

**RZN-23-20**

Rezoning Application

Status: Active

Submitted On: 12/20/2023

**Primary Location**1180 Old River Road  
Bloomingdale, GA 31302**Owner**COOPER MARK G AND MARY  
D AND LAURA  
MADELINE AND MARK  
DANIEL P O BOX 72 FURMAN,  
SC 29921**Applicant** Robert McCorkle 912-232-6141 rlm@mccorklejohnson.com 319 Tattnall Street  
Savannah, GA 31401

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**Staff Review** **Planning Board Meeting Date\***

02/13/2024

 **Board of Commissioner Meeting Date\***

03/05/2024

 **Notification Letter Description \***

industrial warehousing and logistics.

 **Map #\***

304

 **Parcel #\***

10

 **Staff Description**

REZONING TO I-1 FOR WAREHOUSE AND LOGISTICS

 **Georgia Militia District\***

1559

 **Commissioner District\***

1st

 **Public Notification Letters Mailed**

01/15/2024

 **Board of Commissioner Ads**

02/21/2024

🔒 Planning Board Ads

01/17/2024

🔒 Request Approved or Denied

—

🔒 Letter & ZMA Mailed

—

## Internal Documents

🔒 Rezoning Checklist



Carellas.doc

🔒 ZMA Template



No File Uploaded

🔒 Staff Report



No File Uploaded

🔒 Completed Rezoning Checklist



No File Uploaded

🔒 Approval/Denial Letter



No File Uploaded

🔒 Signed ZMA



No File Uploaded

## 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\*

GA 31401

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## Property Owner Information

Owner's Name\*

Mark G. Cooper, Mary D. Cooper, Laura  
Madeline Cooper and Mark Daniel  
Cooper

Owner's Email Address\*

mgcooper4@hotmail.com

Owner's Phone Number\*

803-942-8906

Owner's Mailing Address\*

P.O. Box 72

Owner's City\*

Furman

Owner's State & Zip Code\*

SC 29921

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## Rezoning Information

Present Zoning of Property\*

AR-1 (Agricultural Residential 5 or More  
Acres)

Proposed Zoning of Property\*

I-1 (Industrial)

Map & Parcel \*

03040010

Road Name\*

Old River Road

Proposed Road Access\* 

Total Acres \*

Old River Road

280.5

Acres to be Rezoned\*

40

Lot Characteristics \*

See plat.

Water Connection \*

Sewer Connection

Private Well

Private Septic System

Justification for Rezoning Amendment \*

Highest and best use of the property given rezonings in the area.

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

North\*

South\*

I-1

AR-1

East\*

West\*

I-1, B-2, R-1

AR-1

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

Vacant land

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

Only as agriculture.

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

Industrial warehousing and logistics.

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

Residential to the south and east. Industrial to the north and north 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?\***

Given the recent industrial rezonings and the change in uses in the area, Industrial rezonings will allow uses consistent with nearby properties and unlock the highest and best use given the property location.

**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?\***

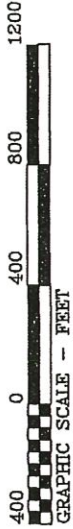
No. Industrial uses are consistent with the change in use in the surrounding area.

