



**Record No: RZN-
25-57**

Rezoning Application

Status: Active

Submitted On: 12/3/2025

Primary Location


3135 United States
Highway 80
Bloomington, GA 31302

Owner


ESTATE OF IDA R HAGIN
3135 HWY 80
BLOOMINGDALE, GA 31302

Applicant

 Robert McCorkle

 319 Tattnall Street
Savannah, GA 31401

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*

[REDACTED]

Applicant Phone Number*

[REDACTED]

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*

[REDACTED]

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 conceptals 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 the 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 contibute 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.

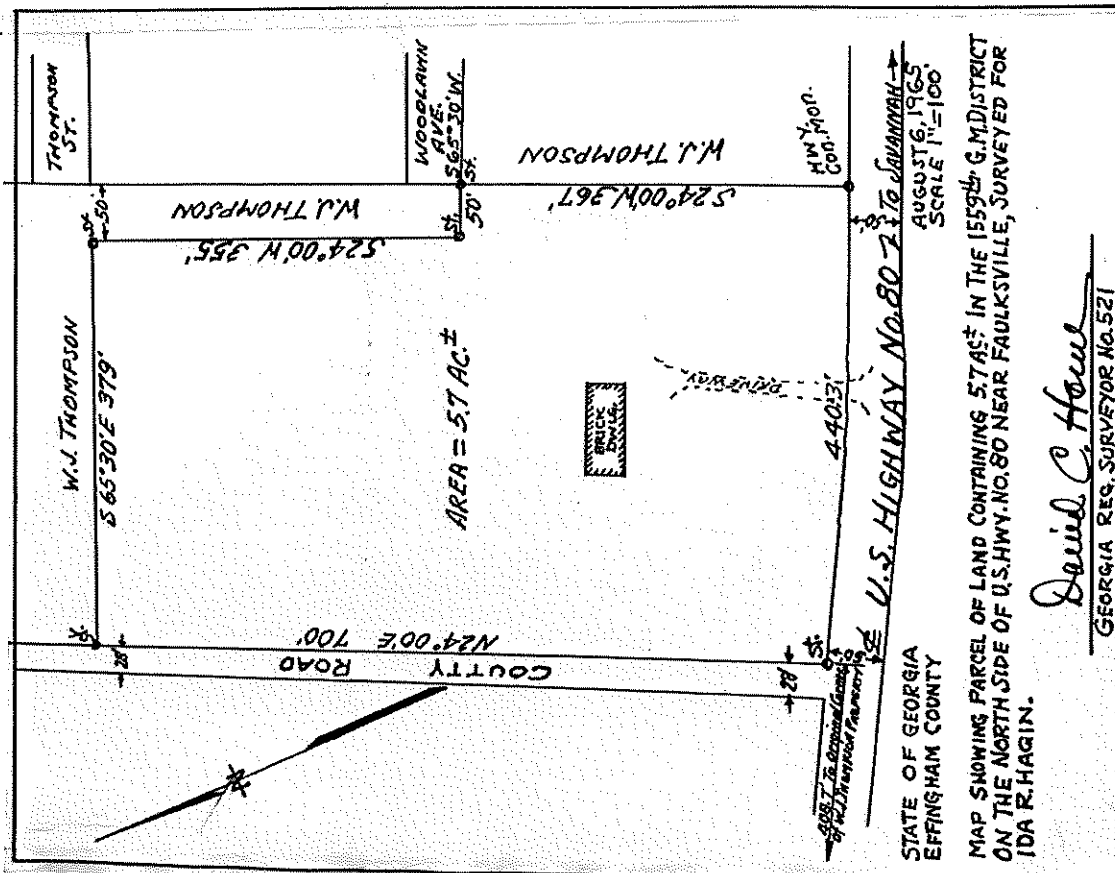
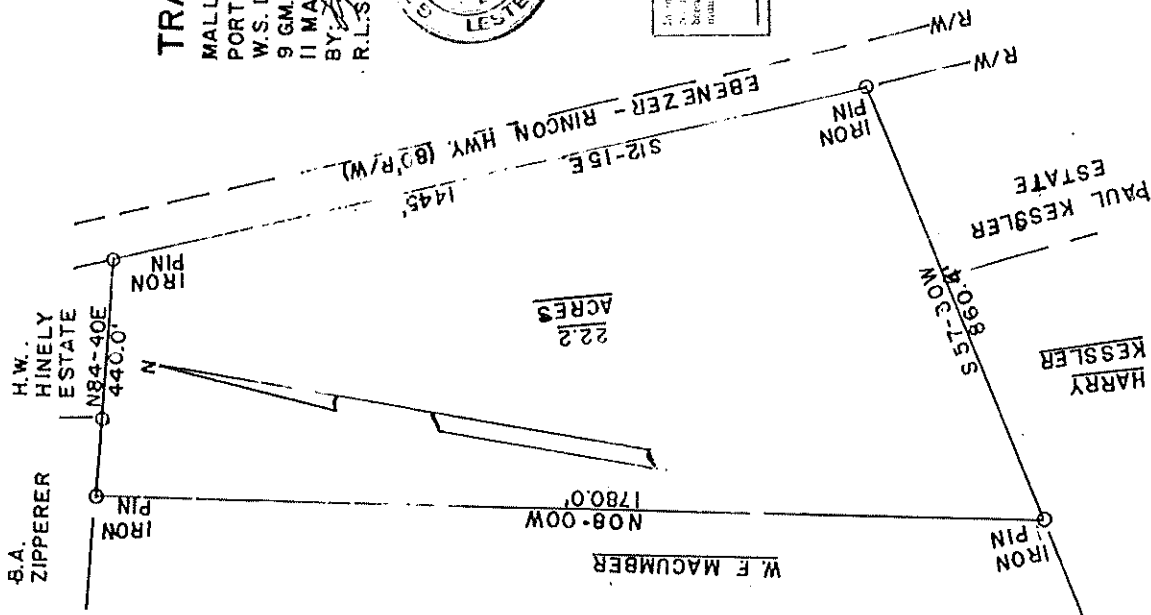
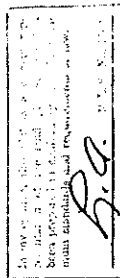
Digital Signature*

