

**HALL COUNTY PLANNING COMMISSION
RECOMMENDATION REPORT**

Applicant Project Turbo, LLC

Request (B) **Special Use** | Data center

Proposed Use Data Center

Size 119± acres

Zoning **Current:** Planned Industrial Development
(PID) | **Proposed:** Light Industrial (I-1)

Location **2400 Okelly Road** | Tax parcel 15024 000003A
(pt)

Commission District Three

Planning Commission Date September 15, 2025

Staff Recommendation (B) **Approval, with conditions** as the proposed
zoning is consistent with the “Employment
Nodes and Corridors” future land use
classification within the Comprehensive Plan

Record Number..... (B) HZCU25-0040

Planning Commission Recommendation **Approval, with conditions**

Vote: 3-0 (Braswell recused and Davidson absent)

Planning Commission Conditions:

1. The property shall be developed in accordance with the concept site plan and as described in the project narrative dated July 3, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The development shall be limited to a maximum of 900,000 square feet for the use of data center.
3. The developer shall construct a cul-de-sac to Hall County standards at the termination of O’Kelly Road. The applicant is to provide property to dedicate any required right-of-way for the cul-de-sac in order to meet Hall County standards. Any remaining public right-of-way must be abandoned.

4. Access to the development shall be approved by Hall County Engineering and/or the Georgia Department of Transportation, as applicable.
5. When measured at the boundary of the subject property, the sound level of the proposed data center shall not exceed 60 dB(A) at any time, and shall not exceed 55 dB(A) during the hours of 11:00 p.m. to 7:00 a.m. All testing of backup generators must be staggered between the hours of 10:00 am to 4:00 pm Monday – Friday. All backup generators are to be located a minimum of 500 feet from the property line abutting tax parcels 15024 000006C and 15024 000006D.
6. Any materials submitted for a building permit shall include evidence demonstrating that the proposed building will be constructed to comply with the noise restriction outlined in Condition #5. The developer shall commission a noise study by an acoustical engineer to be conducted at the boundaries of the subject property. Prior to the issuance of a certificate of occupancy, the results of said study must confirm that noise levels comply with the requirements of condition #5 and recommendations are incorporated into the design of the buildings.
7. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval. The development shall be compliant with the Unified Development Code of Hall County, as well as any other agencies or reviewing departments, including but not limited to the Fire Marshal and Hall County Engineering.
8. All conditions of zoning shall be made a part of any plats or construction plans created for the property.
9. The development shall utilize a sound monitoring system to monitor sound levels at the property boundaries to ensure decibel levels do not exceed permitted levels as outlined in these conditions. The system must monitor the sound levels continuously 24 hours per day, 365 days per year.
10. There shall be a 100 foot undisturbed buffer along the property line abutting tax parcels 15024 000006C and 15024 000006D.

Excerpts from the minutes of the October 6, 2025 meeting. These minutes have not yet been approved by the Planning Commission.

Applicant's Presentation:

Katie Greenway, Planning and Zoning Administrator, presented a summary of the request.

Chris Hoag, 1210 Thompson Bridge Road, Gainesville, stated they now have a will-serve letter from the Gainesville Water Department. The applicant is requesting to rezone a 119± acre tract from Planned Industrial Development (PID) to Light Industrial (I-1) to allow uses permitted in I-1. A concurrent special use is requested to allow for a data center use. Currently, the site is developed with two single-family residences and other accessory structures. The subject property was approved by the Board of Commissioners for its rezoning to Planned Industrial Development (PID) on September 8, 2022 for a vehicle salvage business (ZON2022-00060) subject to five conditions.

Public Forum:

Nathan Farmer, 901 Cherokee Avenue, Monroe, spoke in favor. Mr. Farmer explained he works for Sunbelt Rentals, located near the property, and they would benefit from the business by working on this data center.

Kim Hall, 5619 Battle Ridge Drive, Flowery Branch, spoke in opposition. The concern raised was although the water letter indicated a reduced amount of water usage, the applicant had not explained how the data center would operate under those reduced water conditions.

Ricki Hagen, 6455 Wildwood Trail, Flowery Branch, spoke in opposition. He raised several concerns, including unanswered questions from the previous meeting, a vague project narrative, potential pollution in the community, high utility demands, declining neighboring property values, and Chairman Braswell's professional connection to the application. Mr. Hagen requested that the application be tabled to allow time for these concerns to be addressed.

