



RZN-24-56

Rezoning Application

Status: Active

Submitted On: 8/5/2024

Primary Location

0

Owner

Applicant



Kevin Forbes



912-667-4210



forbes.k@tandh.com



50 Park of Commerce Way

Savannah, GA 31405

Staff Review

🏠 Planning Board Meeting Date*

09/10/2024

🏠 Board of Commissioner Meeting Date*

10/01/2024

🏠 Notification Letter Description *

to allow for light industrial uses.

🏠 Map #*

412

🏠 Parcel #*

3

🏠 Staff Description

412-3 & 3A

🏠 Georgia Militia District

9

🏠 Commissioner District*

4th

🏠 Public Notification Letters Mailed

08/19/2024

🏠 Board of Commissioner Ads



09/11/2024

🏠 Planning Board Ads

08/21/2024

🏠 Request Approved or Denied

—

 Plat Filing required* 

Yes

Applicant Information

Who is applying for the rezoning request?*

Agent

Applicant / Agent Name*

Kevin Forbes

Applicant Email Address*

forbes.k@tandh.com

Applicant Phone Number*

912-667-4210

Applicant Mailing Address*

50 Park of Commerce Way

Applicant City*

Savannah

Applicant State & Zip Code*

GA 31405

Property Owner Information

Owner's Name*

Kimberley Rahn/Rebecca Rahn et. al

Owner's Email Address*

kdr1969@windstream.net/rebecjrahn@gmail.com

Owner's Phone Number*

912-661-0172/912-224-3824

Owner's Mailing Address*

1381 Rahn Station Rd/995 Glenhaven Dr

Owner's City*

Rincon/Evans

Owner's State & Zip Code*

GA 31326/30809

Rezoning Information

How many parcels are you rezoning?*

2

Please List all Parcels Zonings*

04120003 (Tract 1), 04120003A00

Proposed Zoning of Property*

LI (Light Industrial)

Map & Parcel *

04120003, 04120003A00

Road Name*

Rahn Station Road

Proposed Road Access* ⓘ

Rahn Station Road

Total Acres *

425

Acres to be Rezoned*

425

Lot Characteristics *

The main parcel 04120003 is densely wooded and broken into Tract 1 and Tract 2. Tract 1 consists of approximately 405.48 acres to the south of Rahn Station Road. Tract 2 consists of approximately 65.74 acres. This proposed rezoning will consist of Tract 1 only. Parcel 04120003A00 consists of approximately 5 acres and currently has a residential structure. Rezoning also consists of the southern part of Wendell Rahn's tract on the south side of Rahn Station Road abutting the Georgia Central Railroad. Total acreage to be rezoned is approximately 425 acres to the south of Rahn Station Road.

Water Connection *

Public Water System

Name of Supplier*

Effingham County

Sewer Connection

Public Sewer System

Name of Supplier*

Effingham County

Justification for Rezoning Amendment *

Rezoning to LI to be similar zoning classification to the property across the southern property line as well as in compliance with the Effingham County's future land use map as a "transitional" zoning class.

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

North*

Rahn Station Road/AR-1

South*

LI

East*

AR-1

West*

AR-1

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

Current use of 412-3A is the property Owner's home. Parcel 412-3 is currently densely wooded with no current use.

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

No.

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

Light Industrial development as allowed within Effingham County's ordinance.

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

The north boundary of the property to be rezoned is Rahn Station Road with AR-1 zoning of Tract 2 on the other side of Rahn Station Road. East of the proposed property consists of Milton Rahn Road with residential developments. West of proposed property consists of Georgia Central Railroad with residential developments on the other side of the railroad. To the south is industrial development such as warehouses.

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

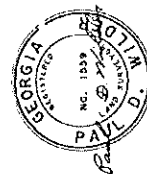
The proposed rezoning will be in compliance with the future land use map that labels these two proposed parcels as "Transitional" and allow a similar use as to what exists to the south. This proposed rezoning will comply with Effingham County's ordinances on buffers for the dissimilar uses to the north, east, and west.

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?*

The proposed zoning change will result in a use of the property that could be burdensome to the existing infrastructure. The project will be reviewed by all local agencies for recommendations on infrastructure improvements prior to the commencement of site development. There are also plans in discussion for future improvements of Rahn Station Road for industrial development.

Digital Signature*

✓ Kevin Forbes
Aug 5, 2024



PLAT OF
405.48 ACRES PROPERTY OF
MILTON H. RAHN
TO BE CONVEYED TO
WENDELL RAHN &
GLORIA R. MURPHY

LOCATION: C.M.D. 9,
EFINGHAM COUNTY, GEORGIA
SCALE: 1 INCH = 400 FEET
DATE: MARCH 9, 1992 FILE NO. 3388
WILDER SURVEYING & MAPPING
WINSTON, GEORGIA

CONSUANT TO O.C.G.A. SECTION 15-6-67,
I CERTIFY THAT THIS PLAN DOES NOT REQUIRE
APPROVAL OF EFFINGHAM COUNTY PLANNING
COMMISSION.

Paul D. White
PAUL D. WHITE, R.L.S., #1558

CLOSURE OF CLOSURE:
 FIELD DATA 1/13.289
 ANGULAR ERROR 08" PER Δ POINT
 ADJUSTED BY COMPASS RULE
 PLAT CLOSURE 1/1.534,613
 EQUIPMENT USED:
 GS THEODOLITE
 ELECTRONIC DISTANCE METER

RTY OF MILTON H. RAHN
TO BE CONVEYED TO
WENDELL RAHN &
GLORIA R. MURPHY

68 ACRES +/-

KIM A. & REBECCA J.
1.80 ACRES

40

MRS. SIDNEY E. RAHN

ERA O. & W. O. PARSONS

PROPERTY OF MILTON H. RAHN
TO BE CONVEYED TO

WENDELL RAHN &
GLORIA R. MURPHY

68 ACRES +/-

WENDELL RAHN
27-4 ACRES + 1/2

U.S. AIR, RES. & SUPPLY, PAGE 200.

10

100

[illegible]

1000' 500' 0' 500' 1000'

GRAPHIC SCALE: 1" = 1000'

NOTE: BASED UPON REVIEW OF THE F.E.M.A. FLOOD INSURANCE RATE MAP, EFFINGHAM COUNTY, GEORGIA, COMMUNITY PANEL NO. 130076 0130 B. EFFECTIVE MARCH 18, 1987, THIS PROPERTY IS LOCATED IN "ZONE X". OUTSIDE THE 500 YEAR FLOODPLAIN)

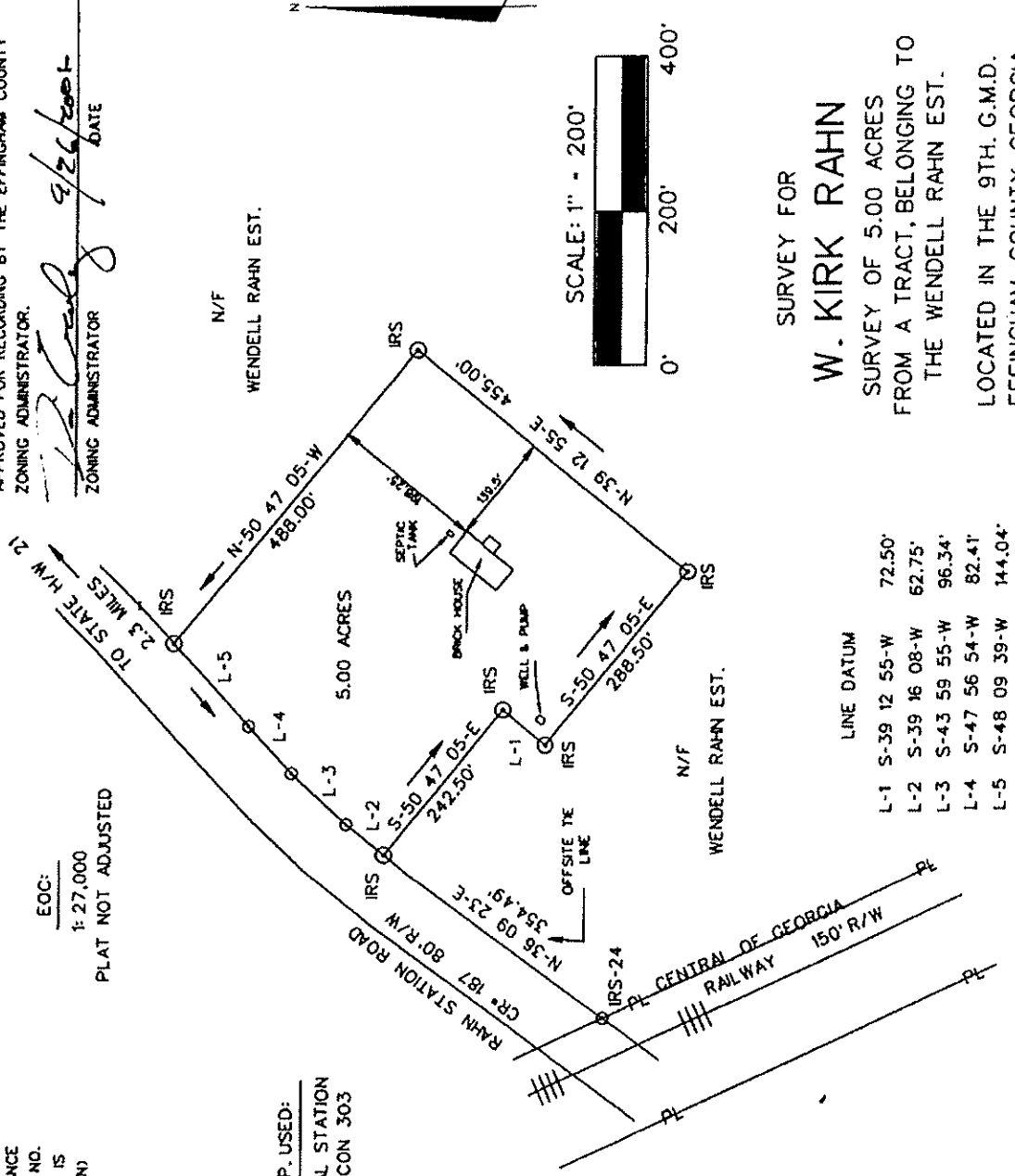
LEGEND:
 IRF 3/4" REBAR FOUND
 IRS 3/4" REBAR SET
 PL PROPERTY LINE
 CMF CONCRETE MON. FOUND
 N/F NOW OR FORMERLY
 PP POWER POLE

EQUIP. USED:
 TOTAL STATION
 TOPCON 303

APPROVED FOR RECORDING BY THE EFFINGHAM COUNTY ZONING ADMINISTRATOR.

