



**RZN-24-41**      Primary Location

Rezoning Application      0      Applicant  
 Status: Active      ,      Kevin Forbes  
 Submitted On: 6/7/2024      Owner      912-667-4210  
    @ forbes.k@tandh.com  
    50 Park of Commerce  
    Way  
    Savannah , GA 31405

### Staff Review

📅 Planning Board Meeting Date\*      📅 Board of Commissioner Meeting Date\*  
 07/09/2024      08/06/2024

📄 Notification Letter Description \*  
 removal of conditions and an industrial use addition.

📍 Map #\*      📍 Parcel #\*  
 304      5

📄 Staff Description

📍 Georgia Militia District      📍 Commissioner District\*  
 1559      1st


📄 Public Notification Letters Mailed      📄 Board of Commissioner Ads  
 06/17/2024      07/17/2024

📌 Planning Board Ads

📌 Request Approved or Denied

06/19/2024

-

📌 Plat Filing required\* 

No

## Applicant Information

Who is applying for the rezoning request?\*

Applicant / Agent Name\*

Agent

Kevin Forbes

Applicant Email Address\*

Applicant Phone Number\*

forbes.k@tandh.com

9126674210

Applicant Mailing Address\*

Applicant City\*

50 Park of Commerce Way

Savannah

Applicant State & Zip Code\*

GA 31405

## Property Owner Information

Owner's Name\*

Owner's Email Address\*

Christopher Boswell

cboswell@platinumpavingga.com

Owner's Phone Number\*

Owner's Mailing Address\*

912-401-4690

11 Gateway Blvd. South Suite 44

Owner's City\*  
Savannah

Owner's State & Zip Code\*  
GA 31419

## Rezoning Information

How many parcels are you rezoning?\*

1

Present Zoning of Property\*

I-1 (Industrial)

Proposed Zoning of Property\*

I-1 (Industrial)

Map & Parcel \*

03040005

Road Name\*

Old River Rd

Proposed Road Access\* 

Old River Rd

Total Acres \*

20.93

Acres to be Rezoned\*

20.93

Lot Characteristics \*

Lot sits along Seaboard Coast Line Railroad along the southern property line. Borders residential parcels to the east across Old River Rd, and densely wooded parcels to the north and west.

Water Connection \*

Private Well

Sewer Connection

Private Septic System

**Justification for Rezoning Amendment \***

The property was approved for a Ready-mix and precast Concrete production facility in the current I-1 zoning on December 12, 2000 with the following stipulations; A eight (8) foot berm with evergreens planted at the top of the berm, work hours will be from 7 am - 6 pm Monday through Friday, and no week-end work, install an evergreen buffer next to easement coming off Old River Road to the plant property, install rain bird to keep road-way wet at all times, and install an eight (8) foot privacy fence along property line coming off Old River Road.

This rezoning would keep the property I-1 for ready-mix operations, add asphalt plant operations, and request to remove the stipulations put in place on December 12, 2000, except for the eight (8) foot privacy fence along property line coming off Old River Road. Reasoning for this request is as follows:

1. An eight (8) foot privacy fence along property line coming off old River Road combined with the existing vegetated buffer will serve in lieu of a berm while eliminating the need for clearing of existing trees/vegetation, eliminate engaging in land disturbing activities, and eliminate encroaching on adjacent properties at the easement coming off Old River Road.
2. Weekend and night work are part of the Owner's business operations.
3. Owner has since paved Old River Rd to the plant site so a rain bird system would not be needed. The use of intermittent dust control via a water truck combined with the asphalt paving leading into the plant site effectively manages dust created from operations.

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

North*	South*
I-1	I-1
East*	West*
AR-1	AR-1

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

Ready mix concrete facility.

Does the property you wish to rezone have a reasonable economic use as it is currently zoned?\*

Yes

Describe the use that you propose to make of the land after rezoning.\*

Keep property I-1, will continue to be concrete ready mix facility, adding asphalt operations and removing stipulations under Conditional Use approval dated December 12, 2000.

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

Residential subdivision to the east, industrial property to the south is a rail served transloading facility for bulk building products, industrial property to the north is a hydraulic repair shop, and densely wooded land to the west.

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

The current use today will continue to operate as normal, just adding another similar aspect of business. Industrial operations are also currently taking place on both neighboring parcels to the north and south. The proposed privacy fence will aid in blocking the additional operations from the residences to the east.

