

Staff Report

Subject: 2nd Reading – Zoning Map Amendment
Author: Chelsie Fernald, Planning Manager
Department: Development Services
Meeting Date: August 5, 2025

Item Description: **Kevin Forbes** as agent for **Kimberly & Rebecca Rahn** requests to **rezone +/- 425 acres** from **AR-1 to I-1** to allow for light industrial uses. Located on Rahn Station Road. **[Map# 412 Parcel# 3 & 3A]**

Executive Summary/Background

- The rezoning request is a requirement of Appendix C, Article IX-Amendments to Map or Text, Section 9. Zoning districts are described in Appendix C, Article V-Uses Permitted in Districts.
- This application was received on August 5, 2024, before the commencement of the Moratorium on August 20, 2024.
- The applicant is requesting to rezone 425 acres to Light Industrial (LI) for warehousing.
- The proposed development is for the property to the south of Rahn Station Road and will include the southern tract on the south side of Rahn Station Road abutting the Georgia Central Railroad. This in total will be 425 acres.
- Water and Sewer would be provided by Effingham County. The developer will be responsible for bringing the water and sewer to the location.
- Following Rahn Station Road, the closest Industrial zoned property is approximately 2.4 miles away (headed towards Highway 21). The adjacent parcel that is located within the City of Rincon is also zoned industrial.
- The development will have a 60' undisturbed buffer area and a 15' foot berm for a total of a 150' buffer area.
- Due to the size of the warehousing, a Development of Regional Impact (DRI) was required. The Coastal Regional Commission (CRC) concluded that the proposed development had inconsistencies with the adopted Local Comprehensive Plan and the adopted Regional Comprehensive Plan. Furthermore, the CRC suggested that Effingham County should consider if there is a need for additional warehouse capacity in this area.
- The Future Land Use Map (FLUM) has this parcel projected as Transitional.
- At the November 12, 2024, Planning Board meeting, Mr. Peter Higgins motioned for denial. Mr. Alan Zipperer seconded the motion. The motion carried 3-1 with Mr. Brad Smith opposing.
- The reason for the denial recommendation is that although this parcel is transitional on the Future Land Use Map, the Planning Board did not think this area was an appropriate fit for industrial use.
- Since the Planning Board meeting, the applicant has requested that conditions of the rezoning be that a temporary concrete plant be allowed for this development and that a maximum of 1,500,000 sq. feet of building shall be allowed.
- At the April 1, 2025, Board of Commissioners meeting, the applicant asked to postpone the application to the August 5, 2025, meeting.

Determination

Staff has reviewed the application, and should the rezoning be approved, the following conditions shall apply:

1. A Site Plan shall be approved by the Board of Commissioners.
2. A Traffic Impact Analysis (TIA) shall be submitted before Site Plan approval.
3. A temporary concrete plant shall be allowed.
4. A maximum of 1,500,000 sq. ft. shall be allowed.

Department Review: Development Services

FUNDING: N/A

Attachments: 1. Zoning Map Amendment