**Digital Signature\***

✓ Robert L. McCorkle, III  
Dec 20, 2023



**APPROVAL EFFINGHAM COUNTY:  
APPROVED FOR RECORDING BY  
EFFINGHAM COUNTY ZONING  
ADMINISTRATION.**



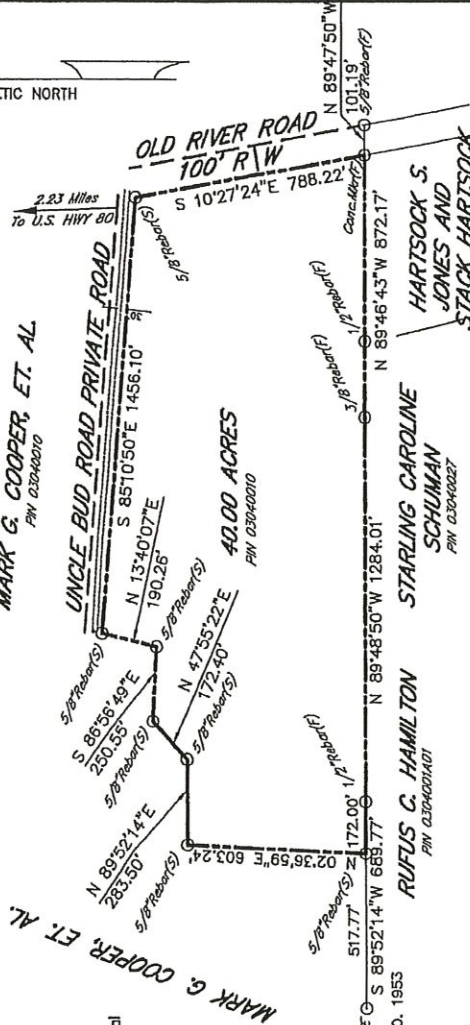
DATE: AUGUST 12, 2022  
By: Warren E. Poythress  
Registered Land Surveyor No. 1953  
Address: 991 Hunters Road  
Sylvania, Georgia 30467  
Cell Phone: 912-531-1453  
Telephone: 912-857-3288  
Equipment - Sokkia GRS2 - GPS  
Topcon 303  
FINAL PLAT CLOSURE = 866989

ZONING ADMINISTRATOR DATE

**SURVEYOR'S CERTIFICATION**

As required by subsection(d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificated, signatures, stamps or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

*Warren E. Poythress*  
WARREN E. POYTHRESS, REGISTERED LAND SURVEYOR, NO. 1953  
8-12-22  
DATE



Based upon the representations of the engineer/surveyor whose seal is affixed hereto and supplementary information provided, this lot is being subdivided for estate purposes and is NOT approved for construction with the requirements of the Department of Public Health, Chapter 311-3-1. THIS PROPERTY IS VOID IF THE PLAT IS NOT RECORDED WITHIN 1 YEAR OF THE DATE BELOW.

