



## RZN-25-49

Rezoning

Application

Status: Active

Submitted On:

9/30/2025

## Primary Location

2388 United States

Highway 80

Bloomington, GA

31302

## Owner


PEREZ MIGUEL


BACA

109 CRESTVIEW DR


GUYTON, GA 31312

## Applicant

 William Cunningham

 912-200-3041

 [wcunningham@colemancompanyinc.com](mailto:wcunningham@colemancompanyinc.com)

 1480 Chatham Parkway Suite 100  
Savannah, Georgia 31405

## 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\* ②**

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.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 1/4" REBAR FOUND  
IRS 1/4" REBAR SET  
PL PROPERTY LINE  
CMF CONC MON. FOUND  
N/F NOW OR FORMERLY  
PP POWER POLE



ADOLPH N. MICHELIS R.L.S.  
GA. REG. L.S. # 1323  
736 SANDY RIDGE ROAD  
SYLVANIA, GEORGIA 30467  
PH. (912) 829 3972

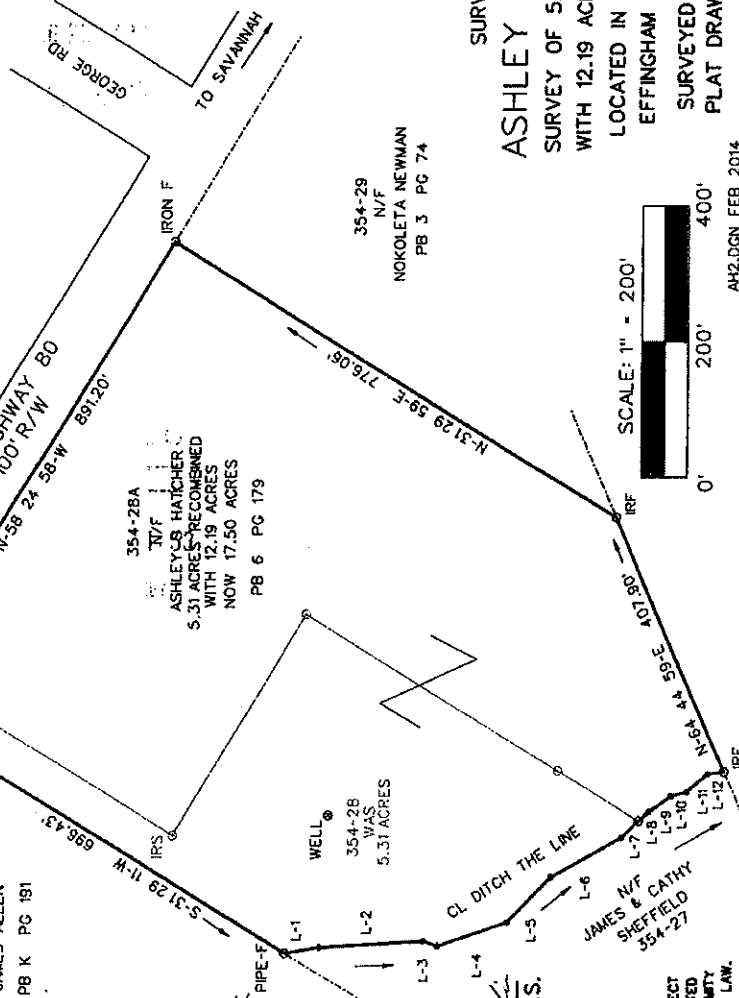
IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM REQUIREMENTS OF LAW.

LINE AND COURSE  
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-42 30 49-E 21.05'  
L-9 S-34 00 49-E 40.30'  
L-10 S-15 00 49-E 23.30'  
L-11 S-40 00 49-E 40.30'  
L-12 S-08 00 49-E 24.40'

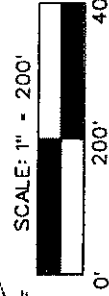
APPROVED FOR RECORDING BY THE EFFINGHAM COUNTY ZONING ADMINISTRATOR  
*[Signature]*  
DATE 2-24-2014

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

2014 FEB 28 AM 11:53  
ELIZABETH Z. HOFSEY  
CLERK E.C.C.S.C.



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



AM2.DGN FEB 2014

FILED FOR RECORD  
BOOK 10  
PAGE NO. 23

CP1.0

SHEET:

GENERAL DEVELOPMENT PLAN

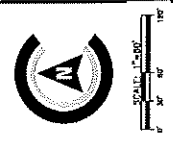
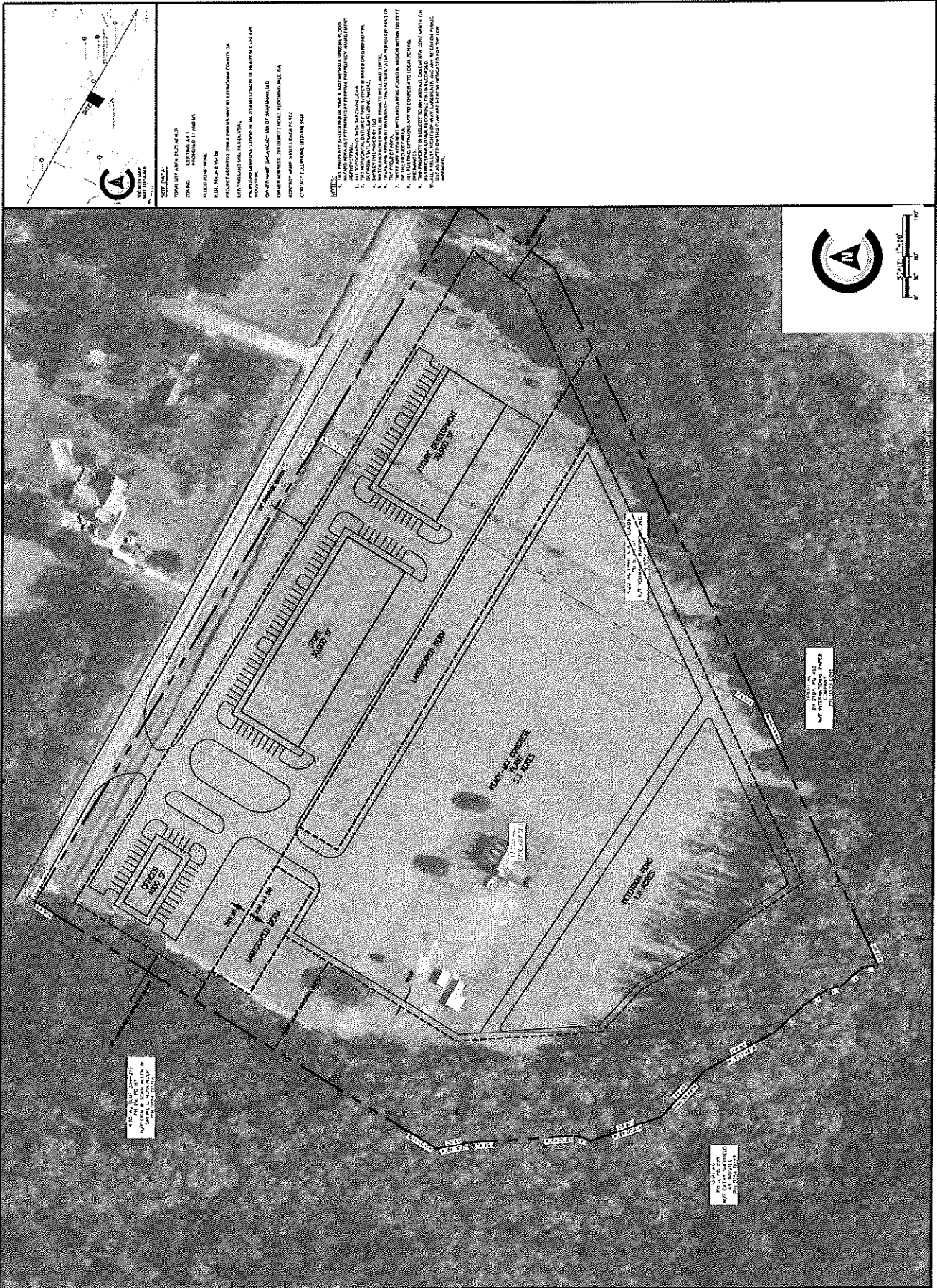
DATE: 04/27/2023  
DRAWN BY: J. COLEMAN  
CHECKED BY: J. COLEMAN  
SCALE: AS NOTED

CONCEPTUAL PLAN  
2388 & 2486 US HIGHWAY 80  
LOCATED IN EFFINGHAM COUNTY, GA  
PREPARED FOR BACA READY MIX OF SAVANNAH, LLC

REVISIONS:

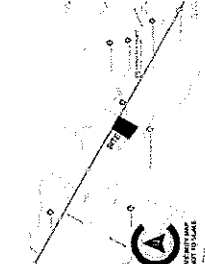
NOT FOR CONSTRUCTION  
SITE PLANS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE UPON FINAL SURVEY AND JURISDICTIONAL INVESTIGATION

