



City of Statesboro
Department of Planning and Development Memorandum

50 East Main Street

P.O. Box 348

» (912) 764-0630

Statesboro, Georgia 30458

Statesboro, Georgia 30459

» (912) 764-0664 (Fax)

Statesboro Planning Commission

August 4, 2026

5:00 P.M.

City Hall Council Chamber

Meeting Agenda

I. Call to Order

II. Invocation & Pledge of Allegiance

III. Approval of Minutes

1. June 2, 2026

IV. New Business

1. **APPLICATION V 26-07-01**: 401 S. Main OZ Business, LLC is requesting a Variance from UDC Section 2.2.12C requiring a PUD to consist of a minimum ten (10) acre lot. The proposed PUD would be a combined five (5) parcels for a total of 7.54-acres. The property is located between South Main Street and West Brannen Street, and South College Street (Tax Parcel # S21 000001A000, S20 000066 000, S20-000064 000, S20 000065 000, and S20 000065A000).
2. **APPLICATION RZ 26-07-02**: 401 S. Main OZ Business, LLC is requesting a Zoning Map Amendment from PUD (Planned Unit Development)/R-4 (High Density Residential District), HOC (Highway Oriented Commercial District), and MX (Mixed Used District) into a PUD (Planned Unit Development). The proposed PUD combines five (5) parcels for a total of 7.54-acres. The property is located on the west side of South Main Street, West Brannen Street, and South College Street (Tax Parcel # S21 000001A000, S20 000066 000, S20-000064 000, S20 000065 000, and S20 000065A000).
3. **APPLICATION V 26-07-03**: Anthony Hendrickson is requesting a Variance from UDC Section 2.2.11, to allow the use of assembly in LI (Light Industrial) zone for the property located at 201 Johnson Street (Tax Parcel # S18 000175 000).
4. **APPLICATION V 26-07-04**: Fincher & Everett Holding LLC is requesting a Variance from UDC Section 2.2.5, Table 2.2.5-A R-15 District Use Permissions to allow the operation of a consulting business in the building located at 206 East Grady Street (Tax Parcel # S29 000121 000).

5. **APPLICATION RZ 26-07-05**: 4AM Development, LLC is requesting a Zoning Map Amendment from R-4 (High-Density Residential District) to O (Office and Business District). The Zoning Map Amendment requests is for one (1) parcel of 26.49-acres locates at 6539 Burkhalter Road for a proposed data center (Tax Parcel# 101 000001 000).

V. Announcements

VI. Adjourn



City of Statesboro
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Statesboro Planning Commission

August 4, 2026

5:00 P.M.

City Hall Council Chamber

Meeting Minutes

Commission Members Present: Cathy Dixon, Len Fatica, Joseph Folsom, Savannah Beck, Logan Josey, Ronald Simmons and Jim Thibodeau. **City of Statesboro Staff:** Justin Williams (Director of Planning & Development), and Monica Gann (Senior Planner) Brad Deal (Director of Public Utilities & Public Works)

Call to Order

Commissioner Dixon called the meeting to order.

I. Invocation & Pledge of Allegiance

Commissioner Dixon led in the invocation & pledge.

II. Approval of Minutes

1. June 2, 2026 Meeting Minutes.

Commissioner Fatica made a motion to approve the minutes of June 2, 2026 with a second from Commissioner Josey. The motion was passed to approve the minutes of with 6-0 vote.

III. New Business

1. **APPLICATION RZ 26-05-02:** Georgia Southern University Foundation, Inc requests a Zoning Map Amendment for property on the southside of Tillman Road between Fair Road and South Main Street from Exempt to MX (Mixed Use District). The Zoning Map Amendment requests is for one parcel of 13.505 acres and is proposed for multi-use commercial development (Tax Parcel # MS61 000001 000).

Justin Williams introduced the case. Commissioner Simmons motioned to open discussion with a second from Commissioner Folsom. The motion passed with a 6-0 vote. Stephen Rushing representative for the petitioner. Commissioner Simmons motioned to close the discussion with a second from Commissioner Fatica. The motion passed with a 6-0 vote.

Commissioner Fatica motioned to approve with conditions with a second from Commissioner Simmons. The motion passes 6-0.

2. **APPLICATION V 26 05-04:** Virginia Russel requests a Variance from UDC Section 2.5.5-C Table (R-15) Accessory uses and Structures, to allow a decrease of the side yard setback from twenty (20) feet setback to six (6) feet, to allow an installation of a carport at 12 West Kennedy Street (Tax Parcel # S21 000057 000).

Justin Williams introduced the case. Commissioner Josey motioned to open discussion with a second from Commissioner Beck. The motion passed with a 6-0 vote. The applicant spoke regarding the project. Commissioner Fatica motioned to close the discussion with a second from Commissioner Beck. The motion passed with a 6-0 vote

Commissioner Simmons motioned to approve with conditions with a second from Commissioner Josey. The motion passes 6-0.

IV. Announcements

Data center Ordinance was approved. City Manager Mr. Penny announced his retirement for January 2027.

V. Adjourn

Commissioner Fatica made a motion to adjourn the meeting. Commissioner Folsom seconded, and the motion carried 6-0.

Chair – Cathy Dixon

Secretary – Justin Williams
Director of Planning & Development



City of Statesboro
Department of Planning and Development Memorandum

50 East Main Street

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Statesboro Planning Commission

July 7, 2026

5:00 P.M.

City Hall Council Chamber

Meeting Minutes

I. Meeting Cancelled Due to Lack of Agenda Items

Chair – Cathy Dixon

Secretary – Justin Williams
Director of Planning & Development



City of Statesboro-Department of Planning and Development
ZONING SERVICES REPORT

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Statesboro, Georgia 30458

(912) 764-0630
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V 26-07-01 and RZ 26-07-02 VARIANCE AND ZONING MAP AMENDMENT REQUEST	
LOCATION:	401 South Main Street
PETITIONER/REPRESENTATIVE	401 S. Main OZ Business, LLC/ Zach Riddle
OVERLAYS/DISTRICTS:	Blue Mile Overlay
FUTURE LAND USE CLASSIFICATION	Downtown District
TOTAL ACRES:	7.54-acres (328,442.4 sq ft)
PARCEL TAX MAP #:	S21 000001A000 (2.15-acres) S20 000066 000 (2.16-acres) S20-000064 000 (2.75-acres) S20 000065 000 (.17-acres) S20 000065A000 (.31-acres)
COUNCIL DISTRICT:	District 2 (Vacant)
EXISTING USE:	Warehouses, historic single-family house
PROPOSED USE:	Restaurant/brewery, student housing with parking
VARIANCE REQUEST:	Variance from UDC Section 2.2.12C. Minimum lot sized required.
EXISTING ZONING:	PUD (Planned Unit Development)/R-4 (High Density Residential District) HOC (Highway Oriented Commercial District) MX (Mixed Used District)
PROPOSED ZONING:	Planned Unit Development (PUD)/ Mixed Use (MX)

