



Record No: RZN- 25-57	Primary Location 3135 United States Highway 80 Bloomingdale, GA 31302	Applicant Robert McCorkle [REDACTED]
Rezoning Application		
Status: Active	Owner	 319 Tattnall Street Savannah, GA 31401
Submitted On: 12/3/2025	ESTATE OF IDA R HAGIN 3135 HWY 80 BLOOMINGDALE, GA 31302	

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*



Applicant Phone Number*



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*



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 conceptuals 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 to 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 contribute 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.

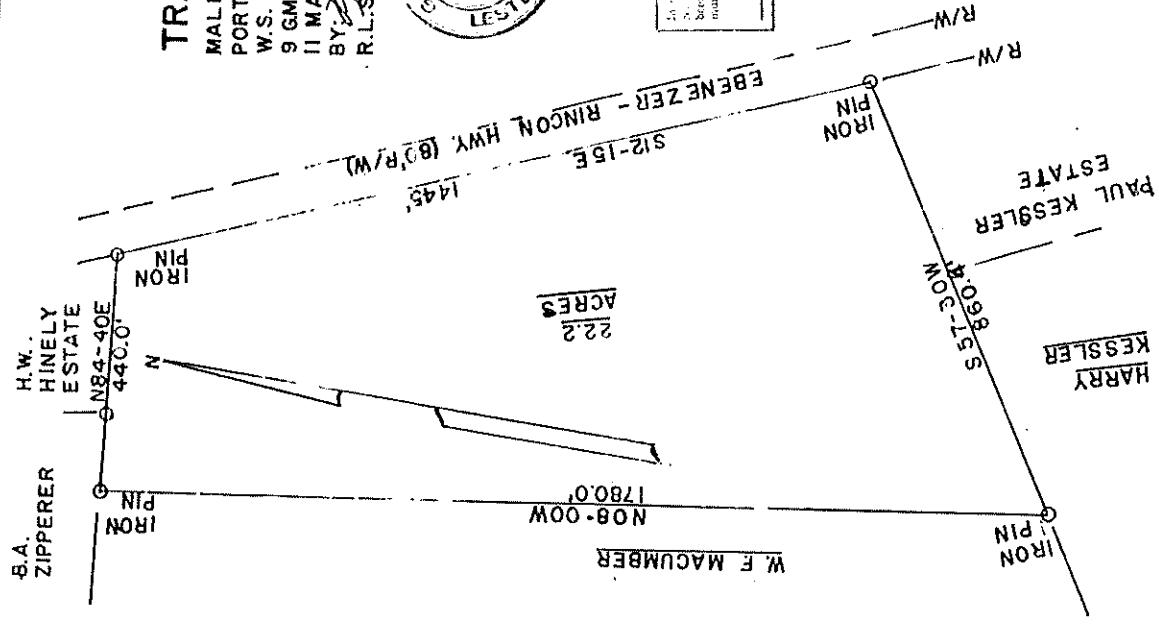
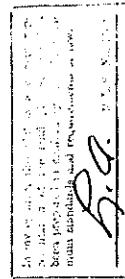
Digital Signature*

 Robert McCorkle

Dec 3, 2025

TRACT MAP

MALLIE ZIPPERER
PORTION OF THE
W.S. LYNCH TRACT
9 GM. DIST. EFFINGHAM CO., GA.
11 MAY 1965 - SCALE 1¹/₂ = 200'
BY
R.L.S. NO. 1069