Planning Commission Comments:

Mr. Hunt stated he had researched data centers and agreed with the staff's recommendation that this application was consistent with the County's Comprehensive Plan.

A

Motion: A motion to approve, with conditions was made by André Castleberry and seconded by Frank Sosebee. Vote: 3-0 (Braswell recused, Davidson absent)

B

Motion: A motion to approve, with conditions was made by André Castleberry and seconded by Frank Sosebee. Vote: 3-0 (Braswell recused, Davidson absent)

Conditions:

1. The property shall be developed in accordance with the concept site plan and as described in the project narrative dated July 3, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The development shall be limited to a maximum of 900,000 square feet for the use of data center.
3. The developer shall construct a cul-de-sac to Hall County standards at the termination of O'Kelly Road. The applicant is to provide property to dedicate any required right-of-way for the cul-de-sac in order to meet Hall County standards. Any remaining public right-of-way must be abandoned.
4. Access to the development shall be approved by Hall County Engineering and/or the Georgia Department of Transportation, as applicable.
5. When measured at the boundary of the subject property, the sound level of the proposed data center shall not exceed 60 dB(A) at any time, and shall not exceed 55 dB(A) during the hours of

11:00 p.m. to 7:00 a.m. All testing of backup generators must be staggered between the hours of 10:00 am to 4:00 pm Monday – Friday. All backup generators are to be located a minimum of 500 feet from the property line abutting tax parcels 15024 000006C and 15024 000006D.

6. Any materials submitted for a building permit shall include evidence demonstrating that the proposed building will be constructed to comply with the noise restriction outlined in Condition #5. The developer shall commission a noise study by an acoustical engineer to be conducted at the boundaries of the subject property. Prior to the issuance of a certificate of occupancy, the results of said study must confirm that noise levels comply with the requirements of condition #5 and recommendations are incorporated into the design of the buildings.
7. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval. The development shall be compliant with the Unified Development Code of Hall County, as well as any other agencies or reviewing departments, including but not limited to the Fire Marshal and Hall County Engineering.
8. All conditions of zoning shall be made a part of any plats or construction plans created for the property.
9. The development shall utilize a sound monitoring system to monitor sound levels at the property boundaries to ensure decibel levels do not exceed permitted levels as outlined in these conditions. The system must monitor the sound levels continuously 24 hours per day, 365 days per year.
10. There shall be a 100 foot undisturbed buffer along the property line abutting tax parcels 15024 000006C and 15024 000006D.

Excerpts from the minutes of the September 15, 2025 meeting

Applicant's Presentation:

Katie Greenway, Planning and Zoning Administrator, presented a summary of the request.

Chris Hoag, 1210 Thompson Bridge Road, Gainesville, presented the request with a presentation. The applicant is requesting to rezone a 119± acre tract from Planned Industrial Development (PID) to Light Industrial (I-1) to allow uses permitted in I-1. A concurrent special use is requested to allow for a data center use. Currently, the site is developed with two single-family residences and other accessory structures. The subject property was approved by the Board of Commissioners for its rezoning to Planned Industrial Development (PID) on September 8, 2022 for a vehicle salvage business (ZON2022-00060) subject to five conditions.

Cameron Grogan, 1210 Thompson Bridge Road, Gainesville, presented the request.

Public Forum:

Mandy Harris, 1459 Douglas Drive, Gainesville, spoke in opposition. She is concerned that the City of Gainesville Water Department stated the city does not have the resources available to supply the development and how this development would impact residents.

Ricki Hagen, 6455 Wildwood Trail, Flowery Branch, spoke in opposition. He is concerned about the impact of water and power resource consumption and its effect on residents. He noted that the applicant gave an estimate for water consumption but not power consumption. Additional concerns raised were the potential noise and light pollution, air pollution from generators, decreasing surrounding property values as well as Mr. Braswell's working relationship with the applicant.

Frank Lock, 4424 Sardis Road, Gainesville, spoke in opposition. Mr. Lock explained that the four different categories of data centers change the impact to the surrounding community and environment. Other concerns raised were the potential environmental and social impacts of the development, climate impact of greenhouse gases produced by the data center, not knowing an estimation of the amount of energy needed to power the datacenter. Mr. Lock stated he understands this will bring jobs to the community but questioned how it will impact the community.

