

CONCEPT DESIGN · NORTH END, ST. SIMONS ISLAND · OCTOBER 2026

Project Tabby



A 100-megawatt data center in tabby and bronze, cooled in a closed loop, supplied by water, and built to pay for the island's schools.

Concept rendering. A citizen proposal, not an engineering design.



THE NORTH END TODAY

Marsh, preserves and fairways

- 1 Frederica-Lawrence ridge.** The island's highest ground, 17 to 27 feet and outside the 1% flood zone. Today a private golf club; the proposed site.
- 2 North-end substation.** 115/12.47 kV, at about 17 feet. The only power anchor on this end of the island.
- 3 Fort Frederica National Monument.** National Park Service land. Excluded.
- 4 Hampton Point.** The King and Prince course, newly redesigned and partly in flood zone AE.
- 5 Hampton River marina.** Coastal high-hazard zone VE.

Cannon's Point and Guale preserves are under perpetual conservation easements and are excluded.

Aerial: USGS / USDA orthoimagery (public domain). Flood zones: FEMA NFHL; elevations: USGS 3DEP.

THE IDEA

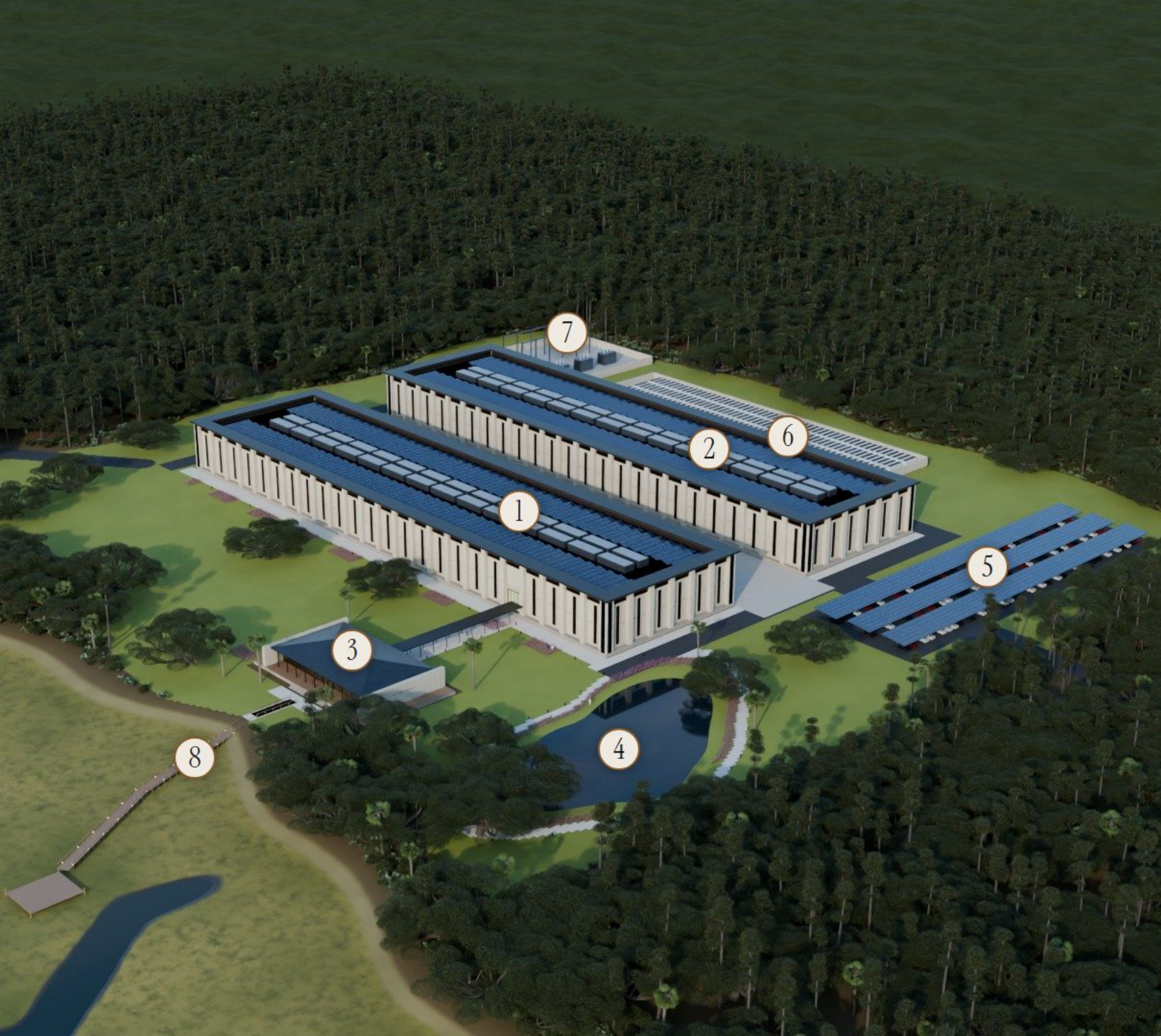
Built in the island's own material



1736 Fort Frederica barracks. Tabby: oyster shell, lime, sand and water, poured in lifts.



Proposed Project Tabby. Tabby-finish precast panels with oyster-shell aggregate, the same lifts and color.



THE CAMPUS ON THE RIDGE

About 100 acres,
15 of them built

- 1 **Hall A** data hall, two floors
- 2 **Hall B** data hall, two floors
- 3 **Tabby Gallery** visitor pavilion
- 4 **Lagoon** kept for stormwater
- 5 **Solar canopies** over the parking
