

Katie L. Greenway (Planning)

From: Cameron Grogan <cameron@projectturbollc.com>
Sent: Thursday, September 4, 2025 3:48 PM
To: Katie L. Greenway (Planning)
Cc: Beth Garmon (Planning)
Subject: Re: 2400 Okelly Road - Finalizing Staff Reports

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Katie, so sorry for the delay, but I am glad that our Partner was able to provide the most detail. Please see below.

1. Cooling System:

- The facility will utilize air-cooled and closed-loop chilled water systems, designed for minimal water consumption.
- Closed-loop and recycled water systems are standard in our designs and will be incorporated. These minimize evaporative losses and eliminate once-through cooling.
- The system is designed with modular scalability to support up to 500 MW of IT load while maintaining energy efficiency and water stewardship.

2. Cooling System Location:

- Cooling infrastructure will be directly adjacent to or integrated with the data halls.
- Major cooling units (chillers, CRAHs, cooling towers if applicable) will be located in secured mechanical yards that are screened from view by architectural walls, landscaping, and natural buffers.

3. Noise Levels:

- Cooling and backup power systems are designed to meet or fall below local noise ordinances at the property line.
- Anticipated operational levels: 65–70 dBA at the equipment and below 55 dBA at property boundaries, consistent with light industrial zoning standards.
- Additional sound-attenuating enclosures, acoustic barriers, and vegetative buffers will be used where needed.

4. Staffing:

- Staffing is phased with construction: initial headcount ~40–60 FT employees, growing to 100–150 permanent full-time staff at full build-out.
- Facility operates 24/7/365, with rotating shifts covering operations, maintenance, and security.
- Additional indirect jobs will be created via contracted services (facilities maintenance, landscaping, security, etc.).
- Construction jobs will be in the hundreds

5. Power Supply Coordination

- We are working closely with Jackson EMC, who will be our distribution partner, and are in parallel negotiations with power generators.
- The intent is to enter into a tri-party Power Purchase Agreement (PPA) among Jackson EMC, the generator, and our company to ensure stable supply and grid reliability.

6. Power Grid Capacity:

- Independent Transmission Study confirmed the existing transmission infrastructure can support our proposed power load.
 - Jackson EMC has validated these findings and supports the project's interconnection strategy.
- 7. Water Usage:**
- Cooling is designed to be extremely water-efficient, with closed-loop recirculation as the baseline.
 - We would be looking for 225,000 GPD for the entire site, which would also include fire system needs.
 - We will design for onsite reuse and reclaimed water sources in coordination with local utilities to further reduce potable water demand.
- 8. Sound & Visual Mitigation:**
- The site benefits from natural buffers including Allen Creek and the existing 300-foot power line easement.
 - Facility design will incorporate:
 - Architectural screening walls and landscaped berms.
 - Tree plantings and vegetative buffers around the perimeter.
 - Equipment enclosures to reduce visibility and noise.
- 9. Backup Power:**
- Yes. The site will have redundant backup generators to ensure uninterrupted service in the event of a grid outage.
 - Generators are tiered in phases, activated only during testing or emergencies.
- 10. Fuel Storage:**
- Fuel will be stored onsite in double-walled, above-ground tanks compliant with EPA and Georgia EPD regulations.
 - Storage capacity is typically designed to support 12-24 hours of full-load backup generation.
 - Refueling contracts with local providers will ensure continuous resilience in extended outages.
- 11. Water Discharge:**
- The facility will not use once-through water cooling and will not generate large volumes of discharge.
 - If not tied to municipal sewer, small volumes of blowdown water from the cooling system can be:
 - Treated onsite to meet regulatory standards.
 - Safely discharged into existing stormwater basins in coordination with the local water authority.
 - Stormwater management systems will exceed regulatory requirements, ensuring no adverse impact to surrounding watersheds

On Thu, Sep 4, 2025 at 10:18 AM Cameron Grogan <cameron@projectturbolc.com> wrote:

Sorry Katie, I have been told I'll have it by lunch. Our engineer and end-user are just dotting the i's and crossing t's. Will get it to you asap.

CG

On Wed, Sep 3, 2025 at 3:59 PM Katie L. Greenway (Planning) <klgreenway@hallcounty.org> wrote: