



Staff Report

Subject: 2nd Reading - Zoning Map Amendment
Author: Jennifer Rose, Planner I
Department: Development Services
Application: RZN-26-18
Meeting Date: June 16, 2026 (Tabled on June 2, 2026)

Existing Zoning: AR-1 (Agricultural Residential; 5 acres)

Proposed Zoning: HI (Heavy Industrial)

Map & Parcel(s): 477-5
Parent Parcel Size: ±21.16 acres
Location: Abercorn Road
Commissioner District: 5th District

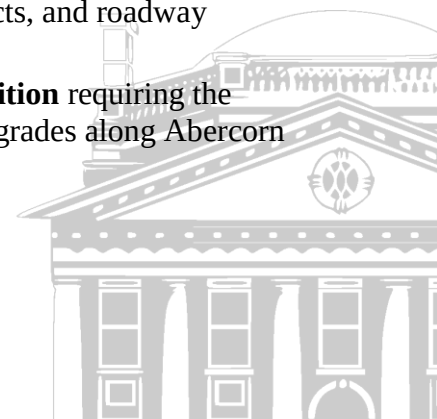
Proposed Use: Warehousing and industrial operations

Applicant: Cynthia Howze
144 San Marco Drive
Tybee Island, GA 31328

Owner: Mary E. Igou
418 Wrigley Field Drive
Guyton, GA. 31312

Rezoning Summary:

Item	Description
Request	Rezone ±21.16 acres from AR-1 to HI
Proposed Use	Warehousing and industrial operations
Existing Use	Undeveloped woodlands
Future Land Use Map	Industrial
Utilities	Public water and sewer (Effingham County)
Location	Abercorn Road
Key Considerations	Industrial corridor location, consistency with Industrial FLUM designation, infrastructure availability, traffic impacts, and roadway improvement needs
Planning Board Recommendation	Approval (Unanimous – May 12, 2026) with condition requiring the property owner to make roadway improvements/upgrades along Abercorn Road to industrial standards



Request Overview:

The applicant is requesting to rezone approximately **21.16 acres** from **AR-1 (Agricultural Residential)** to **HI (Heavy Industrial)** for the purpose of developing the site for **warehouse and industrial uses**.

The subject property is currently **undeveloped woodland** and is located along **Abercorn Road** within an area that has transitioned toward **industrial and logistics-related development**.

Public **water and sewer services are available** through Effingham County, and the Future Land Use Map designates the property as **Industrial**, supporting the proposed zoning classification

Existing Land Use and Zoning:

The subject property is a **heavily wooded tract** with no active development. The site has frontage along **Abercorn Road** and is accessible via nearby road infrastructure, including **Old Augusta Road**.

The parcel is situated within a **developing industrial corridor**, where surrounding properties have largely transitioned away from agricultural and low-density residential uses.

Surrounding Development Pattern:

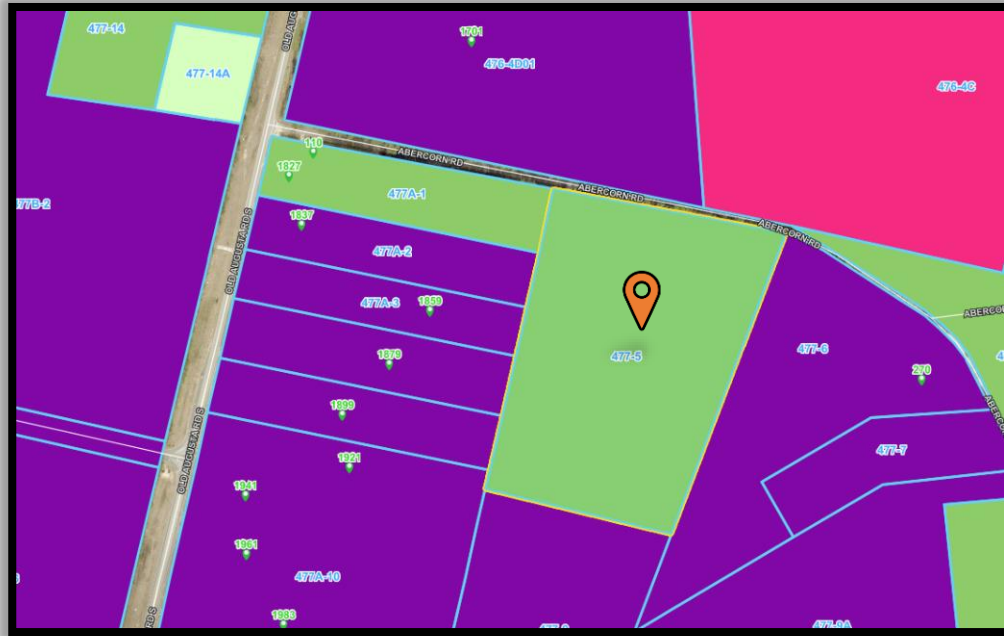
The immediate area is characterized by a **predominantly industrial zoning pattern**, with surrounding parcels zoned for industrial uses in all directions:

- **North:** Industrial
- **South:** Industrial
- **East:** Industrial
- **West:** Industrial

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(Zoning Map)



(Zoning Legend)

Existing nearby development includes:

- Warehousing and distribution facilities
- Logistics and freight operations
- Industrial support uses

This establishes a consistent **industrial land use pattern** surrounding the subject site.

COMPREHENSIVE PLAN CONSISTENCY

The Future Land Use Map designates the subject property as **Industrial**.

This designation is intended to support:

- Warehousing and distribution centers

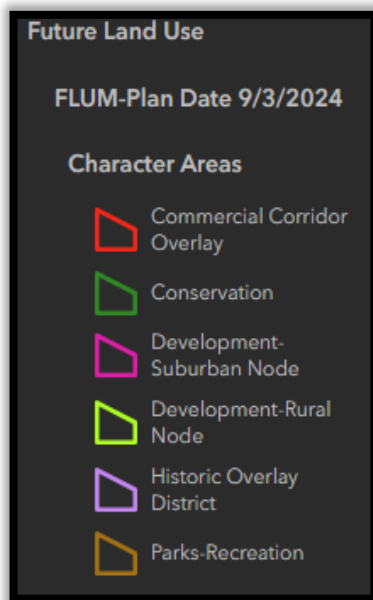
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- Manufacturing and industrial operations
- Freight, logistics, and employment-generating uses

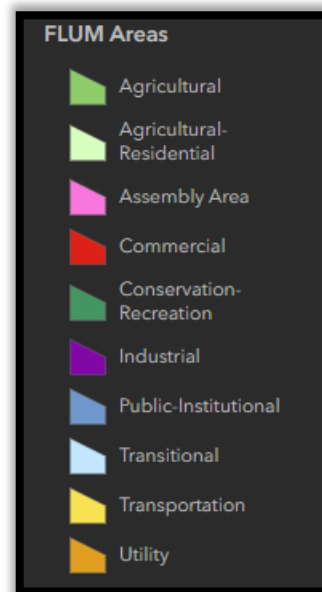
The proposed rezoning aligns with this designation by:



(FLUM Node Legend)



Future Land Use Map (FLUM)



(FLUM Legend)

- Supporting industrial land use
- Reinforcing the established development pattern
- Utilizing existing infrastructure investments

INFRASTRUCTURE AND SERVICES

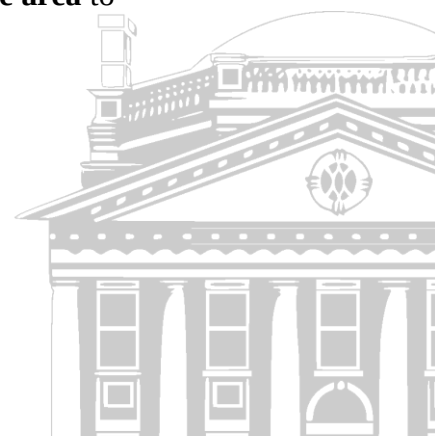
The property is served by:

- **Public water system (Effingham County)**
- **Public sewer system (Effingham County)**

The applicant has indicated that **infrastructure improvements are ongoing in the area** to accommodate continued growth and development.

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The site's location along a **primary roadway corridor** provides adequate access for industrial traffic, subject to future development review.

ENVIRONMENTAL CONSIDERATIONS

Wetlands

Mapping indicates the presence of **freshwater wetlands** on the property.

