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March 17, 2026

SUBJECT: Tyrone Datacenter Concerns

Dear Mayor Dial and Town Manager Perkins,

Thank you for taking the time to speak with me and for sharing the questions raised by the Town of Tyrone regarding Microsoft's planned datacenter project. We appreciate the opportunity to provide information that will help the Town respond clearly and thoughtfully to questions from residents.

We recognize that datacenter development raises important questions, particularly around air quality, public infrastructure, and long-term community benefit. We take these concerns seriously. We are committed to engaging transparently and responsibly as planning moves forward.

Microsoft designs, builds, and operates its datacenters guided by our Community Pledge and Community-First AI Infrastructure commitments which states:

1. **We'll pay our way to ensure our datacenters don't increase your electricity prices.**
2. **We'll minimize our water use and replenish more of your water than we use.**
3. **We'll create jobs for your residents.**
4. **We'll add to the tax base for your local hospitals, schools, parks, and libraries.**
5. **We'll strengthen your community by investing in local AI training and nonprofits.**

In practice, these five pillars mean focusing on responsible growth, environmental stewardship, local workforce opportunities, and long-term partnership with the communities where we operate.

We also heard the broader question being asked in the community: *what value will this project bring beyond tax revenue?* That is a fair and important question. In communities across metro Atlanta where Microsoft operates datacenters, we intentionally pair infrastructure investment with long-term community partnerships that support workforce development, education, and local nonprofit initiatives. Since FY21, Microsoft has invested more than $3.3 million across our datacenter communities alone through STEM education, workforce pathways, environmental sustainability, and community empowerment programs. These investments have supported organizations such as the Fulton Education Foundation, Douglas County Education Foundation, Compudopt, TLAB, Georgia Works, AI Steam Lab, Trees Atlanta, and other trusted local partners working to expand opportunity and strengthen communities.

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In addition, Microsoft works closely with local colleges and workforce partners to build datacenter career pathways, including the development of Datacenter Academy programs at Atlanta Technical College and West Georgia Technical College that prepare local students for careers in the digital infrastructure economy. These partnerships are complemented by ongoing collaboration with regional organizations and local leaders to ensure responsible development and strong community alignment.

As the project moves forward in Tyrone, we would welcome the opportunity to partner with local schools, nonprofits, and community leaders to ensure the datacenter contributes to lasting community impact alongside its economic benefits.

If interested in learning more, we have included a link to our blog on community investments, our brief fact sheet on fuel safety and sustainability, and link to a short video that explains how Microsoft approaches water, energy, and environmental stewardship in our datacenters.

To support the Town's review, we are attaching a more detailed set of technical responses based on the questions submitted by Brandon. Where final design decisions have not yet been made, we have tried to be clear about what is known today and what will be refined through later engineering, utility coordination, and permitting.

Please do not hesitate to reach out if you have any further questions on this information or our datacenter campus in Tyrone. Thank you again for sharing your concerns with us.

Sincerely,

Jon McKenley
Sr. Manager, Datacenter Community Affairs

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Appendix A
Technical Responses to Town of Tyrone Questions
Microsoft Datacenter Project – Tyrone, Georgia

Below are responses to questions submitted by the Town of Tyrone regarding Microsoft's proposed datacenter project.

Water Impact

1. **What are the projected average daily water use per building?**
   Microsoft's datacenter project in Tyrone is planned to use closed-loop liquid cooling. This technology does not rely on continuous water consumption for cooling after the initial system fill. As a result, the datacenter's ongoing water demand will be limited to domestic uses only (restrooms and employee facilities), which is comparable to a commercial office building. Once operational, water demand is estimated to be approximately 2,000 gallons per day per building, or 4,000 gallons per day for the two buildings planned for the site.

2. **What are the projected peak daily water use per building?**
   Peak daily water use is anticipated to occur infrequently during initial system fill or maintenance events, rather than during normal datacenter operations.
   During initial fill and maintenance, Microsoft will coordinate closely with the local water provider to ensure water demand can be accommodated.

3. **What is the total projected annual water use at full buildout?**
   At full buildout, total annual water use for Microsoft's datacenter in Tyrone is expected to be similar to other commercial buildings and estimated to be approximately 1.5 million gallons per year, limited primarily to domestic uses such as restrooms and employee facilities.

4. **How many gallons per day enter the sewer system under normal operations, including blowdown?**
   Microsoft's datacenter project in Tyrone is planned to use closed-loop liquid cooling, which does not result in continuous wastewater discharge from cooling systems.
   As a result, wastewater will be limited to sanitary discharge from restrooms and employee facilities, comparable to other commercial buildings. Estimated discharge is approximately 2,000 gallons per day per building, or 4,000 gallons per day total.

5. **What happens to water usage during declared drought conditions?**
   Because water use is limited primarily to domestic demand, the project is not expected to strain the local water system during drought conditions. Microsoft will coordinate with the local water provider and operate in accordance with all applicable state and local

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water conservation policies, as other water users do during drought or emergency conditions.

6. **Will Microsoft commit to enforceable limits or reporting if usage exceeds projections?**
   Microsoft will comply with all applicable local regulations related to water usage limits, monitoring, and reporting requirements.