Kory Anderson, 5179 Statelike Oaks Drive, Flowery Branch, spoke in opposition. He questioned whether the applicant has an end user lined up for the facility, and how the community will hold the development accountable if there is no determined client. He also asked what kind of data center is proposed, what the environmental impacts could be, and how many jobs would it create locally.

Jill Cooper, 5175 Old Winder Highway, Braselton, spoke in opposition and asked this will allow more data centers to come to Hall County if the project is approved, including other potential warehouses developments. Ms. Garmon explained that the UDC requires special use approval for the property use to change from a warehouse to a data center.

Rebuttal

The applicant explained that the design for this facility is not finalized, and though the City of Gainesville stated that they do not have the capacity to supply the potential high water usage estimated, the applicant is in discussions with the City of Gainesville to obtain a revised letter for lower water usage.

Planning Commission Comments:

The Board and applicants discussed the projected water and power consumption for this application and the needed tests and studies for more accurate projections. Mr. Hunt asked for the implications to existing residential power consumption. The applicant explained the power consumption would not pull from the current electrical grid. Mr. Davidson asked the applicant to provide letters of intent from the power and water companies showing they would have the necessary capacity without hindering the current community's needs. Mr. Hunt asked if electrical substations would be needed and the applicant stated that, if they were, they would be paying for them and that would be determined through a study. Mr. Davidson asked for details about the study and the applicant that it would be completed in the next 4 to 6 weeks as the study takes 12 weeks to complete. The applicant also spoke about recently passed legislation that freezes current power rates for the next 5 years. Mr. Hunt asked for descriptions of the

generators and the associated noise. The applicant stated that during testing, generators would be staggered two at a time for 30 minutes; this is done to maintain performance of the generators when they are not in use. The Board discussed that further acoustical tests would need to be done before the certificate of occupancy could be issued. Mr. Davidson considered requiring that all testing would need to be done for the land disturbance permit to be issued.

Mr. Hunt stated that he understands the site plan is conceptual but asked if the location of the generators could be located 500 to 600 feet away from the property line. The applicant confirmed. Mr. Hunt asked how many employees would be on site. The applicant stated initially there will be between 40 and 60, and then a total of 150 employees. Mr. Hunt questioned the buildout time of this project and the applicant explained that the project would take approximately 2 to 3 years to complete. The applicant stated that they were unsure of the height of the building but would follow the requirements given in the Unified Development Code. Mr. Hunt asked if the applicant would be agreeable to increasing the buffers along the property lines which abut residentially-zoned property. The applicant stated they would be okay with this.

The Board further discussed with the applicant that there would be security and personnel on site at all times. Mr. Grogan spoke to the Board about the tax implications this development would bring to the local government. Mr. Davidson asked if they would be able to provide proof of the rate freeze from the recent legislation and the applicant stated they would. Mr. Davidson and Mr. Castleberry explained they were provided a lot of information. Mr. Davidson stated that he would like additional time to review this information, visit a data center site, and allow the applicant time to supply requested items. The Board agreed that the application could be tabled to the next Planning Commission meeting but remain on the October 23, 2025 Board of Commissioners' meeting agenda.

A

Motion: A motion to table to October 6, 2025 was made by Shannon Davidson and seconded by André Castleberry. Vote: 3-0 (Braswell recused, Sosebee absent)

B

Motion: A motion to table to October 6, 2025 was made by Shannon Davidson and seconded by André Castleberry. Vote: 3-0 (Braswell recused, Sosebee absent)

Excerpts from the minutes of the September 2, 2025 meeting

Applicant's Presentation:

Katie Greenway, Planning and Zoning Administrator, stated that the applicant has requested to table to the September 15, 2025 Planning Commission meeting due to pending DRI results.