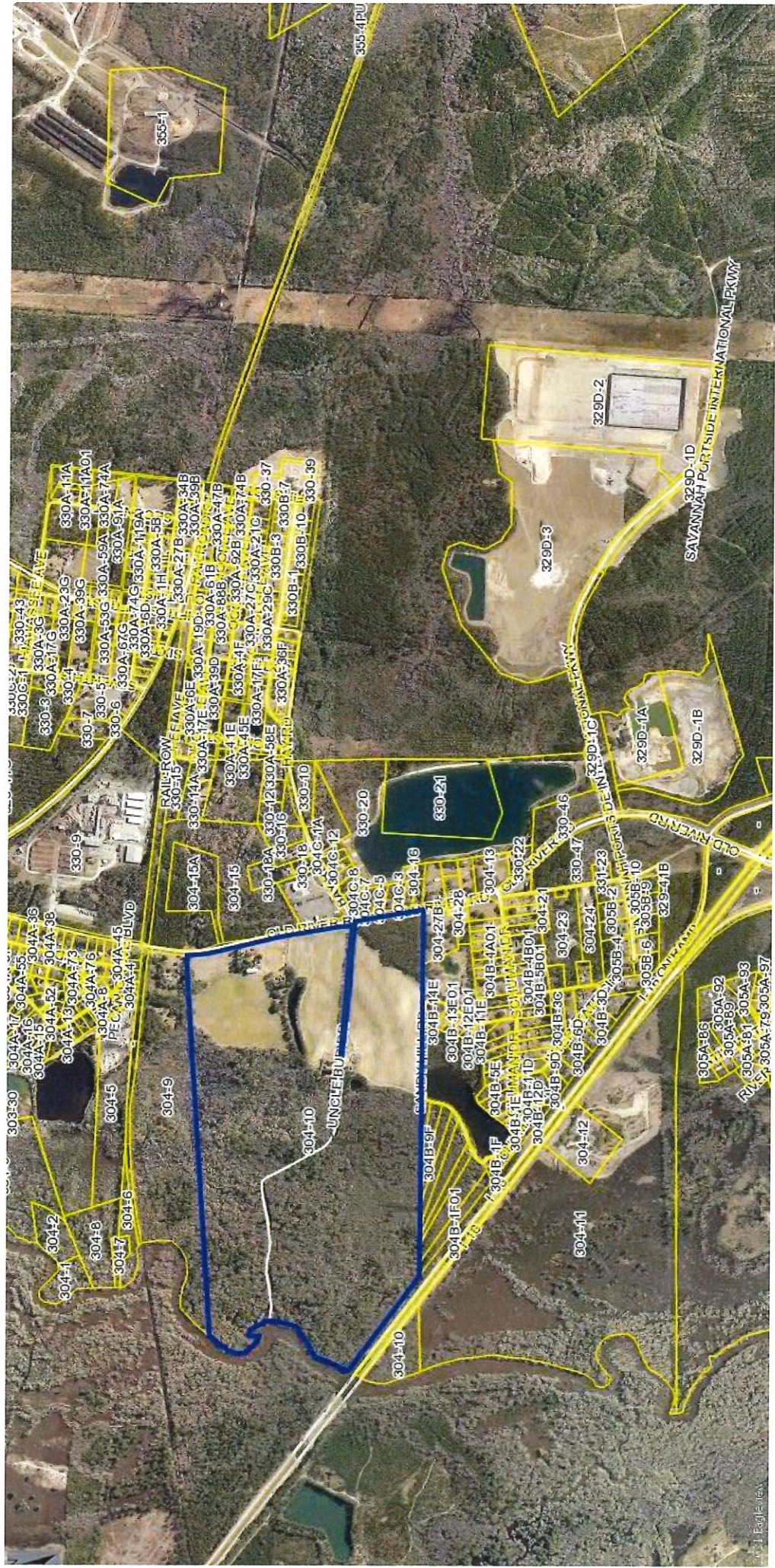
**PROPERTY DIVISION FOR  
MARK G. COOPER, MARY D. COOPER,  
LAURA M. COOPER, AND MARK  
DANIEL COOPER**  
LOCATED IN THE 1559TH G. M. D.,  
EFFINGHAM COUNTY, GEORGIA



