



RZN-25-49

Rezoning

Application

Status: Active

Submitted On:

9/30/2025

Primary Location

2388 United States

Highway 80

Bloomington, GA

31302

Owner


PEREZ MIGUEL


BACA

109 CRESTVIEW DR

GUYTON, GA 31312

Applicant

 William Cunningham


 912-200-3041

 wcunningham@colemancompanyinc.com

 1480 Chatham Parkway Suite 100

Savannah, Georgia 31405

Staff Review

 Planning Board Meeting Date*

11/12/2025

 Board of Commissioner Meeting Date*

12/02/2025

 Notification Letter Description *

to allow for permitted uses in B-3 and HI.

 Map #*

354

 Parcel #*

28 & 29

 Staff Description

 Georgia Militia District

—

 Commissioner District*

1st

 Public Notification Letters Mailed

10/13/2025

 Board of Commissioner Ads



11/04/2025

 Planning Board Ads

10/15/2025

 Request Approved or Denied

—

 Plat Filing required* 

No

Applicant Information

Who is applying for the rezoning request?*

Agent

Applicant / Agent Name*

Neil McKenzie

Applicant Email Address*

nmckenzie@colemancompanyinc.com

Applicant Phone Number*

912203041

Applicant Mailing Address*

1480 Chatham Parkway Sute 100

Applicant City*

Savannah

Applicant State & Zip Code*

GA 31405

Property Owner Information

Owner's Name*

BACA PROPERTIES LLC

Owner's Email Address*

mbaca@bacareadymix.com

Owner's Phone Number*

9122003041

Owner's Mailing Address*

PO BOX 917

Owner's City*

Pooler

Owner's State & Zip Code*

GA 31322

Rezoning Information

How many parcels are you rezoning?*

2

Please List all Parcels Zonings*

AR-1

Proposed Zoning of Property*

Multiple Zonings

Please List All Proposed Zonings*

B-3 and I-1 (HI)

Map & Parcel *

354-28 & 354-29

Road Name*

US HWY 80

Proposed Road Access* ②

US HWY 80

Total Acres *

21.73

Acres to be Rezoned*

21.73

Lot Characteristics *

Vacant lots used for agricultural purposes, existing structure.

Water Connection *

Name of Supplier*

Public Water System

Effingham County

Sewer Connection

Name of Supplier*

Public Sewer System

Effingham County

Justification for Rezoning Amendment *

Rezoning to implement a ready-mix concrete batch center with retail/office component along US HWY 80.

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

North*

South*

I-1, AR-1

AR-1, B-2

East*

West*

B-2

AR-2

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

Vacant lots used for agricultural purposes, existing structure.

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

No

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

Rezoning to implement a ready-mix concrete batch center with retail/office component along US HWY 80.

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

Rural residential, vacant, future industrial, active commercial operation.

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

Rezoning to B-3 frontage along US HWY 80 is conducive to major arterial business operations. There are existing properties zoned B and I districts in close proximity to the subject parcels. I-1 zoning in the rear will be screened from US HWY 80 and buffered from neighboring parcels.

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.

Digital Signature*

 William Cunningham
Sep 30, 2025

NOTE: BASED UPON REVIEW OF THE F.E.M.A. FLOOD INSURANCE RATE MAP, EFFINGHAM COUNTY, GEORGIA, COMMUNITY PANEL NO. 130076 0155 C, EFFECTIVE SEPT 3, 1992, THIS PROPERTY IS LOCATED IN "ZONE X" (OUTSIDE THE 500 YEAR FLOODPLAIN)

EQUIP. USED:

TOTAL STATION
TOPCON 303

ERROR OF CLOSURE
EXCEEDS 1:10,000"

PLAT NOT ADJUSTED

LEGEND:

IRF 1/4" REBAR FOUND
IRS 1/4" REBAR SET
PL PROPERTY LINE
CMF CONC MON. FOUND
N/F NOW OR FORMERLY
PP POWER POLE



ADOLPH N. MICHELIS R.L.S.
GA. Reg. L.S. # 1323
736 SANDY RIDGE ROAD
SYLVANIA, GEORGIA 30467
PH. (912) 829 3972

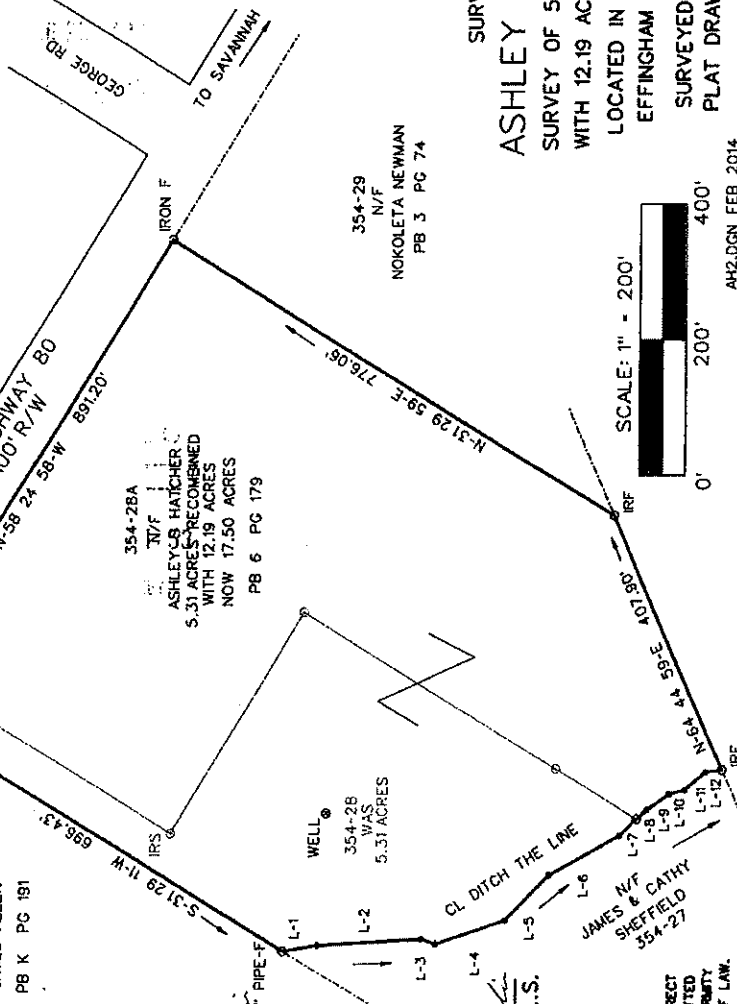
IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM REQUIREMENTS OF LAW.

LINE AND COURSE
L-1 S-09 30 49-E 53.00'
L-2 S-03 30 49-E 154.40'
L-3 S-18 44 11-W 23.10'
L-4 S-18 30 49-E 108.90'
L-5 S-46 30 49-E 92.40'
L-6 S-29 00 49-E 118.80'
L-7 S-42 30 49-E 35.75'
L-8 S-42 30 49-E 21.05'
L-9 S-34 00 49-E 40.30'
L-10 S-15 00 49-E 23.30'
L-11 S-40 00 49-E 40.30'
L-12 S-08 00 49-E 24.40'

APPROVED FOR RECORDING BY THE EFFINGHAM COUNTY ZONING ADMINISTRATOR
[Signature]
DATE 2-24-2014
ZONING ADMINISTRATOR

NOTE: SUBJECT PROPERTY IS A RE-COMBINATION OF MAP & PARCEL 354-28 & 28A OF THE EFFINGHAM CTY. TAX ASSESSORS FILE.

