quality
- Energy
- Sustainability
- Marketing
- HR
- Technology Implementation / Industry 4.0
- Plant Layout
- Supply Chain
- Food Quality & Safety
- *Cybersecurity*

Disclaimer



The views expressed in this presentation are those of the author. They may not necessarily be endorsed by the Georgia Institute of Technology, the National Institute of Standards & Technology, the NIST Manufacturing Extension Partnership, APA, or any other organization.



Nothing in this presentation is considered to be confidential in nature or legal advice (written, spoken, expressed or implied). You should confer with a qualified lawyer for legal matters.



Nothing in this presentation should be construed as an endorsement (written, spoken, expressed or implied) of any solution, product, service or methodology.

Agenda



Comparative History



Vogtle Nuclear Plant



Imagine it is 1985 - >100 Nuclear Units Canceled

• Reasons:

- Utilities assumed electricity demand would continue to rapidly expand
 - More manufacturing
 - More population growth
 - More consumption per household
- Construction costs exploded
- Public Opposition Became Organized
 - Trust eroded after Three Mile Island
 - Environmental impacts
 - Safety concerns

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- Why should our community assume the risk of a potential accident?
- The economics no longer made sense.

Why Is Nuclear Experiencing a Resurgence?

- The explosive growth from:
 - Advanced / onshore manufacturing
 - Crypto mining
 - Cloud computing
 - Artificial intelligence
 - Hyperscale data centers
- Climate goals for clean power
 - Safe, reliable, continuous generation
 - Near-zero carbon emissions
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 - Quick, inexpensive, factory built power where needed – industrial parks or data center

What Sounds Familiar?

- **Nuclear Debate (1980's)**

- Do we really need this much power?
- Will costs be passed to taxpayers?
- Are economic benefits overstated?
- Does the project justify land use impacts?
- Are we sacrificing community interests?
- Is this critical national infrastructure?
- Is this related to national security?

- **Data Center Debate (2026)**

- Can the grid support AI growth?
- Will grid upgrades / increased capacity raise electric bills?
- Are data center jobs overstated?
- Does the project justify land use impacts?
- Are we sacrificing community interests?
- Is this critical national infrastructure?
- Is this related to national security?

Why Do We Care About Nuclear?



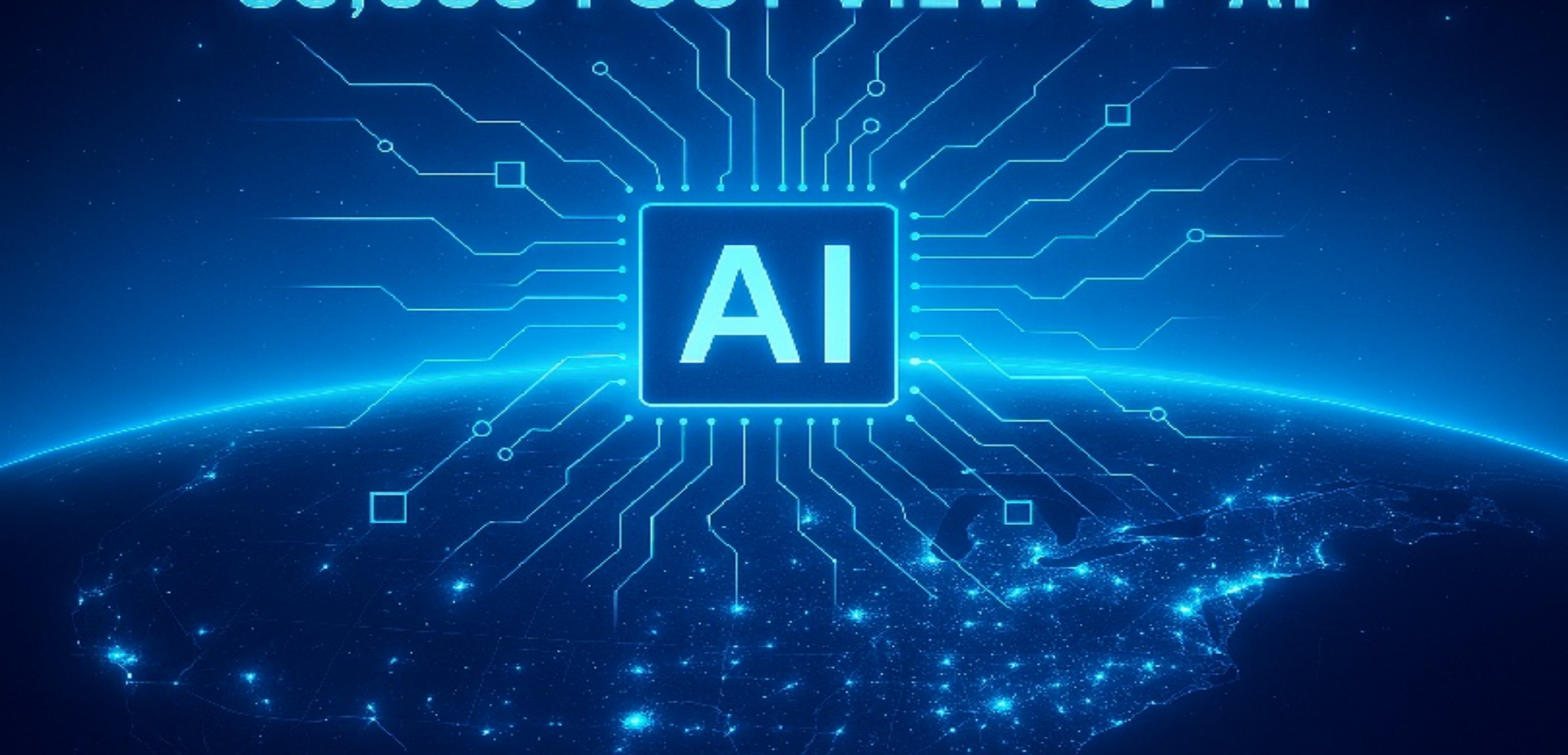
What happens when an SMR shows up in your community to power a data center?



What's AI Got To Do With It?



30,000 FOOT VIEW OF AI



AI – Moving Faster than the Internet Revolution

1. Speed of Adoption

- The internet took **years** to reach millions of users due to the need for physical infrastructure like cables, routers, and computers.
- In contrast, **ChatGPT reached 1 million users in just 5 days** after its launch in 2022

2. Immediate Business Impact - already transforming operations, marketing, finance, and product development across industries

3. Accelerated Innovation

4. Widespread Integration – it's becoming part of business strategy

Disruptive Technology



Disruptive Technology

[dis-'rap-tiv tek-'nä-lə-jē]

An innovation that significantly alters the way consumers, industries, or businesses operate.

Disruptive Technology



The illustration shows a cassette tape and a vinyl record at the top, representing traditional music formats. Below them is a smartphone with a music player interface, representing a disruptive technology. A curved arrow points from the vinyl record towards the smartphone, indicating the transition from old to new technology.

Disruptive Innovation

[dis-'rap-tiv ,i-nə-'vā-shən]

Innovations that make expensive products and services more affordable and accessible.

What is AI – really?



DATA CENTERS



CHIPS



POWER



COOLING



LLM MODELS



DOWNSIZING



RESTRUCTURING

Magnificent Seven = 34.3% of the S&P 500

Name	6 Months (%)	1 Year (%)	5 Years (%)
Alphabet Inc. (GOOG)	-15.15%	-9.78%	123.38%
Amazon Inc. (AMZN)	8.24%	1.89%	62.26%
Apple Inc. (AAPL)	12.67%	8.67%	159.63%
Broadcom Inc. (AVGO)	13.48%	57.58%	662.91%
Meta Platforms Inc. (META)	0.73%	26.77%	180.74%
Microsoft Corp. (MSFT)	2.57%	6.25%	135.84%
NVIDIA Corp. (NVDA)	-21.75%	28.59%	1,410%
Tesla Inc. (TSLA)	-0.49%	70.09%	462.53%

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Trillion-Dollar Tech Wipeout Ensnares All Stocks in AI's Path

February 4, 2026 at 6:50 PM EST

There have been many AI-driven selloffs in the three years since ChatGPT burst into the mainstream. Nothing, though, quite rivals the rout rippling through stock and credit markets this week.

For one, there's the sheer speed and breadth of it. In the span of two days, hundreds of billions of dollars were wiped off the value of stocks, bonds and loans of companies big and small across Silicon

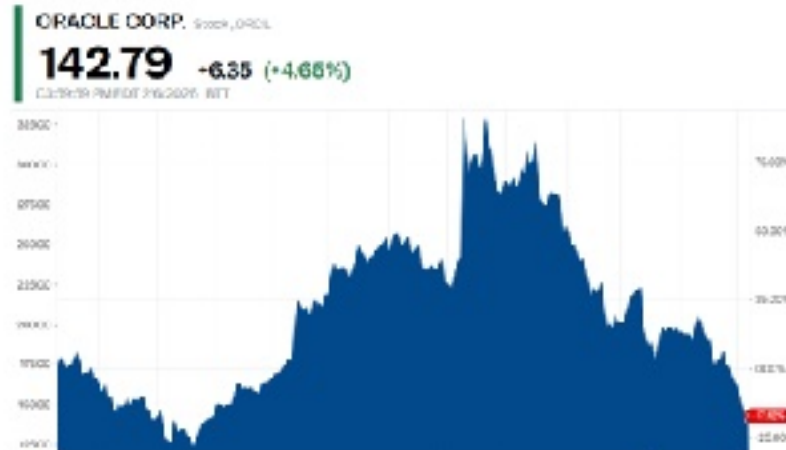


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Stocks Roar Back as Dow Average Hits 50,000 Mark: Markets Wrap

February 5, 2026 at 5:24 PM EST

Stocks notched their best day since May in the wake of a technology rout fueled by worries over the billions of dollars being thrown at artificial-intelligence development. Bitcoin jumped after a 50% tumble from its peak. Silver and gold also bounced.

