



RZN-24-44

Rezoning Application

Status: Active

Submitted On: 6/21/2024

Primary Location

0

Owner

Applicant

Emily Brogdon

912-999-1808

eeb@mccorklejohnson.com

319 Tattnall Street
Savannah, Georgia 31401

Staff Review

Planning Board Meeting Date*

08/13/2024

Board of Commissioner Meeting Date*

09/03/2024

Notification Letter Description *

commercial and industrial uses.

Map #*

415

Parcel #*

30

Staff Description

AR-1 to B-3 & LI

Georgia Militia District

9

Commissioner District*

2nd

Public Notification Letters Mailed

07/15/2024

Board of Commissioner Ads

08/14/2024

🔒 Planning Board Ads

07/17/2024

🔒 Request Approved or Denied

—

🔒 Plat Filing required* [?](#)

Yes

Applicant Information

Who is applying for the rezoning request?*

Agent

Applicant / Agent Name*

Robert L. McCorkle, III

Applicant Email Address*

rlm@mccorklejohnson.com

Applicant Phone Number*

912-232-6141

Applicant Mailing Address*

319 Tattnell Street

Applicant City*

Savannah

Applicant State & Zip Code*

Georgia 31401

Property Owner Information

Owner's Name*

MS2 Farms, LLC

Owner's Email Address*

ttindall@cnesa.com

Owner's Phone Number*

6785764509

Owner's Mailing Address*

108 Central Boulevard

Owner's City*

Guyton

Owner's State & Zip Code*

Georgia 31312

Rezoning Information

How many parcels are you rezoning?*

1

Present Zoning of Property*

AR-1 (Agricultural Residential 5 or More Acres)

Proposed Zoning of Property*

B-3 (Highway Commercial)

Map & Parcel *

415-30

Road Name*

Blue Jay Road and Effingham Parkway

Proposed Road Access* 

Effingham Parkway

Total Acres *

259.33

Acres to be Rezoned*

188.2

Lot Characteristics *

Proposed Zoning: AR-1, I-1, B-3.

Lot Characteristics: Large irregular shaped lot bifurcated by Effingham Parkway

Water Connection *

Public Water System

Name of Supplier*

Municipal Water

Sewer Connection

Public Sewer System

Name of Supplier*

Municipal Sewer

Justification for Rezoning Amendment *

Zoning is an expansion of existing industrial zoning adjacent to the subject property and in the area. The subject property is accessible from the new Effingham Parkway, which is a designated truck corridor, splitting the subject property into two parcels. We have divided the request into multiple zones as shown on the plat in order to be sensitive to adjacent parcels and minimize impact.

List the zoning of the other property in the vicinity of the property you wish to rezone:

North*

AR-1

South*

I-1

East*

I-1

West*

AR-1

Describe the current use of the property you wish to rezone.*

Agriculture

Does the property you wish to rezone have a reasonable economic use as it is currently zoned?*

No. The property is now bifurcated by Effingham Parkway and the surrounding property to the south and east has been rezoned I-1 for the Effingham County Industrial Authority. The addition of commercial and warehousing uses is appropriate.

Describe the use that you propose to make of the land after rezoning.*

A mix of commercial and warehousing based on surrounding property uses and access. A portion of the property will remain AR-1.

Describe the uses of the other property in the vicinity of the property you wish to rezone?*

A mix of large residential and agricultural to the north and west, and industrial warehousing to the south and east.

Describe how your rezoning proposal will allow a use that is suitable in view of the uses and development of adjacent and nearby property?*

Applicant has divided up the property into zones to create buffers along residential areas and provide commercial along Effingham Parkway.

Will the proposed zoning change result in a use of the property, which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?*

No. The commercial and warehousing uses will access via Effingham Parkway. Adequate utilities are available.

Digital Signature*

Robert L. McCorkle, III

Jun 21, 2024

SURVEYOR'S CERTIFICATE

THIS PLAT IS EXEMPT FROM REVIEW BY THE GOVERNING AUTHORITY BECAUSE IT IS A REITRACEMNT SURVEY.

