HALL COUNTY
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PLANNING & ZONING DIRECTOR
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Hall County Government

Planning and Zoning

Comprehensive Plan & Unified Development Code
2026 Amendments

July 8, 2026
RE: Public Engagement Summary Report

Purpose

Hall County conducted a series of public engagement activities as part of the ongoing Comprehensive Plan Minor Update and Unified Development Code (UDC) Update. The purpose of these efforts was to provide residents, property owners, businesses, and stakeholders an opportunity to review proposed updates and provide feedback prior to final consideration.

Participation Summary

Hall County hosted three public engagement meetings throughout the county. A total of 173 individuals attended the meetings and participated in discussions regarding the proposed updates.

Public comments were accepted through online submissions, written comment forms, and email correspondence.

Participation totals included:

- Public Meeting Attendance: 173 participants
- Total Comments Received: 255 comments
    - Online Comments: 159
    - Written Comment Forms: 86
    - Email Comments: 10

Major Themes Identified

Staff identified several recurring themes from the comments received:

- Data Centers

Data centers generated the highest volume of public comments. Concerns focused on water consumption, energy demand, infrastructure impacts, environmental impacts, noise, and potential impacts to Lake Lanier. Several commenters expressed opposition to future data center development, while others supported maintaining strong regulations and oversight.

- Growth and Residential Development

Comments focused on traffic, school capacity, infrastructure limitations, development density, and preservation of Hall County's character.

- Infrastructure and Growth Management

Residents emphasized the importance of coordinating future growth with transportation, utilities, schools, and public services.

- Public Engagement and Communication

Many participants requested continued public involvement and clearer explanations of planning terminology, development regulations, and future growth expectations.

Next Steps

Staff is evaluating potential revisions to the draft Comprehensive Plan and UDC updates based on public feedback. Feedback received through the public engagement process will be considered as part of the final recommendations presented to the Hall County Board of Commissioners.

Potential revisions currently under consideration include:

- Additional provisions to clarify regulations for small-scale data centers.
- Revisions to Residential Single Family (R-SF) zoning to better align with existing Planned Residential development (PRD) Zoning.
- Adding definitions and explanatory language for Activity Centers and Urbanized Areas within the Comprehensive Plan.

Staff also identified valuable feedback related to growth management, development patterns, infrastructure capacity, and preservation of community character that warrant additional evaluation and public discussion, which will help inform the upcoming Major Comprehensive Plan Update, anticipated to begin following the July 23 Board of Commissioner public hearing.

In addition, a Frequently Asked Questions (FAQ) document has also been prepared to address common questions and provide additional clarification regarding the proposed updates.

Hall County appreciates the participation of all residents, stakeholders, property owners, businesses, and community partners who contributed to this process.

For questions, please contact: planhall@hallcounty.org

Regards,
Vamsee Polamarasetty
Senior Planner

Exhibits Attached

- Frequently Asked Questions
- Public Comment Map by Zip Code
- Public Comment Data

Frequently Asked Questions

General Questions

- **What is the timeline on these proposed changes to the UDC?**
  - Following the completion of public engagement activities, staff is reviewing comments and identifying potential revisions to the draft documents. The revised drafts are anticipated to be presented to the Board of Commissioners for consideration in August 2026.
- **Why are these changes being proposed?**
  - Following recent suspension on higher-density residential developments and data centers, Hall County initiated these updates to establish long-term development standards that address community concerns while supporting future planning efforts, including the upcoming 2027 Comprehensive Plan Update.

Zoning Districts

- **Why move from Planned Residential Developments to these new zoning districts?**
  - The proposed districts establish clear standards for different housing types while improving predictability for residents, developers, and staff. The districts also provide guidance regarding appropriate locations for development, encouraging growth in urbanized areas while reducing development pressure in rural areas.
- **What is considered urbanized and who determines this designation?**
  - Urbanized Areas generally include locations with existing development patterns, infrastructure availability, and higher concentrations of population or housing. These areas are identified using available data, including Census information, existing development patterns, and local planning analysis. These boundaries are determined by the US Census Bureau.

Planned Development Districts

- **Why keep Planned Developments if new residential zoning districts are being created?**
  - Planned Development Districts will be reserved only for exceptional cases which genuinely require flexibility. These proposals must demonstrate design quality and tangible public benefit, while still being context-specific and aligning to Comprehensive Plan goals.

Data Center

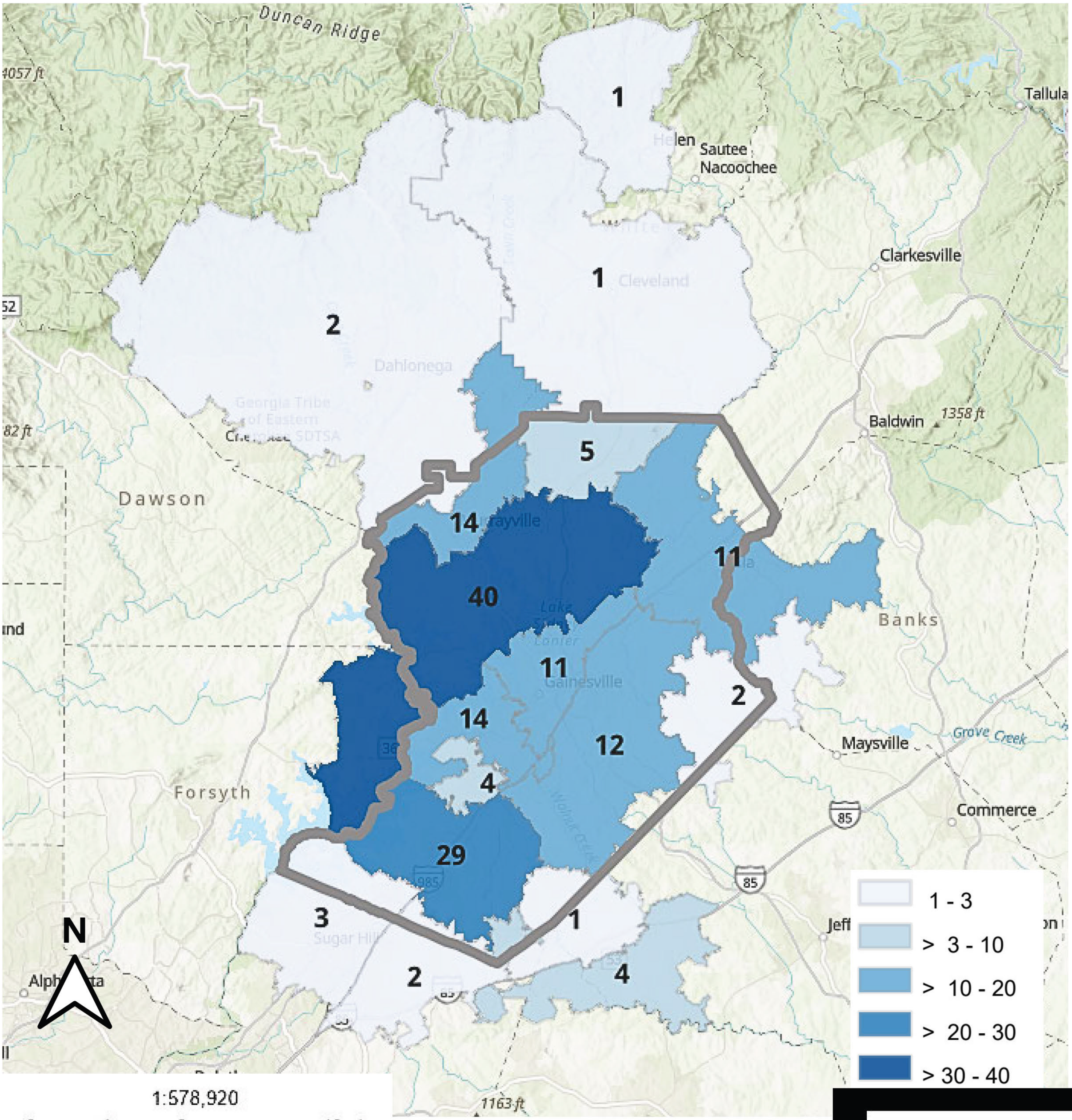
- **Why can’t hall county simply prohibit data centers?**
  - The Board of Commissioners ultimately determines land use policy. At this time, staff has been directed to prepare development standards for data centers because the current UDC does not contain regulations for these uses. Adoption of a data center ordinance does not guarantee approval of any future project, as individual proposals would still require a Special Use Permit and public hearings.
- **Who pays for the infrastructure improvements associated with a data center?**
  - Developers are responsible for the costs associated with infrastructure improvements required to serve a proposed project, including utilities and site-related improvements necessary to support development.
- **How will data center standards be monitored?**

    - The proposed ordinance requires annual reporting to the Planning and Zoning Department. These reports would be reviewed to verify compliance with approved development plans, zoning conditions, and applicable ordinance requirements. Hall County will contract with qualified consultants and engineers to review all required studies and annual reports. The cost of these reviews will be reimbursed by the applicants.
- **Are data centers less than 20,000 square feet permitted by right?**
    - Smaller data centers are often accessory uses associated with another principal use on a property. However, standalone facilities require special use approval. Staff is considering additional ordinance language to provide greater clarity regarding smaller-scale data centers.

Reversion

- **Will economic benefits be considered before a zoning approval is reverted?**
    - Yes. As part of the reversion review process, staff may evaluate factors such as economic impacts, consistency with the Comprehensive Plan, and community benefits. Staff recommendations would be provided to the Board of Commissioners, which retains the final decision-making authority.
- **If a project is consistent with the Comprehensive Plan, can the zoning approval remain in place?**
    - Consistency with the Comprehensive Plan will be considered during the reversion review process. Staff analysis and recommendations would be presented to the Board of Commissioners, who will have final determination whether the existing approval should remain in effect.

Public Engagement Online Comments by ZIP Code



Map showing public engagement comments received online, filtered by ZIP Code.
These comments were for 2026 UDC and Comprehensive Plan updates.

Hall County 2026 Long Range Updates

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ID	Format	ZIP	Comment on the Reversion Ordinance	Comment on the Data Center Ordinance	Comment on RSF and RTH ordinances	Comment on the Residential Mixed (RX) ordinance	Comment on the Residential Multi-Family ordinance	Comment on the Mixed-Use (MU) ordinance	Comment on the Planned Development (PD) District updates	Comment on Article 7 updates	Comment on Article 8 updates	Comment on the Comprehensive Plan minor adjustments
143603	Online	30542										Why do we spend money to create a comprehensive plan, only to have almost all submissions require a deviation from it? If we have a plan - STICK TO THE PLAN - NO ALLOWANCES
143746	Online	30519	site development entitlements, mostly for clients, but on occasion as the developer, also. It is my opinion that this Reversion Ordinance is extremely short sighted. It is as if the thinking is "once the rezoning occurs, the starter pistol is fired and everyone is immediately working to put a bulldozer in the dirt". In 2015, we purchased a 50 ac tract on Lake Lanier from a family that had owned it for years. It was zoned RL. There was time spent considering how we were going to serve the lots with SS, which would have required a pump station, outfall SS easements. Then we decided that the best measure was large lot layout. We had to find a development partner that saw our vision and was willing to partner with us. Then we put together the layout and began discussions with the county on design - how to access the property. The decision was made (and the county agreed) that we would build a roundabout on Chattahoochee Road.									
143796	Online	30564		Staff and County Commissioners: Thank you for the opportunity to provide comments regarding the proposed data center ordinance draft. After reviewing the document, I would like to share several observations, concerns, and recommended revisions. I appreciate that this draft ordinance is more detailed in certain areas than those adopted by many other counties. That said, I believe there are still several provisions that should be strengthened to better protect Hall County residents and the community as a whole. I also want to emphasize that nearly all Hall County residents are strongly opposed to having a data center in our county. In my view, the strongest position would be for Hall County to prohibit data centers altogether. However, because a draft ordinance has been prepared, it is clear that county officials are moving								
143911	Online	30504		We absolutely do not want ANY data centers of ANY size here. Data centers generate persistent, low-frequency hums (often around 40 to 60 dB) caused by massive server cooling fans and backup generators. These low-frequency sounds travel for miles and easily penetrate walls. Infrasoundâ€"sound below the human hearing thresholdâ€"is also increasingly reported to cause vertigo, headaches, and sleep disruption. We would be exposed to this disturbance 24 hours a day, 7 days a week. Their drain on our water supply will be unsustainable even if we werenâ€™t in a severe drought status, and our electricity bills are already hideously expensive.								

144037	Online	30564			County Commissioners: I object to your proposed so called "update". All this "update" does is make changes that significantly increase density, strain infrastructure, and alter the character of especially North Hall and in ways that cause a negative impact to the quality of life for Hall County residents. Your zoning update is not an update for well planned growth. It is a plan for expanding high density development and even in rural areas. Shame on you. Most of the provisions in this draft is designed to make high density development easier, faster, and more profitable for developers—while shifting the long-term burden onto us residents, our roads, our schools, water systems, and rural land. This draft does not represent the needs or desires of the very people who pay your salaries. YOU are effectively Gwinnetting our Hall. THIS IS NOT WHAT WE WANT. And YOU KNOW IT. I believe that							
144041	Online	30506		It seems like data centers are inevitably coming to Hall County. The level of Lake Lanier is my concern, as the water release is regulated by law. The water models used to create the supply and demand maps through the Appalachicola-Chattahooche-Flint River Basin did not take the development and demand of data centers into account. Please draft and pass an ordinance that ensures safe, treated wastewater is directly pumped back into Lake Lanier after use. Please also ensure that water used and recycled within the data centers ends up back in Lake Lanier as well. (Evaporative towers release water into the atmosphere, which is unlikely to rain back directly into its source) Thank you.								
144043	Online	30542		I would like to see an ordinance prohibiting data centers in Hall County. Data centers have been shown to greatly impact the quality of life on residents, from poor water quality, lack of water pressure, ambient noise, and air pollution. The ROI on data centers for a community is low to negative. Data centers do not employ many people, so they do not add jobs to a community. Often they also receive tax breaks from the federal and state government, so they do not contribute financially to a community.								
144051	Online	30542		No.data.center.period.								

144055	Online	30564							County Commissioners: As written, this draft provides a lot of flexibility to enable easier approvals for developers. It also gives broad power and discretion to staff and County Commissions. It lacks defined standards. Everything is subjective. Much of it seems more like broad suggestions rather than specific standards. It allows administrative changes and negotiations before the public is involved. Citizens want specific requirements that must be met and are not easily met. Protection of our rural character and how developments affect neighbors closest to it should be at the forefront of decisions. I request that the County revise the ordinance to include specific and strict standards, mandatory impact studies, clear limits on deviations from zoning, and stronger publicâ€'participation requirements. 5 acres is much too small for Planned Development. I feel strongly that it should be a minimum			
144190	Online	30507								Can we address the parking in the neighborhood road problem? Before we add more communities the parking in the road should be addressed .		
144289	Online	30506		I am against having a data center in Hall County. They seem to be detrimental to people and to the environment.								
144294	Online	30542		We need as much forward thinking as possible on data centers. While they can create jobs for Hall County residents, the significant impact they have on the environment, energy prices, infrastructure, etc is critical to consider								
144314	Online	30543		There should be no data centers in hall county		There are already enough apartments in hall county that are all unaffordable and very vacant. Everywhere you drive there are vacant apartments ready to be moved in.			As long as providing developers with more flexibility for design doesnâ€™t come at cost of causing environmental harm, this should be something beneficial for the community.	Fine, as long as the zonings emphasizes non-discrimination practices.	I do not think any AI centers should be constructed in Hall county. However if there is, the standards should be set in the public and environments best interest, such as water regulation, noise mitigation, building height and masses restriction.	Will this affect the infrastructure of lower density areas?
144316	Online	30543	NO DATA CENTERS	NO DATA CENTERS	NO DATA CENTERS	NO DATA CENTERS	NO DATA CENTERS	NO DATA CENTERS	NO DATA CENTERS	NO DATA CENTERS	NO DATA CENTERS	NO DATA CENTERS	NO DATA CENTERS
144373	Online	30564		No data centers in North Hall. Data centers, if approved, should only be allowed in industrial areas zoned as heavy industrial, they so not belong anywhere near residential or agricultural areas due to the constant noice, heat emmitted and the electrical radiation emmitted from them.								No subdivisions jowever small should be allowed in rural areas.
144375	Online	30501	Anything over 5 years with no development should revert back to prior code. Anyone wanting to do anything should have to come back in front of the commissioners.	There should be no minimum size. There should be no nonsense about the water. Buford Dam lets out over 1M gallons of water a minute when it is releasing water. Modern data centers don't use near anywhere the water that they used to. No one bats an eye at a home using 300-350 gallons a day and adding 40 kids per 100 units. The only provision should be data centers should have to provide their own power sources or pay their way. No carve outs for citizens to pay the increase on the grid. EMC's have a carve out now with the State, but local law should say all power companies and EMC's have to bill the data centers for power consumption and not the residents.	There should be no high density housing. no mare than 4 units an acre for sewer and no more than two units an acre for septic tank. Only one unit per acre for a well and septic. Attached housing is nothing but a money grab for the developers and a tax grab for the County. After 10-15 years these places are sold to new owners. They are not kept up and they become blights on the area. They will turn into low-income housing and become areas of high crime. This is not acceptable.	Same as above. Then also add in these builders say they are putting in amenities and green space. The ones built now have small pools. Small meeting and exercise rooms. No tennis/pickle ball courts and other stuff. They are jokes. The facilities should be large enough to accommodate the people they want living there.	12-16 units an acre and 75' max height on apartments and townhomes. Hall County doesn't have any urban areas that I can think of. So they must be thinking of making a few. All the urban areas I know of are in the City of Gainesville. That is just crazy.	Just more money grabs by developers and tax grabs. If people buy these units, why can't they park in the front yard if they have to? These restrictions only cause costs to go up. It is not the counties job to tell people what they can and can't do with their own property. Most driveways in these type of complexes can't hold two modern cars. No compacts are being built. SUV's and Truck's keep getting larger. If a family has 3 drivers, I guess they are just out of luck. Until the county pays the property owners taxes they should have no say in anything they do as long as it is not against the law.	This is just more nonsense to cause prices to go up. You can't define what is a "public benefit". Nothing is a public benefit. Not everyone benefits from anything that is built. This is just a catchall term from "Pet Projects" and for allow developers are free pass to build what they want and when they want as long as they can get 3 votes from the commission.	be built/exist anywhere they want? That is not practical or prudent. They are not for every zoned district. You better watch what you wish for. What is someone wants to put a Mosque or other worship center somewhere other than a Christian church? You are going to have a dumpster fire on your hands. Many people around here will think you are Anti-Christian and hate the Lord if you allow something they don't like. Need to be careful where places of worship are allowed to be located. Like now. Why is a church allowed to use the North Hall Community Center? That church advertises it as its north Campus. That place rakes in the money and you are giving them a free pass for the most part. Rent is cheap compared to a place of their own. What happens when Islamic, Buddhists, Sikhs, Hindu's or whatever wants to start holding Church Services at a Government Building? They should have their own facility and taxpayers should not be paying	Come on. spacing of plants. Type of fences. Types of plants. Building materials. All these regulations are nonsense and cost the taxpayers money in the long run. It causes homes and business properties to become unaffordable. When things have to be replaced or upgraded it costs a lot of money to upgrade or repair. Mandating all this stuff stifles building, hurts individuals and small business.	
144378	Online	30501		The only acceptable ordinance is the one that makes data centers illegal.								