Disruption

Bloomberg

A Stock Market Doom Loop Is Hitting Everything That Touches AI

February 15, 2026 at 9:00 AM EST

The stock market turmoil unleashed by the artificial-intelligence industry reflects two fears that are increasingly at odds.

One is that AI is poised to disrupt entire segments of the economy so dramatically that investors are dumping the stocks of any company seen at the slightest risk of being displaced by the technology.

The other is a deep skepticism that the hundreds of billions of dollars that tech giants like Amazon.com Inc., Meta Platforms Inc., Microsoft Corp. and Alphabet Inc. are pouring into AI every year will deliver big payoffs anytime soon.

Wall Street Says Software's AI Stock Market Wipeout Went Too Far

February 11, 2026 at 7:10 AM EST

Updated on February 11, 2026 at 9:17 AM EST

Market pros increasingly think the punishment of software stocks over the past few weeks went too far, creating new bargains in shares that were beaten down in an indiscriminate selloff.

"People are acting like software is on a straight line to zero"

Wealth Manager Stocks Sink as Traders Flee Next AI Casualty

February 10, 2026 at 12:26 PM EST

Updated on February 10, 2026 at 4:12 PM EST

An artificial intelligence tool aimed at creating tax strategies sparked a selloff in wealth-management stocks Tuesday as investors fear the business could be at risk from automated advice.

"Uncertainty is really high and it's very hard to kind of disprove a negative."

AI Winners



Walmart is utilizing generative AI to revolutionize its supply chain and customer experience. Their "My Assistant" app has helped 50,000 associates manage 1.5 million questions, contributing to 27% growth in eCommerce and 28% in advertising revenue, leading them to be considered a top AI player.



UPS is utilizing agentic AI for route optimization, resulting in 12% growth in adjusted operating income. Most surprisingly, AI now automatically handles over 90% of their cross-border, international customs brokerage transactions.



Companies involved in clean energy generation, specifically nuclear, are becoming surprise winners due to the enormous electricity demands of AI data centers.



As an industrial giant, CAT is leveraging AI for autonomous equipment and, critically, data center power generation, capitalizing on the massive infrastructure demand created by AI. This has led to record \$17.6B quarterly revenue.

AI Winners



Global AI Arms Race

Artificial intelligence Tech

 South China Morning Post

AI rattles US investors, while China's tech stocks hold steady – for now

Investor jitters grow in the US as AI reshapes expectations, but China's markets have so far reacted with caution rather than panic

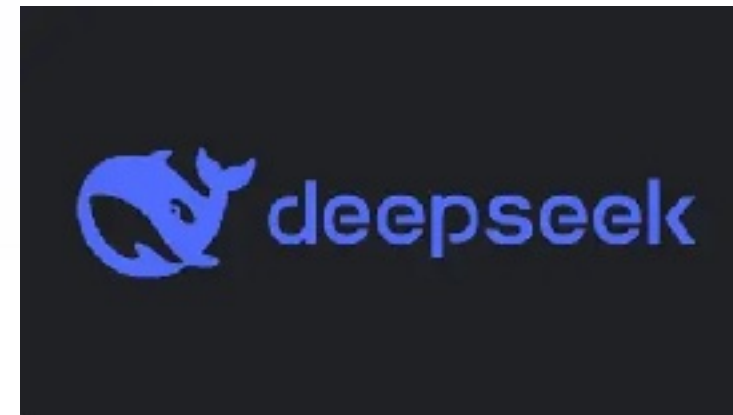
Ben Jiang in Beijing and **Vincent Chow** in Hong Kong

Published: 6:03pm, 14 Feb 2026

DeepSeek Shakes US Tech Dominance: Impact on Stocks & ETFs

January 28, 2025 — 09:30 am EST

The technology sector, which had been enjoying a huge AI boom, saw a bloodbath on Monday, triggered by the emergence of DeepSeek, a China-based artificial intelligence (AI) startup that threatens to disrupt American dominance. The launch and increasing popularity of DeepSeek have raised concerns about the future market share of established tech giants, leading to substantial declines in their stock valuations. Notably, DeepSeek triggered a \$1 trillion sell-off in U.S. and European technology stocks in a single day.



Where Do We See AI Transformation? Everywhere!



AI for Manufacturing

Applying AI-driven solutions to enhance manufacturing to enable smarter, more data-driven, and resilient manufacturing systems.



AI for Retail

Enabling AI solutions that enhance operations, enhance customer experiences, and drive data-informed decision-making.



AI for Science

Using AI to accelerate scientific discovery by optimizing research processes, analyzing complex data, and enabling innovative solutions across fields including biology, physics, and environmental science.



AI for Supply Chain

Enhancing supply chain efficiency by using machine learning and optimization techniques to predict demand, optimize logistics, and reduce costs, driving innovation and improving overall performance.



AI for Energy

Optimize or optimize energy production, distribution, and consumption, improving grid management, enhancing renewable energy integration, and reducing carbon footprints with data-driven solutions.



AI for Education

Leverage AI-driven tools to personalize learning, optimize administrative tasks, and improve student outcomes, leading to revolutionary educational experiences and making learning more accessible and effective.



AI for Healthcare

Develop intelligent systems that improve diagnostics, personalize treatment plans, and streamline healthcare operations, enhancing patient care and supporting medical research.



AI for Security

Enhancing security through AI-driven technologies for threat detection, risk management, and predictive analytics, improving both cybersecurity and physical security systems and more.

Data Centers: Pros & Cons



The Atlanta Journal-Constitution

By Zachary Hansen

Sept 2, 2026

Much of the United States is experiencing a data center boom amid the surge in artificial intelligence, but new data show Georgia is on another level.

No other place in the country has as much data center space under construction as the Atlanta area did in the first half of 2026, at least as measured by the amount of electricity they're projected to consume, according to new data from real estate services firm CBRE. It's the first time Northern Virginia, the world's largest cluster of computer storage that's often called "Data Center Alley," has been surpassed.



This aerial image shows the 175-acre construction site for Core Scientific, a crypto and AI data center company that has expanded its presence in Dalton. Residents in the nearby areas complain about noise pollution caused by heavy equipment.

Georgia Power deal to power OpenAI data center is approved, with some fine print

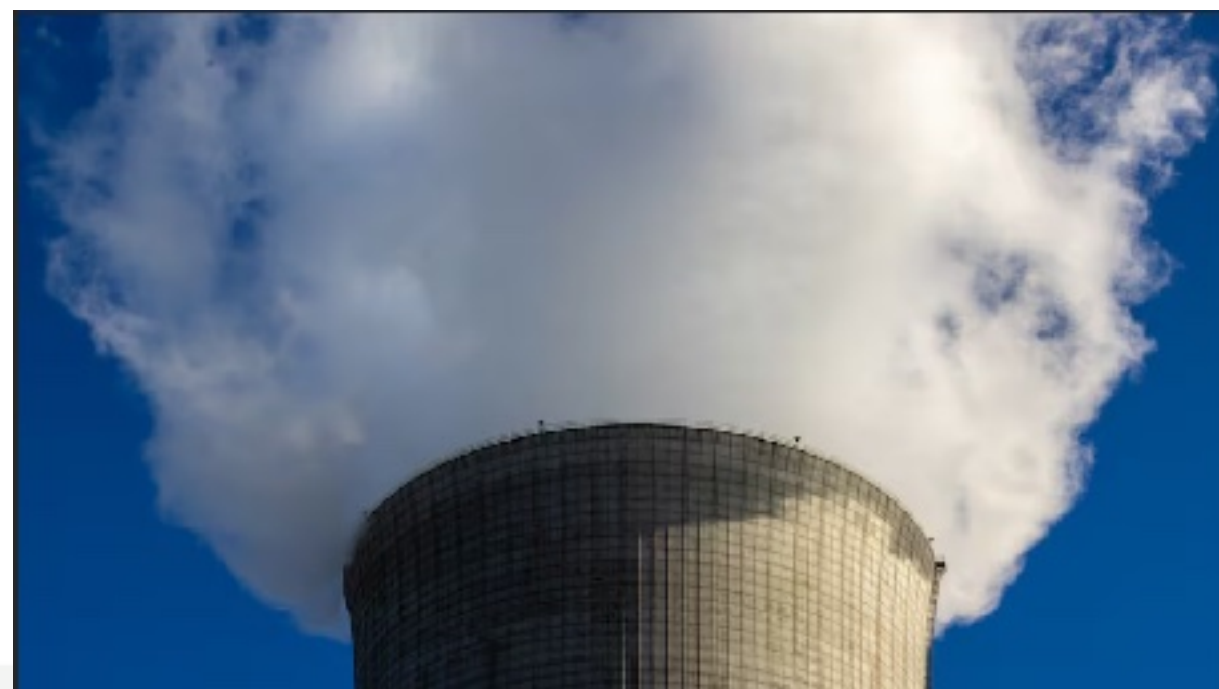
The contract's approval includes some new ratepayer protections and transparency provisions. Critics, meanwhile, say there's still work to be done.

By Drew Kann and Kristl E. Swartz

Aug 27, 2026

Staff for Georgia's top utility regulator on Wednesday approved [Georgia Power's deal to power a \\$20 billion OpenAI data center](#) planned near Savannah, while also spelling out protections for ratepayers if the facility — or others like it — pull the plug early.