Planning Commission: August 4, 2026

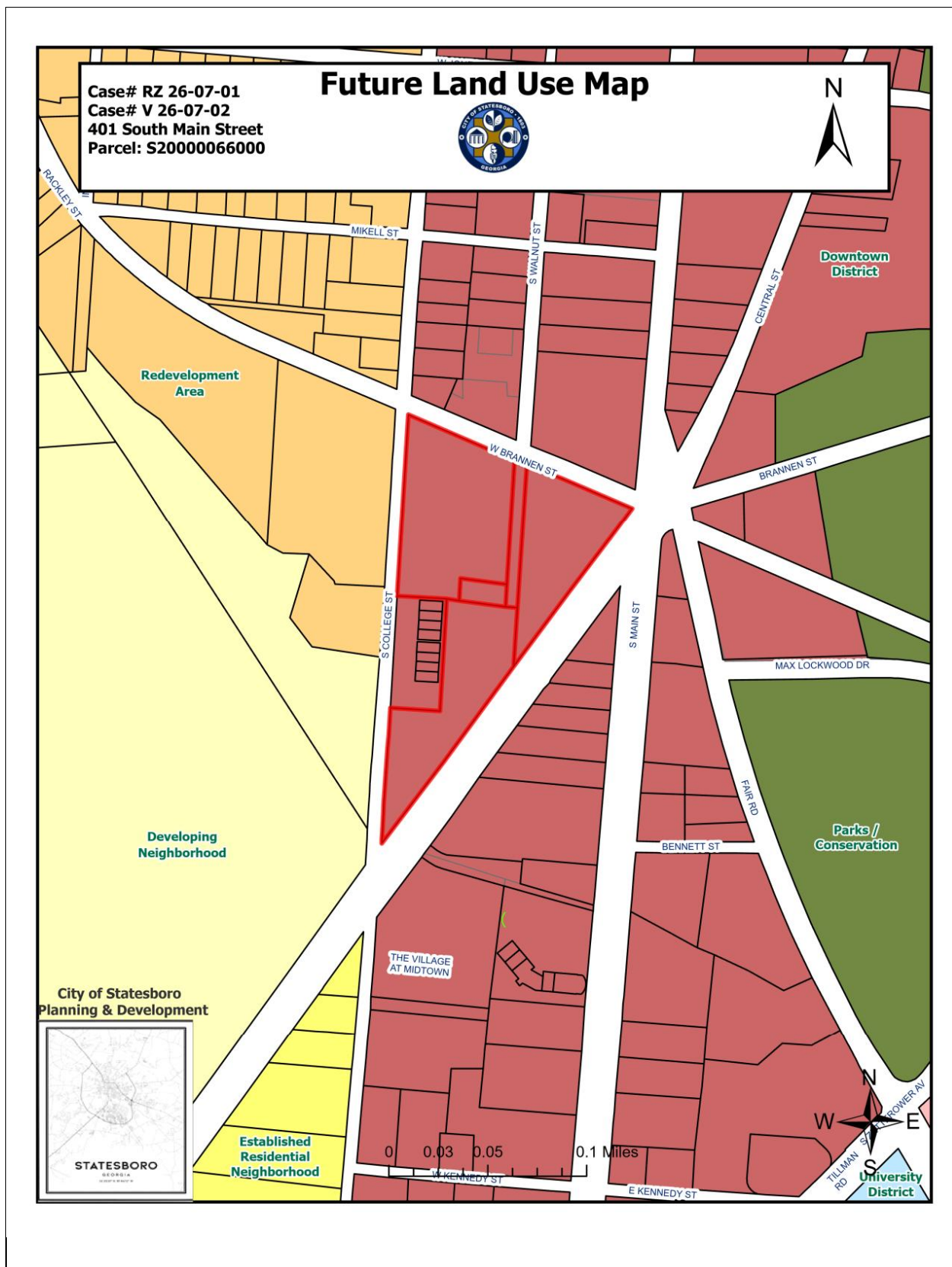
City Council: August 18,2026

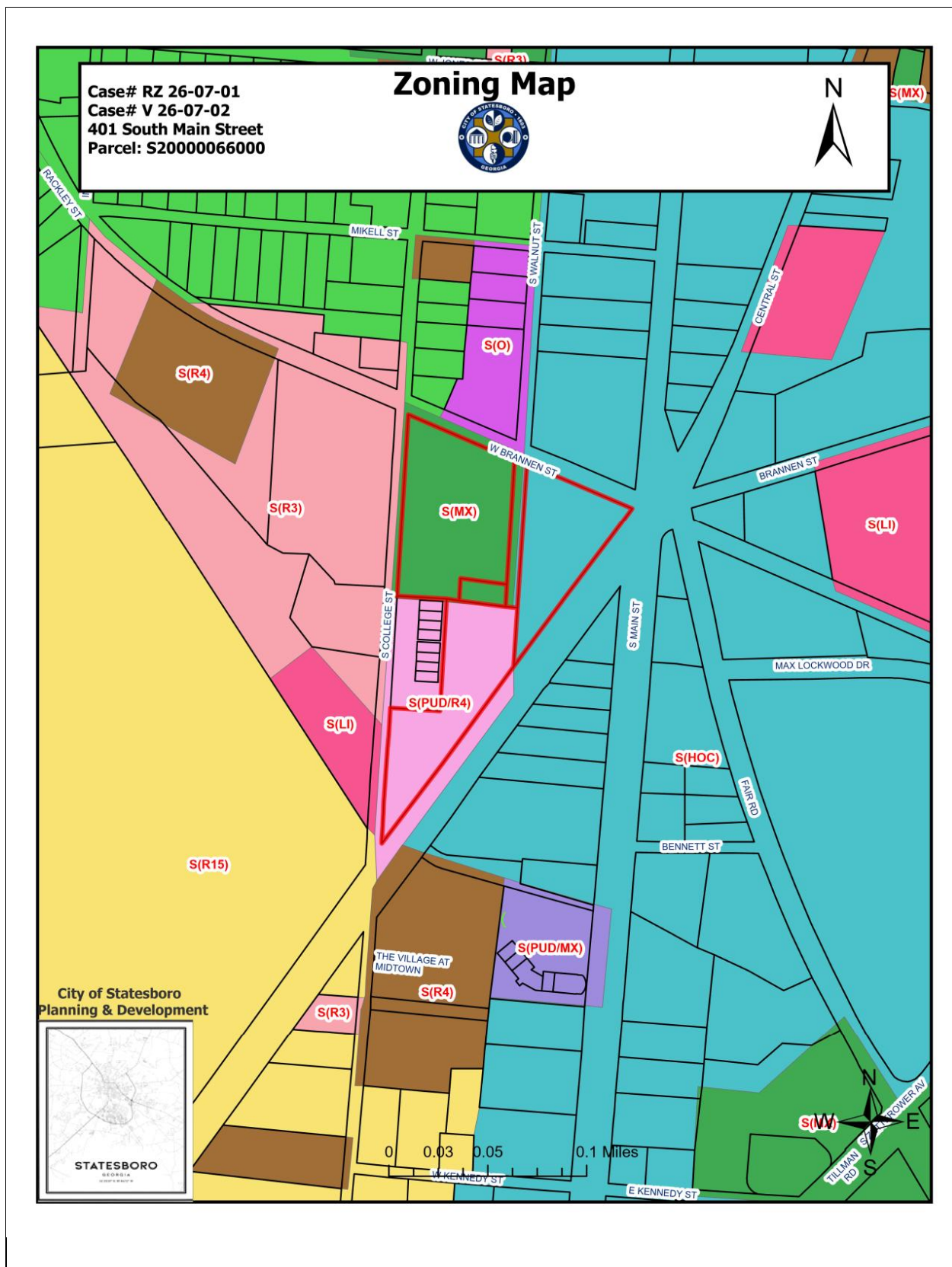
STAFF/PLANNING COMMISSION RECOMMENDATION

V 26-07-01 and RZ 26-07-02 CONDITIONAL APPROVAL

DETAILED DISCUSSION
HISTORY
The site was once home to the Coca Cola bottling company in Statesboro. Coca Cola started bottling in Statesboro in 1906. The brick warehouse fronting South Main Street was constructed in 1920 and surrounding warehouses on site were constructed between 1920-1930. The historic house south of the brick warehouse was constructed in 1965. The plant manager lived in the house while working for the company. After the bottling company relocated, the brick warehouse fronting South Main Street housed W.A. Bragg & Co, Inc.
REQUEST
The petitioner is requesting a Variance form UDC Section 2.2.12C. The minimum lot size required for a Planned Unit Development (PUD) is ten (10) acres. The proposed project site is a total of 7.54-acres; combining five (5) parcels. The property is located on the west side of South Main Street and south side of West Brannen Street, and the east side of South College Street. In addition, petitioner is requesting a Zoning Map Amendment (Rezoning) from PUD (Planned Unit Development)/R-4 (High Density Residential District), HOC (Highway Oriented Commercial District), and MX (Mixed Used District) into a PUD (Planned Unit Development)/Mixed Use (MX).