- 6 **Battery yard** behind tabby walls
- 7 **Substation** developer-funded
- 8 **Boardwalk** onto the marsh

Concept rendering, drawn to scale.
Illustrative, not a specific parcel.

SITE PLAN, CONCEPT

The campus from above



Hall A

Hall B

Substation

Battery yard

Tabby Gallery

Boardwalk

Lagoon

Solar canopies

100 m · 330 ft



100

acres in the
parcel

15

acres built

35

acres of forest
buffer

490,000

sq ft in two halls

THE BRIEF

Designed to Glynn County's 2026 rules

Item	County requirement	This concept
Lot	50 acres minimum	About 100 acres on the ridge
Height	75 feet maximum	62 feet, two stories
Setbacks	50 feet; 200–500 feet advised	200-foot forest buffer on every side
Water	Closed-loop systems	Closed loop, filled once; no aquifer draw for cooling
Approval	Special use permit	Rezoning out of Forest Agricultural, IPC then BOC
Capacity	None set	100 MW of IT load (base case)
Floor area	None set	About 490,000 sq ft in two halls
Power	PSC large-load rules	Developer-funded line, substation and battery yard
Delivery	None set	All heavy cargo by water

Sources: Glynn County zoning rewrite (Apr 2026); The Current, Apr 15, 2026; Georgia PSC large-load rule (Jan 2025).

WEST ELEVATION, HALL A

Under the trees and under the limit



100 ft

13 feet under

the county's 75-foot height limit

No windows

so no glare by day and no light spill at night

200 feet of forest

live oak and pine screen every side

Rendered to scale. Trees in front of the hall are cut away; the forest behind is shown as planted.