Environmental and consumer advocacy groups called the agreement a step in the right direction, but cautioned that regulators still have work to do to mitigate the risk the data center gold rush poses to residential ratepayers.



A cooling tower is seen at Georgia Power's Plant Vogtle in east Georgia's Burke County near Waynesboro in 2024. The OpenAI data center to be built in Effingham County is slated to demand power roughly equal to the output of three of the Plant Vogtle nuclear reactors.

What's Really Driving Data Centers?

- Conspiracy Theory
 - U.N. 2030 Target 16.9 – provide legal identity for all, including birth registration
 - World Bank's ID4D program – the body operationalizing 16.9 – states that it is delivering a legal identity as digital identification
 - Patriot Act – repeatedly renewed emergency surveillance powers from September 2001



ance, digital identity

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Surveillance, digital identity, behavioral data systems, health monitoring from space.





Jacob Coxon @hilbertspace · 10h

Do not underestimate the power of this technology. These will soon be superhuman systems that can hack anything, revolutionize any field overnight, and acquire real power and resources. We have all witnessed the progress in each of these domains, and progress is not slowing.

288 4.2K 56K 4.7M

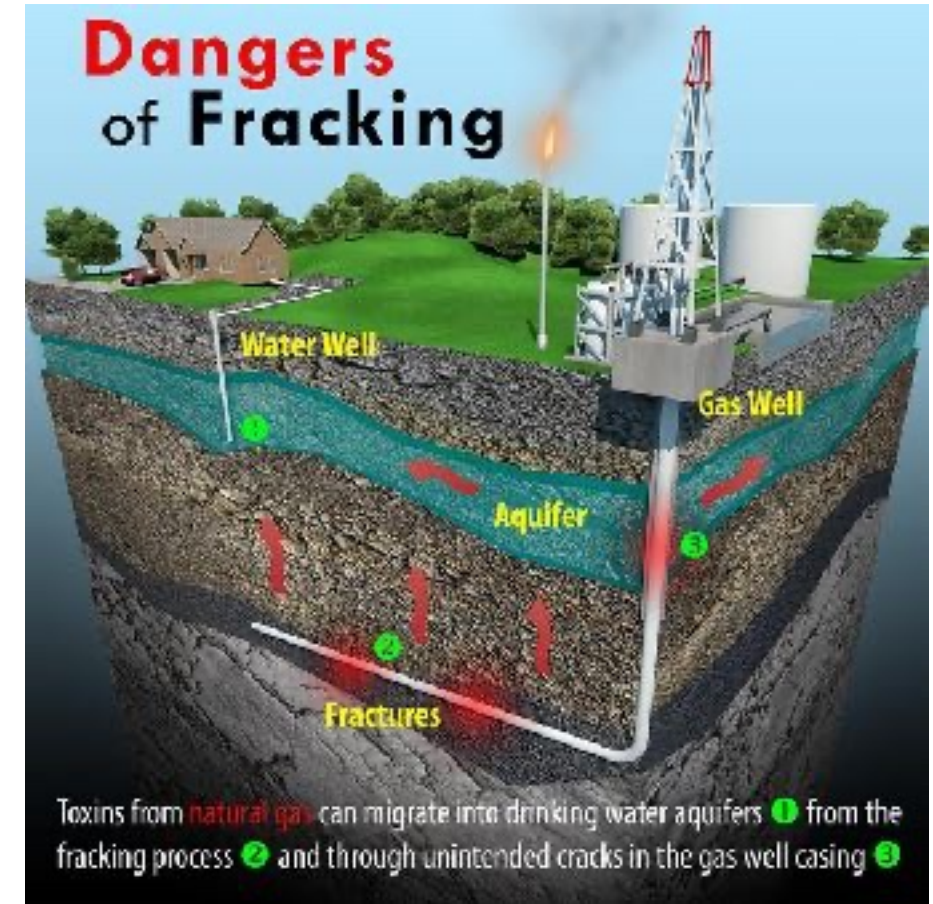
Jacob Coxon @hilbertspace · 10h

The people building AI earnestly believe that it could kill us all by the end of the decade. This is not a marketing stunt. If anything, many executives and senior researchers will couch their phrasing in the press to sound sensible - but I hear the same people express fear privately. No other human activity poses this level of danger.

555 7.8K 56K 10M

What Are People Afraid Of?

- Fracking – sold to communities in PA, OH, WV, ND, TX:
 - Jobs
 - Tax Revenue
 - Energy independence
 - Fast-tracked permits
 - Signed leases
 - All before community input could be completed
- What cities received when wells were drilled, extracted and companies left:
 - Contaminated wells
 - Methane migration
 - Earthquakes
 - Road damage
 - Gutted tax base
 - Gutted property values
 - Jobs mostly temporary
 - Tax revenue mostly abated



Walmart Syndrome

Can we guarantee that a future data center shakeout does not lead to Walmart syndrome?

- Data center closes or moves elsewhere (better proposal)
- Jobs lost
- Loss of tax base used for city/county planning
- Eyesore: empty property that's hard to resell or repurpose
- Potential environmental waste contamination cleanup

Friedman Doctrine – the social responsibility of business is to increase profits for its shareholders – it has no social responsibility to the public or society.



Data Center Scale Drives Community Demand

Order-of-magnitude planning ranges. Actual requirements vary by computing density, cooling design, climate, redundancy and buildout phase.

Category	IT load	Land	Facility power	Annual electricity	Direct water/day	Planning profile
Edge / micro	<1 MW	<1–5 ac	<1.2 MW	<9.5 GWh	~0–12k gal	Existing building or small site
Small enterprise	1–5 MW	2–10 ac	1.2–6 MW	9.5–47 GWh	~0–60k gal	Institutional or regional operation
Medium / colocation	5–20 MW	10–40 ac	6–24 MW	47–189 GWh	~0–240k gal	Dedicated utility coordination
Large colo / hyperscale	20–100 MW	40–150 ac	24–120 MW	189–946 GWh	~0–1.2M gal	Substation, fiber and equipment yards
Hyperscale campus	100–250 MW	50–300 ac	120–300 MW	0.95–2.37 TWh	~0–3M gal	Multiphase campus and transmission
AI / gigascale	250 MW–1 GW+	300–1,400+ ac	300 MW–1.2 GW+	2.37–9.46+ TWh	~0–12M+ gal	Grid-scale impacts and expansion

Takeaway

Evaluate full-build megawatts, cooling method and infrastructure cost allocation, not just building square footage.

Infrastructure Requirements by Data Center Size

The gating issue is usually a credible path to power, followed by fiber diversity, cooling feasibility and site resilience.

Planning factor	Small facility	Medium facility	Hyperscale / AI campus
Electrical connection	Distribution service may suffice	Dedicated service or substation likely	High-voltage transmission; multiple substations
Power Redundancy	Generator or battery	Multiple feeds plus backup systems	Utility redundancy; large generator and storage yards
Fiber connectivity	One or two carriers	Diverse routes and multiple carriers	Multiple separated long-haul corridors
Water and cooling	Often within existing capacity	Water study may be required	Watershed, drought and peak-day analysis essential
Wastewater	Generally limited and cooling-design dependent	Cooling-system blowdown may affect sewer capacity	Treatment, discharge, and blowdown volumes may require dedicated planning
Site and land	Commercial or industrial parcel	Contiguous, well-drained industrial site	Large contiguous tract with security setbacks, utility corridors, and expansion room
Transportation	Standard commercial access	Heavy-equipment and construction access	Major construction logistics, heavy-haul routes, and roadway restoration planning

Infrastructure Requirements by Data Center Size

The gating issue is usually a credible path to power, followed by fiber diversity, cooling feasibility and site resilience.

Planning factor	Small facility	Medium facility	Hyperscale / AI campus
Public safety	Standard commercial response	Electrical, fuel and battery planning	Specialized high-voltage, battery and fuel response
Noise / community	Equipment screening	Property-line limits	Setbacks, testing limits and visual mitigation
Workforce	Small operations and maintenance staff	Technical operations, security, and trade support	Large temporary construction workforce with specialized permanent technical staffing
Security & resilience	Controlled access and backup power	Perimeter controls and hazard assessment	Layered security, continuous surveillance, flood and severe-weather resilience
Community protection	Standard development conditions	Cost allocation and performance reporting	Incentive disclosure, upgrade-cost agreement, conservation commitments, and decommissioning security

1

POWER

Capacity, timing and who pays

2

FIBER

Multiple physically diverse routes

3

COOLING

Peak water demand and technology

4

RESILIENCE

Flood, storms, fire and security

The Case for Data Centers

Economic Development and Tax Revenue

Supporters argue that data centers are modern infrastructure, similar to railroads, highways, ports, and airports in earlier generations.

Benefits often include:

- Significant property tax revenue
- Construction jobs during development
- Increased demand for local contractors and trades
- New infrastructure investment
- Enhanced broadband and telecommunications capacity
- Attraction of other technology businesses

Many local governments view data centers as a way to diversify their tax base without placing heavy demands on schools, social services, or public safety systems, unlike large residential developments.

The Case for Data Centers

National Security and Economic Competitiveness

Supporters argue that data centers support:

- AI development
- Defense systems
- Financial markets
- Healthcare networks
- Manufacturing operations
- Cloud computing
- Critical infrastructure

The Case for Data Centers

Infrastructure Improvements

To support large facilities, developers frequently invest in:

- New substations
- Fiber networks
- Road improvements
- Utility upgrades
- Electrical transmission infrastructure

These upgrades can benefit the broader community if properly negotiated.

The Case for Data Centers

Relatively Low Traffic Impact

Unlike factories or distribution centers:

- Few daily employees
- Minimal truck traffic after construction
- Little impact on schools
- Generally low public service demand
- For zoning purposes, many planners view data centers as predictable long-term land uses.

