



| RZN-25-49 | Primary Location | Applicant |
|----------------------------|--|-----------------------------------|
| Rezoning | 2388 United States | William Cunningham |
| Application | Highway 80 | 912-200-3041 |
| Status: Active | Bloomingdale, GA | wcunningham@colemancompanyinc.com |
| Submitted On: 9/30/2025 | 31302 | 1480 Chatham Parkway Suite 100 |
| | Owner | Savannah, Georgia 31405 |
| | PEREZ MIGUEL BACA 109 CRESTVIEW DR GUYTON, GA 31312 | |

Staff Review

 Planning Board Meeting Date*

11/12/2025

 Board of Commissioner Meeting Date*

12/02/2025

 Notification Letter Description *

to allow for permitted uses in B-3 and HI.

 Map #*

354

 Parcel #*

28 & 29

 Staff Description **Georgia Militia District**

-

 Commissioner District*

1st

 **Public Notification Letters Mailed**

10/13/2025

 **Board of Commissioner Ads**

11/04/2025

 **Planning Board Ads**

10/15/2025

 **Request Approved or Denied**

—

 **Plat Filing required* **

No

Applicant Information

Who is applying for the rezoning request?*

Agent

Applicant / Agent Name*

Neil McKenzie

Applicant Email Address*

nmckenzie@colemancompanyinc.com

Applicant Phone Number*

912203041

Applicant Mailing Address*

1480 Chatham Parkway Sute 100

Applicant City*

Savannah

Applicant State & Zip Code*

GA 31405

Property Owner Information

Owner's Name*

BACA PROPERTIES LLC

Owner's Email Address*

mbaca@bacareadymix.com

Owner's Phone Number*
9122003041

Owner's Mailing Address*
PO BOX 917

Owner's City*
Pooler

Owner's State & Zip Code*
GA 31322

Rezoning Information

How many parcels are you rezoning?*
2

Please List all Parcels Zonings*
AR-1

Proposed Zoning of Property*
Multiple Zonings

Please List All Proposed Zonings*
B-3 and I-1 (HI)

Map & Parcel *
354-28 & 354-29

Road Name*
US HWY 80

Proposed Road Access* ⓘ
US HWY 80

Total Acres *
21.73

Acres to be Rezoned*
21.73

Lot Characteristics *
Vacant lots used for agricultural purposes, existing structure.

| | |
|---------------------|-------------------|
| Water Connection * | Name of Supplier* |
| Public Water System | Effingham County |
| Sewer Connection | Name of Supplier* |
| Public Sewer System | Effingham County |

Justification for Rezoning Amendment *

Rezoning to implement a ready-mix concrete batch center with retail/office component along US HWY 80.

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

| | |
|-----------|-----------|
| North* | South* |
| I-1, AR-1 | AR-1, B-2 |
| East* | West* |
| B-2 | AR-2 |

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

Vacant lots used for agricultural purposes, existing structure.

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.*

Rezoning to implement a ready-mix concrete batch center with retail/office component along US HWY 80.

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

Rural residential, vacant, future industrial, active commercial operation.

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

Rezoning to B-3 frontage along US HWY 80 is conducive to major arterial business operations. There are existing properties zoned B and I districts in close proximity to the subject parcels. I-1 zoning in the rear will be screened from US HWY 80 and buffered from neighboring parcels.

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*

William Cunningham
Sep 30, 2025

NOTE: BASED UPON REVIEW OF THE F.E.I.M.A. FLOOD INSURANCE RATE MAP, EFFINGHAM COUNTY, GEORGIA, COMMUNITY PANEL NO. 130076 0155 C, EFFECTIVE SEPT 3, 1982, 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

MARTHA SLOAN &
JAMES ALLEN
PB K PG 191

LEGEND:

IRF $\frac{1}{8}$ " REBAR FOUND
IRS $\frac{1}{8}$ " REBAR SET
PL PROPERTY LINE
CMF CONC. MON. FOUND
N/F NOW OR FORMERLY
PP POWER POLE