**COLEMAN COMPANY**  
ENGINEERS • SURVEYORS  
1000 W. BROAD ST., SUITE 100  
SAVANNAH, GA 31401  
912.433.1100  
WWW.COLEMANCOMPANY.COM



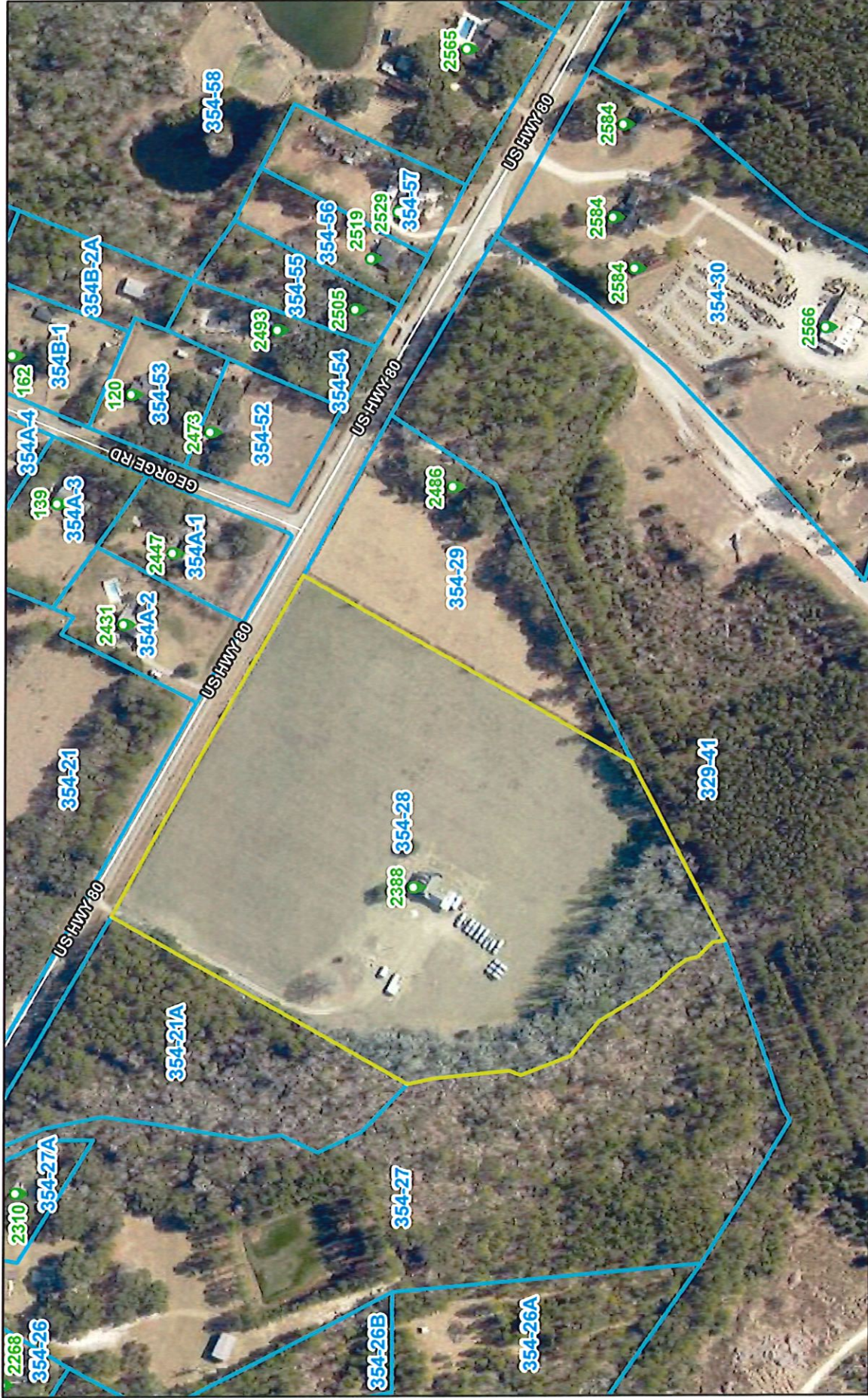
- NOTES:
1. THE PROPOSED DEVELOPMENT IS LOCATED WITHIN THE UNINCORPORATED AREA OF EFFINGHAM COUNTY, GA.
  2. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE EFFINGHAM COUNTY BOARD OF COMMISSIONERS.
  3. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE EFFINGHAM COUNTY BOARD OF COMMISSIONERS.
  4. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE EFFINGHAM COUNTY BOARD OF COMMISSIONERS.
  5. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE EFFINGHAM COUNTY BOARD OF COMMISSIONERS.
  6. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE EFFINGHAM COUNTY BOARD OF COMMISSIONERS.
  7. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE EFFINGHAM COUNTY BOARD OF COMMISSIONERS.
  8. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE EFFINGHAM COUNTY BOARD OF COMMISSIONERS.
  9. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE EFFINGHAM COUNTY BOARD OF COMMISSIONERS.
  10. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE EFFINGHAM COUNTY BOARD OF COMMISSIONERS.

