



**Record No: SITE-
26-2**

Site Plan Submittal

Status: Active

Submitted On: 3/2/2026

Primary Location

2388 United States Highway
80
Bloomington, GA 31302

Owner

PEREZ MIGUEL BACA
109 CRESTVIEW DR GUYTON,
GA 31312

Applicant

 Neil McKenzie




1480 Chatham Parkway
Suite 100
Savannah, Georgia 31405

Internal Documents

Staff Report 



No File Uploaded

Staff Review Letter 



No File Uploaded

Board of Commissioners Meeting* 

—

Map * 

Parcel* 

Description of Development* 

Road Name* 

Sketch Plan Modifications 

Recommended Changes for Preliminary Plan 

Applicant Information

Applicant / Agent Name*

Miguel Baca

Applicant Phone Number*



Applicant Email Address*



Applicant Address*

205 Demott Road

Applicant City*

Bloomingtondale

Applicant State*

GA

Applicant Zip Code*

31326

Is Applicant owner of property?*

Yes

Project Information

Proposed Name of Project*

Baca Ready Mix Commercial
Devleopment

Map Number*

354-28 and 354-29

Parcel Number*

354-28 and 29

Total Acreage of Property*

21.73

Number of Proposed Buildings*

4

Current Property Zoning*

B3 and HI

Water Provider?*

Other

Please explain*

Private well

Sewer Provider?*

Other

Please explain*

Private Septic

Variance Requested?*

No

The undersigned (applicant)(owner), hereby acknowledges that the information contained herein is true and complete to the best of its knowledge.

Applicant*

✓ Neil McKenzie
Feb 26, 2026

Owner*

✓ Miguel Baca
Feb 26, 2026

Engineer Information

Engineer Company Name*

Coleman Company Inc.

Engineer *

Neil McKenzie

Engineer Phone Number*

[REDACTED]

Engineer Address*

1480 Chatham Parkway

Engineer City*

Savannah

Engineer State*

GA

Engineer Zip Code*

31405

Surveyor Information

Surveyor*

Coleman Company Inc.

Surveyor Phone Number*



Surveyor Address*

1480 Chatham Parkway

Surveyor City*

Savannah

Surveyor State*

GA

Surveyor Zip Code*

31405

EFFINGHAM COUNTY

DEVELOPMENT PLAN CHECKLIST

OFFICIAL USE ONLY

Project Name: _____ Project Number: _____

Date Received: _____ Date Reviewed: _____ Reviewed by: _____

The following checklist is designed to inform applicants of the requirements for preparing sketch plans for review by Effingham County. Applicants should check off items to confirm that it is included as part of the submission. **CHECKLIST ITEMS OMITTED CAN RESULT IN THE APPLICATION BEING FOUND INCOMPLETE AND THEREFORE DELAY CONSIDERATION BY THE BOARD.** This checklist must be submitted with the application.

No	Yes	N/A	
(a) Project Information:			
	☒		1. Proposed name of development.
	☒		2. Names, addresses and telephone numbers of owner and applicant.
	☒		3. Name, address and telephone number of person or firm who prepared the plans.
	☒		4. Property Deed.
	☒		5. Certification of Owner Consent
	☒		6. Sidewalks, streets, alleys, driveways, parking areas, etc.
	☒		7. Location map (approximately 1" = 100') and north arrow.
	☒		8. Date of preparation and revision dates.
	☒		9. Acreage to be subdivided.
	☒		10. Legal Documents.
(b) Existing Conditions:			
	☒		1. Location of all property lines.
	☒		2. Existing easements, covenants, reservations, and right-of-ways.
	☒		3. Buildings and structures.
	☒		4. Sidewalks, streets, alleys, driveways, parking areas, etc.
	☒		5. Existing utilities including water, sewer, electric, wells and septic tanks.
	☒		6. Natural or man-made watercourses and bodies of water and wetlands.
	☒		7. Limits of floodplain.
	☒		8. Existing topography.
	☒		9. Current zoning district classification and land use.
	☒		10. Level Three Soil Survey (if septic systems are to be used for waste treatment).
(c) Proposed Features:			
	☒		1. Layout of all proposed lots with acreage.
	☒		2. Proposed new sidewalks, streets, alleys, driveways, parking areas, etc (to

			Include proposed street/ road names).
	✓		3. Development Phasing Plan.
	✓		4. Proposed zoning and land use.
	✓		5. Buffers
	✓		6. Tree survey of buffer area
		✓	7. Landscape plan for un-vegetated buffer areas
	✓		8. Existing buildings and structures to remain or be removed.
	✓		9. Existing sidewalks, streets, driveways, parking areas, etc., to remain or be removed.
	✓		10. Proposed retention/detention facilities and storm-water master plan.
	✓		11. Wastewater infrastructure master plan (to include reuse infrastructure if proposed).
	✓		12. Water distribution infrastructure master plan.

The undersigned (applicant) (owner), hereby acknowledges that the information contained herein is true and complete to the best of its knowledge.

This 2nd day of March, 2026.

