

Project Camellia

Building AI Infrastructure with the Effingham County Community

Project Camellia is OpenAI's planned AI infrastructure campus located in Effingham County, designed to support the next generation of AI technology while creating lasting economic opportunities for the local community and across Southeast Georgia. OpenAI is committed to building this project responsibly, protecting local resources, supporting the local economy, and ensuring the community benefits from this long-term investment.

\$80M

Community commitment
over the life of the project

1,000+

Jobs expected
at full buildout

\$180/year

Annual Georgia Power residential
savings starting in 2029

Priorities



Water use

Closed-loop cooling is designed to keep ongoing water use low.

Surface water will be supplied through Effingham County; no groundwater wells or Floridan aquifer withdrawals.

OpenAI will share water-usage data.



Noise management

The campus is being designed to limit noise for neighbors.

A minimum 300-foot vegetative buffer when adjacent to residential areas, with greater distances wherever possible.

No on-site diesel generation is planned during operations; sound studies and monitoring reports will be public.



Electric rates

OpenAI will pay all project infrastructure and electric-service costs.

The project's service costs will not be passed to existing ratepayers.

The campus is being designed to reduce power use during high demand or grid stress.



Local benefits

The project is intended to create lasting local economic benefits.

Local hiring will be prioritized for permanent jobs and local vendors.

An initial \$4.8M school grant funds student meals for the 2026–2027 school year.

How the closed-loop system works



Initial fill

Surface water • no groundwater wells



Water recirculates

Closed-loop cooling



Limited maintenance

Top-offs

Regulated disposal when water is removed

Supporting Effingham County

At full buildout, per Effingham County's projections, Project Camellia is expected to generate approximately **\$57 million** annually in local PILOT payments, including **\$32 million** towards the Effingham County School District's operating budget, and approximately **\$43.9 million** annually in local sales tax revenue. Separate from those revenues, OpenAI has also committed **\$80 million** in community benefits over the life of the project, guided by community input and local priorities. As an initial community investment, OpenAI has delivered a grant totaling **\$4.8 million** to the Effingham County School District to fund meals for every student for the 2026–2027 school year.

To Learn More

To learn more about our work and how Project Camellia has been designed with the community at the center of the planning process, please visit www.projectcamellia.com, email outreachteam@projectcamellia.com, or call us at (912) 513-7005.