



Record No: RZN-25-57

Rezoning Application

Status: Active

Submitted On: 12/3/2025

Primary Location

3135 United States Highway 80
Bloomington, GA 31302

Owner

ESTATE OF IDA R HAGIN
3135 HWY 80
BLOOMINGDALE, GA 31302

Applicant

 Robert McCorkle



 319 Tattnell Street
Savannah, GA 31401

Staff Review

 **Planning Board Meeting Date***

01/13/2026

 **Board of Commissioner Meeting Date***

02/17/2026

 **Notification Letter Description ***

to allow permitted uses in B-2.

 **Map #***

378

 **Parcel #***

13

 **Staff Description**

 **Georgia Militia District**

—

 **Commissioner District***

1st

🔒 Public Notification Letters Mailed

12/15/2025

🔒 Board of Commissioner Ads

01/21/2026

🔒 Planning Board Ads

12/17/2025

🔒 Request Approved or Denied

—

🔒 Plat Filing required* ⓘ

No

Applicant Information

Who is applying for the rezoning request?*

Agent

Applicant / Agent Name*

Robert L. McCorkle

Applicant Email Address*

[REDACTED]

Applicant Phone Number*

[REDACTED]

Applicant Mailing Address*

319 Tattnall Street

Applicant City*

Savannah

Applicant State & Zip Code*

GA 31401

Property Owner Information

Owner's Name*

Estate of Ida Hagin, Carolyn Lucas
Executor

Owner's Email Address*

[REDACTED]

Owner's Phone Number*



Owner's Mailing Address*

112 Wickersham Drive

Owner's City*

Savannah

Owner's State & Zip Code*

GA 31411

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-2 (General Commercial)

Map & Parcel *

378-13

Road Name*

US Highway 80

Proposed Road Access* 

US Highway 80, Zeigler Fork Road

Total Acres *

5.63

Acres to be Rezoned*

5.63

Lot Characteristics *

Rectangular in shape, also abuts Thompson Street and Woodlawn Avenue

Water Connection *

Private Well

Sewer Connection

Private Septic System

Justification for Rezoning Amendment *

The property is a large corner lot located on Highway 80 and is therefore better suited for commercial than residential use. A flex office project such as the one proposed is a good use for the property and will provide office and storage space for local businesses and contractors.

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

North*

AR1, R1

South*

B3, AR1

East*

AR1

West*

B3, AR1

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

Single Family Residence/Vacant

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

At over 5 acres with a location on Highway 80, the lots viable economic uses are commercial or a residential subdivision.

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

Flex office space. See conceptals provided.

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

The property is located on HWY 80 which is a 5 lane road. Across the highway is a commercial truck company and an auto mechanic shop. Adjacent the the property is a company that sells storage buildings and recently golf carts and fire pits. The residential homes to the rear of the subject property are separated by a public right of way.

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

The area surrounding the property is a mix of commercial and residential uses. An office use is an appropriate use in such an area. This project is aimed at promoting/providing local businesses owners the space to grow and expand. The property location near Poolr Parkway, Jimmy DeLoach and I16 contibute toward a successful flex office development.

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?*

The property is located in an area with expected commercial growth with streets that will accommodate that growth. The flex office use is a low water user. We have been informed that the well water company has capacity to support the low water needs of the development. Flex office is a low traffic creator compared to many commercial uses. Schools will not be impacted as it's not a residential project.

