



Candler County Board of Commissioners

Zoning Change Application

Date: October 2, 2026

Applicant Name: Canoochee River RV Resort, LLC

Applicant Mailing Address: 33 Bull Street, Suite 201, Savannah, Georgia 31401

Email Address: cgothagan@taulbeerushing.com

Phone #: (912) 764-9055

911 Address: 2700 Airport Road

Parcel No: 028 007A; 037 025; 037 025 002; 037 025 003

Current Zoning Designation: AG-3

Change Requested: ☒ Change of Zoning or Amendment (Section 805)
☐ Conditional Use Permit (Section 806)
☐ Variance Request (Section 807)

Required Information:

1. Details of the specific proposed use of the property, including but not limited to, a sketch plan provided by a licensed surveyor or engineer;
2. A copy of the recorded plat and legal description;
3. Any other materials deemed appropriate by the zoning administrator
4. Any materials the applicant wishes to be considered by the Planning & Zoning Board or Board of Commissioners.

Statement of Use of land/structure:

Applicant seeks a change of zoning of the described parcels from AG-3 to Planned Unit Development (PUD). The purpose of this request is to develop a data center campus on the parcels, as shown on the enclosed conceptual site plan and conceptual building design. The proposed use includes five buildings - each with dedicated parking and a dedicated mechanical yard - as well as two substations, a well and fire system site, retention ponds, and access roads. No improvements are anticipated to exceed 40 feet in height.

All applications shall include a detailed plat/drawing of the exact size, shape and location of the building or structure to be erected thereon with exact distances from said building or structure to property lines and street rights-of-way

1075 E Hiawatha St, Ste A, Metter GA 30439
www.metter-candlercounty.com
(912) 685-2835



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Additional Comments by Applicant:

The proposed building and site designs utilize state-of-the-art technology and best practices for sound suppression, setbacks, sight, power, water, and emissions. The design limits sound to 50 dBA at all property lines. Water demand is limited to domestic use, fire protection storage, and a one-time closed-loop fill system. The existing mature tree lines will be preserved wherever possible and complimented by native plantings and berms where needed. Emissions will be limited to generators which are only operated in emergencies and tested during daytime hours. All substation and electrical grid improvements will be funded by the applicant.

I hereby attest that I am the owner or authorized agent of the owner of the referenced property and am authorized to make this application. I further attest, under penalty of perjury, that the statements made with regard to this application are true and correct.

Signature of Applicant: Kimberly W Block Date: 10/2/26



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OFFICE USE ONLY

Zone: ☐ AG-3 ☐ R-1 ☐ R-22 ☐ MR ☐ MHP ☐ NC ☐ GC ☐ LI ☐ HI

Is this use permitted: ☐ Yes ☐ No

Property Setback Requirements (Section 403 Zoning Ordinance):

Front: _____ ft. Side: _____ ft. Rear: _____ ft.

Comments:

Violations:

Determination:

Planning & Zoning Board Approve/Deny

Date of Hearing: _____

Board of Commissioners: Approve/Deny

Date of Hearing: _____