



Staff Report

Author: Kimberly Barlett, Senior Planner
Department: Development Services
Subject: Site Plan
Meeting Date: July 21, 2026
Application: Site-26-2

Existing Zoning: B-3 (Major Commercial) & HI (Heavy Industrial)

Map & Parcel: 354-29 & 29A

Parcel Size: 21.73 acres

Applicant: Neil McKenzie
1480 Chatham Parkway, Suite 100
Savannah, GA 31405

Owner(s): Miguel Baca
205 Demott Road
Bloomington, GA 31302

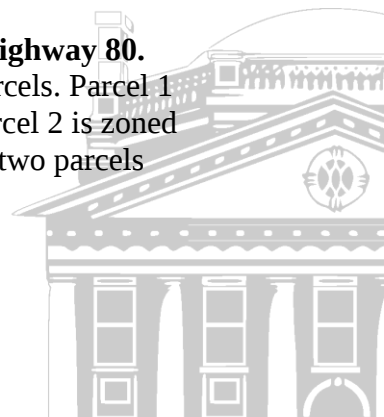
Commissioner District: First District

Location: 2388 US Hwy 80
Bloomington, GA 31302

*Project Name: Baca Ready Mix
Commercial Development*

Existing Land Use and Zoning:

The subject property contains an existing stick-built residence located along **US Highway 80**. Since the original rezoning, the property has been subdivided into two separate parcels. Parcel 1 is zoned **B-3 (Major Commercial)** and consists of approximately 7.385 acres. Parcel 2 is zoned **HI (Heavy Industrial)** and consists of approximately 14.338 acres. Together, the two parcels comprise a total of approximately 21.73 acres.



- **Building 2:** Flex Space- 8,125 SF
- **Building 3:** Flex Space- 8,125 SF
- **Building 4:** Flex Space- 6,175 SF

Development Standards

The proposed development shall comply with the following standards:

- Maximum building height: 50 feet.
- A commercial frontage sidewalk is required; however, the developer will provide a fee in lieu of sidewalk construction due to the County's planned future multi-use trail along Highway 80.
- A 40-foot right-of-way reservation shall be dedicated for future County transportation improvements.
- The applicant is currently awaiting GDOT approval for site access.

Greenspace Requirements

The commercial portion of the development is subject to a minimum greenspace requirement of 15 percent of the total commercial area.

Description	Area
Total Commercial Area	6.74 acres
Required Greenspace (15%)	1.01 acres
Proposed Greenspace	1.14 acres (17%)

The proposed development exceeds the minimum greenspace requirement.

Parking Requirements

Commercial parking shall be provided at a rate of one (1) parking space per 300 square feet of floor area.