2-10-07-COPYRIGHT © BY WARREN E. POYTHRESS  
OR COPYLEFT

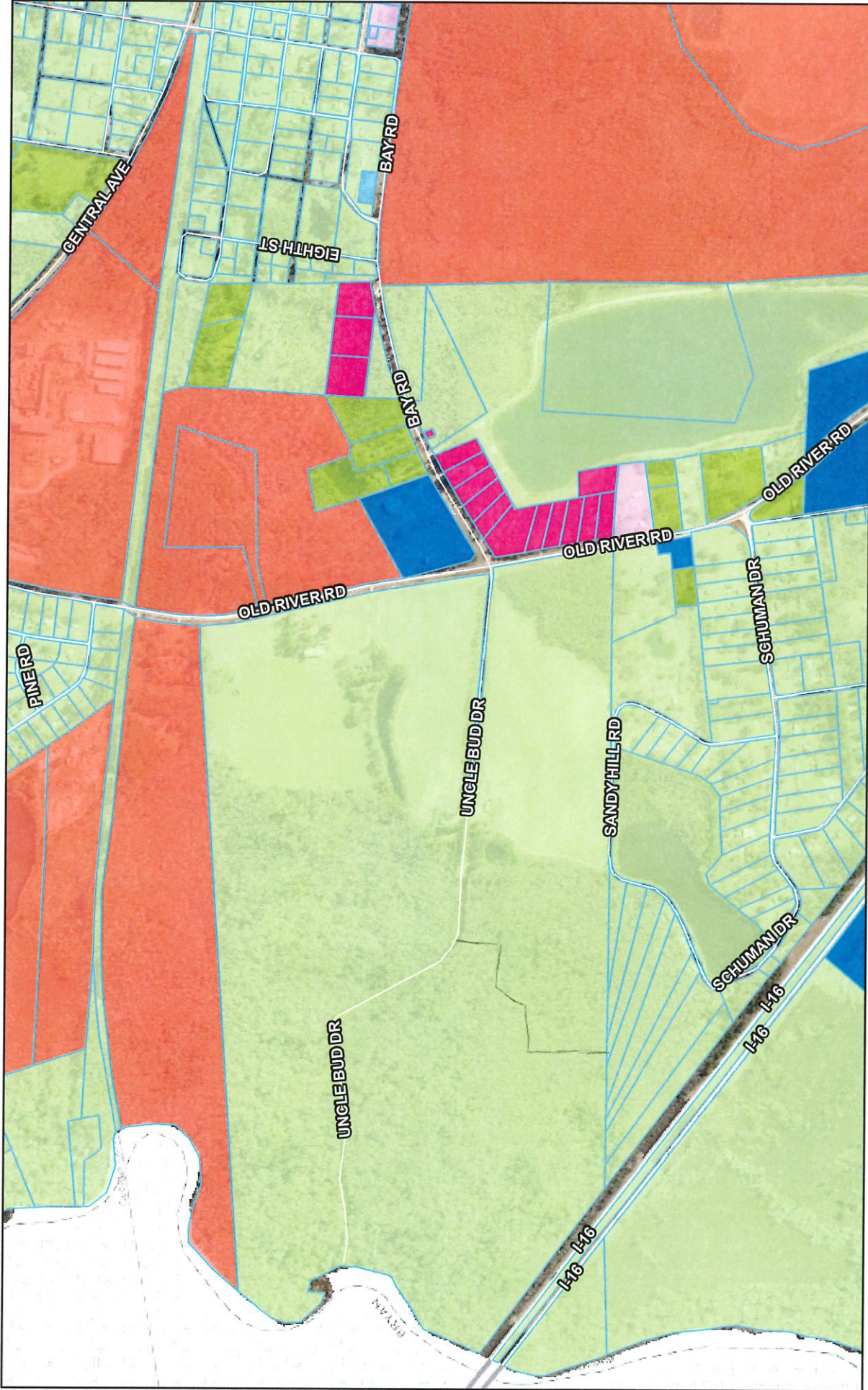


# 304-10





304-10



1/8/2024

Roads	Effingham County Zoning	Efn_fin_cache
Tax Parcels	AR-1	B-3
Tax Parcel Labels	AR-2	R-1
	AR-3	R-2
	B-1	R-3
	B-2	I-1
	B-3	Red: Band_1
		Green: Band_2
		Blue: Band_3

1:13,091

0 0.07 0.15 0.3 0.3 0.6 km

0 0.15 0.3 0.6 mi

Effingham County BOC, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, 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 \_\_\_\_\_

DISAPPROVAL X

Of the rezoning request by applicant **Robert McCorkle, III as agent for The Coopers**– (Map # 304 Parcel # 10) from AR-1 to I-1 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?

3.) B.S.

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APPROVAL P.H. DISAPPROVAL \_\_\_\_\_

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DISAPPROVAL       

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D.B.

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APPROVAL       

DISAPPROVAL       

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AS.



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APPROVAL X *4:1* DISAPPROVAL \_\_\_\_\_

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Yes  No  8. Do other conditions affect the property so as to support a decision against the proposal?

*Recommendation  
but as this  
is why I  
recommended  
require that  
be in*

*R.T.*