



## Staff Report

Subject: Rezoning  
Author: Jennifer Rose, Planner I  
Department: Development Services  
Application: RZN-26-18  
Meeting Date: May 12, 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
Existing Use	Undeveloped woodlands
Future Land Use	Industrial
Utilities	Public water & sewer (Effingham County)
Location	Abercorn Road



Item	Description
------	-------------

### 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:

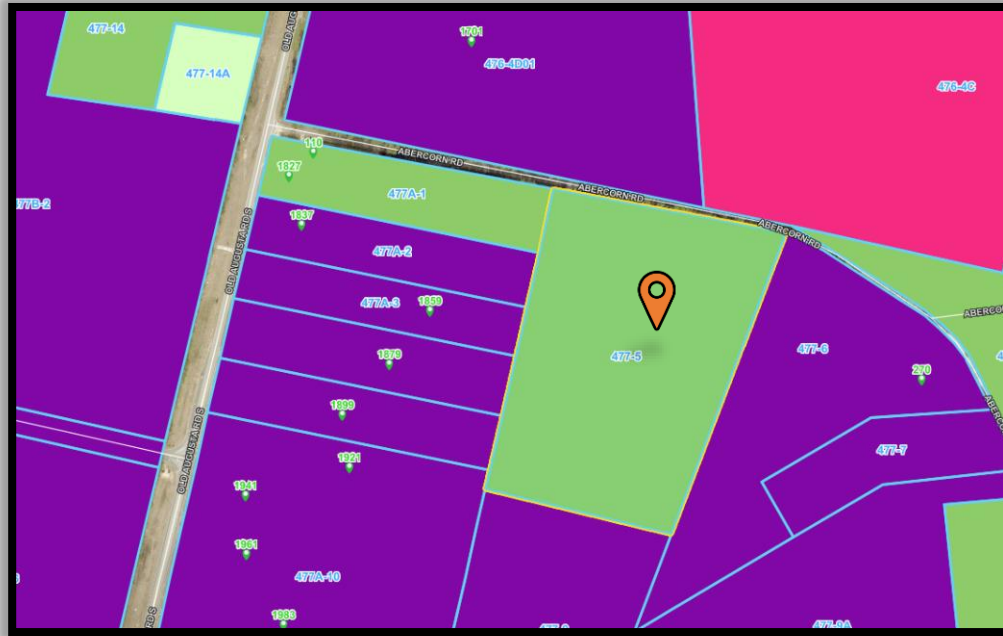
- **North:** Industrial
- **South:** Industrial
- **East:** Industrial
- **West:** Industrial

---

## Planning and Zoning Services

804 South Laurel St., Springfield, Georgia 31329  
(912) 754-2128  
effinghamcounty.org





(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**.

---

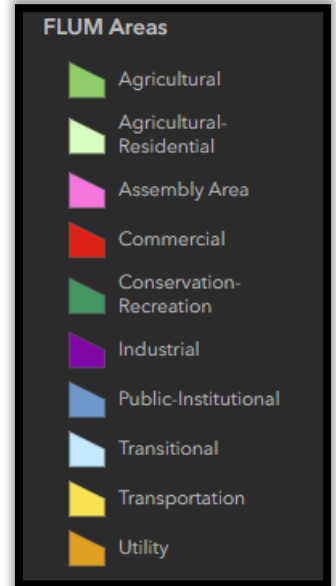
### Planning and Zoning Services

804 South Laurel St., Springfield, Georgia 31329  
 (912) 754-2128  
 effinghamcounty.org



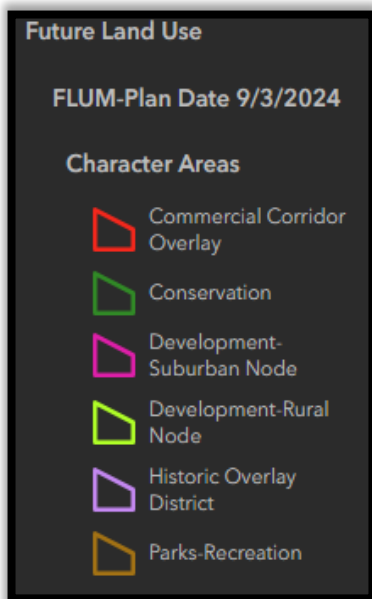
This designation is intended to support:

- Warehousing and distribution centers
- Manufacturing and industrial operations



- Freight, logistics, and employment-generating uses

The proposed rezoning aligns with this designation by:



*(FLUM Node Legend)  
(FLUM Legend)*

*Future Land Use Map (FLUM)*

- 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)**

**Planning and Zoning Services**

804 South Laurel St., Springfield, Georgia 31329  
(912) 754-2128  
effinghamcounty.org



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

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

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:



(Wetlands)



(FEMA Flood Zone A)

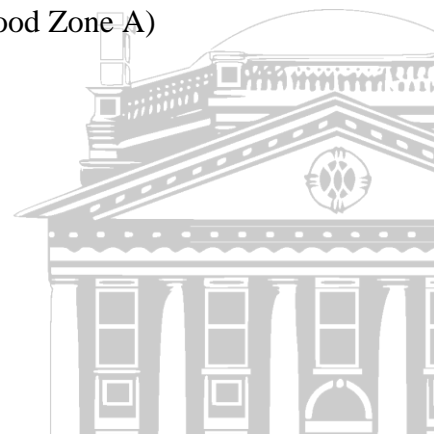
- Federal and state permitting
- Delineation and potential mitigation
- Compliance with environmental protection regulations

### Floodplain

---

## Planning and Zoning Services

804 South Laurel St., Springfield, Georgia 31329  
 (912) 754-2128  
 effinghamcounty.org



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

Future development must comply with:

- 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

---

## **Planning and Zoning Services**

804 South Laurel St., Springfield, Georgia 31329  
(912) 754-2128  
effinghamcounty.org



## Environmental Health

Wetlands and floodplain areas on the site will require:

- 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.

## STAFF ANALYSIS

The request involves rezoning a parcel currently designated for agricultural residential use to a zoning classification that reflects the **existing and evolving development pattern** in the area.

Key considerations include:

- The property is surrounded by **industrial zoning in all directions**
- The Future Land Use Map identifies the site as **Industrial**
- Public utilities are available to support development
- The area is experiencing **ongoing industrial growth and infrastructure investment**

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)

---

### Planning and Zoning Services

804 South Laurel St., Springfield, Georgia 31329  
(912) 754-2128  
effinghamcounty.org



1. Development shall comply with all applicable **federal, state, and local environmental regulations**, including wetlands permitting.
2. Development within floodplain areas shall comply with **Effingham County flood regulations**.

---

## Planning and Zoning Services

804 South Laurel St., Springfield, Georgia 31329  
(912) 754-2128  
effinghamcounty.org

