



RZN-24-38 Primary Location

Rezoning Application 0 Applicant
 Status: Active , Greg Coleman
 Submitted On: 6/5/2024 Owner gcoleman@cci-sav.com
 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 *
 Heavy Industrial

Map #* Parcel #*
 399 3R

Staff Description
 399-3(AR-1) & 399-3R(1-1)

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*
No

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 Suite 100

Applicant City*
Savannah

Applicant State & Zip Code*
GA 31405

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 Suite A

Owner's City*
Savannah

Owner's State & Zip Code*
GA 31406

Rezoning Information

How many parcels are you rezoning?*

Present Zoning of Property*
I-1 (Industrial)

Proposed Zoning of Property*

Map & Parcel *

I-1 (Industrial)

Chatham County PIN #81019 01001 +/-
4 Acres

Road Name*
Godley Rd

Proposed Road Access* 
Godley Rd

Total Acres *
10

Acres to be Rezoned*
10

Lot Characteristics *
Agricultural, vacant land

Water Connection *
Private Well

Sewer Connection
Private Septic System

Justification for Rezoning Amendment *

Future heavy industrial (H-I Zoning) use

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

North*

South*

SPLIT (A5)

AR-1

East*

West*

R-4

R-A-1 (Chatham County)

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

Agricultural

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.*

Modular concrete plant

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

P2018000102

FILED IN OFFICE
CLERK OF COURT
06/13/2018 03:41 PM
ELIZABETH Z. HURSEY, CLERK
SUPERIOR COURT
EFFINGHAM COUNTY, GA

Elizabeth Z. Hursey

RECORDING INFORMATION

CURVE	ARC LENGTH	RADIUS	CHORD	BEARING	CHORD LENGTH
C1	154.43	1540.00	N 16°07'26" E	154.42	
C2	113.55	4960.00	S 15°54'07" W	113.54	
C3	38.43	4960.01	S 16°46'47" W	38.43	

LINE	BEARING	DISTANCE
L1	N 88°45'47" W	260.30
L2	S 71°12'03" E	373.38
L3	S 08°28'36" W	256.36
L4	S 21°52'31" E	485.39
L5	S 15°14'40" W	305.57
L6	S 15°14'40" W	362.10
L7	S 48°45'30" W	17.88
L8	S 15°17'28" W	162.60
L9	S 17°00'11" W	57.37
L10	S 17°00'11" W	442.67
L11	N 17°00'08" E	414.87
L12	N 15°14'55" E	281.39
L13	N 49°05'46" E	17.94
L14	N 15°14'39" E	570.30
L15	N 15°14'52" E	577.60
L16	N 15°38'08" E	58.10
L17	S 21°52'31" E	451.81
L18	N 30°21'53" W	5.85
L19	N 15°40'43" E	71.00
L20	S 64°36'26" E	81.10
L21	S 22°10'34" W	69.94
L22	S 60°12'34" W	118.85
L23	N 56°40'07" E	225.90

REFERENCES - EFFINGHAM COUNTY

DEED BOOK 830, PAGES 328-343
DEED BOOK 358, PAGES 688-673
DEED BOOK 112, PAGE 177
DEED BOOK 815, PAGE 383-386
DEED BOOK 382, PAGE 408
DEED BOOK 866, PAGE 290
DEED BOOK 209, PAGE 198
DEED BOOK 323, PAGE 513
DEED BOOK 376, PAGE 176
DEED BOOK 225, PAGE 641
SURVEY RECORD F, PAGE 216
SURVEY RECORD N, PAGE 6
PLAT BOOK S, PAGE 131
PLAT CABINET C, SLIDE 181 E1
PLAT CABINET A, SLIDE 304A



REFERENCES - CHATHAM COUNTY

PLAT BOOK 7P, PAGE
PLAT BOOK 12P, PAGE 70
PLAT BOOK 16P, PAGE 73
PLAT BOOK 40P, PAGE 78

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 CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH 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 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.

