City of Statesboro

Planning and Development Right Start Section Notes

Project Site Details	
Project Name	Burkhalter Rd-Data Center
General Location	Burkhalter Rd
Applicant (s)/Agent	Charles Way and Bobby Bagwell
Districts/Overlays	N/A
Existing Zoning	R-4
Proposed Zoning	Office
Current Use	vacant
Proposed Use	Data Center
Description of Work (scope of work including any potential variances):	

Planning & Development (Monica Gann/Jermaine Foster: 912-764-0630)

Rezone to Office->
UDC 2.4.14 Technological Facilities and Data centers
-setbacks-75 feet from residential zoning and 60 feet from all other property lines
Buffers - a continuous, undisturbed 50 foot wide transitional buffer is required along all property lines adjoining a residential zoning district

A water management plan is **required**
Natural gas a will serve letter from the director of public utilities
Electrical impact- a letter of preliminary acceptance before rezoning PC/CC meetings
Provide a noise study
Parking requirement unknown at this moment
20% pervious pavers for parking spaces

Rezone and special use permit application can run concurrently
However the checklist form 2.4.14 will need to be completed before the special use permit application process.

Stormwater & Engineering (David Moyer/Kiara Ahmed: 912-764-0655)

Public Utilities: Water/Sewer (Glenn Green/David Adams: 912-764-0693)

Gas (Joe Hollingsworth/Nick Boggs: 912-764-0693)

1. There is a natural gas main on Burkhalter Road. If natural gas will be needed for the project please contact the Natural Gas Department with an estimated load so that we can determine if the gas main has enough capacity.

Trees & Landscaping (Richard Smiley/Richard Marshall: 912-764-0655)

1. Provide a Tree and Landscape plan in accordance with udc.

Fire Department (Justin Taylor: 912-212-2387)

1. Fire hydrants will be required throughout the development, spaced no more than 500 feet apart.
2. If automatic gates are installed on the property they must meet the requirements outlined in the International Fire Code (2024) and have a key operated Knox Emergency Access switch installed.
3. Not less than two means of egress shall be provided from every story or section, and not less than one exit shall be reached without traversing another story.
4. Stairways serving as a means of egress shall be constructed as 1-hour fire barriers
5. An automatic fire suppression system will be required. The system can be a clean agent system per NFPA 75
6. A fire alarm system will be required.
7. Fire Apparatus access roads must be a minimum of 26 ft in width.

Sanitation Notes (John Dekle/Tyler Thibodeau: 912-764-0681)

1.Dumpster Pad Enclosure Dumpster plan required

Building Inspections (Robbie Jordan: 916-764-0657)