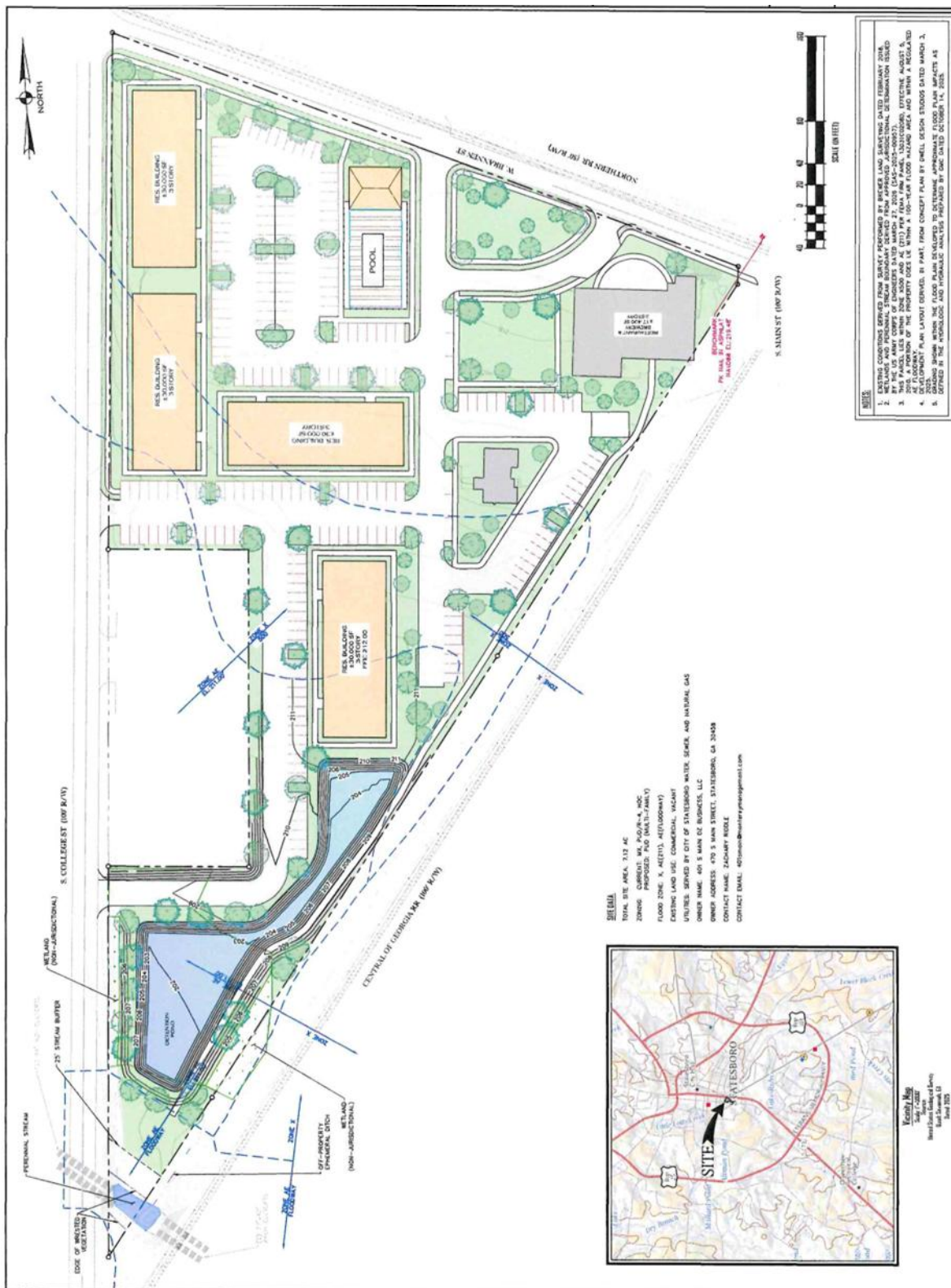




SURROUNDING LAND USES/ZONING		
Location	Parcel Location & Zoning Information	Land Use
North	HOC (Highway Oriented Commercial)	Commercial
Northeast	HOC (Highway Oriented Commercial)	Commercial
East	HOC (Highway Oriented Commercial)	Commercial
Northwest	O (Office and Business Office District)	Professional Offices
Southeast	HOC (Highway Oriented Commercial)	Commercial
South	HOC (Highway Oriented Commercial)	Hotel
Southwest	R-15 (One-Household Residential)	Vacant
West	R-3 (Medium Density Multi-Household Residential District)	Nursing Home

SITE CHARACTERISTICS	
Overlay/District	Blue Mile Overlay
Acreage	7.54- total acres
Lot	Historic house, historic two-story brick building, and two (2) other historic warehouses.
Flooding	Within a flood way and flood plain.
Wetlands	There are wetlands on the property

CONCEPT PLAN



SITE DETAILS

Site Design and Layout

The proposed project consists of 7.54-acres which comprises of the following:

Restaurant and Brewery

Two-story restaurant and brewery are proposed to be situated in the historic 1920 brick warehouse fronting South main Street.

Student Housing

Four (4) apartment buildings to consist of sixty (60) beds each to be a total of 240 beds. With approximately twenty-seven (27) units per building for a total of 108 units. Is to located on the west side of the property fronting South College Street. It will be surrounded the existing multi-household units on South College Streets.

Recreational/Amenity Center

The proposed project includes a clubhouse with amenities such as a pool and fitness center. In addition, there is a proposed walking trail along the train tracks the abut the property to south/southeast.

In addition, the proposed project includes outdoor dining areas, and gaming area.

Roadways and Access

The proposed project is for a PUD with public and/or private roads with four (4) access points. Two (2) access points from West Brannen Street, two (2) access points from South College Street.

GDOT has proposed a roundabout project at the intersection of South Main Street, Fair Road and Brannen Street, which may have impacts on traffic in this area.

Infrastructure/Public Utilities

There is an existing 2" waterline running through the property as well as a sewer line. In addition, there are existing gas lines that might have to be relocated.

Historic Buildings and surrounding area

The historic house on site is proposed to be incorporated into the project design. To the north the project site abuts a National Register Historic District "South Main Street Residential Historic District." The historic district is bounded by South Main Street, College Lane, Walnut Street and the railroad along West Brannen Street. The neighborhood was constructed between 1910 and the 1920s, characterized by single story Craftsman/Bungalows and Queen Anne style cottages. This type of architectural history is reflected on the historic buildings on the proposed project site.

The surrounding area history is dominated by railroad and accompanying supporting structures that would have housed businesses related to the rail and the workers for such businesses.

SITE DESIGN DETAILS		
UDC Section 2.2.12 - Planned Unit Development (PUD)		
<u>Required</u>		<u>Proposed</u>
Mixed Use concurrency requirement	20% residential 20% non-residential uses	Have met said requirements.
UDC Section 2.2.13 - Blue Mile Overlay Design Standards		
Maximum building height	Five (5) stories* *rooftop decks are allowed above the top story.	Three (3) stories
Setbacks (for development abutting the Creek on the Blue Mile) (for developments not abutting the Creek on the Blue Mile)	0ft min (all setbacks) Per the underlying zoning districts.	Have met said requirements.
Amenity Space	Five (5) % of development site.	Five (5) % of development site.

STAFF SUMMARY AND ANALYSIS
The subject site is a proposed mixed-use project that the petitioner is requesting to rezone five (5) parcels. <i>City of Statesboro 2024 Comprehensive Master Plan</i> shows this area as a part of the “Downtown District,” is an area is the historic core of the city and should remain the activity and cultural hub of the region, In the Downtown District, traditional development of buildings along the sidewalk and a lively streetscape shall be encouraged. The request is consistent with the downtown’s development patterns and the revitalization efforts of the city’s historic center. The subject property offers residential units that help establish trending patterns of growth in the area. Thus, providing walkability to the city center and encouraging the connection between the downtown area and the Blue Mile District. <u>ENVIRONMENTAL SITE ANALYSIS</u>

The subject property does have wetlands. Based on the report by the U.S. Army Corps of Engineers, the wetlands are regarded as not jurisdictional. This is based on the wetlands on the property being depressional and lacking a continuous surface connection to a requisite water of the US under the current regulations and guidance.

COMMUNITY FACILITIES AND TRANSPORTATION

The subject property is currently not serviced by City Water or Sewer, but water and sewer are both available. Water mains will need to be verified for sizes to support fire lines. There is currently a sewer easement with manholes on the property. No permanent structures are allowed to be built on it. Manhole tops will need to be adjusted properly as the grade of land changes with the proposed site work. In addition, there are existing natural gas services on this property that will need to be removed or relocated based on the final plans for this development. The proposed GDOT roundabout in front of this property will also have an impact on the location of the natural gas mains that would serve this property.

This parcel will be affected when GDOT does the roundabout project on South Main St. West Brannen will be changed to one-way, so driveways will not be permitted to make right turns.

ZONING MAP AMENDMENT STANDARDS FOR DETERMINATION

The Unified Development Code permits a zoning amendment subject to conditions if “approved by the mayor and city council based upon findings that the use is consistent with adopted plans for the area and that the location, construction, and operation of the proposed use will not significantly impact upon surrounding development or the community in general.”

The Zoning Procedures Law, specifically the “Steinberg Criteria” provides minimum standards for local governments to consider in the rezoning of properties. Those standards are as follows:

1. Will the zoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby property?

Analysis: Yes, the proposed project aligns with the current building trends of the city, by providing a mix-use project.

2. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?

Analysis: No, the zoning aligns with current zoning.

3. Does the property to be rezoned have a reasonable economic use as currently zoned?

Analysis: Portions of the project site are zoned differently. The rezoning would combine several parcels in order to have a unified project that meets the UDC and the Comprehensive Plan.

4. The relative gain to the public, as compared to the hardship imposed upon the property owner.

Analysis: The site is in the Blue Mile Overlay. The proposed development would create a connection between the downtown area and other businesses on South Main Street.

5. 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?

Analysis: No, it's the opinion of Staff that the proposed rezone would be beneficial to the city.

6. Does the zoning proposal conform to the Long-Range Land Use Plan of the Municipality?

Analysis: It is Staff's opinion that the project conforms to the Comprehensive Plan in order to meet the existing development patterns and allow re-alignment of the area with current trends of the area.

7. There are special conditions pertaining to the land or structure in question because of its size, shape, topography, or other physical characteristic and that condition is not common to other land or buildings in the general vicinity or in the same zoning district;

Analysis: While there are no special conditions pertaining to the land. The house and plant are over 50 years old, making it historically significant.

8. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the zoning regulations.

Analysis: No, there would be no substantial detriment to the public good and it would not impair the purposes and intent of the zoning regulations.

Based upon the review of the proposed use and surrounding area, it's the opinion of Staff that provided analysis is demonstrating the zone is appropriate for this area. In addition, fulfilling a Comprehensive goal in providing a better connection to the downtown area and the Blue Mile Overlay District.



Subject property: view of the property from the ROW on South Main Street, facing west.



Subject property: view of the property from the ROW on West Brannen Street, facing south.



Subject property: view of the property from the ROW on West Brannen, facing southeast.



View of the property diagonal across the street from the subject property from the ROW on South Main Street, facing north.



Property to the east of the subject property from the ROW of South Main Street, facing southeast.



View of the property to west of the subject property from the ROW on South College Street, facing east. Multi-family homes reflecting the developing patterns in the historic downtown area.

STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Approval of V 26-07-01 and RZ 26-07-02** If this petition is approved the following enumerated condition(s) shall apply:

- (1) Approval of this Zoning Map Amendment does not grant the right to begin construction. All building must be reviewed and approved by the City.
- (2) Changes resulting from the development of the GDOT right-of-way may allow for site changes within the allowances of the MX Zoning District. These changes may not reflect a general change in allowed uses as granted by this PUD.
- (3) Section 2.2.12 (F) shall not be enforced due to the previous commercial construction already on site.