144380	Online	30506	My concern is the how the county has allowed the destruction of hundreds of acres of natural animal areas. I think the corporations should have to pay to re-home wildlife. Deer are starving and are eating plants and shrubs they have never eaten before. If these corporations can sell 300 or more homes for over 5 or 6 hundred thousands dollars, they can afford to re-home wildlife. It is the Christian thing to do.	Read my previous comment									
144384	Online	30564		No data centers to be approved in Hall County without each proposed center being put on the ballot and voted on individually by the citizens on Hall County.	No on new zoning classifications.	No, this concept does not fit into the culture of Hall County.	NO, we already do not have or want the additional infrastructure for that amount of population density. Keep Hall Rural.	Keep Hall Rural, we do not want to be turned into another Cumming or Alpharetta.	No, Keep Hall Rural, again, we do not want to be turned into another Cumming or Alpharetta.	Keep Hall Rural. Any changes should be put on the ballot individually for the citizens of Hall County to vote on.	All proposed data centers should be on the ballot, i dividually, for the citizens of Hall County to approve.	No, subdivisions does not belong in rural Hall County, they do not fit the area.
144385	Online	30506		Do not approve any data centers in our area.	Stop approving more housing in hall county.	Stop approving more multi-family bullds	Stop approving multi-family homes						
144387	Online	30501											This is Seth Vining, I think I can speak for the residents of the Surfside Club Estates Community and the people living along Cagle Road from 365 to White Sulphur Road. I have been involved and concerned about the future of our area since we learned of the Inland Port. It is very important to keep truck traffic off of Cagle Road. For some reason there is a small area on Cagle Road that is classified for future industrial use. Twice in recent years, recent years the re-zoning has been denied. It is important to have the future use of this area be residential. Thank you for placing No Trucks signs. There needs to be another sign placed at the White Sulphur end facing the south. You cannot see a sign coming from the south. I have lived in this area for 40 years. Please help us the industrial use out of our neighborhoods. Thank you
144388	Online	30533	No negative feedback on reversion ordinance.	We should NOT put in a data center! I live in Lumpkin county but my husband works for Hall County and if any surrounding county builds a data center, it will have negative effects on ALL of us. There are several states that have implemented this and have seen their water supply turn disgusting. They are having to live off bottled water. Because of the amount of energy a data center takes up. We need to PRESERVE our land and resources. Do the research of the negative effects that a data center will have on Hall County AND surrounding counties. Cause you wonâ€™t be just effecting one county. It also provides more light pollution and AIR pollution. We want to keep our breathable air. https://www environmentalhealthproject.org/post/the-dangers-of-data-centers	None	None	None	None	No developments should be made regarding a data center!!!	No development should have for a data center!!!	No development should happen to integrate a data center!!!	No development should happen regarding data centers!!!
144389	Online	30518											Too many housing and apartment developments. This will bring transients, not long term committed residents. Too much traffic already No more warehouses - I am tired of looking at ugly buildings and sharing the narrow roads with semi-trucks
144395	Online	30542	Cant trust the BOC to not f*ck the residents so Kathy Cooper can make a dollar.	NO DATA CENTERS PERIOD	No more attached or high density ANYTHING	No mixed use, single family detached development ONLY	NO HIGH DENSITY ANYTHING	No high density ANYTHING	NONE OF IT WILL BENIFET ANYONE BUT THE DEVELOPERS!		No data centers PERIOD	NO MORE HIGH DENSITY PERIOD	

144399	Online	30542		Stop the Dara Centers!! I just relocated to Georgia from Northern VA where our land was being overrun by data centers. They drove up our electric bills and created very minimal job opportunities. The only people who benefit from them are big corporations who are so greedy for money that they donâ€™t care what happens to the land or drinking water. People who live close to them can hear a humming ALL day. We need less technology, not more. Keep Hall County beautiful and peaceful. This isnâ€™t the way to go.								
144404	Online	30566	Agee	Absolutely NO DATA CENTERS.	You can create a new classification, but stop the growth	No more expansion	No development	No development	No development	No new development	Okay	No more development
144405	Online	30506	Agree to allow the Board of Commissioners to review older rezoning approvals and if meaningful work is not completed in the set timeframe, then adjustments are to be made.	Agree with this data ordinance.	Agree to the new zoning districts	Agree to the updates to the Residential Mixed (RX) ordinance			Agree with the updates to the Planned Development (PD) District	Agree with this revision		Agree to the minor adjustments
144408	Online	30506	I think that would be appropriate	Regulating every detail of data centers would be good	I approve	yes	I think we need to pause on these but standards are good to have					
144409	Online	30506		No data centers!	We are tired of paying rising property taxes, with the majority of the bill going to school taxes, and you keep building new apartments whose residents don't contribute not to mention road conditions and insane traffic	We are at capacity and property owners are tired of paying school taxes for apartment residents	Property owners don't need the higher school taxes for apartment residents. We do not need more apartments				No data centers	Maybe we should fix our roads and update infrastructure before adding to the existing mess, not to mention the understaffed police department
144410	Online	30507		I am against any form of data center in the entire county. I am concerned with noise in their area as well as power usage driving up the price of power. I am also concerned with water usage, especially during the drought we are in now . They don't generate many local jobs. Please keep them out of our county.								
144411		30507					Please keep all high density housing within the city of Gainesville.	.				
144413	Online	30504		Please stop developing Hall County. Whether it be data centers or communities. The wildlife need a place to go. We need clean air to breathe. We need trees for our health.								
144414	Online	30506		Please no Data Centers in Hall County!!!! We want to keep our water and we want nature! Data centers dont help our community, they font create many jobs! They just consume our water and put demands on our energy- or may increase our bills!	Please no more townhomes unless you make bugger roads first! But keep Green Street Green! Make a bypass!	Please no more townhomes unless you make bugger roads first! But keep Green Street Green! Make a bypass!	Please no more townhomes unless you make bugger roads first! But keep Green Street Green! Make a bypass!					
144417	Online	30507	I think itâ€™s a fine idea to not be bound by years old decisions that donâ€™t reflect our current utility capacity.	The radius for mailed notices should be >1,000 feet given the massive impact to utility service, particularly water. There should also be an online notice requirement, as newspaper circulation is an outdated way to communicate to the community.			The updates document is unreadable with broken links					
144418	Online	30564	N/A	Hall County does NOT need data centers. AI is not a requirement in our lives - most of us don't want or use it. The requirements are fresh water, affordable electricity, green space, wild life. If a data center is approved in Hall County, I'll make my sole focus ensuring that all council members who voted for it are removed from office.	Townhomes and apartments greatly deteroriate the quality of life for homeowners. Look at Gwinnett, Forsyth... the residents of Hall County do not welcome extreme growth. Many of us came here to escape it.	No, see above.	Nope	Again, see above. Mixed use centers bring horrible noise and traffic				

144419	Online	30501		KEEP Data centers out of Hall County. We do not need something that provides 0 jobs to resident. While consuming our water, our resources and taking up land and energy from Hall county residents. I for one will leave and take my property taxes with me if we get even a single data center in Hall county. Keep Hall Clean, Keep Hall for the people.									
144421	Online	30501	If you read any of the comments posted anywhere relating to Hall County, they all say â€œno more buildingâ€ br â€œ we â€™re fullâ€ know these are the statements being brought by residents in attendance of meetings. When are you going to listen and stop being a sell out?	If you read any of the comments posted anywhere relating to Hall County, they all say â€œno more buildingâ€ br â€œ we â€™re fullâ€ know these are the statements being brought by residents in attendance of meetings. When are you going to listen and stop being a sell out? DO NOT BRING A DATA CENTER HERE!!!	STOP BUILDING MULTI FAMILY STRUCTURES! A young single family can no longer afford to live here. Implement a higher tax rate for the transplants moving to our city/state. Make them pay it for 5 years. There has to be some monetary relief to the long time citizens and some type of deterrent for over crowding our city. Give us affordable single family homes. If you read any of the comments posted anywhere relating to Hall County, they all say â€œno more buildingâ€ br â€œ we â€™re fullâ€ know these are the statements being brought by residents in attendance of meetings. When are you going to listen and stop being a sell out?	STOP BUILDING MULTI FAMILY STRUCTURES! A young single family can no longer afford to live here. Implement a higher tax rate for the transplants moving to our city/state. Make them pay it for 5 years. There has to be some monetary relief to the long time citizens and some type of deterrent for over crowding our city. Give us affordable single family homes. If you read any of the comments posted anywhere relating to Hall County, they all say â€œno more buildingâ€ br â€œ we â€™re fullâ€ know these are the statements being brought by residents in attendance of meetings. When are you going to listen and stop being a sell out?	STOP BUILDING MULTI FAMILY STRUCTURES! A young single family can no longer afford to live here. Implement a higher tax rate for the transplants moving to our city/state. Make them pay it for 5 years. There has to be some monetary relief to the long time citizens and some type of deterrent for over crowding our city. Give us affordable single family homes. If you read any of the comments posted anywhere relating to Hall County, they all say â€œno more buildingâ€ br â€œ we â€™re fullâ€ know these are the statements being brought by residents in attendance of meetings. When are you going to listen and stop being a sell out?	STOP BUILDING MULTI FAMILY STRUCTURES! A young single family can no longer afford to live here. Implement a higher tax rate for the transplants moving to our city/state. Make them pay it for 5 years. There has to be some monetary relief to the long time citizens and some type of deterrent for over crowding our city. Give us affordable single family homes. If you read any of the comments posted anywhere relating to Hall County, they all say â€œno more buildingâ€ br â€œ we â€™re fullâ€ know these are the statements being brought by residents in attendance of meetings. When are you going to listen and stop being a sell out?	STOP BUILDING COMMERCIAL AND INDUSTRIAL IN HALL COUNTY!	STOP BUILDING COMMERCIAL AND INDUSTRIAL IN HALL COUNTY!	STOP BUILDING COMMERCIAL AND INDUSTRIAL IN HALL COUNTY!	STOP BUILDING COMMERCIAL AND INDUSTRIAL IN HALL COUNTY! You are not listening to the residents!
144422	Online	30542	What would really help would be to make thoughtful decisions based on the residents that have lived in the area a long time instead of seeing how much money they can make.	NO data centers. Not good for our county.	No more small lots/big houses and definitely no townhomes.	No!	No more high density anything	Again t let the residents decide	Residents should listened to and not ignored.		No data centers PERIOD	Zero high density
144423	Online	30527		Nobody needs nor wants a data center anywhere remotely close to them, or even far away from them.	Dont need it	Really dont need it or want it.						
144424	Online	30542	I support the addition a a reversion ordinance.	I support the addition of a Data Center Ordinance. I'd like to see assurances that a data center would not cost residents any more than any other project.	I support the creation of these two new zoning districts.	I support the updating of the RX ordinance.	I support the updating of the RMF ordinance.	I support the updating of the MU ordinance.	I support the updates to the PD district.	I support the addition of Article 7.	I support the addition of Article 8.	I support the updating of the comprehensive plan. I would like to see future developments include outdoor activity promoting aspects like paths and/or path connections, like to Highlands to Islands or local parks.
144426	Online	30548	It needs to be put to a vote from Hall County citizens.	They are terrible ideas and contribute to noise pollution, damaging the ecosystem, and are safety concerns. No Data Centers in Hall County.								
144429	Online	30507		I am against data centers in our community. They use millions of gallons of fresh water, lowering the water table and drying up wells. They use so much power that our power rates go up. They have been found to make so much noise and produce so much bright light at night that people nearby can't sleep or even exist peacefully. Please keep all data centers out of our community.								I don't know where to put this comment, but it's always worth mentioning that Flock cameras have no place in our community. I haven't seen much evidence that they have caught any criminals. They do however stomp all over the fourth amendment of our great United States Constitution. Please remove all Flock cameras from our community.
144438	Online	30501		Absolutely NO to data centers. There is no benefit to our community that exceeds any of the costs in terms of lost tax revenues, lower property values, lack of jobs created per square foot, and many donâ€™t even generate taxable revenues. They create pollution, put a strain on water and power resources, and those that donâ€™t, generate pollution and use PFAS. Nope.								
144439	Online	30504	No data centers in Hall County	No data centers in Hall county	No data centers in Hall county	No data centers in hall county	Yes to peopleâ€™s residencies but more water treatment plants	Yes to it but more water treatment plants	Yes	No data centers in hall county	No data centers in hall county	No data centers in hall county
144441	Online	30506	I do not oppose that if it could go back to agriculture instead of commercial it would be beneficial.	We do not need a data center.	There are enough houses, buy land with a house on it and re model or tear down and rebuild. No need to clear any more of our wildlifeâ€™s land, we are pushing them into the roads and people yards enough.							

144443	Online	30501	Agree. Also...the public should be able to have a say in who becomes planning and zoning committee.	We do not want or need data centers in Hall County. This is a money grab for private parties, and will NOT provide jobs for the regular citizens. Hall County should permanently ban data centers here. Noise and frequency nuisance, water and air pollution, and compromises public utility resources.	No comment	Yes	No comment	No comment	This appears to not apply currently....	No comment	NO DATA CENTERS.	This is common sense...
144444	Online	30506	We do not need all these townhomes/apartments too much traffic we moved here get away from it and it found us here within matter of years of being here	No to data centers here they arent good for peoples electeic bills tho why that falls on us is wild... and messes with water.	Nope we need single family homes on half acre or more not townhomes which bring so much traffic	Again no too much traffic being cause already by the apartments/townhomes etc	No	No	What does that mean? Plain english pls		No to data centers	We have too much traffic
144445	Online	30517	Iâ€™m not sure, where I stand, but have very strong opinions on data centers	Iâ€™m want any data centers at all placed in hall county. Other states are making laws against them and yet our state continues to allow them. Please stop. Citizens should come first. Our water and our health. There is no long term research on living close to data centers and I donâ€™t want my children at risk for higher rates of cancer or anything else similar to the risks posed when living near electrical lines. So put citizens first, not companies.	Neutral, but donâ€™t love detached tall and skinnyâ€™s. Itâ€™s just putting more money in a developers pocket and people get no yard or anything	Neutral	Neutral	Neutral	Great	Neutral	Ok	Sure
144446	Online	30564	Agree, if I rezoning was granted and no progress is made within a specified time frame OR if the requester backs out, the property should revert back to the original zoning.	No Data Centers! Any and all communities surrounding these centers will suffer.	All housing should be on a 1-3 acre minimum.	No! Single family detached on a minimum of 1-3 acres only!	NO! Absolutely not, we need to remain rural and agriculture use. No high density housing in North Hall! Remember, who you work for. It's the people. Not developers or real estate agents. Do better!!!	No, we don't need to become the next Alpharetta.	No, we don't need large planned communities.	Keep as is, any zoning changes should be up for vote by the citizens.	Please put in plain language what you're trying to do. The way this reads, I'm against!	Keep all zoning as is! Stop ruining our county!!!!
144448	Online	30506	No not needed	Absolutely NO	Stop RTH AND APARTMENTS	NO no no no	We have enough, no	Less mixed used. Weâ€™re full	No, just stop the rapid development	If this allows more agriculture and single family with a minimum acreage, cool. If not. No.	No. Stop over development and data centers	No. They just want to align it to make more money and destroy the trees and land we have
144449	Online	30506	Maybe Iâ€™m a common folk and donâ€™t completely understand the vocabulary involved in the Ordinance draft, but I donâ€™t believe that major land developers (ie the 100+ home neighborhoods popping up everywhere) should be allowed to clear cut a property period, let alone clear cut it bulldoze it and then wait 3 years to do anything else with the property. Additionally as a side note, if I wanted to live in Atlanta, I would move there, I love Gainesville for the proximity to not only Industry, but agriculture and Godâ€™s natural recreation, I donâ€™t believe every green area in Gainesville should become an apartment complex that inevitably brings crime to a community.	I believe data centers are morally wrong and they have no place in Georgia let alone Hall County. America has twice as many data centers as China and China has 4.1 times the amount of people and we consider them communist for creating a surveillance state over their people. Why do we need more data centers? I believe theyâ€™re simply used to store the data collected unconstitutionally and in most cases without the consent of the American people.	I am generally against the seemingly unchecked growth of Gainesville and certainly against squeezing as many homes as possible into as small an area as possible.							
144450	Online	30542		No data centers at all in our beautiful county!		This would hurt our streets and add to congestion	This would hurt our streets and add to congestion					
144452	Online	30554		Data centers are too costly on a number of levels for hall county. It hurts residents and adds little.								
144453	Online	30506		I am strongly in favor of the highest levels of scrutiny, safeguards, legal protection and consequences possible regarding data centers. My opinion is that any such businesses should be invisibleâ€"as if they donâ€™t existâ€"as it pertains to water and power consumption, and environmental impact (sound, light, soil, wildlife, etc.) â€œPromisesâ€ from these businesses are meaningless without some kind of â€œteethâ€ consequences if it is discovered they lied.							

144457	Online	30507		We should not be allowing data centers into our county at all. Once construction is complete they provide almost no jobs to the local area. While running they are a risk to the local water supply, they dramatically increase electricity costs, and they have been proven to emit noise that, while too low for us to hear causes multiple health concerns (Infrasound). Data centers are a net negative on our community and rather than figuring out how to zone for them, we should simply ban them outright.			we do not need to make it harder for apartments to be constructed in our county. home prices are already very inflated, and this ordinance restricts the construction of new housing even further. The only way we will fix the housing market is by supply catching up with demand, and that includes multi-family housing					
144459	Online	30542		NO DATA CENTERS!!!!!!!!	STOP THE OVER DEVELOPMENT!	STOP THE OVER DEVELOPMENT!!!	WE ARE WAY OVER DEVELOPED!	WE ARE WAY OVER DEVELOPED!	We need a whole new board. Whole new plan. STOP THE CORRUPTION! We dont trust you!	AGAIN....STOP THE DEVELOPMENT! WE ARE OVER DEVELOPED! I grew up here have been in Flowery Branch/ Hall county for 30+ years! Yall have ruined our small town community!	STOP OVER DEVELOPMENT	
144466	Online	30564	No. This just speeds up more unsustainable growth. If someone owns the property and pays their taxes, let it sit idle indefinitely. Stop trying to rush more development.	I'd prefer a total ban on data centers. No one wants this tied to our water supply and power grid. This ordinance leaves much unaddressed.	100% opposed. Two-thousand sq ft lots? That's smaller than my first floor. Stop packing in people. The citizens here do not want this nonsense, regardless of which Agency members make up the board and planner.	Again, no higher density planning. If we wanted to be Atlanta, we'd move there.	Let's add zero, outside of the city limits of Gainesville. Rural citizens do not want sewer expansion because the developers will pounce and add apartments and townhomes. Focus on infrastructure expansion before any of this nonsense.	Not much greenspace, reserve these faux Avalon communities for the city limits. Do not force upon the county residents.	This just gives loopholes around zoning standards under the guise of "justification" that again favors developers.	Meaningless...if something isn't permitted, it will just be rezoned until it is.	This just address aesthetics of approved projects. Nothing contained limits growth.	described as â€œminor,â€ but from a residentâ€™s perspective, they feel like part of a much bigger shift toward higher density and more growth. That worries me. Hall Countyâ€™s appeal has always been its space, its rural character, and its sense of community...not dense, urban-style development. It seems like more and more flexibility is being built in to allow higher density during rezoning, with no real limits on how much growth is too much. Even if each project seems manageable on its own, over time it adds up to overcrowding, more traffic, more strain on infrastructure, and a loss of the character that drew people here in the first place. I would strongly encourage the county to focus more on protecting what makes Hall County specialâ€"its open space, its history, and its smallâ€'community feel...rather than continuing to expand density in the name of growth. Once that character is gone, we wonâ€™t get it back.
144474	Online	30506		Please refrain from adding data centers. We are already concerned with the state of our water. This will cause too much damage to our water, wildlife, and will cause great noise pollution. There really is no need for a data center here. We have children were trying to protect.								
144508	Online	30542	If work doesn't occur within the specified timeframe, full reversion should occur.	there is no standard for water consumption	Both need to stop - We ARE FULL!	not needed	not needed	not needed	require three PD meetings to fully vet the application- in open settings	Put a moratorium on projects requesting deviances from the planned zoning district.	-	
144521	Online	30554	No data centers wanted here!! No high density development!! No new neighborhoods or apartments! Keep the small town charm many of us moved here for.	No data centers wanted here!! No high density development!! No new neighborhoods or apartments! Keep the small town charm many of us moved here for.	No data centers wanted here!! No high density development!! No new neighborhoods or apartments! Keep the small town charm many of us moved here for.	No data centers wanted here!! No high density development!! No new neighborhoods or apartments! Keep the small town charm many of us moved here for.	No data centers wanted here!! No high density development!! No new neighborhoods or apartments! Keep the small town charm many of us moved here for.	No data centers wanted here!! No high density development!! No new neighborhoods or apartments! Keep the small town charm many of us moved here for.	No data centers wanted here!! No high density development!! No new neighborhoods or apartments! Keep the small town charm many of us moved here for.	No data centers wanted here!! No high density development!! No new neighborhoods or apartments! Keep the small town charm many of us moved here for.	No data centers wanted here!! No high density development!! No new neighborhoods or apartments! Keep the small town charm many of us moved here for.	No data centers wanted here!! No high density development!! No new neighborhoods or apartments! Keep the small town charm many of us moved here for.
144526	Online	30564		NO DATA CENTERS. EVER. THEY USE MORE POWER THAN OVER 2000 HOUSEHOLDS, DESTROY WATERWAYS, DO NOT BRING THE JOBS THEY PROMISE.								
144542	Online	30564		Had a great chat with Vamsi (sp?) about this last night. I'd like to submit the PDF I wrote up about it. Can't attach a document here. I will send it to Katy, to please forward.								
144569	Online	30554		No kind of data center should be allowed anywhere near Hall county. Based on the impact they have had on other towns throughout the country, it is evident that their presence would ruin the quality of life in our county. Any economical benefit would be at the expense of the existing agricultural economy as well as the wellbeing of residents.								