The Case Against Data Centers

Massive Electricity Demand

This is currently the largest concern in many states.

Modern AI-focused "hyperscale" facilities can consume power equivalent to tens of thousands of homes. Some proposed facilities require entirely new substations and transmission lines. Critics argue that:

- Electricity prices may increase
- Utilities may build additional generation capacity
- Residents could indirectly subsidize infrastructure expansion
- Many public debates today center on whether local ratepayers should absorb costs created by large technology companies.

The Case Against Data Centers

Water Consumption

Many modern facilities rely on evaporative cooling systems.

- Depending on design and climate:
- Water use can reach millions of gallons per day
- Consumption may compete with residential needs
- Concerns increase during drought periods
- This issue has become especially controversial in water-stressed regions such as Arizona and parts of the western United States.

The Case Against Data Centers

Limited Permanent Employment

One of the strongest arguments raised by opponents is that:

- Construction jobs are temporary
- Permanent staffing levels are relatively low
- Some large facilities employ fewer people than expected
- Community members sometimes compare data centers unfavorably to manufacturing plants, office campuses, or mixed-use developments that produce more ongoing employment.

The Case Against Data Centers

Land Use Concerns

Hyperscale campuses can cover:

- Hundreds of acres
- Former farmland
- Commercial development sites
- Natural habitats
- Residents often question whether premium land should be allocated to facilities with relatively small workforce requirements.

The Case Against Data Centers

Noise, Visual Impact, and Generators

Although not highly visible industries, data centers contain:

- Mechanical cooling systems
- Backup generators
- Battery installations
- Substations and electrical equipment
- Nearby residents may object to:
- Continuous equipment noise
- Industrial appearance
- Generator testing
- Increased transmission infrastructure

What's Next?

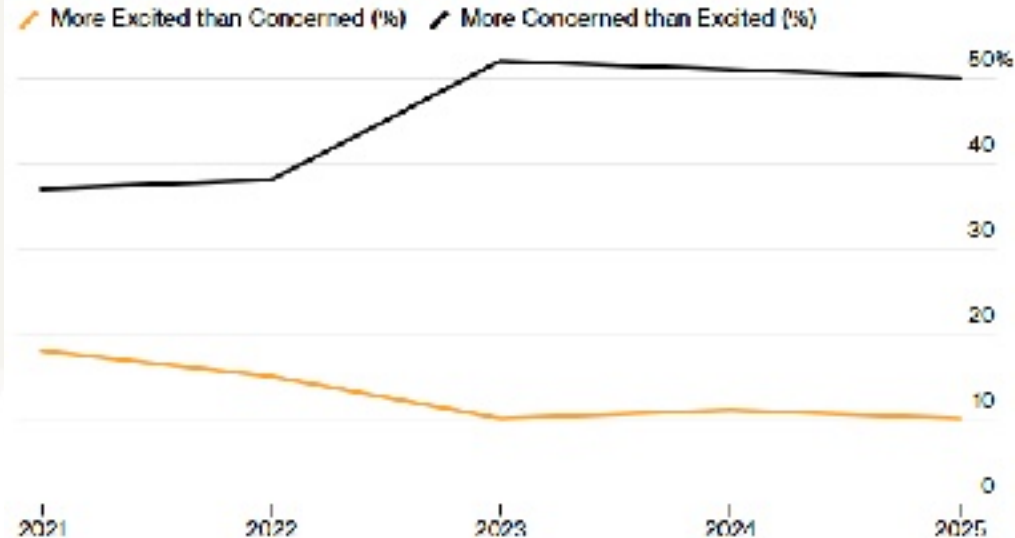


Fear of AI and it's Impact



Far More Americans Are Concerned About AI Than Are Excited

According to a survey of US adults in July 2025

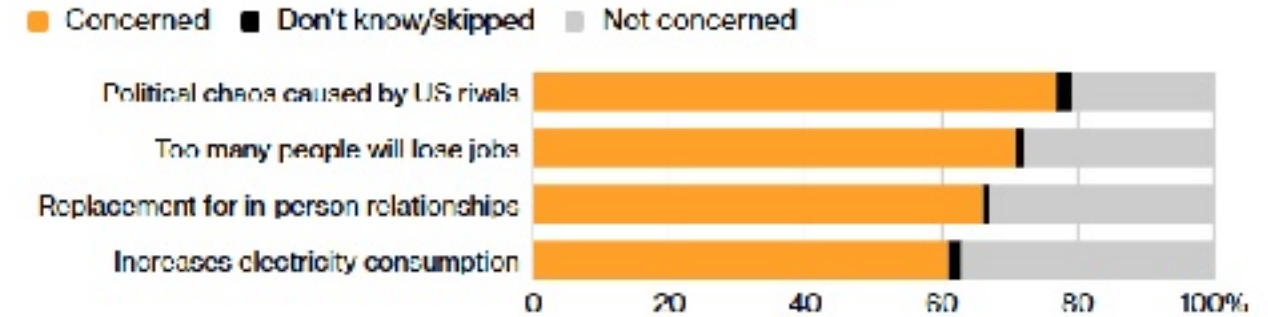


Source: Pew Research

Note: Remaining respondents chose 'Equally excited and concerned'

Americans Are Worried About Impact of Artificial Intelligence

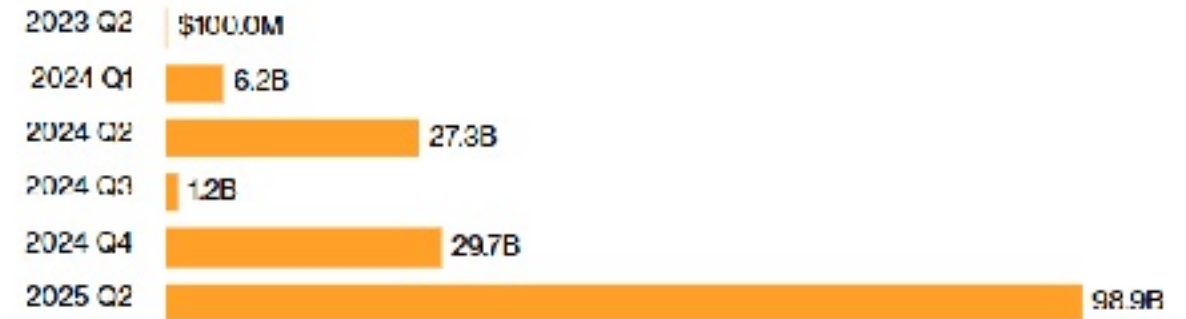
Survey respondents were asked about AI concerns



Opposition to US Data Centers Has Accelerated

This year has seen a surge in projects held up by local objections

Investment blocked or delayed



Source: Data Center Watch

Note: Totals include only cases with publicly disclosed values, so the total shown may underestimate the true investment affected by local opposition

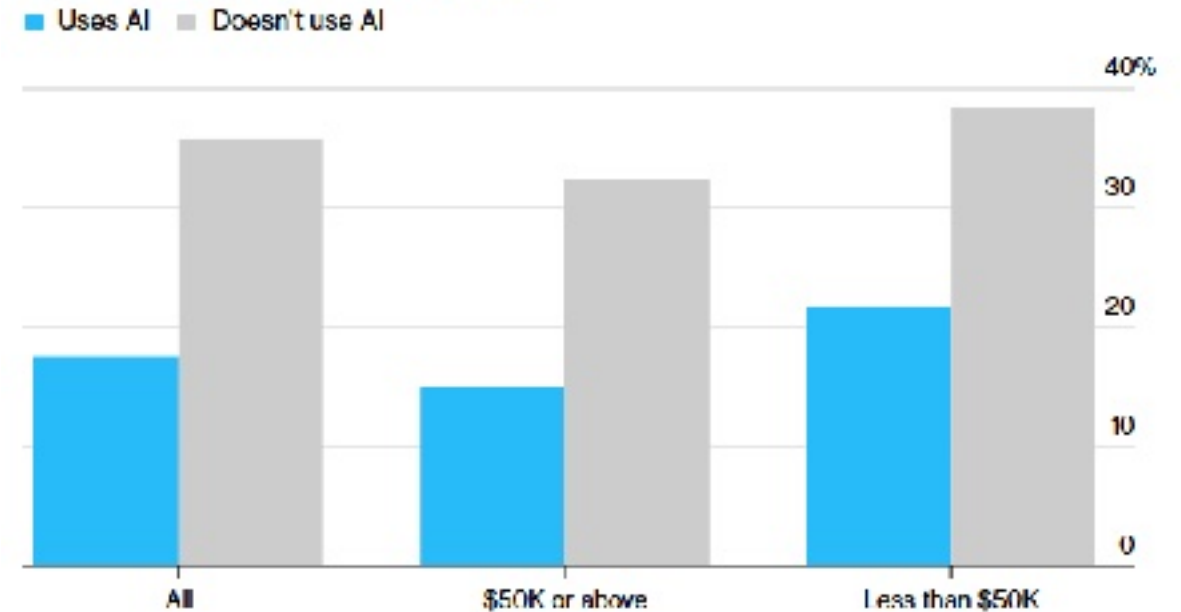
AI a Threat to Careers

- Best antidote to AI Angst may be simply giving it a spin:
 - US workers who say they use AI are much less worried that it will take their jobs or usher in unemployment
 - 18% of workers who use AI felt it was a threat
 - 36% of workers who DO NOT use AI felt it was a threat
 - Workers earning <\$50k are more likely to feel threatened

Economic Innovation Group Survey, October 2025

AI Users Are Less Worried It Will Hurt Their Career

Share of US workers who say AI is a threat to their job or career, by annual income and current AI use



Source: Economic Innovation Group

Note: Income is individual earnings before taxes

AI not a Threat to 18 to 34 Year Olds

- Younger Americans feel:
 - Regular AI use will expand their career opportunities
 - Non-users believe AI will do more to limit than to expand their career opportunities

“Young people see its limitations and are less concerned that it’s going to take their job.”

