

Prepared for Effingham County
DRI #4266
Rahn Tract
October 16, 2024



Prepared by:
Coastal Regional Commission
1181 Coastal Dr. SW
Darien, GA

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1.0 Applicant Information

1.1 Jurisdiction and Local Government Information

Effingham County, Georgia

Chelsie Fernald

cfernal@effinghamcounty.org

912-754-2128

1.2 Applicant

James K. Rahn

jrahn534@gmail.com

912-657-1858

2.0 Project Description

2.1 Summary

DRI#4266 spans approximately 425 acres, with the applicant pursuing rezoning. This project consists of approximately 4,167,000 square feet of an Industrial Development featuring general warehousing. The parcels involved in this request for rezoning are [04120003](#) and [04120003A00](#).

3.0 Parcel Data

3.1 Size of Property

The property is approximately 425 acres.

3.2 General Location

The property is located off Rahn Station Road in Effingham County, Georgia.

4.0 Land Use Information

4.1 Site Map

The proposed site plan for the property is attached.

4.2 Built Features

The property is partially developed. There are existing structures on the property.

4.3 Future Development Map Designation (Character Area)

The Character Area Map indicates that most of the project site is determined to be within a *Transitional* area.

4.4 Zoning District

The existing zoning for the project is AR-1 (Agricultural Residential).

5.0 Consistency and Compatibility Analysis

5.1 Consistency with the Comprehensive Plan

Effingham County's Comprehensive Plan was updated in 2019 and is set to be updated again in late 2024. The provided Effingham County Land Use Map designates the parcel as Transitional.

6.0 Consistency with the Regional Plan of Coastal Georgia

6.1 Summary

Since 1964, the Coastal Regional Commission of Georgia (CRC) has been dedicated to serving the ten counties and thirty-five cities of Coastal Georgia. The CRC region encompasses Georgia's eastern shore, stretching almost 100 miles from the northern tip of Savannah to the southern city of St. Marys. The region is home to historic towns, industries, military installations, major ports including the fourth busiest and fastest-growing container terminal in the U.S., and a thriving tourism trade, each driving some part of the region's economic engine. Equally important, one finds abundant wildlife, beautiful beaches and over 2300 miles of tributaries and salt marshes.

In 2022, the CRC Council adopted the updated [Coastal Georgia Regional Plan](#) to satisfy planning requirements for regional commissions established under the Georgia Planning Act and the Department of Community Affairs' Regional Planning Requirements. The plan aims to secure a successful future for the region's communities and achieve a common vision through comprehensive planning and collaborative implementation.

The CRC recommends that the applicant and local government review the Coastal Georgia Regional Plan to ensure that the proposed development is consistent with the Implementation Program in relation to:

- Water and Wastewater

- Stormwater
- Transportation
- Cultural and Historic Resources
- Natural Resources
- Regional Growth Management
- Economic Development
- Tourism
- Quality of Life
- Coastal Vulnerability and
- Governance

6.2 Regional Land Use Map

The Regional Land Use Map analyzes current development patterns in terms of urbanization. Three categories are used to represent these patterns: *conservation, rural, developing, and developed*.

Conservation areas are to be preserved to protect important regional resources or environmentally sensitive areas of the region.

Rural areas are not expected to urbanize or require urban services in the next 20 years. These areas are characterized by sparsely developed non-urban areas where the land is primarily used for farming, forestry, very low density residential or open space uses.

Developing areas are expected to urbanize and require provision of new urban services in the next 20 years. These services will include water and sewer service at a minimum.

Developed areas currently exhibit urban type development patterns, and currently have access to urban services. These areas typically include higher density residential areas, along with industrial and commercial developments.

According to the Regional Land Use Map, the location of DRI #4266 is in a *Rural area*. Therefore, the proposed development is not consistent with the Regional Land Use Map.

6.3 Area Requiring Special Attention (ARSA)

The Areas Requiring Special Attention Map was developed by considering the Regional Land Use Map and incorporating local comprehensive plans and the regionally important resources map to evaluate land use trends within the region and identify areas requiring special attention. These areas include:

- *Threatened Regionally Important Resources*: Areas where crucial natural or cultural resources are likely to be impacted by development.

