

# **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.





**LAND USE TABLE**

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

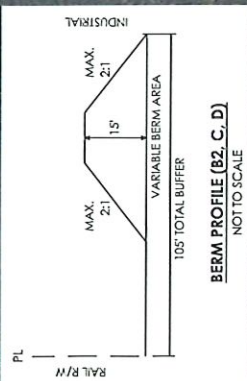
EXHIBIT A - CONCEPTUAL LAYOUT EXHIBIT  
**RAHN TRACT SOUTH**  
 EFFINGHAM COUNTY / GA

July 15, 2025

**THOMAS HUTTON**  
 30 First of Commerce Way  
 Savannah, GA 31405 • 912.234.3300  
 www.thomashutton.com

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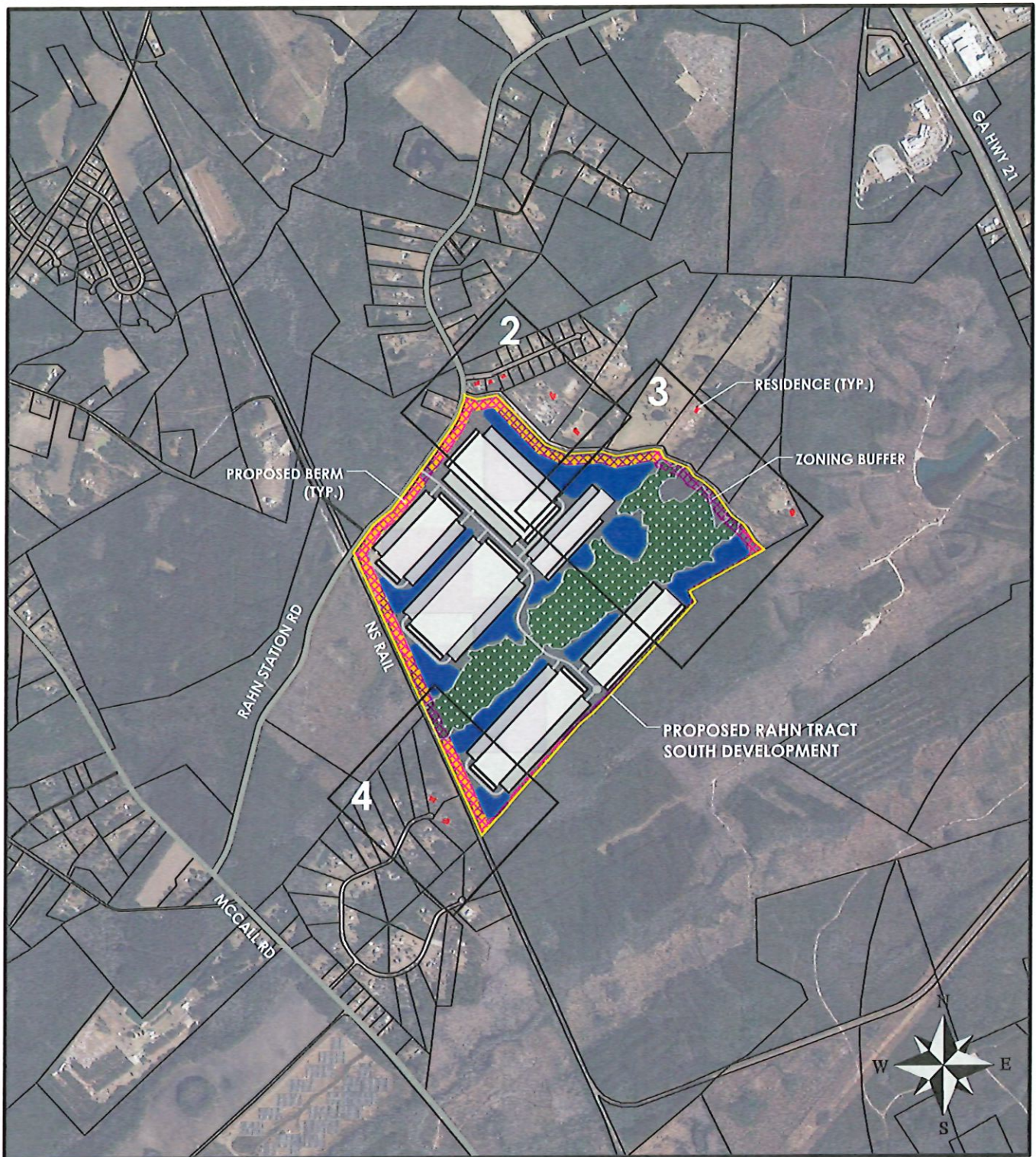
**LAND USE TABLE:**  
TOTAL SITE AREA - ±422 AC  
IMPERVIOUS AREA - ±181 AC  
PROPOSED POND AREA - ±53 AC  
WETLAND AREA - ±86 AC  
COMMON SPACE AREA - ±155 AC (38%)  
GREEN SPACE AREA - ±241 AC (57%)

