



## Staff Report

Subject: 2<sup>nd</sup> Reading – Zoning Map Amendment  
Author: Jennifer Rose, Planner I  
Department: Development Services  
Application: RZN-25-57  
Meeting Date: February 17, 2026

Proposed Zoning: B-2 (General Commercial)

Existing Zoning: AR-1 (Agricultural – Residential, 5 acres or more)

Map & Parcel: 378-13

Parcel Size: 5.63 acres

Proposed Use: Permitted Uses in B-2

Applicant: Robert McCorkle  
319 Tattnall Street  
Savannah, GA 31401

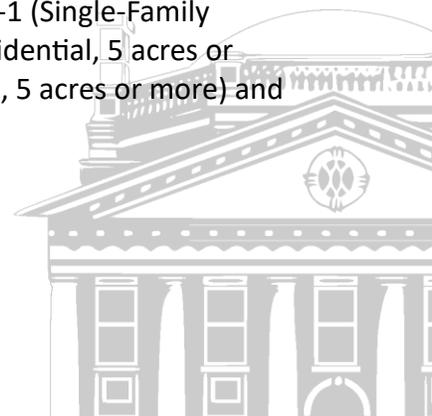
Owner(s): Estate of Ida Hagin, Carolyn Lucas Executor  
112 Wickersham Drive  
Savannah, GA 31411

Location: Highway 80

### Existing Land Use and Zoning:

The subject property is located at the intersection of **Zeigler Fork Road and Highway 80**. According to the Tax Assessor's records the property is developed with a single-family residence. Existing ingress and egress is provided from Highway 80.

The parcel is currently zoned AR-1 (Agricultural – Residential, 5 acres or more). Properties to the north and west are zoned AR-1 (Agricultural – Residential, 5 acres or more) and R-1 (Single-Family Residential). While the properties to the south are zoned AR-1 (Agricultural – Residential, 5 acres or more) and B-3 (Major Commercial). To the east are AR-1 (Agricultural–Residential, 5 acres or more) and to the west B-3 (Major Commercial).



## The Proposed Development:

The applicant requests to rezone approximately **±5.63 acres** to **B-2 (General Commercial)** to develop a **flex office** project. Per the application, the proposed flex space would provide **office and storage space** for local businesses and contractors. Water service will be provided by the **well water company** that serves the area.

The **B-2** zoning district includes a maximum building area of **50,000 square feet**, requires a **30-foot buffer**, and requires a minimum of **15% greenspace**.

Per the Effingham County Code of Ordinances, Section 4.1A – permitted use table, the following are permitted uses within **the B-2 (General Commercial District)** zoning district:

**Housing Services,**

**Automobile Sales and Services:** (except overnight truck stop, wrecked vehicle import/export and junkyards),

**Heavy Consumer Goods or Sales Services:** (except mobile home supply; mulching; heavy lumber yard),

**Durable Consumer Goods Sales or Services,**

**Consumer Goods,**

**Grocery, Food, Beverage, Dairy, etc.:** (except beer & wine),

**Health and Personal Care,**

**Finance and Insurance,**

**Real Estate Services:** (except property management services & rental housing – related),

**Rental and Leasing – Non-Residential:** (except leasing trucks, trailers, RVs, etc. & leasing commercial, industrial machinery, and equipment),

**Professional Services,**

**Administration Services,**

**Services to Buildings and Dwellings,**

**Food Services:** (except vending machine operator),

**Personal Services,**

**Pet and Animal Sales or Services,**

**Road, Ground Passenger, and Transit Transportation,**

**Publishing,**

**Telecommunications and Broadcasting,**

**Information Services and Data Processing Industries,**

**Water, Steam, Air Conditioner Supply:** Irrigation & Industrial Water Supply Only,

**Performing Arts or Supporting Establishment:** Theater, Dance, or Music Establishment, Sports Team or Club,

**Museums and Other Special Purpose Recreational Institutions,**

**Amusement, Sports, or Recreation Establishment:** (except casino or gambling establishment)

**Natural and Other Recreational Parks,**

**Educational Services,**

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## Planning and Zoning Services