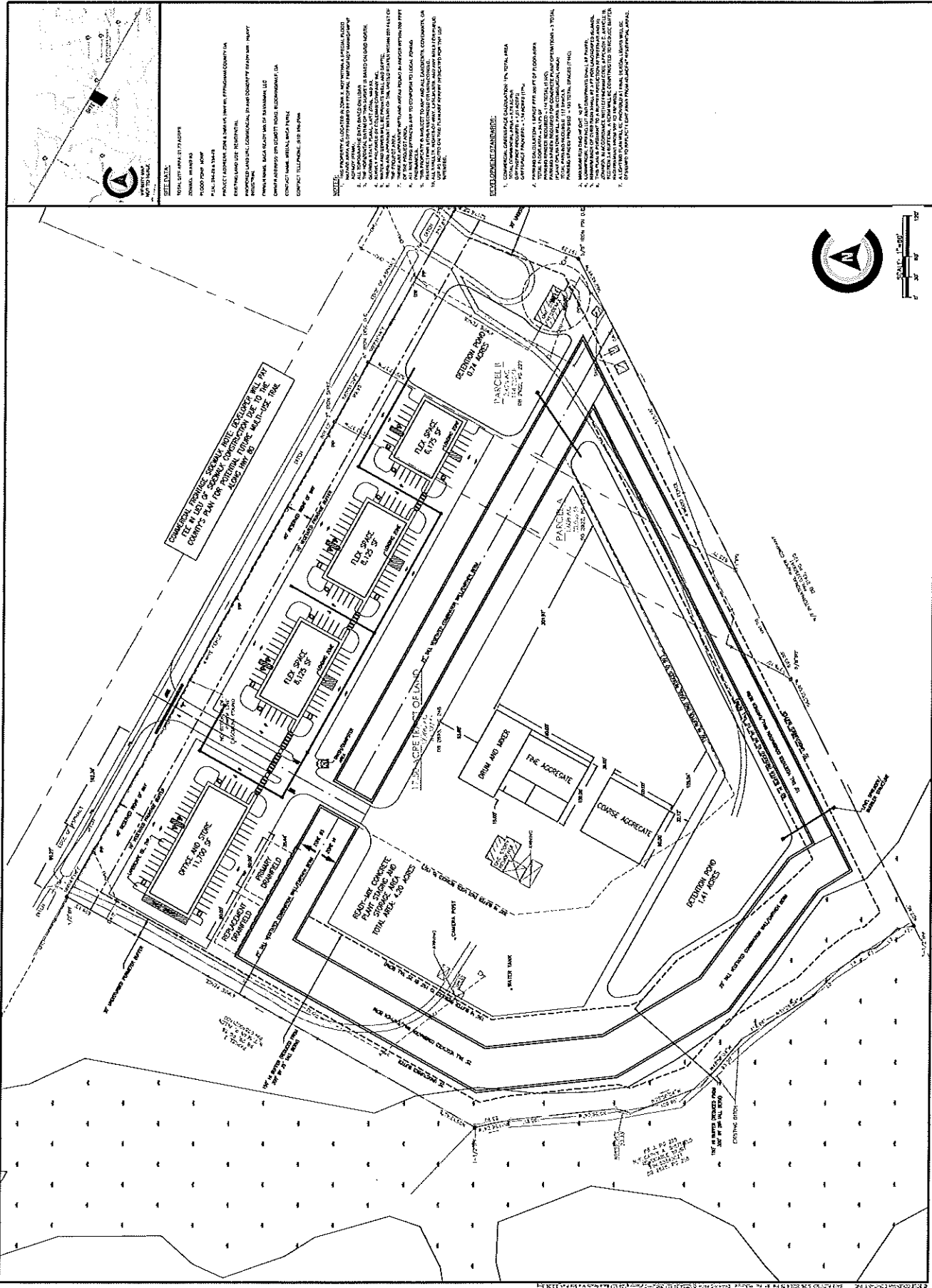
NQP
Applicant

Malorie Boyd
Notary

Owner



CP1.0



BK: 30 PG: 288-288
 Filed and Recorded
 333-17-2026 10:34 AM
 OOC# P2026-000039
 WALT LAWSON
 CLERK OF SUPERIOR COURT
 EFFINGHAM COUNTY

[illegible][illegible]

RECOMMENDED FOR RECONCILING BY ESTABLISHED ZINBACH, ALBERTA FOR
J. Miller 3/12/96
UNITED STATES FOR THE

APPROVED BY THE STROMBOLLO COUNTY DEPARTMENT OF PUBLIC
HEALTH, DIVISION OF ENVIRONMENTAL HEALTH

[Signature] 3/7/26
DATE

354-29
PARCEL 1
7.565 AC.
301.697 SF
AR-1
BACA
PROPERTIES
LLC

354-28
PARCEL 2
14 331 AC
A24-580 23
AR-1
MIGUEL BACA

354-27

LINE TABLE		
LINE #	LENGTH	PRODUCT/TEAM
1.1	246.04	NTSP/246.04" W
1.2	403.04	NTSP/403.04" W
1.3	223.33	NTSP/223.33" W
1.4	403.04	NTSP/403.04" W
1.5	246.04	NTSP/246.04" W

SUPPLY DATE 10/6/2022
EQUIPMENT UNDER CARTRIDGE RINGS ON COM HIN NETWORK
CHINA NATIONAL EARTHQUAKE ENG- ELECTRONIC TOTAL STATION
MEASUREMENTS LENGTH PER "O" = 12"
PLANNED BY COMPASS MAG.
DATE OF CLOSURE 1/28/2004
FIELD REVIEW OF CLOSURE 1/29/2004

END PAGE.

[illegible]

24-117 1/15/2009 DMS 1" x 1/2"	RECOMBINATION PLAT	1/1
---	-------------------------------	-----

RECOMBINE 354-28 & 354-29 (21.724 AC). SPLIT 14.338 AC (354-28) PARCEL 2 & 7.385 AC (354-29) PARCEL 1
CAN'T COMBINE - NAMES DIFFER. EM'D P. MEISER



Figure Title:
Wetland Delineation
Sketch

Project Name:
Baca - Hwy 80

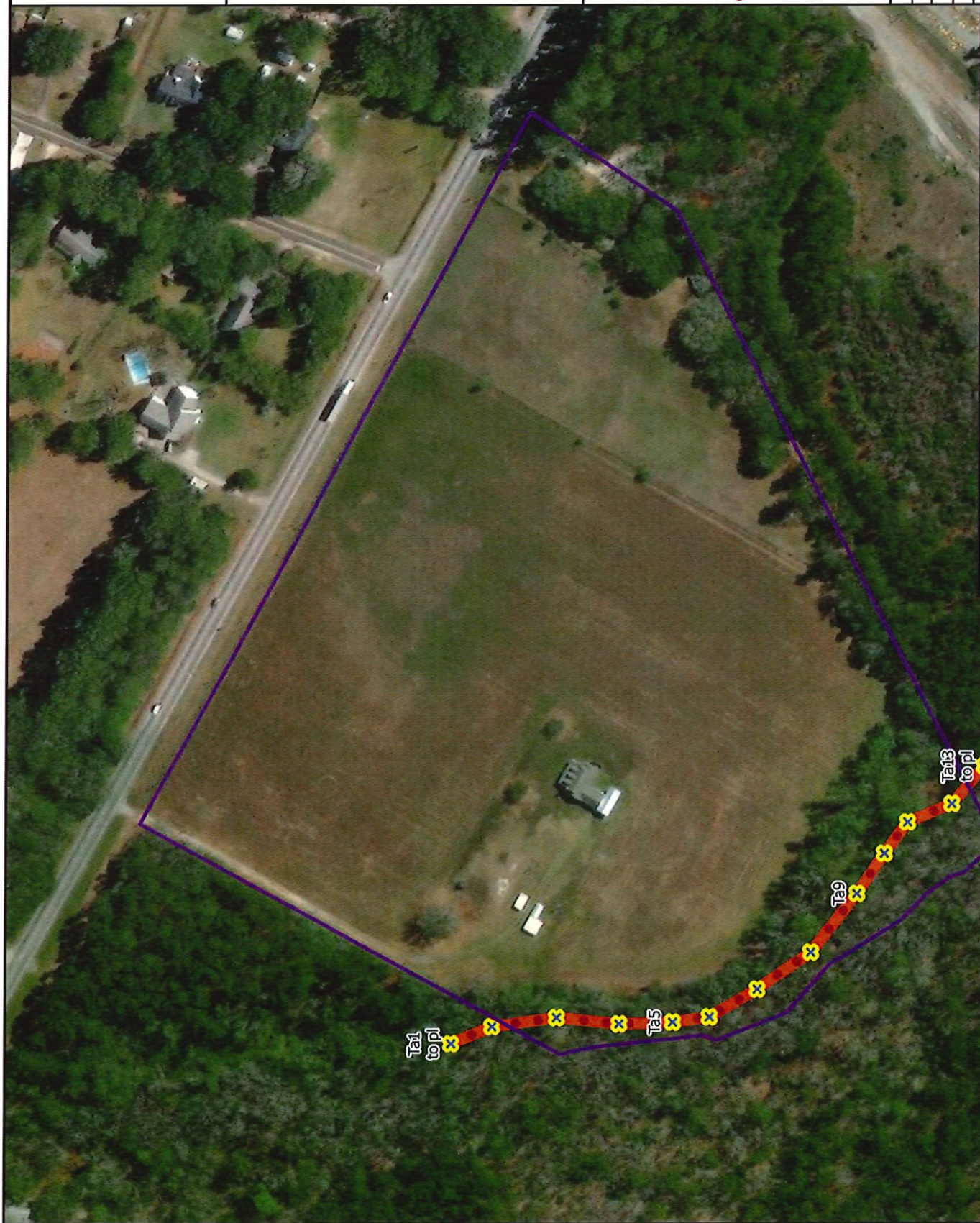
Prepared For:
Coleman Company

Effingham County
Georgia

- Project Area
- Wetland Data Point
- Wetland Boundary

Project Number:	S26-014
Figure Number:	1
Edit Date:	1/31/2026
1 inch equals 200 feet	

Soil & Wetland Consulting
912-220-1631 / Soil-Wetland.com



Note: This Sketch represents an approximation of the limits of aquatic resources delineated within the project site. The boundaries of the aquatic resources have not been formally surveyed or field verified by the U.S. Army Corps of Engineers.