City of Statesboro-Department of Planning and Development

ZONING SERVICES REPORT

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V 26-07-03 ZONING VARIANCE REQUEST	
LOCATION:	201 Johnson Street
PETITIONER/REPRESENTATIVE	Lead by Example/Anthony Hendrickson
EXISTING ZONING:	LI (Light Industrial)
PROPOSED ZONING:	N/A
OVERLAYS/DISTRICTS:	N/A
FUTURE LAND USE CLASSIFICATION	Redevelopment Area
TOTAL ACRES:	1.37-acres (59,677.20)
PARCEL TAX MAP #:	S18 000175 000
COUNCIL DISTRICT:	District 2 (Vacant)
EXISTING USE:	Vacant
VARIANCE REQUEST(S):	Variance to the permitted uses in LI (Light Industrial) Section 2.2.11- A Table of LI Use Permissions

Planning Commission: August 4, 2026

City Council: August 18, 2026

STAFF/PLANNING COMMISSION RECOMMENDATION

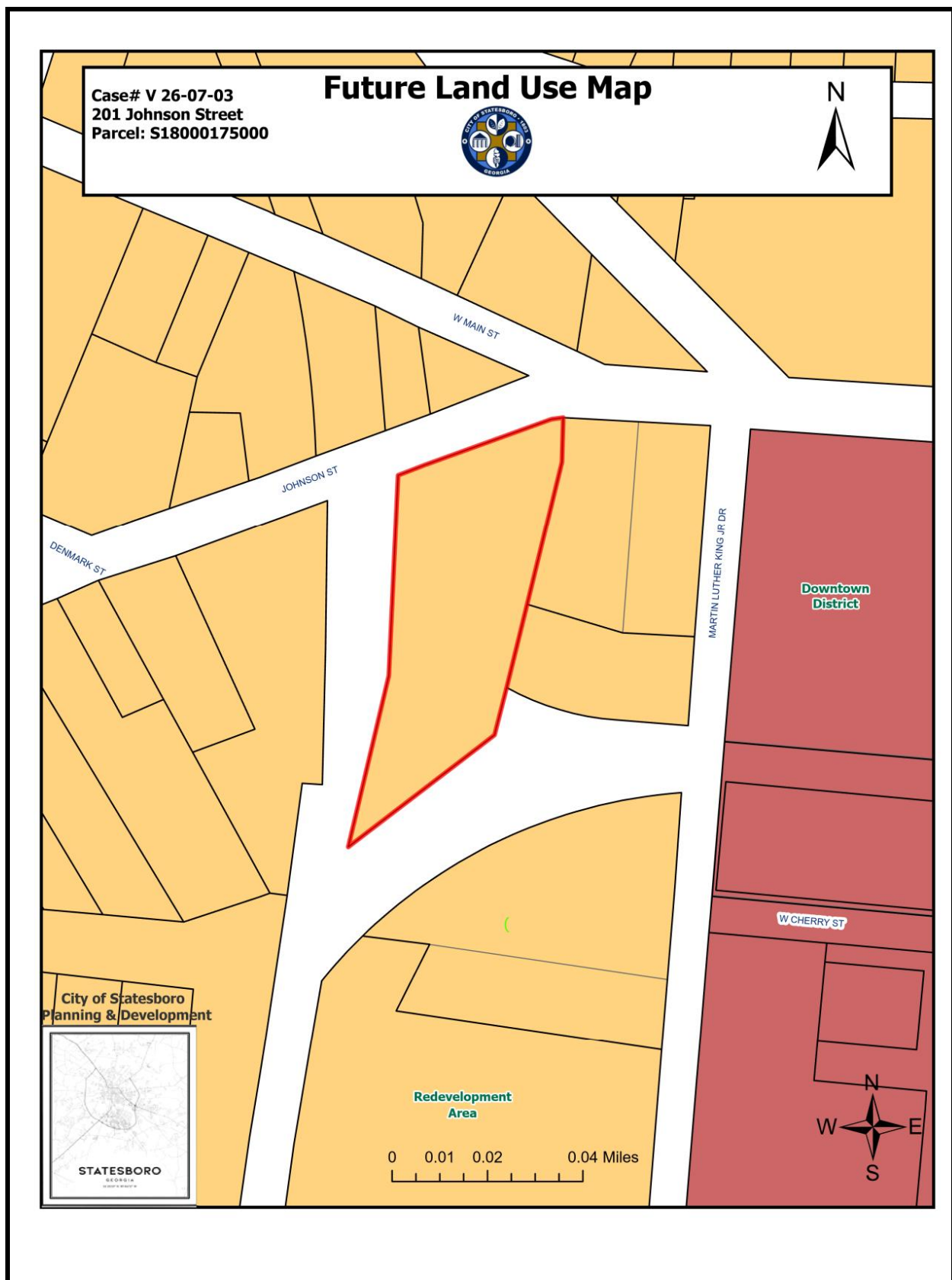
V 26-07-03 CONDITIONAL APPROVAL

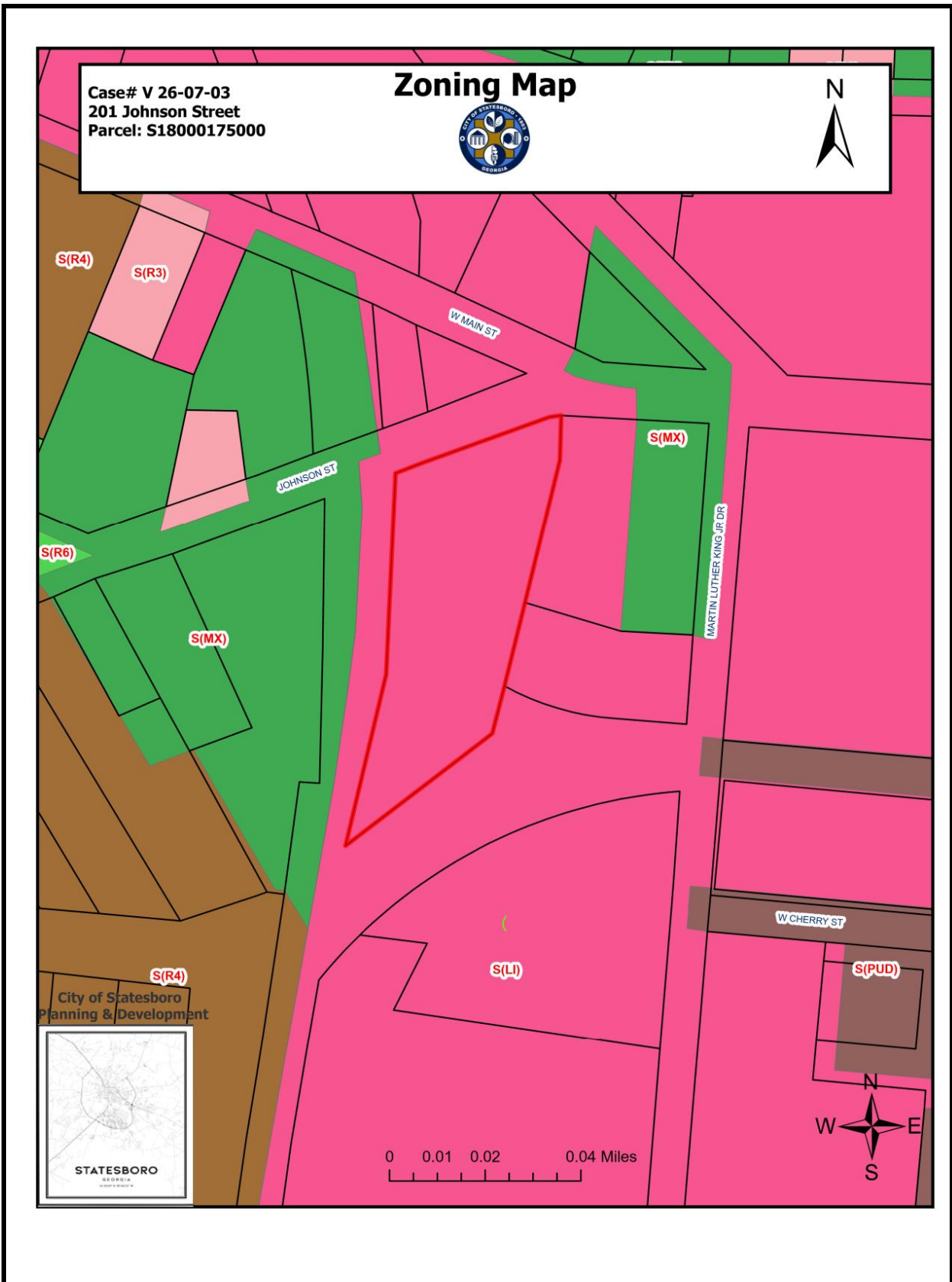
DETAILED DISCUSSION
HISTORY
Based on historic Sanborn maps, this location was once the home to the Statesboro Ginnery in the early 20th century. In addition, those buildings continued to be utilized until the current warehouse was constructed in 1979, according to the Tax Assessor Website. More recently, the facility was Spike's Restore and the non-profit Bulloch affiliate of the Habitat for Humanity.
REQUEST
The petitioner is requesting a variance from Section 2.2.8-A of the permitted uses allowed in LI (Light Industrial District), to allow use of banquet hall.

Case# V 26-07-03
201 Johnson Street
Parcel: S18000175000

Location Map







SURROUNDING LAND USES/ZONING		
Location	Zoning Information	Land Use
North	LI (light Industrial)	Vacant Lot
Northeast	MX (Mixed Use)	Restaurant
East	LI (Light Industrial)/MX (Mixed Use)	Gym
Northwest	MX (Mixed Use)	Vacant Lot
Southeast	LI (Light Industrial)	Commercial
South	LI (Light Industrial)	Railroad
Southwest	MX (Mixed Use)	Warehouse
West	MX (Mixed Used)	Warehouse

SITE CHARACTERISTICS	
Overlay/District	N/A
Acreage	1.37-acres
Lot	195 x 370
Flooding	The property is in a floodway and floodplain.
Wetlands	There are no wetlands on the property.
Easements	There are no easements on the property.