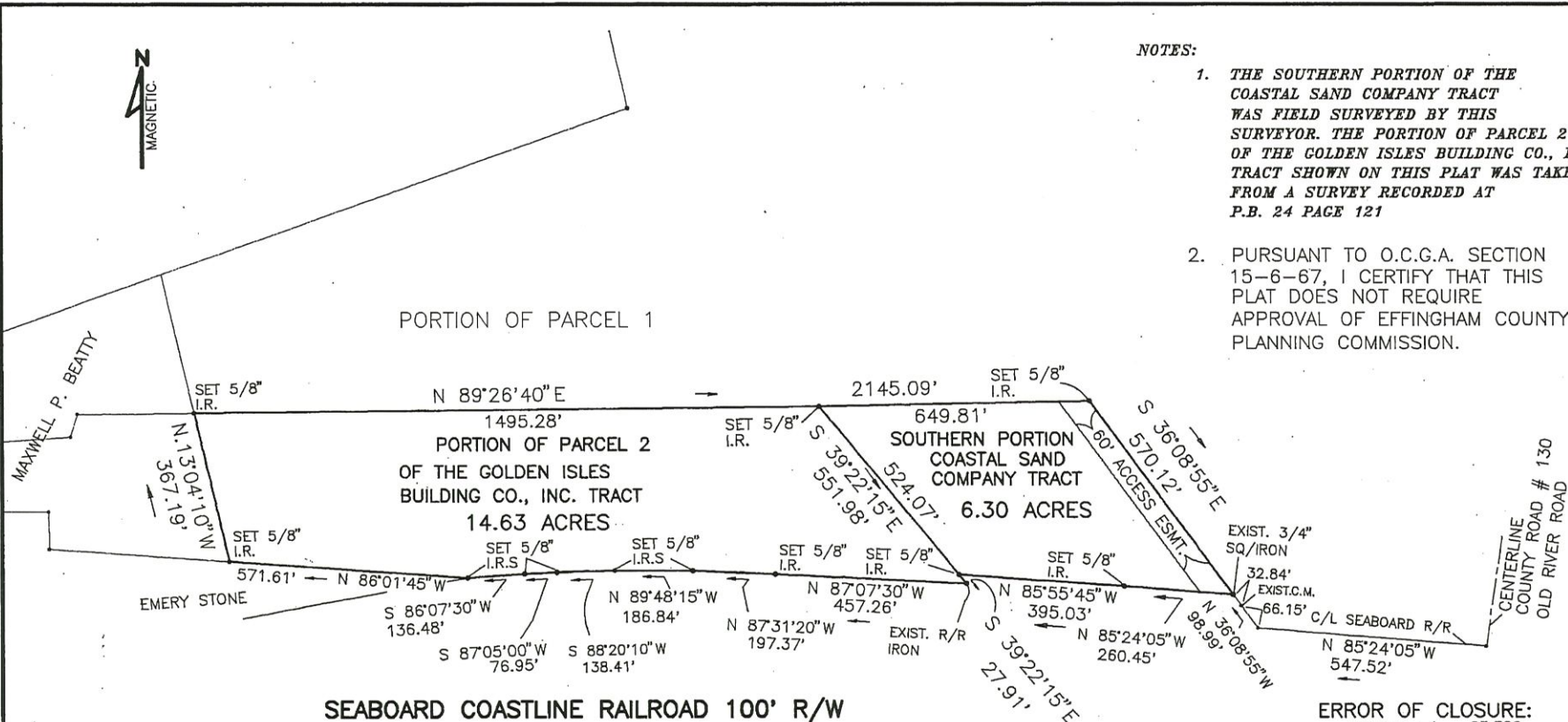
Will the proposed zoning change result in a use of the property, which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?\*

No

Digital Signature\*

 Kevin Forbes

Jun 6, 2024

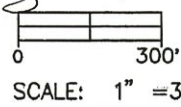


**NOTES:**

1. THE SOUTHERN PORTION OF THE COASTAL SAND COMPANY TRACT WAS FIELD SURVEYED BY THIS SURVEYOR. THE PORTION OF PARCEL 2 OF THE GOLDEN ISLES BUILDING CO., INC. TRACT SHOWN ON THIS PLAT WAS TAKEN FROM A SURVEY RECORDED AT P.B. 24 PAGE 121
2. PURSUANT TO O.C.G.A. SECTION 15-6-67, I CERTIFY THAT THIS PLAT DOES NOT REQUIRE APPROVAL OF EFFINGHAM COUNTY PLANNING COMMISSION.