County:	Effingham	Date:	2/2/2026				
Point of Contact:	Coleman Company c/o Neil McKenzie	SWC Project #:	S26-014				
Site Location:	2388 US Hwy 80, Bloomingdale GA 31302	Phone Number:	912-200-3041				
Legal:	17.50 AC (COMB 354-28A)	Email:	NMcKenzie@colemancompanyinc.com				
Parcel Number:	03540028	Mail:	1480 Chatham Parkway Ste 100, Savannah GA				
Scale	1 inch = 100 feet	Intensity Level :	Level 3				
Soil Series	Slope % (range)	Depth to Seasonal High Water Table (inches)	Absorption Rate at Recommended Trench Depth (min/in)	Recommended Trench Depth (inches)	Suitability Code and installation information	Recommended Height of Mound (inches) with 12-in system height with 9-in system height	Depth of Topsoil (inches)
Lucy A	0-2	42	20	18	C	6 3	8-10
Lucy B	0-2	36	20	12	C	12 9	8-10

All recommendations are based off existing soil surface.

Soil Suitability Codes

A These soils are suitable for installation of on-site systems with proper system design, installation, and maintenance.

C Because of shallow water tables these soils are not suitable for installation of a conventional on-site system without site modifications, special designs or installation.

- Site Specific Notes**
- Within areas proposed for septic installation, all soil disturbances should be completed by a Department of Public Health (DPH) licensed septic installer.
 - Site alterations by anyone else will void this report.
 - All septic mounds should be constructed with DPH approved septic sand by a DPH licensed septic installer.
 - Onsite soils have $\pm 8-10$ inches of topsoil. If the proposed system is within or above this layer, it should be mucked out and stored onsite. After the mound has been constructed to the recommended height, the topsoil should be put over the top of the mound.
 - The Project Area Displayed on this drawing is derived from public data and is not a boundary survey. Areas and acreages shown are an estimation and should be adjusted if a boundary survey is completed.
 - Different products could affect the recommended trench depth and/or mound height.
 - The absorption field should not be installed during wet periods. This could result in reduced system performance due to damaged soil structure.
 - Keep heavy equipment from parking and driving on the septic area which could cause compaction of the soils.
 - No bedrock was encountered within 60 inches of the existing soil surface.

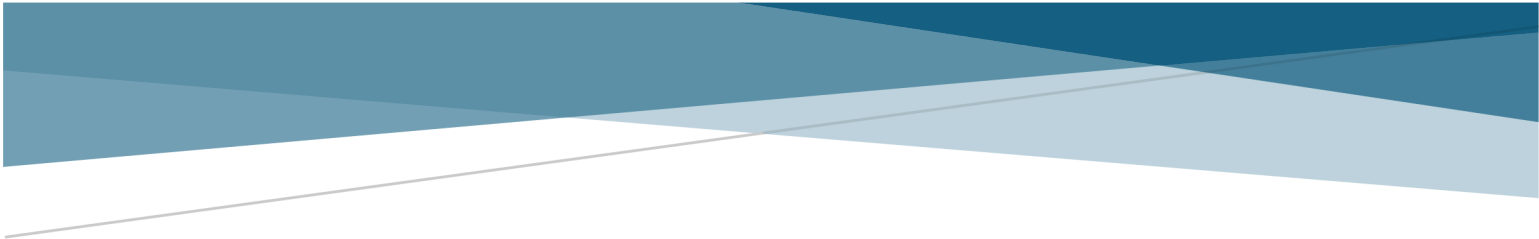
The information in this soils report is based on pedons classified in the field by hand auger borings. Soil borings were located using a sub-meter GPS using real-time SBASS correction. S&W produces soils surveys that meet or exceed all standards in the Manual for On-Site Sewage Management System, published by the GA-DPH. Soil boundary lines should be considered as a transition zone where one soil type transitions into another soil type, not an exact boundary. System should not be placed within 10-feet of unsuitable boundary line. Recommendations are site specific and if not followed will void this report. Recommendations are based on installation from the original soil surface unless otherwise stated. Any changes or alterations made to this soil map or interpretations without written consent of S&W voids the seal of the Soil Scientist. If the site is disturbed from cutting or filling after the date of site visit, the Soil Scientist's seal and his recommendations are null and void. Your local Health Department holds full authority in the permitting of on-site disposal systems and may view the soil conditions differently than the Soil Classifier and will have the final say in their county. S&W does not design, install, maintain or permit on-site disposal systems.

CERTIFICATE OF LIABILITY INSURANCE

ACORD 101

THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY GUARANTEE OR REPRESENT THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED AS A BASIS FOR ANY DECISION. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED AS A BASIS FOR ANY DECISION. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED AS A BASIS FOR ANY DECISION.

INSURANCE COMPANY: [Name]
POLICY NUMBER: [Number]
EFFECTIVE DATE: [Date]
EXPIRATION DATE: [Date]
AGENT: [Name]
ADDRESS: [Address]
CITY: [City]
STATE: [State]
ZIP: [ZIP]



DRI REPORT

#4753 – Baca Ready-Mix Concrete Plant

Prepared for Effingham County
June 30, 2026



Coastal Regional Commission
planning@crc.ga.gov

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1 Applicant Information

1.1 Jurisdiction and Local Government Information

Local Government: Effingham County
Contact Person: Kimberly Barlett
Contact: (912)754-2128 | kbarlett@effinghamcounty.org
Developer: Baca Ready Mix of Savannah, LLC

1.2 Project Description

DRI #4753 is a **Quarries, Asphalt and Cement Plants Development** that encompasses approximately 4.2 acres and would be improved for a concrete plant. This project represents 50% of the total project phase. The parcel is currently zoned **Heavy Industrial**. The developer is requesting a **Site Plan Approval**.

1.3 Site Information

Site Overview

The project is located at 2388 and 2486 Hwy 80, Effingham County, GA on parcel [03540029A00](#) and [03540029](#).

The [attached site plan](#) illustrates the proposed layout of the development.

Character Area/Future Land Use

According to the Future Land Use Map, the site is within the **Transitional** land use area. According to the [adopted local comprehensive plan](#), this district is for areas that buffer between commercial, industrial, and less intense residential areas that allow for development opportunities. This area is designed to allow for transition from residential uses to compatible non-residential developments. Transitional areas 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 would be included in this category.

Zoning Classification

The site is located within a **Heavy Industrial** district with agricultural residential zoned parcels to the west and south, and business zoned parcels to the north and east. In close proximity south of Highway 80 is a parcel zoned heavy industrial in addition to a large parcel north of Highway 80.

Consistency and Compatibility Analysis

1.4 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.

1.5 Consistency with the Regional Plan of Coastal Georgia

Since 1964, the Coastal Regional Commission of Georgia (CRC) has been dedicated to serving the ten counties and thirty-five cities of Coastal Georgia. The CRC region encompasses Georgia’s eastern shore, stretching almost 100 miles from the northern tip of Savannah to the southern city of St Marys. The region is home to historic towns, industries, military installations, major ports including the fourth busiest and fastest-growing container terminal in the U.S., and a thriving tourism trade, each driving some part of the region’s economic engine. Equally important, one finds abundant wildlife, beautiful beaches, and over 2,300 miles of tributaries and salt marshes.

In 2022, the CRC Council adopted the updated [Coastal Georgia Regional Plan](#) to satisfy planning requirements for regional commissions established under the Georgia Planning Act and the Department of Community Affairs’ Regional Planning Requirements. The plan aims to secure a successful future for the region’s communities and achieve a common vision through comprehensive planning and collaborative implementation.

