

AI in Economic Development



Economic
Development

Georgia Brownfield Seminar

April 16th



Not Impressed with AI?

- You Might Be Using the Wrong One
- Or Asking the Wrong Questions

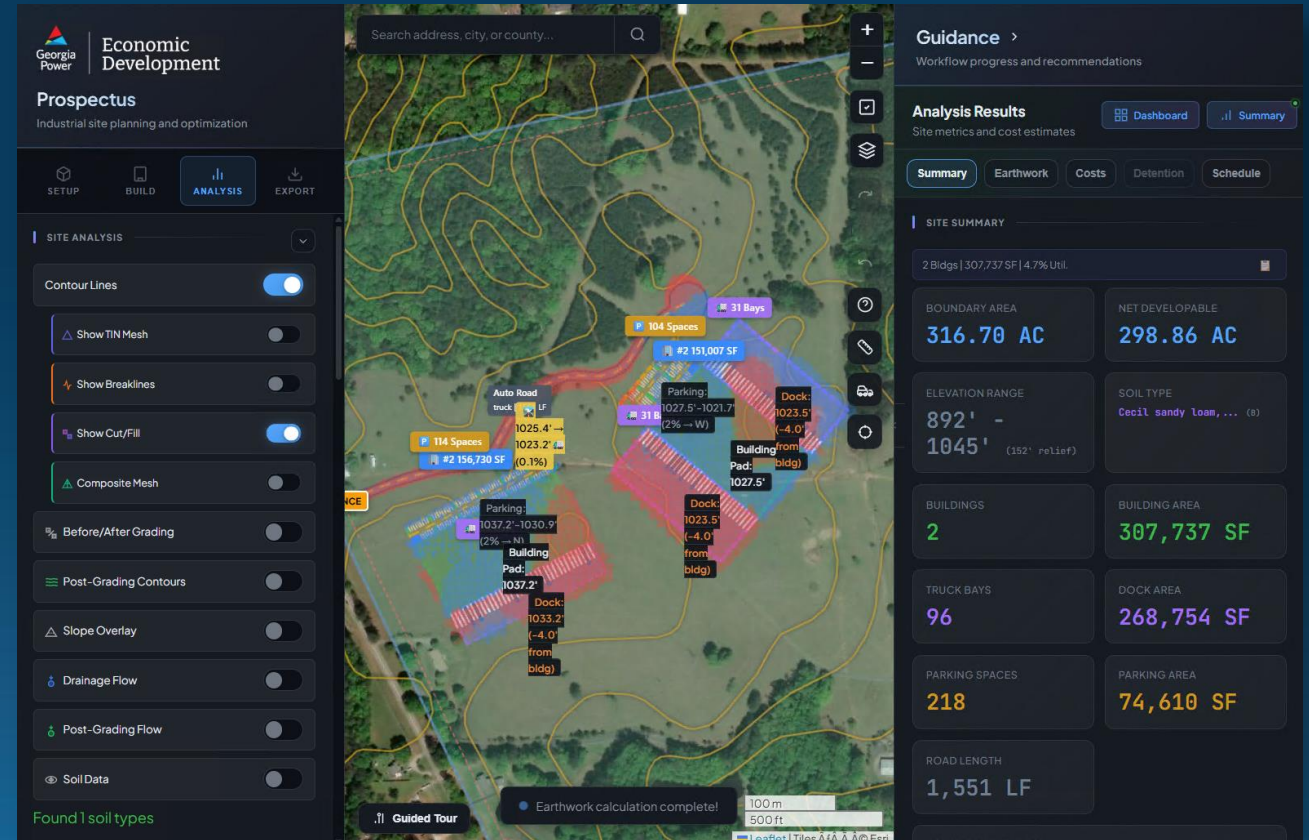


"AI won't take engineering jobs – but the engineer who uses AI will outperform the one who doesn't"

"...which is exactly what you'd say if you were planning to replace us."

Prospectus - Industrial site planning

- Industrial site analysis platform
- Interactive site drawing & mapping
- Building placement optimization
- Earthwork & construction cost estimation
- Infrastructure access analysis
- Environmental screening
- Demographics & market intelligence
- 3D terrain visualization
- Export & reporting





Prospectus

Industrial site planning and optimization



SETUP



BUILD



ANALYSIS



EXPORT

Elevation Data Quality

Detailed — ~8' grid, ±10-20% earthwork

Choose before drawing boundary. Affects contours & earthwork calculations.

SITE PREP — FOR MEETINGS

TIN Surface

Engineering-Grade

Triangulated Irregular Network (TIN) honors actual survey/elevation points for accurate grading calculations.

Elevation Data Import (Optional)

Import survey data or high-resolution DEM for improved earthwork accuracy.

