



AGENDA ITEM

Planning & Zoning

REPORT TO: **Work Session (12/08/25)**

REPORT TO: **Voting Meeting (12/11/25)**

ITEM NO: 651/2025

SUBJECT: **2400 Okelly Road | Special Use** | on a 119± acre portion of a tract located on northeast side of Okelly road approximately 800 feet from its intersection with Candler Road | Zoned PID; Tax Parcel 15024 000003A (pt) | **Proposed Use: Data center** | Commission District 3 | **Project Turbo, LLC, applicant** NOTE: Tabled at the October 23, 2025 Voting Meeting until the December 11, 2025 Voting Meeting.

Meetings:

Work Session Date: 12/08/25

Voting Meeting Date: 12/11/25

Executive Summary:

Presenter: KA

Recommendation:

Approval, with 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.

Purpose of Request:

2400 Okelly Road | Special Use | on a 119± acre portion of a tract located on northeast side of Okelly road approximately 800 feet from its intersection with Candler Road | Zoned PID; Tax Parcel 15024 000003A (pt) | **Proposed Use: Data center** | Commission District 3 | **Project Turbo, LLC, applicant**

History:

Facts and Issues:

Options:

Funding Requested

\$ 0.00

Are funds within current budget?

No

Source of Funds

Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?

No

Has it been reviewed by the County Attorney?

Yes

Is there a deadline for this item?

Approvals:

Submit	Approve	Attorney	Administration
KE	KA	JL	CR
Clerk			
JR			

Attachments:

Staff Report Memo
Board Memo
Recommendation Report
Application
Narrative
Response to Concerns
Proffered Conditions
Additional Project Details - Email
Site Plan
Plat
Maps
Deed
Legal Description
Traffic Study
Georgia Mountain Regional Commission Report
Updated Water Availability
Water Availability
Loudoun County Data Center Tax Revenue Information
Environmental Health Comment
GDOT Comment
GHMPO Comment
Public Works Comment
Fire Comment
Questions and Answers Provided to BOC
ACCG Standards Being Considered
Public Comments
Updated Notice Sign
Original Notice Sign