O.C.G.A. Section 15-8-87 (3)(3)(10)
 This plat is a retrace of an existing parcel of land and does not, subdivide or create a new parcel or make any change to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which defined the parcel or parcels are stated herein. The recording information of the documents, maps, plats, or other instruments which defined the parcel or parcels are stated herein. The recording information of the documents, maps, plats, or other instruments which defined the parcel or parcels are stated herein. The recording information of the documents, maps, plats, or other instruments which defined the parcel or parcels are stated herein.



LAND SURVEYOR _____ DATE _____

NOTES:

1. FIELD B.O.C. - 1" IN 13,049'
2. PLAT E.O.C. - 1" IN 534,147' (AVERAGE)
3. ANGULAR ERROR - 5.21" PER POINT
4. ADJUSTMENT METHOD - COMPASS ADJUSTMENT
5. EQUIPMENT USED : 10" THEODOLITE
100' STEEL TAPE
E.O.M.
6. CERTIFICATE OF AUTHORIZATION # - LSF000094
7. CURRENT OWNERS ARE SUB NBASB EXLEY & SHANNON NBASB, EFFINGHAM COUNTY PARCELS NUMBERS: 04150030 & 04150036.
8. SUBJECT PROPERTY PLAT REFERENCES: PLAT BOOK F PAGES 99, & PLAT BOOK B PAGES 138.
9. COORDINATES SHOWN ARE STATE PLANE COORDINATES, NAD 83, AS PER SURVEY GRADE GPS OBSERVATIONS.

LEGEND

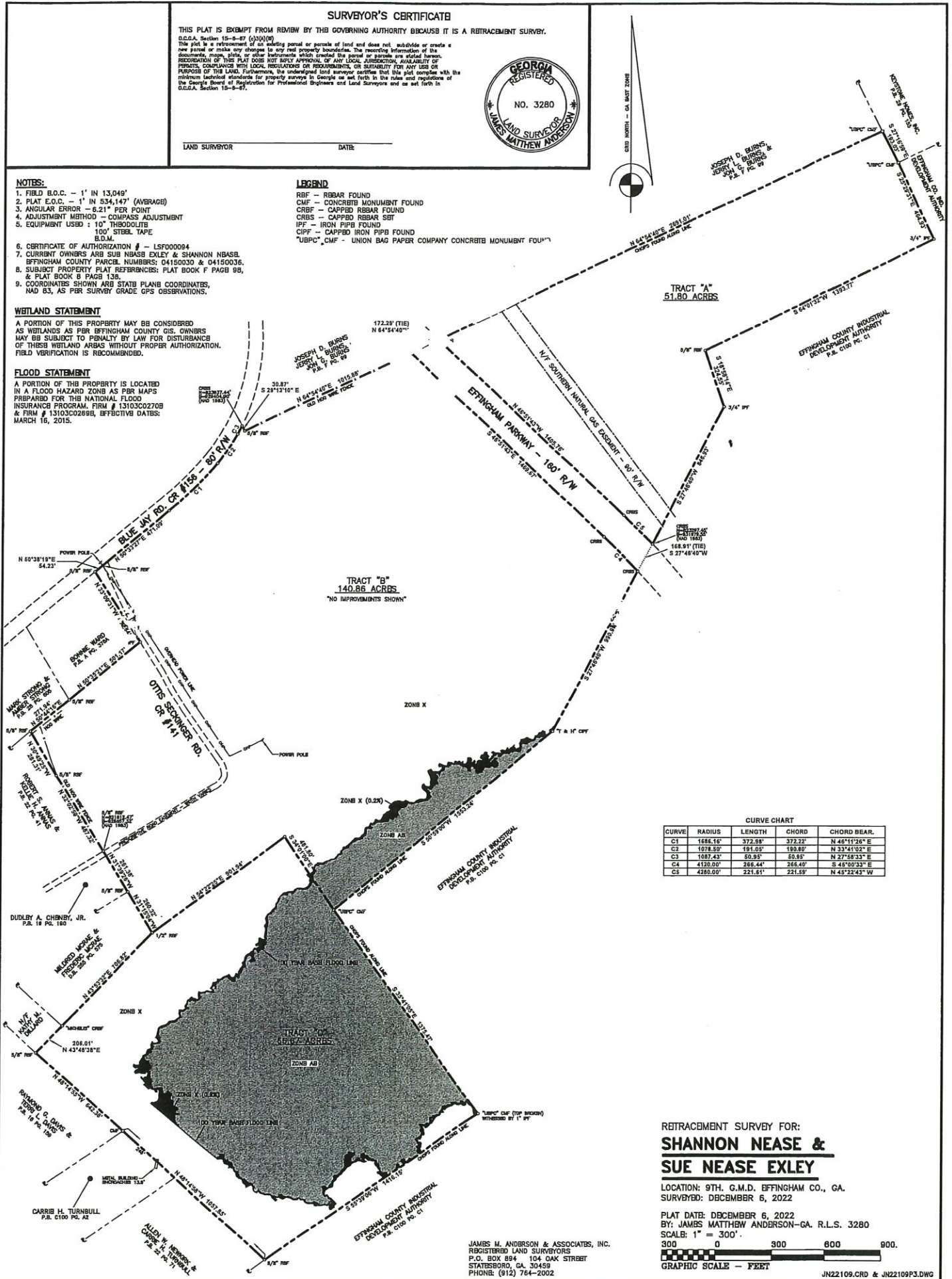
- RBF - REBAR FOUND
- CMF - CONCRETE MONUMENT FOUND
- CRBF - CAPPED REBAR FOUND
- CRIS - CAPPED REBAR SET
- IPF - IRON PIPE FOUND
- CIFF - CAPPED IRON PIPE FOUND
- "UBPC" CMF - UNION BAG PAPER COMPANY CONCRETE MONUMENT FOUND