**ERROR OF CLOSURE:**  
 FIELD : 1/ 25,382  
 ANG. ERROR : 02" PER ANG. PT.  
 ADJUSTED BY : COMPASS METHOD  
 PLAT : 1/ 194,600

**EQUIPMENT:** NIKON NTD-2  
 SINGLE PRISM



VINCENT HELMLLY  
 119 BURTON ROAD  
 SAVANNAH, GEORGIA 31405  
 TELEPHONE: 912-925-1362

REFERENCE:  
 P.B. 24 PAGE 121

SCALE: 1" = 300'  
 DATE: APRIL 28, 2000  
 JOB NO: 99-98

PLAT OF THE SOUTHERN PORTION OF THE COASTAL SAND COMPANY TRACT & A PORTION OF PARCEL 2 OF THE GOLDEN ISLES BUILDING CO., INC. TRACT, 1559th. G.M. DISTRICT, EFFINGHAM COUNTY, GEORGIA

SURVEYED FOR: COASTAL SAND, INC.

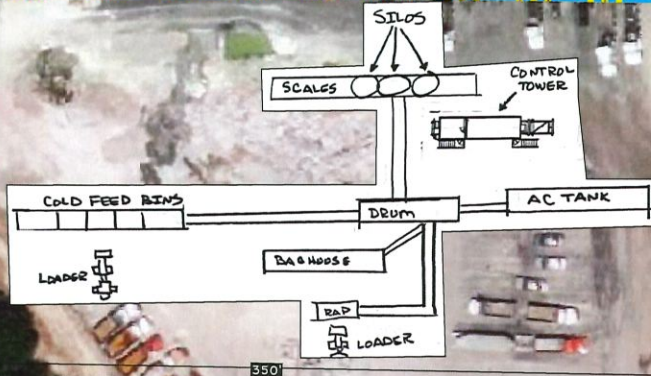
Book B103 Page A1  
 Date 9/29/2000  
 Filed for Record

\*All linework and aerial imagery locations are approximate and based on GIS database

N/F MCFARLANE AARON D & DEBRA I  
I-1

Adjacent Property Boundary  
±48 AC

N/F RESIDENTIAL  
AR-1



Proposed 8' Tall Privacy Fence

Proposed Paved Entrances

N/F DRESCHER VINCE  
AND LISA AND  
TOWNSEND  
AR-1  
±1400 LF

Property Boundary: ±20.93 AC  
Project Disturbance: ±6 AC

N/F MAGAZINE AVENUE REALTY LLC  
I-1

G&W RAILROAD



PREPARED FOR:

### Concept Site Plan Platinum Paving Plant Improvements Effingham County, GA

June 7, 2024

**THOMAS & HUTTON**  
50 Park of Commerce Way  
Savannah, GA 31405 • 912.234.5300  
www.thomasandhutton.com

This map illustrates a general plan of the development which is for discussion purposes only. It does not constitute a contract or any other legal instrument, and is subject to change and revision without prior notice to the holder. Dimensions, bearings and plotted locations are for illustrative purposes only and are subject to an accurate survey and property description.

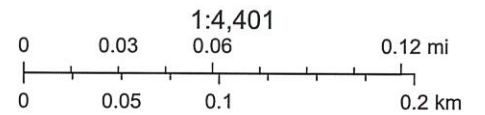
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304-5