- *Rapid Development*: Areas where rapid development or change of land uses are likely to occur, especially where the rate of development has and/or may outpace the availability of community facilities and services, including transportation.
- *Redevelopment*: Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness.

The Areas Requiring Special Attention Defining Narrative includes lists of

- Recommended Development Patterns
- Types of Land Uses, and
- Implementation Measures

According to the ARSA Map, the location of DRI #4266 is in an *Area of Significant Natural Resources*. These areas are where Regionally Important Resources (green infrastructure, groundwater recharge areas, wetlands, priority forests, floodplains, and conservation areas) are likely to be threatened by development.

6.4 Green Infrastructure

As part of the Conservation area in the Coastal Land Use Map, areas of Green Infrastructure include, but are not limited to, wetlands, flood plains, streams, endangered species and critical habitat and prime agricultural lands, federal or state listed species. These areas include essential buffers along streams and wetlands, and water bodies that require riparian buffers. Identifying and preserving coastal Georgia's Green Infrastructure network will support biodiversity and functional ecosystems, protect native plant and animal species, lessen the disruption to natural landscapes, limit invasive species, which in turn will enhance and support water quality, provide for quality growth land use planning, support the implementation of stormwater management plans and regulations, encourage the creation of transportation corridors and connections, foster ecotourism, tourism and outdoor recreation, enhance the business climate, and ensure a high quality of life for coastal residents.

According to the Green Infrastructure Map, the location of DRI #4266 is partially in a core and corridor area.

6.5 Wetlands

The applicant states that development is likely to affect wetlands and floodplains. All necessary wetland permits will need to be obtained and mitigation efforts will need to be employed to reduce the impact on the wetlands. The applicant stated that according to Resource + Landing Consultants delineation, there are jurisdictional wetlands within the site. The current plan does anticipate impacting jurisdictional wetlands. The project will follow all regulations and processes as outlined by the USACE to mitigate and impact the proposed jurisdictional wetlands. A portion of the site lies within flood zone X, but the improvements will not impact the flood zone.

6.6 Coastal Stormwater Supplement

Approximately 50% of the project site is expected to be impervious surface once the project is completed. Detention ponds are proposed for the project to address the storm water runoff for the site. The site will be designed to meet the current requirements as required by Effingham County and Georgia EPD.

7.0 Comprehensive Economic Development Strategy (CEDS)

7.1 Summary

The Coastal Regional Commission serves as the Economic Development District (EDD) for the region's six coastal counties and four inland counties as designated by the U.S. Department of Commerce, Economic Development Administration (EDA).

In accordance with EDA, a [Comprehensive Economic Development Strategy \(CEDS\)](#) is updated and submitted every five years. This important document sets the regional economic development planning process for 2017–2022. The CEDS brings together public and private sectors to create an economic road map to strengthen Coastal Georgia's regional economy.

The CEDS documents provides an analysis of the region's economy which was used as the guide for establishing regional goals and objectives, developing, and implementing a plan of action; and identifying investment priorities and funding sources. By implementing this strategy, the region remains eligible for economic development assistance investment from EDA. This investment can help fund local infrastructure projects, technology-led economic development projects, and strategies to respond to sudden and severe economic situations.

7.2 Population and Employment Trends

County	2000	2010	2020	2030
Effingham	37,535	54,478	71,685	79,935

Source: U.S. Census; Georgia Coast 2030: Population Projections for the 10-County Region

The county's population is expected to grow from its 2000 level of 37,535 to 79,935 by 2030, according to the US Census Bureau. The Coastal Region's population in 2030 is projected to be 962,956, which is an increase from the 2000 level of 558,350.

The Coastal Georgia region supported 312,400 jobs in 2000 and is expected to support 435,050 jobs in 2030. The Effingham County unemployment rate in was 2.2%¹ in 2022.

7.3 Economic Impact

The estimated value of the project at build-out is \$300,000,000. The estimated annual local tax revenues likely to be generated by the proposed development is \$3,200,000. The applicant indicates that the regional work force is not sufficient to fill the demand created by the proposed project and will not displace any existing uses.

