

**RZN-23-15**

Rezoning Application

Status: Active

Submitted On: 12/8/2023

**Primary Location**

2388 United States Highway

80


Bloomingdale, GA 31302

**Owner**

PEREZ EVERARDO BACA

P O BOX 917 POOLER, GA

31322

**Applicant** Jamon Jones 843-540-7119

imexinvestmentgroup@gmail.com

 126 mill ct

Rincon, Ga 31326

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**Staff Review** **Planning Board Meeting Date\***

01/09/2024

 **Board of Commissioner Meeting Date\***

02/06/2024

 **Staff Description**

Concrete Plant

 **Georgia Militia District\***

1559

 **Commissioner District\***

1st

 **Public Notification Letters Mailed**

12/18/2023

 **Board of Commissioner Ads**

01/17/2024

 **Planning Board Ads**

12/20/2023

 **Request Approved or Denied**

-

 **Letter & ZMA Mailed**

-

## Applicant Information

Who is applying for the rezoning request?\*

Agent

Applicant / Agent Name\*

Jamon Jones

Applicant Email Address\*

lmexinvestmentgroup@gmail.com

Applicant Phone Number\*

8435407119

Applicant Mailing Address\*

126 mill ct

Applicant City\*

Rincon

Applicant State & Zip Code\*

Ga

🏠 Applicant Zip Code\*

31326

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## Property Owner Information

Owner's Name\*

PEREZ EVERARDO BACA

Owner's Email Address\*

MBACACONCRETE@YAHOO.COM

Owner's Phone Number\*

912-856-2566

Owner's Mailing Address\*

PO BOX 917

Owner's City\*

POOLER

Owner's State & Zip Code\*

GA

🏠 Owner's Zip Code\*

31322

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## Rezoning Information

**Present Zoning of Property\***

AR-1 (Agricultural Residential 5 or More Acres)

**Proposed Zoning of Property\***

I-1 (Industrial)

**Map & Parcel \***

354-28

**Proposed Road Access\***

Full access on driveway on U.S 80

**Total Acres \***

17.5

**Acres to be Rezoned\***

17.5

**Lot Characteristics \***

Cleared with trees at the property boundary and existing building on site

**Water Connection \***

Private Well

**Sewer Connection**

Private Septic System

**Justification for Rezoning Amendment \***

Rezoning to construct concrete plant

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

**North\***

I-1/Ar-1

**South\***

Ar-1

**East\***

Ar-1

**West\***

Ar-2

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

The current property is zoned AR-1

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

The Ar-1 zone allows multiple residential uses with no more than 1 unit per 5 Acres. Other uses are allowed with conditional use Approval.

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

The site is proposed to be rezoned to I-1 for the construction of a concrete plant.

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

Ar-1, Ar-2, B3 and I-1 are all uses within 1,000 feet of the site. The property currently zoned I-1 is directly north of the proposed property.

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

A property north of the site is currently zoned I-1. This rezone will match the zoning of this property. Remaining uses include Ar-1, Ar-2 and B-3. The site will also meet all necessary buffers should the zoning for the remaining parcels remain unchanged.

**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?\***

The proposed project will not have / is not expected to cause excessive or burdensome use of facilities. Site will be constructed on a state route, which is designed to support the use.