The CRC recommends that the applicant and local government review the Coastal Georgia Regional Plan to ensure that the proposed development is consistent with the Implementation Program in relation to:

- Water and Wastewater
- Stormwater
- Transportation
- Cultural and Historic Resources
- Natural Resources
- Regional Growth Management
- Economic Development
- Tourism
- Quality of Life
- Coastal Vulnerability
- Governance Regional Land Use Map

Regional Land Use

The Regional Land Use Map analyzes current development patterns in terms of urbanization. Three categories are used to represent these patterns:

- **Rural** areas are not expected to urbanize or require urban services in the next 20 years. These areas are characterized by sparsely developed non-urban areas where the land is primarily used for farming, forestry, and very low density residential or open space uses.
- **Developing** areas are expected to urbanize and require provision of new urban services in the next 20 years. These services will include water and sewer service at a minimum.
- **Developed** areas are currently exhibiting urban type development patterns and currently have access to urban services. These areas typically include higher density residential areas, along with industrial and commercial developments.

The proposed development is located within the **Rural** area.

Area Requiring Special Attention (ARSA)

The Areas Requiring Special Attention Map was developed by considering the Regional Land Use Map and incorporating local comprehensive plans and the regionally important resources map to evaluate land use trends within the region and identify areas requiring special attention. These areas include:

- **Threatened Regionally Important Resources:** Areas where crucial natural or cultural resources are likely to be impacted by development
- **Rapid Development:** Areas where rapid development or change of land uses are likely to occur, especially where the rate of development has and/or may outpace the availability of community facilities and services, including transportation.
- **Redevelopment:** Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness.

The Areas Requiring Special Attention Defining Narrative includes a list of recommended development patterns, types of land uses, and implementation measures.

According to the ARSA Map, the project area is not located within **Areas of Significant Natural Resources**.

Green Infrastructure

As part of the Conservation area in the Coastal Land Use Map, Green Infrastructure encompasses features such as wetlands, floodplains, streams, prime agricultural lands, and habitats for endangered species or state-listed species. These areas include vital riparian buffers along water bodies and wetlands. Protecting coastal Georgia's green infrastructure network helps

- Maintain biodiversity and ecosystem health
- Safeguard native species
- Minimize landscape disruption and invasive species spread
- Improve water quality
- Support sustainable land use planning and stormwater management
- Promote transportation connectivity
- Encourage ecotourism and outdoor recreation
- Strengthen the local economy
- Enhance residents' quality of life

According to the Green Infrastructure Map, the south to lower southwest section of the parcel is located within a **Core Class**. There is a very small area on the southwest border of the parcel of the Wetlands Map indicating this area as **Freshwater Forested/Shrub Wetlands**. The site is not located in a **Flood Zone** that is considered a **Special Flood Hazard Area (SFHA)**.

1.6 Coastal Stormwater Supplement

The applicant indicated that approximately **60%** of the project site is expected to be covered by impervious surface upon completion. The applicant indicates that detention and water quality ponds will be constructed to manage onsite stormwater. Processed water will be recycled onsite.

1.7 Comprehensive Economic Development Strategy

The CRC serves as the designated Economic Development District (EDD) for six coastal and four inland counties, as recognized by the U.S. Department of Commerce’s Economic Development Administration (EDA). In alignment with EDA requirements, the region’s [Comprehensive Economic Development Strategy \(CEDS\)](#) is updated and submitted every five years.

The 2017-2022 CEDS outlines a collaborative regional planning process that brings together public and private sector partners to create a roadmap for strengthening and sustaining coastal Georgia’s economy. The document includes a detailed analysis of the regional economy and serves as a foundation for establishing goals and objectives, implementing a plan of action, and identifying investment priorities and funding sources.

By maintaining an up-to-date CEDS, the region remains eligible for EDA investment assistance, which can support local infrastructure improvements, technology-driven economic initiatives, and responses to sudden and severe economic disruptions.

Population and Employment Trends

	2000	2010	2020	2024	2030
Effingham	37,535	52,250	64,769	69,143	82,568

Source: U.S. Census Bureau Decennial Census 2000-2020; U.S. Census Bureau American Community Survey 5-Year Estimates; and Georgia Governor’s Office of Planning and Budget Population Projects, County Population 2024-2060 (<https://opb.georgia.gov/census-data/population-projections>).

According to the U.S. Census Bureau, the county’s population has increased from 37,535 in 2000 to 64,769 in 2020, representing a 73% increase. Population in the county is projected to reach 82,568 by 2030 according to the Georgia Governor’s Office of Planning and Budget. Regionally, the coastal Georgia area is expected to see a substantial growth as well, with the population rising from 558,350 in 2000 to a projected 842,715 in 2030.

Employment across the region is also expected to increase significantly. According to the Georgia Coast 2030: Population Projections for the 10-county Coastal Region published by the Center for Quality Growth and Regional Development at the Georgia Institute of Technology, the coastal Georgia region supported approximately 312,400 jobs in 2000. By 2030, that figure is expected to reach 435,050 jobs, reflecting an economic expansion of 39%. According to the U.S. Bureau of Labor Statistics, unemployment rate in Effingham County was 2.8 in March 2026, which is less than the unemployment rate of 3.5 in Georgia.

1.8 Economic Impact

The proposed development has an estimated build-out value of **\$5,000,000**. Upon completion, the proposed development is expected to generate an estimated **\$7,000,000** in annual local tax revenue. The estimated number of full-time employees will be **5** people. According to the

applicant, the existing regional workforce is sufficient to fill the demand for this development. This development will not displace any existing uses or employees.

1.9 Transportation Impact

A **traffic study** has **not** been completed for the proposed development, and the applicant has indicated that transportation improvements **will** be needed to serve this project. Typical GDOT turn lanes and driveway improvements will be required to complete this project.

2 CRC Resources

2.1 Regional Commission Recommendations and Environmental Considerations

The following comments from the CRC are recommendations. The CRC is not the approving body for new developments in Effingham County, that authority rests with locally elected representatives. The CRC is tasked with providing public notice, an opportunity for public comment, and recommendations based on existing comprehensive plans and best planning practices.

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.