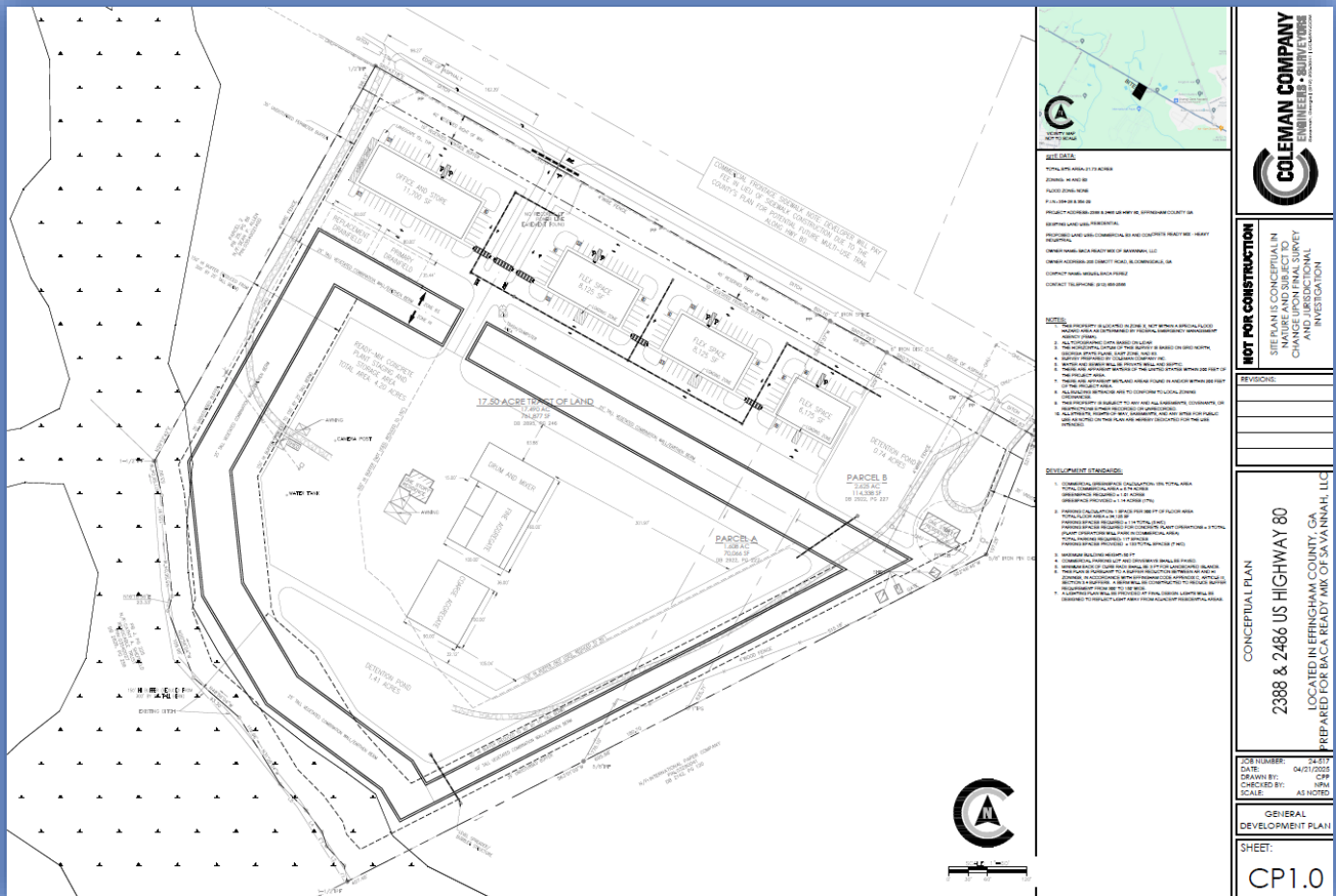
Description	Calculation
Total Commercial Floor Area	34,125 SF
Required Commercial Parking	114 spaces (including 5 ADA-accessible spaces)
Required Parking for Concrete Plant Operations	3 spaces
Total Required Parking	117 spaces
Total Parking Provided	133 spaces (including 7 ADA-accessible spaces)

The proposed development exceeds the minimum parking requirements established by the zoning ordinance.

Planning and Zoning Services

804 South Laurel St., Springfield, Georgia 31329
(912) 754-2128
effinghamcounty.org





Site Design Standards

- All commercial parking areas and driveways shall be paved.
- Concrete plant traffic areas and travel lanes shall be paved.
- Landscaped areas adjacent to parking lots shall maintain a minimum 3-foot back-of-curb radius.
- Site lighting shall be designed and installed to direct illumination away from adjacent residential properties and minimize light trespass.

Executive Summary/Background:

At the **January 20, 2026** Board of Commissioners meeting, the property was rezoned from AR-1 to B-3 & HI.

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.

Planning and Zoning Services

804 South Laurel St., Springfield, Georgia 31329
 (912) 754-2128
 effinghamcounty.org

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.

Required B-3 & HI Buffers	
Front:	10-foot landscaped buffer with a 4-foot wire fence
	B-3 to HI → 25-foot-tall berm (vegetated combination wall/earthen berm)
East:	B-3 to B-2 required 15 feet → proposed is 30 feet
	HI to B-2 required is 150 feet → proposed is 125 feet, reduced by a 10-foot tall berm
West:	B-3 to AR-2 → required 30 feet → proposed 30 feet
	HI to AR-1 → required 300 feet → proposed 185 feet, reduced by a 25-foot-tall berm
South:	HI to AR-1 → required 300 feet → proposed 185 feet, reduced by a 25-foot-tall berm

Facts and Findings:

Surrounding Development Pattern

The surrounding area reflects a transition between rural residential development and emerging industrial and commercial activity along US Hwy 80. The corridor continues to experience commercial and industrial investment, while adjacent rural residential uses remain.