A

Motion: A motion to table to September 15, 2025 was made by Shannon Davidson and seconded by André Castleberry. Vote: 3-0 (Hunt absent, Braswell recused)

B

Motion: A motion to table to September 15, 2025 was made by Shannon Davidson and seconded by André Castleberry. Vote: 3-0 (Hunt absent, Braswell recused)

(A) & (B) Staff recommends APPROVAL of the applicant's request, with the following conditions:

11. The property shall be developed in accordance with the concept site plan and as described in the project narrative dated July 3, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
12. The development shall be limited to a maximum of 900,000 square feet for the use of data center.
13. The developer shall construct a Hall County standard cul-de-sac to terminate O'Kelly Road. The applicant is to provide their property to dedicate any required right-of-way for the cul-de-sac and meet Hall County Standards. Any remaining public right-of-way must be abandoned.
14. Access to the development shall be approved by Hall County Engineering and/or the Georgia Department of Transportation, as applicable.
15. When measured at the boundary of any residentially zoned property the sound level of the proposed data center shall not exceed 60 dB(A) at any time, and shall not exceed 55 dB(A) during the hours of 11:00 p.m. to 7:00 a.m.
16. The data center shall be built in phases so that one building is operational before beginning construction of the second building. The owner/developer must provide Hall County with evidence such as an acoustical engineering report that the first operational building is in compliance with the noise level standard (condition #5 herein) before approval for construction of a second building may be issued.
17. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval. The development shall be compliant with the Unified Development Code of Hall County, as well as any other agencies or reviewing departments, including but not limited to the Fire Marshal and Hall County Engineering.
18. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

Summary Analysis

The applicant is requesting to rezone a 119± acre tract from Planned Industrial Development (PID) to Light Industrial (I-1) to allow uses permitted in I-1. A concurrent Special Use approval is requested to allow for data center. Currently, the site is developed with two single-family residences and other accessory structures.

The subject property was approved by the Board of Commissioners for its rezoning to Planned Industrial Development (PID) on September 8, 2022 for a vehicle salvage business (ZON2022-00060) subject to the following conditions:

1. The development shall conform substantially with the proposed narrative and site plan.
2. The developer shall construct a Hall County standard cul-de-sac to terminate O'Kelly Road. The applicant is to provide their property to dedicate any required right-of-way for the cul-de-sac and meet Hall County Standards. Any remaining public right-of-way must be abandoned.
3. No variances to the development shall be approved as a part of this request, other than the exemption from §17.280 and §17.260.
4. All conditions of zoning shall be made part of any plat created for the property.
5. All signage shall meet Hall county requirements.

The surrounding properties are zoned and developed as outlined below:

- North: City of Gainesville: Planned Urban Development (PUD)
Heavy Industrial (I-2) & Agricultural Residential 1 (AR-1): Manufacturing and warehousing facility
- East: Agricultural Residential 1 (AR-1): Multiple parcels, vacant or developed with accessory structure
- South: Heavy Industrial (I-2) & Agricultural Residential 1 (AR-1): Georgia Power transmission lines
- West: Heavy Industrial (I-2): Multiple parcels, developed with feed mill and asphalt terminal

Per the submitted site plan and narrative, the applicant proposes a data center consisting of three buildings, each containing 300,000 square feet for a total of 900,000 square feet of data center space. The applicant has stated that all applicable standards and requirements of the UDC will be met, and no variances are being requested.

The applicant proposes that the facility will utilize air-cooled and closed-loop water systems, and states that these systems are designed for minimal water consumption. The cooling infrastructure will be directly adjacent to or integrated within the data halls. Major cooling units such as chillers, computer room air handler (CRAHs), and cooling towers will be located in secured mechanical yards that are screened by walls, landscaping, and natural buffers. The applicant notes that anticipated operational levels at the equipment will range from 65-70 dBA (A-weighted decibels, which measure sound levels by adjusting for the human ear's lower sensitivity to high and low frequencies) and below 55 dBA at the property boundaries. There will be additional sound-attenuating enclosures, acoustic barriers, and vegetative buffers used as needed. Staffing will be phased with construction; initially, there are anticipated to be 40-60 full-time employees that will increase to 100-150 permanent full-time staff at full build-out. The facility will operate 24 hours each day, 7 days each week, for 365 days per year. The applicant states that they are working closely with Jackson EMC as the distribution partner and are also in negotiations with power generators. An independent transmission study prepared for the project indicates that the existing transmission infrastructure can support the proposed power load, and the applicant states that Jackson EMC has validated the findings. Fuel storage for backup generators will be provided on-site in double-walled, above-ground tanks compliant with the Environmental Protection Agency (EPA) and Georgia Environmental Protection Division (EPD) regulations.

