

PLANNING AND DEVELOPMENT DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
MAILING ADDRESS: PO BOX 1435, GAINESVILLE, GA 30503
t: 770-531-6809 | f: 770-531-3902



ZONING APPLICATION

Applicant (Name & Mailing Address)

Project Turbo, LLC

#117, 1210 Thompson Bridge Rd

Phone

Email Address cameron@projectturbolc.com

Proposed Use Light Industrial - CUP for Data Center

Property Owner (Name & Mailing Address)

Crossroads Properties B, LLC

4705 Leland Drive

Cumming, GA 30041

Phon

Email Address N/A

Contact Person (Name & Mailing Address)

Cameron Grogan

#117, 1210 Thompson Bridge Rd

Phone

Email Address cameron@projectturbolc.com

Tax Parcel Number 15024 000003A (Partial)

Location Address 2400 OKelly Rd, Gainesville, GA 30507

Status of Applicant

☐ Owner

☒ Option to Purchase

☐ Area Resident

☐ Other

Requested Action

Existing Zoning: PID

Rezone to: I-I

Fee: \$

Receipt #:

Check #:

Acres 119+/-

I hereby certify that the above information and all attached information are true and correct.

Sign Digitally signed by CAMERON GROGAN

Date: 7/03/2025

Applicant must complete all information above. Failure to complete this section will result in the refusal of the application. The Planning Department has 15 days to review all applications and will set the dates for each application. If the application is found insufficient, an agenda date will not be set until the required information is submitted. Please note that the Planning Commission and County Commission dates are tentative.

Application Withdrawal: I hereby withdraw the application.

Sign _____ Date: _____

Staff Use Only

Application Date: _____ Taken by: _____

Tentative Planning Commission Date: _____ Tentative County Commission Date: _____

County Commission District: _____



HALL COUNTY PLANNING AND DEVELOPMENT AUTHORIZATION OF PROPERTY OWNERS

Note: If the applicant is the property owner, please disregard this form.

Name of owner(s) Crossroads Properties B, Inc. (Application to Rezone 15024 000003A (part))

Address 4705 Leland Drive
Cumming, GA 30041

Phone Number [REDACTED]

Name of applicant(s) Project Turbo, LLC

Address #117, 1210 Thompson Bridge Road
Gainesville, GA 30501

Phone Number 404-548-7128

Purpose of Permit Conditional Use Permit for Data Center

Site Address 2400 OKelly Rd, Gainesville, GA 30507

I swear that I am the owner of the property, which is the subject matter of the attached applications as shown in the records of Hall County, Georgia. I authorize the person named above to act as applicant in the pursuit of a permit as described above for the subject property.

Signature of Owner(s) [Signature]

Printed Name of Owner(s) Mike Hull



State of Georgia County of Forsyth

Sworn to before me and signed in my presence this 7 day of August, 2025

Notary Public Signature [Signature]

Commission Expires: 7/12/27

STATE OF GEORGIA

Secretary of State
Corporations Division
313 West Tower
2 Martin Luther King, Jr. Dr.
Atlanta, Georgia 30334-1530

ANNUAL REGISTRATION

Electronically Filed
Secretary of State
Filing Date: 3/10/2025 2:17:49 PM

BUSINESS INFORMATION

CONTROL NUMBER J804748
BUSINESS NAME Crossroads Properties B, Inc.
BUSINESS TYPE Domestic Profit Corporation
EFFECTIVE DATE 03/10/2025
ANNUAL REGISTRATION PERIOD 2025

PRINCIPAL OFFICE ADDRESS

ADDRESS 4705 Leland Drive, Cumming, GA, 30041, USA

REGISTERED AGENT

NAME	ADDRESS	COUNTY
Michael Hull	4705 Leland Drive, Cumming, GA, 30041, USA	Forsyth

OFFICERS INFORMATION

NAME	TITLE	ADDRESS
MIKE HULL	CFO	4705 LELAND DRIVE, CUMMING, GA, 30041, USA
MIKE HULL	SECRETARY	4705 LELAND DRIVE, CUMMING, GA, 30041, USA
THOMAS N. BAGWELL	CEO	4705 LELAND DRIVE, CUMMING, GA, 30041, USA

AUTHORIZER INFORMATION

AUTHORIZER SIGNATURE GORDON LINDER
AUTHORIZER TITLE Authorized Person

STATE OF GEORGIA

Secretary of State

Corporations Division

313 West Tower

2 Martin Luther King, Jr. Dr.

Atlanta, Georgia 30334-1530

CERTIFICATE OF ORGANIZATION

I, **Brad Raffensperger**, the Secretary of State and the Corporation Commissioner of the State of Georgia, hereby certify under the seal of my office that

Project Turbo LLC
a Domestic Limited Liability Company

has been duly organized under the laws of the State of Georgia on **06/18/2025** by the filing of articles of organization in the Office of the Secretary of State and by the paying of fees as provided by Title 14 of the Official Code of Georgia Annotated.

WITNESS my hand and official seal in the City of Atlanta
and the State of Georgia on **06/23/2025**.