[Signature] 9/26/2006
 ZONING ADMINISTRATOR DATE

EOC:
 1:27,000
 PLAT NOT ADJUSTED



SURVEY FOR
W. KIRK RAHN
 SURVEY OF 5.00 ACRES
 FROM A TRACT, BELONGING TO
 THE WEINELL RAHN EST.
 LOCATED IN THE 9TH. G.M.D.
 EFFINGHAM COUNTY, GEORGIA
 SURVEYED 21 SEPT 2006
 PLAT DRAWN 22 SEPT 2006

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM REQUIREMENTS OF LAW.



[Signature]
 ADOLPH N. MICHELIS R.L.S.
 GA. Reg. L. S. # 1323
 736 SANDY RIDGE ROAD
 SYLVANIA, GEORGIA 30467
 PH. (912) 829 3972

06 OCT -2 AM 10:01
 BLUMBERG & HUNTER
 CLERK EOCOSC

Curve	Radius	Tangent	Chord	Chord Bear.
C1	435.91'	97.81'	190.87'	S 80°52'49" E
C2	537.61'	69.39'	137.64'	S 82°43'39" E



APPROVAL EFFINGHAM COUNTY:
APPROVED FOR RECORDING BY
EFFINGHAM COUNTY ZONING
ADMINISTRATOR

DATE 10-9-2014
ZONING ADMINISTRATOR

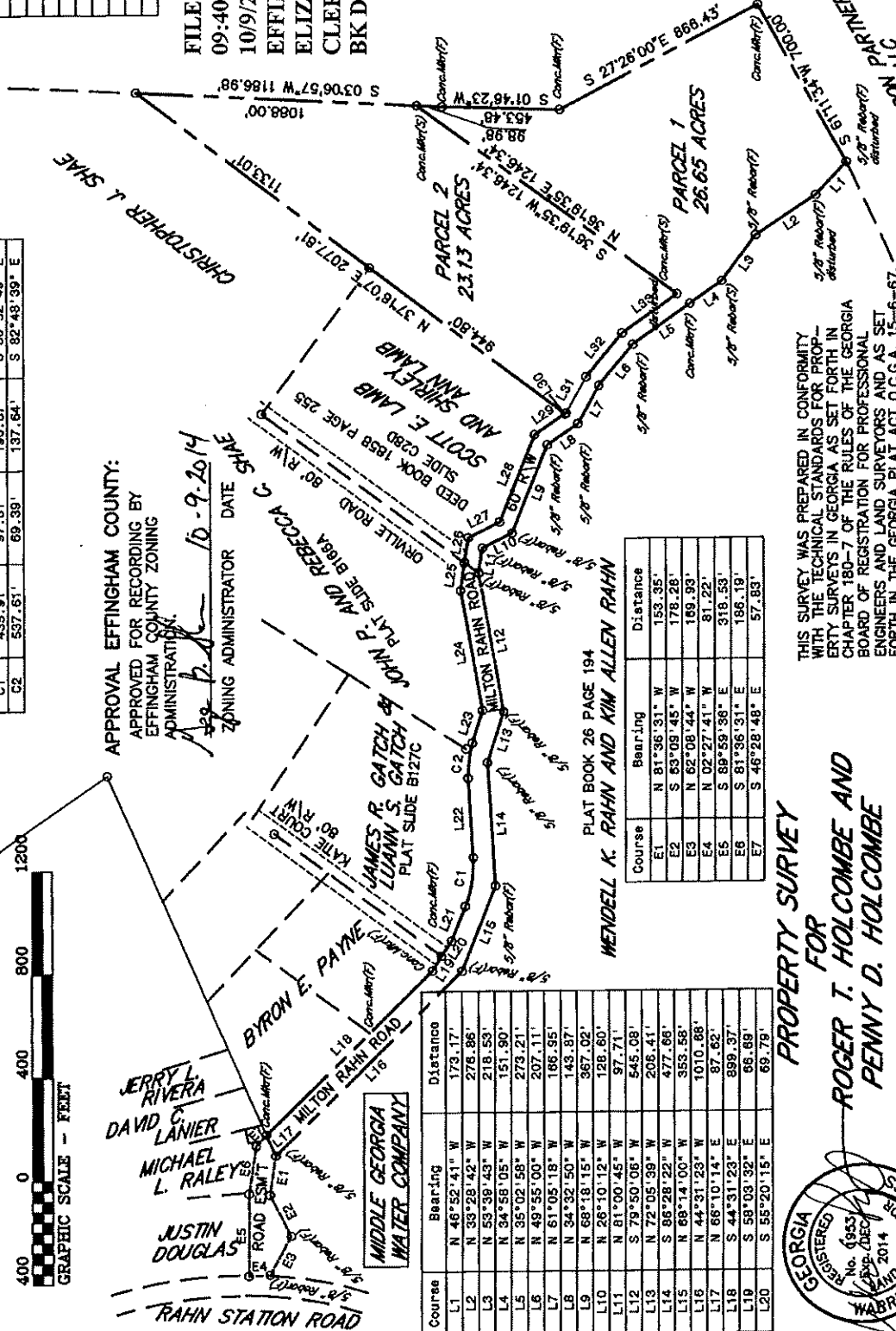
Course	Bearing	Distance
L21	S 68°14'00" E	144.75'
L22	N 86°28'22" E	307.00'
L23	S 72°05'39" E	131.51'
L24	N 79°50'06" E	471.17'
L25	S 82°07'43" E	108.60'
L26	S 81°00'37" E	97.44'
L27	S 68°10'12" E	136.61'
L28	S 68°18'15" E	362.11'
L29	S 34°32'50" E	142.37'
L30	S 34°32'50" E	5.56'
L31	S 81°05'18" E	158.67'
L32	S 49°55'00" E	220.81'
L33	S 35°02'58" E	260.82'