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

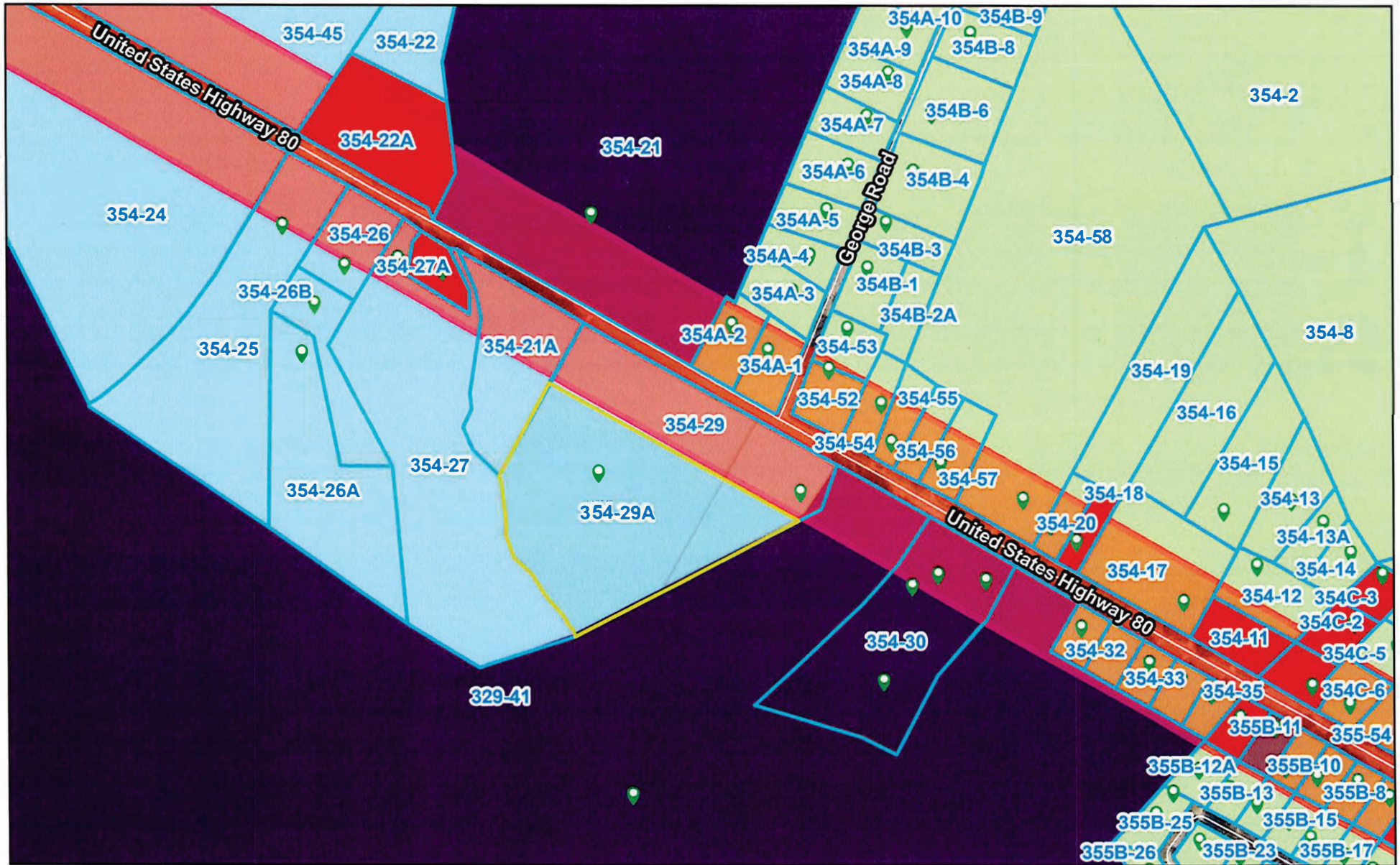
2.2 Public Comments

Public comments were to be received on or by June 29, 2026, and would be included as [Attachment F](#). No public comments were received.

Attachment A
Site Concept Plan

Attachment B
Future Land Use Map

354-29A



6/12/2026



Addresses

Roads

Parcels

Character Areas

 Commercial Corridor Overlay

FLUM Areas

Agricultural-Residential

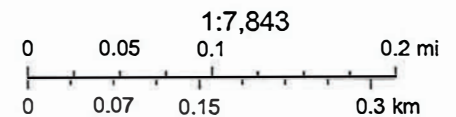
 Commercial

 Industrial

Public-Institutional

 Transitional

Citations



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

Attachment C
Zoning Districts Map

354-29A



6/12/2026

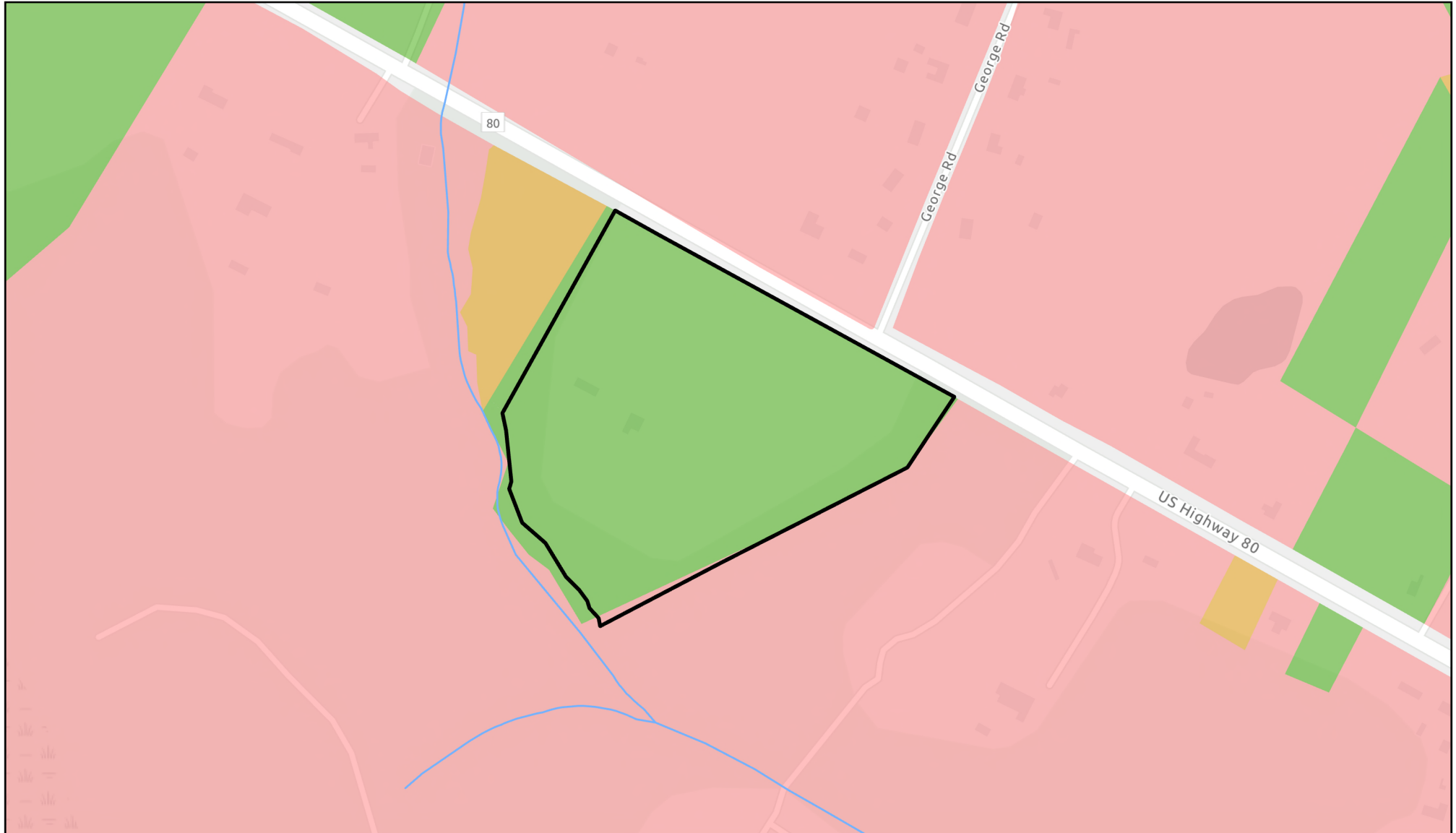
 Addresses
  Zoning
  B-2
  HI
 Roads
  AR-1
  B-3
  SPLIT
 Parcels
  AR-2
  I-1
  Citations

1:7,843

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

Attachment D
Regional Impact Maps

DRI #4753 - Baca Ready-Mix Concrete Plant
Jurisdiction: Unincorporated Effingham
Future Development



