



Hall County Government

PLANNING AND ZONING

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PLANNING AND ZONING
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To: David Gibbs, Chairman
Kathy Cooper, District 1 Commissioner
Billy Powell, District 2 Commissioner
Gregg Poole, District 3 Commissioner
Jeff Stowe, District 4 Commissioner

From: Beth Garmon, Director of Planning & Zoning

Date: November 17, 2025

Subject: **2400 Okelly Road | Rezone** | from Planned Industrial Development (PID) to Light Industrial (I-1) | on a 119± acre portion of a tract | Zoned PID; Tax Parcel 15024 000003A (pt) | **Proposed Use: Data center | Project Turbo, LLC, applicant**

2400 Okelly Road | Special Use | on a 119± acre portion of a tract | Zoned PID; Tax Parcel 15024 000003A (pt) | **Proposed Use: Data center | Project Turbo, LLC, applicant**

The requests before you are from Project Turbo, LLC to rezone from Planned Industrial Development (PID) to Light Industrial (I-1) and a special use for a data center. This item is located within Commission District 3.

These requests were tabled by the Board of Commissioners at their meeting on October 23, 2025. There have been no changes to the applications since that meeting.

At their October 6, 2025 meeting, the Hall County Planning Commission voted to recommend **approval with ten (10) conditions** (3-0, Braswell recused and Davidson absent).

Staff recommendation: **Approval, with conditions** as the proposed zoning is consistent with the "Employment Nodes and Corridors" future land use classification within the Comprehensive Plan.

Public Comment:

- October 6, 2025 HCPC: Eight (8) comments were submitted in advance of the meeting, and three (3) people spoke during the public hearing.
- September 15, 2025 HCPC: Seven (7) comments were submitted in advance of the meeting, and five (5) people spoke in opposition during the public hearing.

- September 2, 2025 HCPC: **No comments were submitted** in advance of the meeting. The request was tabled and no public hearing was held for this item.

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.