FILED
09:40 AM
10/9/2014
EFFINGHAM
ELIZABETH Z. HURSEY
CLERK
BK D143 PG E1



RINCON PARTNERS, LLC
PLAT SLIDE C113A1

DATE: SEPTEMBER 20, 2014
BY: WARREN E. POTTHREISS
Reg. Land Surveyor # 1953
991 Hunters Road Sylvania, Ga.
30467 Tele. (912) 857-3288
EQUIPT: TOPCON 303 TOTAL STATION
THE FIELD DATA UPON WHICH THIS
MAP OR PLAT IS BASED HAS A
CLOSURE PRECISION OF ONE FOOT
IN 26431 FEET, AND ANGULAR
ERROR OF 08 SECONDS PER ANGLE
POINT. AFTER ADJUSTMENTS BY
THE COMPASS RULE THE FINAL PLAT
HAS BEEN CALCULATED FOR CLOSURE
AND IS FOUND TO BE ACCURATE WITH-
IN ONE FOOT IN 41769 FEET.



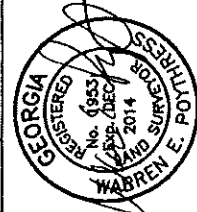
Course	Bearing	Distance
E1	N 81°36'31" W	153.35'
E2	S 83°08'45" W	178.28'
E3	N 62°08'44" W	189.93'
E4	N 02°27'41" W	81.22'
E5	S 89°59'38" E	318.53'
E6	S 81°36'31" E	186.19'
E7	S 46°28'48" E	57.83'

THIS SURVEY WAS PREPARED IN CONFORMITY
WITH THE TECHNICAL STANDARDS FOR PROP-
ERTY SURVEYS IN GEORGIA AS SET FORTH IN
CHAPTER 180-7 OF THE RULES OF THE GEORGIA
BOARD OF REGISTRATION FOR PROFESSIONAL
ENGINEERS AND LAND SURVEYORS AND AS SET
FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

NOTE: PARCEL 1 WILL ENCOMPASS 26.65 ACRES AT THE END OF MILTON RAHN
ROAD AND ALL OF MILTON RAHN ROAD, A PRIVATE ROAD. AN EASEMENT IS
EXTENDED TO ADJOINING PARCELS THAT WERE CARVED FROM THE LANDS OF
RUBEN H. RAHN AND CAROL RAHN TO GRANT ACCESS TO SAID PARCELS.

PROPERTY SURVEY
FOR
ROGER T. HOLCOMBE AND
PENNY D. HOLCOMBE

LOCATION: PARCELS 1 AND 2,
FORMERLY RUBEN AND CAROL
RAHN, 9TH G. M. DISTRICT.,
EFFINGHAM COUNTY, GEORGIA



CLERK OF SUPERIOR COURT, EFFINGHAM COUNTY, GEORGIA

Twenty-seven and four-tenths acres of land
in 9th G.M. District. Surveyed and plat
drawn for Wendell Mahan by direction of

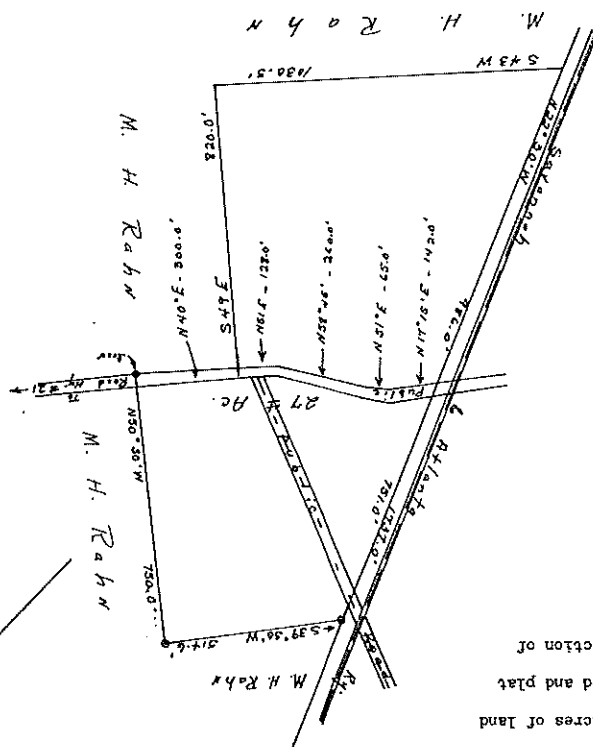
his father M. H. Rahm.