SITE DESIGN DETAILS
UDC Section 2.2.11 – LI (Light Industrial District)
<u>Parking requirements:</u> Parking space per 1000 sq ft of customer service- 13 minimum parking spaces All other pertinent UDC sections are required to followed.

STAFF SUMMARY AND ANALYSIS

The petitioner is requesting a variance from UDC Section 2.2.11 from the allowable uses to allow a banquet hall. There is some parking in the front of the building. The petitioner is planning to add parking to rear of the building and landscaping to the property.

The *City of Statesboro 2024 Comprehensive Master Plan* shows this area as a part of the “Redevelopment Area,” which are primarily characterized medium density neighborhood scale development that may be commercial office or mixed-use with some residential. In addition, this area is generally consistent with the Statesboro URP area and is an area where the city shall encourage redevelopment. When redeveloping, the character area incorporates site, landscaping and sign standards to improve function and aesthetics of the surrounding neighborhood.

The request to allow the use of an assemble hall in the LI (light Industrial) zoning district does not specifically align with the comprehensive plan, however it does allow the current underutilize building to be used in a manner that would benefit the neighborhood and the immediate surrounding area. The requested use would be “Lead by Example: Reverse the Trend, a New York based nonprofit. This continues the non-profit use of the building.

ENVIRONMENTAL SITE ANALYSIS

The subject property is in a special flood hazard area, and does contain wetlands. In addition, to the east of the building is a drainage ditch which is maintained by the City.

COMMUNITY FACILITIES AND TRANSPORTATION

Property is connected to city utilities. There is a GDOT project proposed that includes a roundabout at the intersection of Johnson Street and West Main Street, in which will affect the frontage of the property.

ZONING VARIANCE STANDARDS OF REVIEW

The *Statesboro Unified Development Code* provides for the award of variances by the City Council from the zoning regulations. Section 2.7.4 of the *Unified Development Code Ordinance* states that the Mayor and Council shall consider the following criteria:

- 1. There are special conditions pertaining to the land or structure in question because of its size, shape, topography, or other physical characteristic and that condition is not common to other land or buildings in the general vicinity or in the same zoning district;**

Analysis: Yes, property is in a floodway and floodplain. Additionally, to the east of the property is a drainage ditch and to the west is the Norfolk Southern Railroad ROW.

2. The special conditions and circumstances do not result from the actions of the applicant;

Analysis: There are no special conditions or circumstances that resulted from the applicant.

3. The application of the ordinance to this particular piece of property would create an unnecessary hardship;

Analysis: No, petitioner may use the property with allowed permitted uses according to the UDC.

4. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the zoning regulations.

Analysis: No, there would be no substantial detriment to the public good and it would not impair the purposes and intent of the zoning regulations.

5. In analyzing all requests, care should be taken to ensure that development remains consistent with the *Statesboro Comprehensive Plan* and the *Statesboro Zoning Ordinance* and that serve to mitigate negative effects of the use to the surrounding area's character, uses, and zones.

Analysis: The proposed variance of an unpermitted use (assembly hall) in the LI district is not aligned with the Comprehensive Plan, however the goal for this specific area of the city to use underutilize buildings is being fulfilled with this variance request. The allowance of the proposed use, would continue the usage of a building the supports the character of the surrounding area and connected neighborhood.

Based upon review of the proposed use and surrounding area, it's the opinion of Staff that the provided analysis demonstrates the existing building may be used as an assembly hall. Allowing the said use, will continue the existing building to service the neighborhood and surrounding area. Therefore, the proposed variance does meet the review criteria on the Standards of Review.



Subject property: view of the property on the ROW on Johnson Street, facing south.



Subject property: view of the east side property from the ROW on Johnson Street, facing south.



Subject property: view of the west side of the property from the ROW on Johnson Street, facing south.



View of the property west of the subject property, facing southwest.



View of the properties directly north of subject property from the ROW on Johnson Street, facing north.



View of the property to northeast of the subject property from the ROW on Johnson Street, facing northeast.

STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **CONDITIONAL APPROVAL** for **V 26 07-03**. If this petition is approved by the Mayor and City Council, it should be subject to the applicant's agreement to following enumerated condition(s) shall apply:

- (1) Approval of the variance does not grant the right to alter the building without appropriate permitting.
- (2) A Trees and Landscaping plan is required.



City of Statesboro-Department of Planning and Development

ZONING SERVICES REPORT

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V 26-07-04 ZONING VARIANCE REQUEST	
LOCATION:	206 East Grady Street
PETITIONER/REPRESENTATIVE	Fincher & Everett Holdings LLC/ Amber Hunter
EXISTING ZONING:	R-15 (One Household Residential)
PROPOSED ZONING:	N/A
OVERLAYS/DISTRICTS:	N/A
FUTURE LAND USE CLASSIFICATION	Established Residential Neighborhood
TOTAL ACRES:	0.24-acres (10,454.40 sq ft)
PARCEL TAX MAP #:	S29 000121 000
COUNCIL DISTRICT:	District 3 Hendley
EXISTING USE:	Vacant
VARIANCE REQUEST(S):	Variance to the permitted use in R-15 (One-Household Residential) Section 2.2.5-A Table of R-15 District Use Permissions.

Planning Commission: August 4, 2026

City Council: August 18, 2026

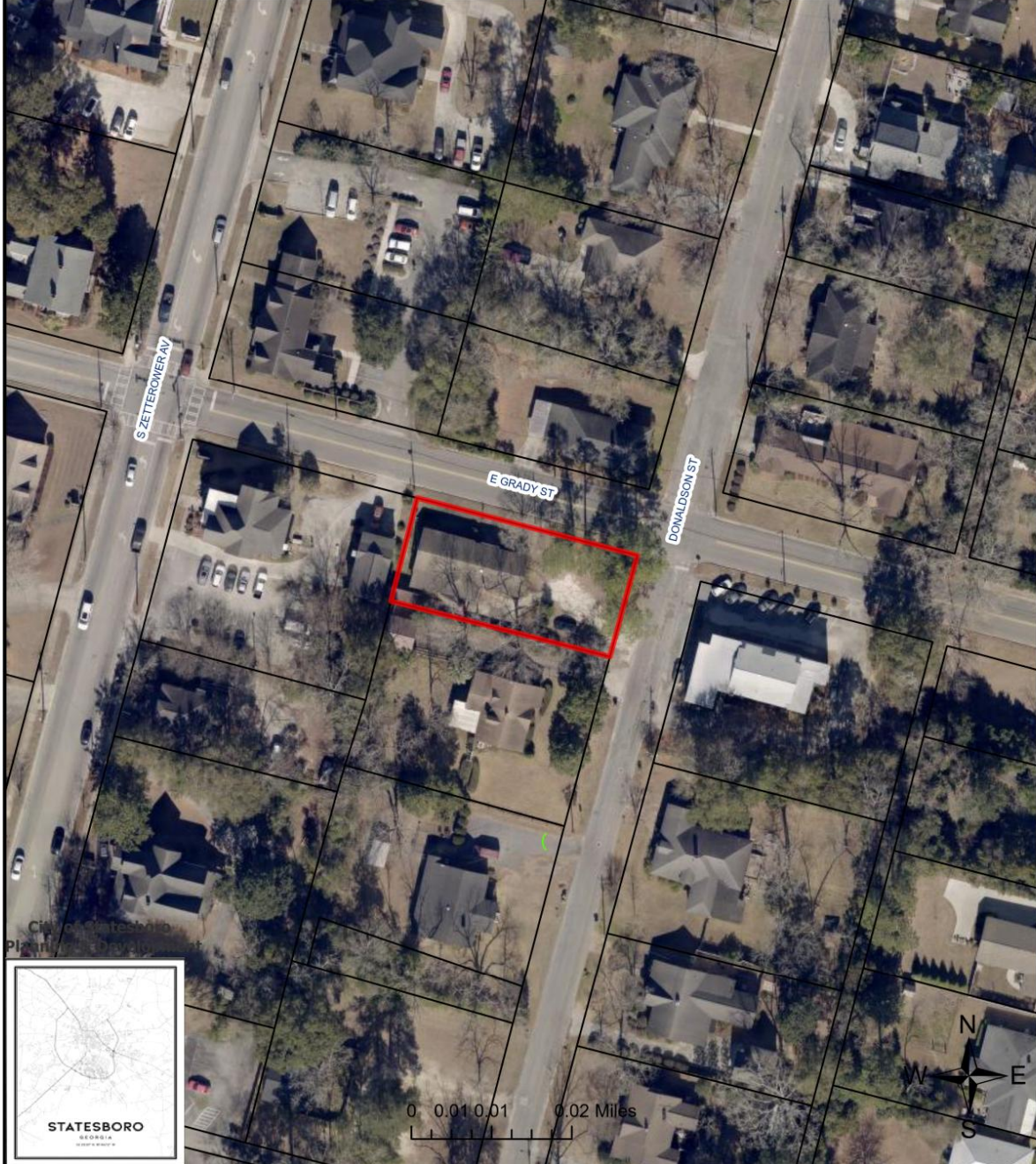
STAFF/PLANNING COMMISSION RECOMMENDATION

