



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 or parcels of land and does not, subdivide or create a new parcel or parcels any different 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 NBABS EXLEY & SHANNON NBABS.
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

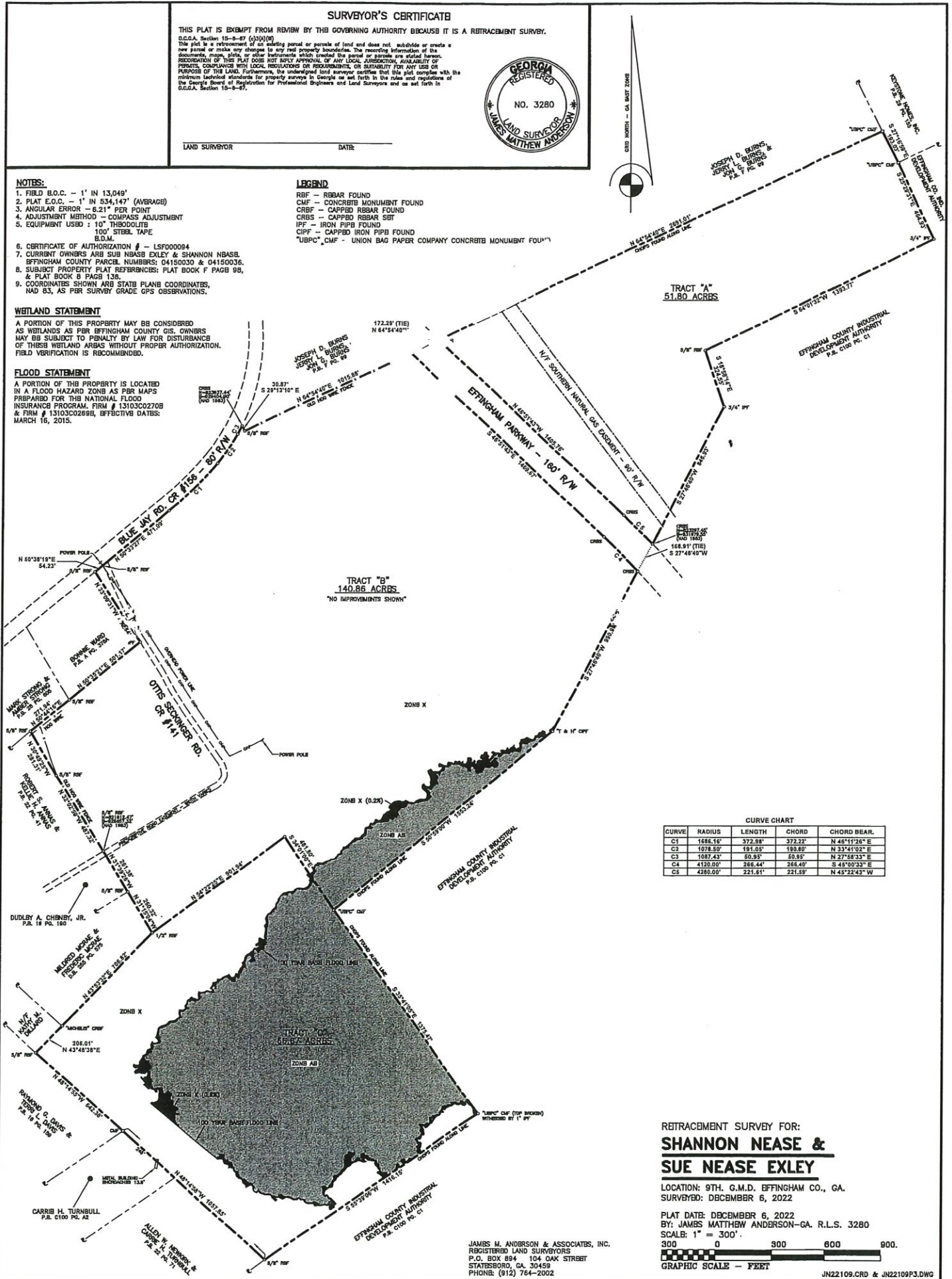
- RBF - REBAR FOUND
- CMF - CONCRETE MONUMENT FOUND
- CRBF - CAPPED REBAR FOUND
- CRIS - CAPPED REBAR SET
- IPF - IRON PIPE FOUND
- CIPF - CAPPED IRON PIPE FOUND
- "UBPC" CMF - UNION BAG PAPER COMPANY CONCRETE MONUMENT FOUND