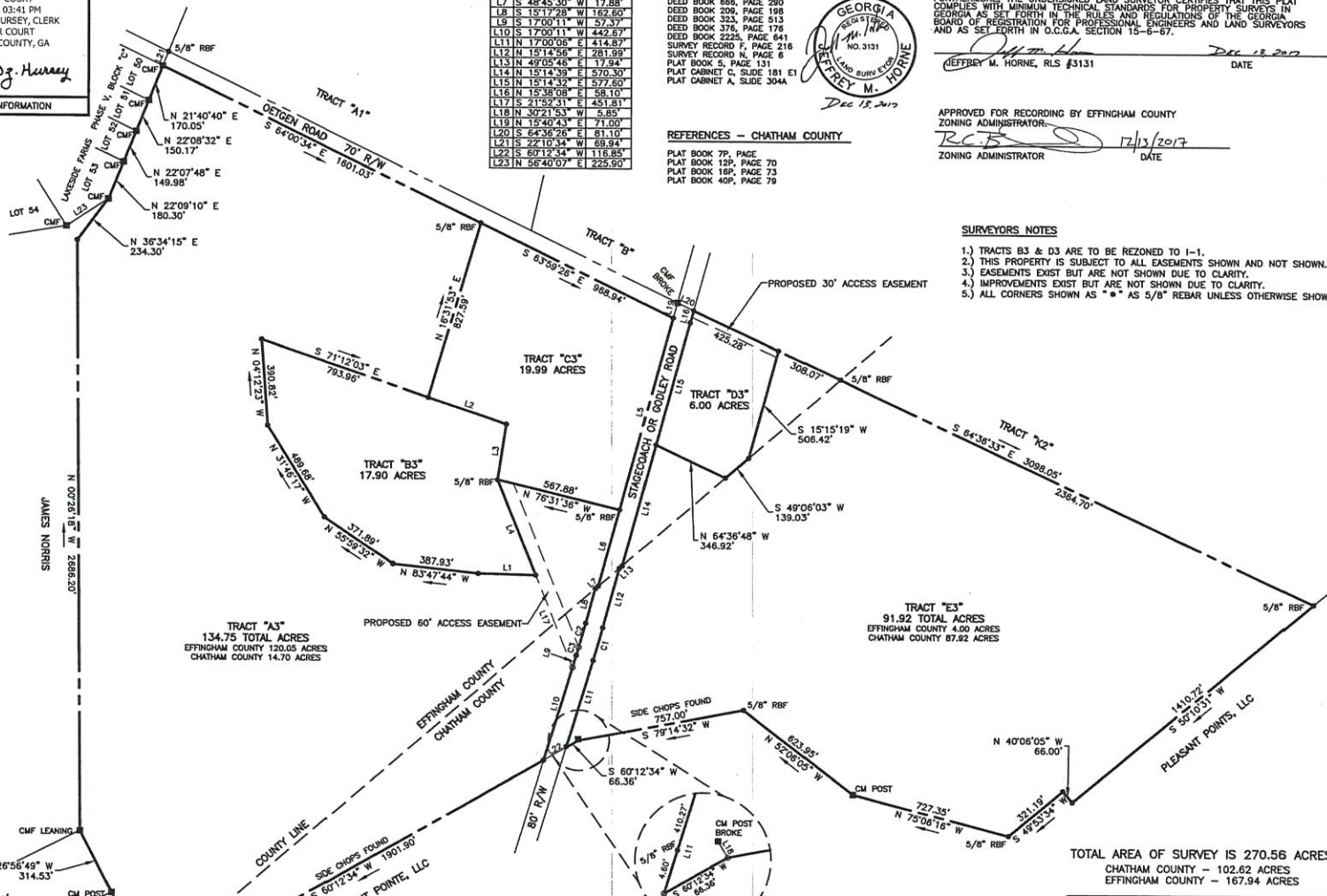
Jeffrey M. Horne
JEFFREY M. HORNE, RLS #3131
DATE: Dec 13, 2017

APPROVED FOR RECORDING BY EFFINGHAM COUNTY

ZONING ADMINISTRATOR:
R.C. B...
ZONING ADMINISTRATOR: R.C. B...
DATE: 12/13/2017

SURVEYORS NOTES

- 1.) TRACTS B3 & D3 ARE TO BE REZONED TO I-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 * * * AS 5/8" REBAR UNLESS OTHERWISE SHOWN.



TRACT "A3"
134.75 TOTAL ACRES
EFFINGHAM COUNTY 120.05 ACRES
CHATHAM COUNTY 14.70 ACRES

TRACT "E3"
91.92 TOTAL ACRES
EFFINGHAM COUNTY 4.00 ACRES
CHATHAM COUNTY 87.92 ACRES

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

ERROR OF CLOSURE
FIELD DATA 1/ 37.770"
PLAT CLOSURE 1/ 50,000+
ANGULAR ERROR .03" < POINT
ADJUSTED BY COMPASS RULE
EQUIPMENT USED
10" SOKKIA SET 5
CARLSON EXPLORER II

0 300 600 900
1 INCH = 300 FEET
Jeffrey M. Horne, GA RLS #3131
1465 Leverette Road, Apt. 1006
Warner Robins, Georgia 31086
(Cell) 912-704-8124

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

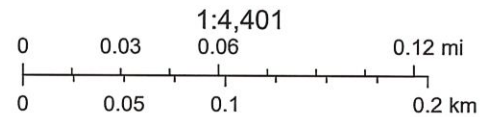
A PLAT OF
TRACTS "A3" THROUGH "E3"
270.56 ACRES
SURVEYED FOR THE
FRANK OETGEN, SR. TRUST