A Development of Regional Impact (DRI) has been submitted to the Georgia Mountain Regional Commission (GMRC) and results will be provided back to Hall County by September 9, 2025.

In a letter dated August 28, 2025 from The City of Gainesville Water Resources, Nick Swafford, Permitting Services and GIS Manager stated that the City does not have adequate domestic water capacity to serve the proposed data center. Per the provided letter the city states that this is based on the understanding that the average daily water demand for the data center will be 500,000 MGD and a peak demand of 1,600 GPM. The applicant notes that the anticipated usage for the site would be 225,000 gallons per day, and plans to continue working with the City to address any limitations.

Based on the future land use plan, staff finds the requested rezoning is consistent with the Hall County Comprehensive Plan and the future land use designation of Employment Nodes and Corridors. Hall County has an economy that is not only strong, but continues to grow, necessitating a need for land that can accommodate both the uses and activity they will generate. These new employment nodes and corridors should consist of industrial and/or office uses housed in either formalized campuses or along major road corridors that have existing or future access to water and sewer. These areas may also include higher density residential uses, where appropriate. Site designs should use the quality development principals discussed earlier to the fullest extent possible.

Zoning Analysis

When considering a zoning amendment to the zoning maps, the Planning Commission must study the need and justification for the change based on a determination of the facts applicable to the particular case, and the following general lines of inquiry must be considered:

- a. Whether the zoning proposal will permit a use that is suitable in view of the use, development and zoning of adjacent and nearby property; **The proposed Light Industrial (I-1) zoning district is consistent with the use, development, and zoning of adjacent and nearby properties.**
- b. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **No, it is not anticipated that the proposed rezoning will adversely affect the existing use or usability of adjacent or nearby properties assuming that the proper mitigation measures are used to mitigate any negative impact of the development from surrounding residential properties.**
- c. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned; **The property has reasonable economic use as currently zoned, however, the property cannot be developed as proposed without approval by the Board of Commissioners.**
- d. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, police protection, fire protection, public health facilities or emergency medical service; **The proposed use may place significant demands on water and/or power resources. However, the applicant has provided responses to these concerns stating that the impact will not be harmful to the community.**
- e. Whether the zoning proposal is in conformity with the policy and intent of the future land use plan for the physical development of the area **The proposed use is consistent with the intent of the Employment Nodes and Corridors future land use designation in the Comprehensive Plan.**

- f. The extent to which property values are diminished by the existing zoning restrictions; **Staff is unable to determine the extent to which property values are affected by the existing zoning restrictions.**
- g. The extent to which the destruction of the subject property's value under the existing zoning promotes the health, safety, morals or general welfare of the public; **Staff is unable to comment on the impact of property values without a full market analysis. Multiple factors impact property values including construction types, proposed uses, and maintenance. Often it is difficult to determine the effect of a development on adjacent properties until the development is completed.**
- h. The relative gain to the public as compared to the hardship imposed upon the individual property owner; **Staff has not identified a hardship imposed on the property owner as the property is currently zoned.**
- i. The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property. **The property is currently developed with two single-family residence and other accessory structures**
- j. Whether there are other existing or changing conditions affecting the use or development of the property which give supporting grounds for either approval or disapproval of the zoning proposal; **Staff is not aware of any changing conditions affecting the use or development of the property.**
- k. Whether the change would create an isolated district unrelated to the surrounding districts; **The change would not create an isolated district unrelated to the surrounding developments and districts.**
- l. Whether the present zoning district boundaries are illogically drawn in relation to existing conditions in the area; **There is no evidence that the present zoning district boundaries are illogically drawn.**
- m. Whether the change requested is out of scale with the needs of the county as a whole or the immediate neighborhood; **The request may be out of scale with the needs of the immediate neighborhood as the use of a data center can place significant demands on water and/or power resources. However, the applicant has provided responses to these concerns stating that the impact will not be harmful to the community.**
- n. Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned; **There are other properties within the County that support light industrial(I-1) permitted uses. However, there are no other properties within the county that allows data centers without special use approval from the Board of Commissioners.**
- o. Whether the need for rezoning could be handled instead by a variance request to the Planning Commission; **The request could not be handled alternatively as a variance.**
- p. Whether there would be an ecological or pollution impact resulting from major modifications to the land if the request is granted; **Any land disturbance activities on the property shall be**

required to go through the land development permitting process, and as a result are subject to local, state, and federal regulations. As a result, there are no anticipated ecological or pollution impacts resulting from any modification to the land if the request is granted.