144578	Online	30542	I think that it makes sense	There is no need for there to be a data center built in hall county. The ecological impact of data centers is immense and there are not enough housing for the jobs a data centers COULD bring and then the local economy gets no benefit if the people working the data centers are just commuting from Atlanta or Gwinnett county anyways.	Higher density, lower cost homes should be a major consideration for the growth of the county. The price of homes is a major inhibitor of home ownership.	Good idea.	I think more for sale apartments should be available.					
144594	Online	30548		On the issue of Data Centers, Hall County's governing body should put the livelihood of its citizens ahead of the interests of corporations and permanently ban their construction. Residents should not have to bear the costs of high energy bills caused by privatized power companies building infrastructure for Data Centers. Additionally, the amount of energy used by Data centers puts immense strain on an already volatile power grid. We are not prepared for the amount of blackouts this country will face due to rising temperatures and an already outdated and under serviced grid. Adding data centers to this equation will most definitely cause more harm to people in places like Hall County. Do not allow these enviormentally destructive and socially intrusive life-sucking centers to ever come close to Hall County. Residents made it clear in the fight against Project Turbo at the beginning of this year that we do not want Data Centers.							
144606	Online	30542		Studies highlight that large data centersâ€"especially those powering artificial intelligenceâ€"can consume up to 5 million gallons of water daily, equivalent to a town of 50,000 people. North Georgia simply doesn't have the water capacity to support that. The economic drain from low Lake Lanier levels that would likely result from data center water consumption would overshadow any purported economic benefit of permitting data center construction. Say "No" to all data centers now. In, I'm sure, a few years, technology will advance and require less water consumption for cooling. Let's wait 'til then to approve these things. Charles Wilson							
144608	Online	30507	Just follow the plan!!!! Makes no sense to develop a comprehensive plan and not follow it! No to a new courthouse!! Use what you have! And that goes for just about everything Hall County does. Budget is almost half a million dollars but departments always need more!!	.								
144610	Online	30506	If they canâ€™t develop the parcel leave it wild.	Encourage and eventually require as technology develops that data centers should have SMR standalone nuclear reactors.	RSF only. No more townhomes.	No issues with this as long as itâ€™s limited.	No more apartments or condos anywhere in the county. Having those defeats the purpose of living in Hall.	No need for more MU. Cut it.	Keep it limited to the City of Gainesville.	As long as thereâ€™s no exemptions we will be fine.	As long as we avoid concrete wastelands we will be fine.	

144611	Online	30506		going into the process. My main concerns are water usage and increased power bills (natural gas and/or electric). The draft includes C.7.iii. Water Consumption and Sustainability Plan and C.7.iv. Energy Consumption and Sustainability Plan. I believe these are crucial. We have to know the impact to our water system. Can we afford to lose the water needed, including the impact to Lake Lanier? We have to know if our power bills are going to increase. How will we all benefit by increased power bills? Will we already be paying for data centers through subscription services or built-in fees for AI use or any other digital offering powered by data centers? Without knowing business structure, it is my instinct that we shouldn't have to pay on both ends (increased power bill AND built-in and/or increased fees for digital services provided by the data center). I've tried to research some of this on my own, but there is c nflicti g information. Some say no									
144613	Online	30528		in heavy industrial areas. The fact that the ordinance addresses buffers and noise is a fact that they should not be located in or near rural or residential areas. Additionally, the design requirements should include sound proofing of all equipment. Water usage is concerning whether closed loop or not. Data centers should develop another cooling method that does not require water. If water is the primary cooling method, then the data centers should be charged extra for the water, have a water treatment facility onsite to verify the water quality and temperature before it is returned to the water supply. Honestly the residential water supply should be off limits. That would drive the data centers to develop other methods of cooling. The bottom line: no usage of domestic water supply, no reduced rates for utilities, locate in industrial areas. Buffers and setbacks don't work.									
144623	Online	30507		Hall county should have a framework prepared to handle the intrusion of such unsightly complexes. Data centers are a bane to their community and any framework should be built in a way that HEAVILY limits if EVER allows a data center in our beautiful community. Studies are showing just how terrible they are for the health and longevity of nearby inhabitants and the county should always work in favor of its residents. No one, absolutely no one, wants a data center nearby and the only people who benefit from it are the disgusting oligarchs who are lying to our faces. Data centers will NEVER be a boon to our community.									
144642	Online	30554									Please keep Cagle Rd. residential.	.
144672	Online	30506	I think this ordinance makes since to keep plans from stalling.	I appreciate the new language and work on a regulation foundation for data centers. The one thing Hall county cannot afford are massive AI data centers. We already have one just south of us and Gainesville city water is already a hot topic.	I have no comment on this ordinance.	The link to this one contains several errors once you land on the page. I have seen this type of mixed development in Apex, NC and it seems to work great in some areas.	No comment.	No comment.	No comment.	No comment.	No comment, but I hope for the sake of Hall County we are not looking at allowing any AI / Large data centers in this county.	No comment.
144674	Online	30506		Please no data centers for Hall County.			We have enough apartments. Roads are full it should not take 30 minutes to go 8 miles.	No mixed use we have way to much development . Were packed . Things are for rent every where.	Please no more development.	No	No	
144676	Online	30504		Please require every data center and warehouse to have their vast flat roofs be covered with solar panels.								
144677	Online	30548		I do not want a Data Center								
144682	Online	30506		No data centers in Gainesville!!!							No data centers in Gainesville!	

144683	Online	30506		We do not want data centers in Gainesville!!! We see the complaints of people who live near data centers and that is not we signed up for when we moved out here! We love our country road and our city and don't want the problems and ugliness data centers bring.	We do not want more townhomes. They keep building apartments and townhouses. These types of housing are more frequently rental properties. We do not want people moving here with no stake in the long term growth and health of our community. Renters come into a place, ruin it with bad voting and bad habits, and then leave. As property owners now, we won't be picking up and leaving in a few years and want to keep Gainesville the place we love!	We do not want more townhomes. They keep building apartments and townhouses. These types of housing are more frequently rental properties. We do not want people moving here with no stake in the long term growth and health of our community. Renters come into a place, ruin it with bad voting and bad habits, and then leave. As property owners now, we won't be picking up and leaving in a few years and want to keep Gainesville the place we love!	We do not want more townhomes. They keep building apartments and townhouses. These types of housing are more frequently rental properties. We do not want people moving here with no stake in the long term growth and health of our community. Renters come into a place, ruin it with bad voting and bad habits, and then leave. As property owners now, we won't be picking up and leaving in a few years and want to keep Gainesville the place we love!					
144684	Online	30542	NO - all land developments should have public feedback before progress is made, regardless of the status or timeline of the project.	DQTA CENTERS SHOULD BE BANNED IN HALL CO AND NEVER CONSIDERED. As we've seen in every area data centers were installed, they ONLY bring harm to their community. Only a crooked government would even consider bringing a data center to their town.	I have no opinion on this section, although I do believe there should be a pause on new home districts until the unfrastructure of the county is built up better, and the schools are invested more heavily into	Why would this be needed at all?			This sounds like an easy way for big business to cut corners ðŸ˜žðŸ˜ž		Data centers absolutely should not be included. Again, only a crooked government would even consider data centers.	
144685	Online	30507	This makes sense to me. Iâ€™m no expert in development, but I would hope you have consulted with experts about what a reasonable timeframe is to begin development, and reasonable exceptions. If there are outside forces the developer cannot control, and they are actively trying to begin development, I donâ€™t think they should be revoked for that. If the spirit of the reversion ordinance is to prevent developers from â€œhoardingâ€ land preventing active development because they want to eventually do it at some point in the way future, then I agree with the reversion. If the hidden agenda behind the reversion ordinance is to prevent any kind of development whatsoever, then I disagree.	I am not an expert in building, developing, maintaining data centers, but I hope you have consulted with such in order to write a reasonable and realistic ordinance. I agree with all of the provisions personally, but I just donâ€™t know if data centers can really meet those expectations. Not that I want a data center if it negatively affects our county with water consumption etc, but I am not 100% against growth! Communities need to grow to remain viable!!! As long as infrastructure development is properly planned and implemented, then Iâ€™m all about grow grow grow and bring development (and more economic stability) to this county!	My only question here is who decides what is zoned â€œurbanizedâ€br â€œotherwiseâ€? If itâ€™s a predetermined definition that is commonly used in all counties, then that makes sense. 2 units an acre seems slightly unreasonable but thatâ€™s just me. 4 units an acre makes sense to me. Again, as long as infrastructure is properly planned and implemented, I support all kinds of growth in hall county. Growth is a sign of economic stability and communities need to grow to remain viable!	This makes sense to me, as long as there isnâ€™t a hidden agenda to make it near impossible to develop these based on typical developments elsewhere. It should not be more difficult for developers to build in hall county than neighboring counties, or developers will just take their business there. We should still make it easy and reasonable for residential (as well as commercial) developers to bring their business to hall county.	This makes sense to me, as long as there isnâ€™t a hidden agenda to make it near impossible to develop these based on typical developments elsewhere. It should not be more difficult for developers to build in hall county than neighboring counties, or developers will just take their business there. We should still make it easy and reasonable for residential (as well as commercial) developers to bring their business to hall county.	Iâ€™m not an expert in what is typical or what is acceptable in our neighboring counties. But I think we should make it attractive to developers to build in hall county. ESPECIALLY with commercial and mixed use developments. Good for our local economy!!	In isolation it makes sense to me, as long as we arenâ€™t discouraging developers from building in our county. If this is in line with neighboring counties, then itâ€™s good.	As long as this isnâ€™t significantly more restrictive than neighboring counties, it makes sense that hall county wants to update standards to be more modernized and prepared for all different kinds of growth and development.	As long as this is in line with our neighboring counties and this isnâ€™t trying to make growth and development more difficult or near impossible, then I agree. Letâ€™s make it attractive for developers and commercial builders to being their business to hall county	As long as we arenâ€™t trying to prevent growth and development.
144756	Online	30506		We DONT want data centers									
144757	Online	30542		No data centers!									
144759	Online	30504		I will oppose any and ALL data centers in hall county									
144760	Online	30504	No data centers! Drains energy resources and affects our health	No data centers period!									
144761	Online	30504		Say no to data centers. We donâ€™t need them here. Dont ruin our health over money.									
144762	Online	30566		Why would the thought of bringing this mess to our front door even cross any city officials mind when itâ€™s being constantly reported how this negatively impacts other counties . We must think with our brains, not our wallets.									
144763	Online	30506		Data Centers, regardless of how you define them or their purposes are not welcome in Hall County. Data Centers are an attack on human investmentâ€"investing in people to do the work, that they can provide for their families. Raw land and farm land should be protected. Protect rural Hall County.	Abolish RTH zoning. RTH zoning will only invite overcrowding, clogged roads and highways, and will foster an increase in crime rates.	No new changes to RX. Abolish Rx ordinances and zoning. Protect whatâ€™s left of rural Hall County.	End zoning for RMF! There are plenty of buildings within Gainesville city limits that are suitable for remodeling for apartment complexes. No more apartments in Hall County!		We donâ€™t need â€œhigh-quality developmentsâ€ We need farms and homes. No Data Centers, no apartment complexes, no more industrial parks. Protect whatâ€™s left of rural and residential Hall County.	Protect agriculture and rural Hall County. Do not relax zoning laws for developments. Protect rural and residential Hall County.	End excessive development in Hall County. No Data Centers in Hall County.	There is no adjustment needed if itâ€™s only going to allow for more development. Hall County does not want more apartments. Hall County does not want any Data Centers. Protect what is left of rural Hall County.

144764	Online	30542	public involvement process is to solicit input from residents, the process is poorly designed. Engaging the public takes longer, and requires creative, focused communications on specific decisions. Yes, comp plan edits have been shared, but the details are so far into the weeds that regular citizens will have a hard time engaging meaningfully. The public engagement session I attended (Thursday 6/4) was similar in that the display boards and stations provided data, but not in a way to facilitate meaningful input from the public. More importantly, I have a particular interest in our process to develop and implement impact fees. I've worked to study, calculate, and implement impact fees as part of my 40 year career in consulting for local governments, and I'd like to understand our objectives and intent for this powerful funding source. I volunteered to offer my experience to support our process, asked who I										
144765	Online	30545		There should be no data centers in my opinion especially quickly approved with no public opinion. Large data centers and any that negatively affect home prices, electricity, standard of living (noose, smell etc), ot cost and availabilty of water. None that use freahe water. I have 20 years in tech they will not need these many data center in only a few years due to tech improvements. It is a massive ireversable waste.								
144767	Online	30518		Absolutely NO to data centers!!!!!!!!!!								
144772	Online	30542			Absolutely opposed to any zoning that allows such high density. Infrastructure does not support such and nearby property values will be adversely affected.	Opposed to any such developments compounding the current trend to create a high density jungle. Who signaled Hall County authorities to assault the quality of life once found in this community. No more accommodating changes to destroy our community	Same. This county has gone nuts.		â€œProtecting community characterâ€Really ! This should have been a priority when this onslaught of development began.	.	Again, stop ! Youâ€™re just creating rules to allow anything to be done in this county. The more â€œstandardsâ€that are allowable only allows for development to be unabated and encompass almost any request	Why this ? Youâ€™re assuming all other adjustments are already implemented
144775	Online	30518		Hall county does not need data centers. What we need is more green space for residents. More parks. More accessible trails to connect to restaurants shops etc.			Hall county does not need more apartments. We have plenty of them already and being built currently. They bring crime and unwanted issues to our county.					
144777	Online	30504		I want a FULL STOP on data centers. No data centers hereâ€¦ever.								
144778	Online	30506		We donâ€™t want ANY data centers in Hall county. The only acceptable proposal regarding data centers is a moratorium. Our water source is low, we are in a drought. Hall county cannot supply water to its citizens and a data centers. People over projects. Put the people of Hall county before corporations.		Any ordinance regarding residential developments should be designed with residents of Hall county in mind. Is there a housing need in that area? Are the developments going to be affordable for the residents of the community CURRENTLY.	Any ordinance regarding residential developments should be designed with residents of Hall county in mind. Is there a housing need in that area? Are the developments going to be affordable for the residents of the community CURRENTLY.	Any ordinance regarding residential developments should be designed with residents of Hall county in mind. Is there a housing need in that area? Are the developments going to be affordable for the residents of the community CURRENTLY.	These planned developments should also need to provide proof of environmental impact studies completed AND projected positive impacts for the community. Not just increased revenue for a private equity firm based in another State.			
144795	Online	30548		I do not want data centers in Hall County. I have lived here 22 years. Our utilities and roads are already stretched. Traffic is terrible, the overgrowth has been to fast. I would like to know how a data center can help the community. Not sure who it will benefit to have data centers here, but I am glad the community is watching and following the money. Data centers do not belong in a county our size. We have gone for MANY months with tap water that smelled and tasted terrible!								
144798	Online	30506	This is an excellent idea to keep developers moving on their projects and making meaningful progress. I would support this change.	Data centers are a necessary evil in this time of technological advancement. The County's ordinance is appropriate to limit impacts to the community while taking advantage of the tax revenue generated.	The new zoning districts will help delineate where these residential areas will occur and are needed to ensure proper planning in the future.	I would support this.	I have no issues with this proposal	I have no issues with this proposal.	This is a good idea.	Good realignment.	Anything that increases ease of use of the system is a good idea.	Don't let the super loud minority spoil the long term planning of the county. Most folks are working and living their lives without being aware of what is going on and social media warriors are spreading fear based ignorance.

144805	Online	30542	I'm wary that land developers will purchase land under false pretenses. i.e. buy a large plot zoned for residential development then try to have it re-zoned for less desirable development like Data Centers.	No data centers or crypto facilities should be allowed in Hall County.					no data centers. They do not help us. while we're at it, keep FLOCK away too.		No data centers, no FLOCK	No data centers, no FLOCK
144809	Online	30506	Sounds good.	I appreciate you looking at the issue. I believe, if legally possible, we should mandate a public vote on any data center. By doing so we could avoid the temptation of powerful outside influences attempting to corrupt our commissioners. That sounds a little far fetched, but circumstantial evidence suggests itâ€™s happening.								
144814	Online	30507	NO DATA CENTERS IN HALL COUNTY/GAINESVILLE. TRAFFIC IS ALREADY BAD AND THE CITY IS TOO CONGESTED!		Homes should be built on larger lots and not smaller lots.							
144821	Online	30542	I agree that this ordinance would be very helpful to ensure that developments with rezoning approvals fulfill their intended purpose in a timely fashion and if those developments will be inordinately delayed, that their rezoning be reconsidered to support environmental and economic concerns.	This body should pass a long-term moratorium on all data centers in our community unless any individual data center passes the strictest requirements to have ZERO negative impact on the environment, individuals in the community, noise pollution, and local resource such as water. Nationally it is clear that data centers in any degree of proximity (as much as 6 miles away) are having negative impacts on wildlife, humans, resources and the environment.	All ordinances related to residential developments should heavily contemplate the impact those developments will have on infrastructure such as roadways and schools as well as on resources such as water, sewer and drainage. If the county is not able and willing to develop the needed infrastructure at the same speed as the residential development or if available resources are insufficient, such developments that are more high density should not be approved.	All ordinances related to residential developments should heavily contemplate the impact those developments will have on infrastructure such as roadways and schools as well as on resources such as water, sewer and drainage. If the county is not able and willing to develop the needed infrastructure at the same speed as the residential development or if available resources are insufficient, such developments that are more high density should not be approved.	All ordinances related to residential developments should heavily contemplate the impact those developments will have on infrastructure such as roadways and schools as well as on resources such as water, sewer and drainage. If the county is not able and willing to develop the needed infrastructure at the same speed as the residential development or if available resources are insufficient, such developments that are more high density should not be approved.	All ordinances related to residential developments should heavily contemplate the impact those developments will have on infrastructure such as roadways and schools as well as on resources such as water, sewer and drainage. If the county is not able and willing to develop the needed infrastructure at the same speed as the residential development or if available resources are insufficient, such developments that are more high density should not be approved.	All ordinances related to planned developments should heavily contemplate the impact those developments will have on infrastructure such as roadways and parking as well as on resources such as water, sewer and drainage. If the county is not able and willing to develop the needed infrastructure at the same speed as the development or if available resources are insufficient, such developments should not be approved.			All ordinances related to developments should heavily contemplate the impact those developments will have on infrastructure such as roadways, parking and schools as well as on resources such as water, sewer and drainage. If the county is not able and willing to develop the needed infrastructure at the same speed as the development or if available resources are insufficient, such developments that are more high density should not be approved.
144823	Online	30501		I urge the Hall County government to institute a full ban on data centers for our country. The environmental, social, and economic impacts of data centers in similar areas have been disastrous, and this is a huge issue of concern for me. While a ban is being considered, I am in full support of extremely strict regulations on data center development and zoning, especially regarding energy and wat r usage	I ask Hall County government to consider scaling back zoning new residential districts unless it is proven that there is demand from local citizens. In the past five years, residential developments have taken over our green spaces and disturbed local wildlife. These developments are severely out priced for our local economy and often sit unused.	I urge the Hall County government to invest in more low-income housing to support the working class and local citizens that are the backbone of Gainesville's industry. As a large manufacturing hub, we need lower priced housing.	I urge the Hall County government to invest in more low-income multifamily housing to support the working class and local citizens that are the backbone of Gainesville's industry. As a large manufacturing hub, we need lower priced housing.					
144824	Online	30506		operate below thresholds requiring major electrical substai¿¼ons or high-voltage transmission infrastructure, the company responsible for the data center should be fully responsible for the costs of the electricity and transmission infrastructure through the entirety of its operations. Data centers will require substantial land and water demands. Hall County is not in a position to be supporting such demands. We receive a high volume of tourists and visitors visiting our waterways, including Lake Lanier. This provides substantial tax revenue to our county. A data center will ultimately detract from the opportunities our waterways present to our community and there are still unknown potential environmental impacts, including noise pollution that could have a significant impact on this revenue. I do not support a data center campus in Hall county. We've focused								
144825	Online	30554		Deny all data centers from hall county. Keep hall county beautiful with natural beauty. Not data centers that use all natural resources as evidenced by every single data center across the country.								
144827	Online	30566		No data centers	We donâ€™t need anymore townhomes or apartments	We donâ€™t need mass housing	No more multi family housing					
144828	Online	30542	I think ok if enforced equally, does not matter if a well known developer, attorney, or property owner involved. If going to look into this it needs to be applied evenly	I donâ€™t want data centers at all	I support townhomes and unique zoning to increase available and affordable housing	I like developments that have different options. Can be really nice tie in to have options for different price points or family situations in a nice looking development	All good	Sounds good				

144829	Online	30542	I oppose.	I oppose the data center ordinance. For those of us who have purchased homes, we will need to sell quickly to protect our health.	I oppose.	I oppose.	I oppose.	I oppose.	I oppose.	I oppose.	I oppose.	I oppose.	
144833	Online	30542		Please donâ€™t ruin Hall County with Data Centers. I just moved here in 2025 from Northern VA (the Data Center capital of the World) and I escaped the high electric bills, dirty drinking water, constant boil orders, and Cyanobacteria in our local lakes and the Potomac River. The use of data centers made it impossible to enjoy like there. We started seeing black bears in our suburban neighborhood because their land had been taken and they had nowhere else to go. You do not want this for your community! AI doesnâ€™t actually help anyone, it only makes us lazy and more reliant on technology. Our children and future generations will need this land. The animals need the land. Please donâ€™t ruin this beautiful county with your noise and water pollution. Itâ€™s devastating to even think about.									
144834	Online	30506		Please stop with the Data Centers. Our area cannot handle any more depletion of our resources that these data centers create. Water usage, power usage, affects on Lake Lanier, affects to surrounding property are all areas to be harmed or affected.	Please stop with the new development and these residential districts. The roads in my area are so crowded now and adding more and more is just ridiculous! The schools canâ€™t handle the influx of people, the congestion and traffic in these areas is getting out of hand and enough is enough! We have enough homes and apartments. When is enough enough?	Please stop with all the development! Gainesville cannot handle anymore of these huge residential developments. As stated earlier, our roads cannot handle anymore. Youâ€™re depleting our resources with water and power. Iâ€™ve lived here for almost 25 years and we are considering moving. This is not the Gainesville we once knew and you need to stop with the development!						
144851	Online	30504	Good writing is rewriting!	The more we know, the better we are prepared.									
144872	Online	30566		No data center in Hall county. We don't need it, nor want it.									
144884	Online	30564											
144885	Online	30501		I do not want a data center anywhere in hall county. I will cast my vote to anything or anyone that opposes the building of data centers in Hall County.									
144887	Online	30506		There should be no Data Center construction in Hall County. Period. The water resources are already strained from residential developments, and the majority of citizens do not want to live near these centers. Hall county needs to focus on its citizens, not corporations. There is zero value these data centers bring to the community.									
144900	Online	30504	This does not seem constitutional. You are damaging property owners and developers without due process. You are opening the county up to lawsuits	.									
144906	Online	30501	Like	Like		No	There are already too many high density communities.		This is simply a means to deviate for special interest. Follow the money.		Skeptical		
144909	Online	30527	I support reversion and hope this tool will be used to remove prior approved high density development.										