MATERIALS

Tabby, bronze and cypress

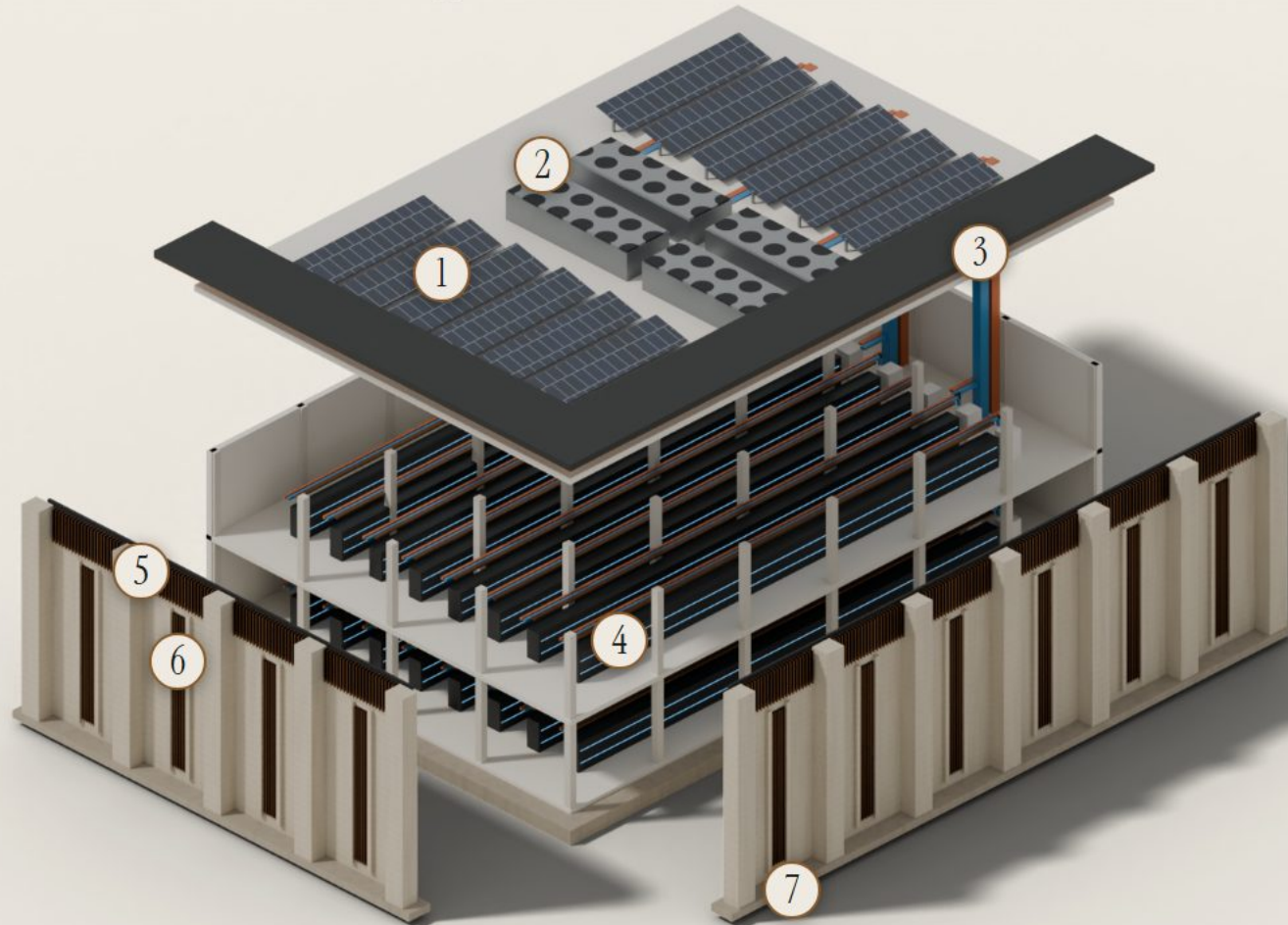
- 1 Tabby-finish precast piers**
oyster-shell aggregate
- 2 Bronze-finned slots**
rhythm without windows
- 3 Bronze crown**
hides the rooftop coolers
- 4 Cypress soffit**
a deep, porch-like overhang
- 5 Raised plinth**
extra height above flood level
- 6 Covered walkway**
from the Tabby Gallery
- 7 Oyster-shell paths**
and native muhly grass

Concept rendering, west facade of Hall A.