Development in these areas will require:

- Federal and state permitting
- Delineation and potential mitigation
- Compliance with environmental protection regulations



(Wetlands)



(FEMA Flood Zone A)

Floodplain

Floodplain mapping shows that **the site is located within FEMA-designated flood hazard areas.**

Future development must comply with:

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- Effingham County floodplain regulations
 - Elevation and stormwater management standards
-

PUBLIC HEALTH, SAFETY, AND WELFARE

Traffic and Safety

Industrial development may increase:

- Truck traffic volumes
- Turning movements along Abercorn Road
- Demand on roadway capacity

Site design and future development review will address:

- Access management
- Internal circulation
- Coordination with transportation standards

Noise Impacts

Industrial uses, particularly warehousing and logistics operations, may generate:

- Truck and loading activity noise
- Equipment and operational noise

Given the surrounding industrial zoning pattern, the area is already transitioning toward uses where such impacts are typical. Any development will be required to comply with:

- Applicable noise standards
- Buffering and site design requirements

Environmental Health

Wetlands and floodplain areas on the site will require:

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- Careful site planning
- Stormwater management
- Regulatory compliance

These measures are intended to protect:

- Water quality
- Natural drainage systems
- Adjacent properties

Compatibility and Transition

The subject property is located within an area that has largely transitioned to **industrial land uses**, reducing potential conflicts between industrial operations and residential development.

PLANNING BOARD RECOMMENDATION

At the May 12, 2026 Planning Board meeting, the Planning Board conducted a public hearing regarding the requested rezoning application to rezone approximately ±21.16 acres from AR-1 to HI for warehousing and industrial operations.

Discussion included the site's location within an established industrial corridor, surrounding industrial zoning pattern, infrastructure availability, environmental constraints, and the potential transportation impacts associated with future industrial development.

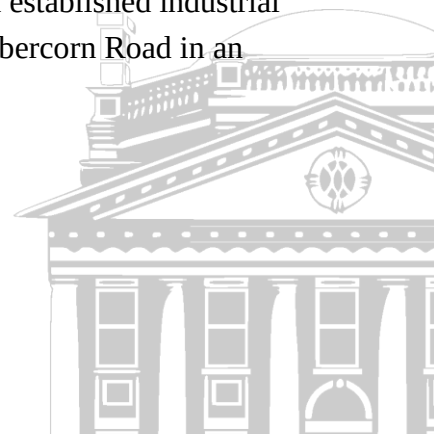
Following discussion, the Planning Board voted unanimously to recommend approval of the request with the condition that the property owner shall be responsible for roadway improvements and upgrades along Abercorn Road necessary to bring the roadway to industrial standards.

STAFF ANALYSIS/KEY CONSIDERATIONS:

The request involves rezoning approximately ±21.16 acres from AR-1 (Agricultural Residential) to HI (Heavy Industrial) to allow future warehousing and industrial operations within an established industrial corridor. The subject property is currently undeveloped woodland located along Abercorn Road in an area that has transitioned toward industrial and logistics-related development.

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The surrounding area is characterized by industrial zoning and industrial land uses in all directions, including warehousing, freight operations, logistics facilities, and industrial support uses. The request would extend the existing industrial development pattern and align the zoning classification with surrounding land uses.

The Future Land Use Map designates the property as Industrial, which supports warehousing, distribution, manufacturing, freight, logistics, and employment-generating industrial uses. Staff finds the proposed HI zoning classification is generally consistent with the Industrial Future Land Use designation and the established industrial character of the surrounding corridor.

Public water and sewer infrastructure are available through Effingham County, supporting the feasibility of industrial development on the site. However, future industrial operations may increase truck traffic volumes, turning movements, and roadway demand along Abercorn Road. A key consideration associated with the request is the adequacy of roadway infrastructure to support industrial traffic and the need for roadway improvements to accommodate continued industrial growth within the corridor.

Additional considerations include the presence of wetlands and FEMA-designated flood hazard areas on portions of the property. Future development would remain subject to wetlands permitting, floodplain regulations, stormwater management requirements, and all applicable environmental review processes.

Environmental constraints, including wetlands and floodplain areas, will require compliance during development but do not preclude rezoning.

If the Board elects to approve the rezoning request, the following condition may be considered:

CONDITIONS (IF APPROVED)

1. The property owner/developer shall be responsible for any roadway improvements or upgrades required along Abercorn Road to accommodate industrial traffic and bring the roadway to applicable industrial access and development standards, as determined by Effingham County.

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