**Digital Signature\***

✓ Jamon J Jones  
Dec 8, 2023

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**Attachments**



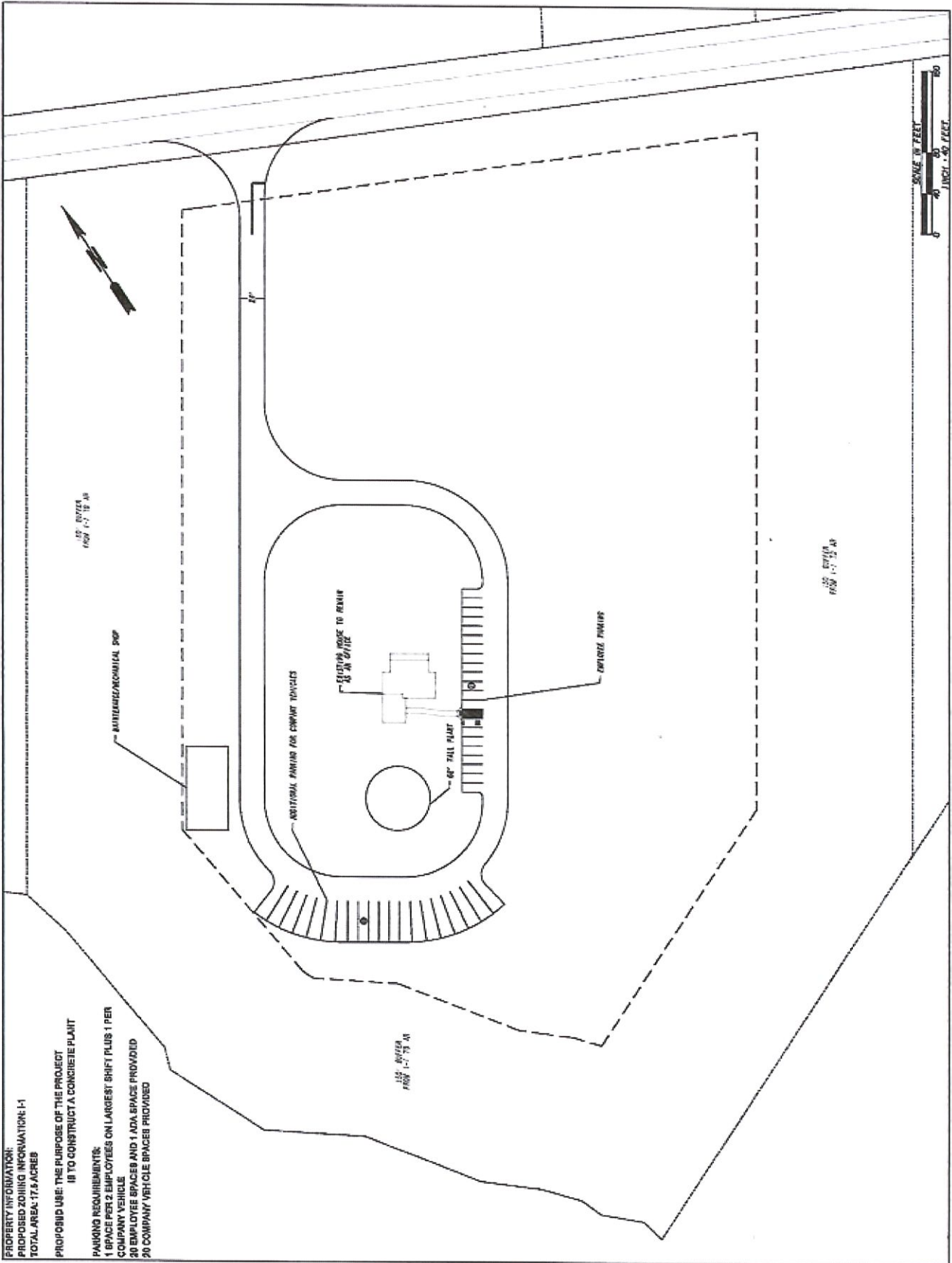
REVISIONS

**COASTAL ENGINEERING AND CONSULTING**  
6605 ABERCORN STREET, SUITE 210D  
SAVANNAH, GA 31405  
PH: (912) 964-4509

**HIGHWAY 80 INDUSTRIAL SITE**  
BIRMINGHAM COUNTY, GEORGIA  
IMEX INVESTMENT GROUP  
SITE PLAN

SHEET NO.

**C400**



**PROPERTY INFORMATION:**  
PROPOSED ZONING INFORMATION: I-1  
TOTAL AREA: 17.6 ACRES

**PROPOSED USE:** THE PURPOSE OF THE PROJECT IS TO CONSTRUCT A CONCRETE PLANT

**PARKING REQUIREMENTS:**  
1 SPACE PER 2 EMPLOYEES ON LARGEST SHIFT PLUS 1 PER COMPANY VEHICLE  
30 EMPLOYEE SPACES AND 1 ADA SPACE PROVIDED  
30 COMPANY VEHICLE SPACES PROVIDED



2014 FEB 28 AM 11: 53

ELIZABETH Z. HORSEY  
 CLERK E.C.C.S.C.