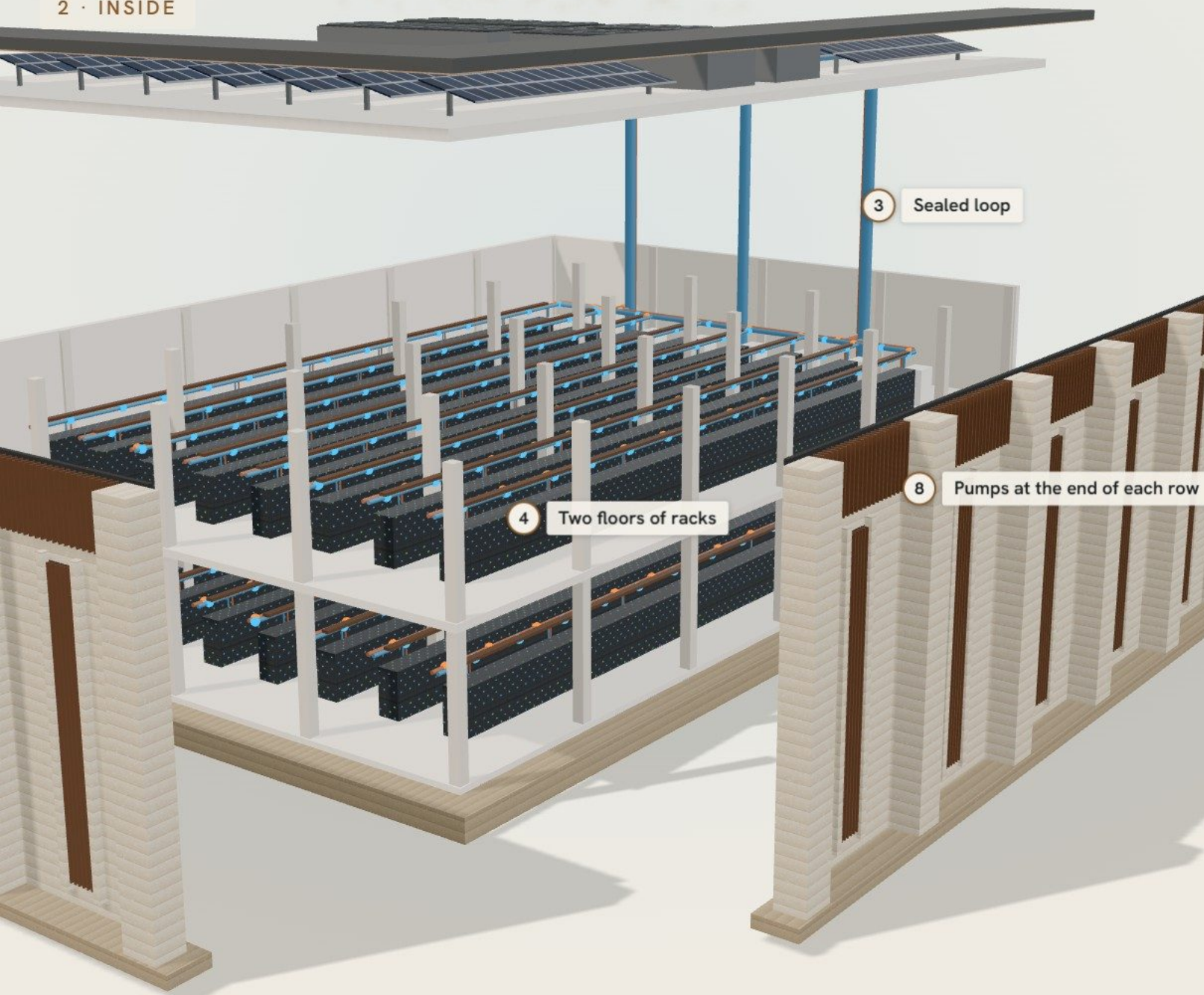
HOW IT WORKS

A sealed loop, two floors, a working roof

- 1 Solar on every roof**
about 1 to 4.4 MW on the two halls
- 2 Dry coolers**
release heat to the air, with no evaporation
- 3 Sealed loop**
filled once: supply in blue, return in copper
- 4 Two floors of racks**
cooled by the loop
- 5 Bronze crown**
hides the roof plant from the ground
- 6 Tabby skin**
piers and bronze-finned slots
- 7 Raised plinth**
extra height above flood level



Illustrative cutaway of four of the hall's 24 bays. Not an engineering design.



