
2400 OKelly Rd

From Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

Date Wed 10/1/2025 1:20 PM

To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

From: Cameron Grogan <cameron@projectturbolc.com>

Sent: Wednesday, October 1, 2025 1:10 PM

To: Chris Braswell (Planning) <cbraswell@hallcounty.org>; Stan Hunt <shunt@hallcounty.org>; Frank Sosebee (Planning) <frsosebee@hallcounty.org>; Shannon Davidson (Planning) <sdavidson@hallcounty.org>; andre.castelberry@hallcounty.org

Cc: Beth Garmon (Planning) <bgarmon@hallcounty.org>; Katie L. Greenway (Planning) <klgreenway@hallcounty.org>; Chris Braswell <cbraswell@nortoncommercial.com>; Chris Hoag <chris@projectturbolc.com>; [REDACTED]

Subject: Re: 2400 OKelly Rd

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Commissioners, Chris and I just wanted to reach out again as we are inside of a week until our Public Hearing on Monday. We are happy to answer any questions you have prior to the meeting. Feel free to reply to this email or call either of us anytime. I am also including attached notes in response to some concerns we heard at our last meeting, and a link to a video from GA Power explaining the recent rate freeze ([LINK](#)).

Cameron - [REDACTED]

Chris - [REDACTED]

Beth/Katie, if there is a better way to reach anyone, please feel free to share this email.

Thank you!

Cameron Grogan and Chris Hoag.

On Wed, Sep 17, 2025 at 3:08 PM Cameron Grogan <cameron@projectturbolc.com> wrote:

Commissioners, I wanted to take a minute and make sure you all had Chris and mine's information so we can make sure we are available for any questions you may have until the October 6th Public Hearing.

Please do not hesitate to reach out if you have any questions or concerns, and if anyone from the Public reaches out directly, please feel free to direct them to us.

Chris and I will make ourselves available to meet anytime that is convenient for you.

Thank you!

Cameron Grogan



cameron@projectturbolc.com

Chris Hoag



chris@projectturbolc.com

- 1) Impact on surrounding ecology, water resources, & wildlife
 - a. Hall County Engineering will review **erosion and sediment control and provide permits**
 - b. State Environmental Protection Division reviews **water withdrawal and air quality**
 - c. DNR provides input **if any threat to endangered or threatened species and, if applicable, how to eliminate any impact.**
- 2) Noise Issues
 - a. Generators Run 24/7/365 – **False. They run during periodic, staggered, testing or in the event of Emergency loss of power**
 - b. Typical Cooling Fan– 62 dB(A) at 7m
 - c. Typical Level 2 Generator – 70 dB(A) at 7m
 - d. Sound Mitigation Methods
 - i. **Barrier, like roof parapet**
 - ii. **Landscape. Berms**
 - iii. **Orientation of equipment (self-shielding rows)**
 - iv. **Low-noise condenser fans, sound-attenuated generators (Hospital Grade)**
- 3) Water Usage
 - a. **Myth** – “Water will cause neighbors to lose water flow and pressure” - stems from a Meta Data Center outside of Covington that started construction in 2018. A neighbor said she had reduced water pressure and flow. The home is on a well, not municipal water. An independent groundwater study was commissioned to address the Morris’s concern and the findings concluded that **the data center operation did NOT adversely affect groundwater conditions in the area.**
 - b. We have revised our water capacity request to 225,000 gpd. As of today, Gainesville DWR has said they can issue a not to exceed 200,000 gpd, which is within the design limits of our project.
 - c. 80%+/- of the water used is evaporated and the other 20% either used on site for irrigation or other non-potable uses, and the rest returned to the basin after being treated.
 - d. The less water used to cool the equipment, the more air cooling equipment is needed, and thus, can increase the noise. We are proposing a combination of water and air cooling with a loop system to use the water more than once to cool the units before being discharged.
- 4) Power
 - a. **Myth** – “my power will be disrupted and my power bill will increase”
 - b. The power dedicated to large load customers like Data Centers is not power that even exists on the power grid today. For example, Jackson EMC purchases most of their power from Oglethorpe Power. They are the generator for EMC’s in GA and ONLY provide power for “legacy customers”, not large load customers.
 - c. If upgrades are required at the substation or transmission lines, it is the responsibility of the Data Center Customer, so the entire transmission system benefits from the upgrades.

- d. GA Power just announced a 3 year rate freeze through “at least the end of 2028” for all of it’s 2.8 million customers. ([LINK TO GA POWER VIDEO](#))

5) Taxes

- a. Real Property (including Land, Shell, Permanently Fixed MEP)
 - i. Hall County (includes RE, School, Parks, etc.) - \$500,000,000 (40% at 23.812 mils)
 - ii. **TOTAL - \$4,762,400 Annual**
- b. Real Property (substation)
 - i. \$10,000,000
 - ii. **TOTAL - \$95,250**
- c. Personal Property (equipment)
 - i. \$600,000,000 (40% at 23.812 mils)
 - ii. **TOTAL - \$5,714,880**
- d. Power
 - i. \$27.50/kw at 4% Sales Tax on Power
 - ii. **TOTAL - \$6,600,000**
- e. Gainesville Water Rates
 - i. 225,000 gallons at \$13.87 per 1,000 gallons
 - ii. **TOTAL - \$3,120/day**
 - iii. **8” Connection/Admin Fee - \$160,000+/-**
- f. Not Included
 - i. Employment and other Taxes generated during construction
 - ii. Local Permit and Inspection Fees
 - iii. Taxes generated when equipment is replaced/upgraded through the life of the center