APPROVED FOR RECORDING BY THE EFFINGHAM COUNTY  
 ZONING ADMINISTRATOR  
*Age B. B. B.*  
 ZONING ADMINISTRATOR  
 DATE 2-24-2014

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

LINE AND COURSE	53.00'
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-34 00 49-E	21.05'
L-9 S-15 00 49-E	40.30'
L-10 S-40 00 49-E	23.10'
L-11 S-08 00 49-E	40.30'
L-12 S-08 00 49-E	24.40'

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 5/8" REBAR FOUND
- IRS 5/8" REBAR SET
- PL PROPERTY LINE
- CMF CONC. MON. FOUND
- N/F NOW OR FORMERLY
- PP POWER POLE

354-21  
 N/F

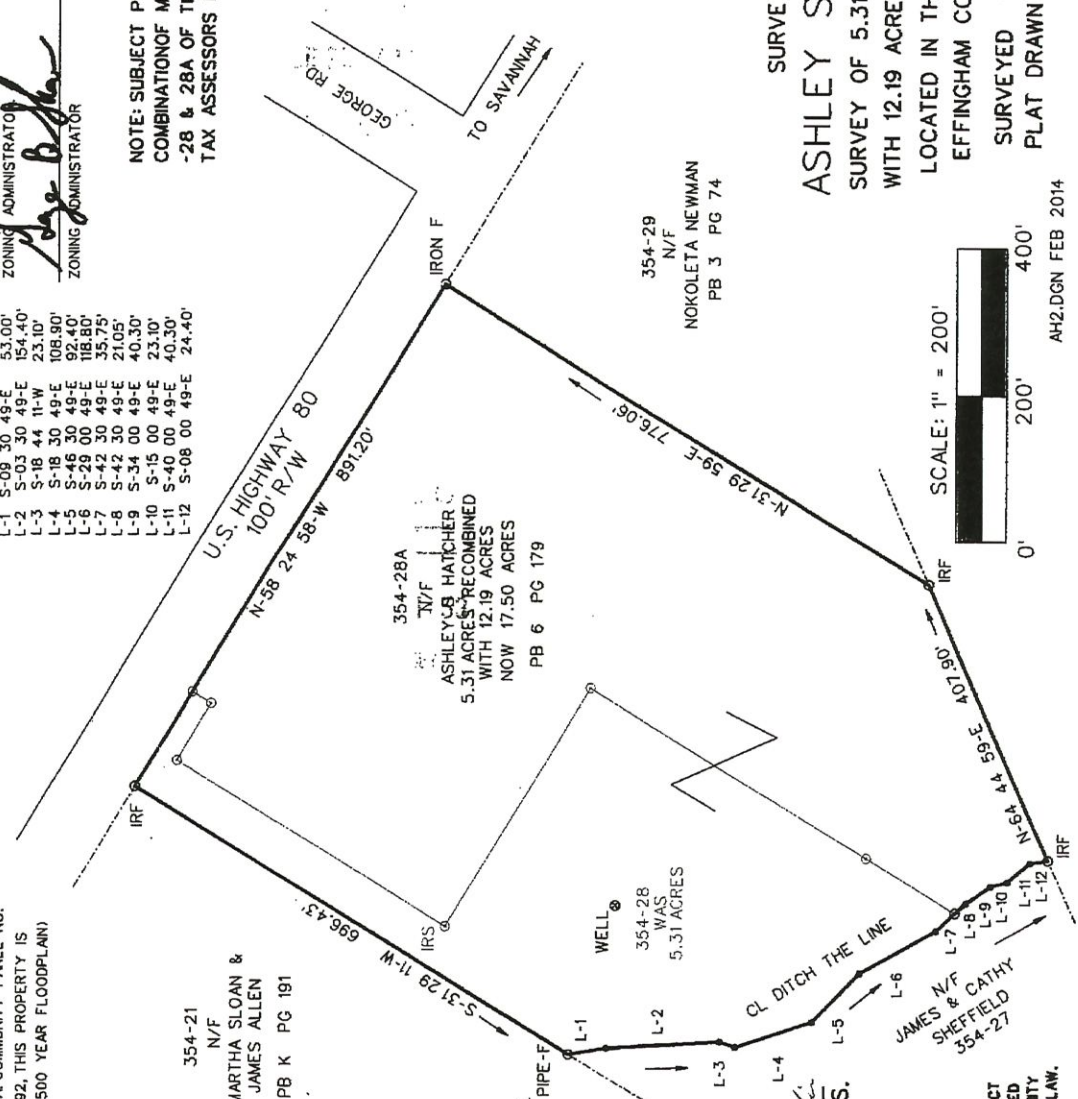
MARTHA SLOAN &  
 JAMES ALLEN  
 PB K PG 191