COOLING IN 3D

Outside, inside, out the roof

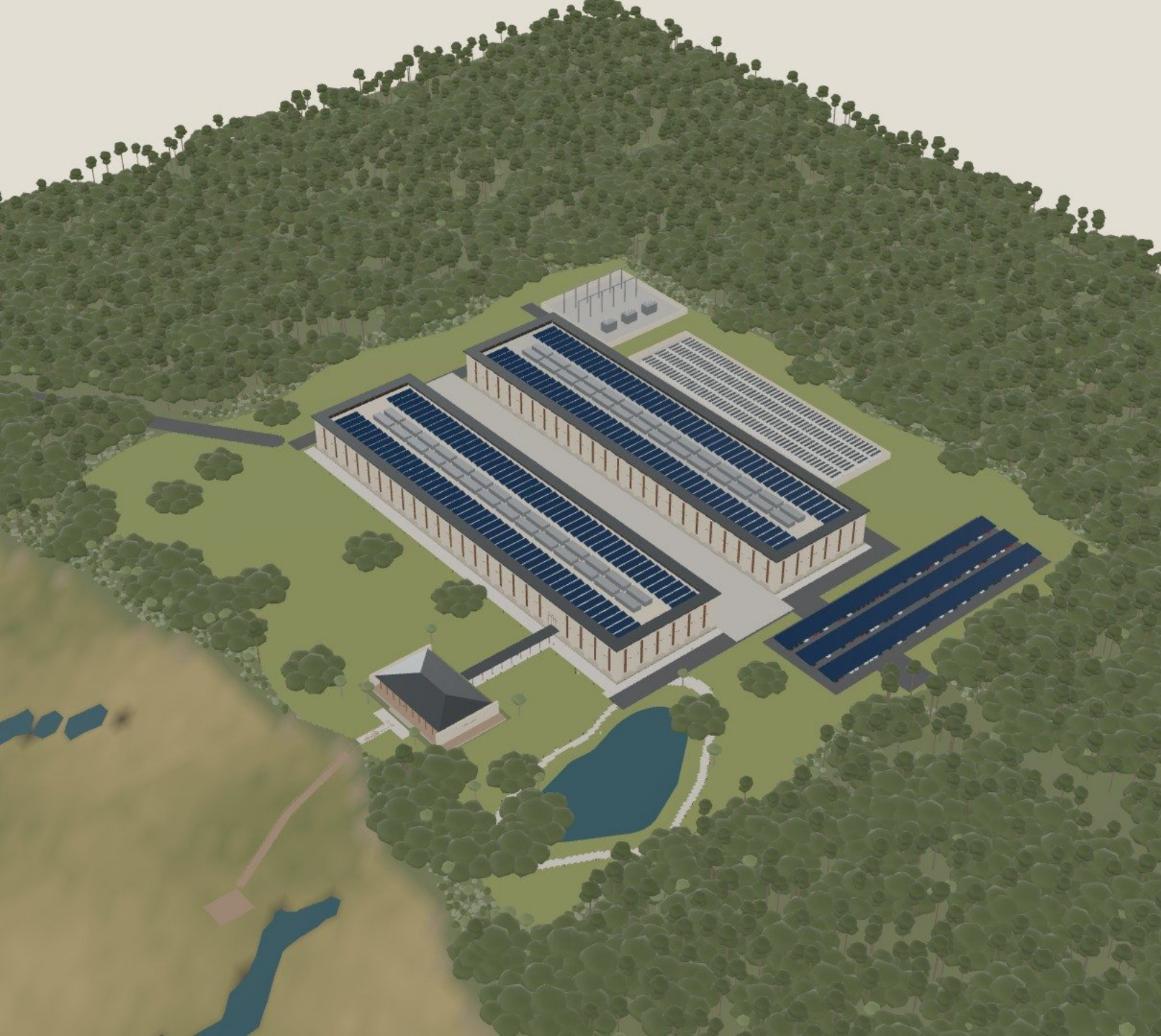
The cutaway, opened up. Watch the sealed loop carry heat from two floors of racks to the roof: cool supply in blue, warm return in copper.



Scan to open it up
yourself

project-tabby.pages.dev/cooling

Video: the cutaway's 24-second tour, with music.



IN 3D

Walk around the whole campus

The to-scale model behind every rendering, in any browser. Orbit, zoom and pan, with each part labeled. Then [open up a hall](#) to see how it cools.



Scan to open it on
your phone

project-tabby.pages.dev/model

Video: the web model, with music. Trees are simplified stand-ins.

POWER

Sun on the roof, batteries at home

Campus solar

1.0–4.4 MW on the roofs

+2.8–5 MW over 10 acres of canopies

Together, 0.7 to 2% of the campus's yearly use: about two to six days of operation. Small, and still worth doing.

The Vermont model

Since 2017, Green Mountain Power has put Tesla batteries in Vermont homes. It owns them, leases two for \$55 a month and runs them as one 110 MW virtual power plant.

\$11M saved for all its customers in a year

90 MW from a Powerwall 3 in all 7,829 island homes (\$105.5M)

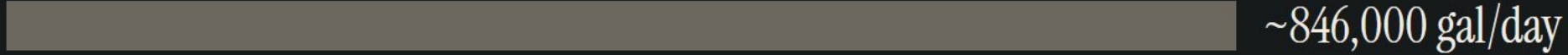
Clean supply: Georgia Power's Customer Identified Resource program, backup generators on renewable diesel, and a Megapack battery yard.

Sources: PVWatts V8 for St. Simons; Green Mountain Power and Vermont PUC filings; EnergySage; Georgia PSC.