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

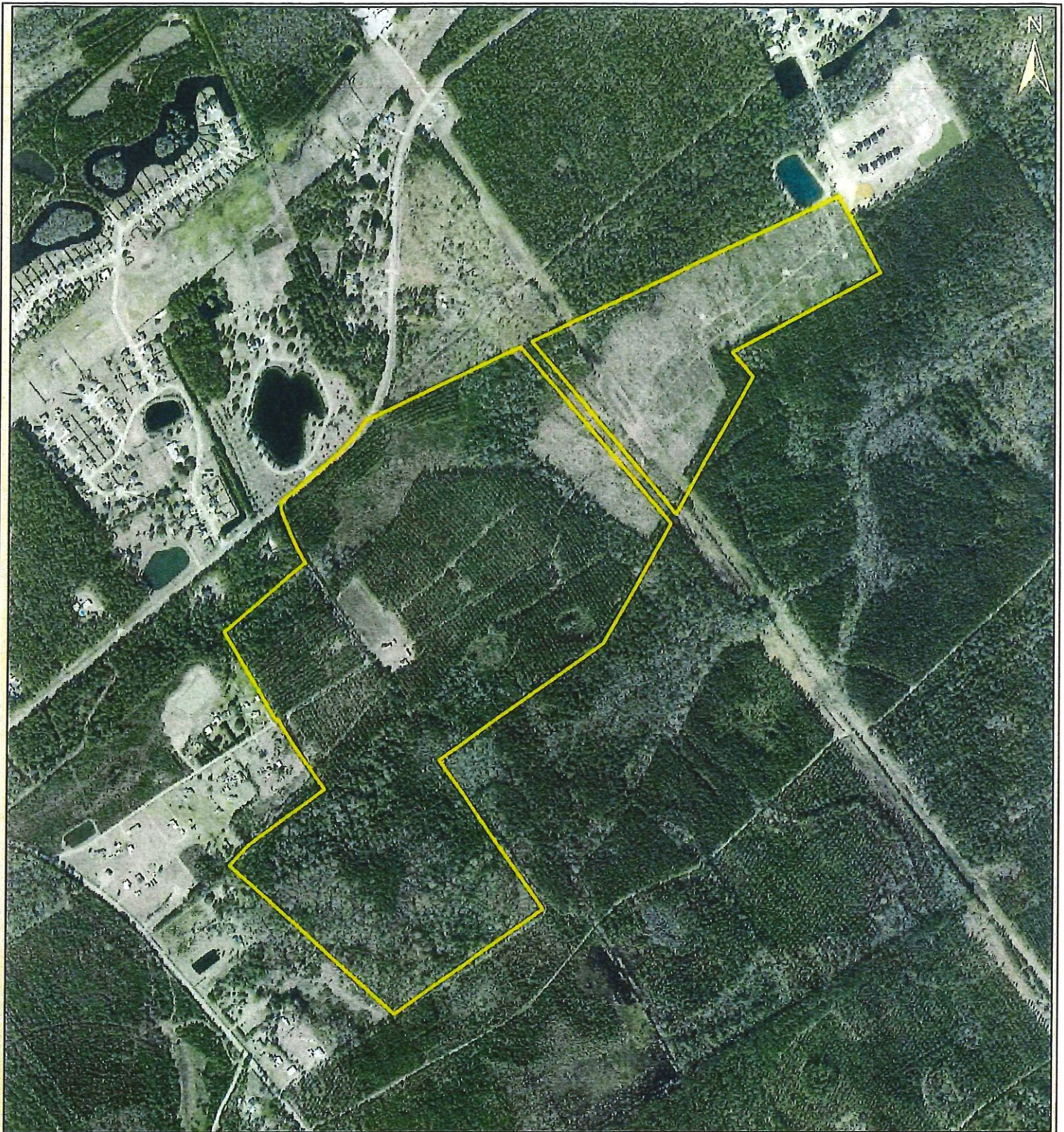
**REITRACEMNT SURVEY FOR:
 SHANNON NEASE &
 SUE NEASE EXLEY**

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

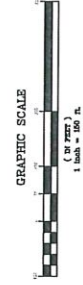
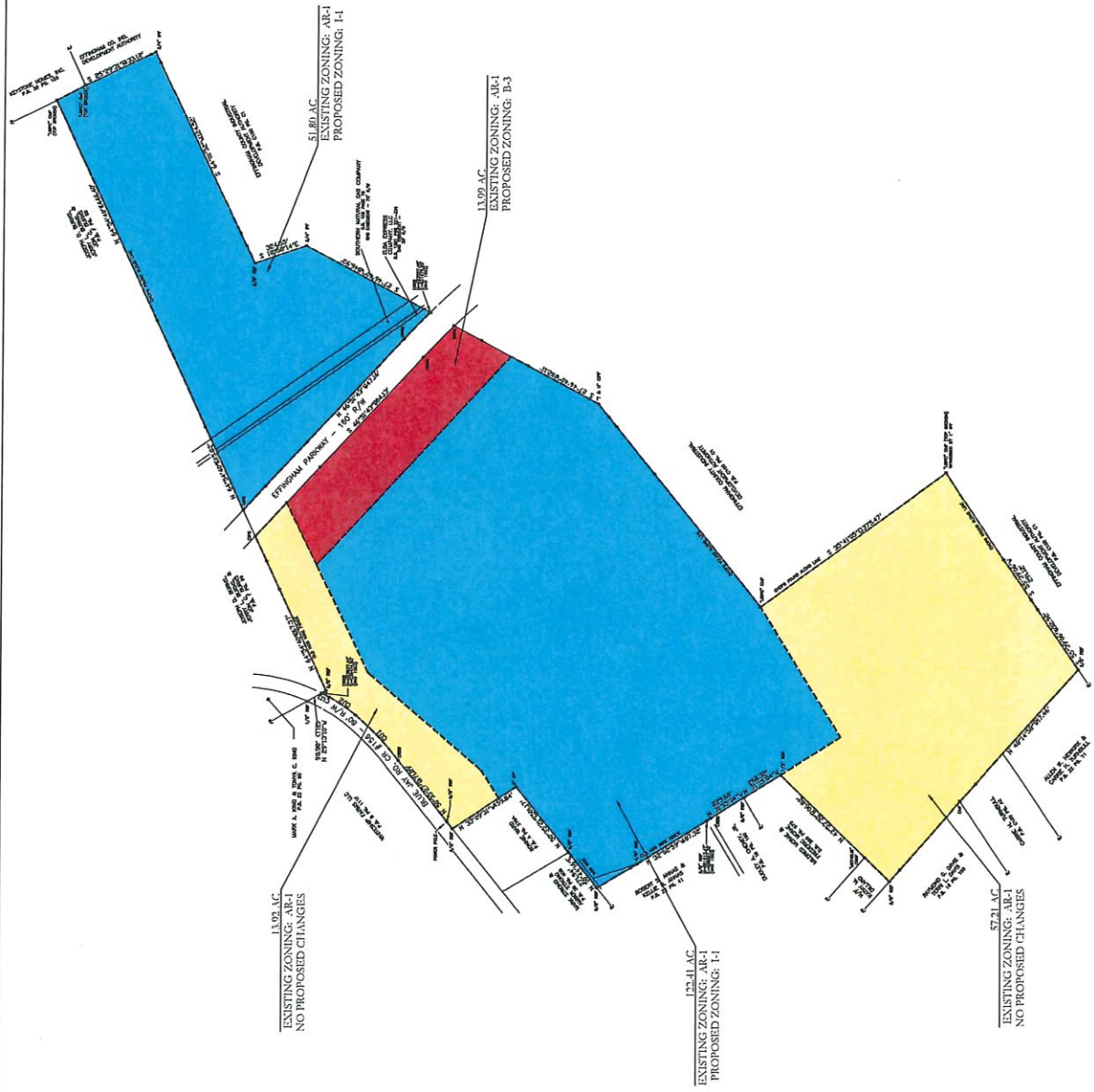
Drawn by: TCT