WELL  
 354-28  
 WAS  
 5.31 ACRES



*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.



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



# 354-28 2388 US HWY 80





# 354-28 2388 US HWY 80



12/8/2023

1:13,091

- Roads
- Tax Parcels
- Tax Parcel Labels
- Effingham County Zoning
  - R-1
  - R-4
  - B-2
  - B-3
  - Efn\_fin\_cache
- AR-1
- AR-2
- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3
- I-1



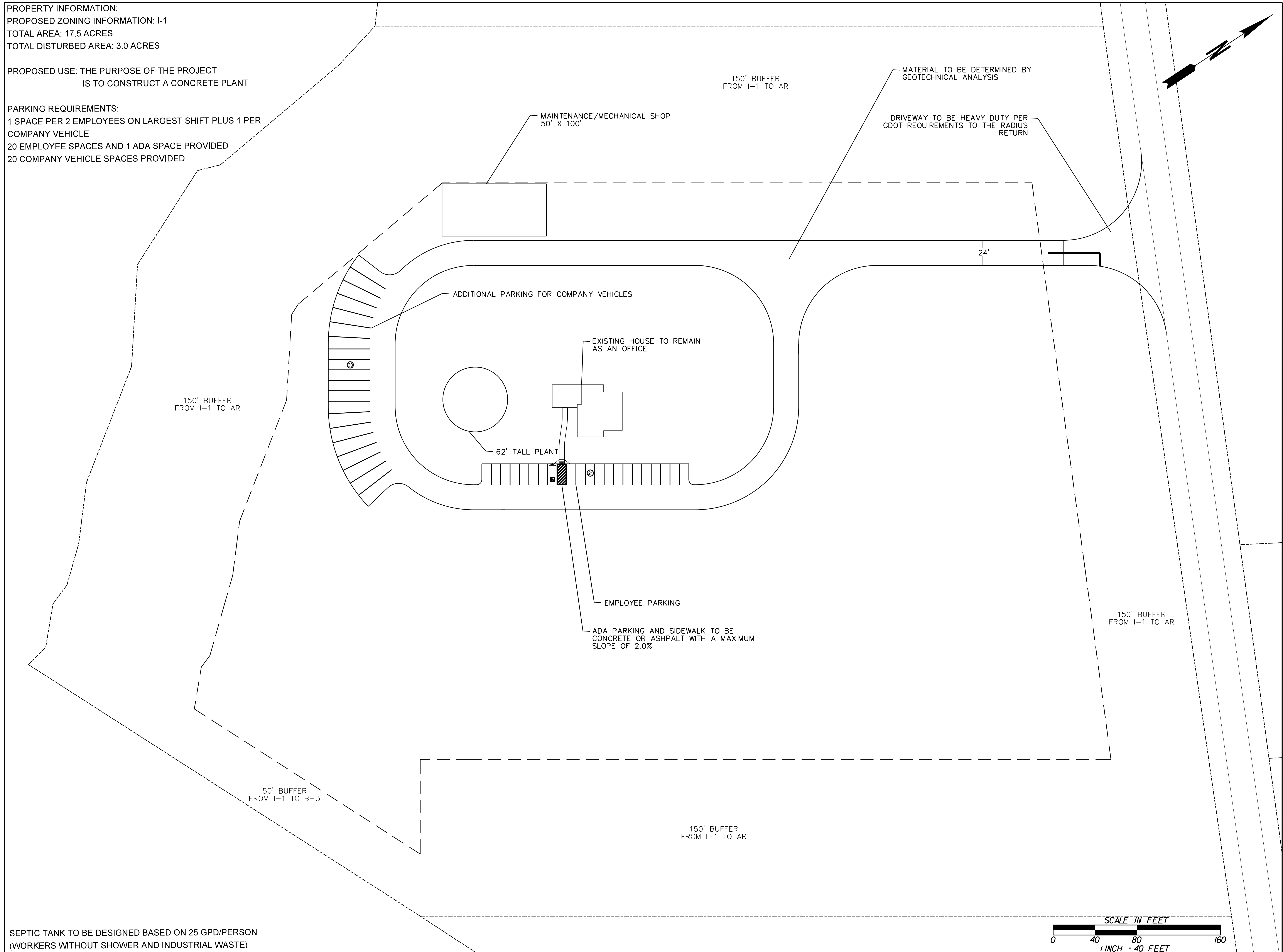
Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METUNASA, EPA, USDA, Effingham County BOC