8.0 CRC Resources

8.1 Georgia Coastal Regional Character Design Guidelines

[The Georgia Coastal Regional Character Design Guidelines](#) applies primarily to design elements and improvements that influence the public realm. Generally, focus on those influences that impact viewshed, identity, microclimate, sustainability and in limited cases public safety. It should be understood that these guidelines are recommendations only, not development standards, legal ordinances, or conditions that constitute approval or disapproval. They are a suggested framework to meet the State of Georgia's regional planning goals and implied procedures to implement portions of the *Coastal Georgia Regional Plan*.

The articulation of mass, form, materials, theme, and design methodologies are the primary constituents of the guidelines. The public realm is best represented as those areas associated with public rights-of-way and public space. Highways, streets, roads, corridors, trails, thoroughfares, greenways, blueways and parks are the viewpoint. All areas adjacent to these elements are the viewshed: development parcels, road shoulders and the edges of private and public lands. In its simplest form, the guideline elements addressed from the viewpoint to the viewshed are as follows:

- Utilizing Vegetation and Landscape
- Signage
- Pavement Surfaces
- Lighting
- Enclosures, Walls, and Fences
- Accessory Structures

¹ U.S. Census Bureau. (2022). Selected Economic Characteristics. *American Community Survey, ACS 1-Year Estimates Data Profiles, Table DP03*.
<https://data.census.gov/table/ACSDP1Y2022.DP03?t=Employment&g=050XX00US13103>.

According to The Coastal Character Design Guidelines, the proposed development is in the *Tidewater Hearth* Character Region and may utilize the Character Key for *Industrial Areas*.

8.2 Regional Commission Recommendations

The following comments from the CRC are recommendations. The CRC is not the approving body for new developments in Effingham County, that authority rests with locally elected representatives. The CRC is tasked with providing public notice, providing an opportunity for public comment, and providing recommendations based on existing comprehensive plans and best planning practice.

The CRC has reviewed the materials provided and concludes that the proposed development has inconsistencies with the adopted local comprehensive plan, and the adopted Regional Comprehensive Plan. If approved, efforts to prevent negative impacts to wetlands and floodplain should be taken. Additionally, there have been several DRIs in this area that propose large warehouses. Effingham County should consider if there is a need for additional warehouse capacity in this area when taking action on this DRI.

8.3 Public Comment

Public comment was received by 10/12/2024.

For technical assistance contact Caity McKee, Senior Planner at cmckee@crc.ga.gov.

CONCEPT PLAN – APPLICANT PROVIDED



SITE DATA TABLE:

PROPOSED BUILDING SF - ±4,167,000 SF
TOTAL SITE AREA - ±422 AC
WETLAND AREA - ±109 AC
UPLAND AREA - ±313 AC
PROPOSED POND AREA - ± 53 AC

PREPARED FOR:

CONCEPTUAL LAYOUT
RAHN TRACT
 EFFINGHAM COUNTY / GA

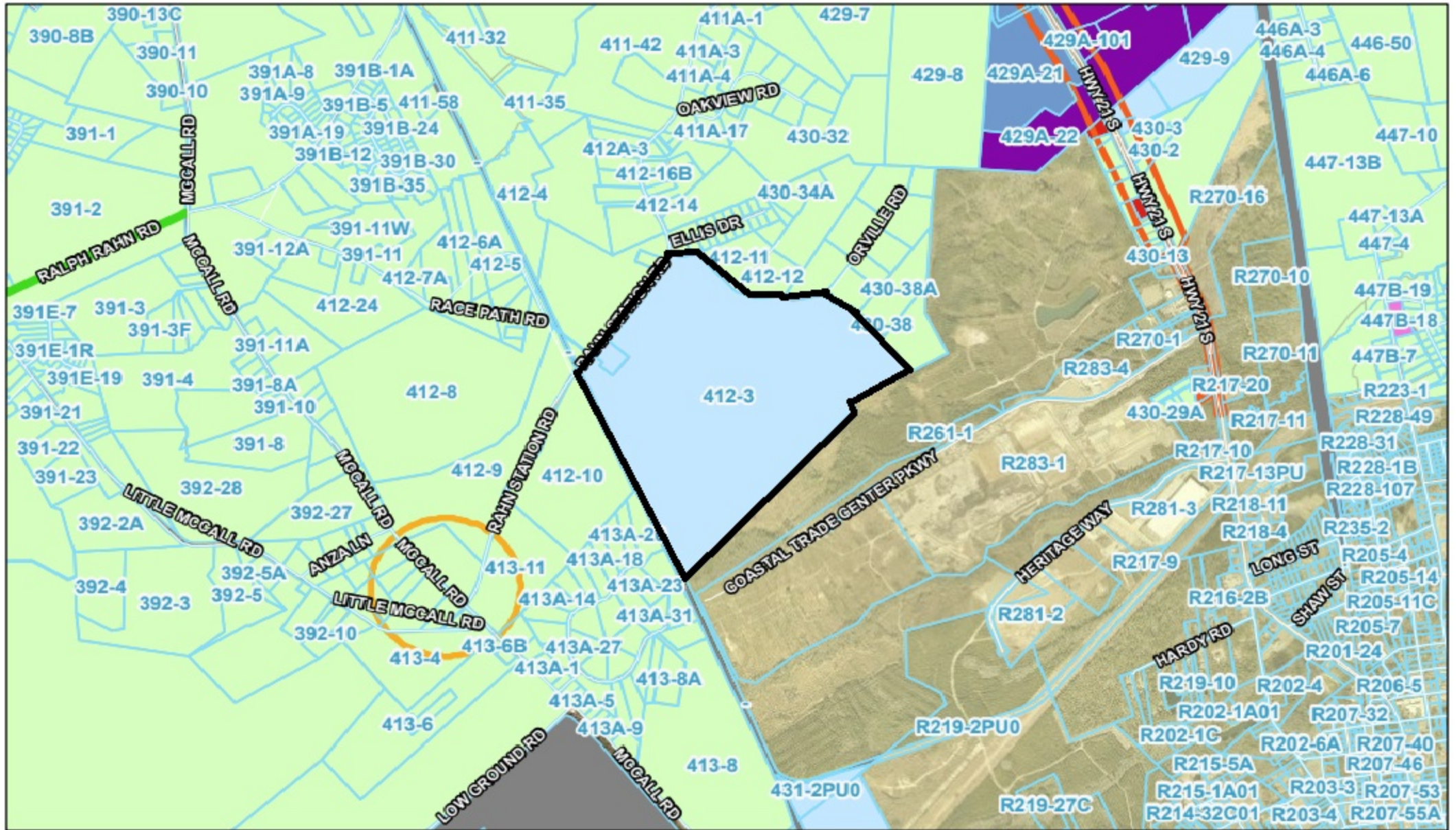
August 5, 2024

THOMAS & HUTTON
 50 Park of Commerce Way
 Savannah, GA 31405 • 912.234.5300
 www.thomasandhutton.com

This map illustrates a general plan of the development which is for discussion purposes only, does not limit or bind the owner/developer, and is subject to change and revision without prior written notice to the holder. Dimensions, boundaries and position locations are for illustrative purposes only and are subject to an accurate survey and property description.
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CHARACTER AREA MAP

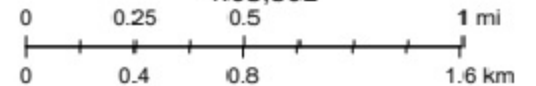
Rahn Tract



8/23/2024



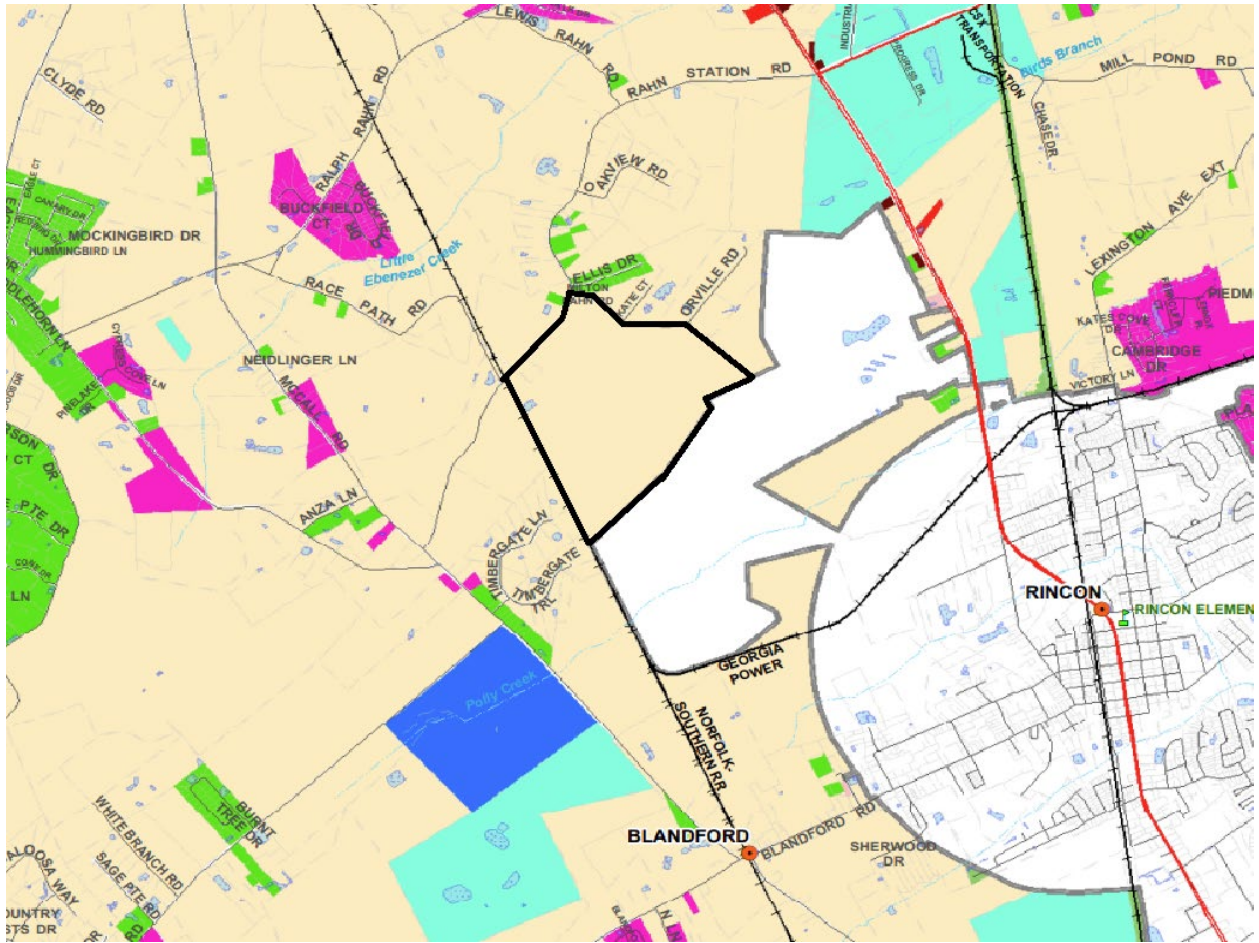
1:35,962



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



ZONING DISTRICTS MAP

Rhan Tract (412-3)




ARTICLE IV. ESTABLISHMENT OF DISTRICTS

4.1 Zoning of districts. For the purpose of this ordinance the area of Effingham County, Georgia, is hereby divided into the following zoning districts:

-  AR-1 / Agricultural residential districts (five acres or more)
-  AR-2 / Agricultural residential districts (less than five acres)
-  R-1 / Single-family residential districts
-  R-1-A / Single-family residential district (alternative)
-  R-2 / Two-family residential districts
-  R-3 / Multifamily residential districts
-  R-4 / Planned manufactured home community districts
-  B-1 / Neighborhood commercial districts
-  B-2 / General commercial districts
-  B-3 / Highway commercial districts
-  I-1 / Industrial districts
-  FH / Flood hazard districts
-  CP / Conservation preservation districts
-  PD / Planned Development