Reviewed by: DJP

Job Number: 01-23-030

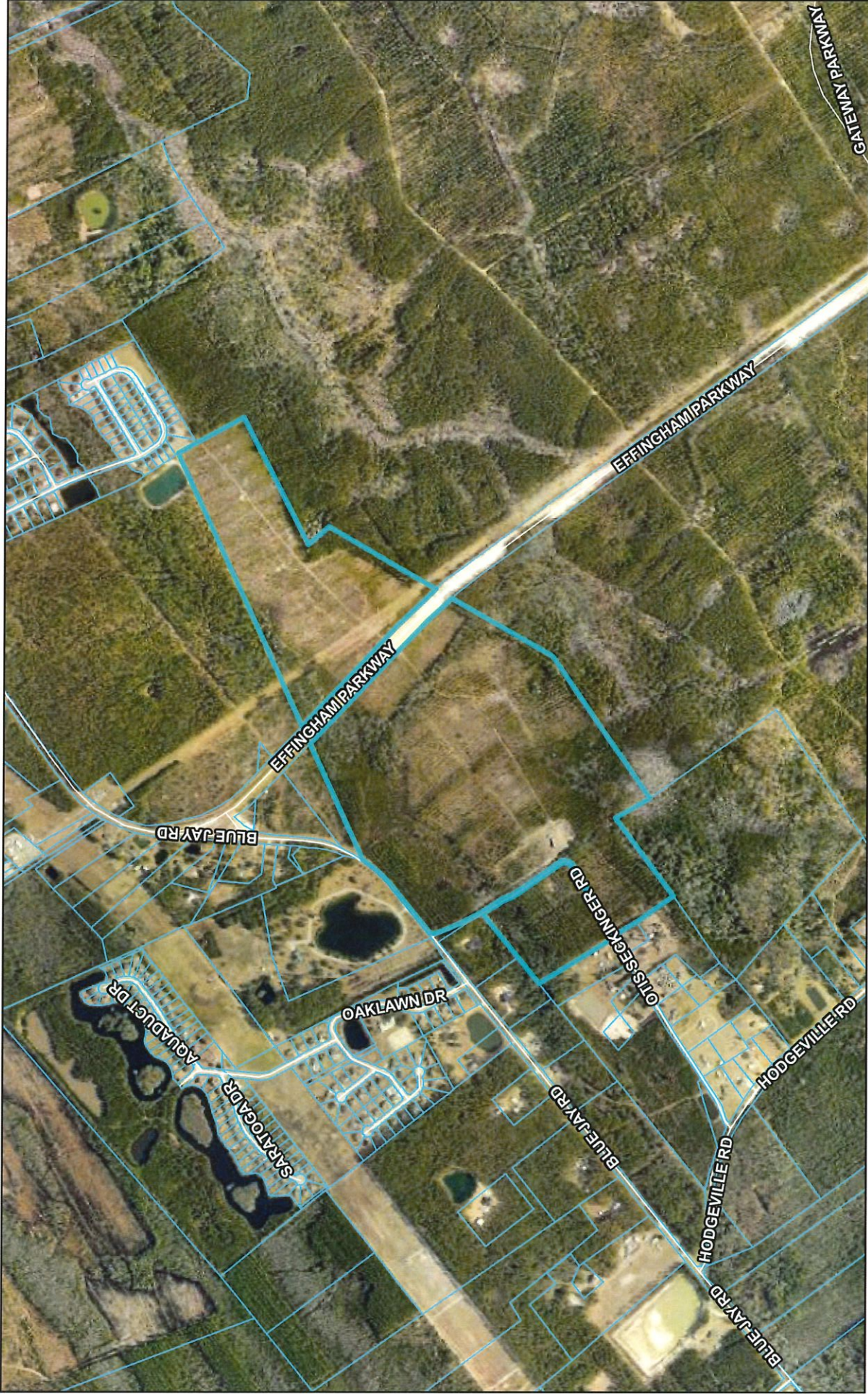
EXHIBIT OF
NEASE-EXLEY TRACT
FOR MS2 FARMS, LLC
EFFINGHAM COUNTY, GA
JULY 12, 2023

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) 525-1000 • Fax: (404) 525-1005 • Email: info@kernco.com