PROPERTY INFORMATION:  
 PROPOSED ZONING INFORMATION: I-1  
 TOTAL AREA: 17.5 ACRES  
 TOTAL DISTURBED AREA: 3.0 ACRES

PROPOSED USE: THE PURPOSE OF THE PROJECT  
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PARKING REQUIREMENTS:  
 1 SPACE PER 2 EMPLOYEES ON LARGEST SHIFT PLUS 1 PER  
 COMPANY VEHICLE  
 20 EMPLOYEE SPACES AND 1 ADA SPACE PROVIDED  
 20 COMPANY VEHICLE SPACES PROVIDED



SEPTIC TANK TO BE DESIGNED BASED ON 25 GPD/PERSON  
 (WORKERS WITHOUT SHOWER AND INDUSTRIAL WASTE)



REVISIONS

**COASTAL ENGINEERING  
 AND CONSULTING**  
 6605 ABERCORN STREET, SUITE 210D  
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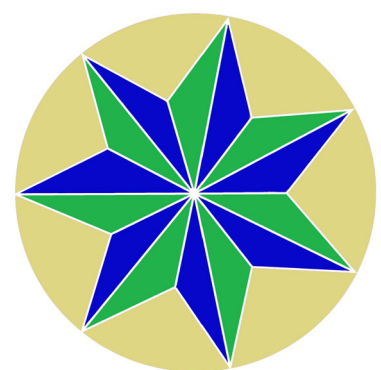
HIGHWAY 80 INDUSTRIAL SITE  
 EFFINGHAM COUNTY, GEORGIA  
 IMEX INVESTMENT GROUP  
 SITE PLAN

SHEET NO.  
**C400**





**Atlantic Star LLC.**  
 Landscape Architecture/Living Roofs  
 101 Winchester Dr., Savannah, GA 31410 P: 912.398.6662 F: 912.335.3447