399-3R & 399-3



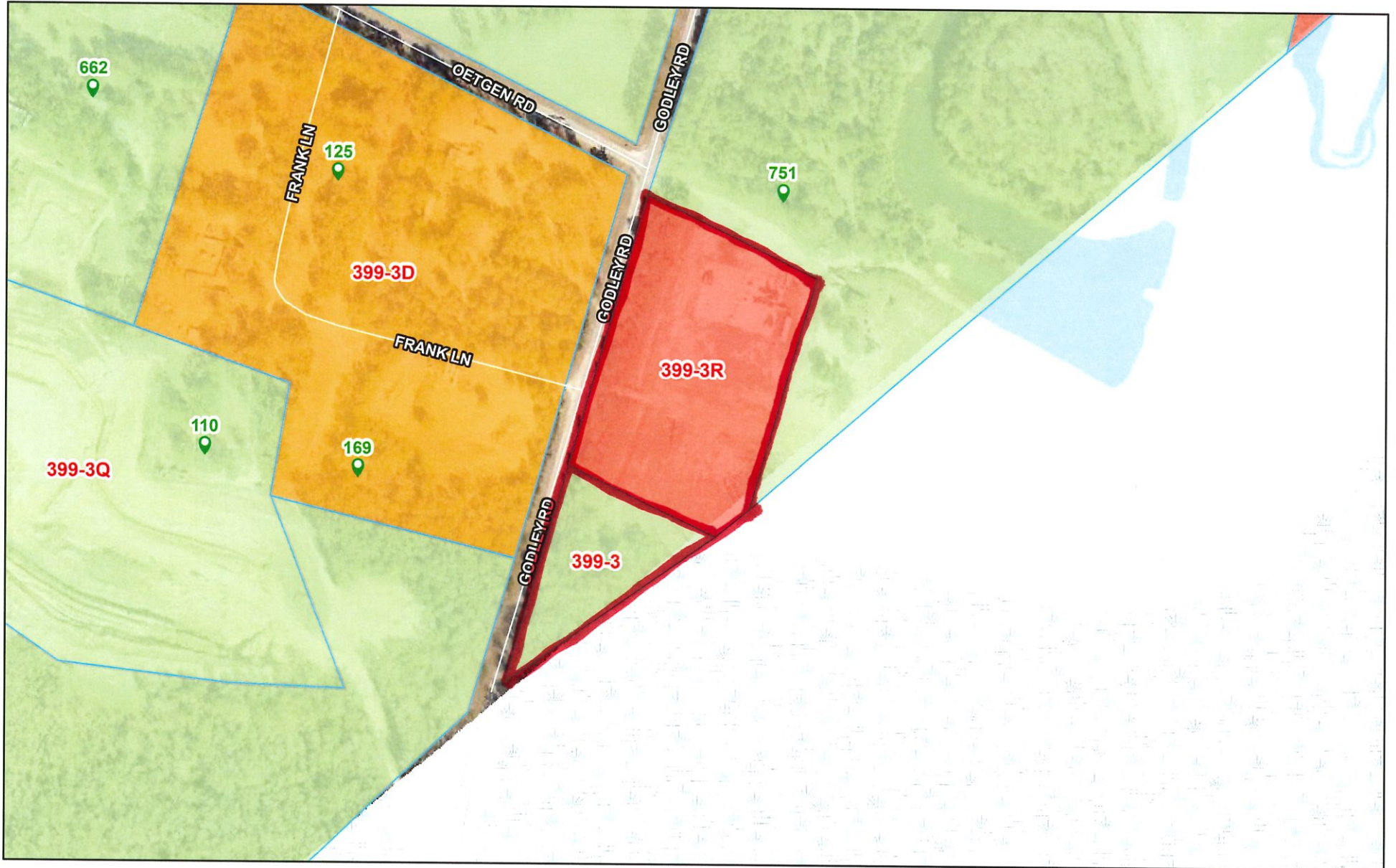
6/6/2024

- Addresses
- Roads
- Map-Parcel Ids (PINs)
- Tax Parcels
- Efn_fin_cache
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3











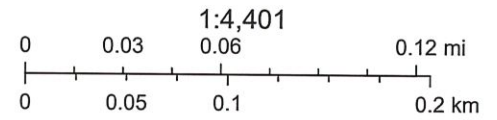
Effingham County BOC, Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

399-3R & 399-3



6/6/2024

-  Addresses
-  Tax Parcels
-  R-4 Efn_fin_cache
-  Red: Band_1
-  Green: Band_2
-  Blue: Band_3
- Roads
- Effingham County Zoning
-  AR-1
-  I-1
- Map-Parcel Ids (PINs)



Effingham County BOC, Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, USGS, 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 _____

DISAPPROVAL

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

D.B.

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The Effingham County Planning Commission recommends:

APPROVAL _____

DISAPPROVAL _____



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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL X

DISAPPROVAL ~~X~~

*3:1 recommend
denial of
my vote
was to
approve
w/
conditions*

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[Handwritten scribbles]

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R.T.

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL _____

DISAPPROVAL X

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B.S