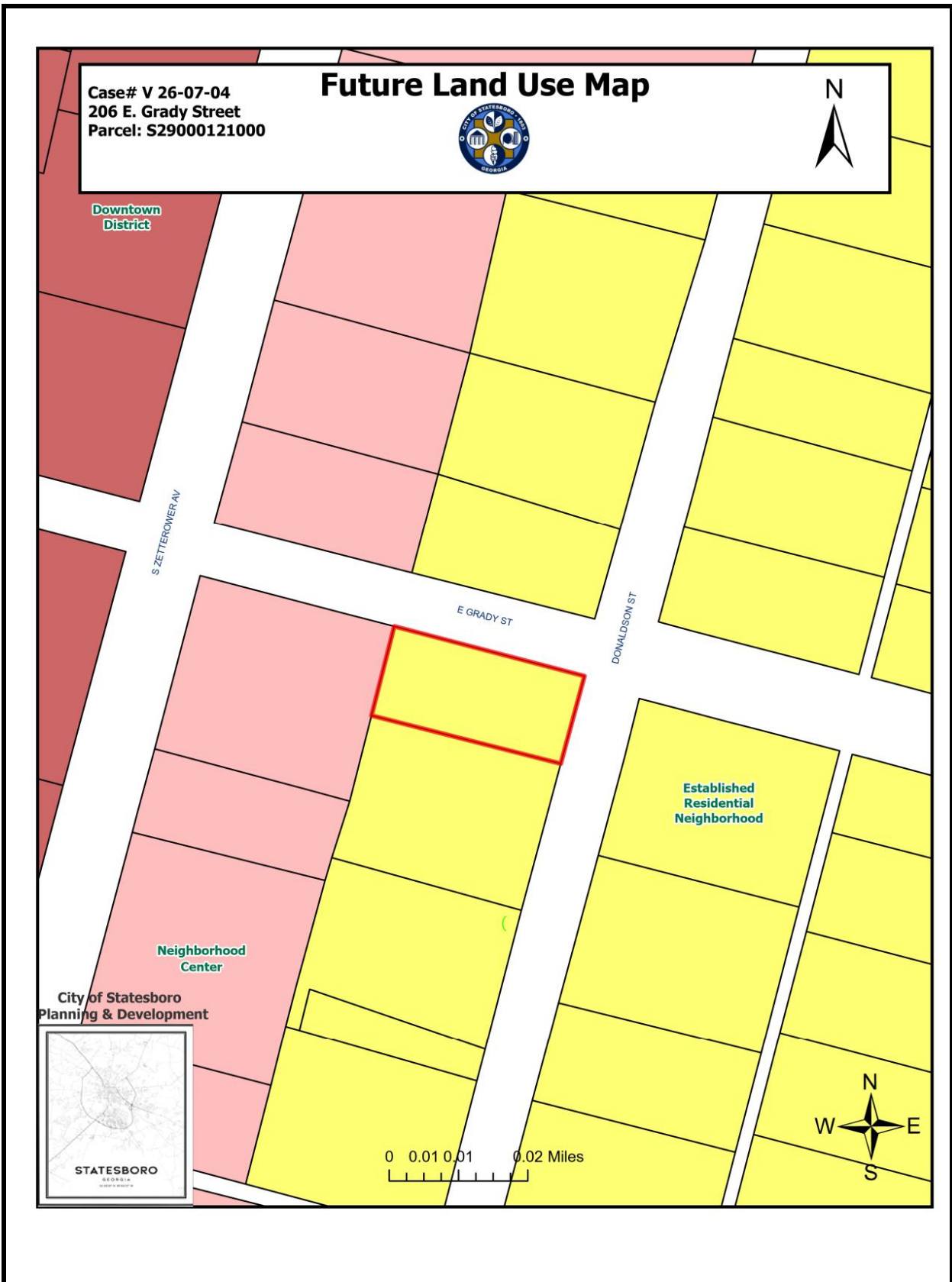
V 26-07-04 CONDITIONAL APPROVAL

DETAILED DISCUSSION
HISTORY
According to the Tax Assessor website the current house was constructed in 1973. Fincher & Everett Holdings LLC purchased the property in 2021. Then in 2022 the building was leased for a business to operate as Esther's Place, which was a non-profit philanthropic use, allowed prior to adoption of the UDC. A new business owner has leased the property. In applying for the business license, it was realized the property does not have the allowable use for the current business.
REQUEST
The petitioner is requesting a Variance from UDC Section 2.2.5 – A of the permitted uses allowing in R-15 (One Household Residential) to allow consultation services.

Case# V 26-07-04
206 E. Grady Street
Parcel: S29000121000

Location Map

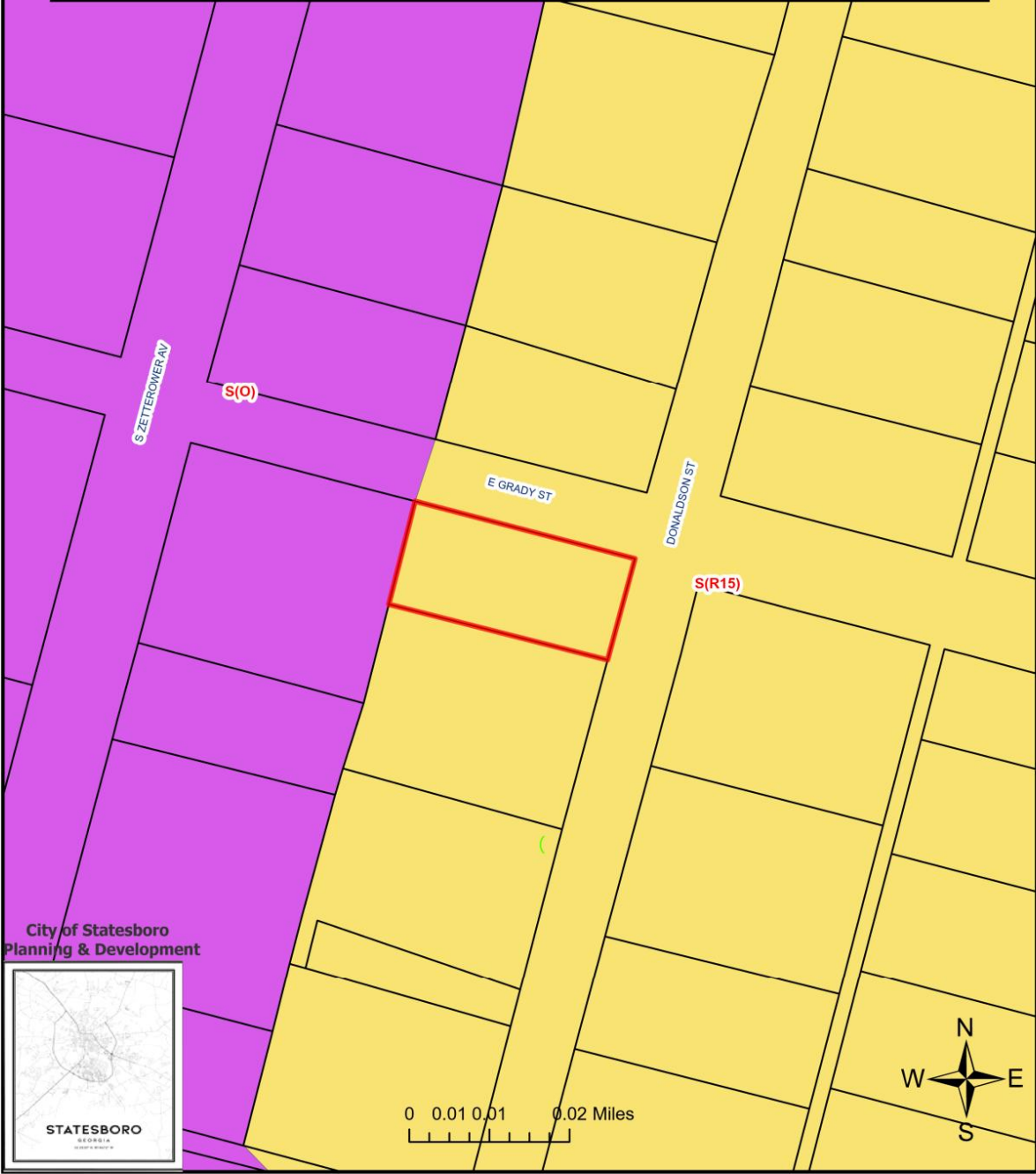




S(R4)

Case# V 26-07-04
206 E. Grady Street
Parcel: S29000121000

Zoning Map



SURROUNDING LAND USES/ZONING		
Location	Zoning Information	Land Use
North	R-15 (One-Household Residential)	Residential
Northeast	R-15 (One-Household Residential)	Residential
East	R-15 (One-Household Residential)	Multi-Family
Northwest	O (Office and Business Offices District)	Medical Facility
Southeast	R-15 (One-Household Residential)	Residential
South	R-15 (One-Household Residential)	Residential
Southwest	O (Office and Business Offices District)	Group Home
West	O (Office and Business Offices District)	Parking lot

SITE CHARACTERISTICS	
Overlay/District	None
Acreage	0.24 - acres
Lot	150 x 70 corner lot East Grady Street and Donaldson Street
Flooding	None on the parcel or nearby.
Wetlands	None on the parcel or nearby.
Easements	None on the parcel or nearby.

