



Case No.

RZ-26-07-05

ZONING MAP AMENDMENT (REZONING) APPLICATION

City of Statesboro
Planning & Development Dept

JUL 10 2026

Received

This application will not be processed unless the following items are submitted with it:

☒ **Filing fee:**

- **Base Fee*:** (\$200.00 [Single-family residential district], \$300.00 [R-3 & R-4 multi-family districts], \$400.00 [Commercial & Industrial districts]).
- **Acreage Surcharge:** \$2.00/acre.
- Make check payable to: **City of Statesboro, Planning Department.**)

- ☒ **Survey or plat**, drawn to scale, showing north arrow, land lot and district, the dimensions, acreage and location of the tract, and existing and intermediate regional floodplains and structures, as shown on the Federal Emergency Management Agency FIRM rate maps for Bulloch County, prepared by an architect, engineer, landscape architect or land surveyor whose state registration is current and valid. prepared by a registered architect, engineer, surveyor or landscape architect whose seal shall be affixed, and showing property lines with lengths and bearings, adjoining streets, locations of existing structures, north arrow, and scale.

Submit digital copy to: planning.development@statesboroga.gov.

n/a ☐ If the request is for a PUD (Planned Unit Development), a **Site Plan** is required with application.

n/a ☐ Submit a copy of recorded covenants and restrictions, if applicable.

☒ Submit a copy of the Tax Property Record Card for the parcel from the Tax Assessor's Office.

n/a ☐ A list of any zoning conditions proposed by the applicant.

☒ Right Start meeting date 6/11/26 and attach the Right Start notes (PDF) to this application.

☒ **Signed and notarized Disclosure of Campaign Contributions.**

☒ Application **must** be signed by property owner(s) and signatures must be original. Additional copies of this page may be attached if necessary for additional property owners.

*(*Note: Base fee for split-zoning requests based on most expensive district requested.)*

FILING
REQUIREMENTS

APPLICANT INFORMATION	Applicant: <u>4AM Development, LLC</u> Mailing Address: <u>6566 Reservoir Rd</u> City: <u>Appling</u> State: <u>GA</u> Zip: <u>30802</u> Telephone: <u>706-533-2985</u> Email: <u>bbagwell@piedmont-dev.com</u>
PROPERTY OWNERSHIP	Property Owner (s): <u>4AM Development, LLC</u> Mailing Address: <u>6566 Reservoir Rd</u> City: <u>Appling</u> State: <u>GA</u> Zip: <u>30802</u> Telephone: <u>706-533-2985</u> Email: <u>bbagwell@piedmont-dev.com</u>
CONTACT PERSON	Name: <u>Bobby Bagwell - 4AM Development, LLC</u> Mailing Address: <u>6566 Reservoir Rd</u> City: <u>Appling</u> State: <u>GA</u> Zip: <u>30802</u> Telephone: <u>706-533-2985</u> Email: <u>bbagwell@piedmont-dev.com</u> (All staff correspondence will be sent only to one designated contact person.) (Address and telephone numbers do not have to be repeated if provided above.)

Location address and parcel number: PIN# 108-000001-000

6539 Burkhalter RD, Statesboro, GA 30461

Present Zoning: High - density residential (R-4) - (240 Multifamily Apartments)

Proposed Zoning: Office (O)

Purpose of Rezoning include legal description of the property, existing easements, public utilities, wetlands and flood zone (attach additional sheets as necessary):

The proposed Burkhalter Road Data Center development is located on a 26.94-acre parcel (PIN# 108-000001-000) in the southern portion of the City of Statesboro. The subject parcel is bound to the north an existing solar farm, to the south and east by Burkhalter Road, and to the west by the existing Cottage Row residential development. Wetlands are present on the property, delineated by Resource and Land Consultants, and are currently under review for permitting with the U.S. Army Corps of Engineers for proposed on-site impacts. There is no flood zone located on the property. There is a Georgia Power transmission easement along the northern boundary of the property for the existing 230kv and 115kv transmission lines running through the site. It is anticipated that the project will tie in to the existing City of Statesboro 12" water main running along Burkhalter Road for service. Sanitary sewer service will also be provided by the City of Statesboro, with the project planned to tie in at the adjacent residential development that is under construction across Burkhalter Road.

Any prior zoning request on this property? ☐ No ☒ Yes

If yes: Name of the Applicant: Four Guys Development, LLC

Application #: RZ 23-11-06

Date of Public Hearing: January 16, 2024

Applicants for zoning map amendments, zoning variances, and conditional use variances should answer the following questions:

(1) What are the existing zoning classifications and land uses of nearby property within a 300 feet radius?

The subject property is largely surrounded by residential zoning classifications (R-2, R-4, R-40,) with some commercial (HC) adjacent to Highway 67. Uses include town-homes / multifamily development, a solar farm, and commercial developments.

(2) Is the current zoning classification suitable for the uses and purposes for said property?

The current residential zoning classification is not suitable for the desired use of an edge facility.