— Rivers

Future Development

- Developed
- Developing
- Rural

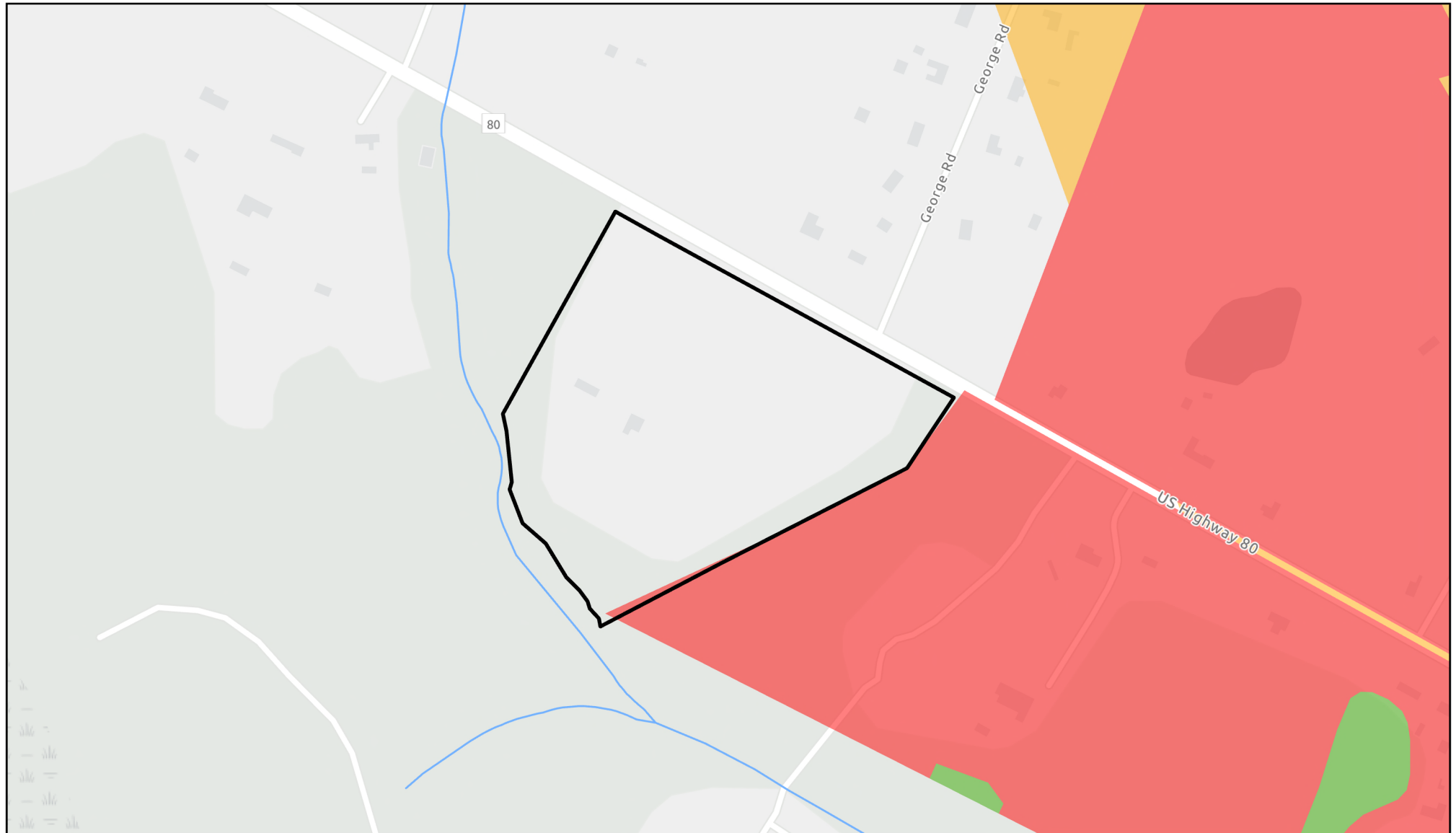
0 375 750 1,500 Feet

Map Coordinates:
81.35592°W 32.15259°N
Date Exported: 6/15/2026



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DRI #4753 - Baca Ready-Mix Concrete Plant
Jurisdiction: Unincorporated Effingham
Areas Requiring Special Attention



- Rivers
- Areas Requiring Special Attention**
- Areas in Need of Redevelopment
 - Areas of Rapid Development
 - Areas of Significant Natural Resources

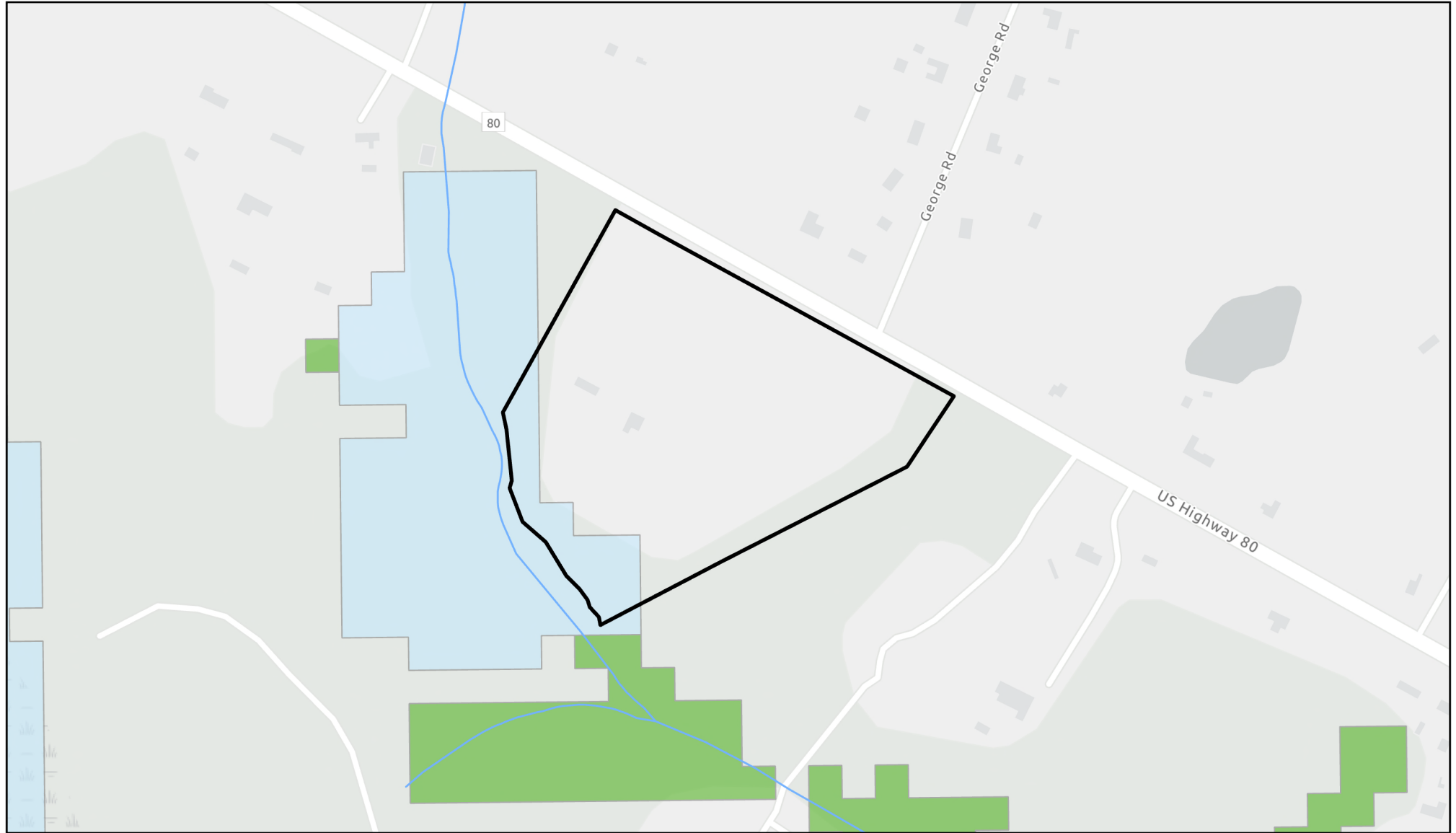
0 375 750 1,500 Feet

Map Coordinates:
81.35592°W 32.15259°N
Date Exported: 6/15/2026



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DRI #4753 - Baca Ready-Mix Concrete Plant
Jurisdiction: Unincorporated Effingham
Green Infrastructure