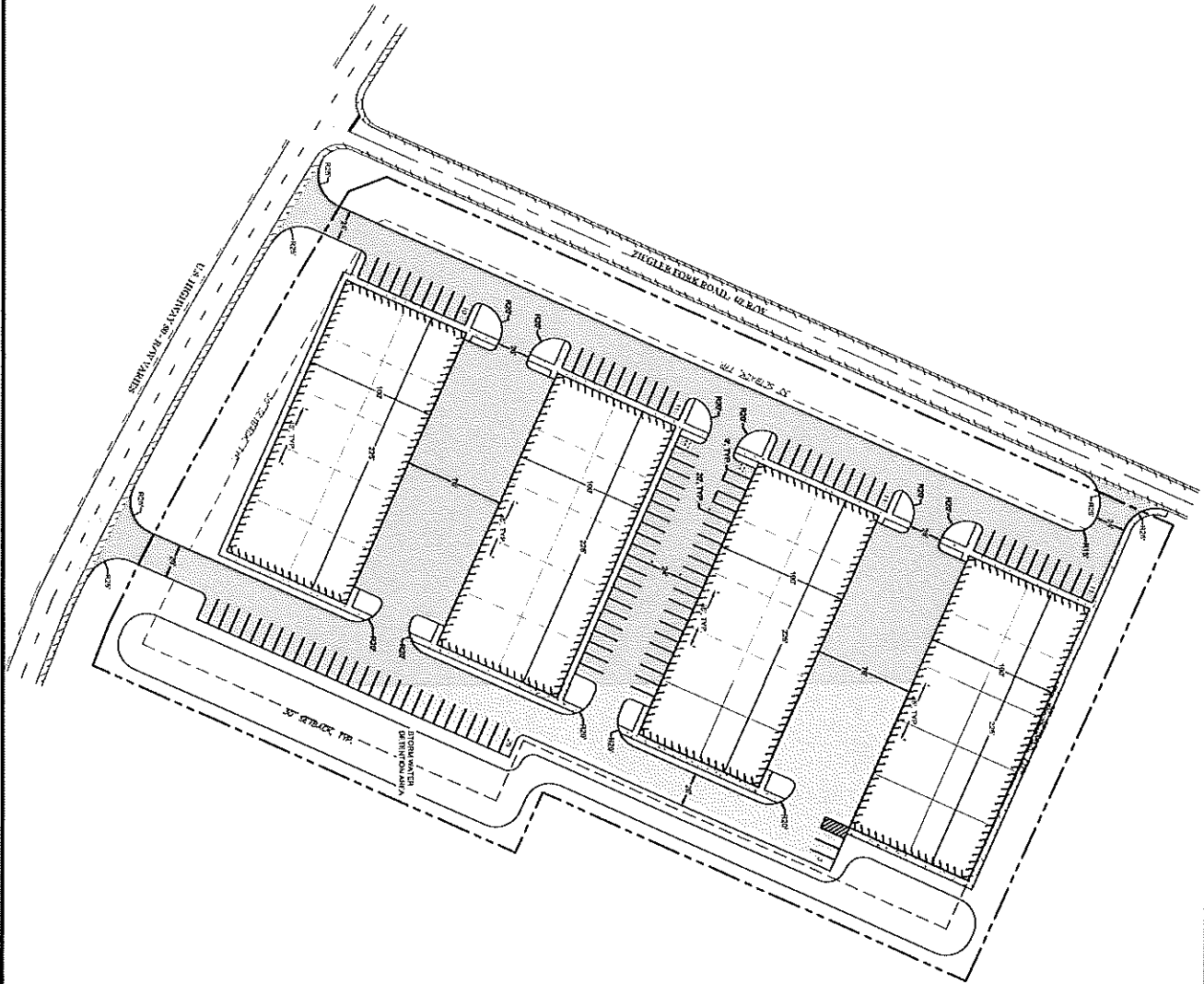
 Robert McCorkle



Dec 3, 2025

TRACT MAP

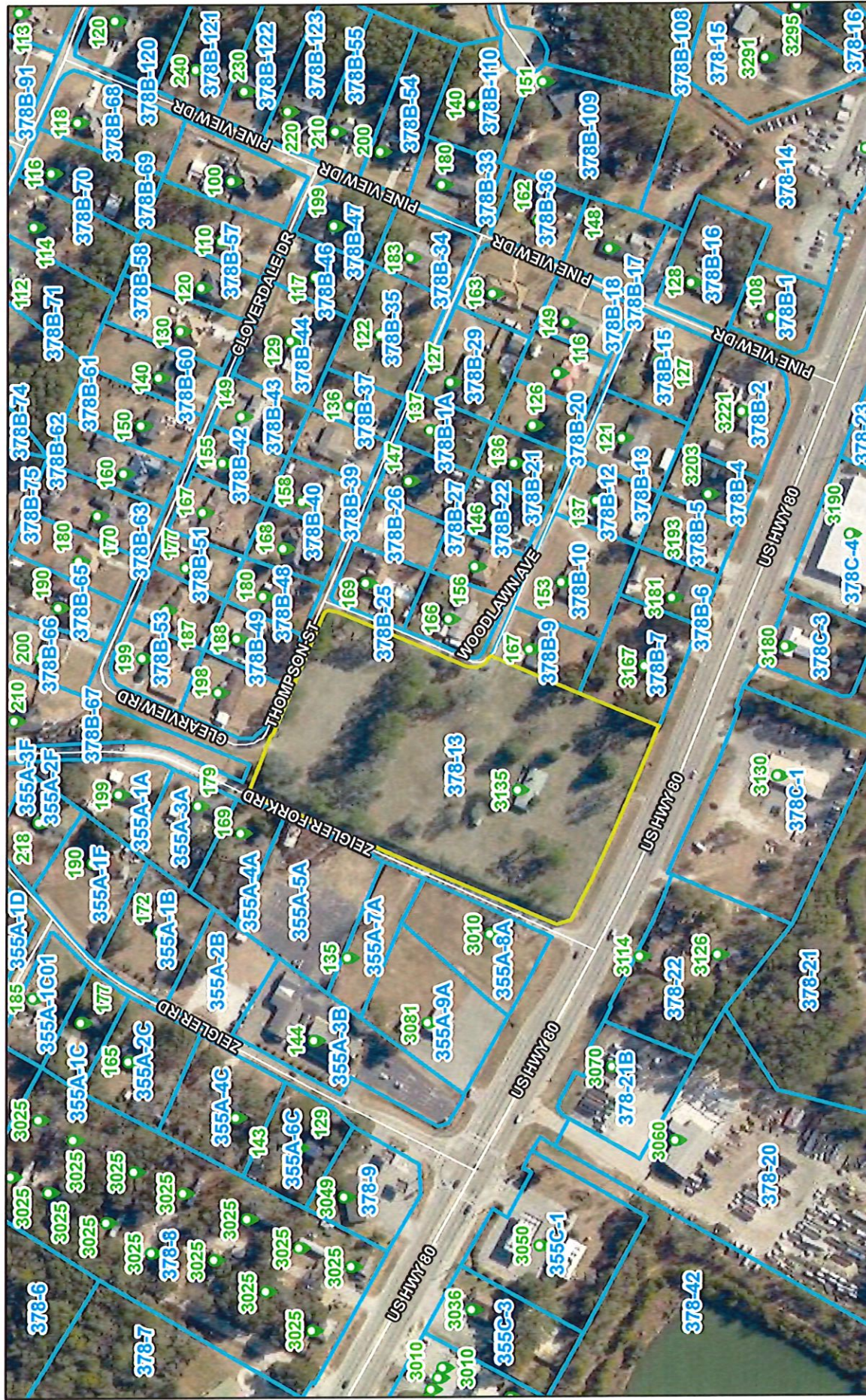
MALLIE ZIPPERER
PORTION OF THE
W.S. LYNCH TRACT
9 GM. DIST. EFFINGHAM CO., GA.
11 MAY 1965 - SCALE 1" = 200'
BY: *David C. Howell*
R.L.S. NO. 1069





PROJECT NO. 1859-1447-82 SUBMITTED BY CHECKED BY DATE 1/17/2023	CONCEPT LAYOUT	 EMC ENGINEERING SERVICES, INC. 21 Graham Center South, Suite A Savannah, GA 31405 P: (912) 222-0533 F: (912) 238-0533 E: info@emceng.com www.emceng.com ENVIRONMENTAL		NO.	REVISION DESCRIPTION	DATE
	HIGHWAY 80 DEVELOPMENT CONCEPT 3135 US HIGHWAY 80 BLOOMINGDALE, EFFINGHAM COUNTY, GEORGIA Prepared for: AMERIGO CONTINI					

378-13



12/3/2025

1:3,922

Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

Addresses  Parcels

Roads Citations

[illegible]

1:7,843

Legend:

- Roads: Light blue
- Parcels: White
- Zoning:
 - AR-1: Green
 - AR-2: Light green
 - R-1: Pink
 - R-4: Orange
 - B-1: Light blue
 - B-2: Blue
 - B-3: Dark blue
 - I-1: Purple
- Citations: Yellow

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

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