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Board of Commissioners Voting Meeting Comments - December 11, 2025 - Submission #129486

Date Submitted: 12/10/2025

Comments completed in the form below will be submitted into the record for the December 11, 2025 Voting Meeting of the Hall County Board of Commissioners.

First Name*

Candace

Last Name*

Bailey

Address1*

4144 Belvedere Drive

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City*

Gainesville

State*

Georgia

Zip*

30506

Item for Comment*

2400 Okelly Road | Rezone

Select from the list below which item you would like to register a comment on. Items are listed in the order in which they appear on the agenda.

Your Comments*

Subject: Third Request for Independent Testing and Project Visibility – Project Turbo

Commissioners Gibbs, Cooper, Powell, Poole, and Stowe,

This is my third communication regarding the proposed data center project. My previous letters highlighted unresolved issues: the applicant's claims lack verification, and the County failed to document its due diligence. New statewide actions make these gaps unacceptable.

No independent verification has been made available.

Hall County has produced no public evidence that it has required or obtained an independent analysis of projected:

- Water use
- Wastewater and thermal output
- Electricity demand and peak load
- Stormwater implications
- Noise levels
- Additional environmental impacts

Relying only on developer-provided numbers is insufficient for a facility with 24/7 industrial impacts.

Canceling the data center site visit removed a key due-diligence step.

The Commission canceled its planned visit to an operating Georgia data center. That decision eliminated the only opportunity for direct observation of real-world noise, infrastructure requirements and grid impacts before voting on approving Project Turbo. The Commission has not divulged its reasoning for canceling the visit.

Other Georgia counties are exercising greater scrutiny.

Across the state, counties including DeKalb, Fayette, Cobb, and others have adopted moratoriums, rewritten ordinances, or added supplemental review steps to address the documented risks of data centers. These actions reflect a shared conclusion: approvals must not proceed without clear evidence of operational impacts and cost assignments.

Hall County is out of alignment with emerging statewide standards if it advances this project without similar scrutiny.

The state has reopened oversight because the risks are real.

Georgia expanded its review process for large data centers, adding regional evaluation and increased transparency requirements. This shift recognizes the statewide concerns: grid strain, water allocation conflicts, and long-term infrastructure costs, when not contractually assigned to the developer.

Residents cannot inherit undefined long-term costs.

State and national reporting shows repeated instances of counties absorbing unplanned expenses because of under-reported consumption and insufficient pre-build agreements. Without independent verification and binding contractual cost assignments, Hall County risks the same outcome.

These items must be produced before any approval.

The County should release the following before considering any data center proposal:

1. All environmental, utility, and infrastructure assessments.
2. All communications with the applicant regarding projected usage.
3. The rationale for canceling the site visit.
4. A statement confirming whether independent verification has been requested or completed.
5. A clear list of which infrastructure costs the developer, not residents, will be required to fund.

If these documents do not exist, the County is not in a position to vote on this project.

No additional data center approvals should proceed until standards are met.

Given the statewide regulatory changes and the actions of peer counties, Hall County cannot responsibly approve another data center without:

- Independent verification of all impact projections.
- Full public transparency.
- Binding developer-funded infrastructure commitments.

Proceeding without these safeguards would expose residents to avoidable risk.

I expect the Commission to demonstrate through its public actions and documentation that it will apply these standards before considering any data center approval.

Respectfully,
Candace Bailey
Please write your comments in the box above.

File Upload

Third Request for Studies and Visibility_Project Turbo.pdf
If you have files, such as photos, videos or text documents to include with your comments, upload them in the box above.

Follow-up Communication

Would you like a Hall County staff member to follow up with you? If so, please leave your email address or phone number in the box above. Otherwise, leave this box blank.