— Rivers

Green Infrastructure Class

Core

Corridor

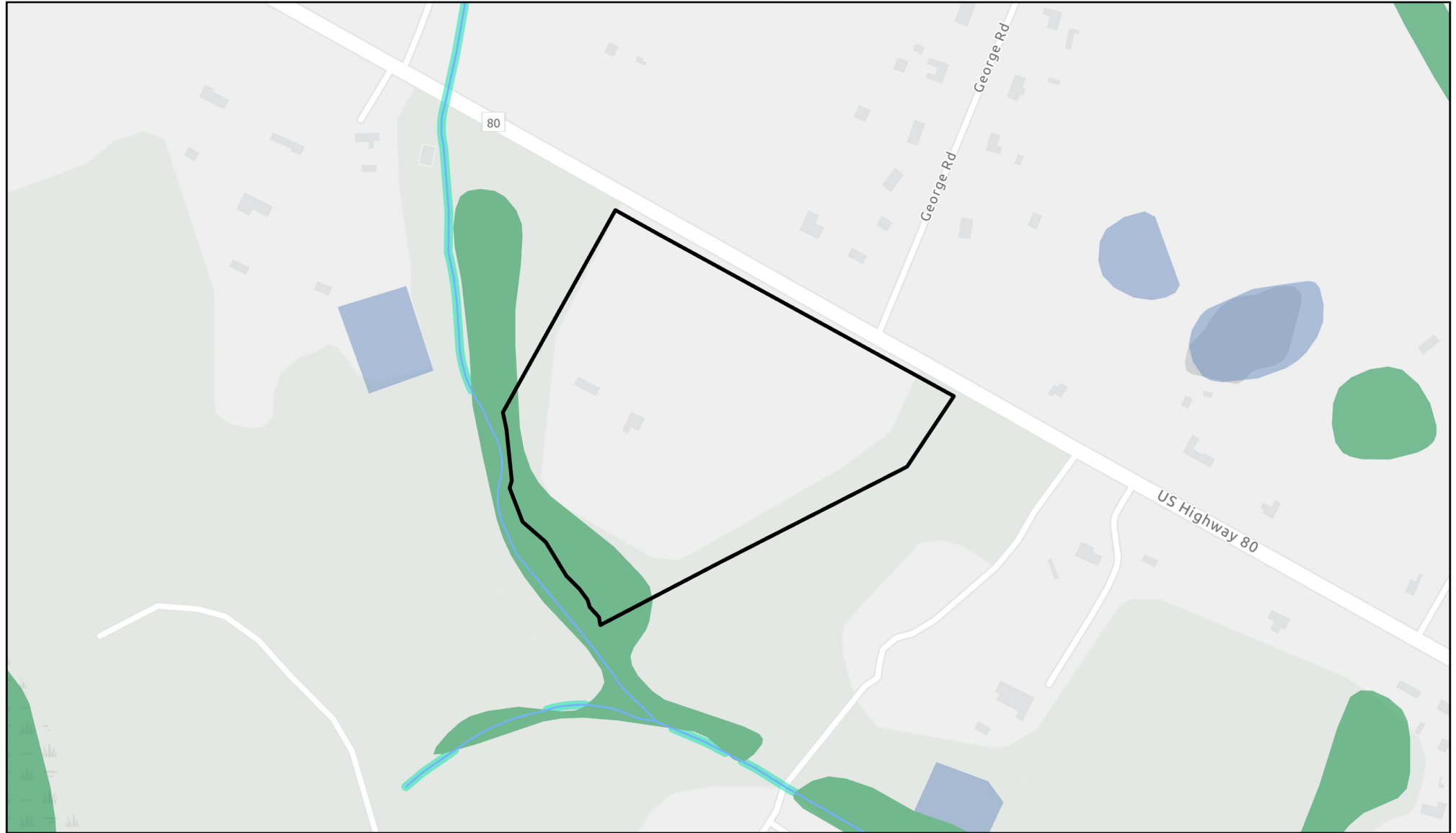
Map Coordinates:
81.35592°W 32.15259°N
Date Exported: 6/15/2026



0 375 750 1,500 Feet

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DRI #4753 - Baca Ready-Mix Concrete Plant
Jurisdiction: Unincorporated Effingham
Wetlands



— Rivers

Wetlands Type

— Freshwater Forested/Shrub Wetland

— Freshwater Pond

— Riverine

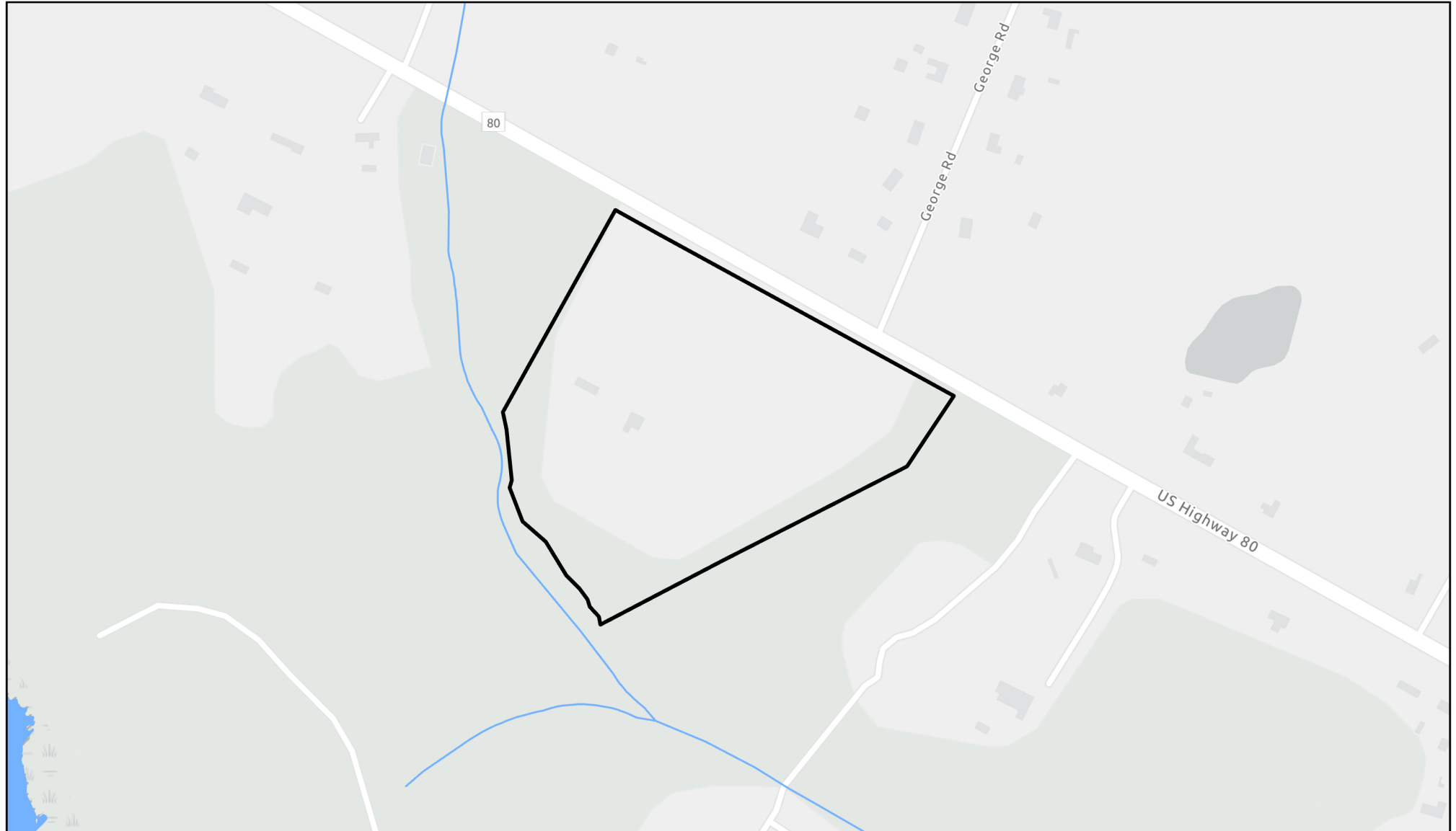
0 375 750 1,500
Feet

Map Coordinates:
81.35592°W 32.15259°N
Date Exported: 6/15/2026



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DRI #4753 - Baca Ready-Mix Concrete Plant
Jurisdiction: Unincorporated Effingham
Flood Zones