APPROVED FOR RECORDING BY THE EFFINGHAM COUNTY

ZONING ADMINISTRATOR

[Signature] 1-24-2014

ZONING ADMINISTRATOR

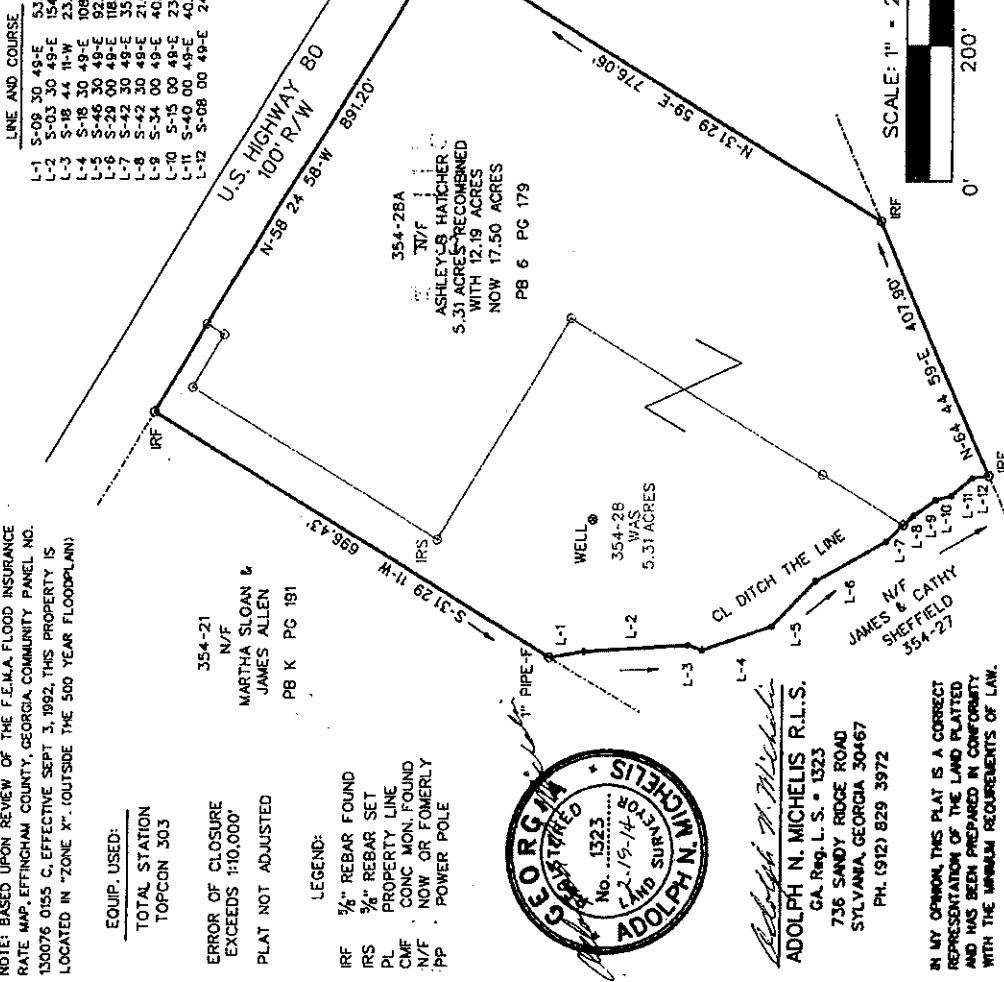
DATE

FILED FOR RECORD
PLAT BOOK 10
PAGE NO 281

2014 FEB 28 AM 11:53

ELIZABETH Z. HORSETT
CLERK E.C.C.S.C.