415-30



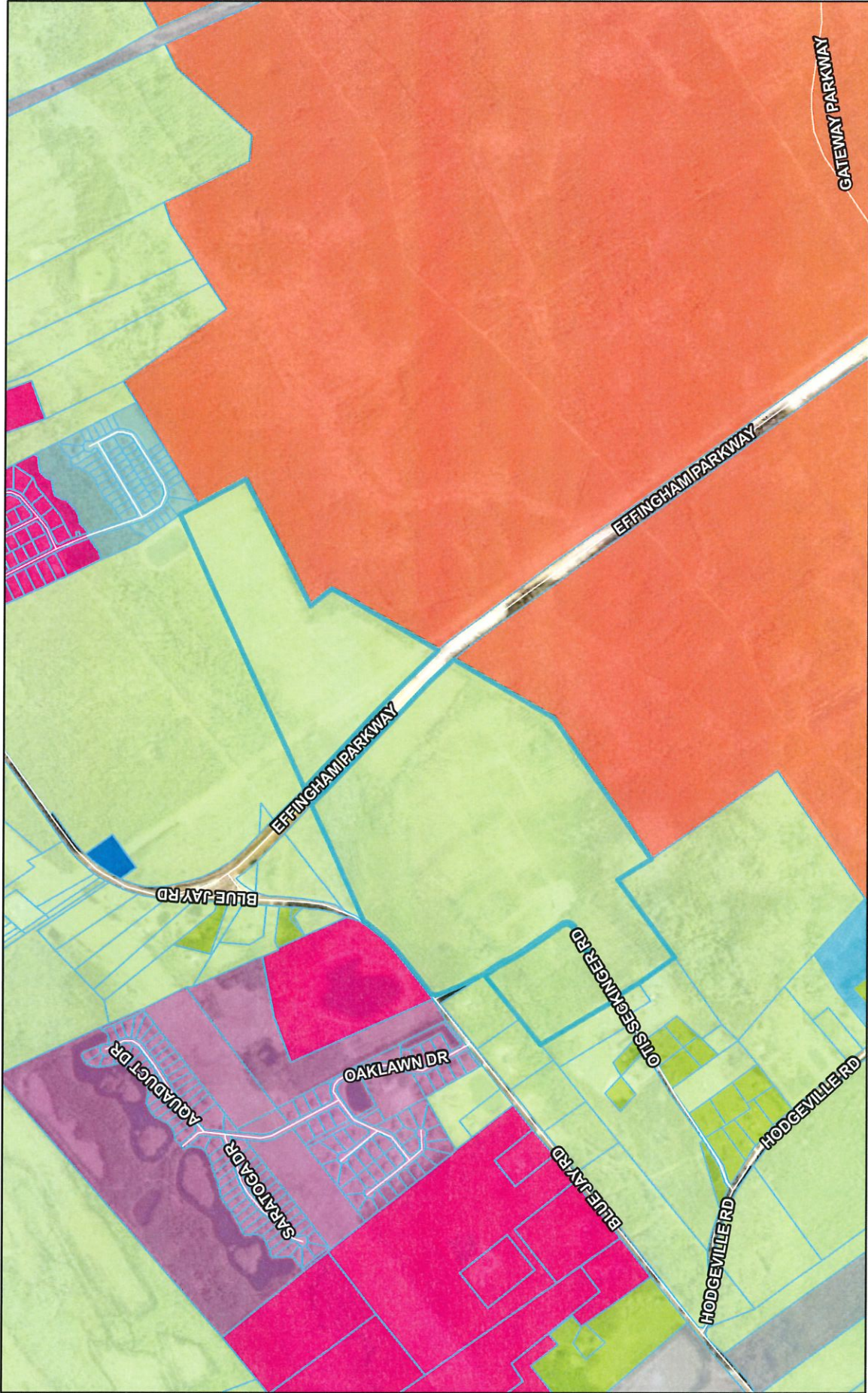
6/24/2024

Roads  Tax Parcels 

Map-Parcel Ids (PINs)

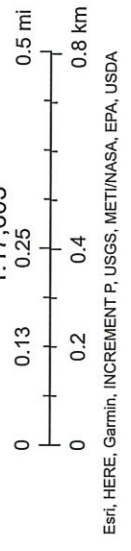
Esri, HERE, Garmin, INCREMENT P, USGS, METINASA, EPA, USDA

415-30



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

EFFINGHAM COUNTY REZONING CHECKLIST

Applicants requesting a Zoning change shall supply to the Planning Board information describing the proposed change plus supporting data relating to the change to assist the Planning Board in making their determination. the supporting documentation shall include a format substantially the same as the checklist/criteria used by the Planning Board in evaluating the requested zoning change.

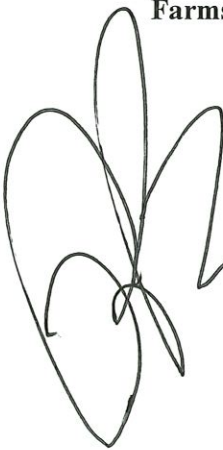
After receiving all information presented as to each zoning proposal at any public hearing provided for in this Article, and prior to making any recommendation thereon, the Planning Board shall consider each of the eight questions contained in the following checklist in written form and forward a copy of the same to the Board of Commissioners together with any additional material deemed appropriate:

CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL X DISAPPROVAL _____

Of the rezoning request by applicant **Robert L. McCorkle, III as agent for MS2 Farms, LLC- (Map # 415 Parcels # 30)** from AR-1 to B-3 & LI zoning.



- Yes No 1. Is this proposal inconsistent with the county's master plan?
- Yes No 2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?
- Yes No 3. Could traffic created by the proposed use, or other uses permissible under the zoning sought, traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?
- Yes No 4. Does the property which is proposed to be rezoned have a have a reasonable economic use under existing zoning?
- Yes No 5. Does the proposed change constitute "spot zoning" which would permit a use which would be unsuitable, considering the existing use and development of adjacent and nearby property?
- Yes No 6. Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?
- Yes No 7. Are nearby residents opposed to the proposed zoning change?
- Yes No 8. Do other conditions affect the property so as to support a decision against the proposal?

RT.

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B.S.

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DISAPPROVAL

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D.B.

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PH
PH

**Prepared for the Effingham County
DRI #4179
MS2 Farms Tract – Effingham Parkway
August 13, 2024**



Prepared by:
Coastal Regional Commission
1181 Coastal Dr. SW
Darien, GA

1.0 Applicant Information

1.1 Jurisdiction and Local Government Information

Effingham County, Georgia

Chelsie Fernald

cfernal@effinghamcounty.org

912-754-2128 ext. 450

1.2 Applicant

MS2 Farms Tract – Effingham Parkway

ttindall@cresa.com

678-576-4509

2.0 Project Description

2.1 Summary

DRI#4179 consists of approximately 1,262,500 square feet of Warehouse Development with associated infrastructure improvements and approximately 14.0 acres of commercial development along the Effingham Parkway Frontage. The parcels involved in this request for rezoning are [04150030](#) and [04150036](#).

3.0 Parcel Data

3.1 Size of Property

The property is approximately 265.62 acres.

3.2 General Location

The property is located off Effingham Parkway in Effingham County, Georgia.

4.0 Land Use Information

4.1 Site Map

The proposed site plan for the property is attached.

The CRC recommends that the applicant and local government review the Coastal Georgia Regional Plan to ensure that the proposed development is consistent with the Implementation Program in relation to:

- Water and Wastewater
- Stormwater
- Transportation
- Cultural and Historic Resources
- Natural Resources
- Regional Growth Management
- Economic Development
- Tourism
- Quality of Life
- Coastal Vulnerability and
- Governance

6.2 Regional Land Use Map

The Regional Land Use Map analyzes current development patterns in terms of urbanization. Three categories are used to represent these patterns: *conservation, rural, developing, and developed.*

Conservation areas are to be preserved to protect important regional resources or environmentally sensitive areas of the region.

Rural areas are not expected to urbanize or require urban services in the next 20 years. These areas are characterized by sparsely developed non-urban areas where the land is primarily used for farming, forestry, very low density residential or open space uses.

Developing areas are expected to urbanize and require provision of new urban services in the next 20 years. These services will include water and sewer service at a minimum.

