



Staff Report

Subject: Rezoning
 Author: Jennifer Rose, Planner I
 Department: Development Services
 Application: RZN-26-19
 Meeting Date: May 12, 2026

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

Proposed Zoning: HI (Heavy Industrial)

Map & Parcel(s): 477A-1
 Parent Parcel Size: ±4.76 acres
 Location: 1827 S Old Augusta Road/Abercorn Road
 Commissioner District: 5th District

Proposed Use: Warehousing and industrial operations

Applicant: Matthew Kuykendall
 27 E 49th Street
 Savannah, GA 31328

Owner: Connie D Riner
 11 South Nicholson Circle
 Savannah, GA. 31419

Rezoning Summary:

Item	Description
Request	Rezone ± 4.76 acres from AR-1 to HI
Proposed Use	Warehousing/Industrial
Existing Use	Residential (mobile homes) & wooded land
Future Land Use	Industrial
Utilities	Public water (Effingham County)
Location	Abercorn Road / Old Augusta Road



Item	Description
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Request Overview:

The applicant is requesting to rezone approximately **4.76 acres** from **AR-1 (Agricultural Residential)** to **HI (Heavy Industrial)** to allow for **industrial and warehousing uses permitted within the HI zoning district**.

The subject property is currently developed with **two mobile homes and wooded areas** and is located along **Abercorn Road near Old Augusta Road**, within a corridor that has experienced significant transition toward industrial and logistics-related development.

The request reflects a shift in land use consistent with the surrounding area, where residential uses are increasingly transitioning to industrial operations.

Existing Land Use and Zoning:

The subject property consists of a **partially wooded tract with existing residential structures (mobile homes)** and direct access to Abercorn Road.

While currently zoned AR-1, the parcel is situated within an area that has experienced a **substantial transition away from agricultural and low-density residential uses toward industrial development**.

Surrounding Development Pattern:

The surrounding area is characterized by a **predominantly industrial zoning and development pattern**:

- **North:** Industrial
- **South:** Industrial
- **East:** Industrial / transitioning from AR-1
- **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 and expanding **industrial corridor surrounding the subject property.**

COMPREHENSIVE PLAN CONSISTENCY

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

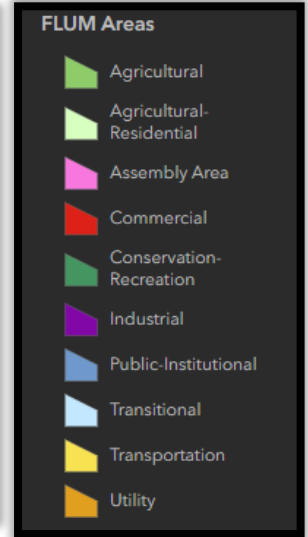
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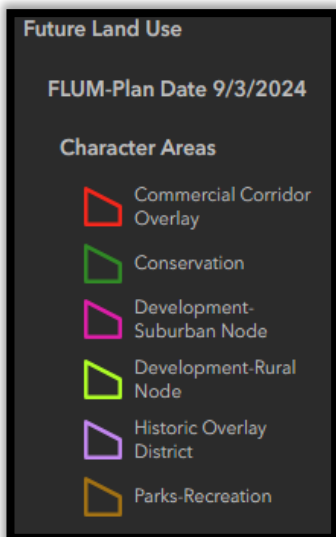


This designation is intended to support:

- Warehousing and distribution centers
- Manufacturing and industrial operations



- Freight, logistics, and employment-generating uses



*(FLUM Node Legend)
(FLUM Legend)*

Future Land Use Map (FLUM)

The proposed rezoning aligns with this designation by:

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

INFRASTRUCTURE AND SERVICES

The property is served by:

- **Public water system (Effingham County)**
- Sewer availability to be addressed at development stage

The site benefits from:

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- Direct frontage along Abercorn Road
- Proximity to Old Augusta Road and industrial corridors
- Existing roadway improvements designed to support industrial traffic

Future development will be subject to:

- Access management requirements
- Internal circulation design
- Coordination with County and GDOT standards, where applicable

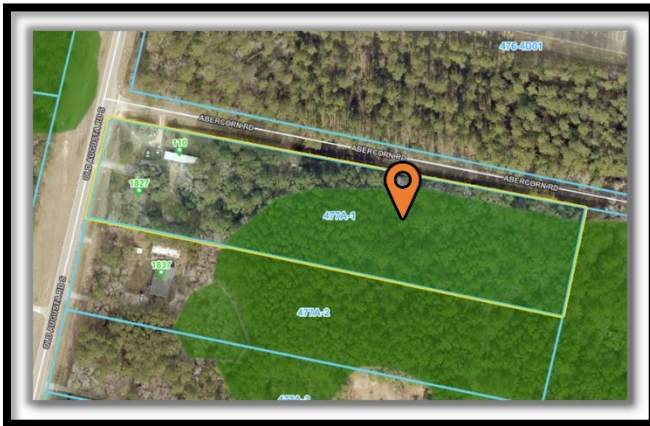
ENVIRONMENTAL CONSIDERATIONS

Wetlands

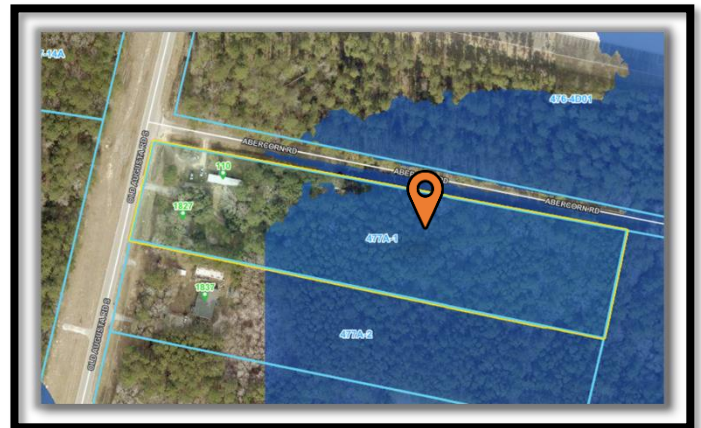
Mapping indicates the presence of wetlands on portions of the property.

Development in these areas will require:

- Federal and state permitting



(Wetlands)



(FEMA Flood Zone A)

- Delineation and potential mitigation
- Compliance with environmental protection regulations

Floodplain

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Floodplain mapping indicates portions of the property are 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
- 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

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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 and supports a consistent development pattern.

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**
- Infrastructure and roadway access support industrial development
- The area is experiencing **ongoing industrial growth and infrastructure investment**

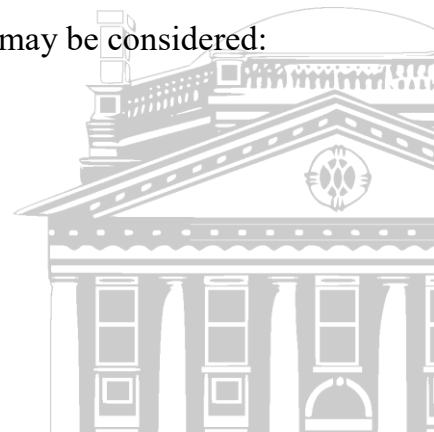
Environmental constraints, including wetlands and floodplain areas, will require compliance during development but do not preclude rezoning.

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

CONDITIONS (IF APPROVED)

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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**.

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