



**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

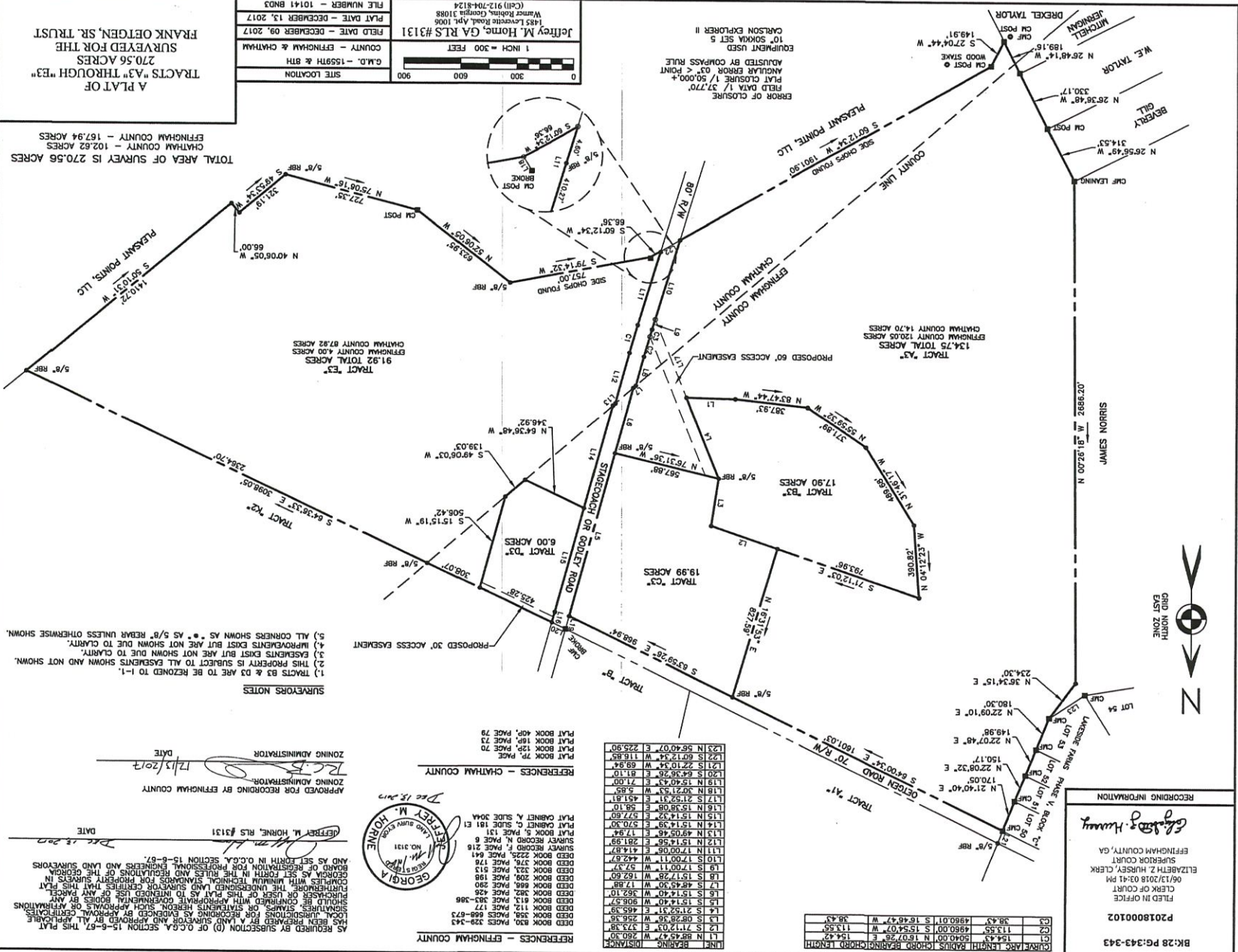
Jun 5, 2024

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

LINE	BRAGINS	DISINANCE
L2	S 71°12'03" E	373.38
L1	S 82°42'47" W	362.30
L3	S 08°28'58" W	258.38
L4	S 21°52'51" E	458.38
L5	S 17°14'07" W	508.57
L6	S 17°00'11" W	442.87
L7	S 15°17'40" W	362.10
L8	S 15°17'28" W	62.60
L9	S 15°17'28" W	62.60
L10	S 17°00'11" W	442.87
L11	S 21°52'51" E	458.38
L12	S 15°14'56" E	414.87
L13	S 49°05'46" E	17.94
L14	S 17°14'38" E	570.30
L15	S 15°17'28" W	62.60
L16	S 15°17'28" W	62.60
L17	S 21°52'51" E	451.81
L18	S 15°40'33" E	27.00
L19	S 64°38'26" E	81.10
L20	S 64°38'26" E	81.10
L21	S 22°10'34" W	183.84
L22	S 60°12'34" W	183.84
L23	S 58°40'07" E	225.90



**SURVEYORS 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 "•" AS 5/8" REBAR UNLESS OTHERWISE SHOWN.

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



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 AND STATEMENTS HEREON, SUCH AS APPROVALS OR AFFIRMATIONS, SHOULD BE COMPARED WITH APPROVED COPIES OF THIS PLAT. THE PURCHASER OR USER OF THIS PLAT AS TO INTERESTS IN ANY PARCELS THEREUNDER, THE UNDESIGNED LAND SURVEY 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, RLS #3131  