Scale 330 Ft. Pr. Inch.

Completed June 4, 1974.

COUNTY SURVEYOR

Plat of



State of Georgia
Effingham County

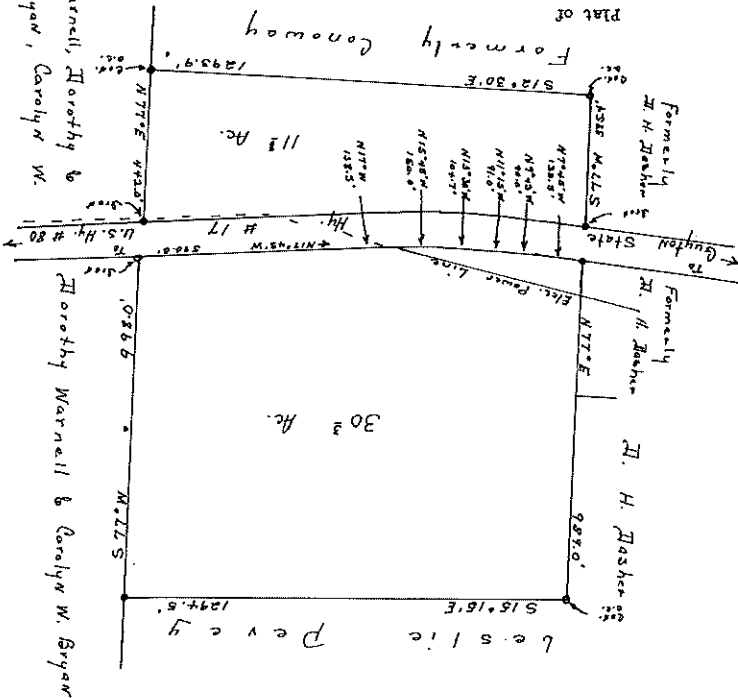
Scale 330 Ft. Pr. Inch.
Completed May 21, 1974.

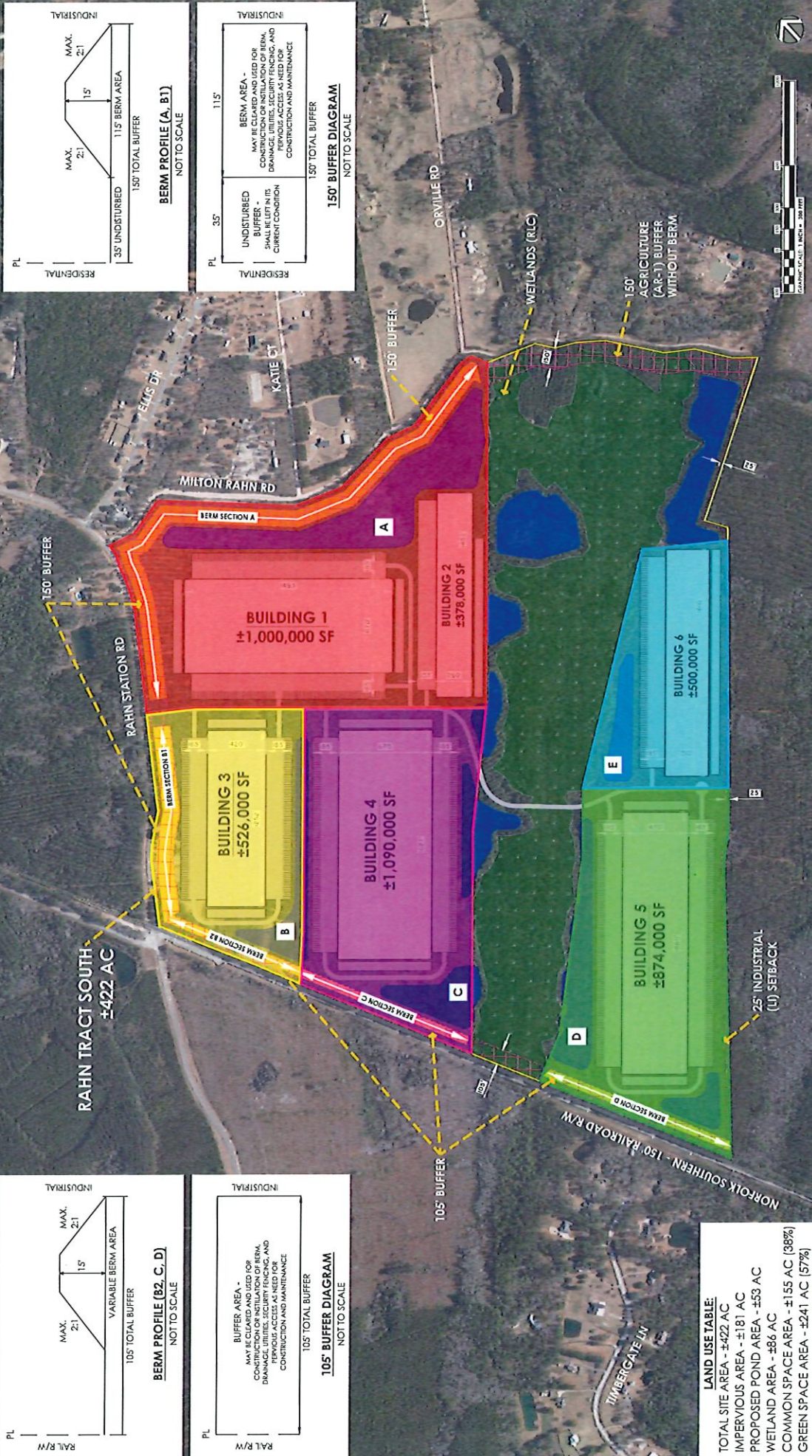
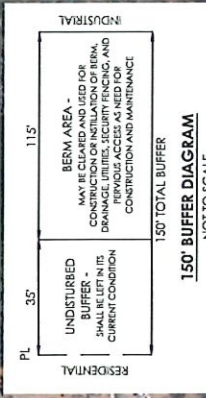
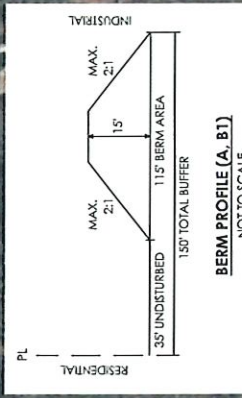
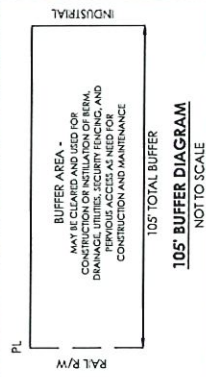
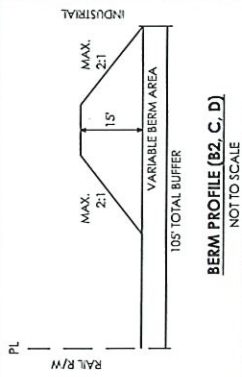
and plat drawn for Dorothy Warrnell and Carolyn W. Bryan.