Zoning Context

The Commercial district is intended to support regional commerce, economic growth, and job creation while maintaining a balance between accessibility, functionality, and community character.

Planning and Zoning Services

804 South Laurel St., Springfield, Georgia 31329
 (912) 754-2128
effinghamcounty.org



The Industrial district development in this category requires supportive infrastructure and access to major transportation thoroughfares. It is important for industrial areas to comply with environmental regulations, implement sustainable practices, and mitigate their environmental footprint to minimize the adverse effects of commercial and industrial land uses on surrounding property and public thoroughfares; to act as a filtration zone for stormwater; to make the environment more visually attractive; and to preserve the undisturbed vegetative buffers in the county.

Infrastructure and Services

The property is served by a **private well & septic system consistent with the** surrounding development.

Road Routes: United States Highway 80 is a designated truck route in the county and a Minor Arterial Road per GDOT functional classification.

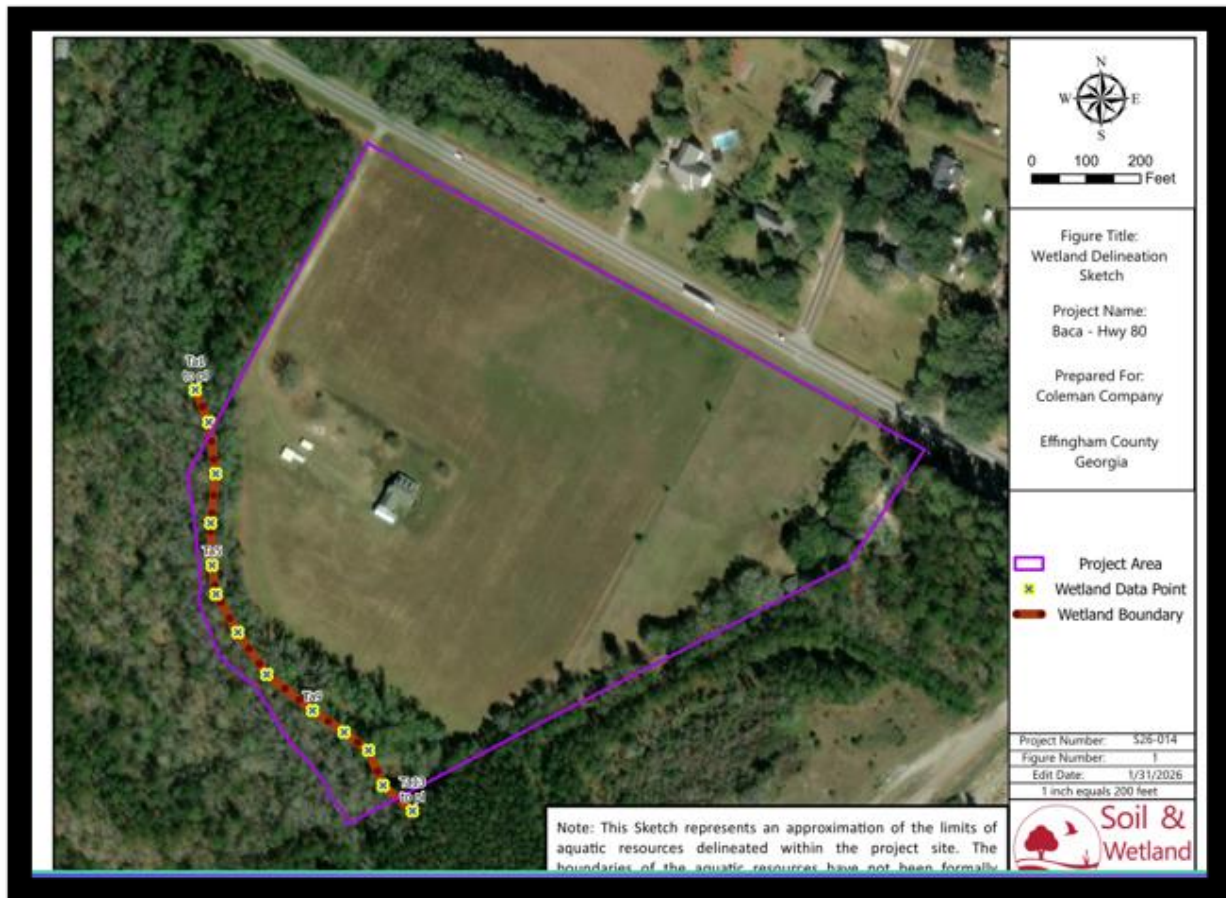
The site includes mapped **wetlands** and no known **Floodplains**, based on County GIS mapping. **Wetland delineations have been submitted** to the county.