 DATE 12/13/2017

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 388, PAGE 198
- DEED BOOK 389, PAGE 290
- DEED BOOK 392, PAGE 513
- DEED BOOK 393, PAGE 178
- DEED BOOK 394, PAGE 641
- SURVEY RECORD F, PAGE 218
- SURVEY RECORD N, PAGE 8
- PLAT CABBET A, SLIDE 304A
- PLAT CABBET C, SLIDE 181 E1
- PLAT BOOK 5, PAGE 131
- PLAT BOOK 79, PAGE 70
- PLAT BOOK 186, PAGE 73
- PLAT BOOK 489, PAGE 78

REFERENCES - CHATHAM COUNTY

- DEED BOOK 830, PAGE 328-343
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- DEED BOOK 113, PAGE 380-386
- DEED BOOK 382, PAGE 426
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Jeffrey M. Horne, GA RLS #3131  
 1485 LeGrange Road, Apt. 1006  
 Warner Robins, Georgia 31088  
 (Cell) 912-704-8124

1 INCH = 300 FEET

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

A PLAT OF  
 TRACTS "A3" THROUGH "E3"  
 SURVEYED FOR THE  
 FRANK OTTGEN, SR. TRUST  
 270.56 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/ 37.77"  
 PLAT CLOSURE 1/ 50.00"  
 ANGLE ERROR 0.37° POINT  
 ADJUSTED BY COMPASS RULE  
 10' SOKKA SET 5  
 CARLSON EXPLORER II  
 EQUIPMENT USED



# 399-3 & 399-3D



6/6/2024

Roads

Map-Parcel Ids (PINs)