SITE DESIGN DETAILS
UDC Section 2.2.5. R-15 (One-Household)
<u>Parking Requirement</u> Dwelling, one household detached – two (2) per dwelling <u>Parking layout and design</u>

Access. All on-site parking must be arranged so that no vehicle is forced to back out on a public street.

Surfacing material. All parking lots and loading areas must be paved with concrete, asphalt, concrete/brick pavers or similar "all weather" surface materials approved by the UDC administrator.

STAFF SUMMARY AND ANALYSIS

The petitioner is requesting a variance from UDC Section 2.2.5 from allowable uses to allow a consultation business. The petitioner is a leasing company, which has leased the property to a local business owner,

The *City of Statesboro 2024 Comprehensive Master Plan* shows this area as a part of the "Neighborhood Center," which are primarily characterized by a blend of low and medium density neighborhood scale development.

The request to allow consultation services is consistent with the comprehensive plan and remains consistent with the character of surrounding area.

ENVIRONMENTAL SITE ANALYSIS

The subject property is not in a special flood hazard area, and does not contain wetlands.

COMMUNITY FACILITIES AND TRANSPORTATION

Property is connected to city utilities.

ZONING VARIANCE STANDARDS OF REVIEW

The *Statesboro Unified Development Code* provides for the award of variances by the City Council from the zoning regulations. Section 2.7.4 of the *Unified Development Code Ordinance* states that the Mayor and Council shall consider the following criteria:

- 1. There are special conditions pertaining to the land or structure in question because of its size, shape, topography, or other physical characteristic and that condition is not common to other land or buildings in the general vicinity or in the same zoning district;**

Analysis: No, there are no special conditions pertaining to the land. However, the building is approaching historic status with almost 50 years since it was constructed in 1973. The proposed use would allow the building to be used with little exterior work and serve the neighborhood.

2. The special conditions and circumstances do not result from the actions of the applicant;

Analysis: No, there are no special conditions or circumstances.

3. The application of the ordinance to this particular piece of property would create an unnecessary hardship;

Analysis: No, petitioner may use the property with allowed permitted uses according to the UDC. However, the petitioner created a hardship for the lessee.

4. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the zoning regulations.

Analysis: No, there would be no substantial detriment to the public good and it would not impair the purposes and intent of the zoning regulations. In addition, R-15 district allows for a home occupation business. It's the opinion of Staff the proposed consultation services would not act beyond the scale of a homebased business, expect for the lessee would not live on the premises.

5. In analyzing all requests, care should be taken to ensure that development remains consistent with the *Statesboro Comprehensive Plan* and the *Statesboro Zoning Ordinance* and that serve to mitigate negative effects of the use to the surrounding area's character, uses, and zones.

Analysis: The proposed variance of an unpermitted use (consultation services) in the R-15 district remains aligned with the Comprehensive Plan's goal for this specific area. Per the UDC home occupations or homebased businesses are allowed as long it does not occupy more than 25% of heated floor area. The lessee would only use the property for the consultation business. The allowance of the proposed use, would continue the usage of a building that supports the character of the surrounding area and connected neighborhood.

Based upon review of the proposed use and surrounding area, it's the opinion of Staff that the provided analysis demonstrates the existing building may be used as a retail space and provide personal services. Allowing the said use, will continue the existing building to service the neighborhood and surrounding area. Therefore, the proposed variance does meet the review criteria on the Standards of Review.



Subject property: view of the property from the ROW on East Grady Street, facing south.



Subject property: view of the east side elevation from the ROW on East Grady Street, facing south.



Subject property: view of the east side elevation from the ROW on Donaldson Street, facing west.



View of the property to the east of the subject property from the ROW on East Grady Street, facing east.



View of the property to the west of the subject property from the ROW on East Grady Street, facing west.



View of the property to the north of the subject property from the ROW on East Grady Street, facing north.

STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **CONDITIONAL APPROVAL** for **V 26 07-04**. If this petition is approved the following enumerated condition(s) shall apply:

1. Approval of the variance does not grant the right to alter the building without appropriate permitting.



ZONING SERVICES REPORT

P.O. Box 348
Statesboro, Georgia 30458

(912) 764-0630
(912) 764-0664 (Fax)

RZ 26-07-05 ZONING MAP AMENDMENT	
LOCATION:	6539 Burkhalter Road
PETITIONER/REPRESENTATIVE	4am Development LLC/Thomas & Hutton-John Paul Moore
EXISTING ZONING:	R-4 (High Density Residential District)
PROPOSED ZONING:	O (Office and Business Office District)
OVERLAYS/DISTRICTS:	N/A
FUTURE LAND USE CLASSIFICATION	Developing Neighborhood
TOTAL ACRES:	26.94-acres (1,173,506.4 sq ft)
PARCEL TAX MAP #:	108 000001 000
COUNCIL DISTRICT:	District 5 (Barr)
EXISTING USE:	Vacant
PROPOSED USE:	Data Center

