

RZN-23-20**Rezoning Application**

Status: Active

Submitted On: 12/20/2023

Primary Location1180 Old River Road
Bloomingdale, GA 31302**Owner**COOPER MARK G AND MARY
D AND LAURA
MADELINE AND MARK
DANIEL P O BOX 72 FURMAN,
SC 29921**Applicant** Robert McCorkle 912-232-6141

@ rlm@mccorklejohnson.com

 319 Tattnall Street
Savannah, GA 31401

Staff Review **Planning Board Meeting Date***

02/13/2024

 Board of Commissioner Meeting Date*

03/05/2024

 Notification Letter Description *

industrial warehousing and logistics.

 Map #*

304

 Parcel #*

10

 Staff Description

REZONING TO I-1 FOR WAREHOUSE AND LOGISTICS

 Georgia Militia District*

1559

 Commissioner District*

1st

 Public Notification Letters Mailed

01/15/2024

 Board of Commissioner Ads

02/21/2024

🔒 Planning Board Ads

01/17/2024

🔒 Request Approved or Denied

—

🔒 Letter & ZMA Mailed

—

Internal Documents

🔒 Rezoning Checklist



Carellas.doc

🔒 ZMA Template



No File Uploaded

🔒 Staff Report



No File Uploaded

🔒 Completed Rezoning Checklist



No File Uploaded

🔒 Approval/Denial Letter



No File Uploaded

🔒 Signed ZMA



No File Uploaded

Applicant Information

Who is applying for the rezoning request?*

Agent

Applicant / Agent Name*

Robert L. McCorkle, III

Applicant Email Address*

rlm@mccorklejohnson.com

Applicant Phone Number*

912-232-6141

Applicant Mailing Address*

319 Tattnall Street

Applicant City*

Savannah

Applicant State & Zip Code*

GA 31401

Property Owner Information

Owner's Name*

Mark G. Cooper, Mary D. Cooper, Laura
Madeline Cooper and Mark Daniel
Cooper

Owner's Email Address*

mgcooper4@hotmail.com

Owner's Phone Number*

803-942-8906

Owner's Mailing Address*

P.O. Box 72

Owner's City*

Furman

Owner's State & Zip Code*

SC 29921

Rezoning Information

Present Zoning of Property*

AR-1 (Agricultural Residential 5 or More
Acres)

Proposed Zoning of Property*

I-1 (Industrial)

Map & Parcel *

03040010

Road Name*

Old River Road

Proposed Road Access* ?

Total Acres *

Old River Road

280.5

Acres to be Rezoned*

40

Lot Characteristics *

See plat.

Water Connection *

Sewer Connection

Private Well

Private Septic System

Justification for Rezoning Amendment *

Highest and best use of the property given rezonings in the area.

List the zoning of the other property in the vicinity of the property you wish to rezone:

North*

South*

I-1

AR-1

East*

West*

I-1, B-2, R-1

AR-1

Describe the current use of the property you wish to rezone.*

Vacant land

Does the property you wish to rezone have a reasonable economic use as it is currently zoned?*

Only as agriculture.

Describe the use that you propose to make of the land after rezoning.*

Industrial warehousing and logistics.

Describe the uses of the other property in the vicinity of the property you wish to rezone?*

Residential to the south and east. Industrial to the north and north east.

Describe how your rezoning proposal will allow a use that is suitable in view of the uses and development of adjacent and nearby property?*

Given the recent industrial rezonings and the change in uses in the area, Industrial rezonings will allow uses consistent with nearby properties and unlock the highest and best use given the property location.

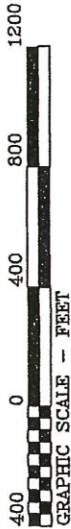
Will the proposed zoning change result in a use of the property, which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?*

No. Industrial uses are consistent with the change in use in the surrounding area.

Digital Signature*

✓ Robert L. McCorkle, III
Dec 20, 2023

APPROVAL EFFINGHAM COUNTY:
APPROVED FOR RECORDING BY
EFFINGHAM COUNTY ZONING
ADMINISTRATION.



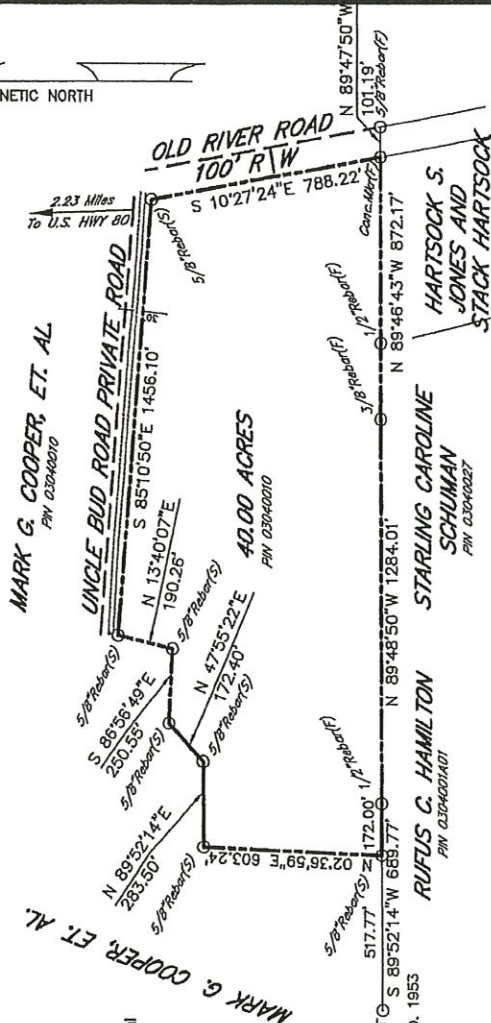
DATE: AUGUST 12, 2022
By: Warren E. Poythress
Registered Land Surveyor No. 1953
Address: 991 Hunters Road
Sylvania, Georgia 30487
Cell Phone: 912-531-1453
Telephone: 912-857-3288
Equipment: Sokkia GRS2 - GPS
Topcon 303
FINAL PLAT CLOSURE = 860989