WETLAND STATEMENT

A PORTION OF THIS PROPERTY MAY BE CONSIDERED AS WETLANDS AS PER EFFINGHAM COUNTY GIS. OWNERS MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE OF THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION. FIELD VERIFICATION IS RECOMMENDED.

FLOOD STATEMENT

A PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD ZONE AS PER MAPS PREPARED FOR THE NATIONAL FLOOD INSURANCE PROGRAM, FIRM # 13103C0270B & FIRM # 13103C0269B, EFFECTIVE DATES: MARCH 16, 2015.



CURVE CHART

CURVE	RADIUS	LENGTH	CHORD	CHORD BEAR.
C1	1688.16'	372.98'	372.32'	N 46°11'26" E
C2	1078.50'	191.05'	189.89'	N 33°41'02" E
C3	1087.43'	50.89'	50.85'	N 27°58'33" E
C4	4120.00'	266.44'	266.40'	S 45°00'33" E
C5	4280.00'	221.61'	221.59'	N 45°22'43" W

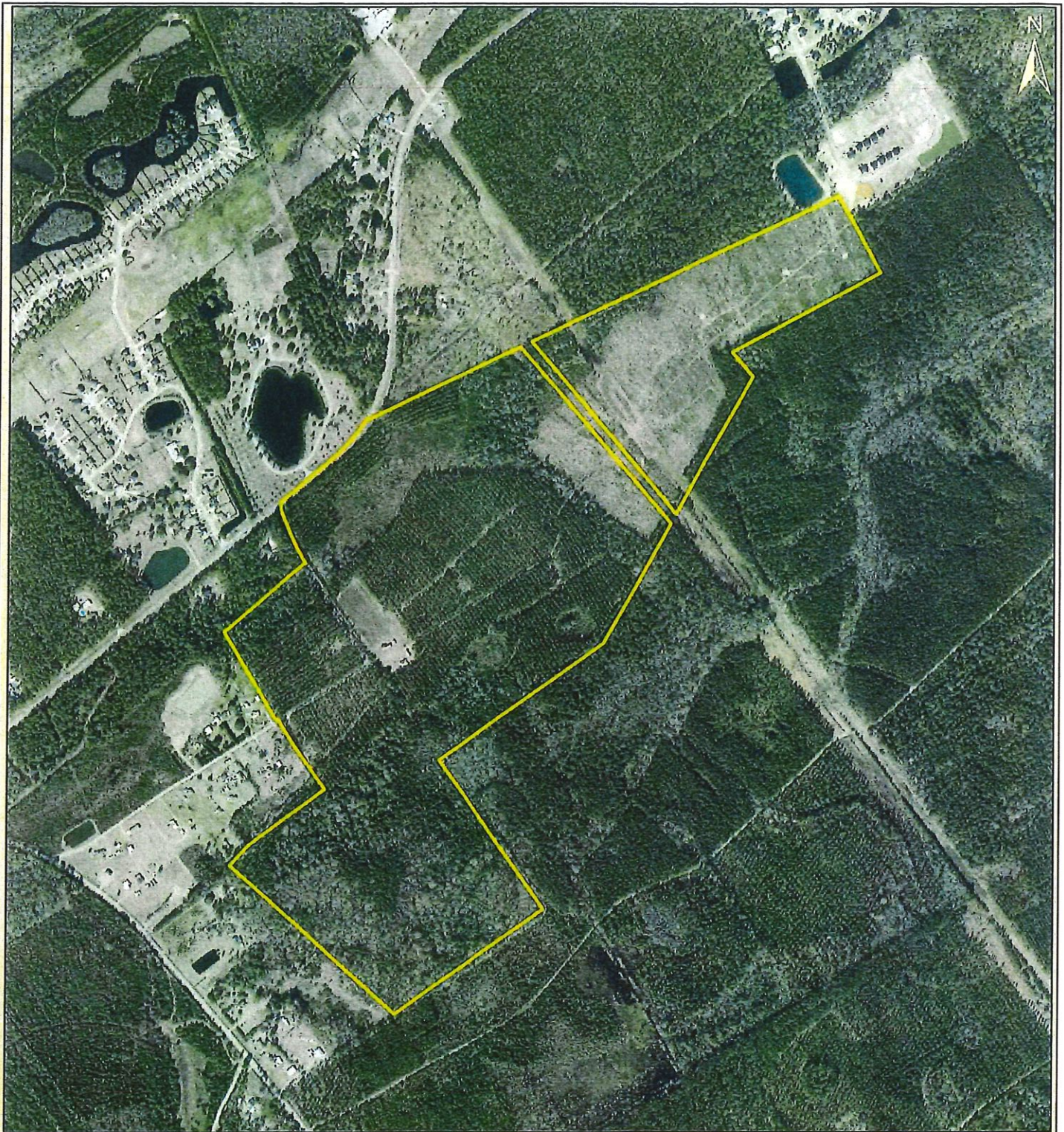
**REITRACEMNT SURVEY FOR:
 SHANNON NEASE &
 SUE NEASE EXLEY**

LOCATION: 9TH, G.M.D. EFFINGHAM CO., GA.
 SURVEYED: DECEMBER 6, 2022

PLAT DATE: DECEMBER 6, 2022
 BY: JAMES MATTHEW ANDERSON-GA. R.L.S. 3280

SCALE: 1" = 300'
 300 0 300 600 900.
 GRAPHIC SCALE - FEET

JAMES M. ANDERSON & ASSOCIATES, INC.
 REGISTERED LAND SURVEYORS
 P.O. BOX 894 104 OAK STREET
 STATESBORO, GA. 30459
 PHONE: (912) 764-2002



 Project Limits

sligh environmental consultants, inc.
31 Park of Commerce Way, Suite 200B
Savannah, Georgia 31405
phone: (912) 232-0451
fax: (912) 232-0453