Digital Signature*

 Robert McCorkle

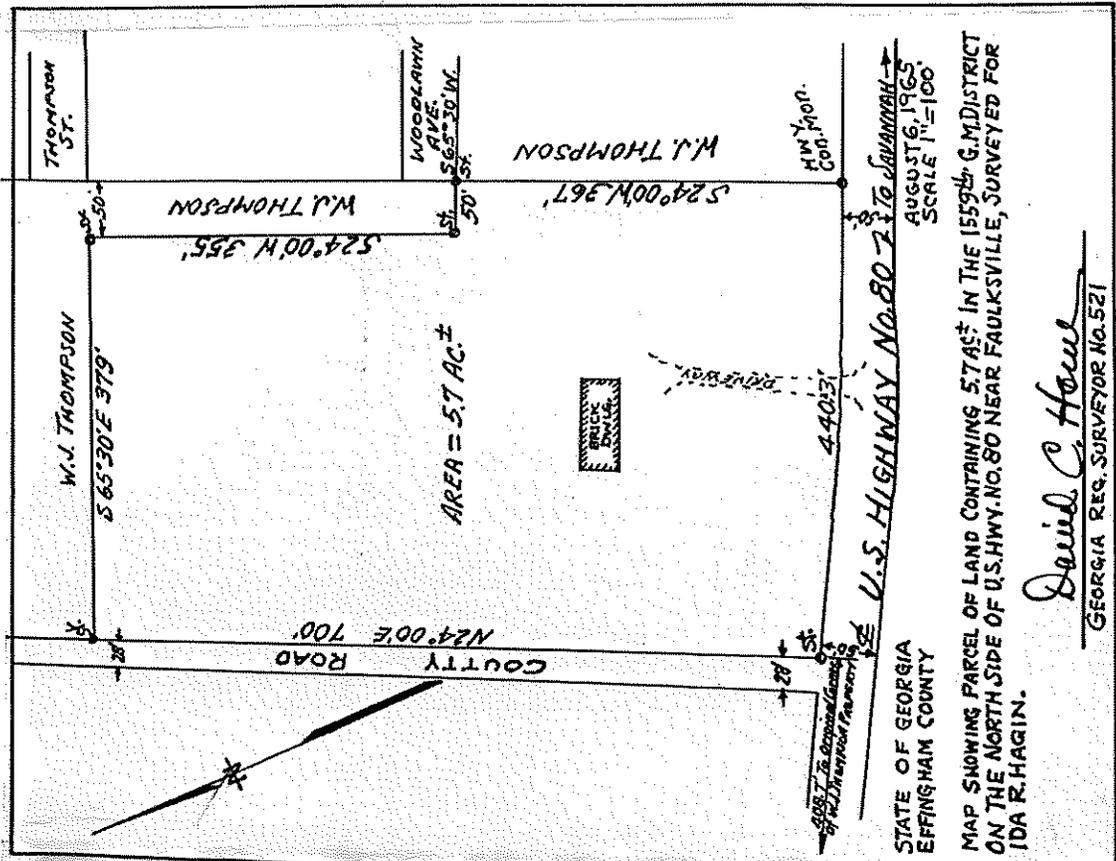
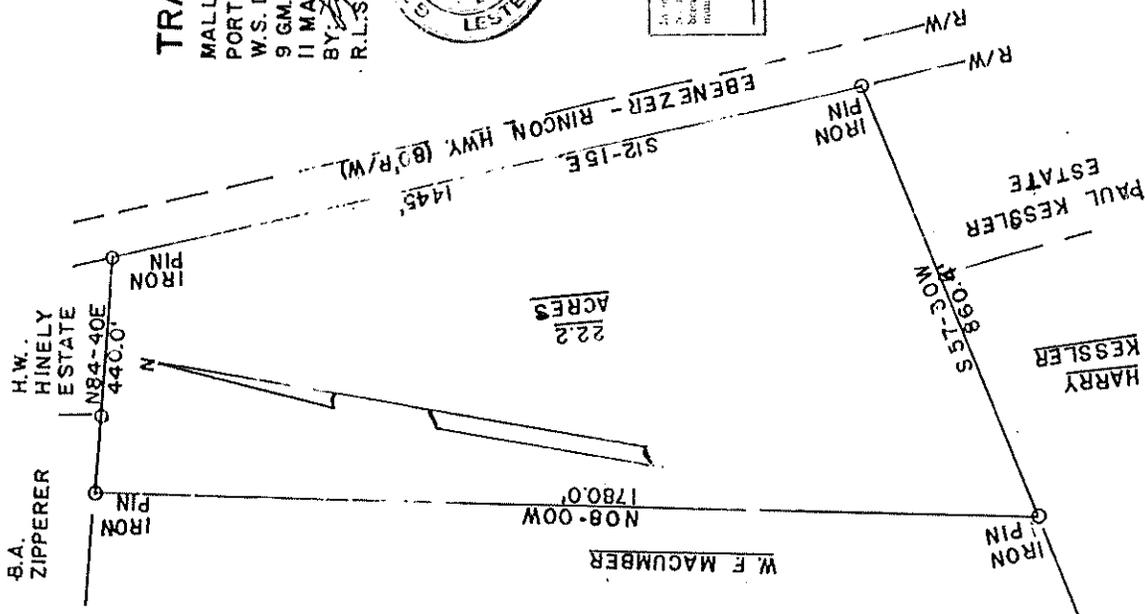
Dec 3, 2025