ZONING ADMINISTRATOR DATE

SURVEYOR'S CERTIFICATION

As required by subsection(d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Warren E. Poythress
WARREN E. POYTHRESS, REGISTERED LAND SURVEYOR, NO. 1953
8-12-22
DATE



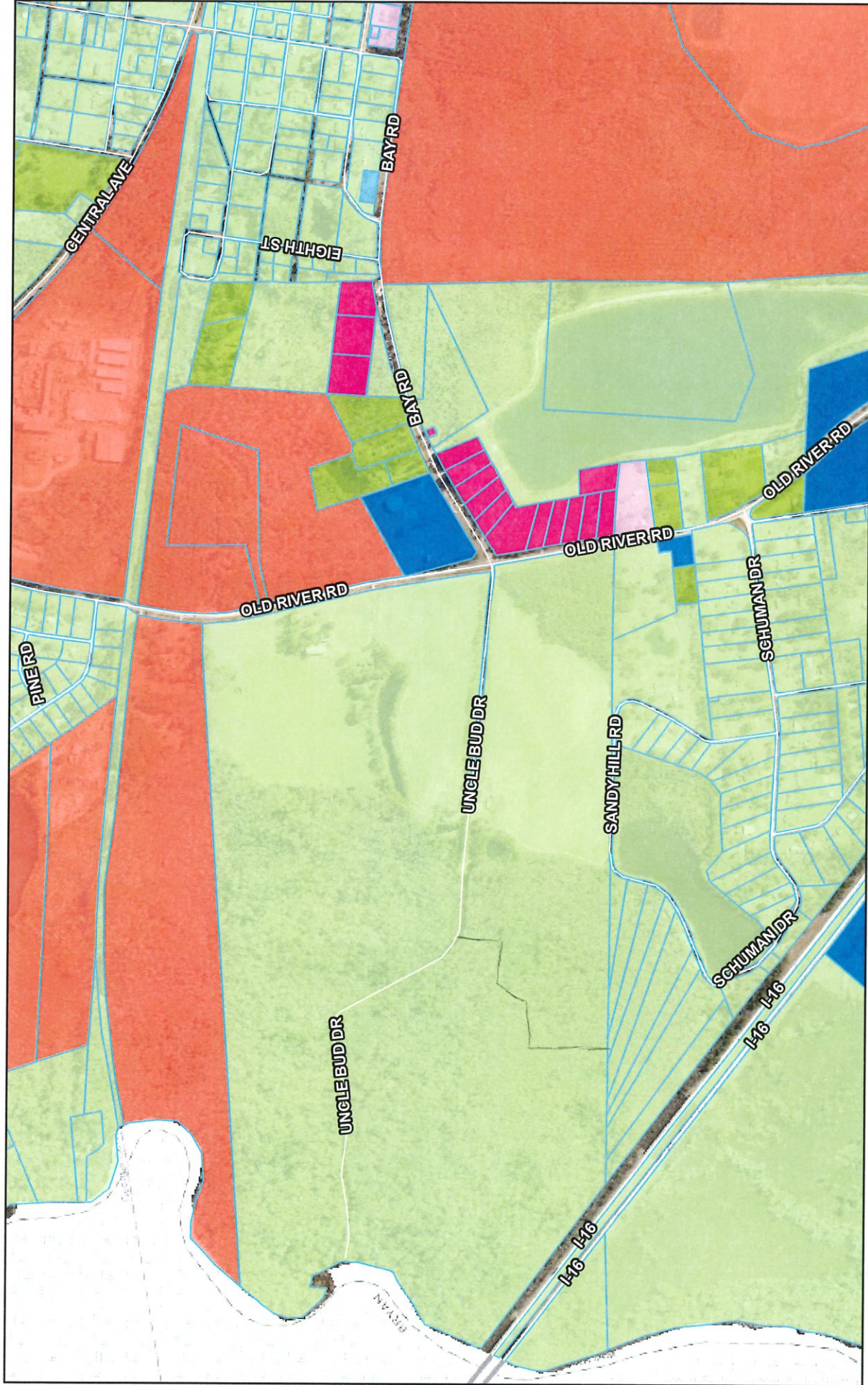
Based upon the representations of the engineer/surveyor whose seal is affixed hereto and supplementary information provided, this lot is being subdivided for Estate purposes and is NOT approved for construction without the approval of the Department of Public Health, Chapter 311-3-1. THIS IS APPROVED IF THE PLAT IS NOT RECORDED WITHIN 1 YEAR OF THE DATE BELOW.



Signing Authority DARREL ONEAL DATE Title

PROPERTY DIVISION FOR
MARK G. COOPER, MARY D. COOPER,
LAURA M. COOPER, AND MARK
DANIEL COOPER

LOCATED IN THE 1559TH G. M. D.,
EFFINGHAM COUNTY, GEORGIA



1/8/2024

Roads

Tax Parcels

Tax Parcel Labels

Effingham County Zoning

Efn_fin_cache

Legend:

- Red: R-1, R-2
- Green: AR-1, AR-2
- Blue: B-1, B-2, B-3
- Red: Band_1
- Green: Band_2
- Blue: Band_3

Scale:

0 0.07 0.15 0.3 0.6 km

0 0.07 0.15 0.3 0.6 mi

1:13,091

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