Forty-two and one-tenth acres of land in 1559th G.M. District. Surveyed

Plat 03

homology



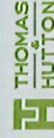


LAND USE TABLE:

TOTAL SITE AREA	- ±422 AC
IMPERVIOUS AREA	- ±181 AC
PROPOSED POND AREA	- ±53 AC
WETLAND AREA	- ±86 AC
COMMON SPACE AREA	- ±155 AC (38%)
GREEN SPACE AREA	- ±241 AC (57%)

EXHIBIT B - INDUSTRIAL BUFFER AND BERM EXHIBIT **RAHN TRACT SOUTH** EFFINGHAM COUNTY / GA

JULY 15, 2025



50 First of Commerce Way
Savannah, GA 31405 • 912.234.3300
www.thomashutton.com

This map and/or plan is prepared for the client and is not to be used for any other purpose without the written consent of the client. The client is responsible for the accuracy of the information provided and for the results of the work. The client is also responsible for obtaining all necessary permits and approvals from the appropriate authorities.



LAND USE TABLE

TOTAL SITE AREA	- ±422 AC
IMPERVIOUS AREA	- ±181 AC
PROPOSED POND AREA	- ±53 AC
WETLAND AREA	- ±86 AC
COMMON SPACE AREA	- ±155 AC (36%)
GREEN SPACE AREA	- ±241 AC (57%)

EXHIBIT A - CONCEPTUAL LAYOUT EXHIBIT
RAHN TRACT SOUTH
EFFINGHAM COUNTY / GA
July 15, 2025

RAHN TRACT SOUTH

I-1 Zoning District

Exhibit A-Conceptual Layout Exhibit (dated July 15, 2025)

Exhibit B-Industrial Buffer and Berm Exhibit (dated July 15, 2025)

Conditions of Zoning by Applicant:

1. Effingham County shall impose a 150-foot buffer adjacent to Rahn Station Road to Milton Rahn Road (Private) as shown on Exhibits A and B which shall be used for:
 - a. a 35 feet wide **UNDISTURBED Buffer** section along the Rahn Tract South property lines adjacent to Rahn Station Road and adjacent to Milton Rahn Road (Private) which shall be left in its current condition and hereafter undisturbed and free of all utilities (except as described below for Rahn Station Road); and
 - b. a 115 feet wide section along the proposed development side of the 35 **UNDISTURBED Buffer (referenced above)** where the Buffer is adjacent to Rahn Station Road and Milton Rahn Road (Private) that may be cleared and used for each of the following; (1) a Required 15 feet tall Berm which will be landscaped (see Exhibit B dated July 15, 2025 showing the berm design plus the area needed in order to maintain the vegetation installed thereon), (2) utilities and drainage, including installation of drainage structures, ponds and ditches, (3) installation of security fencing and (4) providing such limited pervious access as may be necessary to construct and maintain the Berm, drainage, utilities, fencing; and
2. Effingham County shall impose a 105-foot buffer adjacent to Norfolk Southern Railroad Property Line as shown on Exhibits A and B which may be cleared and used for each of the following; (1) a Required 15 feet tall Berm which will be landscaped (see Exhibit B dated July 15, 2025 showing the berm design plus the area needed in order to maintain the vegetation installed thereon), (2) utilities and drainage, including installation of drainage structures, ponds and ditches, (3) installation of Rail Spur, (4) installation of security fencing and (5) providing such limited pervious

access as may be necessary to construct and maintain the Berm, drainage, utilities, fencing and Rail Spur.