Planning and Zoning Services

804 South Laurel St., Springfield, Georgia 31329
(912) 754-2128
effinghamcounty.org





****DRI Report for Concrete Plant

Consistency with the Comprehensive Plan

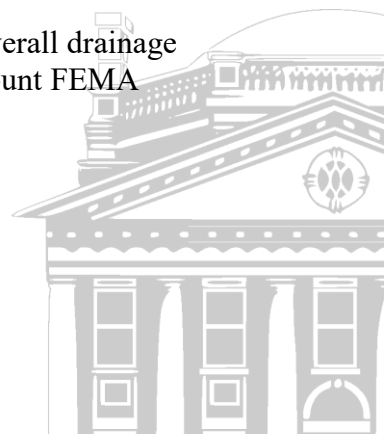
The proposed development is compatible with surrounding land uses and is generally consistent with the adopted Comprehensive Plan. Based upon the county's Future Land Use Map, the areas surrounding this development are either zoned industrial, transitional, commercial, or along a commercial corridor overlay, thereby making this project compatible with Effingham County's Joint Comprehensive Plan.

Water conservation is a key planning priority in coastal Georgia, particularly in support of long-term resource stewardship. The CRC strongly encourages the use of native or drought-tolerant landscaping and recommends the applicant to review the Coastal Georgia Regional Water Plan to ensure that the best practices for water efficiency and stormwater management are incorporated into site design.

The CRC strongly advises the applicant to evaluate the potential impacts on the overall drainage system and flood risks associated with the proposed development, taking into account FEMA flood zone designation.

Planning and Zoning Services

804 South Laurel St., Springfield, Georgia 31329
 (912) 754-2128
effinghamcounty.org



The CRC has not received any public comments regarding this potential development. The property is not designated as an Area of Significant Natural Resources.

Comprehensive Plan:

*These parcels are designated **Transitional** on the **Future Land Use Map (FLUM)**. This category is for land dedicated Areas that buffer between commercial, Industrial, and less intense residential areas that allow for development opportunities. Future development will allow for mixed use and adaptive use opportunities. This area is designed to allow for transition from residential uses to compatible nonresidential developments. Transitional areas are often exhibit characteristics of neighboring zones and may undergo changes in land use, density, or character over time. A blend of residential, commercial, or industrial uses that bridge the gap between adjacent zones.*

*These parcels are designated in the **Commercial Corridor Overlay** on the **Future Land Use Map (FLUM)**. Areas designated for the commercial corridor area is characterized by highly trafficked commercial development along streets and highways. The purpose is to establish standards for the design of sites, buildings, structures, plantings, signs, street hardware, and other such improvements that are visible to the public and affect the physical development of land within specific designated transportation corridors. The Design should be pedestrian-oriented with walkable connections. Commercial corridors play a vital role in the local economy by providing goods and services to residents, creating job opportunities, and contributing to the vibrancy and vitality of the community.*

Planning and Zoning Services

804 South Laurel St., Springfield, Georgia 31329
(912) 754-2128
effinghamcounty.org





804 South Laurel St., Springfield, Georgia 31329
(912) 754-2128
effinghamcounty.org