- Rivers
- Flood Zone**
- AE
- X (0.2% Annual Chance)

0 375 750 1,500 Feet

Map Coordinates:
81.35592°W 32.15259°N
Date Exported: 6/15/2026



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Attachment E
Property Record Card

Effingham County, GA

Assessment Appeals Process

Would you like to submit an appeal to the Board of Assessors?

Appeal to Board of Assessors

Summary

Parcel Number	03540029A00
Account/Realkey	35447
Location Address	2388 US HWY 80
Legal Description	14.338 AC PAR 2 (OUT 354- 29) PLT 30/288 (Note: Not to be used on legal documents)
Class	R4-Residential (Note: This is for tax purposes only. Not to be used for zoning.)
Zoning	HI
Tax District	01-County (District 01)
Millage Rate	29.526
Acres	14.34
Neighborhood	03540: LAND: 00000 / BLDG: 00000 (000801)
Homestead Exemption	No (S0)
Landlot/District	GMD / 155

[View Map](#)

Owner

[BACA PROPERTIES LLC](#)
P O BOX 917
POOLER, GA 31322

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
7/25/2024	2922 227	5 61	\$750,000	Unqualified - Improved	YOUMANS TRANSPORT INC	BACA PROPERTIES LLC
2/16/2018	2451 427	5 61	\$160,000	Fair Market - Improved	WATSON LENELL N AND NEWMAN J W III AND	YOUMANS TRANSPORT INC
10/6/2017	822 60	5 61	\$0	Sales Under 1000/Quit Claim Deeds	NEWMAN NOKOLETA LOTT	WATSON LENELL N AND ET AL
4/15/2002	822 060	3 74	\$0	Unqualified - Improved	NEWMAN JOHN WILLIAM JR ESTATE	NEWMAN NOKOLETA LOTT
4/15/2002	2451 421	5 61	\$0	Sales Under 1000/Quit Claim Deeds	NEWMAN JOHN WILLAM JR ESTATE	NEWMAN NOKOLETA LOTT

No data available for the following modules: Homestead Application, Assessment Notice, Mobile Home Tax Notice, Assessment Notice, CUVA / FLPA Notices, Public Comment Card, Sales Questionnaire, Land, Rural Land, Conservation Use Rural Land, FLPA Report, Residential Improvement Information, Commercial Improvement Information, Prebill Mobile Homes, Mobile Homes, Accessory Information, Permits, Valuation, Photos, Sketches.

The Effingham County Assessor Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation.
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Contact Us

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Effingham County, GA

Assessment Appeals Process

Would you like to submit an appeal to the Board of Assessors?

Appeal to Board of Assessors

Assessment Notice

[2026 Assessment Notice \(PDF\)](#)
[2025 Assessment Notice \(PDF\)](#)
[2024 Assessment Notice \(PDF\)](#)
[2023 Assessment Notice \(PDF\)](#)
[2022 Assessment Notice \(PDF\)](#)

Public Comment Card

Public Comment Card

Sales Questionnaire

Sales Questionnaire

Summary

Parcel Number 03540029
Account/Realkey 7818
Location Address 2486 US HWY 80
Legal Description 7.385 AC PAR 1 (COMB 28/SPLT 29A) PLT 30/288
(Note: Not to be used on legal documents)
Class R4-Residential
(Note: This is for tax purposes only. Not to be used for zoning.)
Zoning B-3
Tax District 01-County (District 01)
Millage Rate 29.526
Acres 7.39
Neighborhood 03540: LAND: 00000 / BLDG: 00000 (000801)
Homestead Exemption No (S0)
Landlot/District GMD / 155

[View Map](#)



8/27/24, 9:46:07 AM

7818

Owner

[BACA PROPERTIES LLC](#)
P O BOX 917
POOLER, GA 31322

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	SmallParcel 3-5	Rural	1	4.23

Residential Improvement Information

Style One Family
Heated Square Feet 1615
Interior Walls Sheetrock/Panel
Exterior Walls Brick Veneer
Foundation Slab Perimeter
Attic Square Feet 0
Basement Square Feet 0
Year Built 1969
Roof Type Asphalt Shingles
Flooring Type Tile\Asphalt
Heating Type Cent Heat / AC
Number Of Rooms 0
Number Of Bedrooms 0
Number Of Full Bathrooms 2
Number Of Half Bathrooms 0
Number Of Plumbing Extras 3
Value \$120,817
Condition Average
Fireplaces\Appliances Const 1 sty 1 Box 1

Accessory Information

An error has occurred while trying to display this part of the page.
We apologize for any inconvenience.

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
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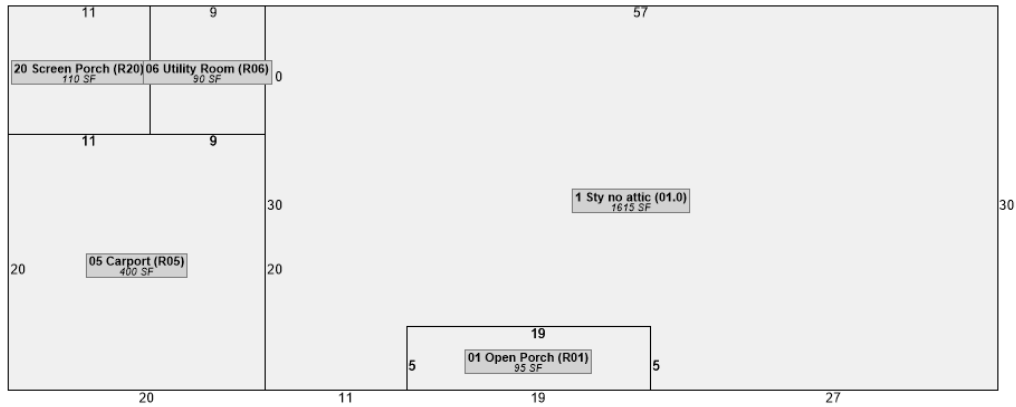
Valuation

	2026	2025	2024	2023	2022
Previous Value	\$320,710	\$262,222	\$239,424	\$164,447	\$157,495
Land Value	\$188,657	\$188,657	\$149,388	\$149,388	\$74,411
+ Improvement Value	\$120,817	\$120,817	\$101,598	\$78,800	\$78,800
+ Accessory Value	\$11,236	\$11,236	\$11,236	\$11,236	\$11,236
= Current Value	\$320,710	\$320,710	\$262,222	\$239,424	\$164,447

Photos



Sketches



No data available for the following modules: Homestead Application, Mobile Home Tax Notice, Assessment Notice, CUVA / FLPA Notices, Land, Conservation Use Rural Land, FLPA Report, Commercial Improvement Information, Prebill Mobile Homes, Mobile Homes, Permits.

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Attachment F
Public Comments