2014 FEB 28 AM 11:53
ELIZABETH Z. HOFSEY
CLERK E.C.C.S.C.

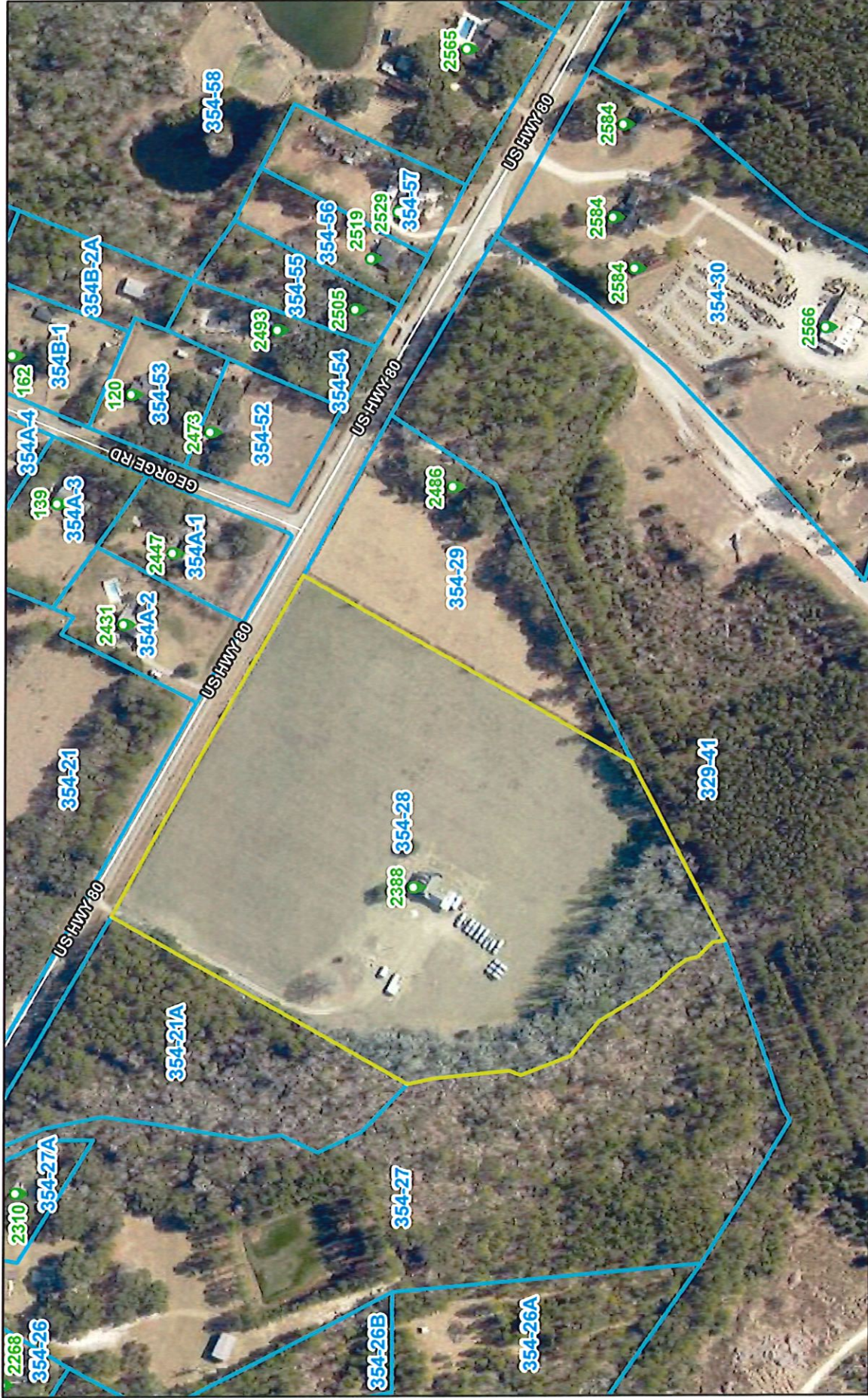


SURVEY FOR
ASHLEY S. HATCHER
SURVEY OF 5.31 ACRES COMBINED
WITH 12.19 ACRES, NOW 17.50 AC.
LOCATED IN THE 1559TH G.M.D.
EFFINGHAM COUNTY, GEORGIA
SURVEYED 17 FEB 2014
PLAT DRAWN 18 FEB 2014

SCALE: 1" = 200'
0' 200' 400'