144910	Online	30527		I spoke with a gentlemen at the NHCC public engagement event and asked about how this data center ordinance was developed. I was impressed by the extensive research done to draft the ordinance. I do like the idea of developers providing their own energy but I don't think we should allow wind farms or solar farms. If solar is used it should be put on top of the building or used to make a covered employee parking. I am concerned about wind or solar being an eyesore and causing trees and vegetation to be removed and pote_tial harm to wildlife								
144966	Online	30506		permit for data centers, as it provides an opportunity for careful review and public input before these projects move forward. It may be beneficial to establish different utility standards based on the size and scale of a proposed data center. This could be addressed as part of the special use review process. Additionally, the county may want to consider engaging an independent consultant to evaluate utility, environmental, and infrastructure impacts when these applications are reviewed. Protecting water quality and ensuring the long-term sustainability of public utilities should remain a priority. While data centers can generate significant tax revenue and investment, care should be taken to ensure that future residents are not required to subsidize the operational demands of these facilities through higher water rates, utility costs, or								opportunity in the Murrayville/Sardis area. There are several public and private redevelopment possibilities that could be explored. Murrayville Park is a great addition to the community, but it currently lacks walking trails. As a result, many residents use Lanier Elementary School for walking, which can become crowded in the afternoons. The intersection of Price Road and Sardis Road tends to be dangerous, though the planned connector may help address some of these issues. I also feel the gas station at 4163 Price Road could be improved or redeveloped into a small community-focused store if the opportunity arises. While prioritizing higher-density development is a positive step, it is important that infrastructure improvements keep pace with
144989	Online	30533	I support the Reversion Ordinance in that it would slow down the wholesale purchase of large tracts of land by developers who have no intention of completing their projects in a timely manner.	I do not support the building of any data centers in Hall County	I think that there should be a minimum lot size of 1 acre for RSF if there is no access to city water and sewer. I am opposed to the concept of community septic systems; the northern end of the county is prone to power outages that sometimes last 4 or 5 days and I feel that a failure of one of these septic systems is inevitable.		I would be interested in finding out if all of our current apartment complexes are fully rented out before any new large complexes are approved.	.				
144997	Online	30542	In favor of	No data centers should be allowed in Hall County. The ordinance should be written very strictly to the point investors will go away.		In favor of	Reduce density	.	In favor of			
145007	Online	30554		No to data centers!!! Not in Hall county. They will ruin our country								
145010	Online	30554		We don't need them. They will harm our community and over tax or water table. Not to mention our other infrastructure.							We don't want or need data center integration.	
145023	Online	30506	I believe that zoning needs to be in only heavy industrial zoned areas. We've had an ongoing problem of heavy industry going into warehouses that disrupts peace and property values surrounding these areas. Data centers are disruptive to wildlife and human life and need to go where other disruptive industry also sits.	.								
145029	Online	30519										

145039	Online	30501		Subsection 3 - Power Generation: a) Consideration of use of "natural gas" - for backup power generation alongside the diesel option. Where natural gas would be an option, this type of generator typically has a much lower Co2 impact, as well as being quieter. In areas where NG would be an option, this could also help to reduce the environmental impact of the site (I.e. - diesel spills as an example). Another item, and I'm not sure that it fits in this area ... Data Centers should be required to publicly post the following information about their site: 1) The location uses what type of power for primary use and what percentage. 2) The location uses what type of 'supplemental' power (wind, solar, etc.) and what is the approximate offset from primary power grid usage.								
145099	Online	30504		I do not believe that crypto mining facilities or data centers benefit this community and I firmly believe they should not be allowed within hall county. Because I do not think that you will listen and agree to that, I will comment on your ordinance proposal. I appreciate the thoroughness of the draft, but have issues with some of the finer points. If the goal is to protect the community, then some edits should be made. All of these types of facilities must utilize a closed loop water cooling system to reduce loss of a precious resource. I believe they should always provide their own on-site power generation. No tapping into public power grids. I also do not think a 500ft buffer is large enough. Thank you								
145107	Online	30554	I think this is a good idea as long as the quality of what is being built is high.	We do not need data centers in Hall County. They are terrible for our water system. They create so much sound pollution. The people of Hall County will not benefit from having one here.	No opinion on this topic	I think this is fine.	.				We do not need data centers.	Please do not industrialize our farmland. Preserve the agricultural integrity of this great, beautiful county.
145114	Online	30544		No data centers! Protect our water and keep our energy costs low.	.								
145125	Online	30326	Revive Land Group. We have zoned and developed a handful of projects in Hall County over the last few years. Our overall takeaway from the new UDC and Comp Plan edits is that it will create a lack of housing diversity in Hall County, and achieve the opposite of creating attainable or affordable housing for its residents. The Future Land Use and Zoning Capability Table indicates that all residential zonings are now removed from the Business and Employment Nodes & Corridors. While this may make sense in certain areas, there are areas where this does not make sense, in our opinion. Specifically, Athens Highway heading East from Gainesville. At Baker Rd, the Business and Employment Nodes & Corridors has substantial frontage on Athens Highway, a major arterial road. This is where the more intense growth should occur. Behind it, there is Medium Density Residential future land use. A major road like Athens								

145126	Online	30326			Revive Land Group. We have zoned and developed a handful of projects in Hall County over the last few years. Our overall takeaway from the new UDC and Comp Plan edits is that it will create a lack of housing diversity in Hall County, and achieve the opposite of creating attainable or affordable housing for its residents. Residential - Single Family The concept of adding this zoning category is a good one, the major issue is the minimum lot size of 10,890 square feet. That is a very large lot, and should not be considered medium density. Every other surround City or County offers smaller residential detached lot sizes for its Urban areas, where sewer is available. 6,000 SF - 8,000SF would be more appropriate. A minimum of 10,890 SF eliminates the ability for a developer or builder to deliver affordable / attainable housing to the residents of Hall County.							
145127	Online	30326			Revive Land Group. We have zoned and developed a handful of projects in Hall County over the last few years. Our overall takeaway from the new UDC and Comp Plan edits is that it will create a lack of housing diversity in Hall County, and achieve the opposite of creating attainable or affordable housing for its residents. Residential - Townhomes (Single Family Attached) Simply put, the 4 units per acre maximum in Urbanized areas does not align with a typical townhome development. A typical townhome development, with 24' two car garage front entry townhomes, is going to yield between 6 - 8 units per acre. Capping this zoning category at 4 units per acre will make it infeasible for any builder or developer to build townhomes. Our takeaway is, that is exactly what Hall County is representing that they							
145135	Online	30506	I agree. If it is not in process by a certain time, they should not have the rights to the project.	Do not allow a data center in Gainesville	I think this is unnecessary. People are charged taxes based on the property they own.	They do not need to pack a ton of houses into a small area	No more apartments and they should be taxed at a high rate.	I know this is new to Gainesville but itâ€™s successful in other towns	Sounds good	Letâ€™s not bend the rules to get what we want. Letâ€™s just do it how itâ€™s been done.	No data center!	We do need better infrastructure
145138	Online	30504		No Data Center in Hall County!	Single detached homes only!	No mixed. Single family homes only!	No multi family homes!		Let the people know the Truth about the planning in time to fight it if necessary	As long as the County tells the Truth about zoning.	No Data Centers in Hall County!!	Hall County does NOT need more high density development!
145139	Online	30542		Literally as simple as why would we even need a data center. No point, all itâ€™ll cause is high water usage in the area, high possibility of contaminated water like weâ€™ve seen in many many other data centers built around the country, water pressure for residents going bad. So much more, NO DATA CENTERS PERIOD. VERY SIMPLE								
145175	Online	30507		Absolutely NO Datacenters should be permitted anywhere near Hall County! They are seriously disruptive to the environment on top of being incredibly unhealthy for everyone in the vicinity. And we have zero data on the long term physical effects. Given how much water they use, I would be surprised if US Army Corps of Engineers would even permit one anywhere near the lake.	By cramming in all these townhomes and cluster homes, you are devaluing the real estate of the entire area and creating â€œheat islandsâ€ by eliminating trees and paving over everything. You are also recreating the absolute horror that is Gwinnett County. Do you really wish to chase your tax paying base out of the county?		Updated density? You seriously want to ruin our city donâ€™t you? Please go spend some time sitting in Gwinnett traffic and then explain how this benefits our county? Btw, if you think this will bring in more taxes, guess again. The people with the money to do so will flee the traffic, the higher crime, and the ugliness you have wrought.				There should be ABSOLUTELY NO datacenter accommodations ANYWHERE in Hall County! If you decide to go forward with accommodating the data center, what you will have (besides an environmental catastrophe) is a dead county where real estate prices plummet because nobody wants to move here. Your tax base will leave.	
145176	Online	30542	Can yall just stop messing with stuff..									
145188	Online	30564	Sounds reasonable	Please no data centers in our county	Most of our community is against any type growth itâ€™s not necessary .	No more growth please	No more please	Slow down	Ban all new development.	Please protect our county from development Keep green space	Not needed if we ban all development	Work for the people not developers and real estate interests
145189	Online	30506	Make a way to penalized (monetary, withhold future applications, etc) for developers who fail to meet these new ordinances.									

145190	Online	30506		Data Centers must be forced to follow all the same guidelines/policies as any other industrial use and or higher. No tax cuts, no abatements, no special treatment. They must be self contained, not a nuisance, not rob natural resources, located only with other industries Quiet, little to no use of water, minimize electricity use (may have to limit their use during peek hours or extreme weather), aesthetically pleasing	.							
145191	Online	30506							Absolutely limit these as much as possible. regulate and enforce all ordinances on these developments.			
145192	Online	30506								Sardis and North Hall Strictly enforce lot sizes. do not allow smaller lots. Do not allow communal septic. Do not allow small lots with communal "greenspaces". Sardis/Murrayville 1 Acre min - North hall 1.5 acre min - "estate lots", Homesteads, hobby farms; not suburban organized neighborhoods Absolutely limit rezonings- if rezones are constant then there is no need for zonings to be in place.		
145193	Online	30506									actually enforce buffers. CBU should be placed near entrance not the back of neighborhood to limit traffic.	
145194	Online	30506	Thank you for seeking public input. However, these forms for each section and pdfs of lines and line items is not very user friendly or encouraging for public feedback. I'm sure it makes it easier for yall to check boxes but it seems to overwhelm and create apathy amongst the general public.									
145196	Online	30506									Remove - Prioritize higher density developments along SR 60/Thompson Bridge Road and at the intersection of the new Sardis Connector with SR 53/Dawsonville Highway Remove all higher density from the character area "Attainable Housing. Like other areas in Hall County, improved housing quality and availability should be prioritized for low to middle-income households" Sardis (and Lula) is one of the most affordable areas in Hall. Adding more homes and density will have the opposite effect on the region. Higher density will drive up costs and lower the affordability Still holds true/Possibly even more relevant now- Murrayville/ Sardis.	
145197	Online	30506		We shouldnâ€™t be allowing any data centers in the county, they pollute and raise utility rates across the board for residents in the county, if you insist on allowing data centers, there should be a cap on how many are allowed (i.e. one or two MAX), and the centers should pay to obsorb the full cost of the increase in utilities so itâ€™s not passed on to residents. At a MINIMUM			we should not be making it easier to pack more people in this county. itâ€™s already over-full and unrecognizable					

145198	Online	30542	No. Sounds like â€œdelay and get your wayâ€	No to all data centers, better known as surveillance centers. We need good, quality drinking water now and in the future.				No. I have a neighbor who has had a business at his for over a year. Noise, people travel to the home from out of state and within Georgia to have â€œsleeper boxesâ€ placed on commercial vehicles. No regard for a neighborhood. The Hall County Marshals get a 1 out of 10 for protecting neighborhoods from businesses moving in (yes, specifically those that break county ordinances). Another neighbor has a business sign in his yard and receives donations delivered to the home. Hall county does not protect residents from businesses moving into neighborhoods based on my experience so far. Storage of â€œsleeper unitsâ€ in the yard has been going on for at least a year.			Data cente s again?	
145207	Online	30504		County. We do not have the watershed to support them. Your current Data Center Ordinance is much too lenient. People who live in Hall County already know that this survey and community meetings only mean that the County wants residents to feel like they have input, but the County is going to do what it wants regardless of what the community wants. If you insist on having Data Centers, then create a law with the following components. The Data Centers are required to pay for all infrastructure costs directly with no subsidization. The Data Centers are required to be fully transparent to the government and the public in their use of power and water, and to pay for government employees and drones (or a third-party that can be trusted) to monitor the accuracy of their reporting. If water or power runs short, the Data Centers will be the first to be have their water or power								could comment on high-density housing. Hall County needs to pass an ordinance requiring the builders to pay for the infrastructure (for example, expanding the roads and making sure there is adequate water supply without decreasing the current water supply to any current residents) before they are allowed to build. The County has allowed south Hall to become a dangerous place to live, due to the ever-increasing number of people and inadequate roads. How many people are going to have to die at particular traffic intersections or live with permanent painful injuries before the County does anything to make it safter? Why canâ€™t the County learn from Gwinnett county? Hall County is duplicating all the negative aspects of Gwinnett without any of the positive aspects. Quit using south Hall (or maybe its viewed as middle Hall) as a dumping ground for high-density housing â€" otherwise known as overcrowding. Since the County has	
145210	Online	30504		Minimum standard for data centers and cryptocurrency mining : they must provide their own power source so as not to impact existing electric rates, and provide a cooling system that does not use local water sources, and give off atmospheric heat pollution. A noise level restriction must also be in place. No tax incentives for developing them either.		Letâ€™s limit the amount of multi family housing to no more than the total amount of single family units in the development. For example: 100 single family houses, then only 50 duplexes allowed.	No more apartment complexes, please! Hall County will grow better with single family and duplex type housing.		Require a percentage of green space in any PD, and at least half of that green space to be usable with playgrounds, walking trails, or other amenities that donâ€™t involve a lot of concrete.			
145211	Online	30564	I support this ordinance	Why not ban them outright? If that can't be done, then allow them only in Heavy Industrial areas with all the other requirements in the proposed ordinance with 20 acres being the minimum and increasing with project size.	Areas of the county are suitable for this type development. Planning Staff does a good job of analyzing the zoning requests and the suitability, or lack thereof, to the requirements of the Comprehensive Plan and the UDC, as well as the adequacy of the infrastructure that is in place. The Planning Board and the Board of Commissioners should render a decision based on the Comprehensive Plan and the UDC and not look for "work arounds" to justify approvals.	Areas of the county are suitable for this type development. Planning Staff does a good job of analyzing the zoning requests and the suitability, or lack thereof, to the requirements of the Comprehensive Plan and the UDC, as well as the adequacy of the infrastructure that is in place. The Planning Board and the Board of Commissioners should render a decision based on the Comprehensive Plan and the UDC and not look for "work arounds" to justify approvals.	Areas of the county are suitable for this type development. Planning Staff does a good job of analyzing the zoning requests and the suitability, or lack thereof, to the requirements of the Comprehensive Plan and the UDC, as well as the adequacy of the infrastructure that is in place. The Planning Board and the Board of Commissioners should render a decision based on the Comprehensive Plan and the UDC and not look for "work arounds" to justify approvals.	Areas of the county are suitable for this type development. Planning Staff does a good job of analyzing the zoning requests and the suitability, or lack thereof, to the requirements of the Comprehensive Plan and the UDC, as well as the adequacy of the infrastructure that is in place. The Planning Board and the Board of Commissioners should render a decision based on the Comprehensive Plan and the UDC and not look for "work arounds" to justify approvals.	Not a fan of Planned Developments because they can be misleading. A 50 acre tract with flood plains, steep and/or uneven terrain, on a winding 2 lane road in a designated Rural Neighborhood area could never be divided into the maximum number of lots by acreage that you could get on a flat, square parcel. Yet, it becomes doable when you take the maximum number and cluster everything together on the top of a ridge. I noticed this language in your updates: "Must comply with UDC and may not exceed the density of future land use or deviate from the vision of the future land use." People LOOK at the current use of properties in an area, and what the area might look like in the future as established by the County BEFORE they move there. That's one of the reasons there is more and more opposition to rezonings. A PD can completely change a neighborhood.	I think AG-1 should be a minimum of 10 acres if an entertainment venue is allowed.	no comment	As I stated above, I think the there are areas in the county where certain changes are appropriate. I do think a zoning of AG-1 should have a greater minimum acreage if it is to be an entertainment venue. I appreciate the Staff's efforts in this update. This plan seems well thought out and defined and the public has had a chance (like this) to voice their thoughts. We can hope that the adopted plan is FOLLOWED by ALL involved agencies, departments, authorities, and Boards that provide reports and give approvals at every step of the process.
145216	Online	30507		I request a total ban on data centers within county limits									
145217	Online	30554		Agree		There are only certain areas these should be allowed near	These should not be located near agriculture and roads need to be modified to handle increased traffic	Only in certain areas near city centers	Yes with updated public information				

145227	Online	30542	Yes, the developer should have 12 months from the time of the rezoning approval to have made substantial progress towards the development. If not, the property should revert back to the original zoning and the applicant has to reapply. Section 11.5.5 should list that public notice shall be given and all extensions should have to be brought before the commission for approval.		apply rent restrictions that no more than 20% can be rented.	apply rent restrictions that no more than 20% can be rented.	apply rent restrictions that no more than 20% can be rented.	apply rent restrictions that no more than 20% can be rented.	apply rent restrictions that no more than 20% can be rented.			
145229	Online	30542	Reversion ordinance should only be done to BENEFIT the citizens of Hall County. If reversion restricts the initial zoning, forcing people to be in different sections effects their property value, school zoning, and taxes. Please keep in mind that reversion must be to benefit Hall County. If taxes get to high, residents will leave, if rezoning places their children at new schools that is unwanted, residents will leave. We want to keep Hall county a welcoming, beautiful, and affordable place for people to live.	BENEFIT the citizens of Hall County. If data centers are build, negative repercussions will arise- 1. water levels will drop for housing and businesses around the data center- where will that water come from? Lake Lanier will will be drained to provide ample water for these centers. 2. Employment rates, county revenue, and resources will decrease due to data centers not needing employees, and damaging the land that Hall County has to offer its residents. 3. The chicken factories will be drastically effected as water that is utilized for those facilities will now be diverted to the data facilities instead. This will cause millions of dollars in lost revenue that Hall County relies of with the Chicken factories. 4. Residents will leave Hall county								
145232	Online	30542		needs to have more than one community meeting and allow the time to be expanded to allow residence who travel home through Atlanta traffic to attend these meetings. Ensure there will be no coolant leaks in the soil and into the water; no use of public water or sewer system - we are already in a drought and Lake Lanier is low. We don't need to have this use up water and our sewer system. Have checks in place to make sure the Data Center is operating as it should. I want to avoid issues that happened when the Army Corps of Engineers took too much water out of Lake Lanier years ago. Nobody listened to the citizens until someone from Army Corps came to inspect and saw there was an issue.	As long as these variances/ordinances are not changed.							
145234	Online	30564	Please donâ€™t turn North Hall into Gainesville. The developing has gotten out of hand and we are losing farms and peace.	No data Center	Please donâ€™t turn North Hall into Gainesville. The developing has gotten out of hand and we are losing farms and peace	Please donâ€™t turn North Hall into Gainesville. The developing has gotten out of hand and we are losing farms and peace	Please donâ€™t turn North Hall into Gainesville. The developing has gotten out of hand and we are losing farms and peace	Please donâ€™t turn North Hall into Gainesville. The developing has gotten out of hand and we are losing farms and peace	Please donâ€™t turn North Hall into Gainesville. The developing has gotten out of hand and we are losing farms and peace	Please donâ€™t turn North Hall into Gainesville. The developing has gotten out of hand and we are losing farms and peace	Please donâ€™t turn North Hall into Gainesville. The developing has gotten out of hand and we are losing farms and peace	Please donâ€™t turn North Hall into Gainesville. The developing has gotten out of hand and we are losing farms and peace
145235	Online	30506	I support this change.	I'm happy to see our local government is being proactive about this issue. The Ordinance proposal looks well thought out. Overall I'd rather not see any Data centers in Hall County.								