Developed areas currently exhibit urban type development patterns, and currently have access to urban services. These areas typically include higher density residential areas, along with industrial and commercial developments.

According to the Regional Land Use Map, the location of DRI #4179 is in a *rural area*. Therefore, the proposed rezoning and development of the project is not consistent with the Regional Land Use Map.

According to the Green Infrastructure Map, the location of DRI #4179 is in both a core and corridor area.

6.5 Wetlands

Wetlands and floodplain are within the parcel and may be impacted. Wetlands have been identified on a portion of the site. They have been verified through a survey and wetlands are shown on the concept plan.

6.6 Coastal Stormwater Supplement

Approximately 60% of the project site is expected to be impervious surface once the development is completed. Detention ponds and buffer areas provided as required by local, state and federal regulations are proposed for the project.

7.0 Comprehensive Economic Development Strategy (CEDS)

7.1 Summary

The Coastal Regional Commission serves as the Economic Development District (EDD) for the region's six coastal counties and four inland counties as designated by the U.S. Department of Commerce, Economic Development Administration (EDA).

In accordance with EDA, a [Comprehensive Economic Development Strategy \(CEDS\)](#) is updated and submitted every five years. This important document sets the regional economic development planning process for 2017–2022. The CEDS brings together public and private sectors to create an economic road map to strengthen Coastal Georgia's regional economy.

The CEDS documents provides an analysis of the region's economy which was used as the guide for establishing regional goals and objectives, developing, and implementing a plan of action; and identifying investment priorities and funding sources. By implementing this strategy, the region remains eligible for economic development assistance investment from EDA. This investment can help fund local infrastructure projects, technology-led economic development projects, and strategies to respond to sudden and severe economic situations.

7.2 Population and Employment Trends

County	2000	2010	2020	2030
Effingham	37,535	54,478	71,685	79,935

Source: U.S. Census; Georgia Coast 2030: Population Projections for the 10-County Region

- Enclosures, Walls, and Fences
- Accessory Structures

According to The Coastal Character Design Guidelines, the proposed development is in the *Tidewater Hearth* Character Region and may utilize the Character Key for *Industrial Areas*.

8.2 Regional Commission Recommendations

The following comments from the CRC are recommendations. The CRC is not the approving body for new developments in Effingham County, that authority rests with locally elected representatives. The CRC is tasked with providing public notice, providing an opportunity for public comment, and providing recommendations based on existing comprehensive plans and best planning practice.

The CRC has reviewed the materials provided and concludes that the proposed development is generally consistent with the adopted local comprehensive plan, and is located in an area that is likely to be developed according to the adopted Regional Comprehensive Plan, however special consideration should be given to environmental constraints on the site as development progresses to ensure adequate water quality.

Additionally, future development decisions in this area should be mindful of water usage, and native or naturalized drought-tolerant landscaping is highly encouraged. The CRC also recommends all applicants review the [Coastal Georgia Water Regional Water Plan](#) to ensure that the best practices for water management are being utilized in this development.

8.3 Public Comment

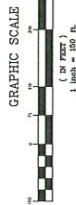
Public comment was received by 08/02/2024.

For technical assistance contact Caity McKee, Senior Planner at cmckee@crc.ga.gov.

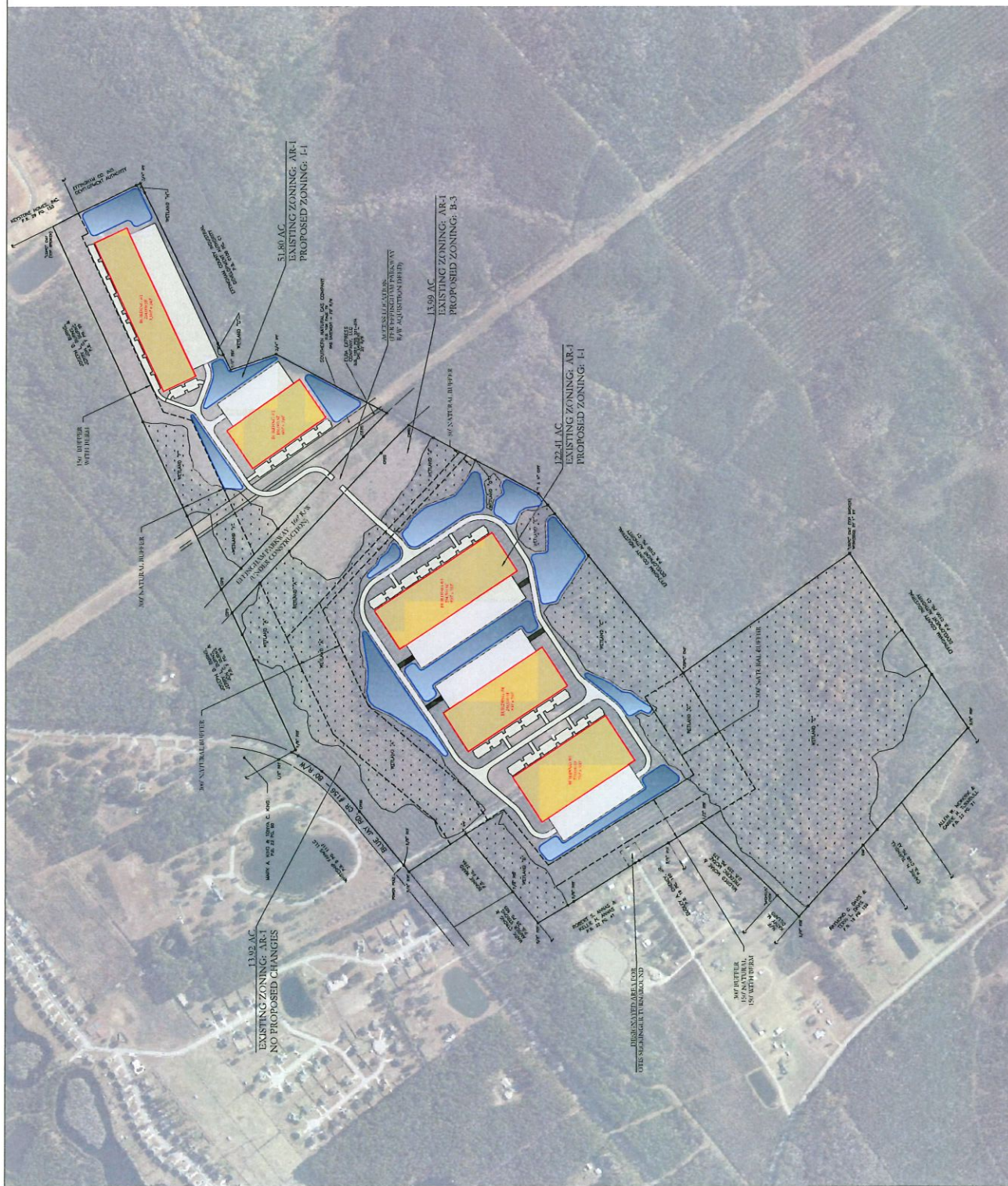
EXHIBIT OF
NEASE-EXLEY TRACT
FOR MS2 FARMS, LLC
EFFINGHAM COUNTY, GA
JUNE 20, 2024