- q. Whether there is reasonable evidence based upon existing and anticipated land use that would indicate a mistake was made in the original zoning of the property; **There is no indication that a mistake was made in the original zoning.**

11.2.6.E - Submission requirements

1. Any person or persons requesting a change in the official zoning map or use subject to approval of the County Commission must file an application with a plat or map of the property attached thereto, together with payment of such fees set forth in this Sec 11.2. to cover administrative and advertising costs, in the Planning and Zoning Department office. Such person or persons or their authorized agent must appear in person at the public hearing held to consider the district change. **The proposal meets the requirement. The applicant has paid the appropriate fees and understands that someone must be present at both the Hall County Planning Commission meeting and the voting meeting of the Hall County Board of Commissioners.**
2. All applications for a change of zoning classification or use subject to approval of the County Commission must include:
 - a. A narrative statement identifying the existing and proposed use of the property and addressing each of the criteria set forth in this Sec. 11.2. **The proposal provides a narrative outlining the intent of the development; however, the applicant has not prepared a response to each of the criteria listed in 11.2.6.E.2.**
 - b. A site plan drawn to scale designating the area covered by the application and identifying existing and proposed buildings and uses, adjacent existing land uses, zoning on contiguous parcels, including those across an abutting public right-of-way, and any other significant site improvements proposed to accommodate the proposed use or buffer adjacent uses, etc., or a plat of the subject property where no specific land use is proposed. In cases where only a plat or map is provided and no land use is proposed, the Planning Commission and County Commission may evaluate the application based on the most intense possible land use permitted in the proposed district. **The proposal meets the requirement.**
 - c. For any application for a slow rate land treatment system as defined in 7.6.9.D.1, additional requirements apply. **This standard is not applicable to the applicant's request.**
 - d. For any application proposing the development of 100 or more residential dwelling units, a traffic impact study must be submitted prior to consideration of the application by the County Commission. At the applicant's expense, the traffic impact study must be prepared by a professional engineer in accordance with requirements established by the Hall County Engineering Department. The Engineering Department must review the traffic impact study and forward any comments to the County Commission. **The applicant submitted a traffic impact study conducted by KCI Technologies Inc. in September of 2025 which states that**

“...the current lane configuration and side-street stop control is expected to be sufficient to accommodate the proposed development traffic volumes.”

Development Support and Constraints

Hall County Environmental Health

In an email dated August 1, 2025, Emily McGahee stated, “Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan. Any abandoned well shall be properly closed as per Water Well Standards Act. Any abandoned septic tank shall be pumped by a State certified pumper/hauler and crushed/filled.”

Georgia Department of Transportation

In an email dated July 28, 2025, Nakia Nembhard, GDOT Civil Engineer 3, stated that it is possible that GDOT coordination will be required.

Gainesville-Hall Metropolitan Planning Organization

In an email dated July 28, 2025, Joseph Boyd, AICP, MPO Director, stated “This parcel is partially along/near State Route 60/Candler Road, which is currently scheduled for widening (GH-111B) in the long-term (2055+).

Hall County Public Works and Utilities

In a memo dated August 1, 2025, Bill Nash, Director of Public Works and Utilities, provided the following comments:

Engineering:

This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
Show FEMA and Hall County studied Flood plains that are present on site.
Show stream buffer and impervious setback from wooded vegetation not centerline of stream.

Traffic:

TIS to be provided with DRI. Traffic comments to be made after review.

Utilities

Gainesville sewer service area. Sewer is available via pump station about 0.5 miles to the North.

Hall County Fire Marshal

In an email dated July 25, 2025, John Hornick, NPQ Fire Service Plans Examiner 1, provided the following comments:

1. Emergency responder radio coverage testing in new buildings exceeding 12,000 will be required.
2. Building A,B,C have dead-end fire access road greater than 150’ in length with no approved turnaround, a turnaround is required by code where a dead-end fire access road exceeds 150’.
3. All 3 Buildings will require fire protection system.

4. A water tank and stationary fire pump may be required to support the fire flow requirements of all 3 buildings.