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

July 15, 2025

**THOMAS & HUTTON**  
501 East of Commerce Way  
Lawrenceville, GA 31145 • 770.234.5200  
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## RESIDENTIAL SPACING EXHIBIT

SITE:

RAHN TRACT SOUTH

CLIENT:

ATLANTIC INVESTORS

LOCATION: EFFINGHAM COUNTY, GA

DATE: 7/7/25

JOB NUMBER: J-30213.0000

DRAWN BY: WEW

REVIEWED BY: KPF

SHEET: INDEX

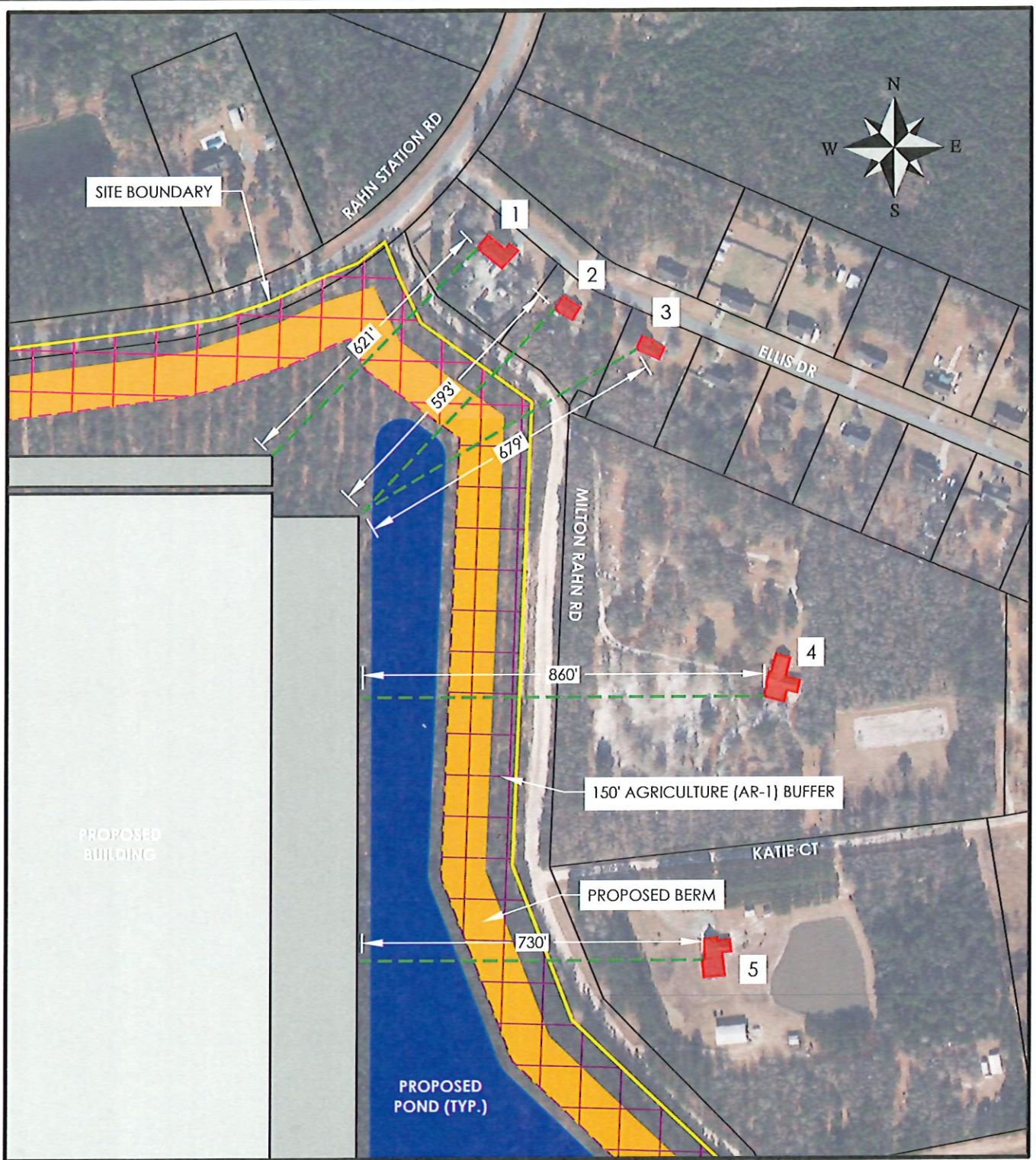
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SHEET: 2 OF 4