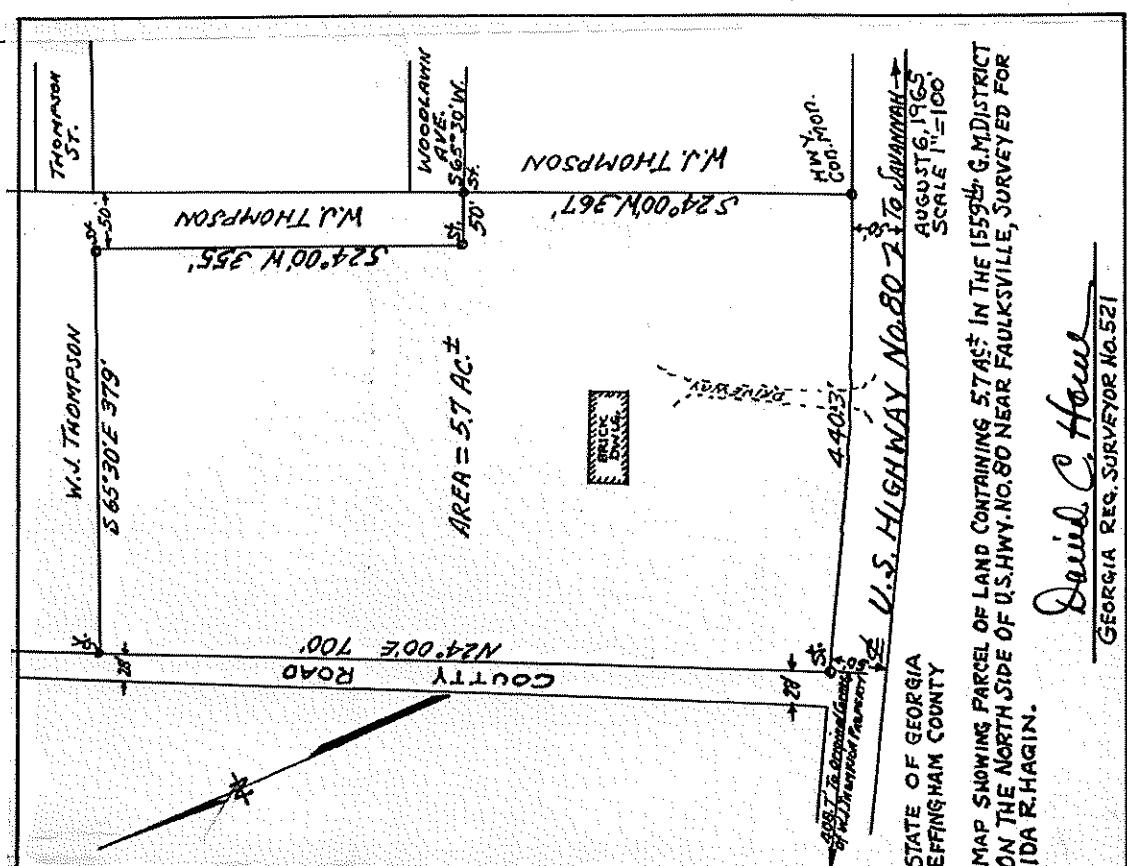


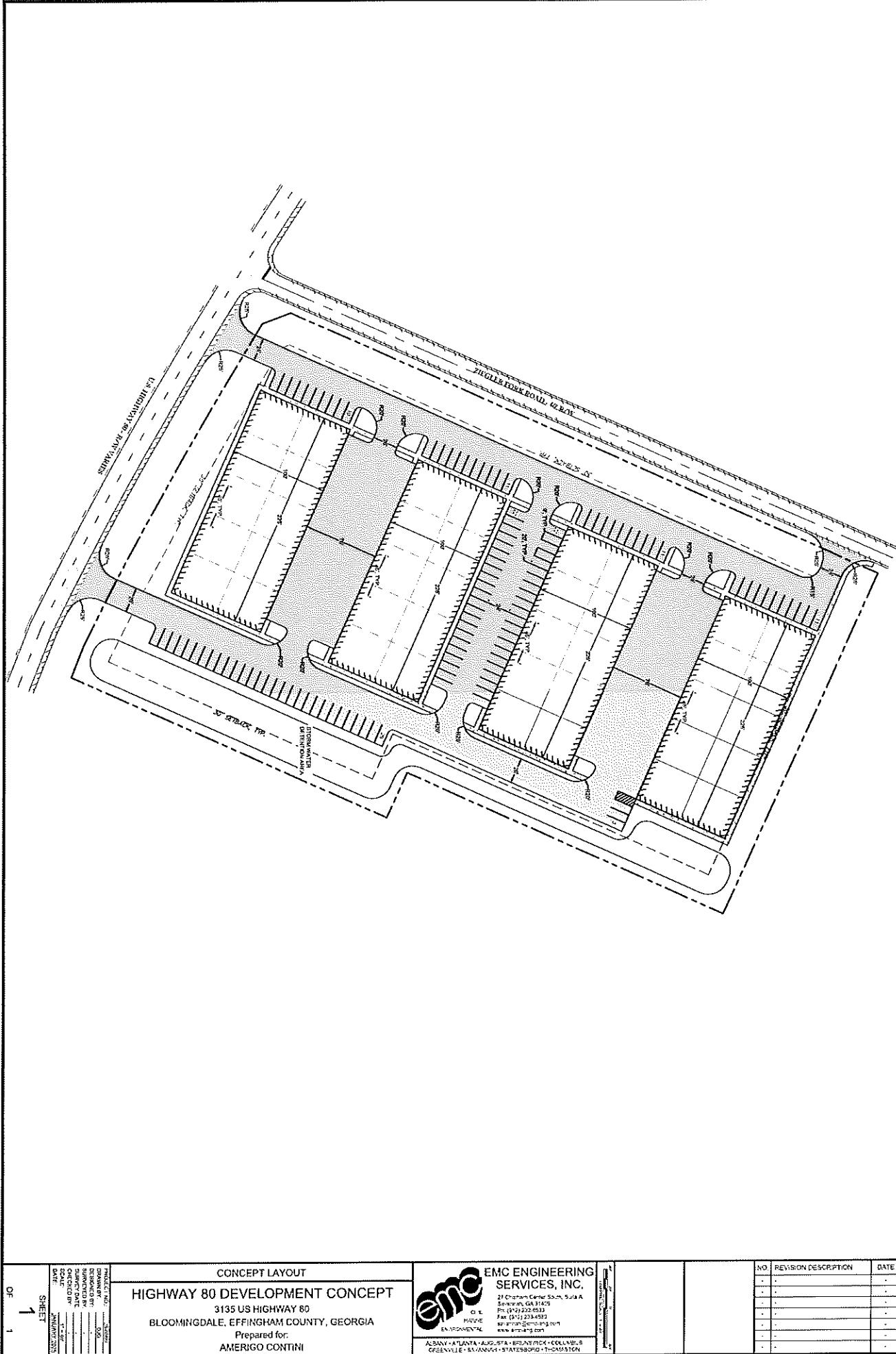
MAP SHOWING PARCEL OF LAND CONTAINING 5.715[±] A. IN THE 155th G.M. DISTRICT
ON THE NORTH SIDE OF U.S. HWY. NO. 80 NEAR FAULKSVILLE, SURVEYED FOR
J.D. LARSON