TRACT MAP

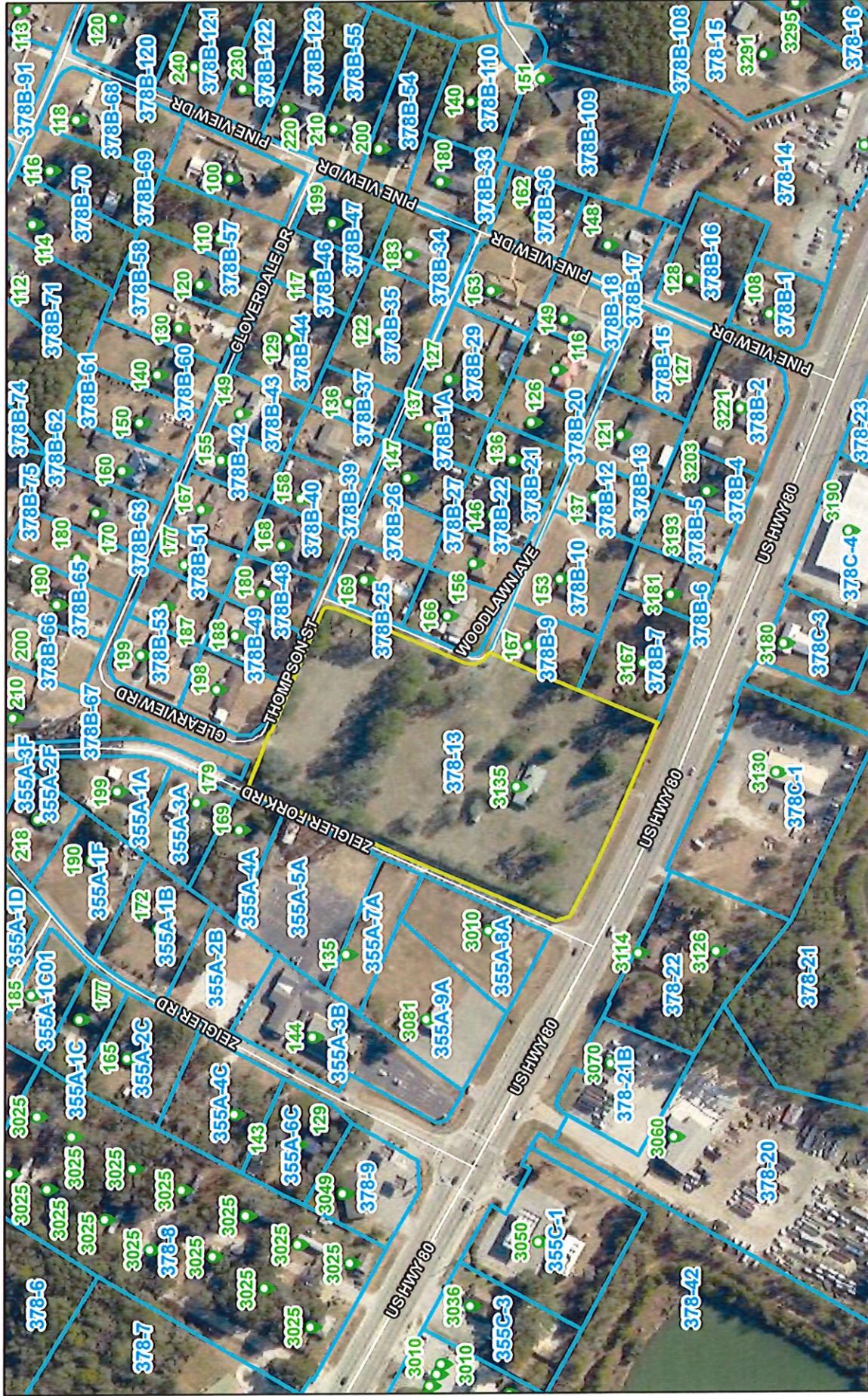
MALLIE ZIPPERER
 PORTION OF THE
 W.S. LYNCH TRACT
 9 G.M. DIST. EFFINGHAM CO., GA.
 11 MAY 1965 - SCALE 1" = 200'
 BY: *David C. Howell*
 R.L.S. NO. 1069



THIS TRACT MAP WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
 DAVID C. HOWELL
 SURVEYOR