7. **What treatment processes occur before water discharge into the sewer system?**
   Wastewater treatment is not planned at the datacenter facility. The majority of wastewater generated will be sanitary wastewater similar to that produced by other commercial buildings. If cooling system maintenance generates atypical wastewater, Microsoft will coordinate with the sewer provider to ensure the wastewater is acceptable for treatment at the municipal wastewater treatment plant.

8. **What is the temperature of discharged water?**
   Discharged wastewater is expected to be near ambient building wastewater temperatures and consistent with typical commercial sanitary discharges. All discharges will comply with applicable temperature limits established by the receiving utility.

9. **Will separate sewer metering be installed for the facility?**
   Sewer flows will be measured and billed in accordance with the local utility's standard practices, which may include wastewater billing based on water metering or separate metering if required. Microsoft will coordinate with the utility to implement appropriate metering methods supporting accurate accounting and regulatory compliance.

10. **In times of drought, who has priority of the water supply? What guarantees do you have that it will be residents?**
    Microsoft's datacenter will use closed-loop liquid cooling, which limits water demand to domestic uses only and makes it comparable to a commercial office building. Because of this limited demand, the project is not expected to strain the system during drought conditions. Microsoft will coordinate with the local water provider and comply with all applicable state and local water conservation policies, ensuring residents are not disadvantaged.

Power & Energy

11. **What is the projected peak electrical load per building?**
    To be determined by final building design.

12. **What is the projected peak electrical load at full buildout?**

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To be determined by final building design and site planning.

13. **What new transmission or substation infrastructure will be required?**
    Infrastructure needs will be studied by the utility once design and site planning are completed.

14. **Who is responsible for paying for required electrical infrastructure upgrades?**
    Under revisions to large load contracting and tariffs approved by the Georgia Public Service Commission in January 2025, large load customers pay a monthly fixed charge based on the cost to serve the site, in addition to paying for electricity consumption.

15. **Will there be any impact on residential electric rates?**
    Residential electric rates are determined by the utility and approved by the Georgia Public Service Commission.

Construction & Traffic

16. **What is the peak construction workforce expected on site?**
    At peak construction, each datacenter building may involve approximately 500–600 construction workers on site.

17. **What is the estimated daily truck traffic during peak construction?**
    Assuming a balanced construction schedule, typical construction traffic is estimated to be 8–10 trucks per day for equipment deliveries and materials. In certain phases of construction or at an imbalanced site, traffic could temporarily increase to as many as 150 trucks per day for multiple weeks.

18. **What is the estimated daily worker vehicle traffic during peak construction?**
    Peak construction activity could result in approximately 500–600 worker vehicles arriving daily per building, generally during morning arrival periods and departing in the late afternoon.

19. **Are road improvements required to support the project?**
    The expectation is for construction and operations traffic to access the site from Joel Cowan Parkway, which appears adequate for anticipated traffic volumes.
    Site access will align with existing roadway access points where feasible. A deceleration lane may be required, and Microsoft is open to coordinating with the Town if additional improvements are recommended.

20. **If road improvements are required, who will fund them?**

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If roadway improvements are required to support the project, Microsoft will fund those improvements. Depending on scope, a Development Agreement may be executed with the Town.

Noise & Site Impact

21. **What are the projected decibel levels at the property line, including generator testing?**
    Noise studies are performed during design to determine sound levels at the property boundary. The facility will be designed to comply with all local noise ordinances. Generators are enclosed in sound-attenuating housings and test runs are scheduled during daytime hours.

22. **What is the total acreage disturbed versus preserved on the site?**
    Site-specific acreage disturbed versus preserved will be determined during design and permitting. Microsoft endeavors to avoid wetlands and sensitive areas to the greatest extent possible and will comply with all applicable environmental regulations. We take steps to minimize impact and maintain trust. This includes creating buffer zones and adding visual screening,

23. **What stormwater management approach will be used?**
    Stormwater management will utilize on-site dry or wet detention ponds designed to meet water quantity and water quality requirements for site runoff.

24. **What fire suppression systems will be used in the facility?**
    Fire suppression system design will be confirmed during the facility design phase in accordance with local codes and requirements. Microsoft meets all local, state, and national health, safety, and environmental regulations throughout the datacenter lifecycle.

25. **What battery storage systems will be used on site?**
    Battery storage specifics are determined during design. Microsoft is actively pursuing carbon-free backup generation, including batteries, to eventually replace diesel generators. Battery technology continues to mature toward multi-hour duration storage as a diesel replacement.

26. **What is the expected lifecycle of the facility?**
    Microsoft anticipates any datacenter in its portfolio to run for decades. Facilities are retrofitted with newer technology over time to extend useful life. For example, our first Quincy, WA campus opened in 2008 and remains active today.

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27. **What is the plan if the facility closes in the future?**
    Microsoft anticipates operating datacenters for decades. End-of-life plans are site-specific, but our commitment is to manage assets and any decommissioning responsibly, including reuse and repurposing of hardware through our circular programs.

Long-Term & Emergency Risk

28. **Will any hazardous materials be stored on site?**
    Diesel fuel for backup generators is stored on site in double-walled tanks with leak detection and containment bund walls. Diesel's low volatility and flammability reduce fire risk. All storage complies with applicable safety regulations.