Aerial Photograph Exley - Nease Property Effingham County, Georgia

0 500 1,000
Feet
Scale: 1 inch = 1,000 feet

Exhibit Date: May 30, 2023

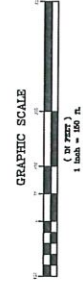
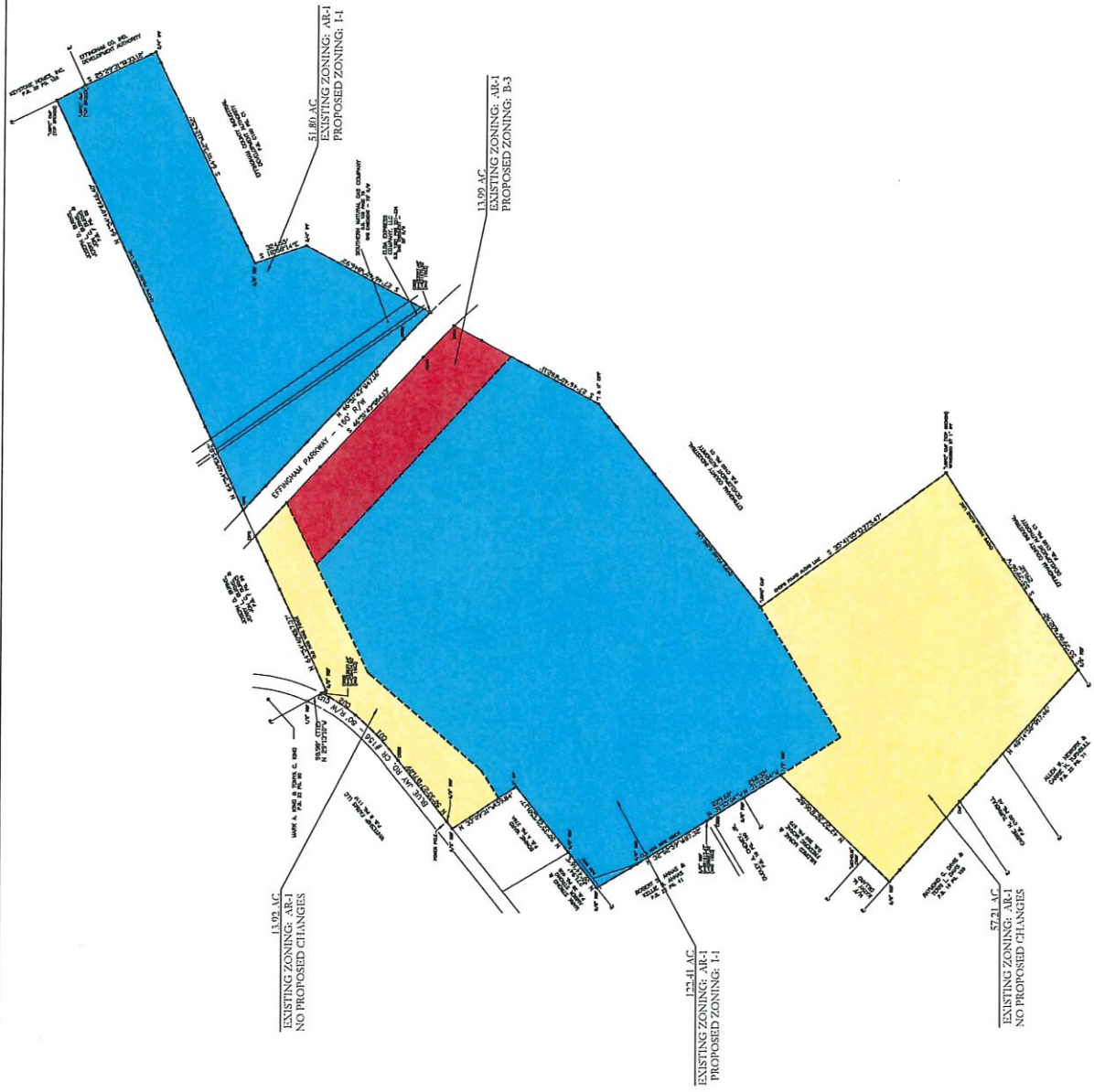
Drawn by: TCT