804 South Laurel St., Springfield, Georgia 31329

(912) 754-2128

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**Grade Schools: Education Support Facilities,  
Public Administration,  
Judicial Functions,  
Other Government Functions,  
Public Safety (Gov't Owned),  
Health and Human Services,  
Social Assistance, Welfare and Charitable Services,  
Religious Institutions,  
Final Care Services: Funeral Homes & Services,  
Associations, Nonprofit, Organizations, etc.,  
Building, Developing, and General Contracting,  
Machinery Related: Building Equipment & Machinery Installation Contractors/Excavation Contractors,  
Special Trade Contractor,  
Agriculture, Forestry, Fishing and Hunting,  
Support Functions for Agriculture: (except spraying, dusting & other related services),  
Fishing**

**Permitted with a Conditional Use:**

**Automobile Sales and Services:** Bus, Truck, RV/Camper, or Large Vehicles; Fuel Service Station (10 or More Pumps); Truck Stop.

**Heavy Consumer Goods or Sales Services:** Lumber Yard & Building Materials; Heating and Plumbing Equipment.

**Rental and Leasing – Non-Residential:** Recreational Goods Rentals.

**Professional Services:** Veterinary Services.

**Miscellaneous Manufacturing,**

**Warehouse and Storage Services:** Flex Space (Total Sqft 25,000)/Retail Front; Enclosed/Mini Storage/Self-Storage; Screened/Outdoor Storage.

**Rail Transportation:** Local Transit Systems – Commuter Rail.

**Road, Ground Passenger, and Transit Transportation:** Local Transit Systems – Bus, Special Needs, & Other Motor Vehicles.

**Marine and Water Transportation:** Marine Passenger Transportation/Marine Freight Transportation/Marine Port & Harbor Operations/ Marine Cargo Handling & Dry Dock Services/Marine Navigational & Other Services.

**Telecommunications and Broadcasting:** Wireless Telecommunications.

**Water, Steam, Air Conditioner Supply:** Drinking Water/ Air Conditioning/Steam Supply.

**Sewer, Solid Waste, and Related Services:** Septic Tank & Related Services.

**Museums and Other Special Purpose Recreational Institutions:** Zoo.

**Amusement, Sports, or Recreation Establishment:** Amusement or Theme Park Establishment/Outdoor Firing Range/Indoor Firing Range.

**Grade Schools:** Elementary/Middle/Senior/High/Continuance/Alternate Education Services/Adult Education Services.

**Technical, Trade, and Other Specialty Schools.**

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## Comprehensive Plan:

The subject property is designated **Agricultural–Residential** on the Future Land Use Map (FLUM). This category is intended to accommodate **single-family and multifamily residential development** organized by general net-density ranges. Residential zoning within this designation is intended to ensure land is used appropriately for housing, considering factors such as **density, building type, and neighborhood character** (Effingham County 2020–2040 Joint Comprehensive Plan, p. 37).

Additionally, the subject property is located within the **Commercial Corridor Overlay District**.

## Planning Board Recommendation:

At the **January 13, 2026**, Planning Board meeting, Mr. Ryan Thompson made a motion to recommend approval, subject to the following additional conditions:

1. A planted buffer shall be increased from **thirty feet (30')** to **fifty feet (50')** and provided from the line of the commercial corridor away from Hwy 80, to screen the surrounding residential neighborhood.
2. Any future subdivision of the property shall not result in a cumulative building area exceeding 50,000 square feet in total.
3. No additional access points shall be permitted to Thompson Street or Woodlawn Avenue.

Mr. Neal Kessler seconded the motion, and it carried unanimously.

## Determination:

Staff has reviewed the application, and finds it to be complete with the following conditions:

1. A Site Plan must be approved by the Board of Commissioners.
2. Site development must adhere to the B-2 (General Commercial) zoning district and requirements.
3. A planted buffer shall be increased from **thirty feet (30')** to **fifty feet (50')** and provided from the line of the commercial corridor away from Hwy 80, to screen the surrounding residential neighborhood.
4. Any future subdivision of the property shall not result in a cumulative building area exceeding 50,000 square feet in total.
5. No additional access points shall be permitted to Thompson Street or Woodlawn Avenue.

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