DESCRIPTION OF WORK

Location of the proposed project and parcel ID #: 6539 Burkhalter Road; PIN 108000001

Is Annexation required: ☐Yes ☒No

Proposed Site Details:

Existing use: Vacant
Proposed use: Data Center (Conditional Use)
Total Acreage: 26.94

Current zoning: Multi-Family R-4

Is a Zoning Amendment needed ☒Yes ☐No:

If yes, proposed zoning: Office and Business (O) w/ Special Use Permit for Data Center

Any possible variance requests ☐ Yes ☒ No:

If yes, which variance request (include UDC section): Click or tap here to enter text.

*Any other pertinent information i.e., any historical structures on site, any existing buildings on site, is demolition of existing buildings required, ROW concerns or issues, etc.... Confirm whether 10' ROW taking is required for Burkhalter Road widening. Existing residential structure on site to be demolished prior to development.

Proposed Design Details:

Describe and discuss in general terms all major elements of the proposed development in its completed form. (Include the number proposed units, density and lot sizes): Proposed 2-story data center with 130,000 SF footprint (260,000 SF floor space), roads, parking, and required mechanical equipment.

the height of the proposed building (s): 60'

proposed setbacks and buffers: 50' buffers. Building setbacks 60' (non-residential) 75' (residential)

proposed parking spaces: 48

any easements that might be on the property: GA Power and Excelsior EMC overhead power easements

amenity space: N/A

Any questions regarding RIGHT START MEETING please contact Monica Gann at monica.gann@statesboroga.gov

*☒Maps, ☒site plans, and ☐other visuals send as separate attachments.

DESCRIPTION OF WORK

wetlands: +/- 3.5 acres of wetlands (+/- 1 acre impacted, +/- 2.5 acres preserved.

flood zone: N/A

Proposed phases of development, and expected beginning and completion dates for construction: One phase. Expected start Q3 2027, expected completion Q4 2029

[redacted]

Please be aware proposed projects that are 12 months or older would be required to have another RIGHT START MEETING.

Date of the initial Right Start meeting: Click or tap here to enter text.
(**Attach previous Right Start notes to this form. Can be a separate document**)

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