Reviewed by: DJP

Job Number: 01-23-030

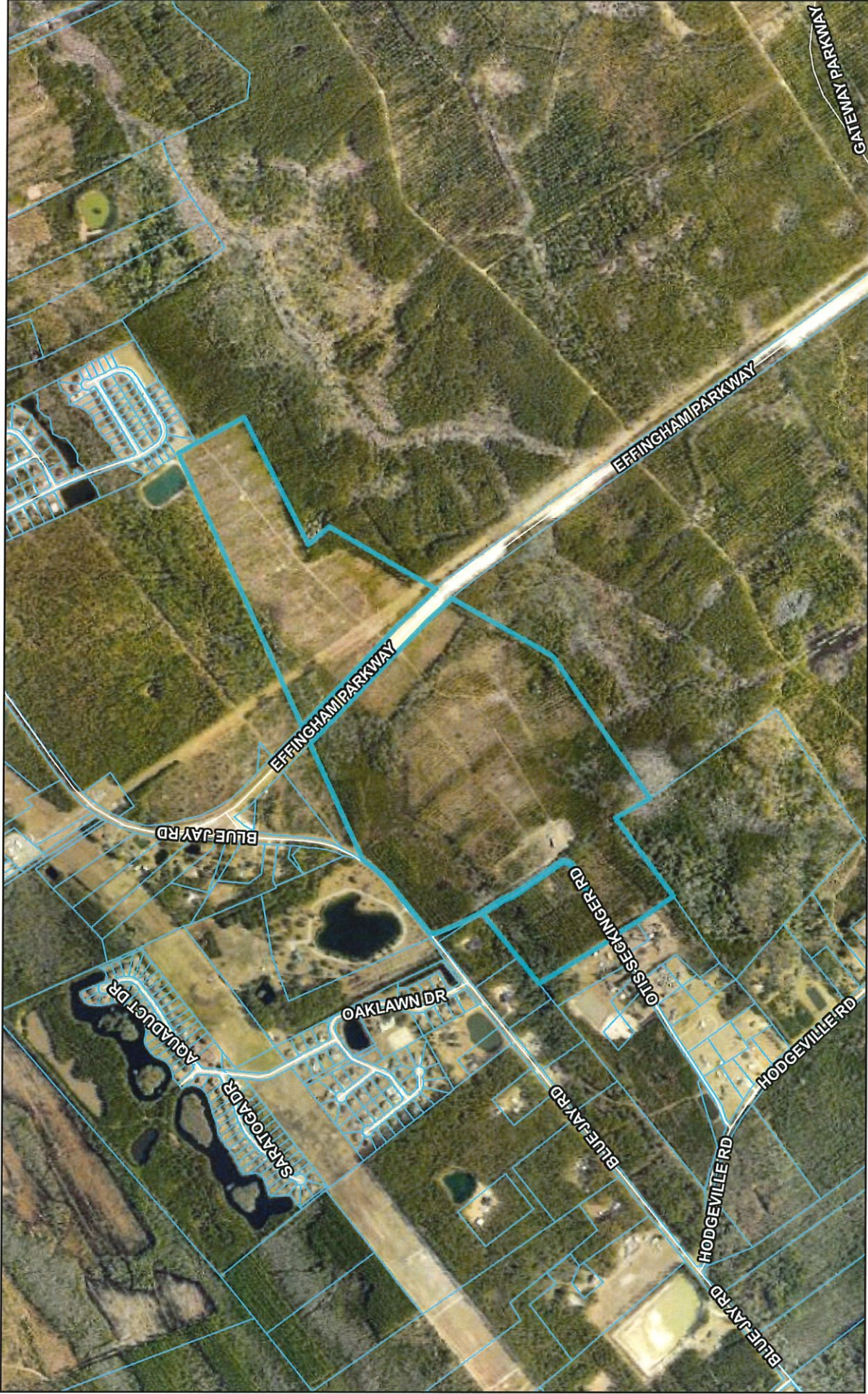
EXHIBIT OF
NEASE-EXLEY TRACT
FOR MS2 FARMS, LLC
EFFINGHAM COUNTY, GA
JULY 12, 2023

KC PROJECT # 230000.000
ZONING EXHIBIT



K Kern & Co., LLC
 Consulting Engineers • Land Surveyors • Land Planners
 1000 Peachtree Street, N.E., Suite 1000
 Atlanta, Georgia 30309
 Phone: (404) 525-4400 Fax: (404) 525-4405 Email: info@kernco.com