3. Except for the conditions listed elsewhere in this document, no vertical building, or concrete, asphalt or other impervious paving (gravel and/or pervious paving is allowed) may be placed inside the Buffers.
4. All tree plantings required in the 35 feet Undisturbed buffer along Rahn Station Road and Milton Rahn Road (Private) shall be in accordance with the Effingham County buffer ordinance.
5. Entrance Corridors accessing Rahn Station Road may be placed inside the Buffer along Rahn Station Road to provide Access, Utilities, Monumentation, Drainage, Landscaping and Security Fencing. Each Corridor shall be a Maximum of 200 feet in width. Concrete, asphalt or other impervious paving may be placed inside the Entrance Corridors.
6. Railroad sidetracks, spurs, and appurtenances shall be allowed in Rahn Tract South; provided,
 - A. A Maximum of Two Rail Access Corridors may be placed inside the Buffer along Norfolk Southern Railroad to provide for Railroad Sidetrack installation, Railroad Spur installation, Utilities, Drainage, Landscaping. Concrete, asphalt or other impervious paving may be placed inside the Rail Access Corridors.
 - B. No railroad spur loading area shall be closer than 200 feet to a residential property line.
 - C. No railroad switching yard may be built in Rahn Tract South.

Berms:

Applicant or their successors in title acknowledge and agree that each party shall construct a berm, as required by the Terms of this Text, having a height of 15 Feet in the areas indicated on the Industrial Setback & Berm Exhibit B dated July 15, 2025. Each party shall be responsible for constructing and maintaining the required berms in

accordance with the Industrial Setback and Berm Exhibit B, dated July 15, 2025, as it corresponds to its respective Building Location. Without limiting the foregoing, Berm A shall be installed and completed in connection with any Buildings constructed in the area of Buildings 1 or 2; Berm B-1 and Berm B-2 shall be installed and completed in connection with any Buildings constructed in the area of Building 3; Berm C shall be installed and completed in connection with any Buildings constructed in the area of Building 4; Berm D shall be installed and completed in connection with any Buildings constructed in the area of Building 5. No Berm shall be required to be installed and completed in connection with any Buildings constructed in the area of Building 6. Clearing and Berm construction shall only be in areas identified as Uplands or Non-jurisdictional wetlands.

The berms, when constructed, shall be compacted to a height of 15 feet with a maximum 2:1 side slope, stabilized with vegetative cover, and otherwise completed in accordance with the berm specifications as shown on Exhibit B dated July 15, 2025. The berm, including landscaping, shall be completed in phases, substantially depicted as Berm A, Berm B-1, Berm B-2, Berm C and Berm D on the Industrial Setback and Berm Exhibit B, in each case on or before the issuance by Effingham County of the certificate of occupancy with respect to the corresponding building. No Berm will be required to be installed in the Entrance Corridors or Rail Access Corridors as described above.

Additional Conditions:

- 1- Warehousing shall be a permitted use in The Rahn Tract South Project as shown on Exhibits A and B dated July 15, 2025 with a maximum of 4,500,000 square feet of Warehousing Buildings.
- 2- Ready-mix concrete facilities shall be a Permitted Use in the Rahn Tract South Project with the following conditions "a temporary facility that is used during development and construction that is producing concrete solely for the proposed construction and development. No concrete may be produced by this temporary facility for development and construction outside of the proposed development and construction."
- 3- Buildings and other impervious areas in this project shall not be held to maximum lot coverage on a lot-by-lot basis. The project will be held to the open space and buffer standards as outlined in this document.