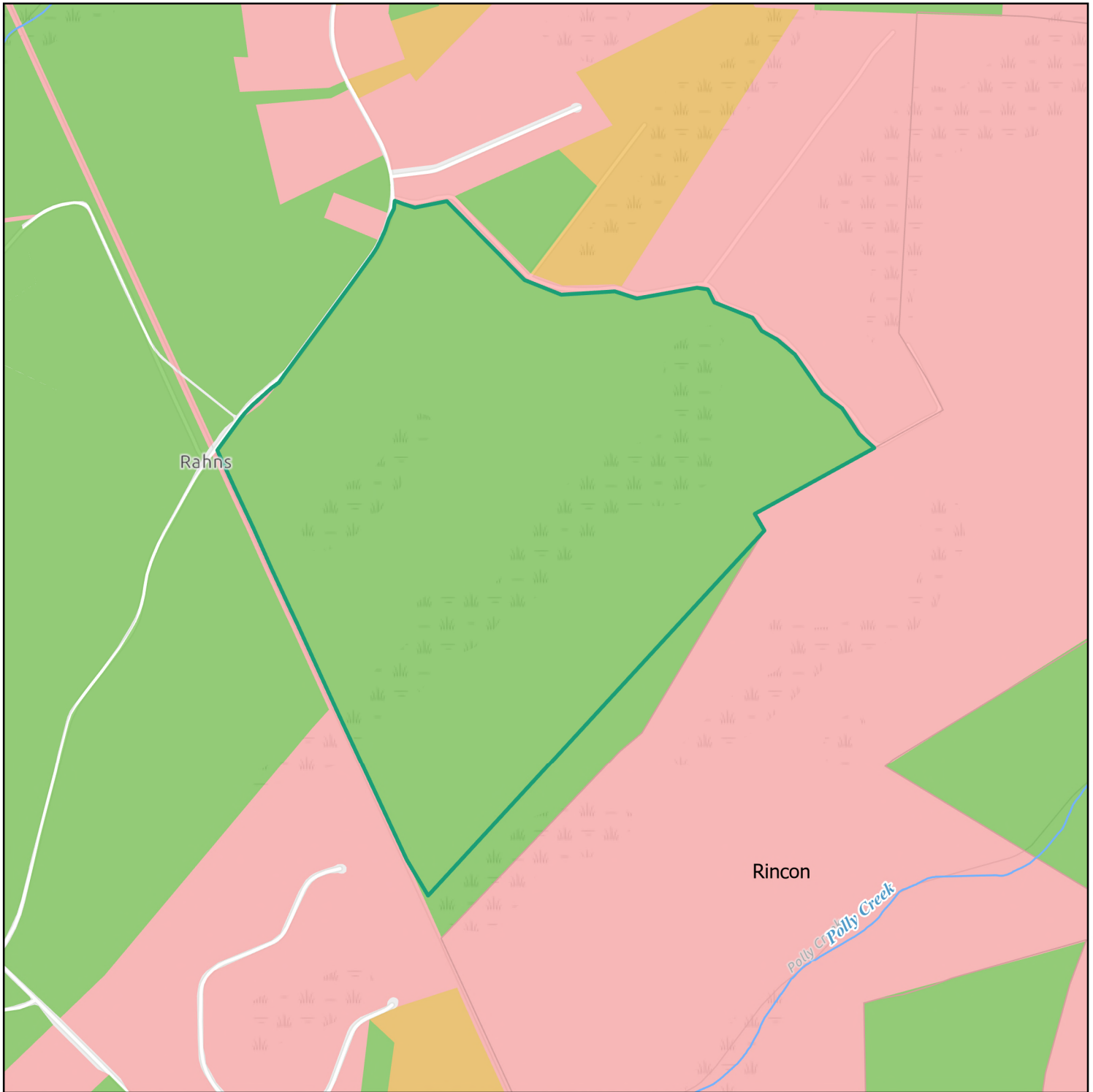
Overlay District

Historical Village Overlay District

-  Meldrim

REGIONAL IMPACT MAPS




**DRI #4266 - Rahn Tract
County: Effingham
"Future Development Map"**

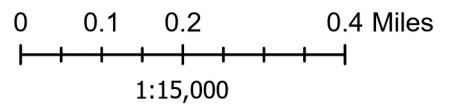