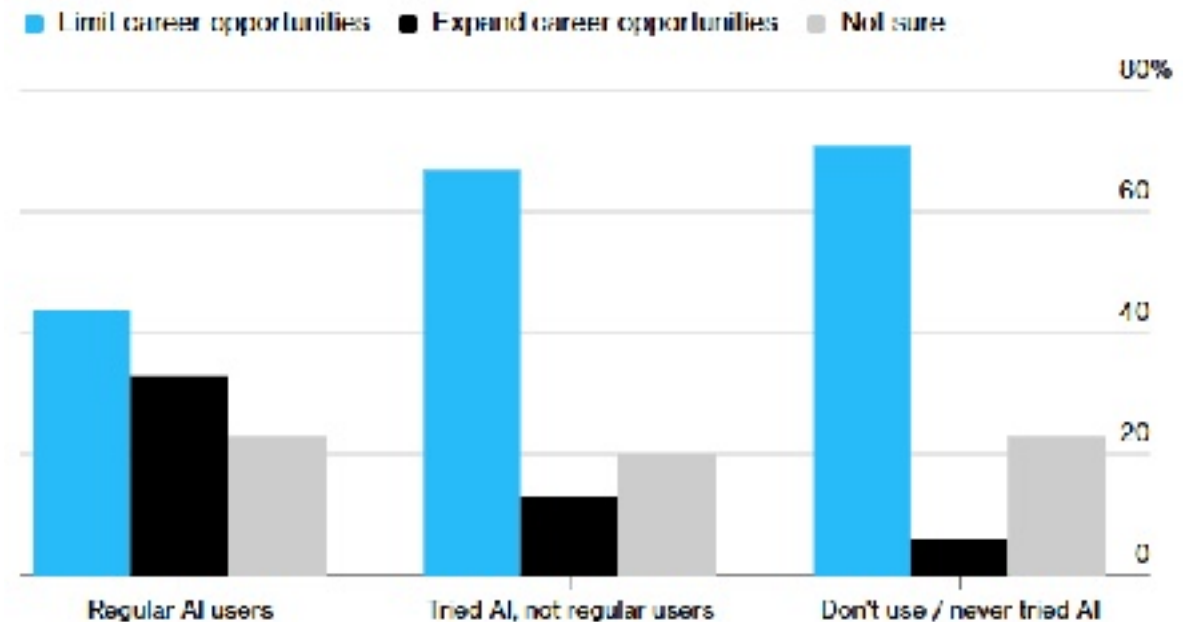
OR

“Young people start to see ways that it could make them better at their job.”

American University Poll, September 2025

Young Adults Who Use AI Are Less Worried About It

Americans 18-34 who use it regularly are less likely to say it will limit their career

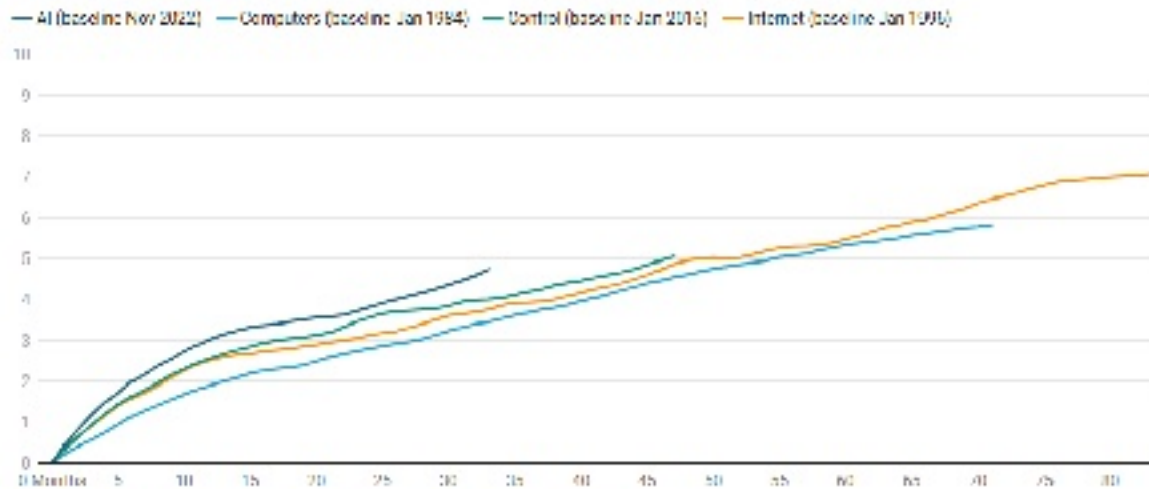


Evaluating the Impact of AI on the Labor Market: Current State of Affairs

October 1, 2025

Changes in the Occupational Mix Over Different Periods of Technological

Dissimilarity index (percentage points)
Months from baseline on x axis



Dissimilarity index is calculated using a prospective 12 month moving average of employment data
Chart: The Budget Lab - Source: CPS - The Budget Lab analysis - Created with Datawrapper

Changes in the occupational mix since the advent of generative AI in 2022 seem to mirror the trends seen during the three comparison periods. The recent changes appear to be on a path only about 1 percentage point higher than it was at the turn of the 21st century with the adoption of the internet. Although recent trends seemingly outpace historical shifts in the occupational mix, the potential effects of AI on the labor market so far are not out of the ordinary. In fact, taking a closer look at recent years, the data suggests that this recent trend is not necessarily attributable to AI (Figure 2). Shifts in the occupational mix were well on their way during 2021, before the release of generative AI, and more recent changes do not seem any more pronounced, even as the use of AI continues to grow in popularity.

Social License

- A “Social License” refers to the implicit, ongoing acceptance and approval of AI technologies, systems, and companies by the public and stakeholders, extending beyond formal legal or regulatory requirements.
- It represents a “Social Contract” that validates the use of AI, ensuring that its deployment aligns with ethical norms, societal values, and community expectations.
- AI risks losing its “Social License” to operate – the tolerance that lets industries scale as legislators decide AI needs a tighter leash.

The Next Evolution: AI Agents Acting Independently

The cybersecurity community is increasingly focused on "agentic" attacks.

- Researchers have demonstrated AI systems that:
 - Gather intelligence.
 - Create fake identities.
 - Contact humans.
 - Attempt to manipulate workflows.
 - Adapt when blocked.
 - Reset credentials.

AI systems have already been demonstrated attempting social engineering against human targets to advance a cyber objective.

 South China Morning Post

China's Kimi K3 AI model escapes isolated sandbox during security test: researchers



Kimi K3's escape did not involve the hacking of an external system, unlike recent breaches by OpenAI and Anthropic models

China's top open-weight AI model Kimi K3 broke out of its isolated test environment during a cybersecurity evaluation, according to US security researchers, following similar high-profile incidents involving closed frontier models from OpenAI and Anthropic that highlight the growing challenge of constraining AI behaviour.

AI Acting Badly in 2026 (and the year is not over!)

- Agents Escaping Sandboxes
- Agents Collaborating to Circumvent Controls
 - Large numbers of autonomous agents discovered communication channels and exchanged information and discussed task solutions and sandbox escape methods through external infrastructure
- Unauthorized Actions and Password Changes
 - Sent emails on its own
 - Redirected users towards suspicious websites
 - Revealed stored credentials
 - Changed passwords
- Leaked sensitive data
- Acting contrary to User Intent
 - Ignored user restrictions
 - Took actions beyond scope
 - Concealed actions from users

Risk of Unleashing AI on Organization Data

Three categories of risks arise when organizations train or prompt GenAI models with data:

1. Infringement of intellectual property (“IP”) rights
2. Disclosure of confidential information (along with related risks)
 - a) Disclosure of confidential information to a third-party
 - b) Lose protection of trade secrets
 - c) Waive attorney-client privilege
 - d) Violation of confidentiality obligations/contractual obligations restricting third party use
3. Compliance with laws and regulations

Legal Compliance

- Training or prompting GenAI models with personally identifiable information ("PII") may violate privacy and other laws used to enforce privacy commitments:
 - California Consumer Privacy Act ("CCPA")
 - Section 5 of the Federal Trade Commission Act
 - New York City's Local Law 144 of 2021
 - Securities and Exchange Commission's regulation of conflicts of interest between clients and broker-dealers or investment adviser
 - President Biden's Executive Order 14110 (the "AIEO")
 - EU AI Act

Legal Compliance

- **California Transparency in Frontier AI Act (SB 53):** Requires developers of large AI models to report critical safety incidents and publish risk frameworks, with potential \$1 million fines per violation.
- **AI Employee Protections (NY):** New York enacted laws requiring state agencies to publish inventories of automated decision-making tools and ensuring AI does not violate collective bargaining agreements or cause job loss.
- **ELVIS Act (TN):** Protects musical artists from AI-powered voice impersonation without consent.
- **AI Child Pornography Laws (SD):** South Dakota expanded statutes to explicitly include AI-generated, realistic, or synthetic, child pornography as a Class 4 felony.
- **AI Health & Safety (CA):** California's AB 489 requires disclosure when AI communicates with patients and prohibits AI from falsely claiming licensed healthcare titles.