PROJECT ADDRESS: 2388 & 2486 US HIGHWAY 80, EFFINGHAM COUNTY, GA  
PROJECT OWNER: BACA READY MIX OF SAVANNAH, LLC  
PROJECT ENGINEER: J. COLEMAN  
PROJECT SURVEYOR: J. COLEMAN  
PROJECT DATE: 04/27/2023  
PROJECT SCALE: AS NOTED





# 354-28 & 29



10/1/2025

Addresses

Parcels

Roads

Citations

1:4,013

0

0.03

0.06

0.11

mi

0

0.04

0.09

0.18

km

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

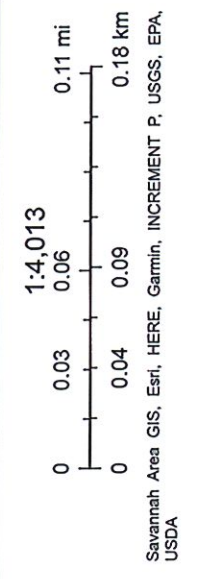


# 354-28 & 29



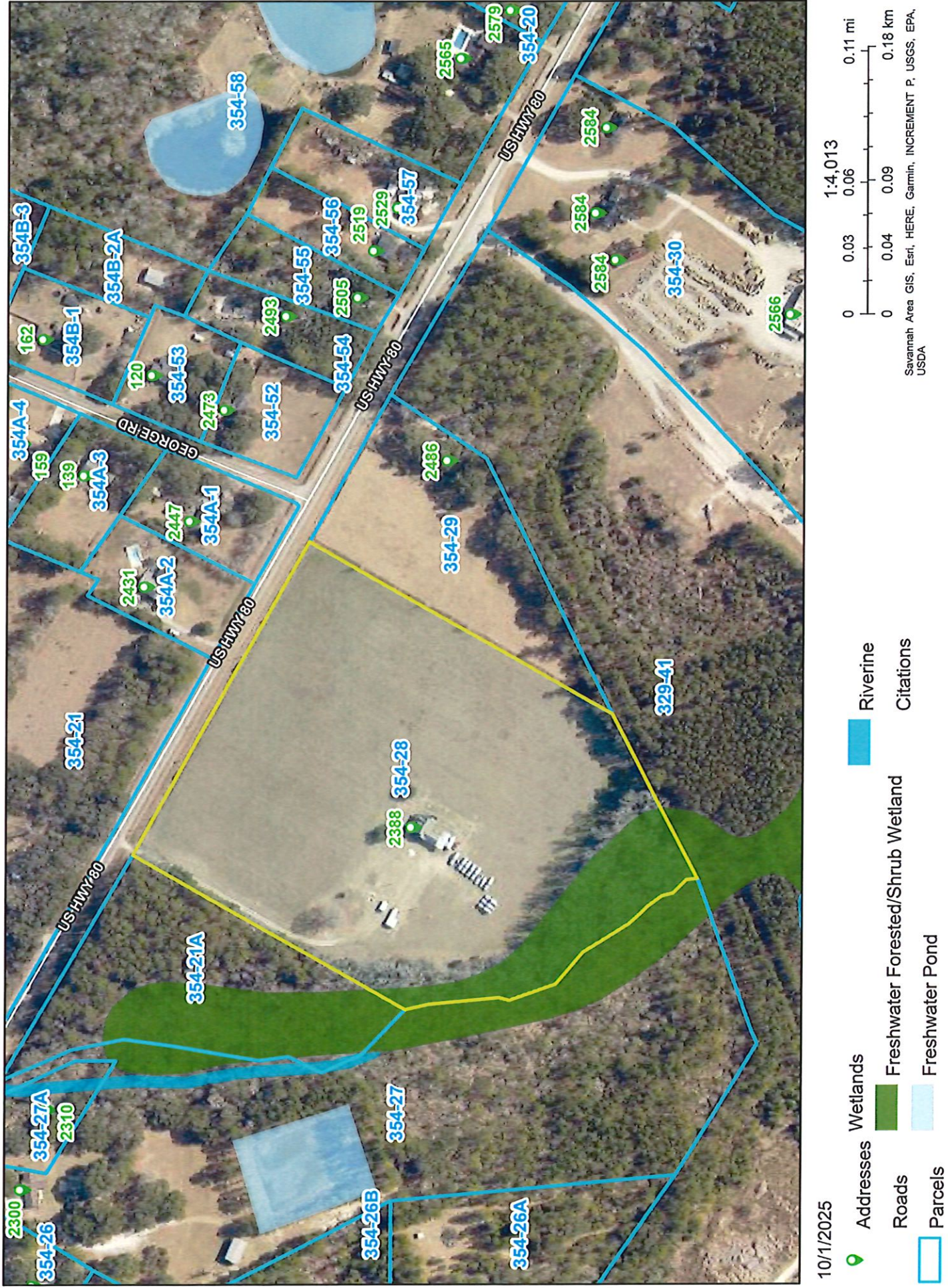
10/1/2025

- Addresses
- Roads
- Parcels
- Zoning
- Citations
- AR-1
- AR-2
- B-2
- B-3
- I-1





354-28 & 29













9.5

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 **Neil McKenzie as agent for BACA Properties LLC (Map # 354 Parcel # 28 & 29) from AR-1 to B-3 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?

R.T.

9.5

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 **Neil McKenzie as agent for BACA Properties LLC (Map # 354 Parcel # 28 & 29)** from **AR-1 to B-3 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?

*Handwritten note:* Labeled to Provide the board with extra Conditional uses.

*Handwritten initials:* M.B.



9.5

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:

*Tabled*

APPROVAL \_\_\_\_\_

DISAPPROVAL \_\_\_\_\_

Of the rezoning request **Neil McKenzie as agent for BACA Properties LLC (Map # 354 Parcel # 28 & 29) from AR-1 to B-3 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?

*J.P.*

*JP*

9.5

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 Table

DISAPPROVAL \_\_\_\_\_

Of the rezoning request **Neil McKenzie as agent for BACA Properties LLC** (Map # 354 Parcel # 28 & 29) from AR-1 to B-3 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?

Reg. additional  
dust collection  
system that exceeds industry  
standard/req. is exceeds

Potential  
Health Risk?

or does he exceed requirements.

IS Dust control /  
noise control -  
Does it just meet  
industry standard / requirements

Width & H.  
# term?  
what will be  
planted on it?

Has 11 batch  
trucks running  
3x/day

Set hours of ops  
as a condition

Site plan  
only has one  
access point?

what abt ingress & egress?  
so business & HI have same access?

Condition these