Date Exported: 9/25/2024

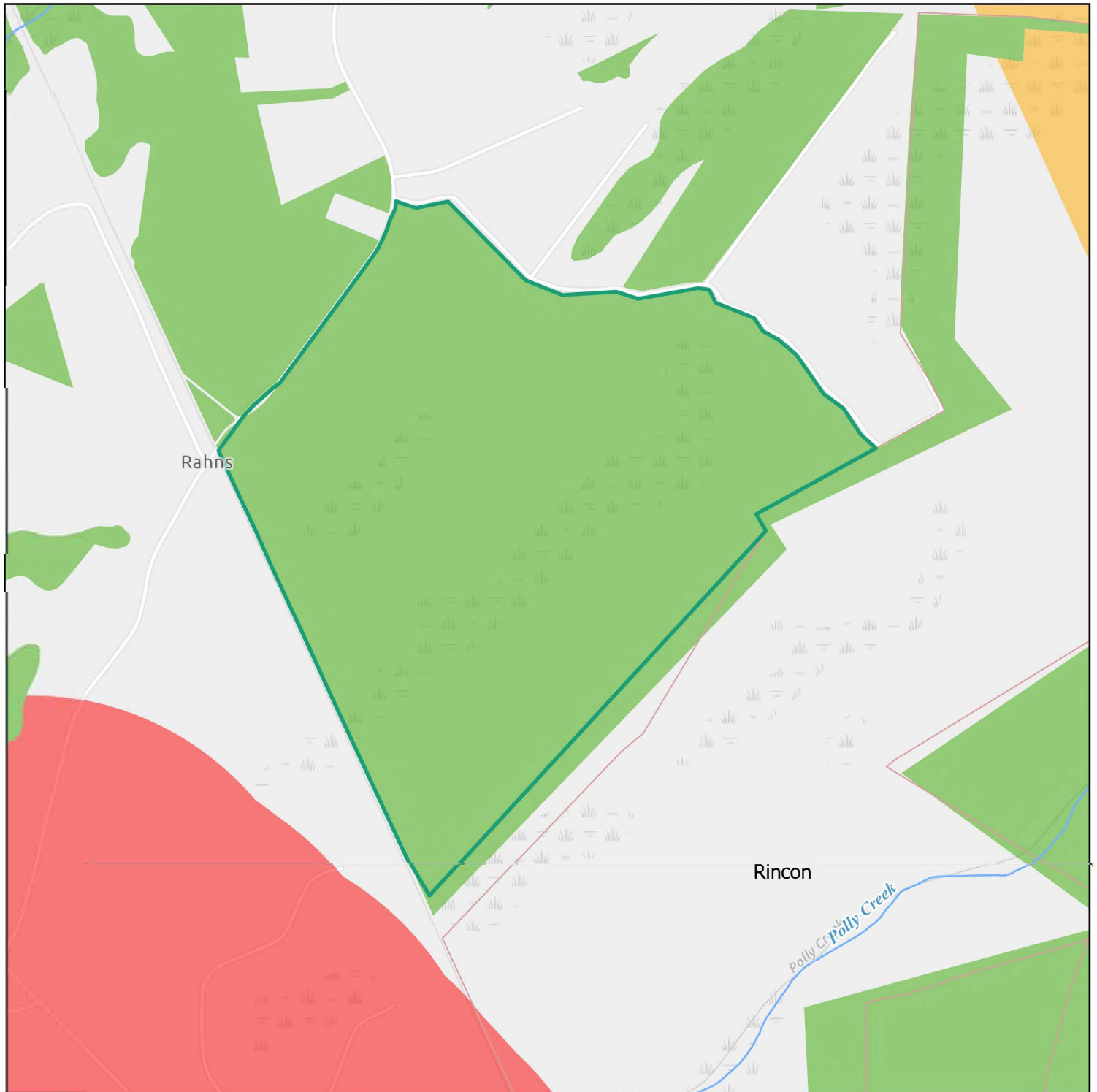
Map Coordinates: 81.27243°W 32.31106°N

-  Rivers
-  Counties - CRC
-  Cities

- Future Development**
-  Developed
 -  Developing
 -  Rural



DRI #4266 - Rahn Tract
County: Effingham
"ARSA Map"