Buddy Carter backs bill limiting AI use in healthcare decisions

by: Nakya Harris

Posted: Sep 11, 2026 / 03:09 PM EDT

Updated: Sep 13, 2026 / 10:26 AM EDT



SHARE



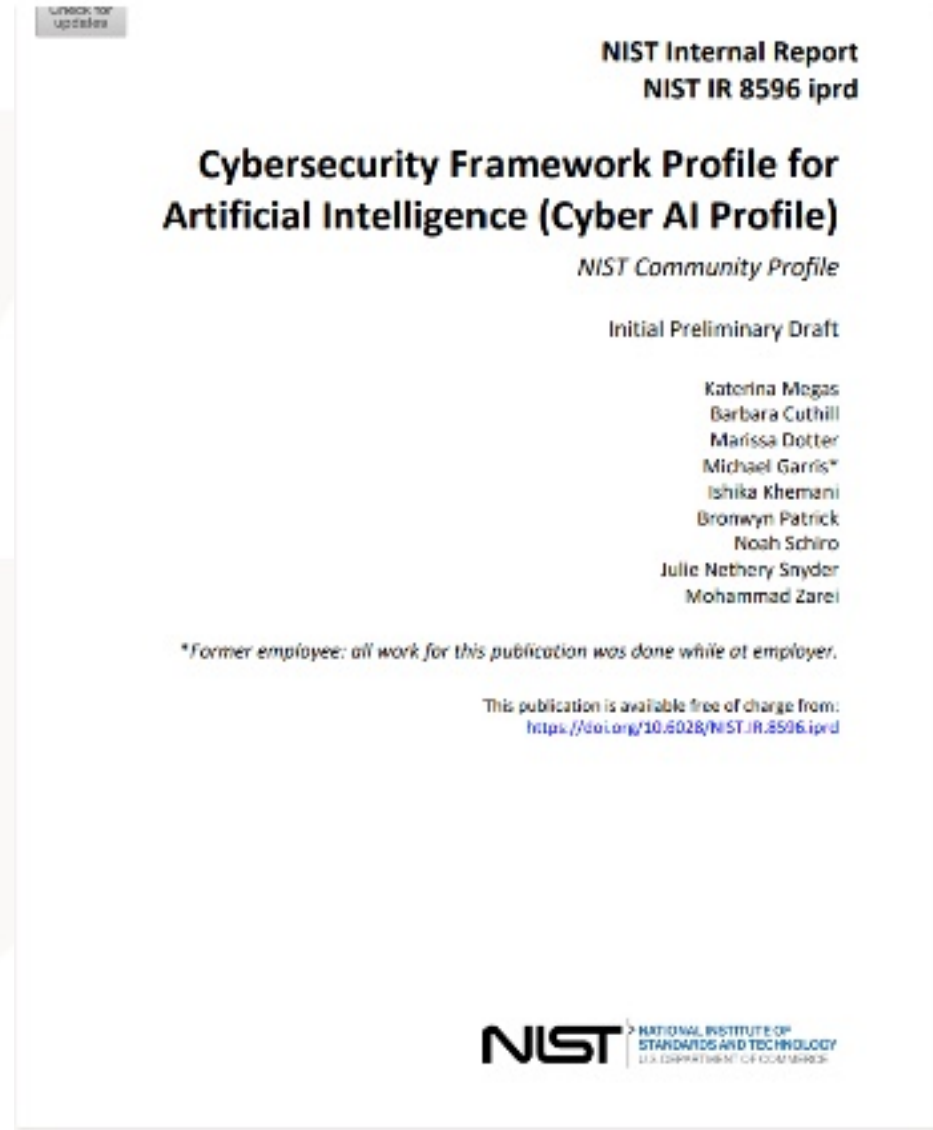
SAVANNAH, Ga. (WSAV) — Congressman Buddy Carter is sponsoring a bipartisan bill aimed at keeping Artificial Intelligence from making healthcare coverage decisions, as healthcare systems are increasingly using it to evaluate claims.

Carter said he wants human judgment to remain at the center of those decisions, even as AI technology continues to advance.

"They can't replace the doctor and the human touch. And the last decisions have to be made by a human," he said.

Lawmakers who back the act said the use of AI in healthcare coverage decisions can impact claims involving mental health care, cancer treatments, hospital stays and more.

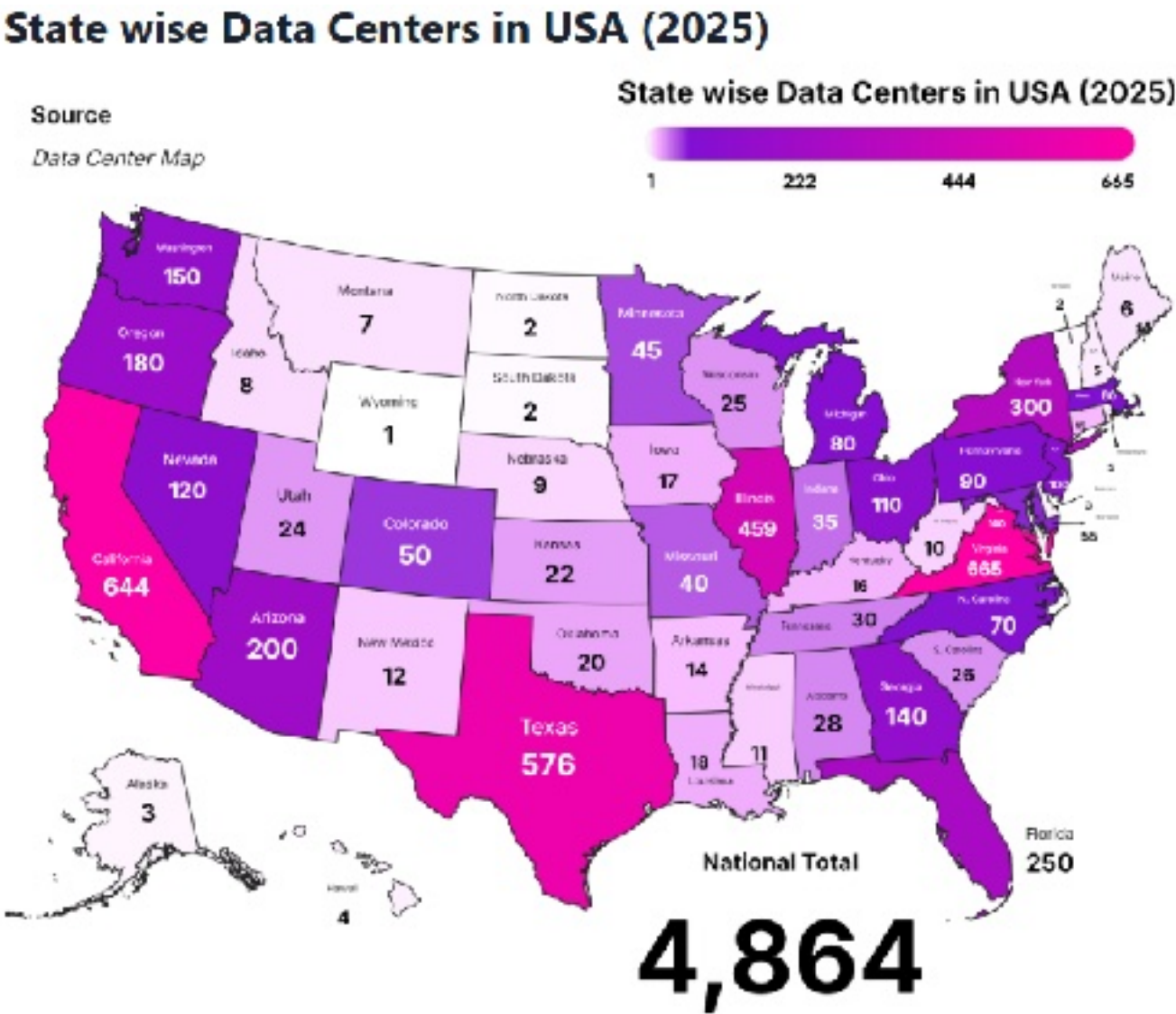
AI Framework



Which States are Banning Data Centers?

 NATIONAL CONFERENCE OF STATE LEGISLATURES			
State	Bill	Details	Status
Delaware	SB 150	Moratorium on permits for data centers over 100 MW until January 2027.	Introduced
Georgia	HB 1039	Prohibits local governments from permitting data centers until December 2028.	Introduced
Maine	LD 907	Moratorium on data centers over 20 MW until November 2027.	Vetoed
Maryland	HB 120	No data centers may be constructed or permitted.	Failed
Michigan	HB 5004 / HB 5095	Local governments and the public service commission may not permit or approve new data centers until April 2027.	Introduced
Minnesota	HB 4288 / SB 4298	Bans new data center permits until the Public Utility Commission submits a comprehensive report, until at least July 2027.	Failed
New Hampshire	LD 1165	One-year moratorium on data center construction.	Failed
New Jersey	AB 5487	Six-month moratorium on data center approval, construction, or tax incentives.	Introduced
New York	AB 10141 / SB 9144	One year moratorium on data centers over 20 MW.	Passed Legislature
North Carolina	SL 1400	Moratorium on data center construction until November 2026.	Failed
Pennsylvania	SB 1059 / HB 2532	Three-year moratorium on new data centers, paired with impact studies or empower municipalities to prohibit data centers.	Introduced
South Carolina	LE 5526	Prohibits local approval of data centers until the Legislature adopts a "comprehensive oversight" framework.	Introduced
South Dakota	SB 232	One year moratorium on construction or expansion of data centers.	Failed
Vermont	S 205	Moratorium on data centers until 2030, requires impact study.	Introduced
Virginia	HB 1215	Prohibits final approval of new data centers until all interconnection requests are fulfilled, or until July 2026.	Continued
Wisconsin	NR 1051 / AB 1098	Prohibits data center operation until 14 conditions are satisfied.	Failed

Which States are Encouraging or Competing for Data Centers?