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

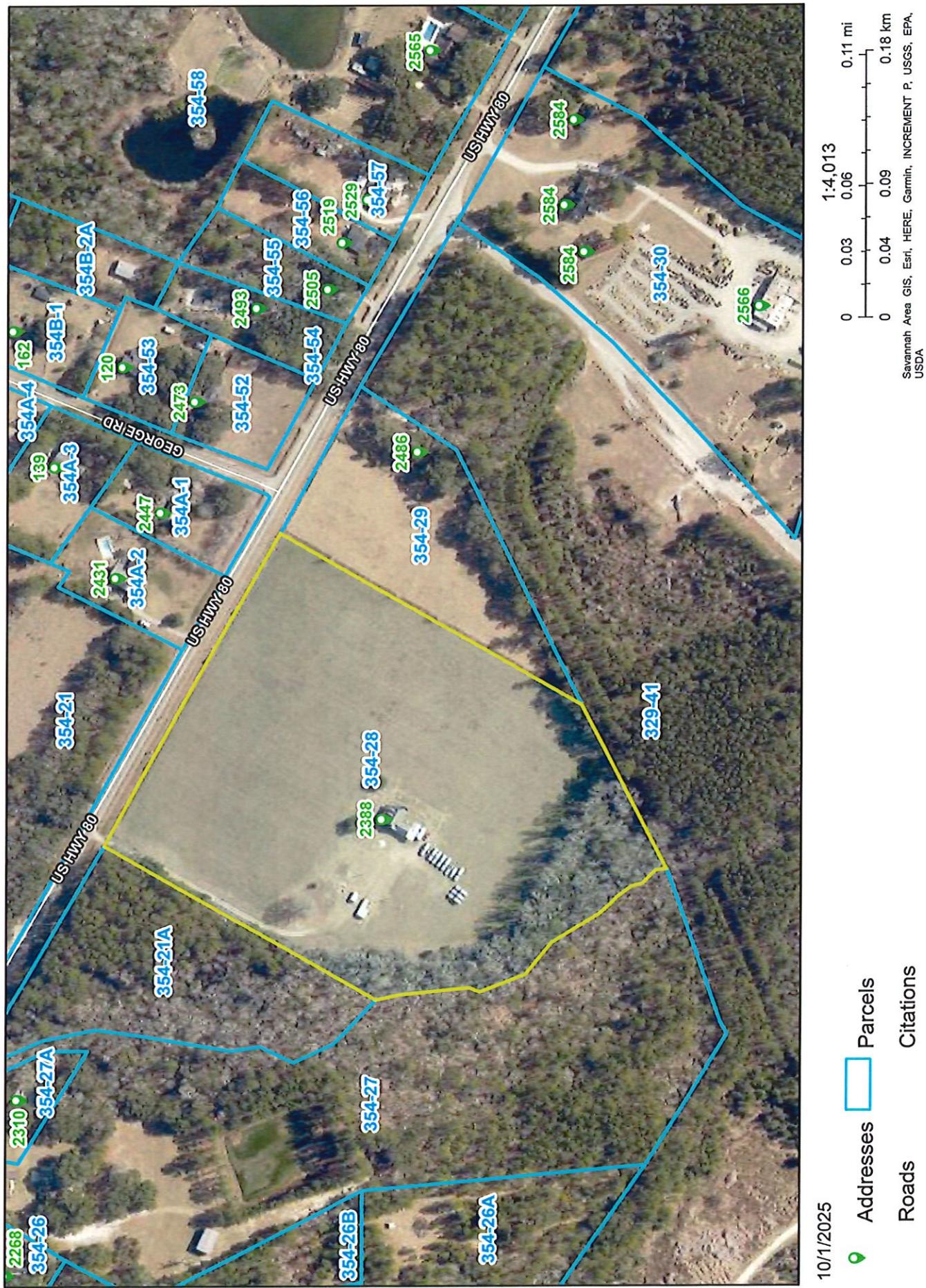


SURVEY FOR
ASHLEY S. HATCHER
SURVEY OF 5.31 ACRES COMBINED
WITH 12.19 ACRES, NOW 17.50 AC.
LOCATED IN THE 1559TH G.M.D.
EFFINGHAM COUNTY, GEORGIA