Brad Raffensperger

Brad Raffensperger
Secretary of State

ARTICLES OF ORGANIZATION

Electronically Filed

Secretary of State

Filing Date: 6/18/2025 4:05:12 PM

BUSINESS INFORMATION

CONTROL NUMBER	25121246
BUSINESS NAME	Project Turbo LLC
BUSINESS TYPE	Domestic Limited Liability Company
EFFECTIVE DATE	06/18/2025

PRINCIPAL OFFICE ADDRESS

ADDRESS	#117, 1210 Thompson Bridge Rd, Gainesville, GA, 30501, USA
----------------	--

REGISTERED AGENT

NAME	ADDRESS	COUNTY
Christopher Hoag	#117, 1210 Thompson Bridge Rd, Gainesville, GA, 30501, USA	Hall

ORGANIZER(S)

NAME	TITLE	ADDRESS
Cameron Grogan	ORGANIZER	#117, 1210 Thompson Bridge Rd, Gainesville, GA, 30501, USA
Christopher Hoag	ORGANIZER	#117, 1210 Thompson Bridge Rd, Gainesville, GA, 30501, USA

OPTIONAL PROVISIONS

N/A

AUTHORIZER INFORMATION

AUTHORIZER SIGNATURE	Christopher Hoag
AUTHORIZER TITLE	Organizer

PLANNING AND DEVELOPMENT DEPARTMENT
 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
 MAILING ADDRESS: PO BOX 1435, GAINESVILLE, GA 30503
 t: 770-531-6809 | f: 770-531-3902



CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

This form must be completed by the applicant and property owner, or person representing the property owner, for all zoning actions.

OCGA § 36-67A-3[C] Disclosure of campaign contributions:

(b) When any applicant for zoning action has made, within two years immediately preceding the filing of the applicant's application for the zoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:

(3) The name and official position of the local government official to whom the campaign contribution was made; and

(4) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

(b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the zoning action is first filed. (Code 1981, Section OCGA § 36-67A-3[C], enacted by GA L. 1986, page 1269, Section 1, GA L. 1991, page 1365, Section 1).

I hereby certify that I have read the above and that:

I have** _____ I have not X

within the two years immediately preceding this date, made any contribution(s) aggregating \$250.00 or more to any local government official involved in the review or consideration of this application.

****If you have made such contributions, you must provide the data required below within ten (10) days of filing this application.**

Name of Official(s): n/a Office: n/a

Dollar Amount: n/a Date of Contribution: n/a

Applicant's/Owner's Signature: [Signature] Date: June 30, 2025

Applicant's/Owner's Name (Printed): Michael Hull; CFO; Secretary; V.P.; Crossroads Properties B, Inc.

APPLICATION TO REZONE: Tax Parcel 15024 000003A (part)



PLANNING AND DEVELOPMENT DEPARTMENT
 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
 MAILING ADDRESS: PO BOX 1435, GAINESVILLE, GA 30503
 T: 770-531-6809 | F: 770-531-3902

CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

This form must be completed by the applicant and property owner, or person representing the property owner, for all zoning actions.

OCGA § 36-67A-3[C] Disclosure of campaign contributions:

- (b) When any applicant for zoning action has made, within two years immediately preceding the filing of the applicant's application for the zoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:
- (3) The name and official position of the local government official to whom the campaign contribution was made; and
- (4) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- (b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the zoning action is first filed. (Code 1981, Section OCGA § 36-67A-3[C], enacted by GA L. 1986, page 1269, Section 1, GA L. 1991, page 1365, Section 1).

I hereby certify that I have read the above and that:

I have** _____ I have not X

within the two years immediately preceding this date, made any contribution(s) aggregating \$250.00 or more to any local government official involved in the review or consideration of this application.

****If you have made such contributions, you must provide the data required below within ten (10) days of filing this application.**

Name of Official(s): n/a Office: n/a

Dollar Amount: n/a Date of Contribution: n/a

Applicant's/Owner's Signature: [Signature] Date: June 30, 2025

Applicant's/Owner's Name (Printed): Michael Hull; CFO; Secretary; V.P.; Crossroads Properties B, Inc.

SPECIAL USE APPLICATION: Tax Parcel 15024 000003A

PLANNING AND DEVELOPMENT DEPARTMENT
 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
 MAILING ADDRESS: PO BOX 1435, GAINESVILLE, GA 30503
 t: 770-531-6809 | f: 770-531-3902



CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

This form must be completed by the applicant and property owner, or person representing the property owner, for all zoning actions.

OCGA § 36-67A-3[C] Disclosure of campaign contributions:

(b) When any applicant for zoning action has made, within two years immediately preceding the filing of the applicant's application for the zoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:

(3) The name and official position of the local government official to whom the campaign contribution was made; and

(4) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

(b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the zoning action is first filed. (Code 1981, Section OCGA § 36-67A-3[C], enacted by GA L. 1986, page 1269, Section 1, GA L. 1991, page 1365, Section 1).

I hereby certify that I have read the above and that:

I have** _____ I have not X

within the two years immediately preceding this date, made any contribution(s) aggregating \$250.00 or more to any local government official involved in the review or consideration of this application.

****If you have made such contributions, you must provide the data required below within ten (10) days of filing this application.**

Name of Official(s): _____ n/a

Office: _____ n/a

Dollar Amount: _____ n/a

Date of Contribution: _____ n/a

Applicant's/Owner's Signature: _____ *CH*

Date: _____ 07/02/2025

Applicant's/Owner's Name (Printed): _____ Christopher Hoag (Applicant, Project Turbo LLC)