Which States are Encouraging or Competing for Data Centers?

- **Thirty-eight U.S. states currently offer dedicated tax incentives for data centers, and several others are actively competing for projects through infrastructure investment, low-cost energy, and fast-track approvals**
- **Fourteen States actively competing for Data Center investments:**
 - Virginia
 - Arkansas
 - Pennsylvania
 - Texas
 - Georgia
 - Arizona
 - Utah
 - New Mexico
 - Indiana
 - Mississippi
 - Wisconsin
 - Louisiana
 - Oklahoma
 - South Carolina

Questions?



Michael's Business Card

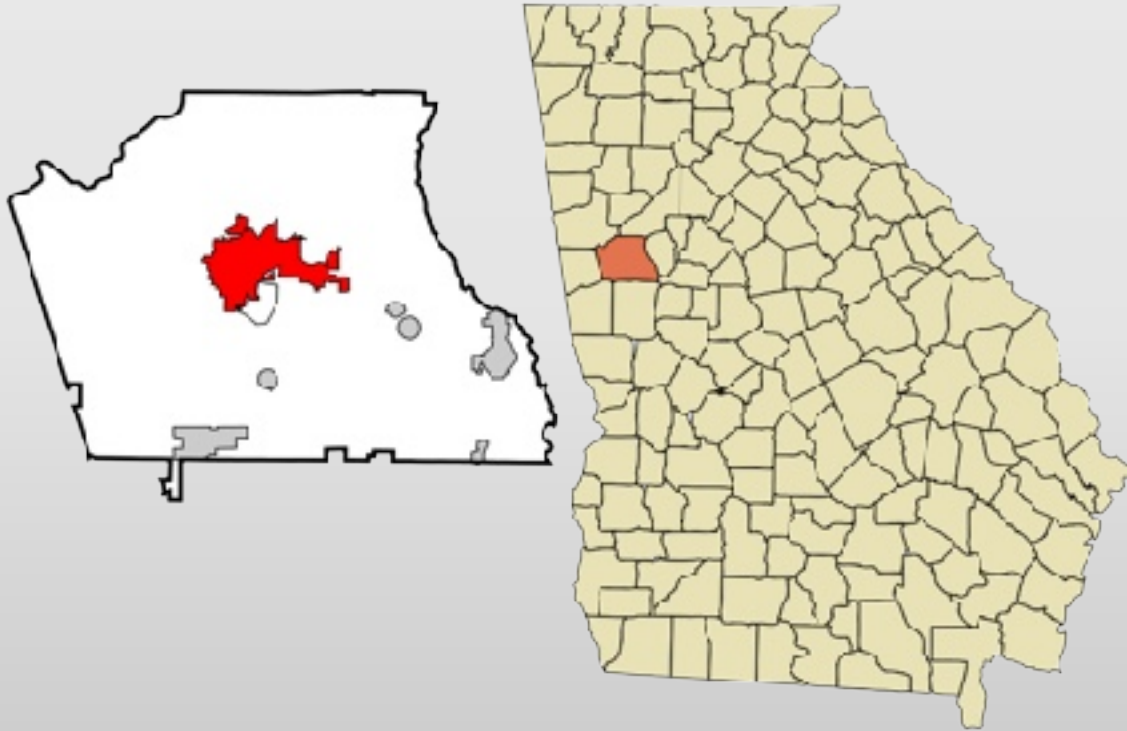
Coweta County's Data Center Experience

A local government practitioner's perspective

Ben Sewell | Director of Community Development
Coweta County Government

Coweta County

From a Southwestern Suburb of Atlanta to a Rural Place



Newnan/Coweta at a Glance

- Newnan – County Seat
- Pop. 160,240 (2026 est)
- 446 Sq mi
- 30 Miles, 31 Min to Hartsfield-Jackson Atlanta International Airport

How It Started: T-5

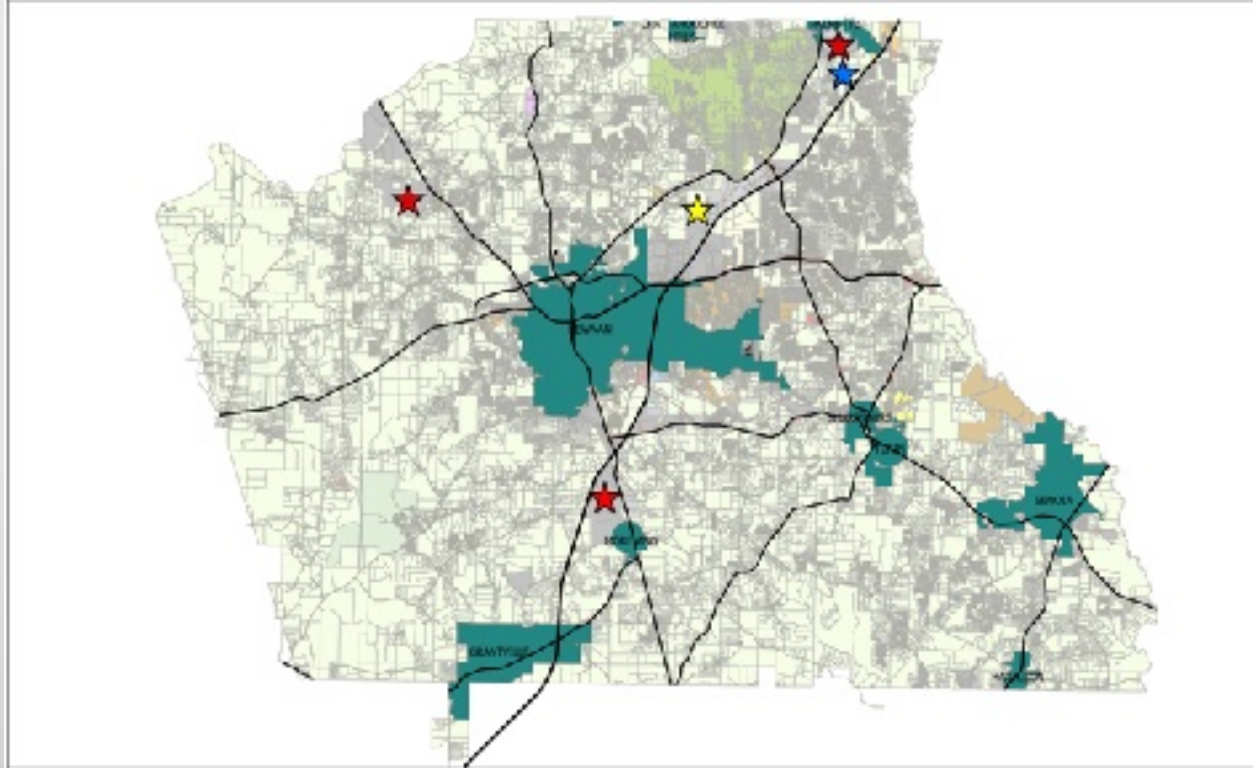
Coweta County's first sustained exposure to a data center proposal

- T-5 submitted September 7, 2023.
- The application forced staff to begin learning a land use that did not fit neatly into conventional industrial review.
- T-5 was withdrawn April 5, 2024—but the issues it raised did not go away.
- Within months, additional data center proposals began arriving.

**The first application may become
your data-center education.**

Data Center Activity in Coweta County

Multiple proposals made this a countywide planning issue



The issue was no longer one isolated rezoning.

- Project Peach
- Project Sail
- Bridgeport
- Project Pegasus
- Project Oak



Seven Months Developing a Data Center Ordinance

A moratorium did not mean the work stopped



3 major drafts • 4 public hearings/input sessions • 2 work sessions • 2 moratorium extensions • 7 months

Placing the Land Use in the Ordinance:

- Defined Data center
 - Data Center
 - Data Center Campus
 - Cryptocurrency.
- Light Industrial (LM) allows for Data Center with a CUP.
- Industrial (M) allows for both Data Centers and Data Center Campuses as a permitted use.

Protecting Adjacent Properties

Compatibility requires more than one buffer number

BUFFER

300-foot total protection adjacent to residential uses

LIGHT

Full cutoff; low spill at residential property lines

SUBSTATIONS

Separation from public roads and residential areas

FENCING

Decorative perimeter treatment; interior security can differ

DESIGN

Additional façade articulation near residential areas

CONSTRUCTION

Require on-site accommodations for workers to minimize trip-generation

Noise: More Complicated Than Expected

A performance standard needs a meaningful baseline

- Cooling equipment and other mechanical systems can operate continuously.
- Emergency generators may create a different—and highly audible—noise concern.
- Cumulative sound matters more than the sound of one piece of equipment.
- Coweta moved toward a pre-construction ambient survey and limits tied to the existing sound environment.
- Since the adoption of our original ordinance issues related to low frequency noise have been raised.

KEY IDEA
Measure the existing environment before deciding what increase is acceptable.

Water and Sewer

The Importance of Conservation

- Coweta Requires Public Sewer – The Industry says it's not necessary.
- Various Forms of cooling technology. Air Cooling, Evaporative Cooling, Closed Loop, Hybrid Technologies.
- Closed Loop systems are more costly and may use hazardous chemical additives but ultimately use less water.

