



Staff Report

Subject: Rezoning (First District)
Author: Chelsie Fernald, Planning Manager
Department: Development Services
Application: RZN-25-57
Meeting Date: January 13, 2026

Proposed Zoning: B-2 (General Commercial)

Existing Zoning: AR-1 (Agricultural – Residential, 5 acres or more)

Map & Parcel: 378-13

Parcel Size: 5.63 acres

Proposed Use: Permitted Uses in B-2

Applicant: Robert McCorkle
319 Tattnall Street
Savannah, GA 31401

Owner(s): Estate of Ida Hagin, Carolyn Lucas Executor
112 Wickersham Drive
Savannah, GA 31411

Location: Highway 80

Existing Land Use and Zoning:

The parcel is located at the intersection of Zeigler Fork Road and Highway 80. According to the Tax Assessor's website, there is currently a single-family residence on the property. Ingress and egress is currently from Highway 80.

The parcel is currently zoned AR-1 (Agricultural – Residential, 5 acres or more). Properties to the north and west are zoned AR-1 (Agricultural – Residential, 5 acres or more) and R-1 (Single-Family Residential). While the properties to the south are zoned AR-1 (Agricultural – Residential, 5 acres or more) and B-3 (Major Commercial). To the east are AR-1 (Agricultural – Residential, 5 acres or more) and to the west B-3 (Major Commercial).

The Proposed Development:

The applicant seeks to rezone the total of +/- 5.63 acres to B-2 (General Commercial) to develop a flex office project. Per the application, the flex space will provide office and storage space for local businesses and contractors. B-2 (General Commercial) does have a square foot maximum of 50,000 square feet.

The following uses are also allowed within the AR-3 (Agricultural-Residential, 2.5 acres or more) zoning district: Housing Services, Automobile Sales and Services (except wrecked vehicle import/export and junkyards), Heavy Consumer Goods or Sales Services, Durable Consumer Goods Sales or Services, Consumer Goods, Grocery, Food, Beverage, Dairy, etc., Health and Personal Care, Finance and Insurance, Real Estate Services (except property management services and rental housing – related), Rental and Leasing – Non-Residential, Professional Services, Administration Services, Services to Buildings and Dwellings, Food Services, Personal Services, Pet and Animal Sales or Services, Flex Space with Retail Front, Enclosed/Mini Storage/Self-Storage, Road, Ground Passenger, and Transit Transportation, Publishing, Telecommunications and Broadcasting, Information Services and Data Processing Industries, Water, Steam, Air Conditioner Supply, Theater, Dance, or Music Establishment, Sports Team or Club, Museums and Other Special Purpose Recreational Institutions, Amusement, Sports, or Recreation Establishment, Natural and Other Recreational Parks, Educational Services, Public Administration, Judicial Functions, Other Government Functions, Public Safety (Gov't Owned), Health and Human Services, Social Assistance, Welfare and Charitable Services, Religious Institutions, Final Care Services, Associations, Nonprofit, Organizations, etc., Building, Developing, and General Contracting, Machinery Road, Special Trade Contractor, Agriculture, Forestry, Fishing and Hunting, and Support Functions for Agriculture.

Comprehensive Plan:

The parcel falls within the Agricultural-Residential area on the Future Land Use Map (FLUM). This prominent use of land within this area is for single-family and multifamily dwelling units organized into general categories of net densities. Residential zoning ensures that land is used appropriately for housing, considering factors like density, building types, and neighborhood character (Effingham County 2020-2040 Joint Comprehensive Plan, pg. 37). Furthermore, this parcel does fall within the Commercial Corridor overlay district.

Determination:

Staff has reviewed the application, and the application is complete with the following conditions:

1. A Site Plan must be approved by the Board of Commissioners.
2. Site development must adhere to the B-2 (General Commercial) zoning district and requirements.

Planning and Zoning Services

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