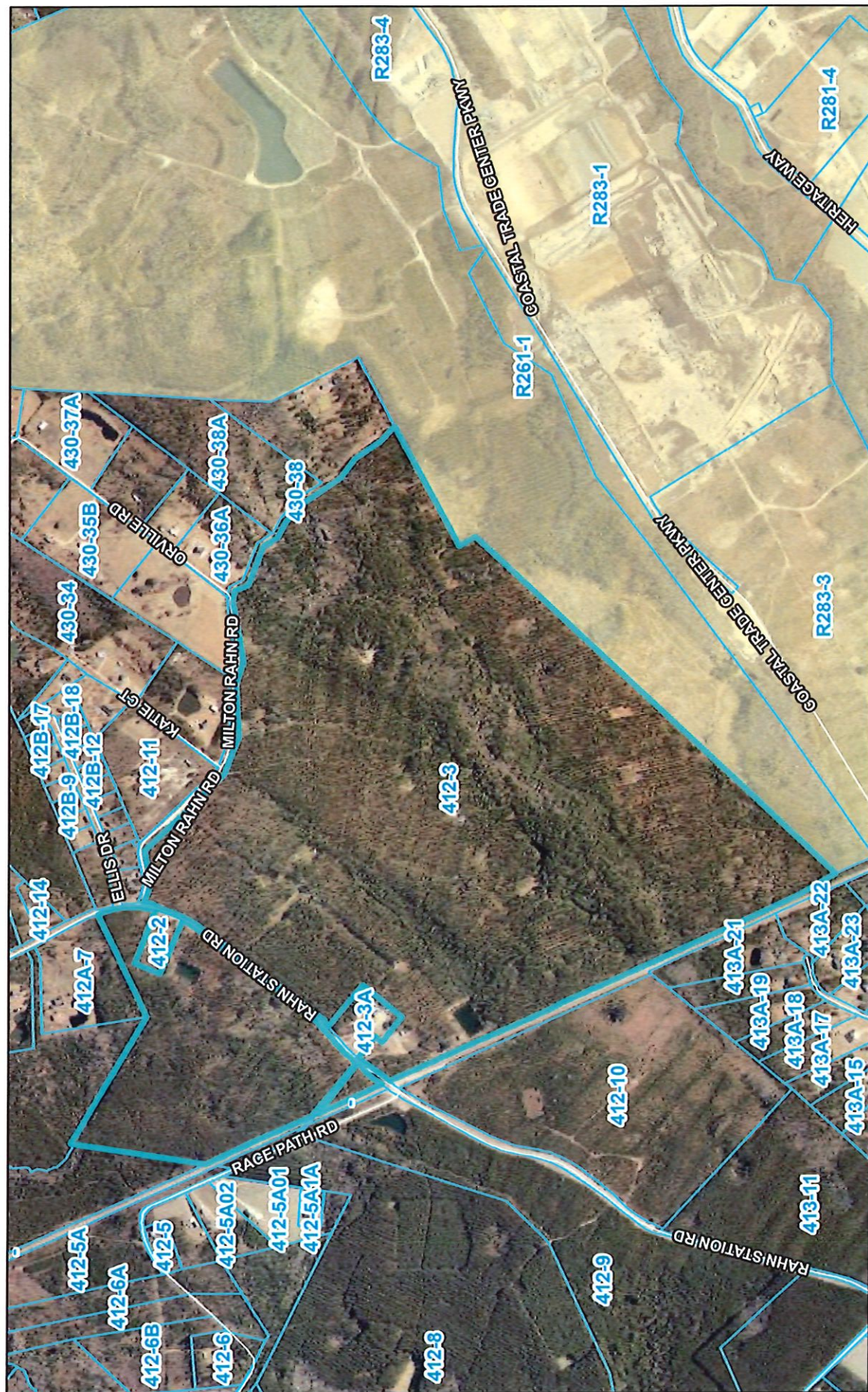
- 4- Hours of Operation for Land Disturbance Activity and Construction Activity shall be in accordance with Effingham County Ordinances.
- 5- As shown on Exhibit B dated July 15, 2025, Berms shall begin construction, as described below in this paragraph, and be completed prior to the issuance of a Certificate of Occupancy for the corresponding building. When clearing begins pursuant to a Land Disturbance Activity (LDA) Permit for Buildings 1 or 2 construction for Berm A is required. When clearing begins pursuant to a Land Disturbance Activity (LDA) Permit for Buildings 3 construction for Berm B-1 and B-2 is required. When clearing begins pursuant to a Land Disturbance Activity (LDA) Permit for Buildings 4 construction for Berm C is required. When clearing begins pursuant to an LDA Permit for Building 5 construction of Berm D is required.
- 6- An LDA Permit that is for roads, drainage or utilities that access from Rahn Station Road through the Entrance Corridors and those that are further than 150 feet from the property line with Rahn Station Road, Milton Rahn Road (Private) or 105 feet from Norfolk Southern Railroad property line does not require the construction of any Berm.
- 7- When any clearing commences that requires the construction of a berm, the applicable berm shall be completed within 12 months of commencement of said clearing.
- 8- Due to the nature of this development, the applicant shall reserve the right to negotiate shared parking facilities between similar uses. The benefits of reducing parking areas include:
 - a. minimizing stormwater runoff from parking areas, thus reducing potential water quality impacts;
 - b. Varying time periods of use;
- 9- Provided changes to the street layout, individual building location, size and shape as shown on Exhibits A & B dated July 15, 2025 do not encroach into the 150 feet Buffer or the 105 feet Buffer, changes shall be made at the sole choice of the Developer.

10-All pole lighting shall be shielded, downward facing, no taller than the nearest building and maximum height of 35 feet.

11-Common Space shall include stormwater control measures (including, but not limited to, lagoons, swales, ditches, dry detention, infiltration areas, etc.), natural areas, lands to be donated, project buffers and/or setbacks, Public and private easements, and rights-of-way (excluding impervious surfaces). Common space shall be required to be a minimum of 10 percent of the Gross Acreage within Rahn Tract South.

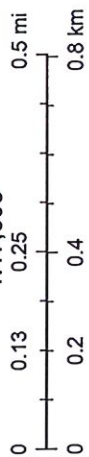
12-Green Space shall include wetlands and Common Space as defined above. The percentage of property in Green Space may be reduced based on permits to fill wetlands, however the percentage of Common Space cannot be reduced lower than the percentages described under the Common Space definition above.

412-3 & 3A



8/8/2024

1:17,605



Roads Municipal Boundaries

Parcels

Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA

1:17,605

