



Staff Report

Subject: 2nd Reading- Zoning Map Amendment
Author: Kimberly Barlett, Senior Planner
Department: Development Services
Application: CU-26-2
Meeting Date: February 17, 2026

Existing Zoning: AR-1 (Agricultural – Residential, 5 acres or more)

Map & Parcel: 399-3, 3Q, 3D

Parcel Size: +/- 45.3 out of 98.3 acres

Applicant: Mr. Robert Ellis
36 Courtland Street, Suite B
Statesboro, GA 30458

Owner(s): KFJT Enterprises LLC
440 Mall Blvd, Suite A
Savannah, Ga 31406

Location: Godley Road
Bloomingdale, Ga 31302

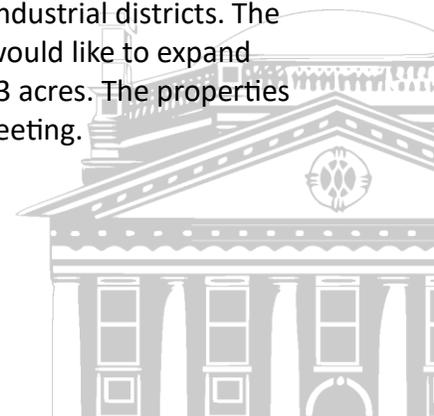
Existing Land Use and Zoning:

The parcels total 161.94 acres. Located on Godley Road and Oetgen Road. Currently, the property is used for a surface mining pit. The parcels are zoned I-1 (Industrial Districts) and LI (Light Industrial). Properties to the north are zoned AR-1 (Agricultural – Residential, 5 acres or more), to the east are zoned Split, to the west are zoned AR-1 (Agricultural – Residential, 5 acres or more), and to the south is the I-1 (Industrial Districts).

The Proposed Request:

The applicant has requested a conditional use for state-approved mining in I-1 and LI. According to the table of permitted uses, state-approved mining is a conditional use in the industrial districts. The properties are operating as an existing surface mine, “Effing Dirt”. The applicant would like to expand from the existing EPD-approved acreage of 53 acres to a proposed acreage of 98.3 acres. The properties were rezoned to industrial on August 20, 2024, at the Board of Commissioners meeting.

Comprehensive Plan:



The parcel falls within the Transitional area on the Future Land Use Map (FLUM). Areas that buffer between commercial, Industrial, and less intense residential areas that allow for development opportunities. Future development will allow for mixed-use and adaptive-use opportunities. This area is designed to allow for transition from residential uses to compatible nonresidential developments. Transitional areas are often exhibit characteristics of neighboring zones and may undergo changes in land use, density, or character over time. A blend of residential, commercial, or industrial uses that bridge the gap between adjacent zones.(Effingham County 2020-2040 Joint Comprehensive Plan, pg. 37).

Determination:

Staff has reviewed the application, and the application is complete with the following stipulations:

1. Shall comply with all applicable requirements of the Effingham Code of Ordinance, **section 3.17-Excavation, mining, ponds, and fills of land and/or state/federal jurisdictional waters or wetlands.**

Planning and Zoning Services

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