Planning Commission: August 4, 2026

City Council: August 18, 2026

STAFF/PLANNING COMMISSION RECOMMENDATION
<u>RZ 26 07-05 CONDITIONAL APPROVAL</u>

DETAILED DISCUSSION

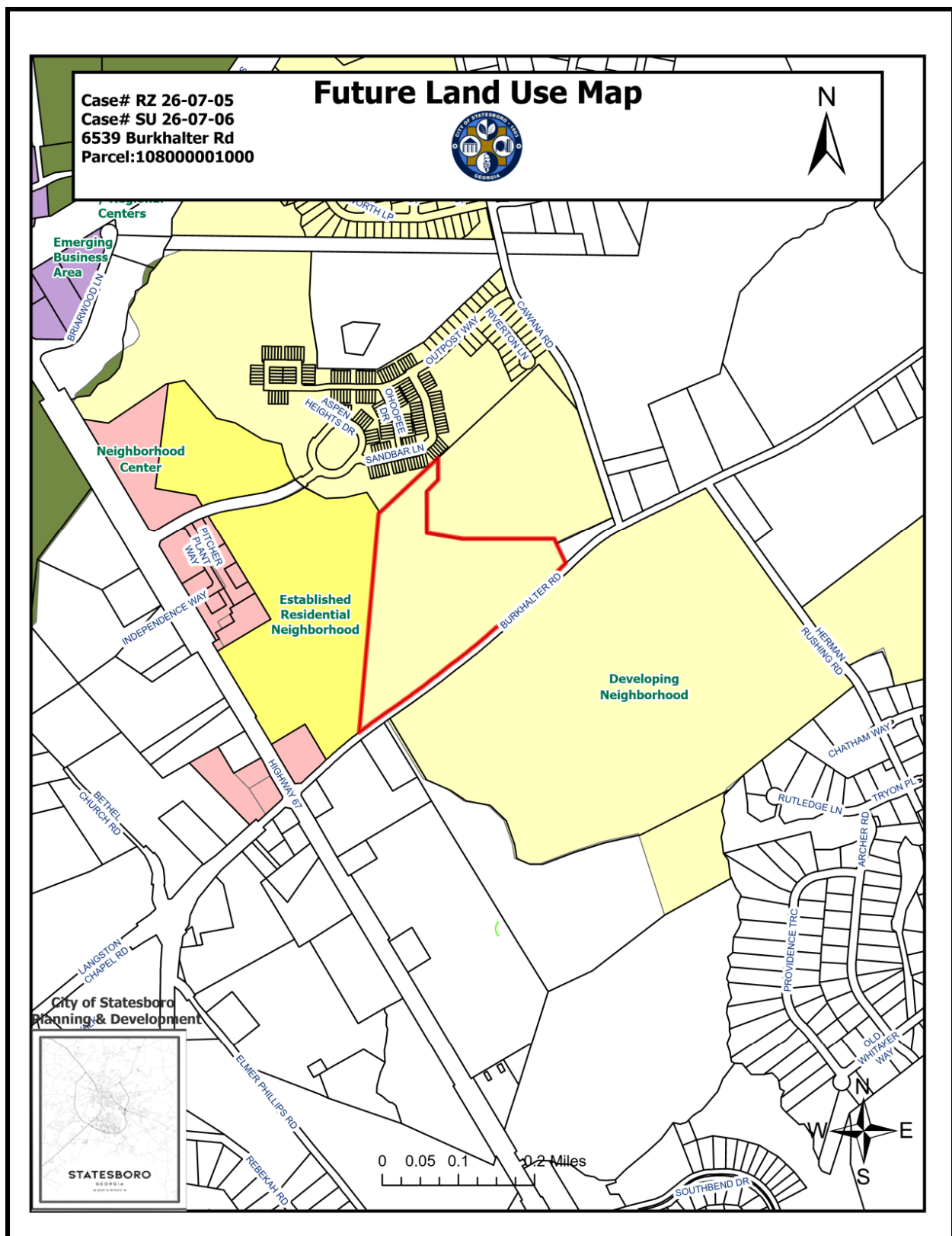
HISTORY

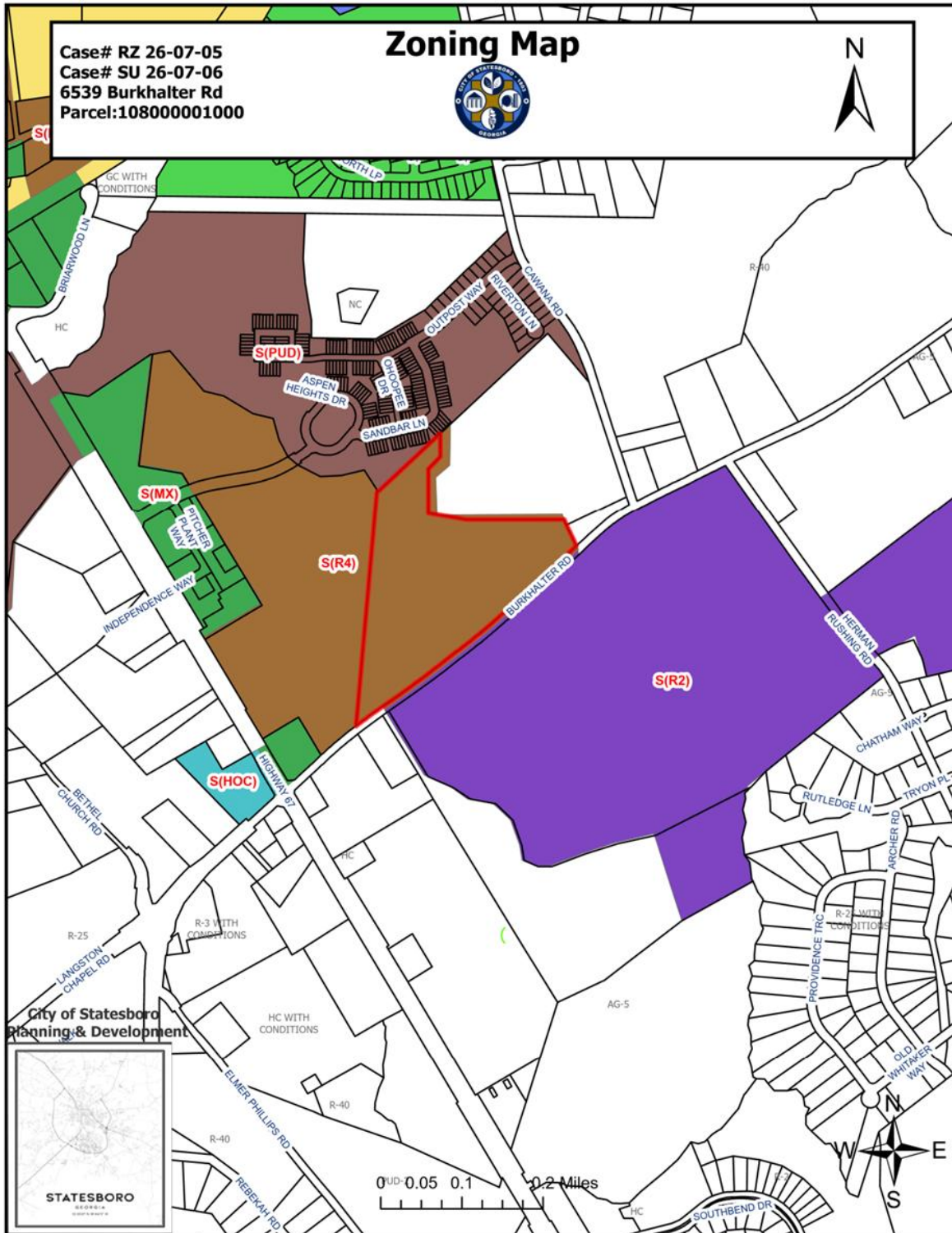
The property is mostly vacant, there is a historic house on the property that is circa 1930. According to topographic and historic maps the property has been a farm since the 1930s. The property was annexed and rezoned in 2023 (AN 23-11-05 and RZ 23-11-06). It was rezoned to a R-4 (High Density residential) with a proposed project consisting of a series of cottage courts. There was an electricity easement running across the property that since has been abandoned and the newer electricity lines (GAPOWR easement) run along the northeast portion of the property.

REQUEST

The applicant is requesting a Zoning Map Amendment for the property located 6539 Burkhalter Road from R-4 High Density residential) to O (Office and Business Office District). The Zoning Map Amendment request is for one parcel of 26.49-acres and is proposed for a data center.







SURROUNDING LAND USES/ZONING		
Location	Zoning Information	Land Use
North	PUD (Planned Unit Development)	Residential
Northeast	R-40 (Single Family Residential)	Bulloch County- Solar Panel Farm
East	R-40 (Single Family Residential)	Bulloch County
Northwest	PUD (Planned Unit Development)	Residential
Southeast	R-2 (Townhouses Residential District)	Residential
South	R-2 (Townhouses Residential District)	Residential
Southwest	HC (Highway Commercial)	Bulloch County
West	PUD (Planned Unit Development)	Residential

SITE CHARACTERISTICS	
Overlay/District	None
Acreage	26.94-acres
Lot	1874 ft x roughly 1148 ft
Flooding	The property is not in a floodway or in a floodplain.
Wetlands	There are some wetland areas on the property.

CONCEPT PLAN



SITE DETAILS

Site Design and Layout

The proposed project consists of a total 26.94-acres comprising with the following:

Data center building

The proposed data center building consists of a two-story building measuring about 115,000 sq ft. per floor.

Roadways and Access

The proposed project has one (1) planned access off Burkhalter Road. With a thirty (30) foot interior driveway that would circle the entire building. Parking would be situated on the west side of the building.

Infrastructure/Public Utilities

The proposed project would consist of one (1) detention pond and a 32,000 sq ft substation.

SITE DESIGN DETAILS

O (Office and Business Office District)

Parking requirement:

- Other Business or Professional Offices
- One (1) per 1,000 square feet of total floor area.

Design details specifically for the Data Center will be reviewed under the Special use Permit application at a later time.

STAFF SUMMARY AND ANALYSIS

The subject site is a vacant lot that the petitioner is requesting to rezone from R-4 (High- Density Residential District to O (Office and Business District).

The *City of Statesboro 2024 Comprehensive Master Plan* shows this area as part of the “*Developing Neighborhood*,” which is an area primarily residential areas that may contain a mix of single-family homes, townhouses, or other low to medium density residential developments. Neighborhood-serving commercial development may also be located within this area.

The O (office and Business District) is listed in the Comprehensive Plan as a compatible zoning for this area. Therefore, the request aligns with the Comprehensive Plan.

ENVIRONMENTAL SITE ANALYSIS

The subject property does have wetlands. Currently under review by the U.S Army Corps of Engineers for proposed on site impacts.

COMMUNITY FACILITIES AND TRANSPORTATION

The subject property is currently not serviced by City Water. However, there is a 12" water main and a 6" sewage line available nearby. There is also an 8" natural gas main is available on Burkhalter Road.

ZONING MAP AMENDMENT STANDARDS FOR DETERMINATION

The Unified Development Code permits a zoning amendment subject to conditions if "approved by the mayor and city council based upon findings that the use is consistent with adopted plans for the area and that the location, construction, and operation of the proposed use will not significantly impact upon surrounding development or the community in general."

The Zoning Procedures Law, specifically the "Steinberg Criteria" provides minimum standards for local governments to consider in the rezoning of properties. Those standards are as follows:

1. Will the zoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby property?

Analysis: Yes, rezoning the property to Office and Business District is suitable.

2. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?

Analysis: No, the Office and Business would not adversely affect the existing use or usability of adjacent or nearby properties.

3. Does the property to be rezoned have a reasonable economic use as currently zoned?

Analysis: Yes, however the previous proposed of multi-family house would add additional traffic to already congested intersection of Burkhalter Road, Cawana Road and Fair Road.

4. The relative gain to the public, as compared to the hardship imposed upon the property owner.

Analysis: The site is within the Developing Neighborhood as categorized in the Comprehensive Plan.

5. 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?

Analysis: no, there are no existing or changing conditions affecting the use and development of the property.

6. Does the zoning proposal conform to the Long-Range Land Use Plan of the Municipality?

Analysis: It is Staff's opinion that the project could be beneficial as part of the Long-Range Use Plan.

Based upon review of the proposed use and surrounding area, it's the opinion of Staff that the provided analysis is demonstrating the zone is appropriate for this area limiting the addition of further traffic. Nonetheless, future development patterns might be interrupted by the addition of the data center.

MITIGATING FACTORS

- Per the UDC, the site is required to provide additional setbacks, buffers and screening adjacent to residential use and other non-residential uses.
- The intended data center proposes a water-based cooling system utilizing a closed-loop system.
- Applicant has provided a water management plan indicating:
 - Average daily makeup water (cooling system) 30 to 100GPD
 - Peak daily demand (cooling and domestic) 1,000 GPD
 - Projected monthly average 12,000 GPD
- The traffic would be substantially less compared to the previous multi-family project. The traffic study for that project was provided by the applicant.
- The Special Use Permit application shall be separate from the Zoning Map Amendment.



Subject property: view of the property from the ROW on Burkhalter Road, facing north.



Subject property: view of the east side of the property from the ROW on Burkhalter Road, facing northeast.



Subject property: view of the west side of the property from the ROW on Burkhalter Road, facing northwest.



Subject property: view of the of property running along the solar farm to the northeast, facing north.



View of the property (new subdivision) directly south of the subject property on the ROW on Burkhalter Road, facing south.



View of the property (entrance to the new subdivision) south of the subject property on the ROW on Burkhalter Road, facing southwest.

STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **CONDITIONAL APPROVAL of RZ 26-07-05**. If this petition is approved the following enumerated condition(s) shall apply:

- (1) In accordance with the previously approved Traffic Impact Analysis and Annexation, the applicant must dedicate 10 feet of property to the City for the completion of necessary traffic improvements along the frontage of Burkhalter Road.