(3) Does the existing zoning promote the health, safety, morals or general welfare of the public?

The existing residential zoning supports the general welfare of the broader area by continuing neighborhood development patterns. However, this property's location within a transition area between residential uses and highway-oriented commercial activity, combined with site constraints, position the property to act as a transitional use. Compared to the previously proposed 250-unit residential apartment development, a edge facility represents a lower-impact use with reduced traffic, more stable utility demand, and fewer impacts on water & sewer services.

(4) What hardship does the existing zoning put on the property owner?

The current zoning creates a hardship by limiting the property's ability to be developed in a manner consistent with its site constraints and location characteristics. The existing Georgia Power transmission easement and the presence of wetlands reduce buildable area and complicate conventional residential design. Edge Facility use is more capable of accommodating mitigation requirements and achieving reasonable economic use of the property, by limiting the external traffic impacts, schools, EMS, Police & Fire and needs of water & sewer.

(5) If the property is vacant, how long has it been vacant?

The property has been vacant since it's initial sale to Four Guys Development, LLC in 2023.

(6) Is the proposed zoning classification suitable with the use and development of adjacent and nearby properties?

The proposed office zoning classification with the edge facility use is suitable given the mix of residential and commercial uses in the surrounding area, along with the adjacent solar farm and power utility coordinator that align with the proposed use.

(7) Is the proposed zoning classification compatible with the existing development pattern and nearby properties within a 300 feet radius?

The proposed zoning classification is compatible with the existing mixed-use development pattern. Adjacent residential uses, nearby commercial zoning, and the presence of a utility coordinator position this parcel as a transitional area. The proposed office use represents a low-impact development that can integrate effectively, providing a lower burden on city services than a dense residential use, while accommodating site constraints.

- (8) Will the proposed zoning adversely affect the use of adjacent or nearby properties within a 300 feet radius? Include the consideration of: **the increase density (include the actual du/ac)** and intensity of future development, possible increase in traffic, environmental and historic resources impact, the possibility of an adverse impact on public facilities services.

The proposed zoning is not expected to adversely affect nearby properties. An edge facility use represents a low-density, low-trip-generation use, particularly when compared to the approximately 250 apartment units that could be developed by right under existing zoning. The proposed use will generate substantially less daily traffic, with only 12 employees projected at full operation, relieving strain on Burkhalter Road and the surrounding transportation infrastructure. An edge facility development would also represent a greatly reduced water & sewer demand when compared to residential. Based on preliminary calculations, the proposed facility and closed loop cooling system will have a peak daily water demand of 400 GPD. The projected demand for a potential 250 unit apartment development is 25,000 GPD, approximately sixty times greater than the data center demand. All appropriate environmental and historic assessments will be performed as a part of development, and any required permitting action or mitigation will be completed in accordance with required standards. All dimensional and development requirements, including site buffers and setbacks, will be followed as established in section 2.4.14 of the City of Statesboro Unified Development Code.

- (9) Has a Traffic Impact Analysis (TIA) been conducted for this project? If so, (attach report).

A Traffic Impact Analysis was previously performed for the property under the assumption it would be developed as high density residential. The report proposes 250 Multi-family attached apartment units on the parcel. While a revised TIA for data center use has not been performed, the traffic impact of the projected 12 employee facility would be far less than projected for residential use.

- (10) Is the zoning proposal consistent with the governmental land use, transportation, and/or development plans for the community?

The proposed zoning is consistent with the City of Statesboro's Neighborhood center character area, which is composed of a blend of lower to medium density residential and commercial developments, and notes offices as a potential use. An edge facility use in this area would promote orderly growth and efficient use of infrastructure.

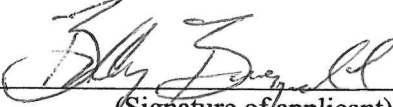
- (11) Would there be conflicts with existing or planned public improvements?

No conflicts with existing or planned public improvements are anticipated.

- (12) Are there other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal?

The reduced impact to the municipal services as well transportation & school infrastructure, in addition to the increment on tax collection for the municipality vs the current zoning, constitute elements to support the change of use.

I/We understand and agree, upon execution and submission of this application that I/we agree to abide by all provisions of the City of Statesboro Zoning Ordinance as well as all procedures and policies of the City of Statesboro Planning Commission as those provisions, procedures and policies relate to the handling and disposition of this application. I/we attest that the information contained in this application is true and accurate to the best of my/our knowledge.


(Signature of applicant)

Bobby Bazwell
(Printed name of applicant)

7/1/26
(Date)

(Signature of property owner)

(Printed name of property owner)

(Date)

(Signature of property owner)

(Printed name of property owner)

(Date)

(Signature of property owner)

(Printed name of property owner)

(Date)

City of Statesboro
Planning Department
50 E Main St, 3rd Floor
P O Box 348
Statesboro, GA 30459-0348
Telephone (912) 764-0630

Rec'd by: 	Date: <u>07-10-2026</u>
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