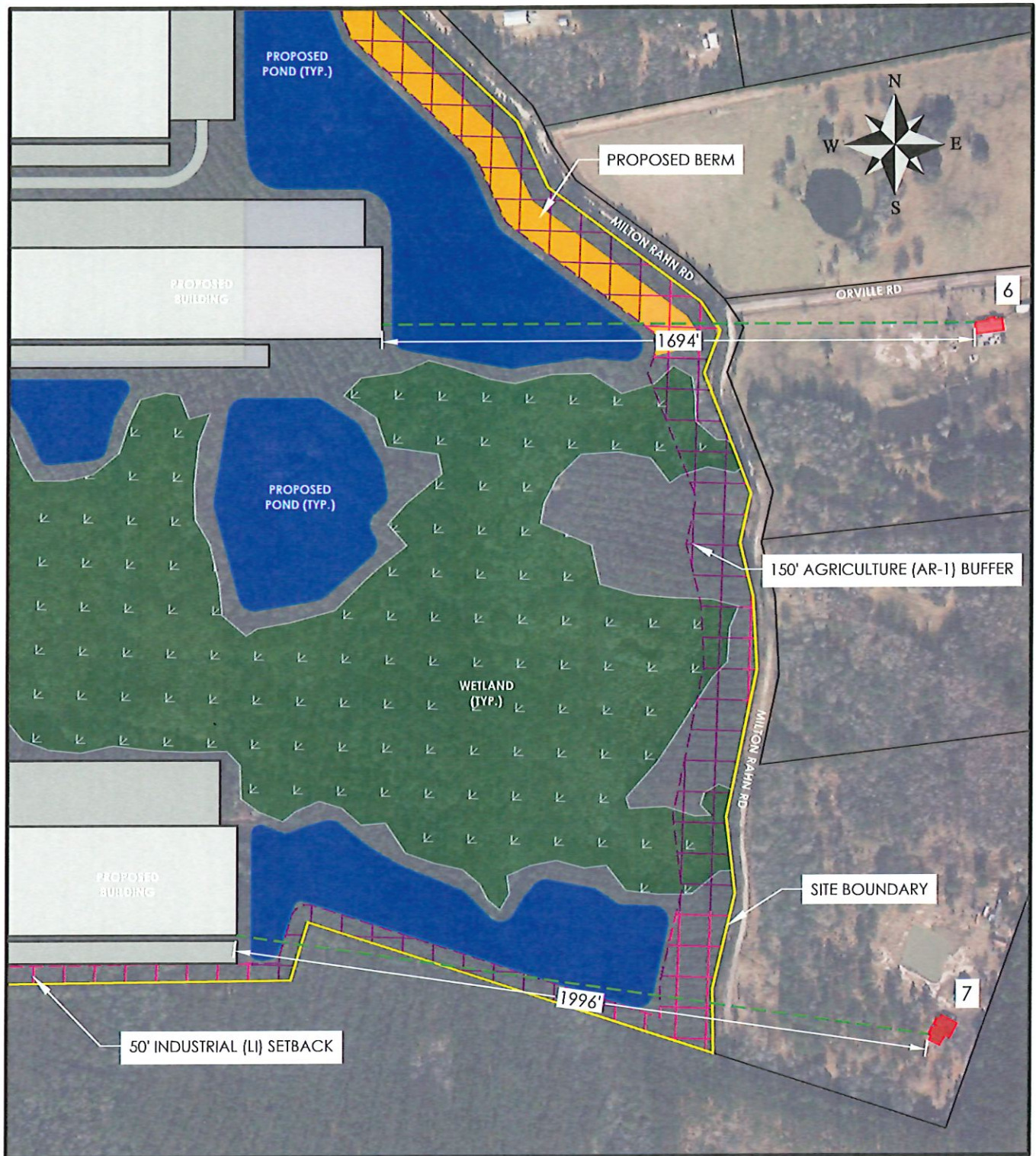
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CLIENT:

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DATE: 7/7/25

JOB NUMBER: J-30213.0000

DRAWN BY: WEW

REVIEWED BY: KPF

SHEET: 3 OF 4

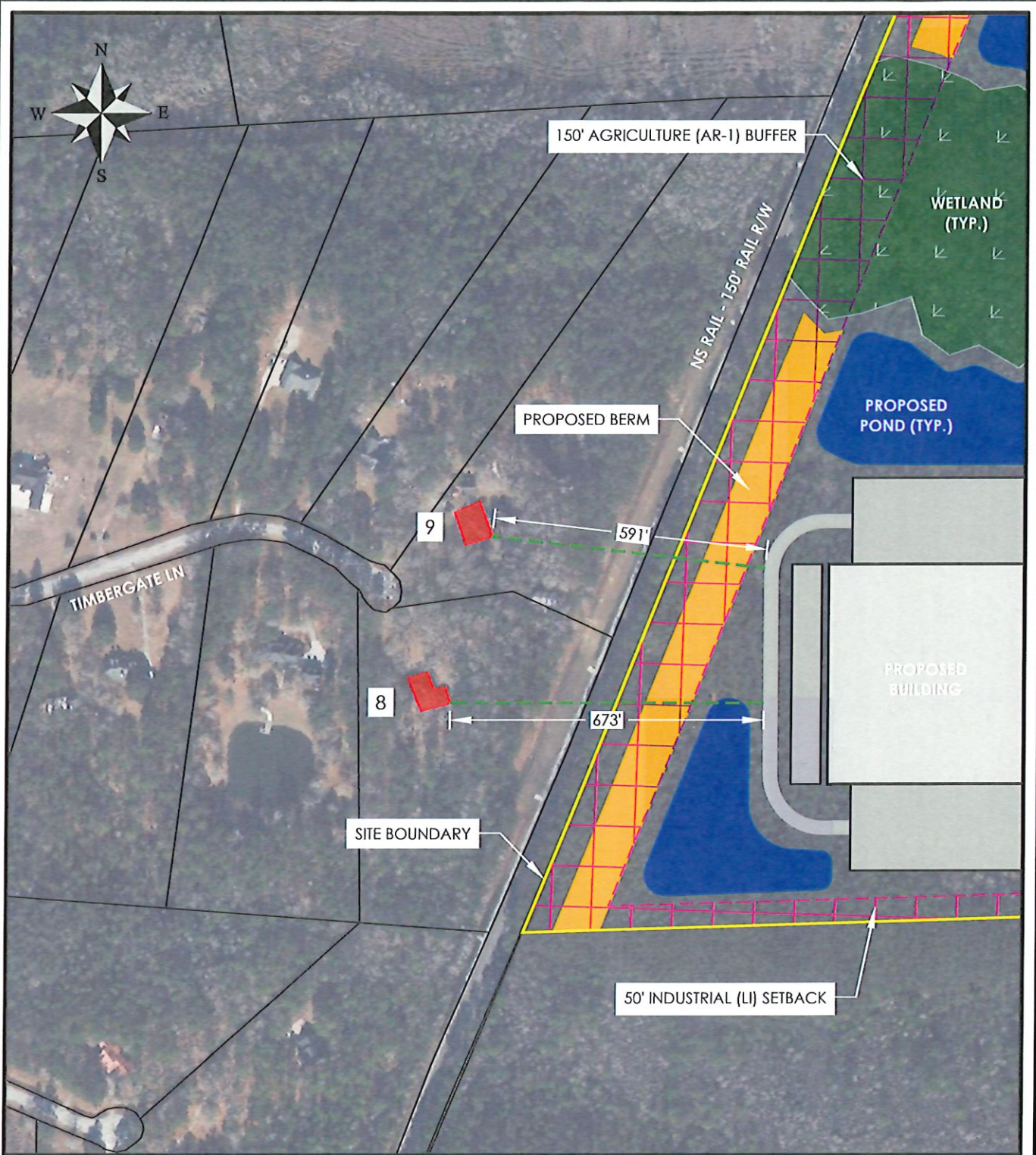
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## RESIDENTIAL SPACING EXHIBIT

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RAHN TRACT SOUTH

CLIENT:

ATLANTIC INVESTORS

LOCATION: EFFINGHAM COUNTY, GA

DATE: 7/7/25

JOB NUMBER: J-30213.0000

DRAWN BY: WEW

REVIEWED BY: KPF

SHEET: 4 OF 4

SCALE: 1" = 300'



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