145238	Online	30527	I believe the county should honor its word to citizens given in the past, especially now. We need a longer history of new commissioners and staff honoring previous commitments. A revision that gives the county the authority to override a past approval does not leave enough room for owners/developers to negotiate or defend their lack of progress without putting the burden on them to appeal	from the other UDC updates. The need to release the moratorium is putting pressure on this which is feeding a perception that data center provision is being rushed. This perception exists because of so many other counties that have jumped headlong into data center deals without the proper time to research their impact on county resources and the health of people, and to garner citizen support. This looks like too much like the kind of self-serving leadership we have worked this year to escape, so separation and slow-down would best serve the relationship between citizens and county leadership at this time. If data centers are proven to be a true benefit to residents, we need much more time to observe and mitigate risks. We do not want to be a county counted among the foolish who invite the burden of massive infrastructure without fully counting the costs. I would challenge the notion that prog ess" in thi at gory demands	I am comfortable with thi	All for this! I hope we continue to invite creativity and diversity in development.	Good with this.	I like the original language of the section being deleted, and cannot see the changes. I hope we are still encouraging creative planning of MU developments, leaving protections fo g een spaces	Good with this.	If I understand the table to mean that updates are in red and only relate to the above proposed zoning districts, then these changes are acceptable.	I am opposed to the UDC including any provision for data centers at this time. If this was stripped out of Art. 8, I would accept other changes, as long as we protect the right and easy access to app als and exc ptio s.	these changes
145254	Online	30554	a positive addition to the Unified Development Code and should be adopted. The County has a legitimate interest in ensuring that rezoning approvals are implemented within a reasonable timeframe and that outdated approvals do not remain active indefinitely despite changing conditions. Rezoning approvals are often granted based upon assumptions regarding traffic capacity, water availability, sewer capacity, emergency services, school impacts, environmental conditions, and consistency with the Comprehensive Plan. Those assumptions may no longer be valid years or decades later. The proposed ordinance appropriately recognizes that zoning approvals should not become perpetual development entitlements where little or no meaningful progress has occurred.	contains many reasonable protections and establishes a significantly stronger regulatory framework than currently exists. However, additional safeguards should be incorporated to ensure that Hall County taxpayers do not bear the long-term costs of infrastructure expansion required to support these facilities. While the ordinance requires studies related to water, sewer, transmission infrastructure, energy demand, and environmental impacts, it does not clearly require applicants to fully fund all infrastructure improvements necessitated by the project. Data centers are unique land uses because they often generate relatively few permanent jobs while creating substantial demands on electrical infrastructure, transmission capacity, substations, utility corridors, water systems, and emergency response resources.	districts may be appropriate within existing urbanized service areas, Hall County should exercise extreme caution before expanding these districts into rural and agricultural areas. The proposed standards effectively create a framework for higher-density suburban development, including quarter-acre single-family lots, townhome communities, and zero-lot-line development. While such development patterns may be appropriate where urban infrastructure already exists, they are fundamentally different from the rural character that many Hall County residents have chosen to preserve. The requirement for public water and sewer should not be viewed as a justification for extending utilities into currently rural areas. Utility expansion often becomes the catalyst for additional rezonings and	district represents a significant policy shift that warrants careful evaluation by Hall County. Unlike traditional residential zoning classifications, the R-X district allows a broad mixture of housing types within a single development, including single-family homes, duplexes, townhomes, cottage courts, accessory dwelling units, guest houses, and carriage houses. The ordinance further allows substantial flexibility in lot design and permits zero-lot-line development within portions of a project. While flexibility may benefit developers, flexibility alone should not be considered a public benefit. The County must carefully evaluate whether this district is consistent with long-term infrastructure capacity, fiscal sustainability, and preservation of community character.	Family (R-MF) district represents one of the highest-density residential classifications within the proposed Unified Development Code and therefore warrants careful evaluation regarding long-term infrastructure impacts. The ordinance establishes densities ranging from 12 to 18 dwelling units per acre and further allows additional density through Special Use approval by the Board of Commissioners. These densities can result in very large residential populations concentrated within relatively small geographic areas. Before expanding opportunities for multi-family development, Hall County should require clear demonstration that adequate infrastructure exists to support these projects without imposing additional costs on existing taxpayers. Particular consideration should be	district represents a significant land-use policy decision because it authorizes integrated residential, commercial, office, and light industrial development within a single master-planned project. While mixed-use development may be appropriate in carefully selected locations, the County should recognize that such developments often function as new growth centers that influence future land use patterns far beyond the boundaries of the original project. The ordinance should require careful evaluation of cumulative impacts, including: â€¢ Traffic generation and long-term transportation needs. â€¢ Water and sewer infrastructure capacity. â€¢ Emergency service demands.	(PD) District update contains several positive reforms that improve transparency and accountability within the PD process. Particularly important are provisions requiring applicants to demonstrate eligibility, establish superior design and public benefit, identify a comparable conventional zoning district, and justify any requested deviations from standard zoning requirements. The ordinance appropriately recognizes that Planned Development zoning should be used sparingly and should not function as a mechanism for avoiding conventional zoning requirements. However, additional clarification should be provided regarding the meaning of â€œpublic benefit.â€ The ordinance should establish objective criteria for evaluating	sections of the Unified Development Code because it establishes what land uses are permitted throughout Hall County and ultimately determines the long-term development pattern of the community. While portions of the update appear administrative in nature, the incorporation of new residential zoning districts and expanded use categories will have significant long-term implications for growth, infrastructure demand, traffic, and preservation of rural character. Several concerns should be addressed before adoption. First, the ordinance should more clearly distinguish between urban growth areas and rural preservation areas. The Comprehensive Plan recognizes that different parts of Hall County are intended for different development intensities. The Use	standards regarding parking, buffers, landscaping, sidewalks, lighting, and site design. However, the overall focus appears to be on facilitating development rather than preserving the rural character that residents repeatedly identify as one of Hall County's greatest assets. While buffering, landscaping, and open space requirements are important, they should not become substitutes for meaningful rural preservation. Once forests are cleared, wildlife habitat is fragmented, and agricultural lands are converted to development, those resources cannot realistically be restored through landscaping requirements alone. The proposed open space requirements allow a substantial majority of a property to be developed, and the ordinance provides multiple opportunities for modification or waiver of buffering	development toward areas that already have adequate infrastructure. However, I am concerned that infrastructure expansion itself can become a mechanism for accelerating suburban growth into rural areas. The Comprehensive Plan should clearly distinguish between managing growth and encouraging growth. Rural Agricultural and Rural Neighborhood areas are valuable because of their farms, forests, open space, natural resources, and rural character. Once these lands are converted to suburban development, they cannot be restored. I encourage Hall County to strengthen protections for Rural Agricultural and Rural Neighborhood areas by limiting future density increases, preserving existing tree canopy and open space, discouraging expansion of sewer infrastructure into rural areas unless absolutely
145258	Online	30527		I am enormously opposed to data centers in our community. Data centers are causing tremendous noise and environmental pollution all across our state. Many of us moved to north Georgia because we appreciate a quiet simple life and love the beauty of nature. To continue overdevelopment and building data centers to replace and destroy our green lands and natural resources is a massive injustice to this place we call home and the people who live here. I urge you to consider what the people want and to fight to preserve what is left our beautiful land in North Georgia and to protect one our most vital resources- our water. We need plenty of notice to attend meetings and voice our concerns for data centers.									

Outlook

Fw: Public Input tool?

From Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Date Fri 6/5/2026 9:55 AM
To Radu Casapu (Planning) <rcasapu@hallcounty.org>
Cc Vamsee Polamarasetty (Planning) <vpolamarasetty@hallcounty.org>

1 attachment (134 KB)
Supporting and explaining my support for INFERENCE-layer Data Centers for Hall County.pdf;

Katie Ahmed
Director of Planning and Zoning
Hall County Government
(direct office) 770-297-2649
kahmed@hallcounty.org

From: Greg RUTLEDGE [redacted]
Sent: Friday, May 15, 2026 4:06 PM
To: Planhall <Planhall@hallcounty.org>
Subject: Fw: Public Input tool?

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.

Had an issue sending the original email, so I had to forward my own email to you ;-)

From: Greg RUTLEDGE [redacted]
Sent: Friday, May 15, 2026 3:50 PM
To: planhall@hallcounty.org <planhall@hallcounty.org>
Subject: Public Input tool?

Good afternoon - I did not see (might have missed it) a link to follow to submit public input. So I'll send some early input here.

This as about WHY I believe Hall County **SHOULD** approve *inference*-layer AI data centers, and DISapprove *training* layer AI data centers.

I realize it may be 'shocking' to receive input from a citizen welcoming THE RIGHT SORT of data center WITH the right NEW codes, but here it is. I support the County approving inference-layer AI data centers, on the right LARGE parcels, with the right, NEW noise and vibration codes.

I have included my suggestions for these new codes.

What I have attached is not a finely polished document, but I hope it communicates.

NET: With the right new UDC codes, Hall County CAN and SHOULD welcome **some** and **CERTAIN** AI data centers. The right kind are called inference-layer data centers, and the sort we want to prohibit outright are called TRAINING-layer data centers.

It's obvious that if I have this 'paper' put together already, it's something I have been thinking about and researching for a while. Use the attached personal 'white paper' as you see fit. I believe it to be correct and factual - but your experts obviously need to look it over.

I welcome your thoughts. I look forward to reading the draft documents you published to the web today.

Very respectfully,

Greg Rutledge

[redacted]

Understanding Inference-Layer Data Centers, and Rationale for Approving Them in Hall County, While DISapproving Training-layer Data Centers

Includes Efficiency Trends and Policy Implications

A Brief for County Commissioners

N.B. While I believe this to be accurate, I would recommend you consider it a citizen white paper, subject to reviews by your technical and legal team members.

Plain Language Preface for BOCC and the UDC team

AI systems have two very different phases of work, call them layers — Training and Inference — and the distinction matters for land-use, zoning, and infrastructure policy.

Training-layer data centers should be disapproved. IMHO, without question.

Inference-layer data centers should be approved when they meet per-instance NEW codes established in the revised UDC and supported by the revised Comprehensive Plan.

Edge-node inference deployments (small, container-sized inference units placed at customer sites) are an emerging model the county should prepare for. They offer local businesses lower latency, faster deployment, improved security, and easier compliance (e.g., HIPAA), and they avoid the political friction associated with hyperscale facilities.

Why Training Is a Bad Fit for Hall County

Training is the heavy industrial phase of AI. It requires extremely large clusters of specialized processors running at full power for long periods. These facilities draw very high electrical loads, generate intense heat, noise and vibration, require large mechanical yards, and tend to expand repeatedly as new models are trained.

For a fast-growing county with current and projected limited electrical and water headroom, residential growth pressure, and sensitivity to large industrial footprints, training-layer data centers are not a good fit.

Why Inference Can Be a Good Fit

Inference is the everyday "use" phase of AI — what 'you and I' use when going to ChatGPT or Copilot, answering questions, summarizing documents, running chat systems, and supporting business applications.

Inference centers use far fewer processors, draw much less power, and benefit directly from ongoing improvements in chip efficiency, memory efficiency, and cooling technology. Their electrical and mechanical footprints shrink over time for the same amount of work.

NET: When sited correctly — with proper setbacks, closed-loop cooling, and *new*, enforceable limits on audible and low-frequency (including sub-audible) noise and vibration — inference-layer data centers can be compatible with local development goals and can be approved without triggering the social, environmental and political impacts associated with training facilities. (or at least mitigating them)

Technical Section (Forward to Your IT Team)

Executive Summary of the Progressive Reduction of Impact of Inference-layer Data Centers

Inference-layer data centers (not training-layer data centers) will, over the next 2–5 years, become less burdensome per unit of compute due to measurable improvements in semiconductor density, memory bandwidth efficiency, interconnect design, and cooling systems. These improvements reduce power consumption, physical footprint, and cooling overhead for a fixed amount of computational capability.

Key Message for Your Policymakers

- Approving inference-focused data centers arguably does not create a growing long-term burden.
- The per-unit environmental and electrical impact declines over time, even as demand for AI services increases.

This brief provides the technical basis for that conclusion, supported by publicly available hardware trends.

1. Hardware Trends That Reduce Power and Space Requirements

1.1 Transistor Scaling

- Smaller nodes, 3D stacking, and new materials increase compute per unit area.
- Higher density reduces the number of accelerators required for a fixed inference workload.
- This directly reduces rack count and facility footprint.
  Source: TSMC, Intel, Samsung roadmaps.

1.2 Memory Bandwidth and Capacity Scaling

Inference is memory-bound, not compute-bound.
HBM improvements have outsized impact:

- HBM1: 128 GB/s → HBM3E: >1.2 TB/s
- Energy per bit: ~35–40 pJ → ~7–9 pJ
- HBM4 targets ~2 TB/s and ~5–6 pJ/bit

Implication: Fewer memory stacks and GPUs are required for the same throughput.

1.3 Interconnect Efficiency

- Lower-loss materials
- Improved topologies (NVLink evolution)
- Optical interconnects at rack scale

These reduce joules per bit transferred.

1.4 Cooling Efficiency

Modern cooling systems:

- Direct-to-chip liquid cooling
- Immersion cooling
- Rear-door heat exchangers

New facilities achieve PUE ≈ 1.10, with advanced builds approaching 1.05.

1.5 Algorithmic Efficiency

- Quantization
- Sparse computation
- Distillation
- Architectural improvements

These reduce FLOPs required per inference.

2. Physical and Engineering Limits

Efficiency gains continue until constrained by:

- Die-level heat flux
- Memory bandwidth ceilings
- Interconnect latency
- Diminishing returns in transistor scaling

These limits slow improvement but do not reverse the trend.

3. Efficiency Timelines (12, 24, 60 Months) -

N.B. these are projections from ‘experts’ in the field. We’ll see …

3.1 12-Month Horizon (2026–2027) — High Confidence

- HBM3E becomes standard
- Bandwidth/W improves 20–30%
- GPU perf/W improves 15–25%
- PUE improves to ~1.06

Impact: 15–30% reduction in power for fixed inference workload.

3.2 24-Month Horizon (2027–2028) — Moderate Confidence

- HBM4 (~2 TB/s per stack)
- Energy/bit drops another 20–30%
- Direct-to-chip liquid cooling becomes standard
- PUE ≈ 1.05

Impact: 30–50% reduction vs. 2025.

3.3 60-Month Horizon (2026–2031) — Directionally Stable

- HBM5 or equivalent
- 3D stacked logic + memory
- Optical interconnects
- PUE 1.03–1.05

Impact: 50–70% reduction in power; 40–60% reduction in footprint.

4. Policy-Relevant Conclusions for County Commissioners

4.1 Inference Data Centers Are Not a Growing Threat

For a fixed amount of compute:

- Power consumption decreases
- Physical footprint decreases
- Cooling overhead decreases
- Memory and interconnect efficiency improve

The primary growth vector is market demand, not inefficiency.

4.2 More Inference Facilities ≠ More Harm

- More inference centers will be built because demand increases.
- But each facility becomes less burdensome per unit of useful work.
- This is the opposite of industries where environmental burden grows with scale.

4.3 Reasonable Approval Path

A county can responsibly approve inference-layer data centers when:

- Power availability is planned
- Cooling water is minimized or avoided (closed-loop systems)
- Traffic and noise are addressed
- Emergency power systems meet code

The long-term trend is toward **lower per-unit impact**, not higher.

4.4 Reasonable Disapproval Path for Training-Layer Data Centers

The county has a technically and likely legally defensible basis to decline training-layer data centers when their characteristics conflict with infrastructure capacity, land-use goals, or growth patterns. Training centers impose high, inflexible, persistent demands that do not diminish with hardware efficiency.

A county can reasonably disapprove training-layer data centers when:

- Electrical infrastructure cannot support sustained peak loads
- Thermal/mechanical requirements exceed industrial footprint
- Expansion pressure is incompatible with growth patterns
- Noise, vibration, and low-frequency emissions exceed acceptable thresholds
- Emergency power requirements exceed local tolerance
- Local economic return does not justify infrastructure burden

Low-Frequency Noise Note

AI data centers generate noise and vibration at frequencies below most industrial codes. If the county wants to protect residents from low-frequency hum, vibration, or tonal noise, it should adopt new:

- dB(C) or dB(Z) limits
- Tonal-penalty provisions
- Vibration thresholds
- Setback requirements for mechanical yards
- Closed-loop cooling mandates
- Nighttime generator-testing restrictions

4.5 Technical Argument: Why ***Training-Layer Data Centers Are Not a Good Fit for Hall County***

4.5.1 **Orders of Magnitude More Compute, More Power, More Cooling, More Land, More XXXX**

Training requires:

- Thousands to tens of thousands of GPUs
- Continuous operation for weeks or months

- High-bandwidth interconnects
- Sustained peak power draw

4.5.2 Power Demand Is Spiky, High, and Non-Negotiable

Training clusters:

- Operate near maximum power
- Have minimal ability to shed load
- Stress local electrical infrastructure

4.5.3 High-Volume, High-Velocity Cooling

Training accelerators produce:

- Higher sustained thermal output
- Higher rack-level heat density
- Higher coolant flow requirements

4.5.4 Efficiency Gains Do Not Reduce Burden

Training workloads scale with:

- Model size
- Dataset size
- Training duration
- Parallelism

Efficiency gains enable larger models, not lower power.

4.5.5 Continuous Expansion Pressure

Driven by:

- Competitive pressure
- Model refresh cycles
- Research cycles
- Scaling laws

4.5.6 Minimal Local Economic Benefit

Training centers:

- Employ very few on-site staff
- Consume large parcels and power
- Provide low job density

5. Final Statement for BOCC Use

Inference-layer data centers will become **less resource-intensive** over time.
They do not represent a growing environmental or electrical threat, provided the BOCC manages:

- Buffers and setbacks
- Audible and sub-audible noise
- Power availability
- Micro-climate effects
- Water consumption
- Local economic impact

Inference-layer centers should be approved **after** the UDC and Comprehensive Plan are amended, and **only** when siting and infrastructure conditions are met.

Training-layer centers are not appropriate for Hall County.
Inference-layer centers **are**, when properly regulated.

Outlook

Fw: Data Center

From Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Date Fri 6/5/2026 9:56 AM
To Radu Casapu (Planning) <rcasapu@hallcounty.org>
Cc Vamsee Polamarasetty (Planning) <vpolamarasetty@hallcounty.org>

Katie Ahmed
Director of Planning and Zoning
Hall County Government
(direct office) 770-297-2649
kahmed@hallcounty.org

From: Jessica Green [redacted]
Sent: Tuesday, May 19, 2026 4:21 PM
To: Planhall <Planhall@hallcounty.org>
Subject: Data Center

Some people who received this message don't often get email from [redacted] Learn why this is important

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.

Hello, Hall County Planning and Zoning Director Katie Ahmed
I wanted to let you know that I am opposed to developing a Data Center in Hall County. I believe that a Data Center takes too much electricity and water, and requires a lot of our trees being cut. I would rather keep our trees than expand our digital storage capacity.
Feel free to let me know if you have any questions about my opinion.
Sincerely,
Jessica Green
[redacted]

Outlook

Fw: Public Comment on Unified Development Code

From Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Date Fri 6/5/2026 9:57 AM
To Radu Casapu (Planning) <rcasapu@hallcounty.org>
Cc Vamsee Polamarasetty (Planning) <vpolamarasetty@hallcounty.org>

Katie Ahmed
Director of Planning and Zoning
Hall County Government
(direct office) 770-297-2649
kahmed@hallcounty.org

From: Daniel Graham [redacted]
Sent: Thursday, May 28, 2026 10:03 AM
To: Planhall <Planhall@hallcounty.org>
Subject: Public Comment on Unified Development Code

Some people who received this message don't often get email from [redacted] Learn why this is important

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.

Greetings. I'm Daniel Graham, a Hall county resident living in Gainesville ([redacted]) and I wanted to submit for public comment my strongest possible recommendation that the county move to go beyond extant moratoriums and pass more permanent measures to ban outright any and all data centers and/or (new) detention facilities as changes to the Unified Development Code are considered.

It is abundantly and undeniably clear that both data centers and detention centers are deeply unpopular with the people of Hall County, given the well documented, widespread opposition that has arisen to both Project Turbo and the planned ICE facility off Falcon Parkway in recent months; proposed developments the fight against which have, to the surprise of many I'm sure, generated points of unusual and unique consensus among groups of people from drastically varied partisan/political, generational, economic, and cultural backgrounds, and mobilized numerous citizens of all walks of life who recognize the imminent threat such developments pose to our community's well being.

With this in mind, the decision to establish lasting ordinances barring all such developments from going forward in any and all locations under county jurisdiction would be, I firmly believe, a supremely logical one, and would prove to be in the demonstrable best interests of the community.

I urge the County to act accordingly.

