

PROJECT NARRATIVE FOR PROJECT TURBO LLC TRACT

Rezone Request from PID To Light Industrial (L-I)

JULY 3, 2025

LOCATION – 2400 O’Kelly Road. Gainesville, GA 30507

PARCEL – part of 15024 000003A

ACREAGE – 119 Acres +/-

APPLICANT – Project Turbo LLC

PROPERTY OWNER – Crossroads Properties B, Inc., f/k/a Ampro Products, Inc.

Summary

The accompanying application seeks zoning district change from PID to Light Industrial (I-I) for 119 +/- acres of undeveloped property located on the east side of Candler Road (SR 60) at O’Kelly Road in East Hall County (Hall County’s District 3). The overall subject parcel is approximately 145 +/- acres with this application excluding the portion along Candler Road (SR 60) currently zoned for Heavy Industrial (I-II), which is 26 +/- acres.

In 2022, the 119+/- acre tract was rezoned from AR-IV and I-II to PID in for the specific use of storing salvaged vehicles. The other 26 +/- acre tract was not rezoned in the 2022 application and is currently zoned heavy industrial (I-II).

The Gateway Highway Corridor District runs along Candler Rd and encompasses the 26-acre site currently zoned I-II, but not the 119 +/- acre subject property seeking the rezone to I-I. The 26-acre portion of the site does not have direct access to Candler Rd.

The location and proposed Industrial use are consistent with Hall County’s Comprehensive Plan’s designation as an Employment Corridor.

Site Description

The site has approximately 1100 LF of frontage along O’Kelly Road and is outside the Hall Gateway Corridor Overlay District. The site is rectangular in shape and is bordered by two other Industrial uses on each side of O’Kelly Road. Allen Creek runs along the Northeasterly property line, forming a large natural border between the site and the parcels on the opposite side of the Creek.

There are currently two vacant residential houses with some sheds on the property, with rolling topography that slopes up from O’Kelly Road to a high point in the center of the site, which then slopes down towards Allen Creek.

The City of Gainesville serves the site with water from a 6” line within the right-of-way on O’Kelly Road, with two existing fire hydrants. The site will be served by an on-site sewage management system. All other dry utilities are located within reasonable distance for service extensions, if required.

The site is appropriate and suitable for the proposed use as intended and will not seek any variances to property buffers, setbacks, or open space requirements.

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Adjacencies

The property is bordered by multiple I-II properties, one to the West and one to the Northwest, each with active industrial uses. A large Industrial manufacturer operates a business on 137 acres (zoned AR-1) adjoining the Northwestern boundary, and a poultry product processor operates on a 24-acre tract adjoining the Western boundary.

Allen Creek runs along Northeast-Eastern boundary and, with the stream buffers, will provide additional buffering to surrounding properties. Opposite the Creek, a portion of the Gainesville 85 Business Park (PUD) adjoins the Northern boundary while Hall County-owned land and a parcel currently zoned AR-1 adjoin the Eastern boundary.

Adjoining the Southern boundary is Georgia Power-owned property for high-voltage overhead transmission lines as well as a natural gas transmission facility on a 14-acre site.

Access

Access to the property is currently from O’Kelly Road and no additional access is requested.

Proximity to Other Uses

- Nearest distance to undeveloped commercial property: parcel #15030 000127 zoned I-1, 850 feet north of O’Kelly Rd.
- Nearest distance to developed commercial property: parcel #15024 000185 zoned I-1, adjacent to the Southwestern boundary
- Nearest distance to a Single-Family Home: parcel # 15024 000280 a single family home at 3877 Fawn Court is located approximately 500 feet south of the Southern boundary, on the opposite side of the Georgia Power transmission line property
- Nearest distance to a Subdivision: The Silverwood S/D is located approximately 600 feet south of O’Kelly Road
- Nearest distance to a School: Myers Elementary School at 2676 Candler Road is approximately 1.60 miles south of O’Kelly Road
- Nearest distance to a Church: Hopewell Baptist Church at 5086 Poplar Springs Rd is approximately 1.30 miles south of O’Kelly Road

Comprehensive Plan Consistency

The project is consistent with the “Employment Corridor” in Hall County’s 2045 Comprehensive Plan, updated 2024. The appropriate zoning districts listed are:

- | | | |
|------------------|-----------------|-----------------|
| • R-X (limited) | • M-U | • PID |
| • R-MF (limited) | • <u>I-1</u> | • POD |
| • O-I | • I-2 (limited) | • PRD (limited) |

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Buffers, Tree Protection, Signage & Lighting

The project will follow buffer requirements, and the limited instances where the subject parcel abuts a residential use or district, the requirements in Section 8.2.1 of the Hall County Municode will be followed. The buffer may be disturbed and replanted in this area to the satisfaction of Hall County. No-spill lighting will be used on the site.

Traffic Impact Study

Though not required for rezoning, a Traffic Impact Study (TIS) will be provided for the DRI (Development of Regional Impact) study that will occur simultaneously with the rezone.

Proposed Uses

In Addition to the uses listed in Table 7.2.1 of the Hall County Municode for Light Industrial, the applicant will also seek a Conditional Use Permit (CUP) for a Data Center.

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

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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: