



RZN-24-37 **Primary Location** **Applicant**

Rezoning Application 662 Godley Road Greg Coleman

Status: Active Bloomingdale, GA 31302 912-661-4734

Submitted On: 6/5/2024 **Owner** gcoleman@cci-sav.com

KEJT Enterprises LLC
 Mall Blvd 440 Savannah, GA
 31306 1480 Chatham Pkwy. Ste.
 100
 Savannah, GA 31405

Staff Review

Planning Board Meeting Date* **Board of Commissioner Meeting Date***

07/09/2024 08/06/2024

Notification Letter Description *

industrial services.

Map #** **Parcel #****

399 3

Staff Description

399-3 & 399-3D AR-1 PR-4 TO I-1

Georgia Militia District **Commissioner District***

1559 1st

Public Notification Letters Mailed
06/17/2024

Board of Commissioner Ads
07/17/2024

Planning Board Ads
06/19/2024

Request Approved or Denied
-

Plat Filing required* 
Yes

Applicant Information

Who is applying for the rezoning request?*

Applicant / Agent Name*
Greg Coleman

Applicant Email Address*
Gcoleman@cci-sav.com

Applicant Phone Number*
9122003041

Applicant Mailing Address*
1480 Chatham Parkway

Applicant City*
Savannah

Applicant State & Zip Code*
GA

Property Owner Information

Owner's Name*
KFJT Enterprises, LLC

Owner's Email Address*
kevinfinley1995@gmail.com

Owner's Phone Number*
9125966044

Owner's Mailing Address*
440 Mall Blvd Unit A

Owner's City*
Savannah

Owner's State & Zip Code*
GA 31406

Rezoning Information

How many parcels are you rezoning? *
2

Present Zoning of Property*
AR-1 (Agricultural Residential 5 or More Acres)

Proposed Zoning of Property*
I-1 (Industrial)

Map & Parcel *
0399003 / 03990003D00

Road Name*
Godley Rd

Proposed Road Access* 
Godley Rd

Total Acres *
144.04

Acres to be Rezoned*
144.04

Lot Characteristics *
Agriculture

Water Connection *
Private Well

Sewer Connection
Private Septic System

Justification for Rezoning Amendment *

Initiate industrial services

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

North*	South*
R-4, AR-1	AR-1
East*	West*
AR-1	AR-1

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

Agricultural, borrow pit

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.*

Industrial warehouse facility

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

Agricultural

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

Compatible with adjacent agricultural zonings

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*

 Greg Coleman

Jun 5, 2024

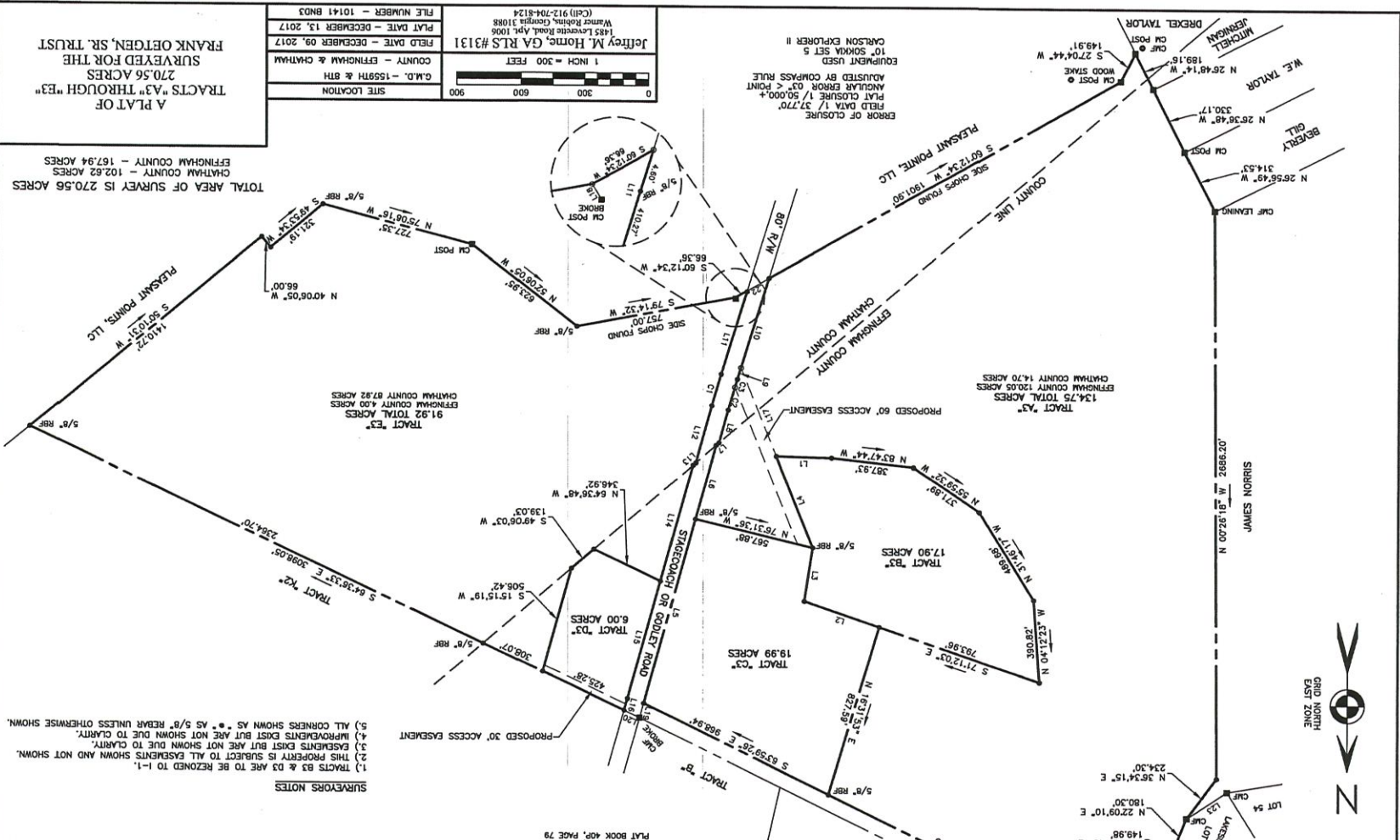
BK:28 PG:343-343
 FILED IN OFFICE
 ELIZABETH Z. HURSEY, CLERK
 SUPERIOR COURT
 EFFINGHAM COUNTY, GA
 06/13/2018 03:41 PM



RECORDING INFORMATION
 EFFINGHAM COUNTY, GA

LINE	BRANNING	OSTLAND
L1	8645.47' W	362.30'
L2	7112.03' E	373.38'
L3	1540.00' N	1507.58' E
L4	154.43'	154.43'
C1	4960.00' S	1554.07' W
C2	113.55'	4960.00' S
C3	39.43'	4960.01' S

L173	N 58.407° E	225.90'
L223	S 60.123° W	115.95'
L213	S 22.103° W	89.94'
L203	S 64.362° E	81.10'
L193	S 15.403° E	27.00'
L183	S 30.213° W	54.89'
L173	S 23.31° E	43.81'
L163	S 13.308° E	58.10'
L153	S 13.32° E	44.87'
L143	S 15.14° W	57.30'
L133	S 15.14° W	57.30'
L123	S 15.14° W	57.30'
L113	S 15.14° W	57.30'
L103	S 15.14° W	57.30'
L93	S 15.14° W	57.30'
L83	S 15.14° W	57.30'
L73	S 15.14° W	57.30'
L63	S 15.14° W	57.30'
L53	S 15.14° W	57.30'
L43	S 15.14° W	57.30'
L33	S 15.14° W	57.30'
L23	S 15.14° W	57.30'
L13	S 15.14° W	57.30'



A PLAT OF
 TRACTS "A1" THROUGH "A7"
 SURVEYED FOR THE
 FRANK OTGEN, SR. TRUST
 270.56 ACRES

Jeffrey M. Horne, GA RLS #3131
 1485 LeGrange Road, Apt. 1006
 Warner Robins, Georgia 31088
 (Cell) 912-704-8124

1 INCH = 300 FEET

FILE NUMBER - 10141 BND3
 PLAT DATE - DECEMBER 13, 2017
 FIELD DATE - DECEMBER 09, 2017
 COUNTY - EFFINGHAM & CHATHAM
 G.M.D. - 1559TH & 8TH
 SITE LOCATION

TOTAL AREA OF SURVEY IS 270.56 ACRES
 CHATHAM COUNTY - 102.62 ACRES
 EFFINGHAM COUNTY - 167.94 ACRES

SURVEYOR'S NOTES
 1.) TRACTS B3 & D3 ARE TO BE REZONED TO L-1.
 2.) THIS PROPERTY IS SUBJECT TO ALL EASEMENTS SHOWN AND NOT SHOWN.
 3.) EASEMENTS EXIST BUT ARE NOT SHOWN DUE TO CLARITY.
 4.) IMPROVEMENTS EXIST BUT ARE NOT SHOWN DUE TO CLARITY.
 5.) ALL CORNERS SHOWN AS * 5/8" REAR UNLESS OTHERWISE SHOWN.

REFERENCES - EFFINGHAM COUNTY
 DEED BOOK 830, PAGE 328-343
 DEED BOOK 858, PAGE 688-673
 DEED BOOK 112, PAGE 177
 DEED BOOK 113, PAGE 380-386
 DEED BOOK 382, PAGE 426
 DEED BOOK 398, PAGE 198
 DEED BOOK 388, PAGE 290
 DEED BOOK 323, PAGE 513
 DEED BOOK 276, PAGE 178
 DEED BOOK 225, PAGE 641
 SURVEY RECORD F, PAGE 216
 SURVEY RECORD N, PAGE 8
 PLAT BOOK 5, PAGE 131
 PLAT BOOK 6, SLIDE 304A
 PLAT GABNET C, SLIDE 181 E1

REFERENCES - CHATHAM COUNTY
 PLAT BOOK 48P, PAGE 79
 PLAT BOOK 16P, PAGE 71
 PLAT BOOK 79P, PAGE 70

APPROVED FOR RECORDING BY EFFINGHAM COUNTY
 ZONING ADMINISTRATOR
 DATE 12/13/2017

APPROVED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE
 LOCAL JURISDICTIONS FOR RECORDING IS EMPLOYED BY APPLICABLE
 SURVEYOR. THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT
 COMPLIES WITH 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.



399-3 & 399-3D



6/6/2024

Roads

Map-Parcel Ids (PINs)



Tax Parcels

Efn_fin_cache



Red: Band_1

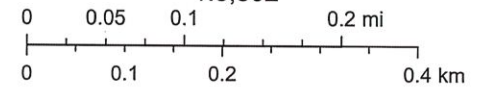


Green: Band_2



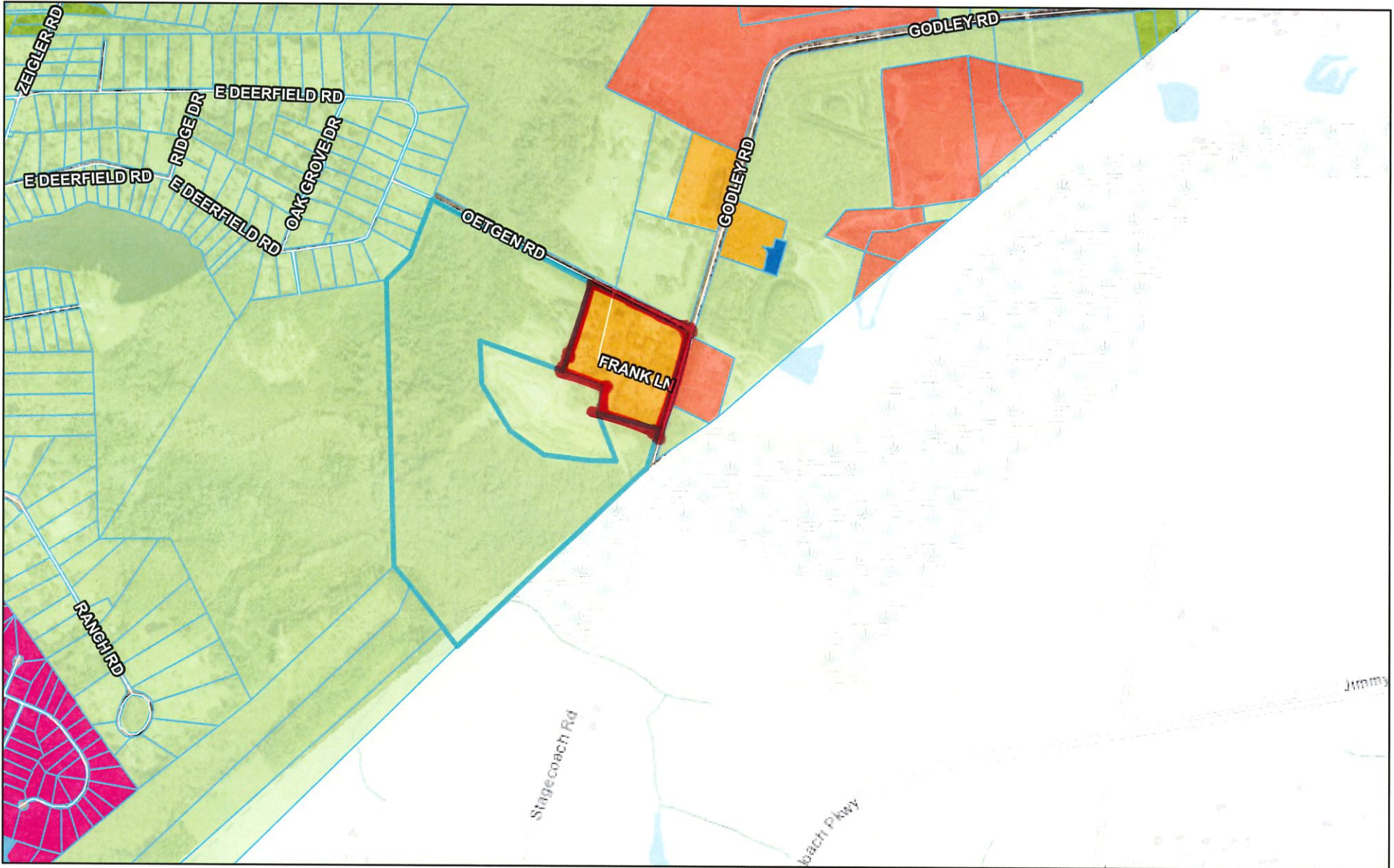
Blue: Band_3

1:8,802



Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA, Effingham County BOC

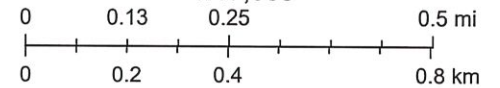
399-3 & 399-3D



6/6/2024



1:17,605



Effingham County BOC, Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA

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 BEA

DISAPPROVAL _____

Of the rezoning request by applicant **Greg Coleman as agent for KFJT Enterprises, LLC- (Map # 399 Parcels # 3 & 3D)** from AR-1 & R-4 to LI 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?

BEA P.H.

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CHECK LIST:

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APPROVAL X

DISAPPROVAL _____

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The road for access to Hwy 90 must be addressed for site plan.

R.T.

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BS.