DESIGNED	SRM
DRAWN	SRM
CHECKED	SRM

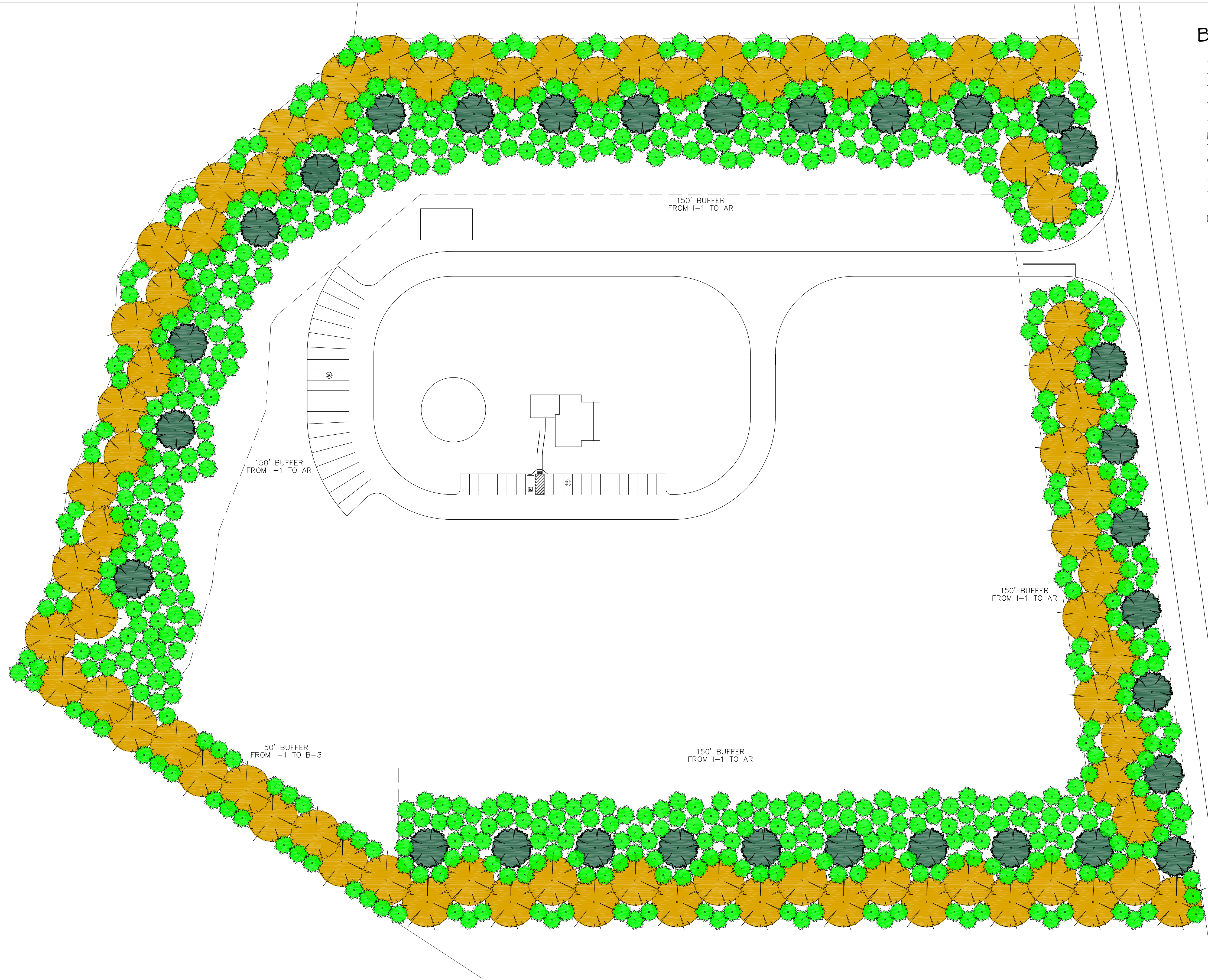
DATE: 1/2/24  
 JOB NO.  
 SCALE: 1" = 50'-0"

HIGHWAY 80 INDUSTRIAL SITE  
 EFFINGHAM COUNTY, GEORGIA  
 FOR  
 COASTAL ENGINEERING AND CONSULTING  
 BUFFER CONCEPT PLAN

SHEET  
**L1.0**

### BUFFER LANDSCAPE REQUIREMENTS

TOTAL OUTER BUFFER LENGTH = 3,512.28 LF  
 TOTAL INNER BUFFER LENGTH = 2,714.25 LF  
 TOTAL AVERAGE BUFFER LENGTH = 3,512.28 + 2,714.25 = 6,226.53/2 = 3,113.26 LF  
 TOTAL LARGE CANOPY TREES REQUIRED = 1 TREE PER 30LF = 3,113.26/30 = 103.77 = 104 TREES  
 TOTAL UNDERSTORY PLANTINGS REQUIRED = 1 PLANT PER 5LF = 3,113.26/5 = 622.65 = 623 PLANTS  
 TOTAL LARGE CANOPY TREES PROVIDED = 109  
 TOTAL UNDERSTORY PLANTINGS PROVIDED = 626  
 EXCEEDS MINIMUM BUFFER PLANTING REQUIREMENTS

