



DRI Review Findings

TO: Katie Greenway, Planning and Zoning Administrator
Hall County Planning and Development
Other Interested Parties

FROM: Adam Hazell, AICP, Planning Director 

DATE: September 15, 2025

SUBJECT: DRI Project Review, Hall County

PROJECT: DRI-4522, Project Turbo

The Georgia Mountains Regional Commission (GMRC) has completed the review of the project identified above. Based on comments received and staff analysis of this project, conducted in accordance with the Georgia Department of Community Affairs' Procedures for the Review of Developments of Regional Impact, the GMRC finds that the proposed action does not present any potential adverse inter-jurisdictional impacts. Please note that this finding is advisory only and assumes the project will proceed as presented to the GMRC and will comply with all applicable local, State and federal rules and regulations.

Copies of the staff review, any comments from interested stakeholders and any recommendations have been included with this memo. They should be considered and addressed by the local government in its final determination and review/permitting procedures for the finding to remain as stated.



DRI # 4522, Project Turbo

STATEMENT OF FINDING

Based on the information provided, comments received, a review of the local comprehensive plan and prevailing DRI review criteria, the GMRC staff analysis finds that this project does not present any potential adverse interjurisdictional impacts. The finding assumes the project will proceed as presented to the GMRC and only if the project complies with all applicable local, State and federal rules and regulations and if the following advisory comments and recommendations are considered and addressed.

Summary of Staff Review

- The proposed project is a light industrial development of approximately 900,000 sf divided across three buildings. The proposed use is for a datacenter/ technology hub, with some office space as required to manage the facilities. A dedicated electrical substation would also be located on site.
- The site is located on the east side of Candler Road (SR 60) at O’Kelly Road in east Hall County. There are some suburban and rural residential properties in the general area, as well as some agricultural land and undeveloped woodland, but most development between the project site and Gainesville (to the northwest) is a mixture of industrial activity and the Hall County landfill. The area is served by public water (City of Gainesville) and electricity, but on-site septic service would suffice for the project as proposed. ***No regional concerns regarding utilities.***
- As a land use type, datacenters typically do not generate much traffic load. Average daily traffic to and from the site is projected at 100 vehicles per day. Most of this would consist of on-site labor and occasional small-freight vehicle deliveries. The site would be accessed via single entry off the existing O’Kelly Road, with each building having a small parking area. O’Kelly Road is approximately 2,000’ in length from the intersection with SR 60, terminating in the project site. The intersection with SR 60 is an unlit three-way juncture with an at-grade railroad crossing on O’Kelly Road. ***No regional concerns regarding traffic.***
- The property is within a rural but growing portion of northern Hall County, with the property’s northeastern border defined by Allen Creek (and one of its tributaries), which is a prominent tributary for the Middle Oconee River. The application identifies the site as within a water-supply watershed and offers the following environmental mitigation measures: *“Stormwater best management practices will be utilized during construction and will include, but may not be limited to, silt fencing, rock check dams, inlet protection, and sediment basin. Permanent stormwater features will include, but*



*not limited to, detention basins, which will include pretreatment forebay with riprap liner, full 100-year stormwater detention, and water quality outfall structures.” Three detention ponds are defined on the site plan, with the bulk of development occurring on a hilltop at least 50’ from the streambanks. **Assuming compliance with State and local regulations, no regional concerns regarding environmental protection. However, best environmental practices are encouraged regarding stormwater management.***

CONSISTENCY REVIEW	
Is the proposed DRI compliant with ...	Comment
<i>The GMRC Regional Plan?</i>	Yes.
<i>Other State or regional plans for the area?</i>	Best environmental practices recommended regarding stormwater management.
<i>Applicable Service Delivery Agreements and/or land use management measures?</i>	Yes
<i>Projected capacity for utilities and services?</i>	Yes
<i>Are there any potential inter-jurisdictional conflicts identified by the GMRC?</i>	No significant or standing conflict was raised or identified by staff.

Outside Comments Received

(Copies of any comments received can be found as submitted attached to this report.)

- White County (No concerns cited)



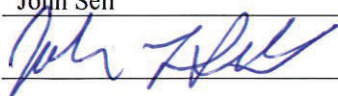
DEVELOPMENTS OF REGIONAL IMPACT

Comments Form

Project Name: **Project Turbo**Project I.D.: **DRI-4522**Name of Commenting Organization: White County – Community and Economic DevelopmentAddress: 1241 Helen Highway Suite 200Cleveland, Ga. 30528Contact Person: John SellTelephone No.: [REDACTED]Do you believe your jurisdiction will be affected by the proposed development? Yes XX No

Please describe the effects (positive and/or negative) the proposed project could have on your jurisdiction:

Due to the location being in an industrial area in East Hall County, it does not have a direct impact on White
County. There will not be a major increase in traffic because Data Centers typically do not have high
Employment numbers. The major impacts will be electric power and water, both of which will be served by
Existing utilities without impacting White County's needs.

Form Completed By: John SellTitle: DirectorSignature: Date: 8/25/2025

Mail Comments to: Adam Hazell
 Planning Director
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 Gainesville, GA 30503

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Comments Due By: **September 8, 2025**