9.5

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 **Neil McKenzie as agent for BACA Properties LLC (Map # 354 Parcel # 28 & 29) from AR-1 to B-3 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?

9.5

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 **Neil McKenzie as agent for BACA Properties LLC (Map # 354 Parcel # 28 & 29)** from AR-1 to B-3 zoning. 1/1

- 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?

condition -  
just collection system  
ground be maint. req. as  
instructed per guidelines

Is right behind it? Does IP have set hours?

when IP  
P.S.

why is he even req. to have set hours



9.5

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 **Neil McKenzie as agent for BACA Properties LLC (Map # 354 Parcel # 28 & 29)** from **AR-1 to B-3 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?

J.P.



9.5

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 **Neil McKenzie as agent for BACA Properties LLC (Map # 354 Parcel # 28 & 29)** from AR-1 to B-3 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?

Hours of operation  
concerns.

MAJOR silica  
concerns!

Traffic  
Study?  
Turning lanes, lowered  
speed limits?  
Installing noise  
suppression.

*[Handwritten signature]*

*W.B.*



9.5

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 X DISAPPROVAL \_\_\_\_\_

Of the rezoning request **Neil McKenzie as agent for BACA Properties LLC (Map # 354 Parcel # 28 & 29)** from AR-1 to B-3 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?

Opposition

Dennis Hules

1) fully loaded truck cess to site  
2) Access control / no more trucks on the go  
3) dust control pre in the public speeches  
4) must of opinion - but of control

Cathy Shelden

1) concern of the location of the barn.

Leahda Shuman

1) Just not concrete.  
2) concern about this specific use being close to an existing neighborhood

Shawn Hules

George Paul residents are very unique

R.T.

Mr. Kessler in opposition.

4:1

3H1



9.5

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 **Neil McKenzie as agent for BACA Properties LLC (Map # 354 Parcel # 28 & 29)** from AR-1 to B-3 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?

Reasons 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.

Nik