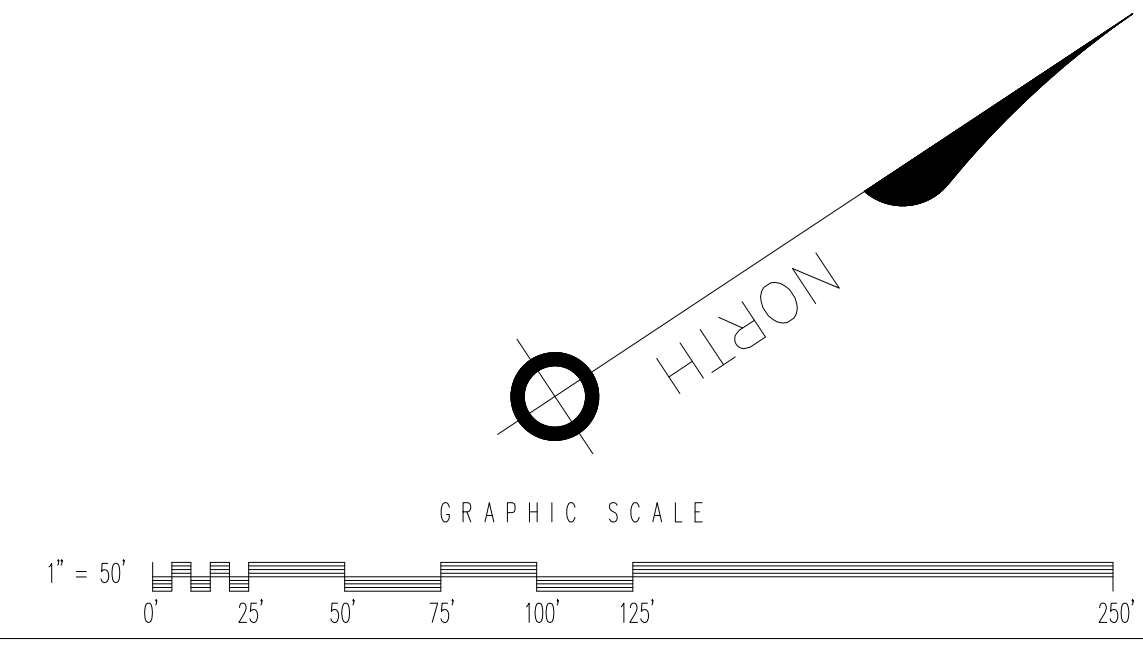


#### LARGE CANOPY TREES

COMMON NAME	BOTANICAL NAME	SIZE
LIVE OAK	Quercus virginiana	2" cal.
BALD CYPRESS	Taxodium distichum	2" cal.
BLACK GUM	Nyssa sylvatica	2" cal.
EASTERN RED CEDAR	Juniperus virginiana	2" cal.
SOUTHERN MAGNOLIA	Magnolia grandiflora	2" cal.
RED MAPLE	Acer rubrum	2" cal.
SHUMARD OAK	Quercus shumardii	2" cal.

#### UNDERSTORY PLANTS

COMMON NAME	BOTANICAL NAME	SIZE
AMERICAN FRINGE TREE	Chionanthus virginicus	3 gal.
WAX MYRTLE	Myrica cerifera	3 gal.
WEeping YAUPON HOLLY	Ilex vomitoria 'Pendula'	3 gal.
LITTLE GEM MAGNOLIA	Magnolia grandiflora 'Little Gem'	3 gal.
PINEAPPLE GUAVA	Acca sellowiana	3 gal.
SWEET VIBURNUM	Viburnum odorotissimum	3 gal.
BOTTLEBRUSH	Callistemon viminalis	3 gal.
SAW PALMETTO	Serenoa repens	3 gal.





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 X

Of the rezoning request by applicant **Jamon Jones as agent for Perez Everado Baca – (Map # 354 Parcels # 28)** from AR-1 to I-1 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

Items

9.5

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DISAPPROVAL PEH

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P.H.



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DISAPPROVAL X

3:1  
1 vote  
against  
demol.

*[Handwritten signature]*

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*the fact that it is open field.*

R.T

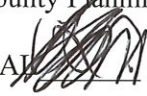
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DISAPPROVAL 

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