

**ATTACHMENT A - VARIANCE APPLICATION**

Application Date: 08-23-23

Applicant/Agent: Quail Preserve, LLC

Applicant Email Address: brian@savannahwarehouse.com

Phone #: (912) 447-1000

Applicant Mailing Address: P. O. Box 7442

City: Savannah State: Georgia Zip Code: 31418-7442

Property Owner, if different from above: Same As Above

*Include Signed & Notarized Authorization of Property Owner*

Owner's Email Address (if known): Same As Above

Phone #: Same As Above

Owner's Mailing Address: Same As Above

---

Property Location: Southwest Corner Of U. S. Highway 80 & Meldrim Road

Name of Development/Subdivision: None

Present Zoning of Property: R-4 Residential Tax Map-Parcel #: 03290041E01 Total Acres: 15.00

**VARIANCE REQUESTED** (provide relevant section of code): Section 13.1.1

Describe why variance is needed: To eliminate the requirement for a buffer on the back (south) side of the property where property butts up against the conserved property behind it, which Quail Preserve, LLC also owns.

How does request meet criteria offer a Section 7.1.8 (see Attachment C):

\_\_\_\_\_

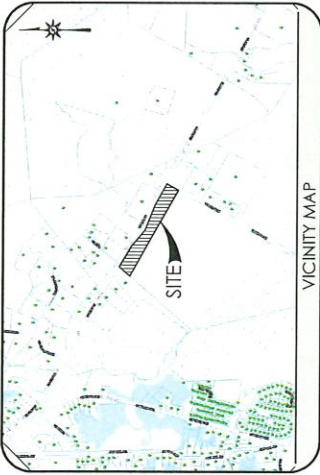
\_\_\_\_\_

\_\_\_\_\_

Applicant Signature:



Date 09-07-2023



VICINITY MAP

**GENERAL DEVELOPMENT NOTES:**

1. PIN: 32041801  
ADDRESS: 780 MELDRIM RD  
MARIETTA, GA 30152
2. TOTAL LAND ACERAGE = 15.0001 AC  
TOTAL IMPROVED ACERAGE = 10.921 AC
3. EXISTING USE OF PROPERTY : UNDEVELOPED  
PROPOSED USE OF PROPERTY : CONTRACTOR'S OFFICES  
PRESENT SITE ZONING : AR-1  
PROPOSED ZONING : B-3
4. BUILDING FOOTPRINT = 70,000 SF
5. PROPERTY LOCATED IN ZONE X, NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEMA FLOOD INSURANCE RATE MAP # 13100C0346E DATED 04/15/15
6. PARKING SPACE CALCULATION:  
REQUIRED FOR THE WHOLESALE AND WAREHOUSE:  
1 SPACE / 7 EMPLOYEES = 240 EMPLOYEES  
1 SPACE / 25 SF OF RETAIL SALES OR SERVICE = 1,000 SF / BUILDING = 4 BUILDINGS  
TOTAL = 125 SPACES + 125 SPACES = 250 SPACES (INCL. HAND)

PREPARED FOR:  
DEMOTT DEVELOPMENT LLC  
RAY DEMOTT  
P.O. BOX 7442  
SAVANNAH, GA 31418  
912.447.1000  
developer@email.com



GENERAL DEVELOPMENT PLAN  
Faulkville Flex Space



SKETCH

DATE: MAR 24, 2023  
DRAWN BY: JMH  
SCALE: 1" = 50'