KC PROJECT # 2300000.000

SITE PLAN



K Kern & Co, LLC
 Civil/Structural/Architectural/Electrical/MEP/Interior
 Architects • Landscapes Architects • Environmental Scientist
 7. Mall Court (11480) • P.O. Box 13379 • Savannah, Georgia 31416
 Phone: (912) 354-8400 Fax: (912) 354-1863 Email: info@kernandco.com



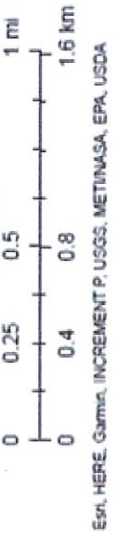
DRAWING WITH GRADING AND SITE PLAN INFORMATION - SEE ENGINEERING PLAN FOR ALL NOTES, SPECIFICATIONS, AND REQUIREMENTS. ALL DIMENSIONS SHOWN ARE AS SHOWN UNLESS OTHERWISE NOTED.

MS2 Farms



7/8/2024

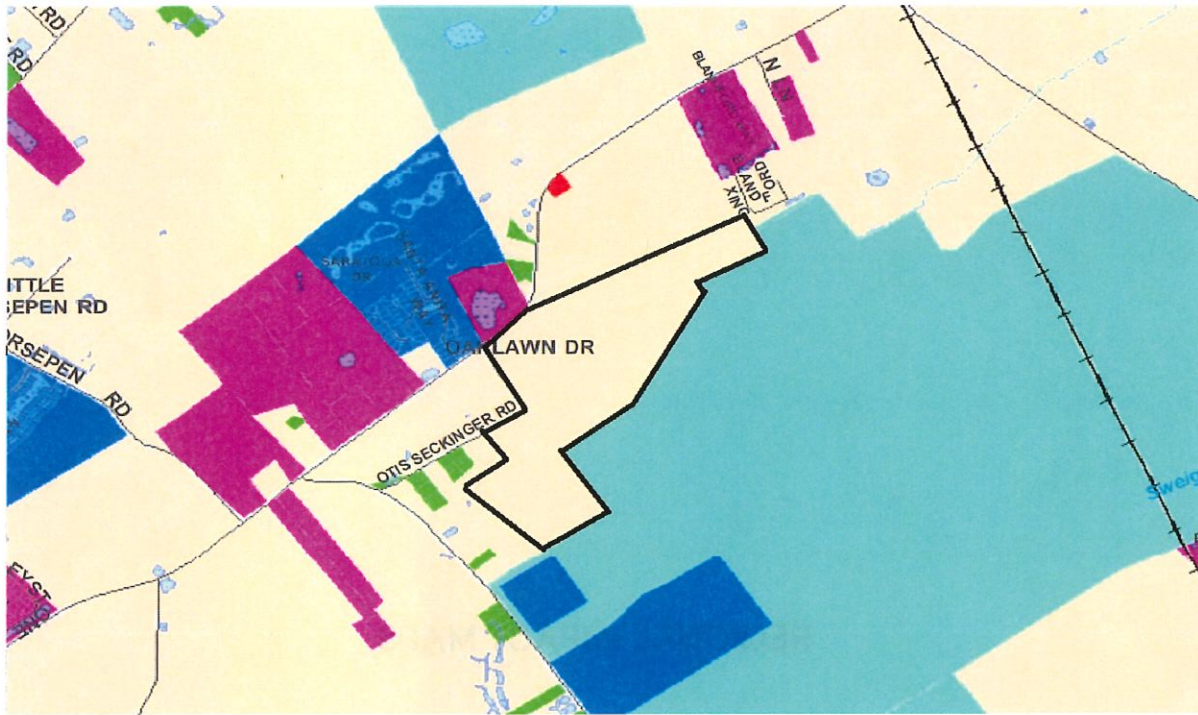
1:35,962



- Roads
- Parcels
- Character Areas
- Development Node
- Commercial
- FLUM Areas
- Ag/Residential
- Places of Assembly/Cemetery
- Industrial
- Public/Institutional
- Transitional
- Transportation/Utilities
- Municipal Boundaries

ENR, HERE, GARMIN, INCREMENT P. USGS, METRINASA, EPA, USDA

MS2 Farms



ARTICLE IV. ESTABLISHMENT OF DISTRICTS

41 Zoning of districts. For the purpose of this ordinance the area of Effingham County, Georgia, is hereby divided into the following zoning districts:

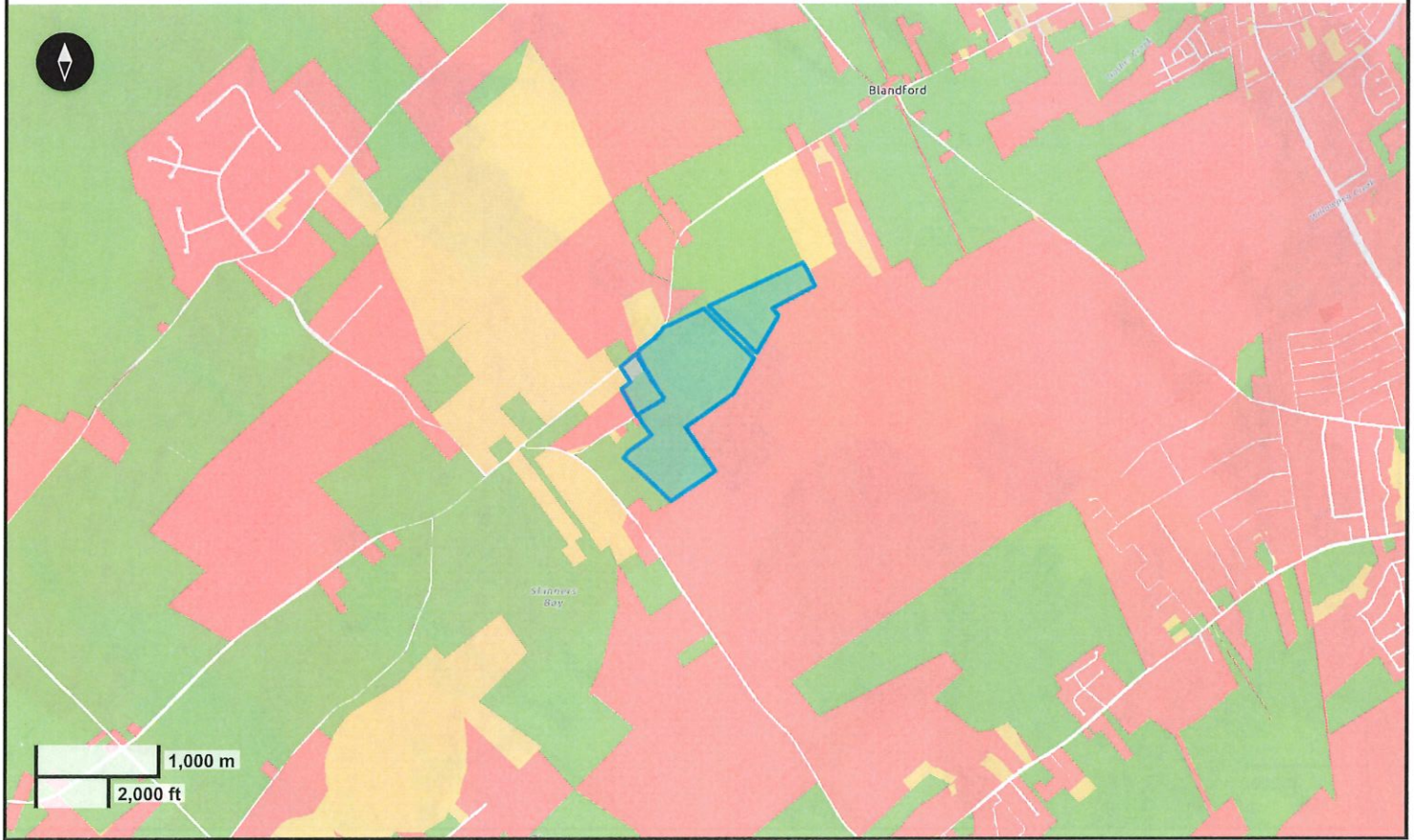
- AR-1 / Agricultural residential districts (five acres or more)
- AR-2 / Agricultural residential districts (less than five acres)
- R-1 / Single-family residential districts
- R-1-A / Single-family residential district (alternative)
- R-2 / Two-family residential districts
- R-3 / Multifamily residential districts
- R-4 / Planned manufactured home community districts
- B-1 / Neighborhood commercial districts
- B-2 / General commercial districts
- B-3 / Highway commercial districts
- I-1 / Industrial districts
- FH / Flood hazard districts
- CP / Conservation preservation districts
- PD / Planned Development

