

**ATTACHMENT A - VARIANCE APPLICATION**

Application Date: \_\_\_\_\_

Applicant/Agent: MRD Partners, LLC / Nolan Andrews

Applicant Email Address: nolan@acsrealtyteam.com

Phone # (912) 228-2263

Applicant Mailing Address: 463 Johnny Mercer, Blvd, B7-120

City: Savannah State: GA Zip Code: 31410

Property Owner, if different from above: See on page 4  
*Include Signed & Notarized Authorization of Property Owner*

Owner's Email Address (if known): \_\_\_\_\_

Phone # \_\_\_\_\_

Owner's Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Property Location: 4828, 4838 & 4884 McCall Rd

Name of Development/Subdivision: Horizon Business Center

Present Zoning of Property AR-1 & R2 Tax Map-Parcel # See on page 4 Total Acres 19.01

**VARIANCE REQUESTED** (provide relevant section of code): 25' buffer along northern property boundary - Ordinance Section 3.4

Describe why variance is needed: A reduced buffer variance is needed in order to make practical use of the site.

How does request meet criteria of Section 7.1.8 (see Attachment C): The property is physically unique because it is almost entirely surrounded by Gateway Industrial Park and there are wetlands and topographical changes that restrict the site. The other sites that are surrounded by Gateway include the three adjacent property owners across McCall Rd (the side the buffer variance is requested) who are in support of the project and plan to rezone to I-1 soon themselves.

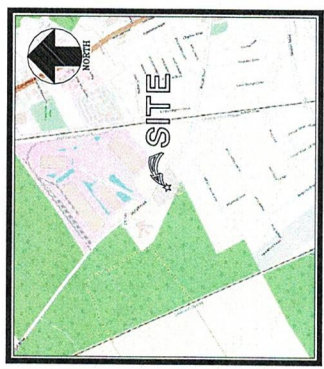
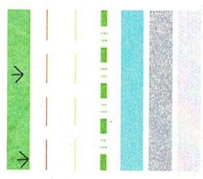
Applicant Signature: Nolan Andrews Date \_\_\_\_\_



**SITE HIGHLIGHTS:**

- TOTAL AREA = 18.3 ACRES
- UPLANDS = 11.9 ACRES
- WETLANDS = 6.4 ACRES
- CURRENT ZONING = R-2
- PROPOSED ZONING = E-1
- BUILDING 1 - SINGLE LOAD
- 156,000 SF 600' X 260'
- 20 DOCK POSITIONS
- 2 DRIVE IN RAMPS
- 18 TRAILER POSITIONS
- 70 - COMMUTER PARKING

- LEGEND**
- WETLANDS
  - MAJOR CONTOUR
  - MINOR CONTOUR
  - FLOOD PLAIN
  - DETECTION
  - BUILDING
  - PAVING



**VICINITY MAP**  
SCALE 1" = 2000'

**HORIZON BUSINESS CENTER**

CONCEPT PLAN - MCCALL ROAD  
EFFINGHAM COUNTY, GA  
DATE AUGUST 22, 2023 SCALE 1" = 60'  
GRAPHIC SCALE



**HUSSEY GAY BELL**  
Established 1958



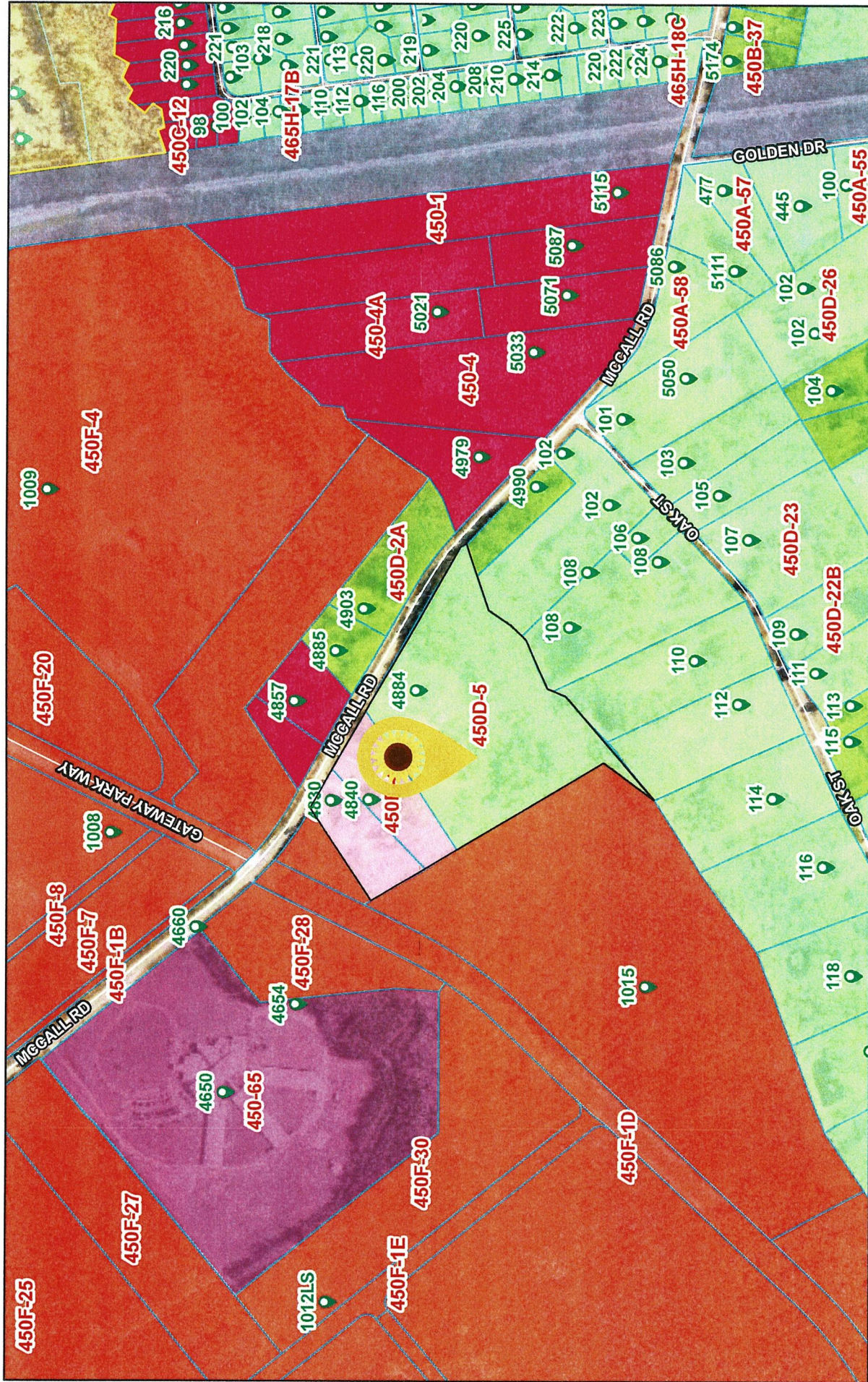
# 4830, 4840 & 4884 McCall Road



# 4830, 4840 & 4884 McCall Road



# 4830, 4840 & 4884 McCall Rd \ 450D-4A, 4B & 5



7/7/2023

■ Municipal Boundaries   
  Tax Parcels   
 Effingham County Zoning   
  PD   
  R-1   
  R-2   
  AR-1   
  I-1   
 ● Address Points   
 Roads   
 Other

AR-2   
 1:7,899   
 0 0.05 0.1 0.2 mi   
 0 0.07 0.15 0.3 km

Effingham County BOC, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, MET/NASA, EPA, USDA