GEORGIA REG. SURVEYOR No. 521

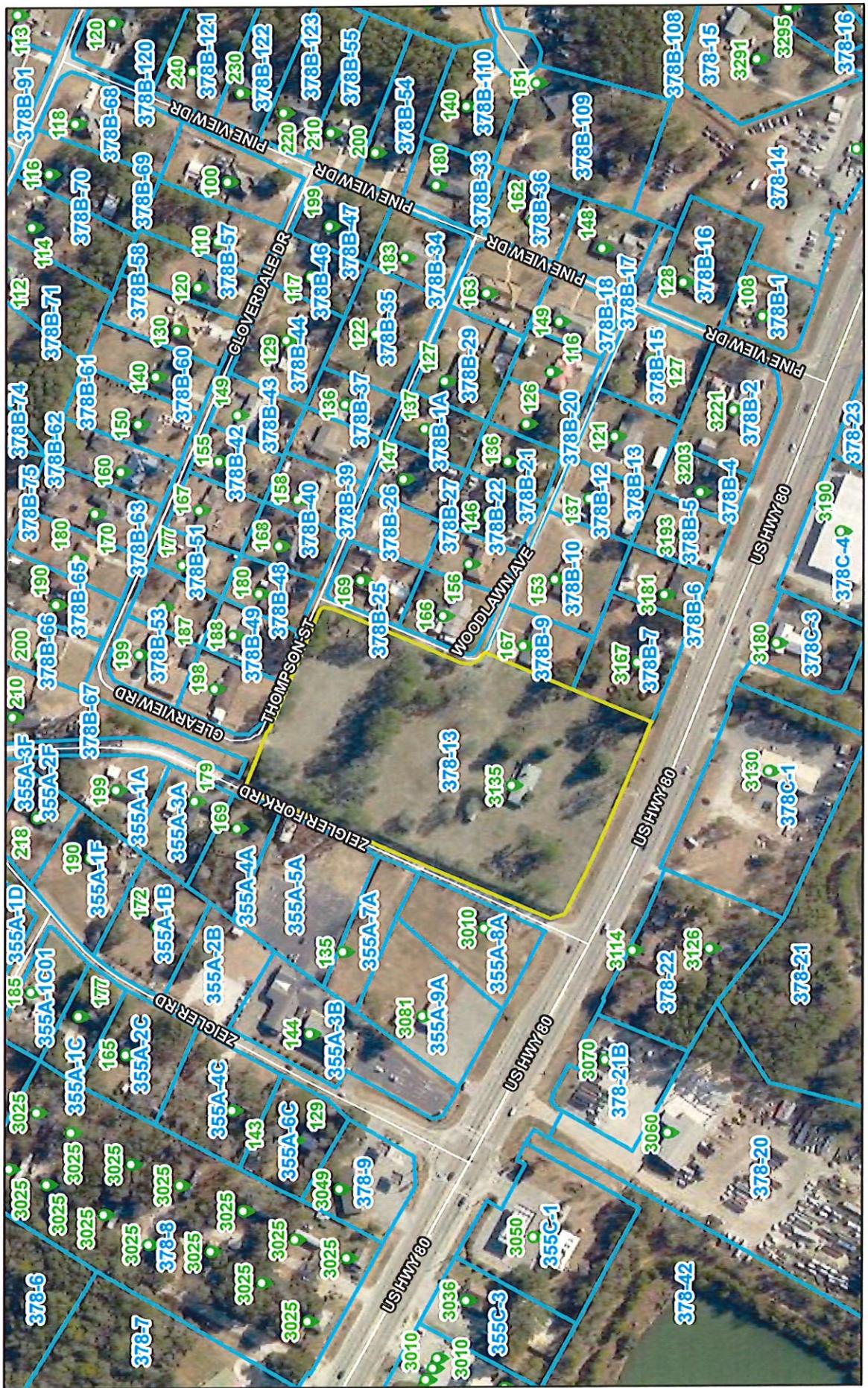
GEORGIA REG. SURVEYOR No. 521

STATE OF GEORGIA
EFFINGHAM COUNTY





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12/3/2025

- Addresses
- Parcels

Citations

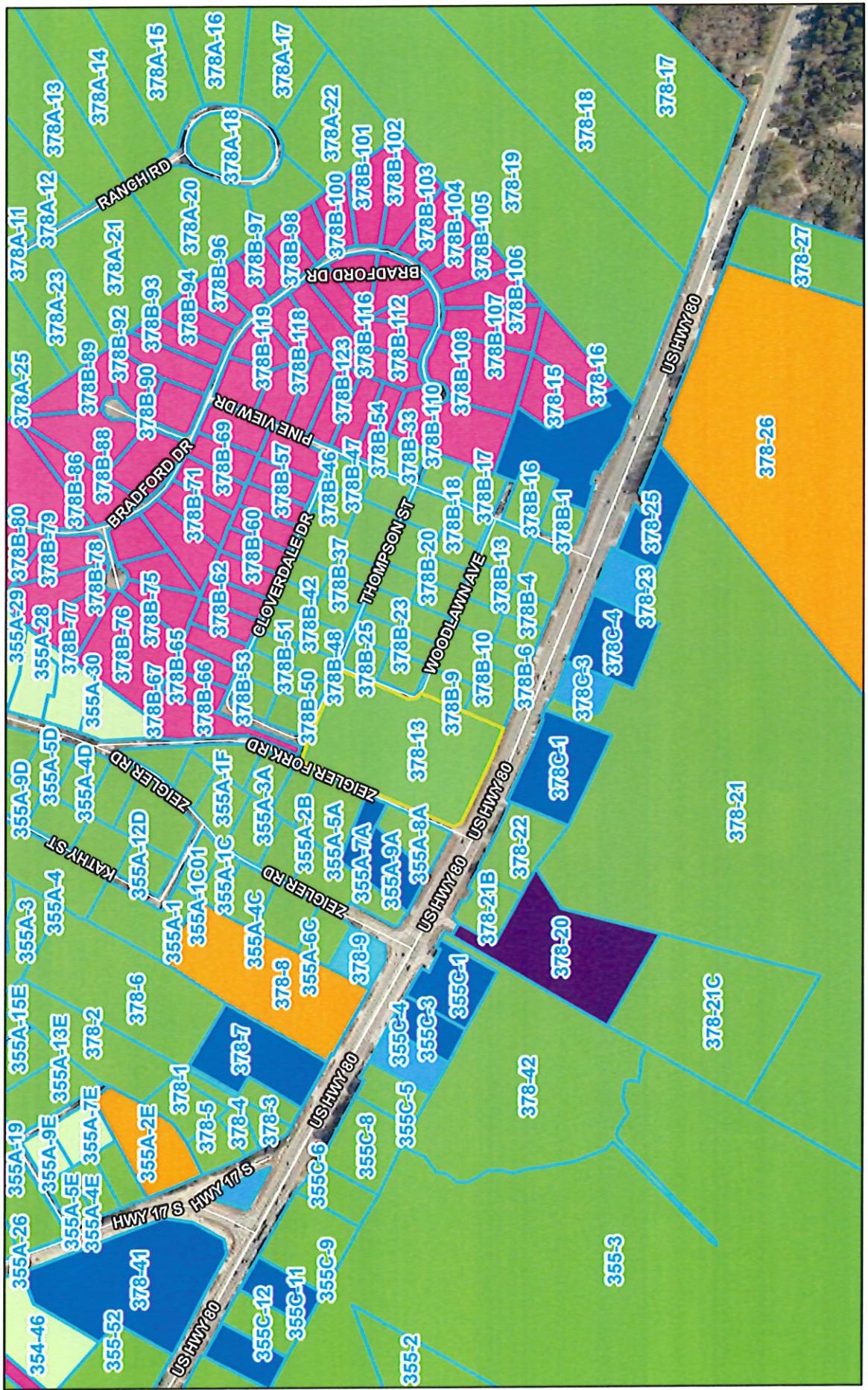
1:3,922

0 0.03 0.06

Area GIS, Esri, HERE, Garmin, INCR

Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, 0.11 mi
0 0.03 0.06 0.09 0.12 0.15 0.18 km
0 0.04 0.08 0.12 0.16 0.20

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12/3/2025

Category	Zoning Type						
Roads	1-1						
Zoning	AR-1	AR-2	R-1	R-4	B-1	B-2	B-3
Parcels	AR-1						

1:7,843

A vertical scale bar with markings at 0, 0.05, 0.1, 0.15, 0.2 m, and 0.3 km. The scale is logarithmic, with major ticks at 0.05, 0.1, 0.15, and 0.2 m, and a major tick at 0.3 km.

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

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