WATER

Less water than the fairway it replaces

All 117 golf holes on St. Simons (illustrative)



One median Southeast golf course

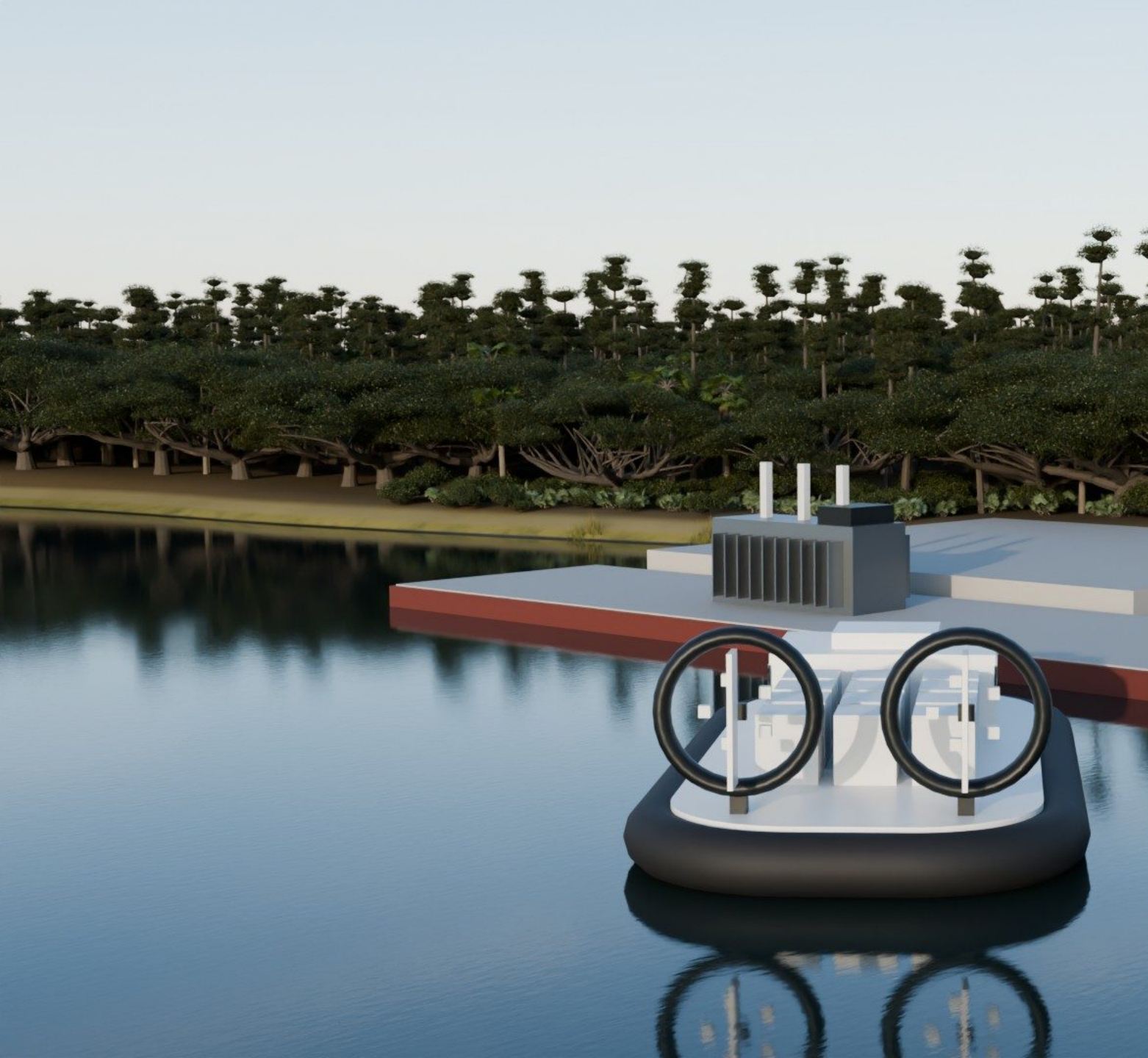


Project Tabby: 100 MW, closed loop

| ≈ 0 gal/day for cooling

The cooling loop is filled once during construction. Georgia lets golf courses water at any hour, and the county's 2026 ordinance already requires closed-loop cooling.

Sources: GCSAA Golf Course Environmental Profile (2025); Microsoft (Dec 2024); Georgia EPD outdoor watering rules.