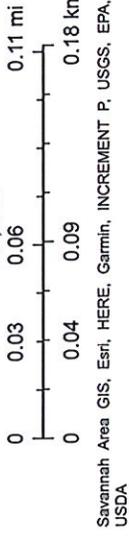


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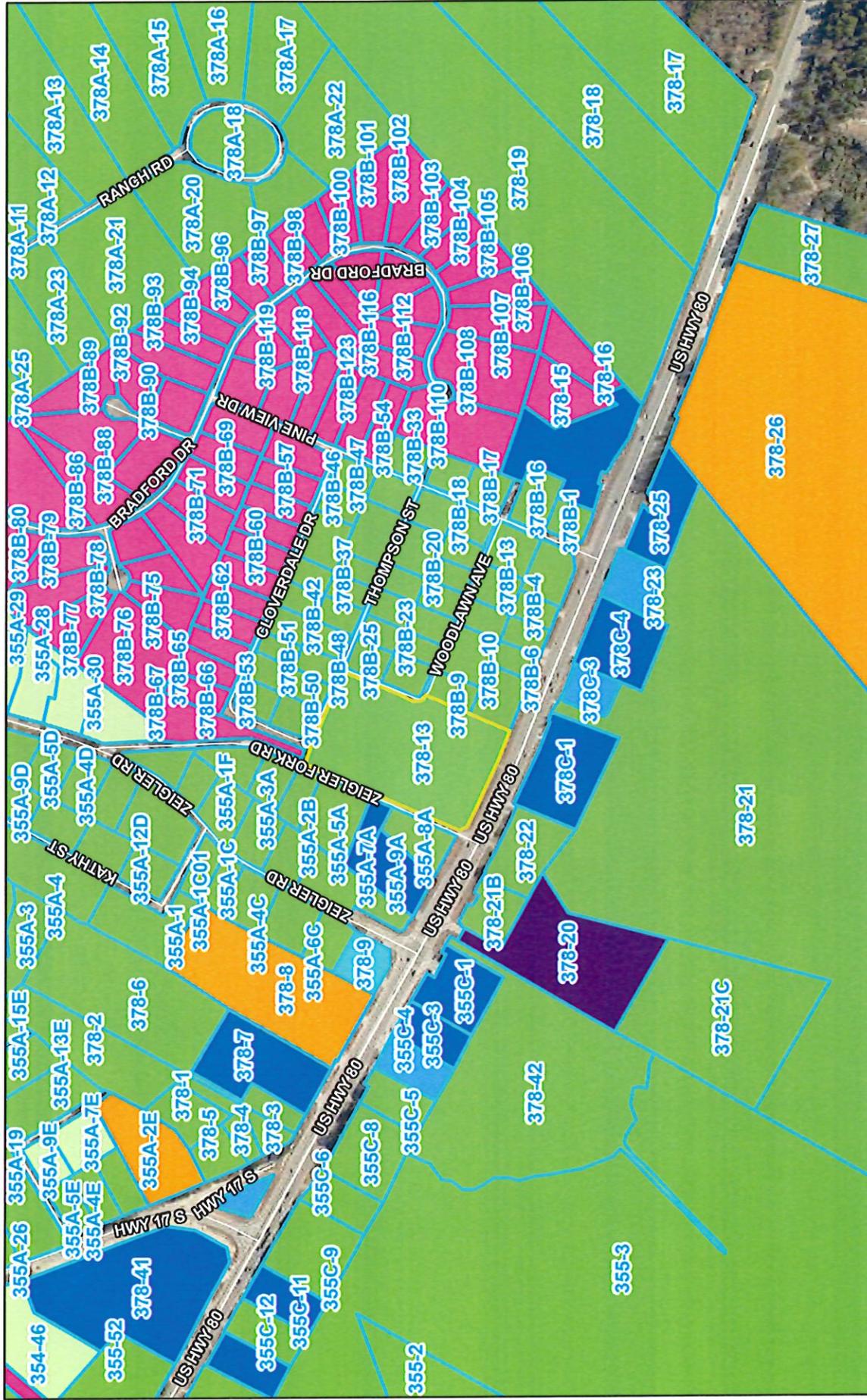
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- Addresses
- Parcels
- Roads
- Citations

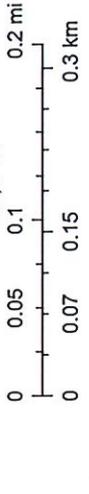
Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