Use Custom Elevation Data

DRAWING TOOLS

Draw Boundary

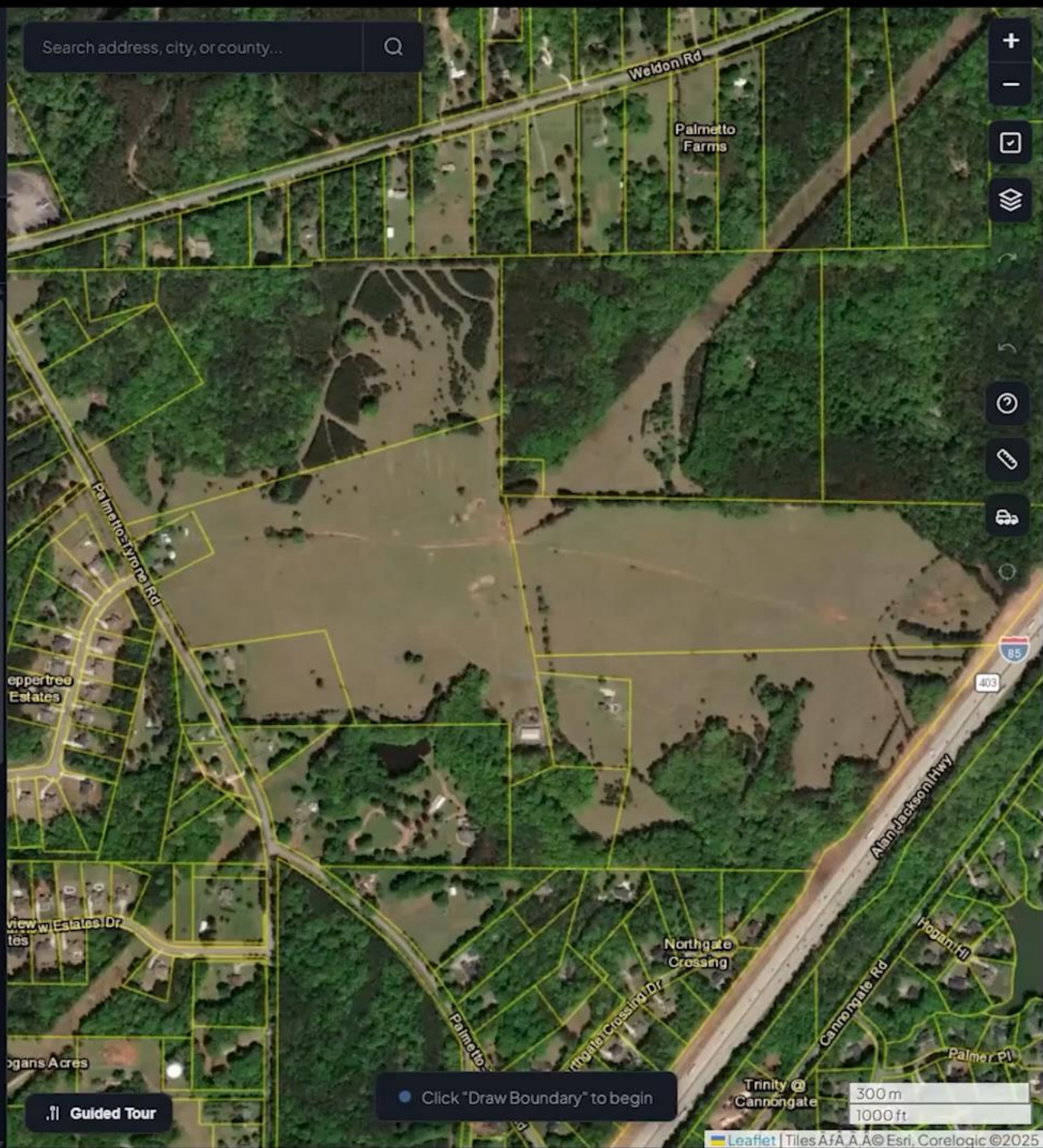
Select Parcels

Draw Restriction Zone

Draw Rough Grading Area

Draw Visual Box

Search address, city, or county...