-Daniel Graham

Outlook

Fw: Thank you

From Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Date Fri 6/5/2026 2:42 PM
To Radu Casapu (Planning) <rcasapu@hallcounty.org>
Cc Vamsee Polamarasetty (Planning) <vpolamarasetty@hallcounty.org>

2 attachments (2 MB)
Area of concern.pdf; Subject Area.png;

Katie Ahmed
Director of Planning and Zoning
Hall County Government
(direct office) 770-297-2649
kahmed@hallcounty.org

From: Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Sent: Wednesday, June 3, 2026 9:54 AM
To: Seth Vining [redacted]
Cc: Vamsee Polamarasetty (Planning) <vpolamarasetty@hallcounty.org>
Subject: Re: Thank you

Seth,

Thank you for your comment. This was very helpful due to it being specific and pointed. This will be logged.

I have attached the area we discussed as "subject area" as well as a highlighted as the area of concern you would like to see changed to not support industrial uses.

Please let me know if this accurately reflects your concerns.

Thank you,

Katie Ahmed
Director of Planning and Zoning
Hall County Government
(direct office) 770-297-2649
kahmed@hallcounty.org

From: Seth Vining [redacted]
Sent: Tuesday, June 2, 2026 8:37 PM
To: Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Subject: Thank you

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.

Thank you for your help tonight. It was great to meet you. I want to review our discussion tonight. I have worked with the commissioners and county ever since we found out about the Inland Port. Trying to prepare for the impact it is going to have on our community has been a challenge. Controlling truck traffic has been one of our concerns. Keeping residential and industrial separate from each other is important. This is why we are asking to have everything along Cagle Road from 365 to Sargent Road residential with no trucks allowed. All industrial would be south of the RR tracks.

There needs to be another sign placed facing Gainesville on White Sulphur Road.

Thank you for your help and let me know if there is anything else we need to do.

Seth Vining
[redacted]

Outlook

Re: Summary findings and recommendations (CP/UDC drafts)

From Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Date Wed 6/10/2026 1:41 PM
To Greg RUTLEDGE [redacted]
Cc Vamsee Polamarasetty (Planning) <vpolamarasetty@hallcounty.org>; Radu Casapu (Planning) <rcasapu@hallcounty.org>; Planhall <Planhall@hallcounty.org>

1 attachment (990 KB)
Executive Summary.pdf;

Greg,

Thanks for your email. Our team will take a look at this.

All the best,

Katie Ahmed
Director of Planning and Zoning
Hall County Government
(direct office) 770-297-2649
kahmed@hallcounty.org

From: Greg RUTLEDGE [redacted]
Sent: Wednesday, June 10, 2026 1:16 PM
To: Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Subject: Summary findings and recommendations (CP/UDC drafts)

You don't often get email from [redacted] Learn why this is important

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.

Good afternoon, Katie -

As always good to see you last night. Glad to see you holding your own in the big turnout.

Now, regarding my thoughts on the draft CP/UDC changes, what I am ***NOT*** going to do is dump 143 pages of 'Behold, I reveal the many ways you have erred.'

Rather, see the attached, short, actionable summary of my findings and recommendations, followed by the logic flow of 'How did Greg arrive at those conclusions?'

I recognize you and your team are in a situation where time, scope, and risk cannot align. I offer a reasoned, responsible path forward that is arguably a win:win.

My goal is to help you and your team do the right things, the right ways, in the short time made available to you.

Let me know what you think.

Very respectfully,



Greg Rutledge

[redacted]

Executive Summary

In anticipation of and in preparation for lifting the residential zoning application moratorium in August—and acknowledging the compressed timeline available to your team for research, drafting, public input, legal review, submission to the BOCC, and transparency—I recommend:

- Adopting the proposed PDD-UDC changes as a 1–2-year pilot regulation, limited to:
    - Existing designated development corridors, and perhaps parcels immediately adjacent to those zones to accommodate assemblages,
    - Specific character areas and zoning districts appropriate for testing, (i.e., areas already designated for mixed-use or transitional development)
        - Excluding AR-1, AG-1, R1, and R1-L parcels from consideration for PDD (unless included in a contiguous assemblage with a corridor-adjacent parcel)
        - Adding "may require" language allowing the County to clearly define "substantial" progress and 'clear-cutting' limits (to reduce what I call the 'red clay moonscape effect) for each approved application, and
        - Setting a numerical ceiling on approved PDDs during the pilot.
- As part of this pilot approach, amend the draft Comprehensive Plan text, FLUMs and tables to remove the current county-wide PDD applicability from every zoning district and character area, and restrict its use to the pilot-defined areas only.
- Adopt the other drafts (Reversion, AI Data Centers, the other new Residential Districts, and the Section 7 drafts) as you choose to edit, and finalize,
    - With the proviso you retain the "and sewer" condition in the new residential zoning districts' draft language—to deliberately constrain approvals until the major updates to the Comprehensive Plan and downstream UDC are in effect.
    - Adding "may require" language allowing the County to clearly define "substantial" progress and 'clear-cutting' limits (to reduce what I will call the 'red clay moonscape effect') for each approved application, and
    - Specify these are subject to revision and reversion as the major Comprehensive Plan updates flow into the subsequent UDC rewrite,
- This allows the County to
    - Meet the August deadline, with interim, necessary stopgap UDC revisions,
    - While avoiding the risks of permanently adopting broad, subjective, and untested county-wide code under time pressure.
- It also restores the correct planning sequence and rigor to this critical task by ensuring that the 2026–2027 Comprehensive Plan rewrite sets policy direction first, followed by a full, stable UDC rewrite informed by both the CP and the pilot results, ensuring long-term regulatory stability and alignment with new 26-27 Comprehensive Plan.

Process Flow (Me Being Logical)

1. Fixed External Constraint

- Residential moratorium ends in August.
    - County intends not to extend it.
- AI Data Center zoning language needed in August
- PDD and other new residential districts and the Section 7 edits needed for August
- Therefore: Appropriate forms of updated code must exist before August.

Dependency: Moratorium lift/lack of AI zoning → require workable, if interim regulatory framework.

2. Internal Process Constraint

- Planning staff have limited time for research, drafting, public input, legal review, impact analysis, revision, and public transparency prior to submitting recommendations to the BOCC in August.
- Planning Staff have acknowledged the compressed timeline.

Consequence: Faulting only the compressed process' timeline, and not the people, the current UDC rewrite cannot achieve adequate analytical rigor before August.

3. Procedural Inversion

- County has stated it will (first) amend the UDC, and then make "minor" changes to the Comprehensive Plan to match preceding UDC changes.
- Correct sequence is: Comprehensive Plan → UDC rewrite.

Risk: Permanent UDC changes adopted now will force the "major" CP rewrite to conform to arguably rushed codes.

4. Risk Surface

- Draft UDC changes, particularly the PDD, are broad, subjective, and county-wide in scope.
- Applying the new PDD to all districts and all character areas, as illustrated in the draft Comprehensive Plan FLUMs, is a major structural change.
- Permanent adoption under time pressure increases legal, administrative, and political risk.

Need: Contain the risk surface to a limited domain, for a limited time (i.e. pilots).

5. Corrective Mechanism

- Adopt the PDD as a temporary 1–2-year pilot regulation
    - Restrict the total number of approved PDD applications during the pilot (to enforce your expressed "sparingly" intent)
    - Define and require "substantial" progress during the pilot

    - Add language permitting the County to add “substantial” restricting conditions on a per application basis for PDD, since by definition each PDD application presents unique design.
    - Define a reversion process for any pilot PDD projects approved
    - Specify the PDD language SHALL be amended to align to the upcoming major update(s) to the Comprehensive Plan, pending pilots results and shifts in intent and policy as noted in the new Comprehensive Plan.
- Limit PDD pilots to:
    - designated development corridors, (and assemblages per the language in the executive summary)
    - specific character areas,
    - zoning districts appropriate for PDD testing,
- Exclude AR-1, AG-1, R-L, R-1 from pilot applicability (with the noted exception for qualifying assemblages),
- Adopt the Reversion, AI Data Center, Section 7 edits and other new residential zoning districts, pending your edits and finalization.

Function: Demonstrate and measure enforceability, outcomes, and unintended effects before county-wide adoption.

6. Strategic Alignment

- Legally required 2026–2027 Comprehensive Plan rewrite begins this fall.
- That process will define growth strategy, policy, infrastructure assumptions, and district intent.

Dependency: Comprehensive Plan rewrite → needs to precede permanent UDC rewrite, not vice versa.

7. Long-Term Resolution

- Use pilot results + CP rewrite to subsequently produce a full, stable UDC rewrite.
- Adopt permanent county-wide code only after CP establishes policy direction.

Flow Summary (Condensed)

1. August deadline met, accompanied by enabling interim action.
2. Compressed timeline prevents rigorous UDC rewrite.
3. Current approach reverses CP→UDC sequence.
4. Broad permanent adoption now creates high risk.
5. Pilot approach contains risk and meets deadline.
6. CP rewrite provides the correct foundation.
7. Permanent UDC rewrite follows CP.

Outlook

Data Center Revision Feedback

From Viral Chhadua [redacted]
Date Wed 6/10/2026 4:26 PM
To Planhall <Planhall@hallcounty.org>
Cc Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Vamsee Polamarasetty (Planning) <vpolamarasetty@hallcounty.org>

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.

Hey y'all, it was a pleasure to talk to y'all during the community meeting at the hall co govt building. I'd like to provide some feedback on the Data Center Ordinance + some additional input regarding planning/zoning items.

I spoke to Vamsee for a bit during the meeting about the Data Center Ordinance, there are several flaws in this I see that jump out right away.

There are possibilities of data centers to be as small as 100sqft, and there is not "classification" for something that small. So is there going to be a minimum size of 20,000sqft for DC zonings or will it be possible to get a variance for smaller operations? I am building a small 1800sqft, which prior was going to be only 400sqft until we realized there is more power capacity and we can expand (this is for a bitcoin mining operation). This is also being built on a 1.3acre lot no where near the min lot size the DC ordinance is asking for, so again will smaller operators require a variance to the lot size or is that a "it is what it is" type situation. I don't see the necessity for classifying DC's in a manner of "medium" "major" or "campus". A data center is a data center, that is flexible type developments that can "get in where they fit in" type industry. Of course the tech giants like meta/google are not going to be the smaller operators, so they will meet all of these requirements but the same requirements will restrict people like me operating smaller locations. Another example I can give you is, the hospital may want to eventually build a small DC around the county to run what we call "local compute" and that may not meet the min lot size nor the 20,000sqft requirement. As AI develops, you will likely see many local companies around the county want to build their own "local compute" operations that will not fit into the minimum requirements.

There is no difference between a traditional DC, an AI DC, or crypto mining DC. They all consume a large amount of power, they all crunch data and provide an output. "Cryptocurrency data centers shall be regulated as a distinct use due to their operational characteristics, energy demand profiles, and potential land use impacts." This singles out just one use case and in a way demonizes it, when every type of DC has the same "operational characteristics, energy demand profiles and potential land use impacts". I am in the crypto mining industry, so you can say im bias when I say, mining DC's are actually a net positive for the community and the state as a whole, because they are not "mission critical" DC's meaning they DO NOT have to run 24/7 and provide "load shedding" opportunities for GaPower and utilities to help ease power rates during extreme climate events. What this simply means

is, when power rates surge (usually during extreme climate events, super hot or super cold because everyone turns on their AC/Heating), we can ramp down our consumption to almost 0.0kW and take stress off the local grid. Traditional DC's cannot do that, most of them are 100% mission critical and usually require back up generators to make sure they have 99.9999% uptime.

-I think it's great to have anyone seeking a SUP for DC's to have a community meeting with surrounding residents/businesses prior to any public meetings in the govt building. The meetings should be done at a location within 5miles of the location seeking the SUP, this should not be a "as long as its within hall county".

-Section 2.C - item 5 is over the top with having to publicly advertise in local newspaper, if the goal is to keep DC's away, small and large then this should stay in.

-Section 6.B, I would take this one step further and have ALL generators be placed in what they call "generator enclosures". Any company that needs to have generators on their site, can afford these things and the noise pollution from the generators drops 70-80% when these enclosures are used. I've seen them in action first hand in Ohio.

-Section 7, this is great for big DC's but smaller operators this turns into a bit of a burden where it's just easier to take business somewhere else. Maybe there is a possibility that smaller operations be exempt from a lot of this. If I was required to do all of this for our project in Gainesville, we would just not have done it. Same with Forsyth County approval.

https://drive.google.com/file/d/1n6xc6-R4pJHoUTKax0MyEuzRfGa8rSk4/view?usp=drive_link
Noise measurements on Data Huts (prefab'd buildings with full electrical infrastructure inside). There are "air cooled" servers inside these, zero water usage. This is in Iowa.

https://drive.google.com/file/d/1HaMPQKB-OpEPe35n9FaIxBES-uuBuq-H/view?usp=sharing
Noise measurements on Liquid Cooled servers. Again, ZERO water usage. These use a water/glycol mix that comes premixed in a large container, usually only have to bring it in ONCE, and it runs for years at a time. This uses a "dry cooler" outside to cool the liquid back down and is a closed loop system. This is in Texas during middle of summer.

https://drive.google.com/file/d/1mp5c3EJdhu4uoZDye7BgYzhgdY4ychPN/view?usp=sharing
This is a noise measurement from a small crypto mining data center in Maysville, GA. Unless you knew what was inside, no way of telling this is a data center. You guys can go up there and talk to local businesses that are on the same street and across the street from them and they all have no complaints.

--

Viral Chhadua
[redacted]

Outlook

Fw: CP/UDC changes

From Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Date Thu 6/11/2026 2:16 PM
To Planhall <Planhall@hallcounty.org>

fyi

Katie Ahmed
Director of Planning and Zoning
Hall County Government
(direct office) 770-297-2649
kahmed@hallcounty.org

From: Bronier Costas [redacted]
Sent: Thursday, June 11, 2026 2:13 PM
To: Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Subject: CP/UDC changes

You don't often get email from [redacted] Learn why this is important

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,

Thank you and your committee for taking on this much needed task. I do appreciate the first draft that was presented at the recent town hall meeting. I think it is an excellent start to begin and clarify some of the impending changes.

I am a bit concerned about the timeline set up to implement these new changes. I understand the date chosen but it takes very little to change that date especially given the importance of these impending changes. For the committee to assimilate all the data from these types of meetings, develop a white paper, get legal review and generate a final submission is very tight. I think it's better to get it right than to rush and produce something that has flaws that will need to be corrected on the back end.

I personally am in agreement with the proposed changes for reversion, data centers, and new residential districts.

I am concerned about the lack of public review/ input after your conclusions have been reached and it goes to legal review or to the BOOC for that matter. To do that would put even more pressure on the committee to finish the report which I think would be counter productive.

The current PDD language is broad and subjective as written. I think it leaves the county exposed to interpretation which can lead to lawsuits. Enough time has been put into developing a comprehensive plan so let the UDC conform to that.

I feel that PDD should be limited to specific development corridors outlined by the CP and not broadly applied. Identify specific areas and zoning districts that are suited for mixed development.

Thank you for your time and consideration of the proposed changes. We appreciate your hard work and time involved in this project. Please give yourself time to get it right the first time.

Sincerely,

Stormy Costas

--

Bronier L. Costas, M.D.

"Stormy"

Email [redacted]

Outlook

June 10, 2026 - Citizen Review of Unified Development Code (UDC) and Comprehensive Plan Draft Edits

From Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Date Fri 6/12/2026 1:19 PM
To Vamsee Polamarasetty (Planning) <vpolamarasetty@hallcounty.org>
Cc Radu Casapu (Planning) <rcasapu@hallcounty.org>

Hey vamsee,

Here is a re-cap of the items I captured from our meeting with Wanda on 6/10. Please add these to you list of needed updates/revisions.

During the meeting, Wanda provided several comments and recommendations for consideration regarding both the Comprehensive Plan and Unified Development Code documents. The following items were identified for staff review and potential revision:

Comprehensive Plan Comments

1. Urbanized Zone Section
    - Add a dedicated page or section describing the Urbanized Zone within the Comprehensive Plan.
2. Activity Centers Definition
    - Provide a clear definition of “Activity Centers” within the Comprehensive Plan to improve clarity and consistency.

Unified Development Code (UDC) Comments

3. Zoning District Formatting
    - Review and clean up zoning district formatting throughout the document.
    - Ensure zoning district sections properly reference Articles 7 and 8 where applicable.
4. Mixed-Use (MU) District Formatting
    - Capitalize references to “the Board” where appropriate.
    - Verify and update references to the Board of Commissioners (BOC) for consistency instead of the board
5. Section 7.3.A.1
    - Correct spelling error identified in the word “housing.”

Thanks!

Katie Ahmed

Director of Planning and Zoning
Hall County Community Development and Infrastructure
(direct office) 770-297-2649
kahmed@hallcounty.org

Outlook

Fw: Final(?) public comments

From Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Date Mon 6/15/2026 3:39 PM
To Planhall <Planhall@hallcounty.org>

2 attachments (3 MB)
Final thoughts.docx; Final thoughts.pdf;

Please see attached documents and email below.

Katie Ahmed
Director of Planning and Zoning
Hall County Community Development and Infrastructure
(direct office) 770-297-2649
kahmed@hallcounty.org

From: Greg RUTLEDGE [redacted]
Sent: Monday, 15 June 2026 13:14:10
To: Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Subject: Final(?) public comments

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.

Good afternoon Katie-

Welcome to the final day of public comment. Yay?

Attached are my final public input documents — both the Word version and a PDF, since I'm not sure which format is easier for you and the team to work with.

This is my attempt to tie a clean bow on everything I've submitted over the past few days. It's focused, readable, and aimed at being genuinely helpful as you navigate the August timeline, the moratorium pressure, and the sequencing challenges between the UDC updates and the upcoming Comprehensive Plan rewrite.

Nothing dramatic — just my best effort to support the work you and your staff are doing, and to highlight the areas where a short-term, reversible approach might protect the County while still allowing progress.

Thanks again for all the time, patience, and heavy lifting you've put into this process. I know it hasn't been easy for your and your team.

Very respectfully,

Greg Rutledge

[redacted]

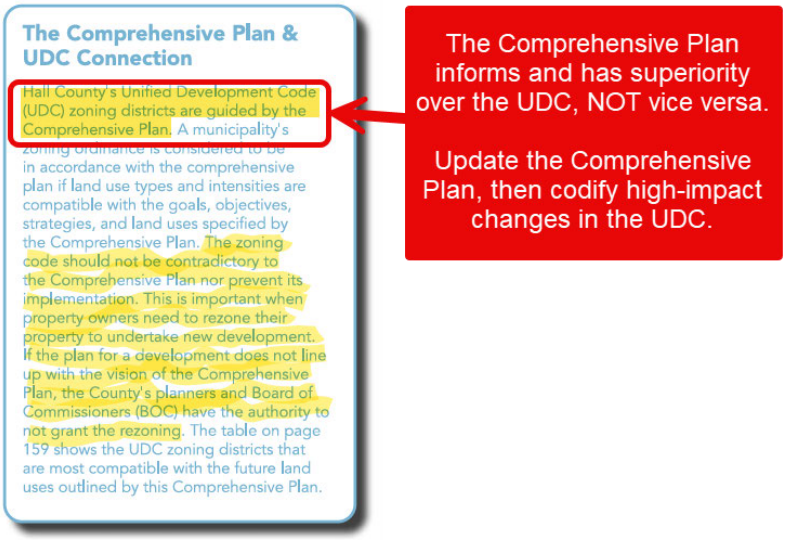
[redacted]

Final Thoughts for Public Input

Right now your path forward has the County adopting and implementing potentially high-impact changes by the end of August 2026. These updates could have significant long-term and short-term downstream consequences. These changes are driven in the majority by

- the Moratorium and its extension/expiration, i.e., the need to act in August.
- the lack of certain, well-defined UDC codes and allowed uses for sensible, in-demand buildouts, and the new, broadly applied, subjectively defined/constrained PDD draft district,
- the concerns over 'data centers' and the lack of specific district(s) addressing them,
- the lack of an adequate and enabling Reversion capability, and
- resulting gaps in the CP resulting from addressing the prior four.

You have stated your intent to alter both the UDC and The Comprehensive Plan, and have published a process that first make changes to the UDC and then updates The Comprehensive Plan (hereafter CP) to match.



This is demonstrably backwards compared to the text in the Future Land Use section of the CP, (shown at right) and arguably violates common and best practices for first establishing Strategies, Intent and Policies and then using these to guide formation of and changes to Zoning Districts and Allowed Uses in Uniform Development Code (hereafter UDC).

By drafting, revising and accepting these draft documents prior to the upcoming major update of the CP, you risk 'forcing the hand' of County planning if you adopt these proposed changes absent the following:

- Establishing sunset and/or near-term expiration dates, (perhaps 12-18 months) for each of the proposed August changes, pending specific extensions, adoption, edits, reversions, cancellations or other permissions available to the Board, particularly as guided by the major update to the CP.
- Furthermore, by establishing these dates, the County will have the time to gather an informed pool of experience with these four proposed changes, to objectively measure whether they align to the intent of the Major Changes to the CP, and the downstream impact and consequences these draft changes cause. With that information in hand, the Board can make informed, enforceable, and durable changes to the CP and the UDC, known to be to the Public Benefit.

The simplest mechanisms to adopt these measures is to approve the edited drafts as short-term pilots, and/or adopt them with fixed sunset and expiration dates.