Tax Parcels

Efn\_fin\_cache



Red: Band\_1

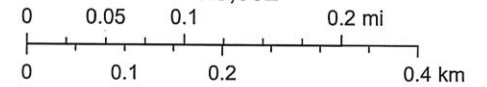


Green: Band\_2



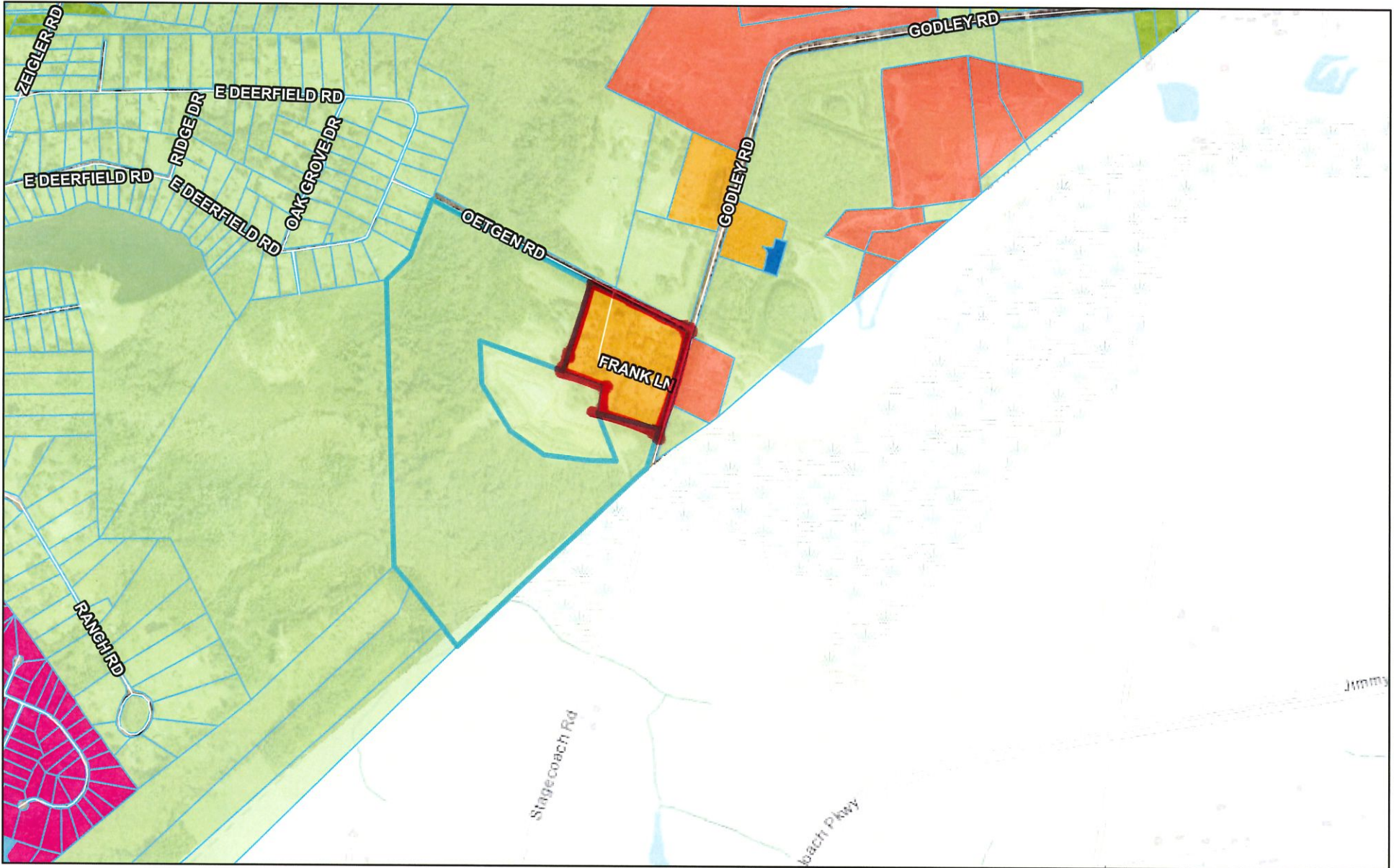
Blue: Band\_3

1:8,802

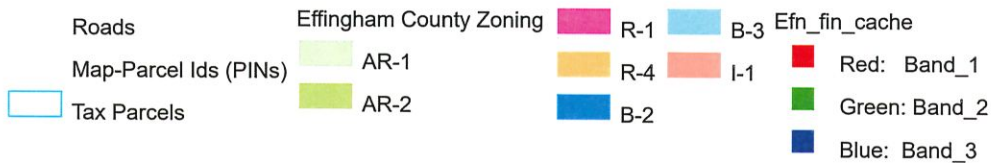


Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA, Effingham County BOC

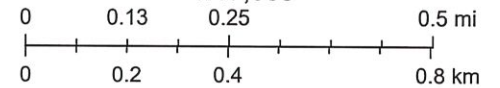
# 399-3 & 399-3D



6/6/2024



1:17,605



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