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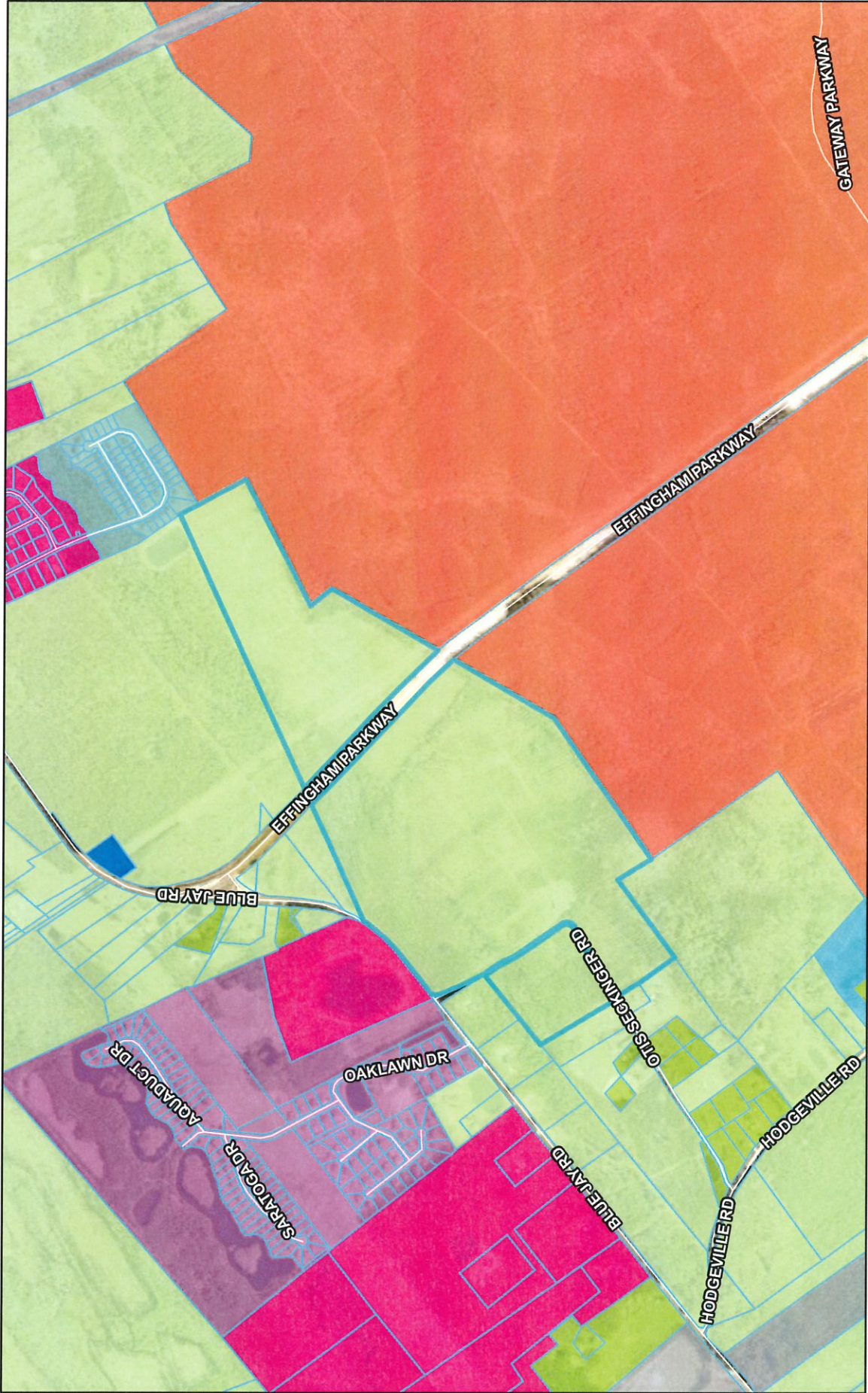
6/24/2024

Roads  Tax Parcels

Map-Parcel Ids (PINs)

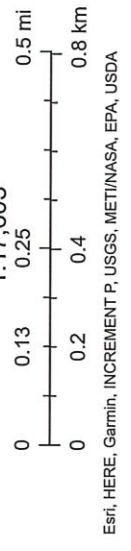
1:17,605
0 0.13 0.25 0.4 0.5 mi
0 0.2 0.4 0.8 km
Esri, HERE, Garmin, INCREMENT P, USGS, METINASA, EPA, USDA

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6/24/2024

1:17,605



- Roads
- Map-Parcel Ids (PINs)
- Tax Parcels
- Effingham County Zoning
 - I-1
 - R-6
 - AR-1
 - AR-2
 - R-1
 - B-2
 - B-3
 - PD
 - Other

Esri, HERE, Garmin, INCREMENT P, USGS, METINASA, EPA, USDA