



Special Use Permit for Technological Facilities and Data Centers

FILING
REQUIREMENTS

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

- ☒ **Filing fee:** \$250.00 [Commercial & Industrial Districts]). Make a check payable to: ***City of Statesboro.***
- ☒ Right Start meeting date 6/11/26 And attach the Right Start notes (PDF) to this application.
- ☒ ***Completed Checklist Form 2.4.14.***
- ☒ A Zoning Map Amendment (Rezone) application. *(If required)*
- ☒ **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. Submit one copy if 11" x 17" or smaller.
- ☒ Submit a copy of the Tax Property Record Card for the parcel from the Tax Assessor's Office.
- ☒ 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.

City of Statesboro
Planning & Development Dept

JUL 10 2026

Received

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.)

REQUEST

Location Address: 6539 Burkhalter RD, Statesboro, GA 30461

Parcel #: 108-000001-000

Present Zoning: R-4 Most Recent Use: Single Family Residence

Any prior special use request on this property? Yes X No

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

Application #: RZ 23-11-06

Date of Planning Commission meeting: January 2, 2024

Date of City Council meeting: January 16, 2024

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

(1) What are the existing land uses and zoning classifications of nearby property?

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 property suitable for the uses and purposes that is currently zoned?

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

(3) Does the existing zoning negatively impact the value of the property? Please explain.

No, it doesn't negatively impact but the current zoning does not allow for the Edge Facility as proposed that fits well with the existing power easement ect. as outlined in other responses.

(4) 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.

(5) 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.

(6) Does the property have any reasonable economic use as currently zoned?

Yes, it does however the proposed Edge Facility would be a better economic use and would have less impact to City services as well.

(7) 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.

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

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 240 apartment units that could be developed by right under existing zoning.

(9) Will the proposed zoning adversely affect the use of adjacent or nearby properties?

No, the proposed rezoning to Office would not impact the use of adjacent properties.

(10) Is the zoning proposal consistent with the comprehensive plan, other 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) Will the requested zoning result in a use which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?

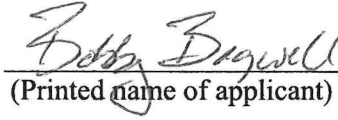
No, the proposed rezoning to Office would result in a reduced impact to streets, utilities, and schools that the existing multifamily zoning.

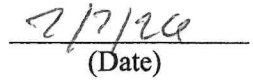
(12) Are there other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal?

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)


(Printed name of applicant)


(Date)

(Signature of property owner)

(Printed name of property owner)

(Date)

(Signature of property owner)

(Printed name of property owner)

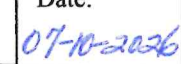
(Date)

(Signature of property owner)

(Printed name of property owner)

(Date)

City of Statesboro
Planning Department
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Fax (912) 764-0664

Rec'd by: 	Date: 
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