LOGISTICS

Every heavy load arrives by water

17 miles by water

Port of Brunswick to the north end, under the 65-foot causeway bridge

100 to 400 tons

a large transformer: too heavy for any hovercraft or helicopter, so it comes by barge

20 to 25 trips

by hovercraft for 1,000 AI racks

35,300 a day

on Spur 25 at Canal Road, and 36,300 on the causeway. Heavy loads stay off both.

Concept rendering. Traffic: Georgia DOT TADA, 2025. Route: NOAA Coast Pilot.

A FAIR QUESTION

Is the port good for SpaceX? Mostly, no.

195 nmi

Brunswick sits past Port Canaveral. Per the FAA, SpaceX plans to barge Starship hardware from Brownsville, Texas, to Cape Canaveral.

72%

of Camden County voters stopped a spaceport land deal in 2022. Georgia had offered SpaceX free land there in 2013; SpaceX chose Texas.

60 miles

inland to SpaceX's only Georgia site we found: a Starlink ground station in Appling County. xAI also runs a data center in Atlanta.

So we propose the north end not as a spaceport, but as the second ground station.

Sources: FAA LC-39A Starship EIS (Jan 2026); NOAA Distances Between U.S. Ports; FCC filings; Georgia Supreme Court (Feb 2023).

AFTER DARK

Dark skies and quiet nights

No windows in the halls, so nothing glows over the marsh. Low, shielded path lights only. No unpermitted generators, and the coolers sit behind the bronze crown.

Concept rendering: the Tabby Gallery and Hall A from the marsh boardwalk at dusk.



Live oak at Fort Frederica. Photo: NPS (public domain).

LAND FOR LAND

Two acres protected for every acre used

The St. Simons Land Trust already protects about 1,400 acres, roughly 14% of the island. The campus uses about 100. We ask the developer to fund 200 more, under perpetual easement, plus an endowment of \$21,700 an acre to care for them.

\$12.5–19M

0.35–0.52% of the project's cost, or 13 to 20 months of its property tax

Precedent: Microsoft protects about 1.4 acres for every acre it uses. QTS is funding a 132-acre restoration at Georgia's Towaliga Preserve.

Sources: St. Simons Land Trust; IRS Form 990.

WHAT THE ISLAND GETS

The base case, in six numbers

\$7.2M

a year to Glynn County Schools, with no new students

\$4.4M

a year to the county and the island's fire, police and EMS districts

\$30.7M

once, as a SPLOST-equivalent payment on exempt purchases

\$105.5M

for a Powerwall 3 in each of 7,829 island homes

\$54.4M

for ten years of home internet, every household

\$12.5–19M

to protect two acres for every acre used

Base case: 100 MW, \$12.1M taxable value per MW, 24.074 mills, no abatement. Full model and sources on the petition site.

THE ASK

Four requests, four public bodies

Islands Planning Commission and Board of Commissioners

Invite north-end proposals that meet every petition condition, and hear them in public.

Golden Isles Development Authority

No abatement, or a payment that gives the schools their full 14.9 mills from year one.

Board of Education

Count the revenue: about one school mill in the base case, with no new students to serve.

Georgia Power

A Vermont-style home battery program for the island, paid for through the large-load contract.

We know voters are skeptical. In the May 2026 primary, 56.6% of Glynn Republican voters said no to data centers even if they lowered property taxes. That is why this petition asks for much more than lower taxes.

Ballot results: Glynn County Board of Elections, May 19, 2026. Read the full study and sign the petition at the Project Tabby site.

CREDITS AND NOTES

Where the pictures, music and numbers come from

Renderings

Made for this deck in Blender from a single to-scale model: two 216-by-53-meter halls, 62 feet tall, on a generic north-end ridge with marsh, live oaks, pines and palmettos. Illustrative, not a design for any parcel.

Photographs

Fort Frederica barracks: NPS / McDevitt. Live oak: NPS. Aerial: USGS / USDA orthoimagery from The National Map. All public domain.

Music

Tabby Lounge, an original bossa loop written and synthesized in code for Project Tabby, with no samples. It plays on the cover and the 3D slides.

Data

Every figure comes from the Project Tabby study, which cites more than 150 public sources, including Georgia DOT, Georgia DOR, Glynn County, GCSAA, LBNL, NOAA, FEMA, the Georgia PSC and the Georgia Ports Authority.

A citizen concept, not an engineering, legal or appraisal study. Not affiliated with Glynn County, the St. Simons Land Trust, OpenAI, SpaceX or xAI, Tesla, Georgia Power or any club named. No landowner has been contacted.