- The BOCC, with the help of Planning and Zoning, would establish enabling and constraining criteria such as, but not limited to,
    - well-defined, enforceable definitions of "Substantial."
    - Grand-fathering approved pilot projects for continuance
    - Limiting the number of pilot applications approved.
- Specifying the various revisions accepted in August MAY be changed or removed based on:
    - The planned m,ajor updates to the CP
    - 'Learnings' from experiences with the pilots
    - New and retired Zoning Districts resulting from the major updates to the CP.

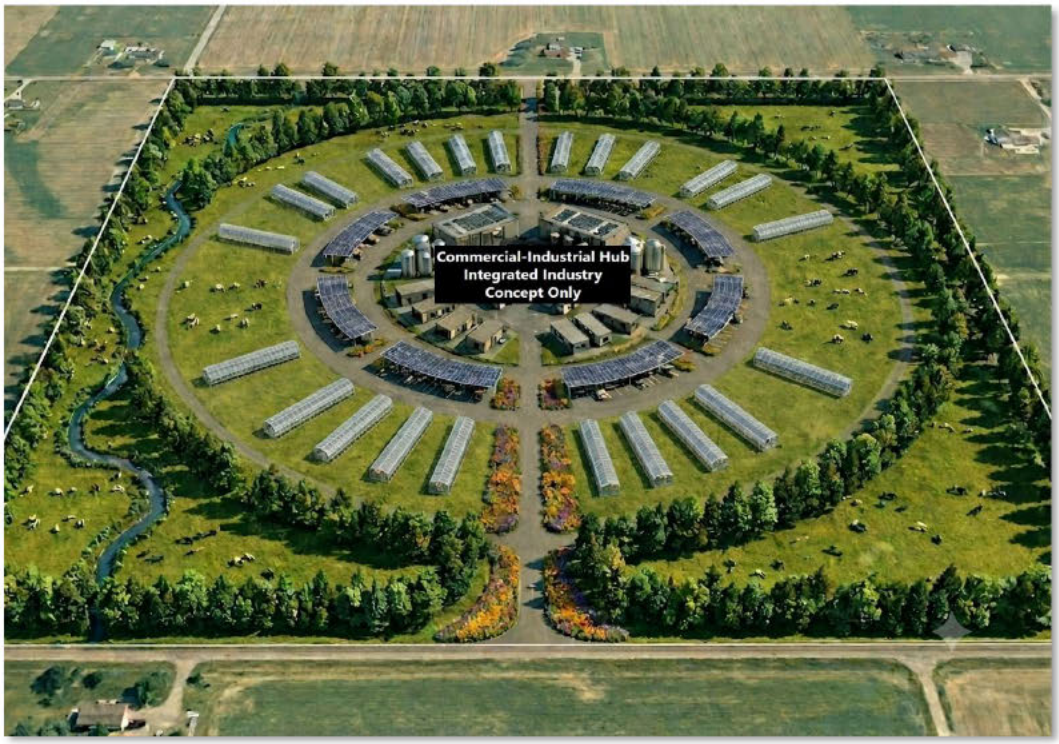
Personal Observations Follow

1. First and foremost, in the draft "minor" updates to the CP, please REMOVE the new PDD currently (in the FLUM tables and the text descriptions of all the residential districts) applied to ***every*** character region, and ***every*** zoning district. Your stated intent was for PDD to be a floating district, one "sparingly" used, yet the proposed draft of the CP shows the opposite—a pervasive application of PDD.
2. The Reversion document draft makes complete sense to me. The only change I recommend is an addition—to explain what could be the oddly-specific February effective date by adding the parenthetical (adopted to align to the Moratorium extension date). This obviates any concerns that specific projects were being "protected" by the adoption of this date.
    a. Minor question: the Reversion doc doesn't look like reversions adopted in comparable GA counties, and by my research reads more like an ordinance from Florida, Texas, and North Carolina. Not really a concern if it's an effective and enforceable document; just curious.
3. The new mixed-use Zoning Districts look great to me. These especially enable Hall and its 'towns' to plan and develop "cool downtowns" and zones. Only proviso? PLEASE retain the "and sewer" restriction language for at least a year until Hall has experience with the demand, the requested variances, developers and resident pressures, and similar. Let's learn by doing.
4. Only concern I have about the proposed Allowed Use Table(s) is that while PDD is pervasive elsewhere, it is absent in these tables. Omission? Deliberate?
5. The Data Center code will work as-is. Just get with Legal to make certain it's enforceable. My conversations with Vamsee tell me he 'gets it' and has the best interests of Hall in mind. Put a sunset date of one year on it. Why? The technology driving and enabling these so-called data centers is changing VERY rapidly, and my recommendation is that Hall would be wise to acknowledge this up front and say "hey, residents, we get it, we understand it, and we're in front of it. So we are adopting this for now, to align policy and code to the current build pressures, KNOWING the situation will be different in a year."
    a. My opinion is that the data center code should be just one ordinance within a group of new industrial codes designed to (a) attract and enable industry to build in Hall,

(b) do so to the Public Benefit, and preservation of Quality of Life here, (c) bring employers and their tax base INTO Hall.

b. To 'put meat on the bone' of a new industrial code, I wrote up something I coined as H.A.L.O. or Hall Agricultural Land Offset—a new mixed-use Industrial Agriculture district, with some teeth. The details are in the document I previously submitted for Vamsee to review, but the primary goals are: (1) to allow industry to come into Hall and build on large tracts of what today are largely fallow agricultural parcels or assemblages, (2) require that industrial development 'produce' an agricultural output/harvest equivalent to the acreage 'lost' to industry [there's a way to do this easily. It's in the HALO doc I submitted for Vamsee.] Thus the offset wording, (3) have the credible 'story' and reality of how new industry growth and a rural, agricultural heritage can co-exist. Sounds strange, but it's doable, and there are real-world examples of this in Europe, where the EU has allowed large industries to intrude on the beautiful countryside AND surround those industries with productive agricultural land.

c. Not that it'll make sense to you, but here's an illustration I worked up to show the CONCEPT of how a 'nuisance' industry can be invited in, and still be 'beautiful' and agriculturally productive. REM: this has been done in Europe; not a pipe-dream. Happy to take you through HALO.



6. I'll finish with a reinforcement of my biggest concern – the PDD draft.
    a. The preponderance of adjectives and adverbs used to define and constrain PDD are subjective. I would argue they are an applicant's litigation dream. Your intent is, on face value, entirely visible. I just see the draft, as written, as being FAR too discretionary, too permissive and too broad.
    b. I am concerned that as-written, the P&Z team and the BOCC will be overwhelmed by applicants seeking to put PDDs "everywhere." I mean, after all the County literally applied it to every Character Region, and every district. It represents a wide-open door to random sprawl, the opposite of your stated intent.

Thank you greatly for your hard work, and for reading this far.

Greg Rutledge

[redacted]

[redacted]

Outlook

Comments on New Housing Development Categories

From Mark Faul [redacted]
Date Tue 6/16/2026 7:00 AM
To Planhall <Planhall@hallcounty.org>

1 attachment (20 KB)
comments on new development catergories 061526.docx;

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.

Thanks:
Mark Faul
[redacted]

Comments on new Housing Development Categories

15 June 2026

Background: Hall County is soliciting public input on designing new development categories of housing. The new categories rely heavily on a density per acre number, that is often elusive to the public because the number does not include unbuildable land. I welcome this new transparency. But definitional problems with the density number exist and have existed for a long time.

Summary: Before Hall County can properly consider new categories of development that rely heavily on density numbers, more work needs to be done on verifying formula density numbers supplied by a landscape architect or other professional. The density numbers are the most unreliable and non-understandable to the public due to distortions and including unbuildable land into the per acre numbers. Disclosure and rule tightening are a necessary first step before relying on a unit per acre standard.

Reasonable questions in every application:

For a rezoning dispute, one question often asked is:
Was the density analysis independently verified by a qualified professional?
If a county staff report states:

- "Project density = 2.8 units/acre"

you can ask:

1. Who calculated it?
2. Was it based on gross acreage or net acreage?
3. Was constrained land excluded?
4. Was the calculation certified by an engineer, surveyor, or landscape architect?
5. Is there a sealed yield plan in the record?

Those documents can become important evidence if density was a major factor in the rezoning decision.
Hall County needs to make this process much more transparent and should not refine zoning categories until these issues are addressed. Over-reliance on a raw density number produces much more dense subdivisions than the numbers suggest.

Gross Density vs. Net Density

A major policy issue in Hall County is the distinction between:

Type	Definition
Gross Density	Units divided by total tract acreage
Net Density	Units divided only by buildable acreage

Hall County's conservation subdivision language relies primarily on the **gross tract area** when calculating maximum yield. Open space is deducted later when laying out lots, not when determining the initial number of units.

This can significantly increase the apparent density on the developed portion of a property.

Example

Item	**Value**
Total Tract	100 acres
Open Space	40 acres
Buildable Area	60 acres
Allowed Yield	200 units

Gross Density:
200 ÷ 100 = 2 units/acre
Net Density:
200 ÷ 60 = 3.33 units/acre

Same project, two very different numbers.

Real Life Example

For example, for the 117 acre approved subdivision consisting of 256 approved homes, located off of JM Turk Road and Stanley Road (currently in in legal dispute). The subdivision was approved with a density of 2.2 units per acre.

Raw Density: 117 acres/ 256 units = 2.2 units per acre

Net Density: (approximately 30 percent less than 117 acres)

82 acres / 256 units = 3.1 units per acre

Approved subdivision: 2.2 per acre

Analysis: The Board of Commissioners approved the subdivision for 2.2 house per acre, even though we know the buildable land is approximately 30% less than the total acreage for the subdivision. Thus, this raw density number is never an accurate estimate of true housing density in Hall County. Further, green space tracks set aside distort the look and feel of any neighborhood and allows the actual houses to be unnaturally close together.

Recommended actions:

1. **Produce clear rules on net density numbers and base a subdivision off of the net density, not only the gross density**. Net Density is often in any application package because Hall County does not require the landscape architect to disclose the amount of unbuildable land due to setback rules, stream buffers, streets, sidewalks, rock, lakes…). Nonetheless, these buildable barriers exist and get lost in

the process. Hall County's reliance on Gross Density calculations greatly distorts the true density numbers in a subdivision.

2. Require every rezoning application to disclose:

Total acreage	3. XX
Floodplain	4. XX
Stream buffers	5. XX
Open space	6. XX
Roads	7. XX
Utility easements	8. XX
Buildable acreage	9. XX

4. **Require both density calculations:**
    a. Gross Density
    b. Net Density
    c. to be shown on every staff report.

5. **Require certification of acreage calculations by a Georgia licensed surveyor or engineer.**

CONCLUSION: This issue is so important to the look and feel of land and development, I recommend no further action on new development categories until this problem is better studied and dealt with in a fair manner.

Submitter:

Mark Faul, PhD
[redacted]

Hall County Vision Comment Form

Which development style do you prefer? (see poster board)

☐ A

☒ B

What concerns or feedback would you like to share?

We want space and no more traffic w/out infastructure upgrades

HALL COUNTY GEORGIA
We have it all in Hall

Hall County Vision Comment Form

Which development style do you prefer? (see poster board)

☐ A

☒ B

What concerns or feedback would you like to share?

Slow down please!

HALL COUNTY GEORGIA
We have it all in Hall

Hall County Vision Comment Form

Which development style do you prefer? (see poster board)

☐ A

☒ B

What concerns or feedback would you like to share?

Hall County has grown too fast, and greenspace is at a premium. I miss my town.

HALL COUNTY GEORGIA
We have it all in Hall

Hall County Vision Comment Form

Which development style do you prefer? (see poster board)

☐ A

☒ B

What concerns or feedback would you like to share?

More common space in new subdivisions.

Concerned about rental communities

HALL COUNTY GEORGIA
We have it all in Hall

Hall County Vision Comment Form

Which development style do you prefer? (see poster board)

☐ A

☒ B

HALL COUNTY
GEORGIA
We have it all in Hall

What concerns or feedback would you like to share?

Too much growth!
Stop!

Hall County Vision Comment Form

Which development style do you prefer? (see poster board)

☐ A

☒ B

HALL COUNTY
GEORGIA
We have it all in Hall

What concerns or feedback would you like to share?

We Don't need homes for jobs we don't have. When you have the jobs bring the homes

Hall County Vision Comment Form

Which development style do you prefer? (see poster board)

☐ A

☒ B

B

HALL COUNTY
GEORGIA
We have it all in Hall

What concerns or feedback would you like to share?

Large Subdivisions Reg. - too much tax - (schools, fire, water, etc
Too Expensive Homes —

Zoning District

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☐ Zoning Districts
- ☐ Planned Development Districts
- ☒ Use provisions and Site Standards
- ☐ Data Center
- ☐ Reversion
- ☐ Comprehensive plan text amendments
- ☒ General Comment

Street of Residence and Zip code

Thompson Mill & Spout Springs
AVILLA FRIENDSHIPTRAILS.COM
Coming soon – no phone ~~#~~

Name and Email

Ms Lee Johnson
[redacted]

What concerns or feedback would you like to share?

This Community does NOT meet our community designs. High density townhomes & apartments are definitely changing to Hall. This rumored to be "low income" housing" When did we have the opportunity to learn/object to this??

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☒ Zoning Districts
- ☐ Planned Development Districts
- ☐ Use provisions and Site Standards
- ☐ Data Center
- ☐ Reversion
- ☐ Comprehensive plan text amendments
- ☐ General Comment

Street of Residence and Zip code

[redacted]

Name and Email

Julie Wilcox
[redacted]

What concerns or feedback would you like to share?

traffic - sewer/septic - security issues
too many homes in FB
growth is too much
I don't want FB to turn into another city

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☐ Zoning Districts
- ☐ Planned Development Districts
- ☐ Use provisions and Site Standards
- ☑ Data Center
- ☐ Reversion
- ☐ Comprehensive plan text amendments
- ☐ General Comment

Street of Residence and Zip code

[redacted]

Name and Email

Austin Mitchell

[redacted]

What concerns or feedback would you like to share?

I would like to see research and compliance/regulatory policies regarding infrasonic disturbances from data centers

[redacted]

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☐ Zoning Districts
- ☐ Planned Development Districts
- ☐ Use provisions and Site Standards
- ☒ Data Center
- ☐ Reversion
- ☐ Comprehensive plan text amendments
- ☐ General Comment

Street of Residence and Zip code

[redacted]

Name and Email

Julie Wilcox

[redacted]

What concerns or feedback would you like to share?

How will standards be monitored?
Was the Zoning Ordinance changed so a data center ~~can~~ can be built and ~~~~ running?

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☐ Zoning Districts
- ☐ Planned Development Districts
- ☒ Use provisions and Site Standards
- ☒ Data Center
- ☐ Reversion
- ☐ Comprehensive plan text amendments
- ☐ General Comment

Street of Residence and Zip code

[redacted]

Name and Email

Jodi White

[redacted]

What concerns or feedback would you like to share?

Where do you put it
Make the end user be the applicant
What kind + what scale

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☐ Zoning Districts
- ☐ Planned Development Districts
- ☐ Use provisions and Site Standards
- ☐ Data Center
- ☐ Reversion
- ☒ Comprehensive plan text amendments
- ☐ General Comment

Street of Residence and Zip code

[redacted]

Name and Email

Michael Mills

[redacted]

What concerns or feedback would you like to share?

BMF and Lesser should be supported in BLS
Node & COR

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☐ Zoning Districts
- ☐ Planned Development Districts
- ☐ Use provisions and Site Standards
- ☐ Data Center
- ☐ Reversion
- ☐ Comprehensive plan text amendments
- ☑ General Comment

Street of Residence and Zip code

_____

Name and Email

_____

_____

What concerns or feedback would you like to share?

More connections into the trail network with future developments.

Hall needs a TSPLOST!

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☒ Zoning Districts
- ☐ Planned Development Districts
- ☐ Use provisions and Site Standards
- ☐ Data Center
- ☐ Reversion
- ☒ Comprehensive plan text amendments
- ☐ General Comment

Street of Residence and Zip code

[redacted]

(I work in real estate in Hall and the property on Friendship is affected)

Name and Email

MaryEllen Smith

[redacted]

What concerns or feedback would you like to share?

I recommend that RMF and any lower density residential should be supported in Business Nodes and Corridors.

Hall County Vision Comment Form

Which development style do you prefer? (see poster board)

☐ A

☒ B

Right side

HALL COUNTY

What concerns or feedback would you like to share?

Looks like Europe - village concept.

Hall County Vision Comment Form

Which development style do you prefer? (see poster board)

☐ A

☒ B

HALL COUNTY

What concerns or feedback would you like to share?

- I live at [redacted] For 15 yrs it is nothing but farm land on my side of the road and developed on the other Please keep it that way
- South of 11 Keep farmland

Hall County Vision Comment Form

Which development style do you prefer? (see poster board)

☐ A

☑ B

HALL COUNTY

What concerns or feedback would you like to share?

More green SPACE

Stop WAREHOUSES: We have plenty not being utilized

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☑ Zoning Districts
- ☑ Planned Development Districts
- ☑ Use provisions and Site Standards
- ☑ Data Center
- ☑ Reversion
- ☑ Comprehensive plan text amendments
- ☑ General Comment

Street of Residence and Zip code

30506

Name and Email

Name: Everhett

[redacted]

What concerns or feedback would you like to share?

Map Thing help me and it show me Stuff on my Home it has all Thing the Thing like it has Zoning Districts Planned Development Districts all Thing that Sign is Said.

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☐ Zoning Districts
- ☐ Planned Development Districts
- ☐ Use provisions and Site Standards 7+8
- ☐ Data Center
- ☐ Reversion
- ☐ Comprehensive plan text amendments
- ☐ General Comment

Street of Residence and Zip code [redacted]

Name and Email
Penn Barnyard

What concerns or feedback would you like to share? Cluster Areas-
IF Land is unusable to build a house on, it should not be included in the density calculations

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☐ Zoning Districts
- ☐ Planned Development Districts
- ☐ Use provisions and Site Standards
- ☐ Data Center
- ☑ Reversion
- ☑ Comprehensive plan text amendments
- ☐ General Comment

Street of Residence and Zip code

_____

Name and Email

LUKE PRESSLEY

[redacted]

What concerns or feedback would you like to share?

IF ZONING / PROJECT MATCHES COMP PLAN WILL BOARD THERE BE PROVISIONS TO KEEP FROM BEING REVERTED.

Hall County Vision Comment Form

Which development style do you prefer? (see poster board)

☐ A

☒ B

HALL COUNTY
GEORGIA

What concerns or feedback would you like to share?

keep us Rural

Hall County Vision Comment Form

Which development style do you prefer? (see poster board)

☐ A

☒ B

HALL COUNTY
GEORGIA

What concerns or feedback would you like to share?

NOT OVERLY POPULATED

Hall County Vision Comment Form

Which development style do you prefer? (see poster board)

☐ A
☑ B

What concerns or feedback would you like to share?

Invest in helping with farmland. Bring self-sufficiency back.

HALL COUNTY
GEORGIA

Hall County Vision Comment Form

Which development style do you prefer? (see poster board)

☐ A
☑ B

HALL COUNTY
GEORGIA

What concerns or feedback would you like to share?

_____
_____
_____
_____
_____

Hall County Vision Comment Form

Which development style do you prefer? (see poster board)

☐ A

☐ B

HALL COUNTY
GEORGIA

Please Keep Hall County Countryside Agricultural

What concerns or feedback would you like to share?

Hall County Vision Comment Form

Which development style do you prefer? (see poster board)

☐ A

☑ B

HALL COUNTY
GEORGIA

What concerns or feedback would you like to share? Clarity on specifics of Agt and Agr-2

Hall County Vision Comment Form

Which development style do you prefer? (see poster board)

☐ A

☑ B

HALL COUNTY
GEORGIA

What concerns or feedback would you like to share?

We should respect our enviroment and its land.

Hall County Vision Comment Form

Which development style do you prefer? (see poster board)

☐ A

☒ B

HALL COUNTY
GEORGIA

What concerns or feedback would you like to share?

Rural

Hall County Vision Comment Form

Which development style do you prefer? (see poster board)

☒ A

☐ B

HALL COUNTY
GEORGIA

What concerns or feedback would you like to share?

Growth is needed / Smart growth must be done.

Hall County Vision Comment Form

Which development style do you prefer? (see poster board)

☐ A

☒ B ONE ON RIGHT

NO more Warehouses

HALL COUNTY
GEORGIA

What concerns or feedback would you like to share?

NO more Large SUBDIVISIONS ON Small LOTS
Keep more Farm LAND
Schools CANNOT CATCH UP

Hall County Vision Comment Form

Which development style do you prefer? (see poster board)

☐ A

☑ B

HALL COUNTY
GEORGIA

What concerns or feedback would you like to share?

_____

_____

_____

_____

_____

Hall County Vision Comment Form

Which development style do you prefer? (see poster board)

☐ A

☒ B

HALL COUNTY
GEORGIA

What concerns or feedback would you like to share?

LOW DENSITY AND LARGER ACRE LOTS ARE WHAT IS BEST FOR THE COUNTY, TOO MUCH OVERDEVELOPMENT WILL RUIN THE CHARACTOR OF THIS AREA.