6/7/2024

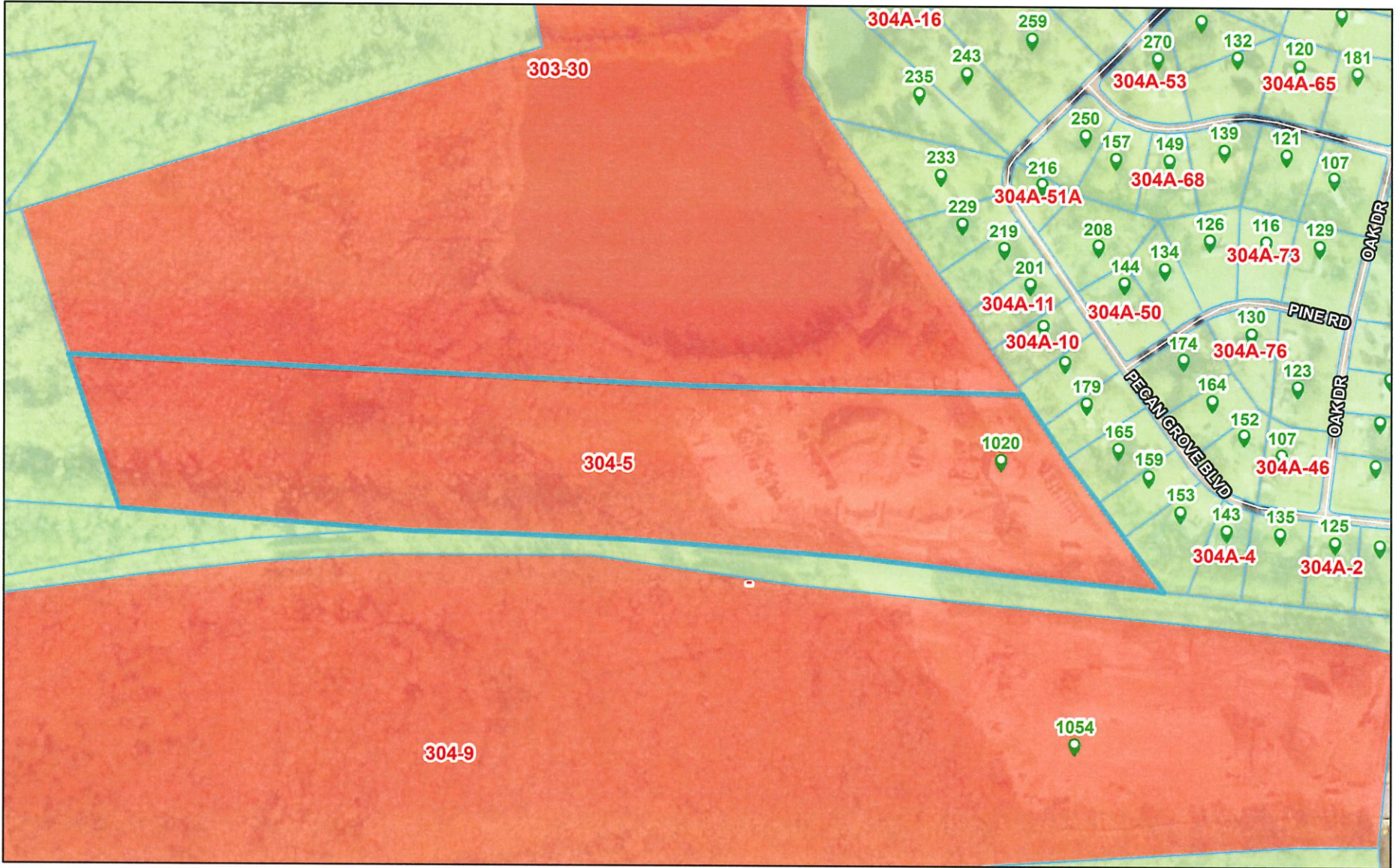
-  Addresses
-  Tax Parcels
- Map-Parcel Ids (PINs)
- Roads



Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

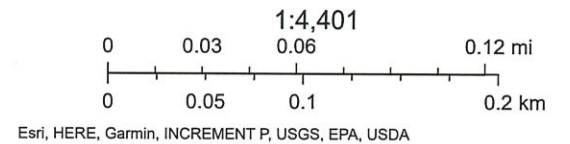


# 304-5



6/7/2024

- Addresses
- Map-Parcel Ids (PINs)
- Roads
- Tax Parcels
- Effingham County Zoning
  - AR-1
  - I-1



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 by applicant **Kevin Forbes as agent for Christopher Boswell-** (Map # 304 Parcels # 5) from I-1 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?

MOVED  
TO AUGUST

D.B.

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APPROVAL PKH

DISAPPROVAL \_\_\_\_\_

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PKH P.H.

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DISAPPROVAL \_\_\_\_\_

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*I refused myself*

*NO NOTE*



*R.T.*

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

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*3.S.*