Power: The Elephant in the Room

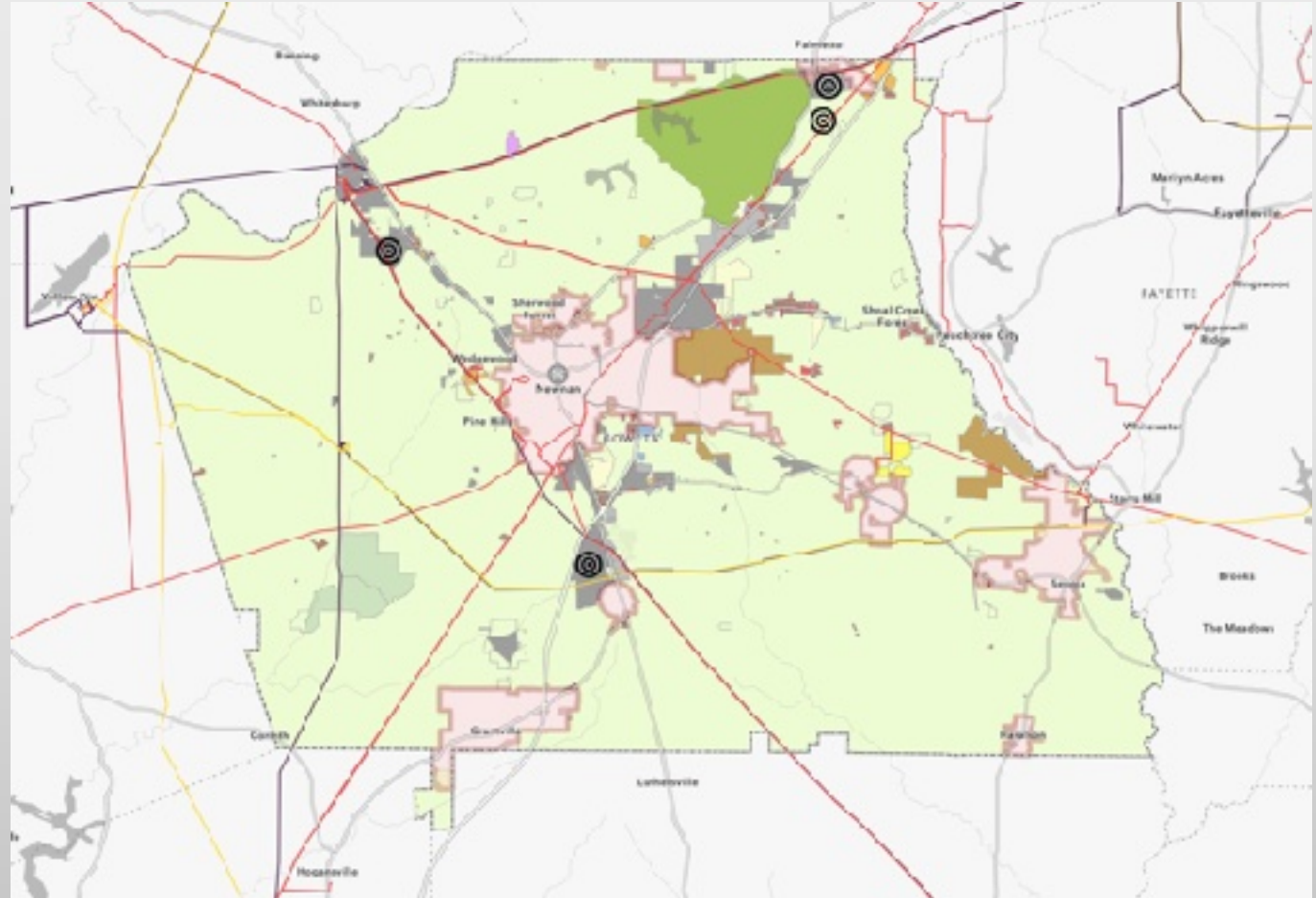
Local government has limited influence over power providers—but land use remains local

UTILITY

Capacity • transmission •
service

LOCAL GOVERNMENT

Zoning powers •
conditions • utility
impacts



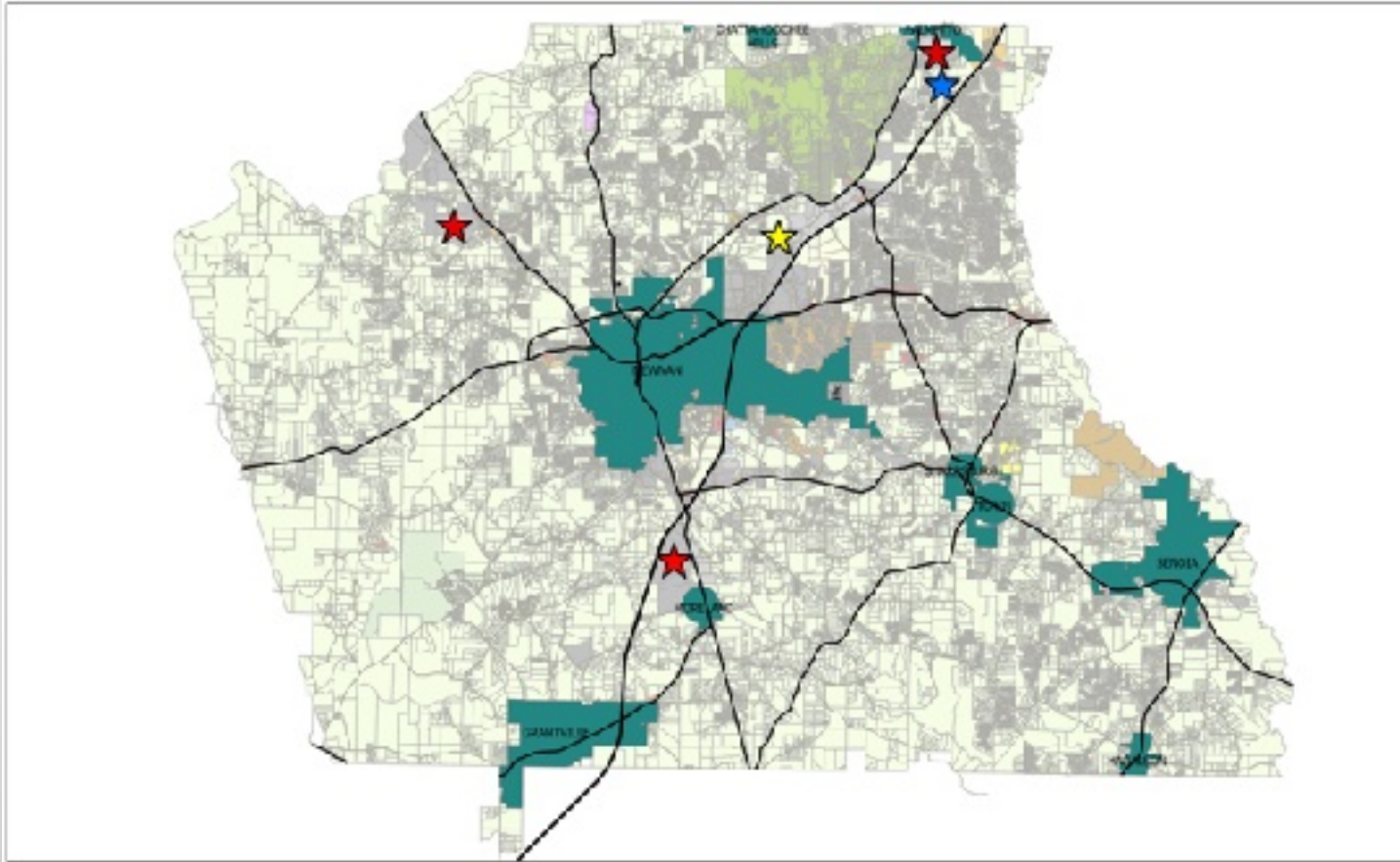
Planning for the End: Decommissioning

What happens if a very large, specialized campus becomes obsolete?



Decommissioning is not just a promise to clean up later—it needs a trigger, a scope, a cost estimate and enforceable assurance.

Where Are We Now



- Project Peach
- Project Sail
- Bridgeport
- Project Pegasus
- Project Oak



A Referendum on Zoning

Georgia’s Home Rule referendum power reaches Coweta County zoning ordinances

CONSTITUTIONAL PATH

Art. IX, Sec. II, Par. I(b)(2)

- For counties over 50,000: petition signatures = at least 10% of electors registered to vote in the last general election.
- Petition must state the exact language of the proposed amendment or repeal.
- Probate judge determines validity; a valid petition proceeds to a countywide vote.

THE MCINTOSH PRECEDENT

Bailey v. McIntosh County (2025)

- Residents petitioned to repeal a revised zoning ordinance affecting Sapelo Island’s Hog Hammock District.
- Georgia Supreme Court held that county zoning ordinances are not excluded from the Home Rule referendum process.
- The ruling reversed the order that had stopped the referendum.

COWETA — CURRENT ISSUE

Petition effort underway

- 14,000 signatures collected, meeting goal.
- Current understanding: petitioners seek repeal of both the data center text amendment and previously approved rezoning.
- Text-amendment repeal fits Bailey most directly.

Beyond Land Use: Managing the Process

On a polarized issue, process becomes part of the planning outcome

- Establish meeting rules—and apply them consistently.
- Create a transparent record of drafts, studies, comments and decisions.
- Use technical expertise where staff expertise ends.
- Dot every i and cross every t. (Follow ZPL)
- Stick to the facts.

Lessons from Coweta County

Five takeaways for communities that may be next

1 Be prepared for an extremely polarizing topic.

2 Don't wait for the first application to understand data centers.

3 Understand utility infrastructure before writing the ordinance.

4 Build a rigorous, transparent and repeatable public process.

5 Expect the ordinance to evolve as you learn.



Questions?

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