



Staff Report

Subject: 2nd Reading – Zoning Map Amendment
Author: Chelsie Fernald, Planning Manager
Department: Development Services
Meeting Date: January 6, 2026

Proposed Zoning: B-3 (Major Commercial District) & H-I (Heavy Industrial)

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

Map & Parcel: 354-28 & 29

Parcel Size: 21.73 acres

Proposed Use: Permitted uses in B-3 and H-I

Applicant: Neil McKenzie
1480 Chatham Parkway
Savannah, GA 31405

Owner(s): BACA PROPERTIES LLC
P.O. Box 917
Pooler, GA 31322

Location: 2388 Highway 80

Existing Land Use and Zoning:

The parcel totals 21.73 acres and is located along Highway 80 at the intersection of George Road. Based on the information from the Tax Assessor's website, map/parcel 354-28 has a single-family residential house and accessory structure, while map/parcel 354-29 also has a single-family residential house and accessory structure. The point of ingress and egress for the total 21.73 acres is located on Highway 80. US Highway 80 is a truck route within the County.

The parcel is currently zoned AR-1 (Agricultural – Residential, 5 acres or more). The properties to the north are zoned AR-2 (Agricultural–Residential, 1 acre or more) and I-1 (Industrial). The parcel to the south is zoned B-2 (General Commercial). To the west, the properties are zoned AR-1 (Agricultural – Residential, 5 acres or more), while to the east, they are zoned both AR-1 (Agricultural – Residential, 5 acres or more) and AR-2(Agricultural – Residential, 1 acre or more). The National Wetland Inventory does indicate the presence of wetlands to the rear of the property, and the parcel is located in Flood Zone X.

The Proposed Development:

The applicant is proposing to rezone +/- 21.73 acres to B-3 (Major Commercial District) & H-I (Heavy Industrial) to allow for a ready-mix concrete batch in the heavy industrial zoning and retail/office space along Highway 80. These lots will be served by Effingham County water & sewer.

Per the Effingham County Code of Ordinances, Section 4.1A – permitted use table, the following are allowed within the B-3 (Major Commercial District) & H-I (Heavy Industrial) zoning district: Housing Services, Automobile Sales and Services (except wrecked vehicle import/export and junkyards), Heavy Consumer Goods or Sales Services, Durable Consumer Goods Sales or Services, Consumer Goods, Grocery, Food, Beverage, Dairy, etc., Health and Personal Care, Finance and Insurance, Real Estate Services (except property management services and rental housing – related), Rental and Leasing – Non-Residential, Professional Services, Administration Services, Services to Buildings and Dwellings, Food Services, Personal Services, Pet and Animal Sales or Services, Manufacturing and Wholesale Trade, Wood, Paper, Printing products, Warehouse and Storage Services Flex Space with Retail Front, Enclosed/Mini Storage/Self-Storage, Road, Ground Passenger, and Transit Transportation, Publishing, Telecommunications and Broadcasting, Information Services and Data Processing Industries, Water, Steam, Air Conditioner Supply, Theater, Dance, or Music Establishment, Sports Team or Club, Museums and Other Special Purpose Recreational Institutions, Amusement, Sports, or Recreation Establishment, Natural and Other Recreational Parks, Educational Services, Public Administration, Judicial Functions, Other Government Functions, Public Safety (Gov't Owned), Health and Human Services, Social Assistance, Welfare and Charitable Services, Religious Institutions, Final Care Services, Associations, Nonprofit, Organizations, etc., Building, Developing, and General Contracting, Machinery Road, Special Trade Contractor, Agriculture, Forestry, Fishing and Hunting, and Support Functions for Agriculture.

Staff met with the applicant and discussed access, the buffer requirements, plating requirements, and the zoning requirements.

Comprehensive Plan:

The parcel falls within the Transitional area on the Future Land Use Map (FLUM). This area allows for mixed-use and adaptive-use opportunities. Designed to allow for the transition between uses; often these areas exhibit characteristics of neighboring zones and may undergo changes in land-use, density, or character over time. Really, a blend of uses to bridge the gap. (Effingham County 2020-2040 Joint Comprehensive Plan, pg. 37).

Planning Board Recommendation:

At the December 9, 2025, Planning Board meeting, Mr. Jake Patrick motioned for approval. Mr. Walter Boykin seconded the motion and it carried unanimously.



Determination:

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

1. A Site Plan must be approved by the Board of Commissioners
2. Development Services must review and sign the plat. Then, the plat must be recorded so the zoning can take effect.
3. The applicant must obtain and keep in good standing an Effingham County Occupational Tax Certificate (Business License).
4. Concrete Plant Batching hours: 5:00 am – 5:00 pm (Monday – Friday); 6:00 am – 12:00 pm (Saturday, as needed). If concrete batching is needed outside of these hours, the neighbors will be notified.
5. Commercial Development to meet Architectural Design Standards presented in Appendix F – Corridor Overlay District, Section XIII.
6. Site Plan will include an internal berm separating the B-3 zoning from the H-I (Heavy Industrial) zoning shall be 20' in height (minimum) and vegetated in accordance with Appendix C, Article III, Section 3.4.
7. Plant vibrator will be fitted with noise suppression device, in place and tested prior to plant operations.
8. An approved dust control plan must be in place prior to concrete plant operation. The dust control plan will include an approved dust control system installed at the plant and inspected by EPD prior to plant operations.
 - a. <https://www.vincehagan.com/concrete-batching-equipment/cement-dust-control-collectors/free-standing/>
 - b. See attached info/spec for the dust collection system
9. The concrete plant traffic areas and travel lanes will be paved.
10. Development entrances will be subject to traffic study and GDOT permitting.