SHEET NO. 10f1  
PROJECT NO. 225-23-07



ZONED: AR-1  
SAME OWNER  
PROPERTY UNDER CONSERVATION EASEMENT  
PROPERTY CAN NOT BE DEVELOPED

# 03290041E01 U.S HWY 80 & MELDRIM RD



9/12/2023

Tax Parcel Labels  
Tax Parcels

Roads Efn\_fin\_cache

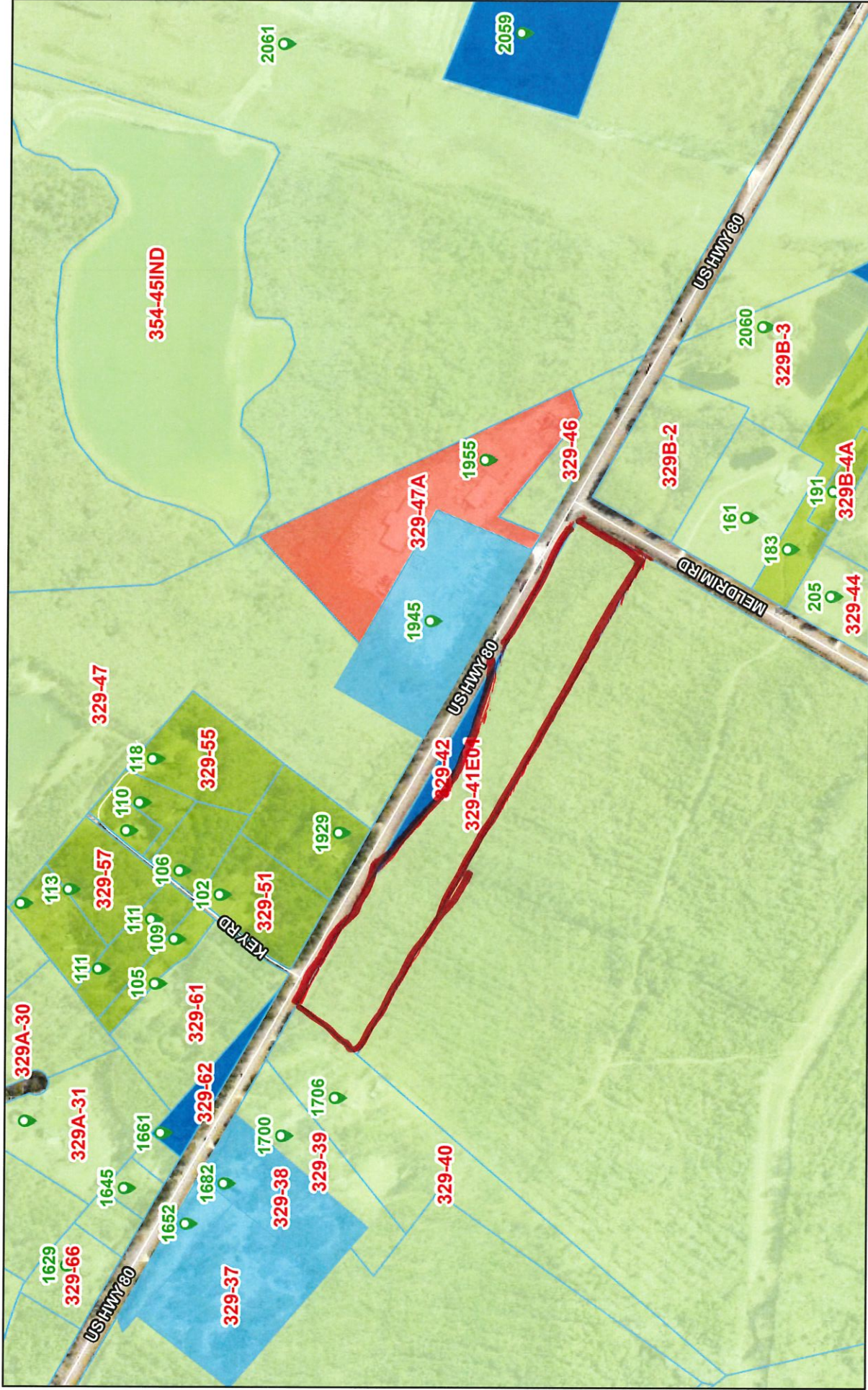
Red: Band\_1  
Green: Band\_2

1:15,799

0 0.1 0.2 0.35 0.4 mi  
0 0.17 0.35 0.7 km

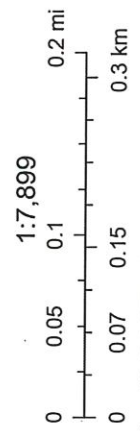
Effingham County BOC, Savannah Area GIS, Esri, HERE, Garmin,  
INCREMENT P, USGS, METI/NASA, EPA, USDA

# 03290041E01 U.S HWY 80 & MELDRIM RD



9/12/2023

-  Address Points
-  Tax Parcels
-  AR-1
-  B-2
-  B-3
-  AR-2
-  B-2
-  B-3
-  I-1 Efn\_frn\_cache
-  Red: Band\_1
-  Green: Band\_2
-  Roads



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