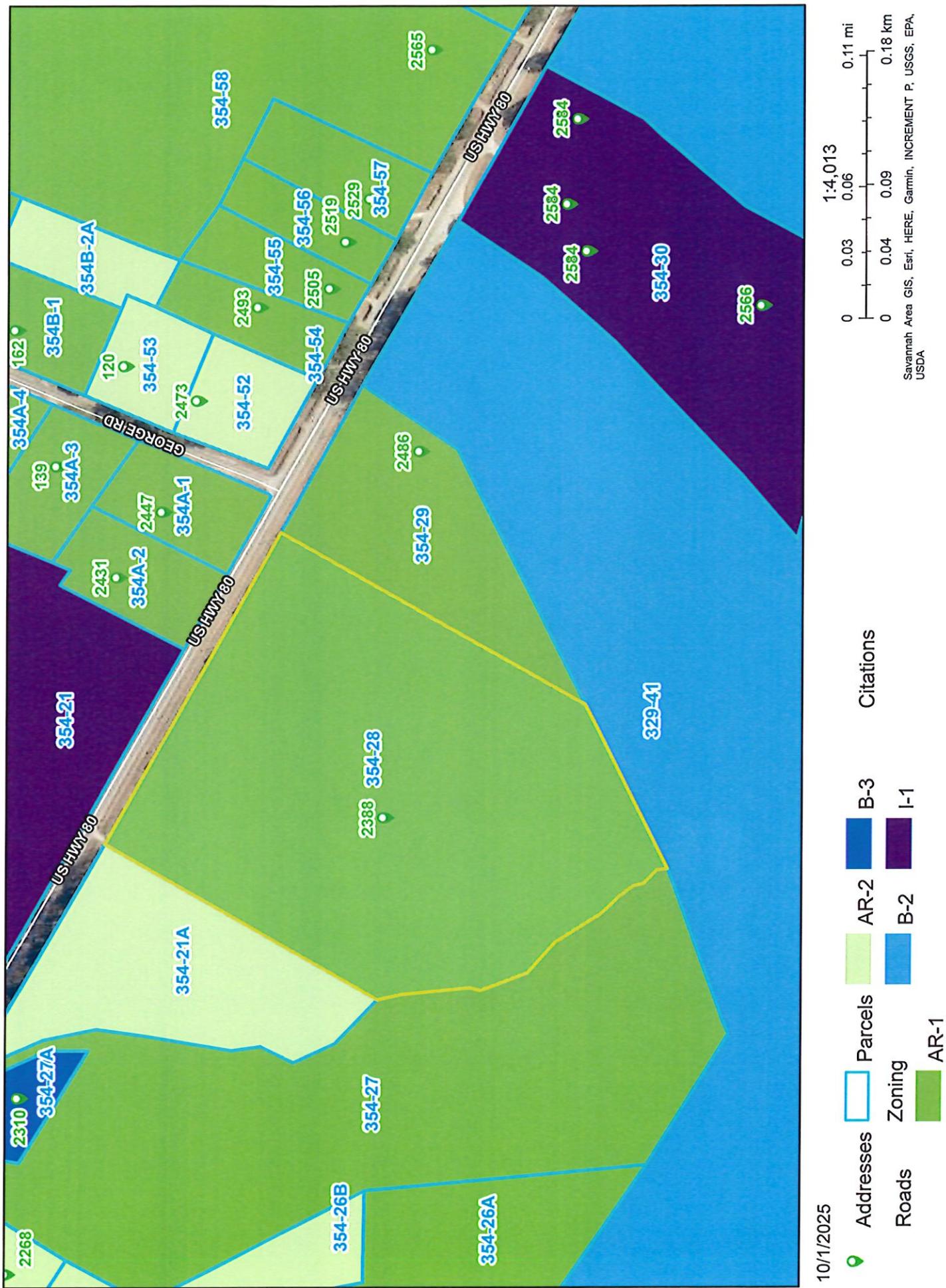
SURVEYED 17 FEB 2014
PLAT DRAWN 18 FEB 2014