Guided Tour

Click "Draw Boundary" to begin

300 m
1000 ft

Guidance >

Workflow progress and recommendations

Analysis Results

Site metrics and cost estimates

Dashboard

Summary

Summary

Earthwork

Costs

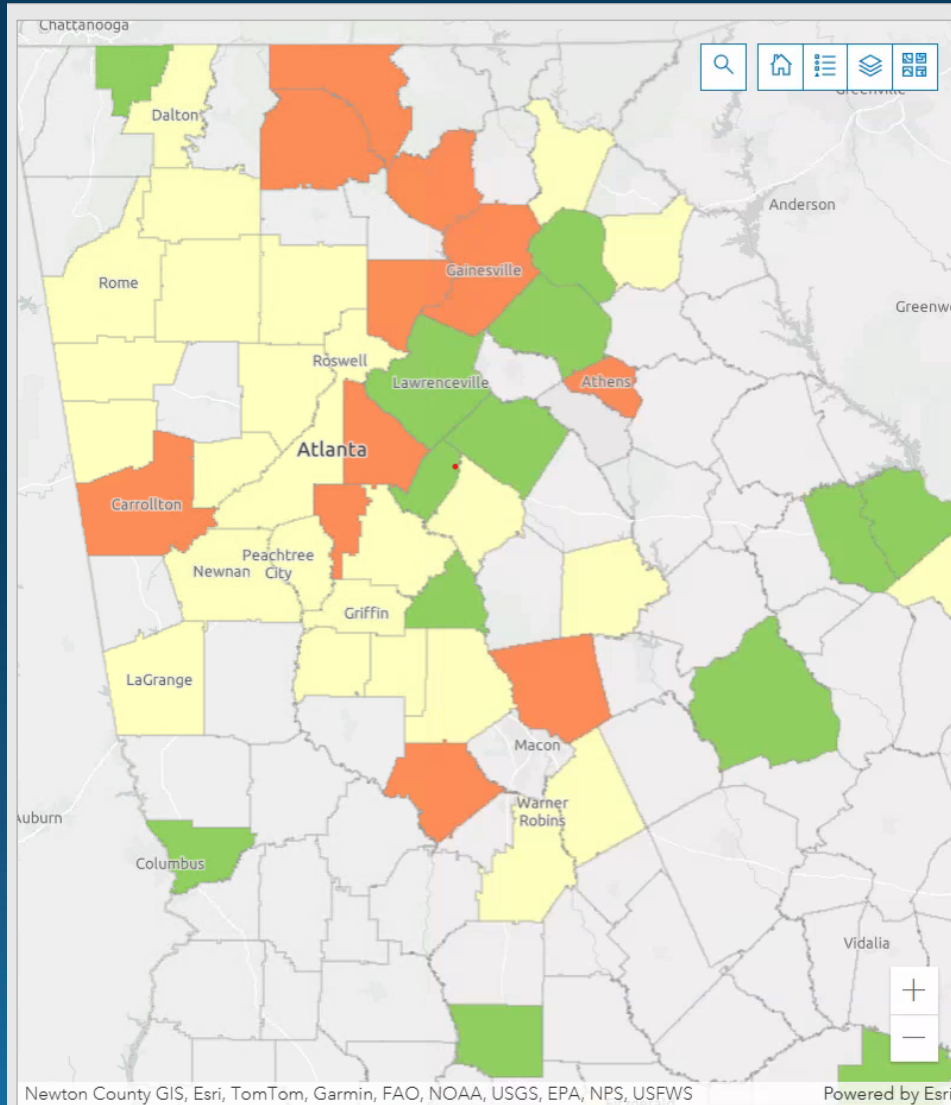
Detention

Schedule



Draw a boundary and calculate rectangles to see results here

Sentiment



This list is generated from public data sources using AI

Crawford County

Opposed

Crawford County proactively passed a 180-day moratorium on data center permits on January 6, 2026, despite having no active proposals. The 5-0 unanimous vote followed Planning & Zoning's December 18, 2025 recommendation. County attorney Joel Sherlock stated the county lacks infrastructure and procedures for data center applications. A public work session was held January 20, 2026 in Roberta to gather input. The county is positioned between Houston and Peach counties and officials want to be prepared before receiving any applications.

Approved 0 Proposed 0 Rejected 0 Withdrawn 0

Active No DC-Specific Ordinance

KEY EVENTS

6-month moratorium passed 5-0 (Jan 6 2026); Public work session scheduled (Jan 20 2026)

Updated 01/19/2026

[View area assessment](#)

Crisp County

Supportive

Crisp County approved Red Wolf DCD Properties' Project Splice, a \$6 billion, 2.1 million square foot technology campus in June 2025. The project involves 583.62 acres rezoned from rural residential to general commercial near Cemetery Road and Ninth Street, close to I-75 Exit 102. Seven buildings of 300,000 sq ft each are planned in three phases: Phase I by 2029, Phase II by 2031, and Phase III by 2033. The facility is expected to create 180-200 jobs with average salaries around \$80,000. A public hearing on May 13, 2025 drew some opposition from residents concerned about noise, traffic, and electricity impacts.

Approved 1 Proposed 0 Rejected 0 Withdrawn 0

No DC-Specific Ordinance

KEY EVENTS

Project Splice rezoning approved unanimously (2025-06-10); Public hearing with resident opposition (2025-05-13)

Not Generating

Advanced List

Sentiment

The Method Behind the Map

Not vibes. Not Google. Actual methodology.

- **We track all 159 Georgia counties** across two development types — Data Centers and Solar Farms
- **Primary sources first** — county commission meeting minutes, zoning decisions, official votes, PSC filings, and state news outlets (AJC, GPB, Georgia Recorder)
- **Leadership carries more weight than noise** — official votes and project outcomes outweigh petitions, protests, and Facebook comments
- **Recency wins** — if a county approved 5 data centers and then passed a moratorium last year, they're classified as Opposed. History is context; current stance is the rating.
- **Four classifications:** Supportive · Neutral/Mixed · Opposed · No Activity
- **Uncertainty defaults to Neutral/Mixed** — we don't guess

Thank you!