



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
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
Peggy B. Blythe
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.

GEORGE RD
TO SAVANNAH

354-29
N/F
NOKOLETA NEWMAN
PB 3 PG 74

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

AH2.DGN FEB 2014

SCALE: 1" = 200'



354-21
N/F
MARTHA SLOAN &
JAMES ALLEN
PB K PG 191

354-28A
N/F
ASHLEY S. HATCHER
5.31 ACRES COMBINED
WITH 12.19 ACRES
NOW 17.50 ACRES
PB 6 PG 179

WELL
354-28
WAS
5.31 ACRES

CL DITCH THE LINE
L-3
L-4
L-5
L-6
L-7
L-8
L-9
L-10
L-11
L-12
JAMES & CATHY
SHEFFIELD
354-27

IRF

IRF

IRF

IRF

IRF

CP1.0

SHEET:

GENERAL
DEVELOPMENT PLAN

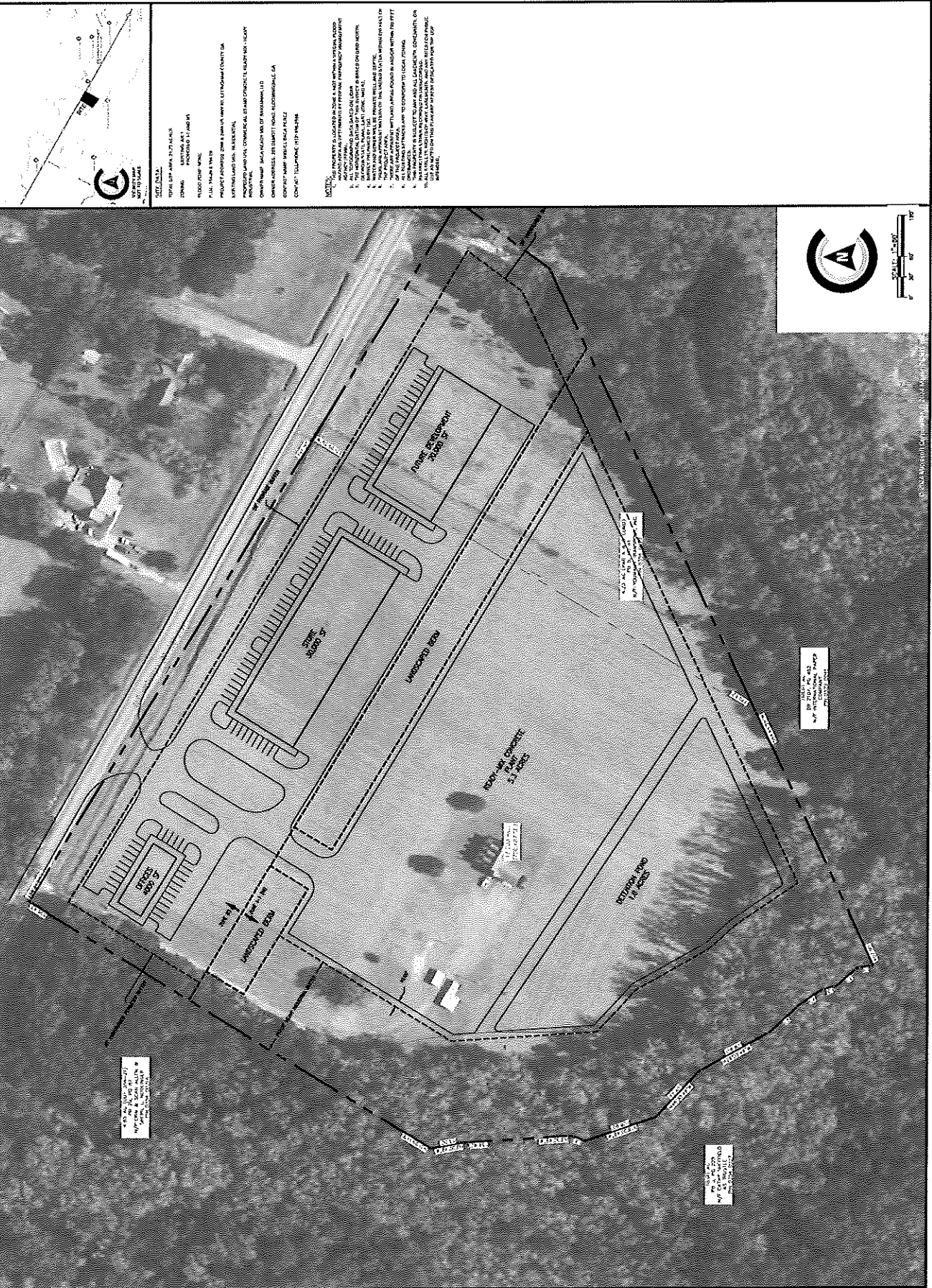
DATE: 04/27/2023
DRAWN BY: JPH
CHECKED BY: JPH
SCALE: AS NOTED

CONCEPTUAL PLAN

2388 & 2486 US HIGHWAY 80

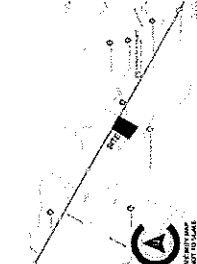
LOCATED IN EFFINGHAM COUNTY, GA
PREPARED FOR BACA READY MIX OF SAVANNAH, LLC

NOT FOR CONSTRUCTION
SITE PLANS CONCEPTUAL IN
NATURE AND SUBJECT TO
CHANGE UPON FINAL SURVEY
AND JURISDICTIONAL
INVESTIGATION

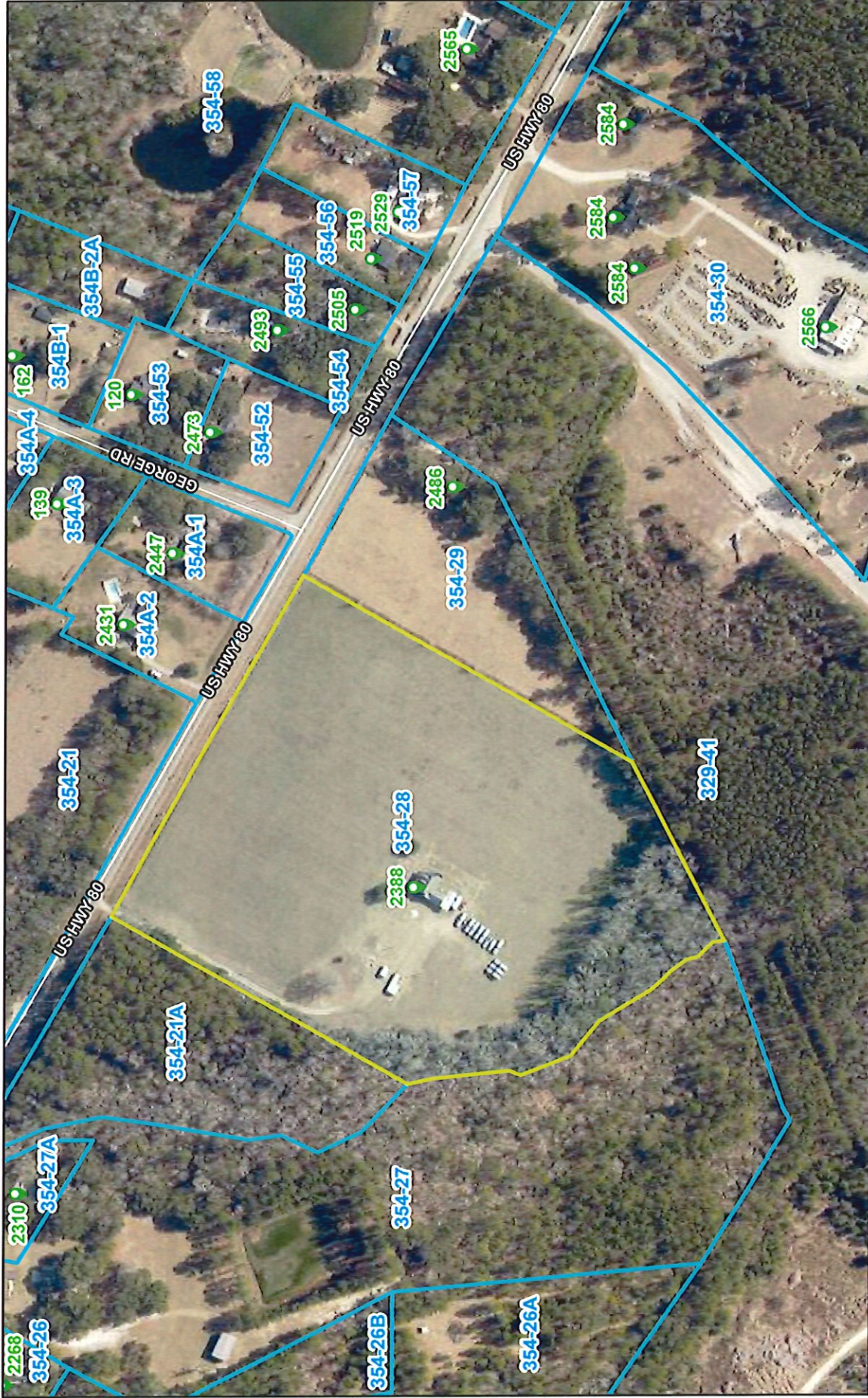


- NOTES:
1. THE PROPERTY LOCATED HEREON IS A 10.0 ACRES PARCEL, 100' WIDE, 100' DEEP, AND IS CURRENTLY UNIMPROVED. THE PROPERTY IS CURRENTLY OWNED BY BACA READY MIX OF SAVANNAH, LLC.
 2. THE PROPERTY IS CURRENTLY UNIMPROVED AND IS NOT CURRENTLY ZONED FOR DEVELOPMENT.
 3. THE PROPERTY IS CURRENTLY UNIMPROVED AND IS NOT CURRENTLY ZONED FOR DEVELOPMENT.
 4. THE PROPERTY IS CURRENTLY UNIMPROVED AND IS NOT CURRENTLY ZONED FOR DEVELOPMENT.
 5. THE PROPERTY IS CURRENTLY UNIMPROVED AND IS NOT CURRENTLY ZONED FOR DEVELOPMENT.
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 8. THE PROPERTY IS CURRENTLY UNIMPROVED AND IS NOT CURRENTLY ZONED FOR DEVELOPMENT.
 9. THE PROPERTY IS CURRENTLY UNIMPROVED AND IS NOT CURRENTLY ZONED FOR DEVELOPMENT.
 10. THE PROPERTY IS CURRENTLY UNIMPROVED AND IS NOT CURRENTLY ZONED FOR DEVELOPMENT.

PROJECT ADDRESS: 2388 & 2486 US HIGHWAY 80, EFFINGHAM COUNTY, GA
PROJECT OWNER: BACA READY MIX OF SAVANNAH, LLC
PROJECT ENGINEER: JPH
PROJECT DATE: 04/27/2023
PROJECT SCALE: AS NOTED

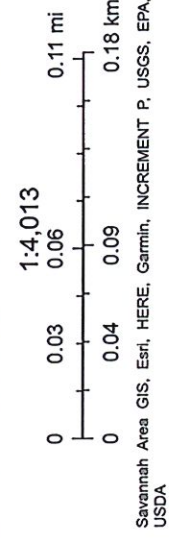


354-28 & 29



10/1/2025

- Addresses
- Parcels
- Roads
- Citations

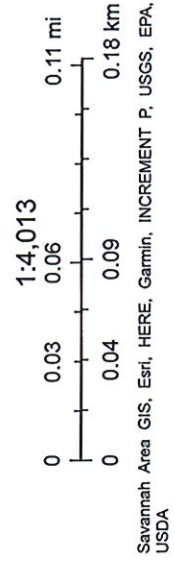


354-28 & 29

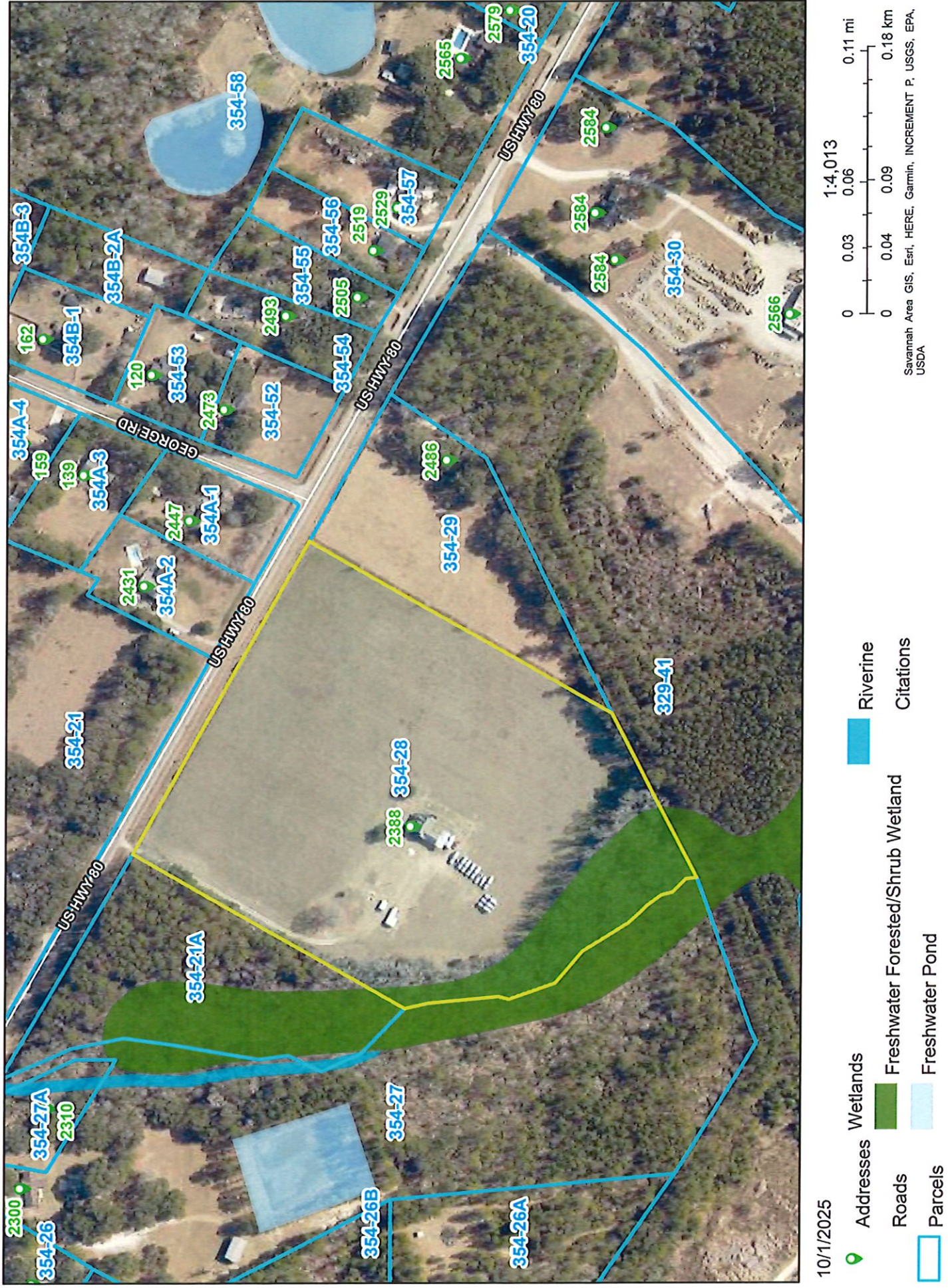


10/1/2025

- Addresses
- Roads
- Parcels
- Zoning
- Citations



354-28 & 29

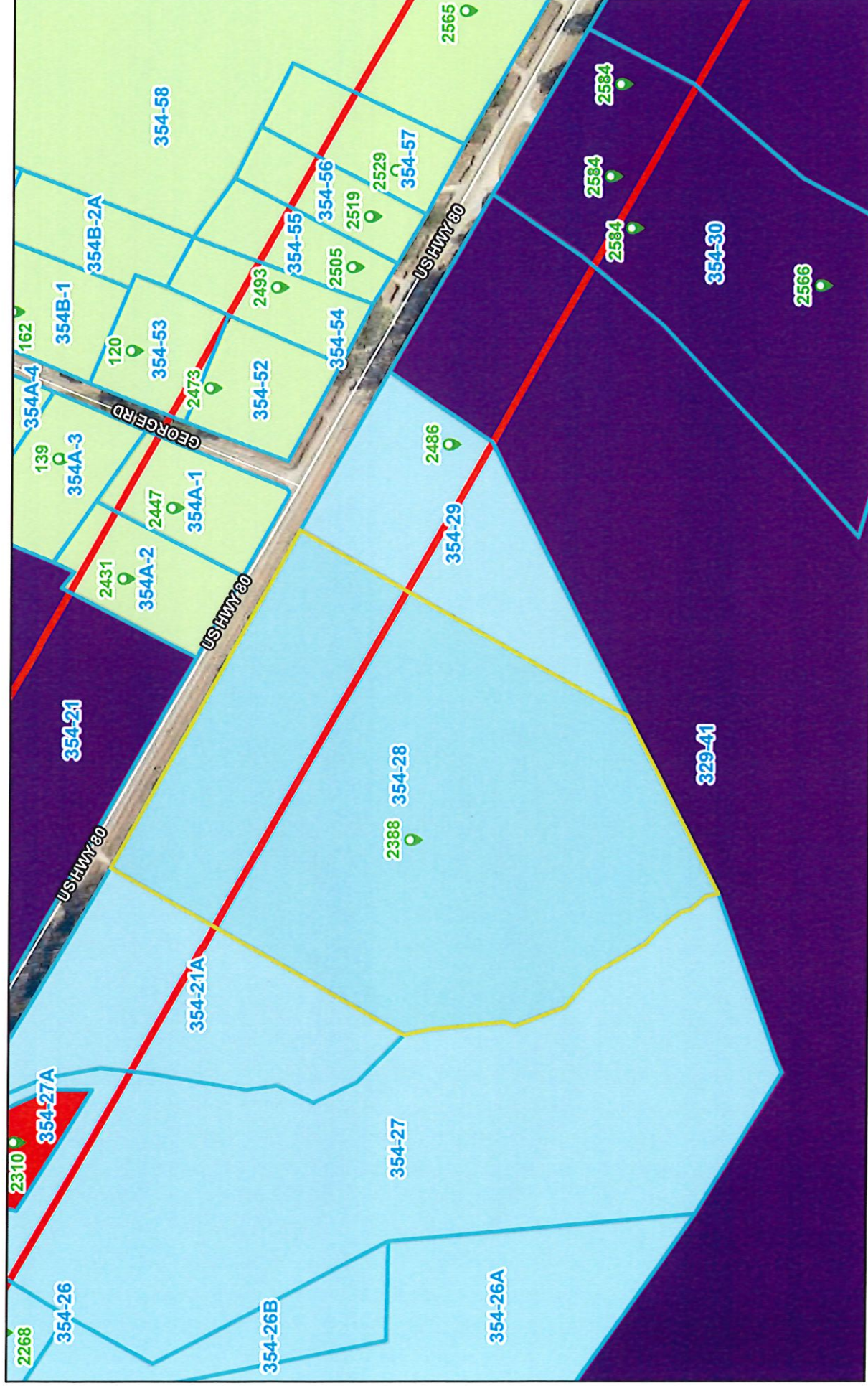


10/1/2025

1:4,013

0 0.04 0.09 0.18 km
Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

354-28 & 29



10/1/2025

- Addresses
- Roads
- Parcels
- Character Areas
 - Commercial Corridor Overlay
 - Commercial
- FLUM Areas
 - Agricultural-Residential
 - Industrial
- Transitional
- Citations