AH2.DGN FEB 2014

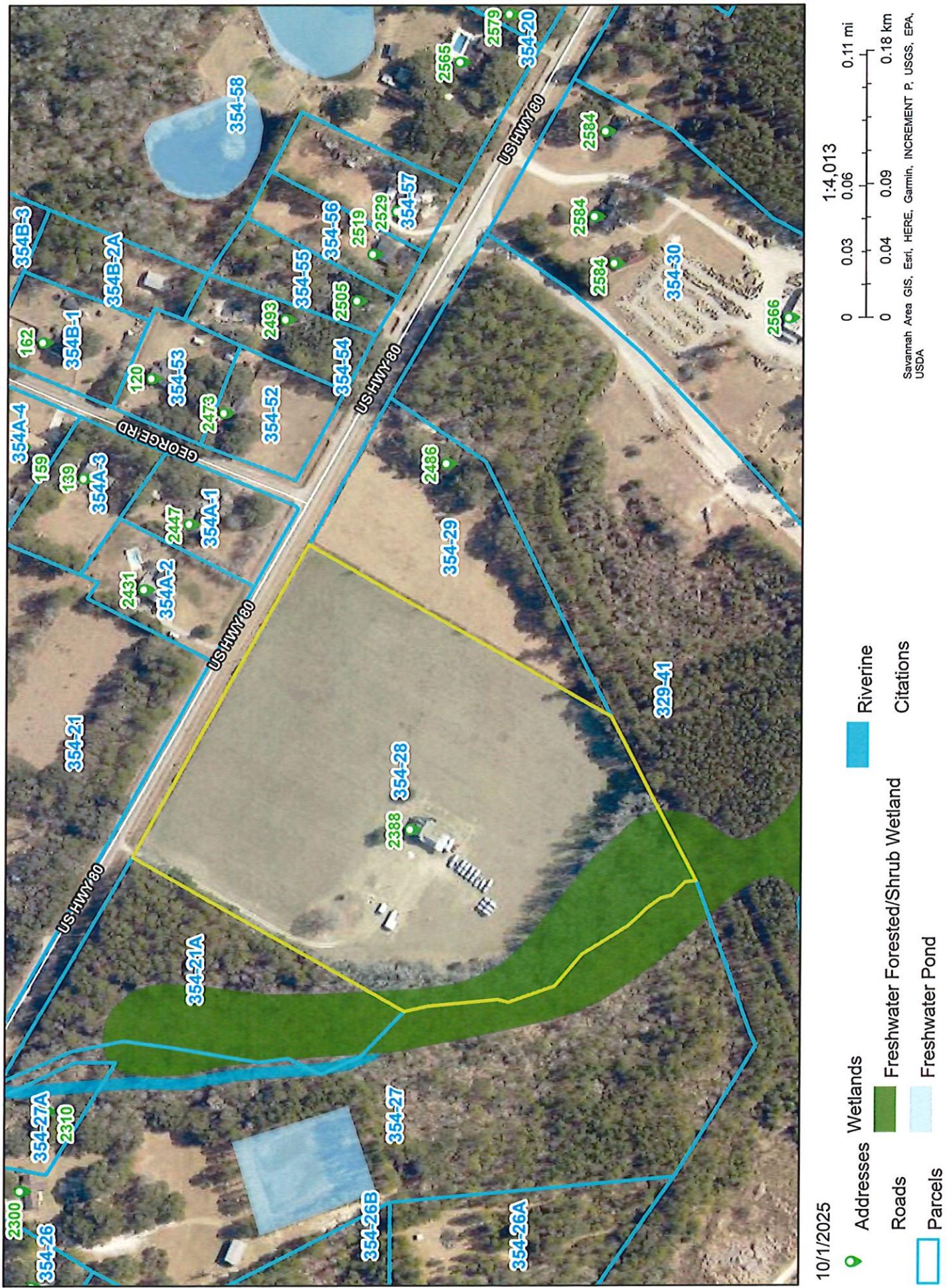
354-28 & 29



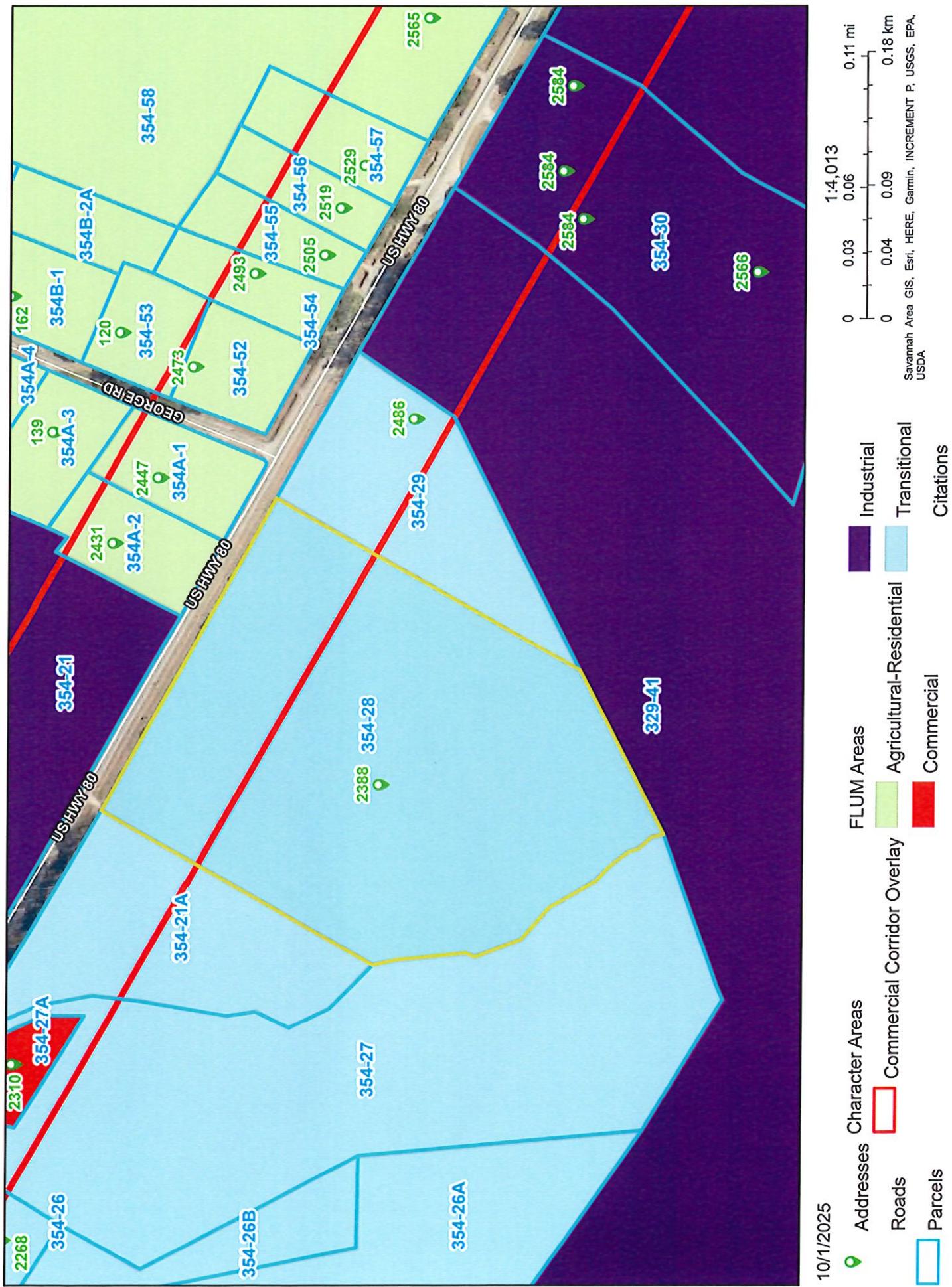
354-28 & 29



354-28 & 29



354-28 & 29





9.5

EFFINGHAM COUNTY REZONING CHECKLIST

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL _____

DISAPPROVAL _____

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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?

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*J.P.**DP*

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Req: additional dust collection system that exceeds industry standard/req. is exceeded

Potential Health Risk?

J.S. DUST control / noise control - does it just meet industry standard/requirements or does it exceed requirements.

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30 off Butler
Transferred

*ISSUE
TABLED*

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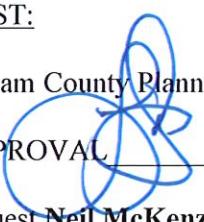
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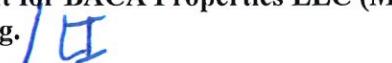
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~~REZONING~~ Why is he even req to have set hours when IP is right behind it? Does IP have set hours?

J.S.

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Hours of operation
Concerns

Major Silica
Concerns

Traffic
Study 2
Turning lanes? lowered
speed limits?

Installing Noise
Suppression.




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Opposition

Dennis Hales

- 1) fully loaded truck 205' to 210'
- 2) Access control 1/4 mile from houses to 1/2 mile
- 3) dust control
- 4) hours of operation - 6am to 8pm

Cathy Shurmen

- 1) concern of the location of the home

Linda Shurmen

- 1) just not concrete.
- 2) concern about this specific use very close to an existing neighborhood

Shawn Hales

- 1) George had results are very unique

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APPROVAL DISAPPROVAL

4:1

Mr.
Kessler
in
opposition.

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Rezoning, Why?

HAVE Serious concerns @ health issues, excessive traffic on road - trucks turning on that road is very dangerous. It will turn into a 24 hr job site hurting value & life quality.

- Yes No ? 1. Is this proposal inconsistent with the county's master plan?
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