

Statesboro, Georgia

Land Use and Data Centers





Data Centers have taken center stage in our country, county, and City. Citizens have a right to be concerned with anything that they feel may impact their community, their homes, their health, and their children's health. We recognize and acknowledge the concerns.

Today, this presentation is not a recommendation to the Mayor and Council. The purpose is simply to lay out how we got here and the facts of what City staff has been doing as it relates to Data Centers.



The City has spent a considerable amount of time reading and learning about Data Centers. We have read articles, watched webinars, and we have visited facilities in Social Circle and Alpharetta, Georgia. We continue even today to read every new article or white paper on the topic.



In September 2025, the City and Bulloch County were invited to meet with the Development Authority staff to discuss the subject of Data Centers. The meeting was not because we were recruiting a Data Center, it was the growing topic of consideration. The Development Authority offered to assist in gaining knowledge.



On October 21, 2025, Director of Planning and Development, Justin Williams, presented a report on Data Centers during a City Council Work Session. Council directed staff to organize a tour to visit Data Centers.



About 3 years ago the City of Statesboro began to see an explosion of interest in housing developments. The interest co-insides with the Hyundai announcement in May 2022 and Bulloch County's new subdivision ordinance.

The City of Statesboro approved more than 6000 new housing units; single family, multi-family, townhomes, and cottage courts. About 50 percent of the approved units have gone vertical. The expectation is the housing would be built over the next 10 years.

Many of the housing units were proposed for the Burkhalter Corridor.



The owner of the 26 acres on Burkhalter Road approached the staff about considering an alternate use for the property due to a concern of a surplus of housing units. City staff and the Director of Planning and Development began the process of considering the request.



The City's research took City staff, Mayor, and Council on a field trip to gain further knowledge with the assistance and guidance of the Development Authority of Bulloch County. We toured Social Circle and Alpharetta, Georgia in January 2026.

The Planning and Development Director drafted an ordinance related to Data Centers in the Fall of 2025. The City ordinance prohibits the construction of a Hyperscale Data Center in the City Limits. It does not allow for campuses greater than 50 acres.

After gaining further knowledge, the Director felt comfortable in recommending the Office Zoning for the 26 acres on Burkhalter Road.



Land Use Recommendation

Burkhalter Property was zoned R-4 (multi-family).

Landowner requested office zoning.

R-4 Zoning vs. Office/Business Zoning

- Office Zoning is compatible with residential zoning.
- Office serves as a buffer for residential zoning.
- Burkhalter Road is a two lane road today and is heavily travelled.
- Next 3 to 5 years, Burkhalter will become a 4 or 5 lane road.
- Currently Burkhalter carries 5,270 cars per day.

There is an assumption that Data Centers seem most appropriate in Industrial Zones. Research indicates otherwise. Data Centers in Alpharetta are located next to hotels and housing complexes. Staff's research provided the context for the office land use recommendation. Scale is the distinguishing element.



Land Use versus Special Use Permit

Now that land use has been established, staff will do an extensive analysis of the end user once the application is received. The Planning Board will review the Special Use Permit and will provide a recommendation to the City Council. The Statesboro City Council will make the final decision on the Special Use Permit.



What is the benefit from a Data Center locating in this community?

- The Data Center would be new investment and tax base for the City of Statesboro.
- As City Manager, I am charged with managing the City's finances and identifying new revenue sources to continue to grow the City and our services.
- A Data Center would provide construction jobs and an estimated 9 to 12 full time jobs once built.
- Data Center would demand minimum use of City services and the school system due to the limited full time employees.

The Federal Reserve beige book, shows Data Centers as an economic driver in the construction, manufacturing, transportation, and labor markets.



LOCI Fiscal Impact Analysis for the City of Statesboro over the next 10 years.

- \$21.8 Million additional revenue based on tax revenue. Net \$16.9 Million
- \$28.85 Million to Bulloch County. Net \$22.3 Million.
- \$26.3 Million to Bulloch County Board of Education. Net \$20.4 Million
- New tax base revenue.
- New City expenses due to Data Center - \$35 Thousand over 10 Years.
- New Bulloch County expenses due to Data Center - \$139 Thousand over 10 Years.

Not included in this is the additional franchise fees, estimated at \$1 Million for the City per year. These are additional funds to the City's general fund.

Property taxes last year accounted for 30% of the City's general fund budget.

Positive financial impact certainly causes the City to look into the potential for a Data Center that might consider Statesboro.



City Staff, and I am confident that I can say this on behalf of the Mayor and Council, would never recommend or approve anything for our City that would be detrimental to our community and our quality of life.

The City may never have the opportunity to host a Data Center; however, it is important for our Mayor and Council and citizens to be able to make informed decisions.



Questions?