Hall County Vision Comment Form

Which development style do you prefer? (see poster board)

☐ A

☒ B

A

HALL COUNTY
GEORGIA

What concerns or feedback would you like to share?

While the Hwy 60 corridor has become industrialized I would like to see the outlying roads remain agricultural.

Hall County Vision Comment Form

Which development style do you prefer? (see poster board)

☐ A

☒ B ← Keep North Hall County rural/ag property!

HALL COUNTY
GEORGIA

What concerns or feedback would you like to share?

Have been in North Hall my whole life (48 yrs) HATE to see land proposals / approvals that go against the Comp. Land Use Plan. Follow the Plan!

Hall County Vision Comment Form

Which development style do you prefer? (see poster board)

☐ A

☒ B

HALL COUNTY
GEORGIA

What concerns or feedback would you like to share? We will keep North Hall Rural & County

Hall County Vision Comment Form

Which development style do you prefer? (see poster board)

☐ A
☐ B > Somewhere in the Middle.

HALL COUNTY GEORGIA

Larger fields + trails to get out and use + enjoy

What concerns or feedback would you like to share?

We need a bit more development but the right kind. We need more public accessible usable greenspace in North Hall. Parks with outdoor activities Trails, Disc Golf Pickleball. Greenspaces for families to enjoy.

Hall County Vision Comment Form

Which development style do you prefer? (see poster board)

☐ A

☒ B

HALL COUNTY
GEORGIA

What concerns or feedback would you like to share?

Stop trying to overload the area with homes + Businesses! WE ARE NOT ATLANTA!

Keep NORTH HALL Beautiful

Hall County Vision Comment Form

Which development style do you prefer? (see poster board)

☐ A

☒ B

HALL COUNTY
GEORGIA

What concerns or feedback would you like to share?

- loss of green space
- becoming Metro / ATL
- infrastructure not available

Hall County Vision Comment Form

Which development style do you prefer? (see poster board)

☐ A

☒ B

HALL COUNTY GEORGIA

What concerns or feedback would you like to share?

Hall County Vision Comment Form

Which development style do you prefer? (see poster board)

☐ A

☑ B

JEFF WELCH [redacted]

What concerns or feedback would you like to share?

OPPOSED TO THE 56 HOME SUBDIVISION PROPOSED @ JIM HOOD AND HIGHLANDS. NOT IN KEEPING WITH THE LARGER LOTS IN THE AREA.

HALL COUNTY
GEORGIA

Hall County Vision Comment Form

Which development style do you prefer? (see poster board)

☐ A

☒ B

HALL COUNTY
GEORGIA

What concerns or feedback would you like to share?

Farms are a necessary & integral part of this County

Hall County Vision Comment Form

Which development style do you prefer? (see poster board)

☐ A

☒ B

HALL COUNTY
GEORGIA

What concerns or feedback would you like to share?

~~Hall Co should be ashamed~~
~~that we lead the state~~
in loss of farmland.

Hall County Vision Comment Form

Which development style do you prefer? (see poster board)

- ☐ A
- ☐ B

NO Re-Zoning

What concerns or feedback would you like to share?

Let tracts keep their zoning.

HALL COUNTY
GEORGIA

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☐ Zoning Districts
- ☐ Planned Development Districts
- ☐ Use provisions and Site Standards
- ☑ Data Center
- ☐ Reversion
- ☐ Comprehensive plan text amendments
- ☐ General Comment

Street of Residence and Zip code

30506

Name and Email

What concerns or feedback would you like to share?

No Data Centers
& no tax incentives
for Business

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- [x] Zoning Districts
- [x] Planned Development Districts
- [ ] Use provisions and Site Standards
- [x] Data Center
- [ ] Reversion
- [ ] Comprehensive plan text amendments
- [ ] General Comment

Street of Residence and Zip code

[redacted]

Name and Email

Kellie Starzacard

[redacted]

What concerns or feedback would you like to share?

Opposed to more high density housing. The infrastructure was not built for the amount of traffic. These types of housing increase Crime. Would like to see more protected Green Spaces. Please keep N. Hall Rural.

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☐ Zoning Districts
- ☐ Planned Development Districts
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- ☐ Reversion
- ☑ Comprehensive plan text amendments
- ☑ General Comment

Street of Residence and Zip code

[redacted]

Name and Email

MIKKEL STARGAARD

[redacted]

What concerns or feedback would you like to share?

NO DATA CENTERS (SURVEILLANCE CENTERS) WHATSOEVER IN HALL COUNTY!
NO FURTHER DEVELOPMENT ON NORTH + EAST HALL OTHER THAN LARGE (15 ACRE) LOTS.
COMPREHENSIVE PLAN MUST BE VERY SPECIFIC AND DIRECT IN WORDING TO PREVENT ANY AMBIGUITY.

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☒ Zoning Districts
- ☒ Planned Development Districts
- ☐ Use provisions and Site Standards
- ☐ Data Center
- ☐ Reversion
- ☐ Comprehensive plan text amendments
- ☐ General Comment

Street of Residence and Zip code

[redacted]

Name and Email

Keith Cook

[redacted]

What concerns or feedback would you like to share?

Why would townhome density be limited to 4 units per acre. It is list the same density as SFD?

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☐ Zoning Districts
- ☐ Planned Development Districts
- ☐ Use provisions and Site Standards
- ☒ Data Center
- ☐ Reversion
- ☐ Comprehensive plan text amendments
- ☐ General Comment

Street of Residence and Zip code

[redacted]

Name and Email

Heather Graves

[redacted]

What concerns or feedback would you like to share?

NO Data Centers needed in Hall Co.

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☐ Zoning Districts
- ☐ Planned Development Districts
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- ☒ Data Center
- ☐ Reversion
- ☐ Comprehensive plan text amendments
- ☒ General Comment

Street of Residence and Zip code

[redacted]

Name and Email

Frank C Alverson, III
[redacted]

What concerns or feedback would you like to share?

We do not want any Data Centers in Hall County. We don't need them on the headache of power & water usage.
We need more greenspace & parks w/ more facilities in North Hall

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☑ Zoning Districts
- ☑ Planned Development Districts
- ☐ Use provisions and Site Standards
- ☐ Data Center
- ☑ Reversion
- ☑ Comprehensive plan text amendments
- ☐ General Comment

Street of Residence and Zip code

[redacted]

Name and Email

B. L COSTAS

[redacted]

What concerns or feedback would you like to share?

How to prevent PDR from allowing developers to do whatever they want.

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☐ Zoning Districts
- ☐ Planned Development Districts
- ☐ Use provisions and Site Standards
- ☒ Data Center
- ☐ Reversion
- ☐ Comprehensive plan text amendments
- ☐ General Comment

Street of Residence and Zip code

[redacted]

Name and Email

[redacted]

What concerns or feedback would you like to share?

NO DATA CENTER!

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☐ Zoning Districts
- ☑ Planned Development Districts
- ☐ Use provisions and Site Standards
- ☐ Data Center
- ☐ Reversion
- ☐ Comprehensive plan text amendments
- ☑ General Comment

Street of Residence and Zip code

[redacted]

Name and Email

Luis Alvarez

[redacted]

What concerns or feedback would you like to share?

Do Developers that create Apartment Complexes, how can the County get to collect TAXES for schools like that of all INDIVIDUAL Homeowners that's a large burden on those TAXPAYER & a single family even if TAXES are PAID BY owner of developmets Does Not equal TAX collections Like a 200 Apartments VS 200 single Homes. Single homes PAY more in school TAX while Apartment renters send Children to our Schools & Don't PAY their fair share of the collected School Tax.

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☐ Zoning Districts
- ☒ Planned Development Districts
- ☐ Use provisions and Site Standards
- ☐ Data Center
- ☐ Reversion
- ☐ Comprehensive plan text amendments
- ☐ General Comment

Street of Residence and Zip code

[redacted]

Name and Email

Elsa Alvarez

[redacted]

What concerns/or feedback would you like to share?

No more multi unit apartments.
Build more affordable Housing. Let everyone that is trying to own a home, OWN an affordable House.
You GET this Hall County.

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☐ Zoning Districts
- ☐ Planned Development Districts
- ☐ Use provisions and Site Standards
- ☐ Data Center
- ☐ Reversion
- ☐ Comprehensive plan text amendments
- ☒ General Comment

Street of Residence and Zip code

30506

Name and Email

What concerns or feedback would you like to share?

Post more Public Outreach events. Not Everyone knows about this

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- [x] Zoning Districts
- [ ] Planned Development Districts
- [ ] Use provisions and Site Standards
- [ ] Data Center
- [ ] Reversion
- [ ] Comprehensive plan text amendments
- [ ] General Comment

Street of Residence and Zip code

30506

Name and Email

What concerns or feedback would you like to share?

Please keep North Hall Rural for Ag and wilderness enjoyment

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☐ Zoning Districts
- ☐ Planned Development Districts
- ☐ Use provisions and Site Standards
- ☐ Data Center
- ☐ Reversion
- ☐ Comprehensive plan text amendments
- ☐ General Comment

Street of Residence and Zip code

[redacted]

Name and Email

_____

_____

What concerns or feedback would you like to share?

Would like to see housing in N Hall area be limited to 1 housing unit per acre if there is No city sewer or water - No more than 2 per acre if water & sewer exist

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☐ Zoning Districts
- ☐ Planned Development Districts
- ☐ Use provisions and Site Standards
- ☒ Data Center
- ☐ Reversion
- ☐ Comprehensive plan text amendments
- ☐ General Comment

Street of Residence and Zip code

30506

Name and Email

What concerns or feedback would you like to share?

Limit the Max size of Acarage.
or Better Yet... what I would like to see is Zero

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- [ ] Zoning Districts
- [ ] Planned Development Districts
- [ ] Use provisions and Site Standards
- [ ] Data Center
- [ ] Reversion
- [ ] Comprehensive plan text amendments
- [x] General Comment

Street of Residence and Zip code

[redacted]

Name and Email

Amy Jones

What concerns or feedback would you like to share?

No High development high density subdivisions

No data Center in Hall Co.

SAVe green spaces Hall Co needs to Slow down on this crazy growth

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☐ Zoning Districts
- ☐ Planned Development Districts
- ☐ Use provisions and Site Standards
- ☒ Data Center
- ☐ Reversion
- ☐ Comprehensive plan text amendments
- ☐ General Comment

Street of Residence and Zip code

[redacted]

Name and Email

[redacted]

What concerns or feedback would you like to share?

Put a Ban on DATA Centers. We do not know the long term health concerns. In addition, this will negatively impact Quality of Life. put a moratorium until Better studied

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- [x] Zoning Districts
- [x] Planned Development Districts
- [ ] Use provisions and Site Standards
- [ ] Data Center
- [ ] Reversion
- [ ] Comprehensive plan text amendments
- [ ] General Comment

Street of Residence and Zip code

[redacted]

Name and Email

Pat Pirrello
[redacted]

What concerns or feedback would you like to share?

No sewer in Urban area
Group Septic systems do not work, not maintained
environmental impacts can last years = not
preferable

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☐ Zoning Districts
- ☐ Planned Development Districts
- ☐ Use provisions and Site Standards
- ☒ Data Center
- ☐ Reversion
- ☐ Comprehensive plan text amendments
- ☐ General Comment

Street of Residence and Zip code

[redacted]

Name and Email

P. Powell

[redacted]

What concerns or feedback would you like to share?

No data Center Site too lax /
Environmental / property impacts are Unknown
based on other states - leads to NO

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☐ Zoning Districts
- ☐ Planned Development Districts
- ☐ Use provisions and Site Standards
- ☐ Data Center
- ☒ Reversion
- ☐ Comprehensive plan text amendments
- ☐ General Comment

Street of Residence and Zip code

Frontage Rd 30504

Name and Email

_____

_____

What concerns or feedback would you like to share?

The reversion in Concept isn't horrible. But if Someone (developer) Spends 500K to Entitle property & The market Softens. The County decides to revert it back. Who reimburses the developer (Property owners) For money Spent. I do not believe this is Constitutional and Could be theft by taking. You are asking for a lawsuit. You would be taking money out of the Property Owners Packet without recourse

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☐ Zoning Districts
- ☐ Planned Development Districts
- ☐ Use provisions and Site Standards
- ☐ Data Center
- ☒ Reversion
- ☐ Comprehensive plan text amendments
- ☐ General Comment

Street of Residence and Zip code

[redacted]

Name and Email

Keith Cook

[redacted]

What concerns or feedback would you like to share?

Why is the period so short. This does not take into account bad real estate markets. Real Estate runs in cycles and it may take time for the economy to improve in order to start a development.

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☐ Zoning Districts
- ☐ Planned Development Districts
- ☐ Use provisions and Site Standards
- ☐ Data Center
- ☒ Reversion
- ☐ Comprehensive plan text amendments
- ☐ General Comment

Street of Residence and Zip code

[redacted]

Name and Email

Keith Cook

[redacted]

What concerns or feedback would you like to share?

I think this is unconstitutional. Why wouldn't you put limits on sewer capacity. Meaning sewer would needed to be pre-paid and that would give the developer a set period of time. Let say 3 years - 4 years. If development has not occured they pre-paid sewer would be gone or removed - Just sewer capacity

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☐ Zoning Districts
- ☐ Planned Development Districts
- ☐ Use provisions and Site Standards
- ☐ Data Center
- ☐ Reversion
- ☑ Comprehensive plan text amendments
- ☐ General Comment

Street of Residence and Zip code

[redacted]

Name and Email

Adam Blackwell

[redacted]

What concerns or feedback would you like to share?

~~Parcel~~
Property N of Norfolk Southern and S of Cagle Rd - Remain RESIDENTIAL and not be zoned industrial.
ALL property on Cagle Rd should remain RESIDENTIAL.

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☑ Zoning Districts
- ☐ Planned Development Districts
- ☐ Use provisions and Site Standards
- ☐ Data Center
- ☐ Reversion
- ☐ Comprehensive plan text amendments
- ☐ General Comment

Street of Residence and Zip code

[redacted]

Name and Email

Matthew Cabe

[redacted]

What concerns or feedback would you like to share?

How does the county handle developers using other county development for their application

Example: My road is on Dumpkin County as well. Could a developer use the development code of Dumpkin for developing in Hall?

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☐ Zoning Districts
- ☐ Planned Development Districts
- ☐ Use provisions and Site Standards
- ☒ Data Center
- ☐ Reversion
- ☐ Comprehensive plan text amendments
- ☐ General Comment

Street of Residence and Zip code

[redacted]

Name and Email

James Edwards

[redacted]

What concerns or feedback would you like to share?

We do not want Data Centers in Hall County at all!

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☐ Zoning Districts
- ☐ Planned Development Districts
- ☐ Use provisions and Site Standards
- ☐ Data Center
- ☐ Reversion
- ☐ Comprehensive plan text amendments
- ☐ General Comment

Street of Residence and Zip code

[redacted]

Name and Email

Janet McLeod

[redacted]

What concerns or feedback would you like to share?

Please keep Cagel Road, north of the railroad tracks, only for residential use, or for light business if needed. Only for business that support residential. No heavy industrials

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☐ Zoning Districts
- ☐ Planned Development Districts
- ☒ Use provisions and Site Standards
- ☐ Data Center
- ☐ Reversion
- ☒ Comprehensive plan text amendments
- ☒ General Comment

Street of Residence and Zip code

[redacted]

Name and Email

Jerry S. McLeod

[redacted]

What concerns or feedback would you like to share?

Please keep Cagle Road, North of the railroad tracks, complementary to residential. Light commercial, businesses that cater to residential like Dollar General, etc. would be fine. Just nothing that brings in heavy truck traffic.

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☐ Zoning Districts
- ☐ Planned Development Districts
- ☐ Use provisions and Site Standards
- ☒ Data Center
- ☐ Reversion
- ☐ Comprehensive plan text amendments
- ☐ General Comment

Street of Residence and Zip code

[redacted]

Name and Email

[redacted]

Esa Alvarez

What concerns or feedback would you like to share?

No approval. I do not want to see data Centers in Hall County / Gainesville.

Do not approval. We are not ~~at~~ that desperate for Data Centers.

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- [x] Zoning Districts
- [x] Planned Development Districts
- [x] Use provisions and Site Standards
- [x] Data Center
- [ ] Reversion
- [ ] Comprehensive plan text amendments
- [ ] General Comment

[redacted]

Street of Residence and Zip code

[redacted]

Name and Email

Amy Jones

What concerns or feedback would you like to share?

NO DATA centers IN Hall Counties Agri areas or green spaces

No High density developments.

North Hall is not for Sale

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- ☐ Zoning Districts
- ☐ Planned Development Districts
- ☐ Use provisions and Site Standards
- ☐ Data Center
- ☐ Reversion
- ☐ Comprehensive plan text amendments
- ☑ General Comment

Street of Residence and Zip code

[redacted]

Name and Email

Luis ALVAREZ

[redacted]

What concerns or feedback would you like to share?

Understand Benefits & needs of Data Centers, But as residencial areas are being spread out to more development in rural areas that might belong to industrial/commercial areas. impacts to our power grid are concerns, use or reuse & storage of water used. and what environmental impacts might there be we are unaware.

Public Engagement Comment Form

HALL COUNTY
GEORGIA
We have it all in Hall

Which topic are you commenting on?

- [x] Zoning Districts
- [ ] Planned Development Districts
- [ ] Use provisions and Site Standards
- [x] Data Center
- [ ] Reversion
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Street of Residence and Zip code

[redacted]

Name and Email

Karan Welch [redacted]

What concerns or feedback would you like to share?

Hall County, Lake Lanier does NOT NEED OUR WATER SOURCES DEPLETED of water to cool Data Centers. We don't want NOISE / LIGHT Pollution from them. I lived in Buford/Dacula/Braselton for 30 years. I Watched Hamilton Mill Rd / Braselton Hwy / Buford Dr. be over-developed. The traffic is insane. OVER DEVELOPED!!

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Street of Residence and Zip code

[redacted]

Name and Email

[redacted]

JEFF WELCH

What concerns or feedback would you like to share?

PROPOSED ZONING CHANGE @ JIM HOOD & HIGHLANDS FOR 56 HOME SUBDIVISION. ~~THE~~ OTHER PROPERTY IN THE AREA ARE LARGER LOT SIZE. NOT IN KEEPING WITH THE LOCAL AREA. JIM HOOD RD HAS A LOT OF LOCAL TRAFFIC.

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Street of Residence and Zip code

[redacted]

Name and Email

[redacted]

What concerns or feedback would you like to share?

I want a balance of "rural," green space (at least some truly accessible to all county residents) and businesses. I'd like to see requirements of native plants, trees, shrubs in all public spaces (and business properties).

I'm not against data centers, but the burden should be on the applicant to demonstrate benefit (long & short term) to the community, not on us to prove potential or actual harm. I'm worried about noise, water & electricity use, economic benefit long term.

Lots of

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Street of Residence and Zip code

[redacted]

Name and Email

Owen Hopkins

[redacted]

What concerns or feedback would you like to share?

I do not think Hall County needs a Data Center and that while some development is necessary, we don't need this huge, enviroment-harming structure.

Public Engagement Comment Form

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Street of Residence and Zip code

Fizontag e Rd

Name and Email

What concerns or feedback would you like to share?

Public Engagement Comment Form

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Street of Residence and Zip code

[redacted]

Name and Email

Marsha Hopkins

[redacted]

What concerns or feedback would you like to share?

-Please do not ruin our beautiful county with data centers. They are not worth the cost, and we cannot go back once they are built.

Public Engagement Comment Form

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- ☐ General Comment

Street of Residence and Zip code

[redacted]

Name and Email

Amy Jones

What concerns or feedback would you like to share?

No data centers
No high density growth of subdivisions
SAVE green spaces

Public Engagement Comment Form

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GEORGIA
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Street of Residence and Zip code

[redacted]

Name and Email

Amy Jones

What concerns or feedback would you like to share?

No data Centers allowed in Hall Co.
No high density developments
SAVE green spaces

Public Engagement Comment Form

HALL COUNTY
GEORGIA
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Which topic are you commenting on?

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Street of Residence and Zip code

[redacted]

Name and Email

Keith Cook

[redacted]

What concerns or feedback would you like to share?

Alternative sewer/septic systems should be considered.

Public Engagement Comment Form

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- ☐ General Comment

Street of Residence and Zip code

[redacted]

Name and Email

Amy Jones

What concerns or feedback would you like to share?

No data Center
No high density subdivisions
Better awareness of ROADS
Save green Spaces

Hall County slows this "Growth"

Public Engagement Comment Form

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Street of Residence and Zip code

[redacted]

Name and Email

Dena Fennell [redacted]

What concerns or feedback would you like to share?

I hope you can stay with R-SF development in the North Hall Corridor

Public Engagement Comment Form

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Street of Residence and Zip code

[redacted]

Name and Email

Sandra Cantrell

[redacted]

What concerns or feedback would you like to share?

What protections are in place for a data center that has to be decommissioned because the business failed?

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Street of Residence and Zip code

[redacted]

Name and Email

Dana Ferguson
[redacted]

What concerns or feedback would you like to share?

I fully support stopping developers who are not presenting complete plans in order to bypass regulations - anything to slow development. Please!!!