Overlay District

Historical Village Overlay District

- Meldrim

CRC DRI 4179 Future Development Map

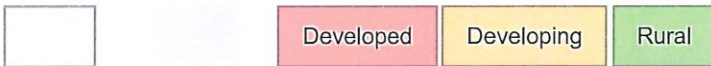


CRC DRI Submissions

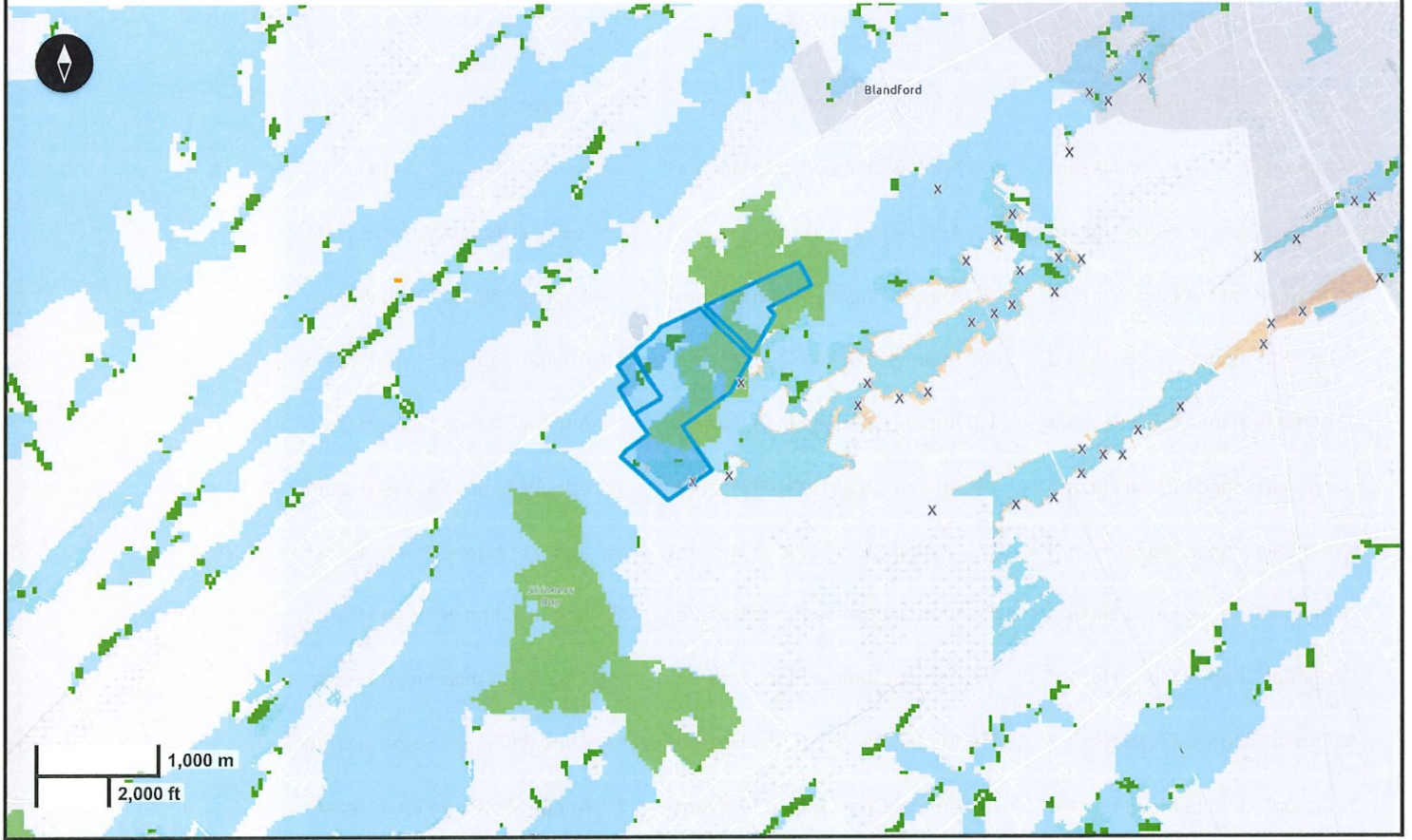
DRI Status



Counties Cities Future Development



CRC DRI 4179 Green Infrastructure Map



CRC DRI Submissions

DRI Status

Completed	Initial Form Submit	Additional Info	DRI Determination	Additional Form Submitted	Certified Complete
DRI Determination Made	Initial Form Submitted	Request for Comments Made	Terminated	Withdrawn	

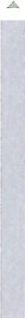
Counties Cities Green Infrastructure Class

		Core	Corridor	Multi-Use Buffer Areas	Sites
--	--	------	----------	------------------------	-------

Future Conditions 1% Annual Chance Flood Hazard	Future Conditions 1% Annual Chance Flood Hazard
Future Conditions 1% Annual Chance Flood Hazard	Future Conditions 1% Annual Chance Flood Hazard
Future Conditions 1% Annual Chance Flood Hazard	Future Conditions 1% Annual Chance Flood Hazard

Area with Reduced Risk Due to Levee	Area with Reduced Risk Due to Levee	Area with Reduced Risk Due to Levee
-------------------------------------	-------------------------------------	-------------------------------------

Area with Risk Due to Levee	Area with Risk Due to Levee	Area with Risk Due to Levee
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Effingham County, GA

Assessment Notice

- [2024 Assessment Notice \(PDF\)](#)
- [2023 Assessment Notice \(PDF\)](#)
- [2022 Assessment Notice \(PDF\)](#)
- [2021 Assessment Notice \(PDF\)](#)

Public Comment Card

Public Comment Card

Sales Questionnaire

Sales Questionnaire

Summary

Parcel Number 04150030
Account/Realkey 13705
Location Address BLUEJAY RD & OTISSE
Legal Description 193.514 AC
(Note: Not to be used on legal documents)
Class A5-Agricultural
(Note: This is for tax purposes only. Not to be used for zoning.)
Zoning AR-1
Tax District 01-County (District 01)
Millage Rate 26.476
Acres 199.75
Neighborhood 04150: LAND: 00001 / BLDG: 00001 (001150)
Homestead Exemption No (S0)
Landlot/District N/A



10/10/19, 3:15:53 PM 13705

[View Map](#)

Owner

[MS2 FARMS LLC](#)
 1199 HWY 119 N
 SPRINGFIELD, GA 31329

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Open Land	Rural	5	4.1
RUR	Open Land	Rural	6	0.71
RUR	Woodland	Rural	3	96.12
RUR	Woodland	Rural	5	5.86
RUR	Woodland	Rural	7	9.29
RUR	Woodland	Rural	8	47.16
RUR	Woodland	Rural	9	32.21
RUR	Easements	Rural	3	2.25
RUR	Easements	Rural	7	0.26
RUR	Easements	Rural	8	1.07
RUR	Easements	Rural	9	0.72

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
FIRE FEE VACANT LAND	2019	0x0 / 0	19975	\$0
UTILITY BUILDING, UNFINISHED	1980	18x20 / 0	1	\$0
LEAN-TO	1980	10x18 / 0	0	\$233
IMPLEMENT SHED, FLR, WLS, & RF	1900	60x40 / 0	0	\$500
IMPLEMENT SHED FLR OR WLS & RF	1900	20x50 / 0	0	\$100
OLD HOUSE-NOW STORAGE ONLY	1900	30x70 / 1244	1	\$500

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Public Comment Card

Public Comment Card

Sales Questionnaire

Sales Questionnaire

Summary

Parcel Number 04150036
Account/Realkey 13712
Location Address HODGEVILLE & OTIS
Legal Description 63.50 AC
(Note: Not to be used on legal documents)
Class V5-Consrv Use
(Note: This is for tax purposes only. Not to be used for zoning.)
Zoning AR-1
Tax District 01-County (District 01)
Millage Rate 26.476
Acres 63.5
Neighborhood 04150: LAND: 00001 / BLDG: 00001 (001150)
Homestead Exemption No (S0)
Landlot/District N/A

[View Map](#)

Owner

[MS2 FARMS LLC](#)
 1199 HWY 119 N
 SPRINGFIELD, GA 31329

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Woodland	Rural	3	0.08
RUR	Woodland	Rural	5	11.37
RUR	Woodland	Rural	7	5.97
RUR	Woodland	Rural	9	45.12
RUR	Woodland	Rural	9	0.96

Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Timberland 93	4	10.29
CUV	Timberland 93	5	0.14
CUV	Timberland 93	7	4.53
CUV	Timberland 93	8	48.54

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
FIRE FEE VACANT LAND	2019	0x0 / 0	6350	\$0

PUBLIC COMMENTS

**AFFECTED PARTIES THAT RECEIVED NOTIFICATION OF THIS DRI AND
FINAL REPORT**

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