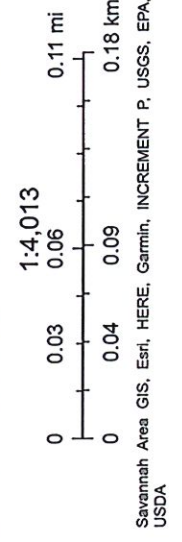
AH2.DGN FEB 2014

354-28 & 29



10/1/2025

- Addresses
- Parcels
- Roads
- Citations



354-28 & 29

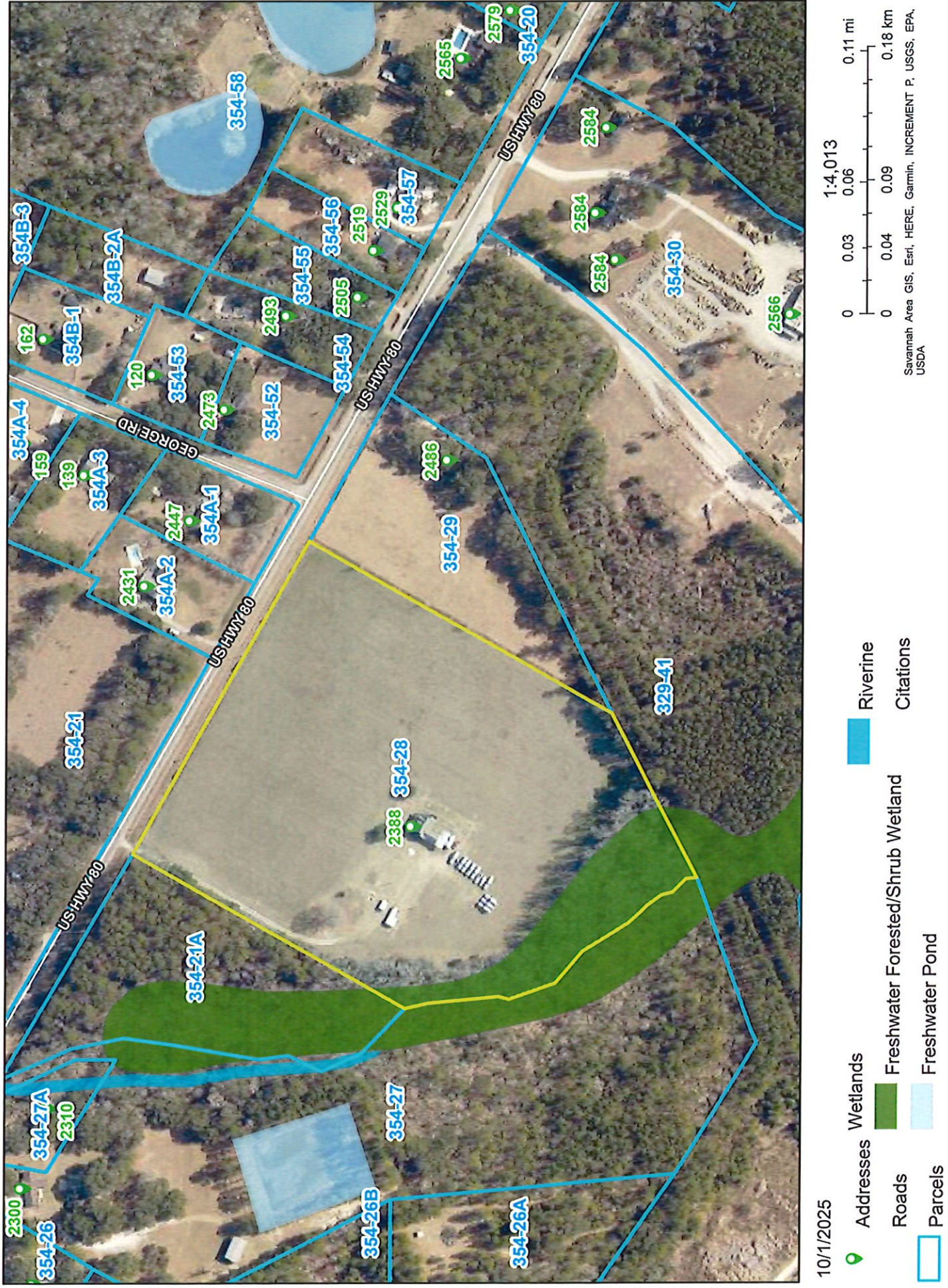


10/1/2025

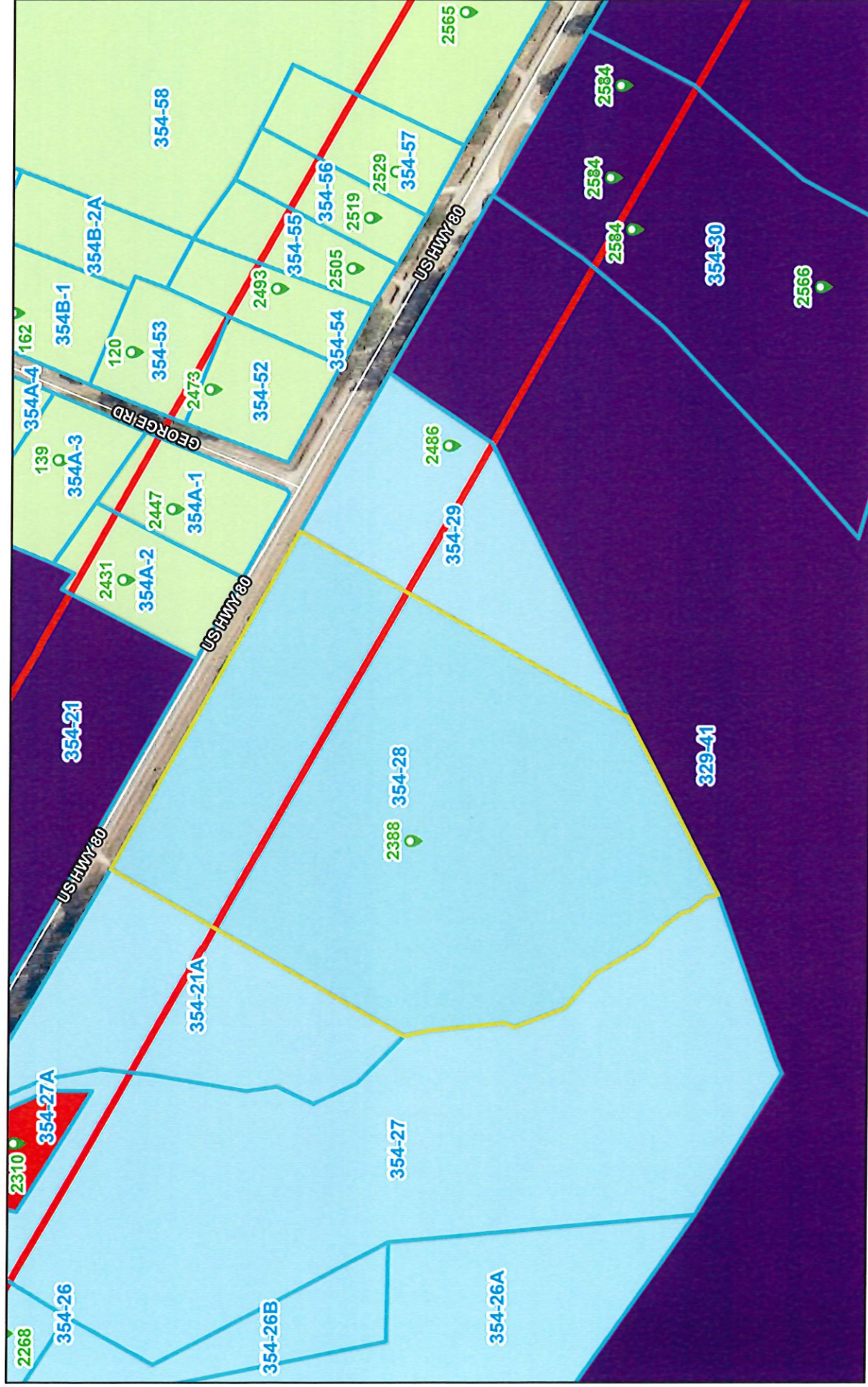
- Addresses
- Roads
- Parcels
- Zoning
- Citations

1:4,013
0 0.03 0.06 0.11 mi
0 0.04 0.09 0.18 km
Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

354-28 & 29



354-28 & 29



10/1/2025





9.5

EFFINGHAM COUNTY REZONING CHECKLIST

Applicants requesting a Zoning change shall supply to the Planning Board information describing the proposed change plus supporting data relating to the change to assist the Planning Board in making their determination. the supporting documentation shall include a format substantially the same as the checklist/criteria used by the Planning Board in evaluating the requested zoning change.

After receiving all information presented as to each zoning proposal at any public hearing provided for in this Article, and prior to making any recommendation thereon, the Planning Board shall consider each of the eight questions contained in the following checklist in written form and forward a copy of the same to the Board of Commissioners together with any additional material deemed appropriate:

CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL _____

DISAPPROVAL _____

Of the rezoning request **Neil McKenzie as agent for BACA Properties LLC (Map # 354 Parcel # 28 & 29) from AR-1 to B-3 to HI zoning.**

- Yes No ? 1. Is this proposal inconsistent with the county's master plan?
- Yes No ? 2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?
- Yes No ? 3. Could traffic created by the proposed use, or other uses permissible under the zoning sought, traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?
- Yes No ? 4. Does the property which is proposed to be rezoned have a have a reasonable economic use under existing zoning?
- Yes No ? 5. Does the proposed change constitute "spot zoning" which would permit a use which would be unsuitable, considering the existing use and development of adjacent and nearby property?
- Yes No ? 6. Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?
- Yes No ? 7. Are nearby residents opposed to the proposed zoning change?
- Yes No ? 8. Do other conditions affect the property so as to support a decision against the proposal?

R.T.

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Tabled

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DISAPPROVAL _____

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J.P.

JP

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APPROVAL Tabled

DISAPPROVAL _____

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Reg. additional
dust collection
system that exceeds industry
standard/req. is exceeds

Potential
Health Risk?

or does he exceed requirements.

IS Dust control /
noise control -
Does it just meet
industry standard / requirements

Width & H.
Derm.?
what will be
planted on it?

Has 11 batch
trucks running
3x/day

Set hours of ops
as a condition

Site plan
only has one
access point? what abt ingress & egress?
So Business & HI have same access?
Condition these

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