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12/3/2025

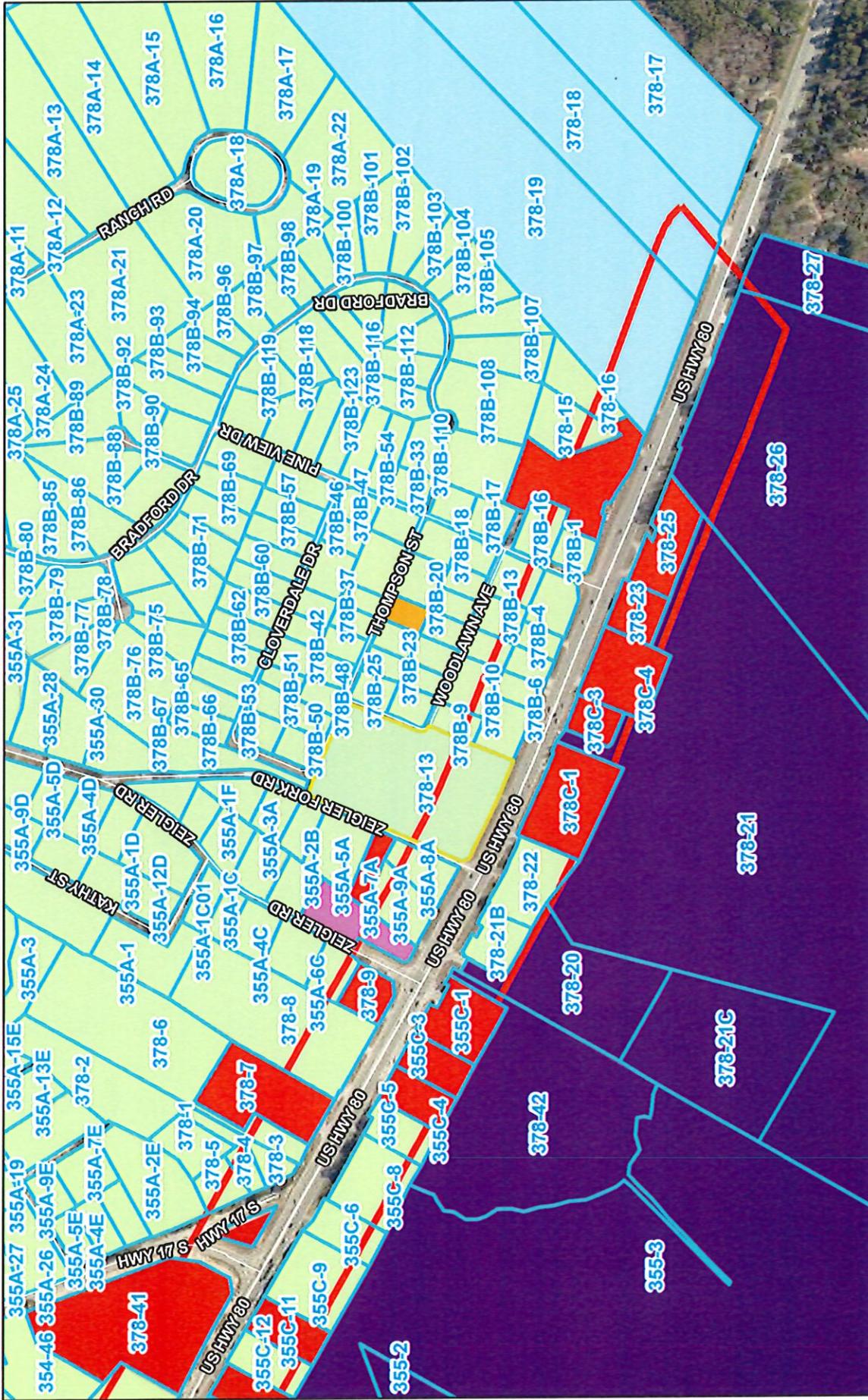
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- Roads
- AR-1
- AR-2
- R-4
- I-1
- B-2
- B-3
- R-1
- B-1
- AR-1
- B-1
- B-3
- Citations

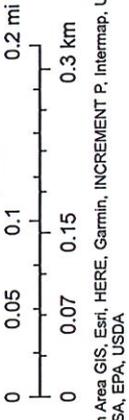
Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

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12/3/2025

1:7,843



- Roads
- Parcels
- Assembly Area
- Commercial Corridor Overlay
- Transitional
- Commercial
- Industrial
- Agricultural-Residential
- Utility
- Citations

Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

9.5

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 **Robert McCorkle as agent for Estate of Ida Hagin, Carolyn Lucas Executor (Map # 378 Parcel # 13)** from AR-1 to B-2 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?

*If access allowed to the smaller road.
Potentially if buffers change is not correct.*

5.6 of the B-2 seems to large for B-2

9.5

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*Aimed at local Business
Add Extended Buffers
Limit it to one Parcel*

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W.B.

9.5

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CHECK LIST:

4-0

The Effingham County Planning Commission recommends:

APPROVAL

DISAPPROVAL

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CONDITIONS
- Buffer to 50 ft, except Hwy 80, limit to 50 ft

~~What are buffers? B-2A~~

Flooding now in subdivision per opposition.

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N.K.