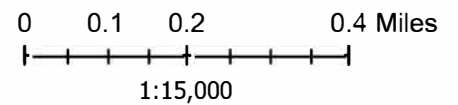
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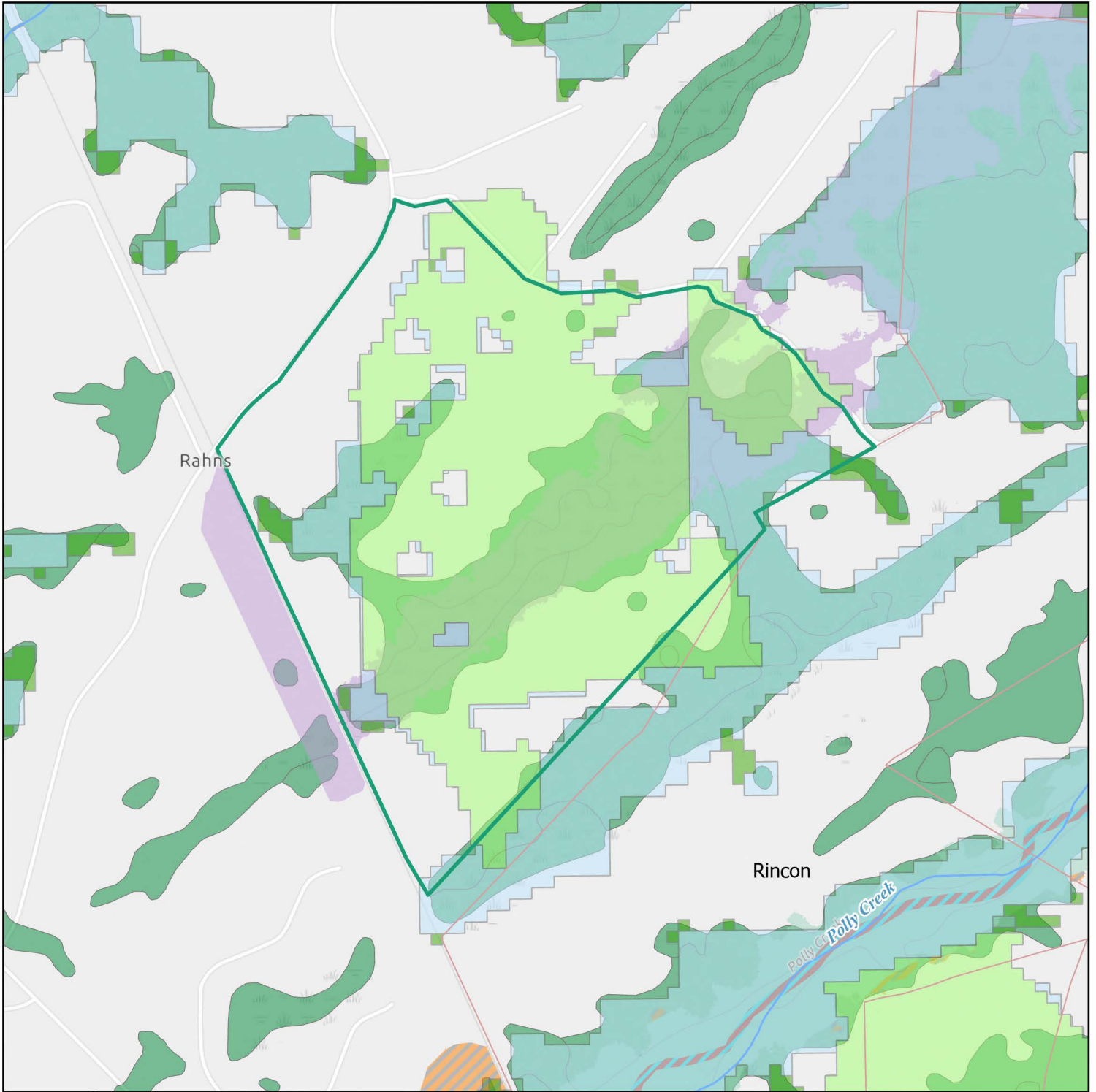
- Rivers
- Counties - CRC
- Cities

- Areas Requiring Special Attention (Preferred Use, Updated Annually)
- Areas Requiring Special Attention
- Areas in Need of Redevelopment
- Areas of Rapid Development

- Areas of Significant Infill
- Areas in Need of Infrastructure
- Areas of Significant Natural Resources
- Large Abandoned Structures or Sites



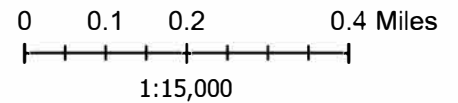
**DRI #4266 - Rahn Tract
County: Effingham
"Green Infrastructure Map"**



Date Exported: 9/25/2024

Map Coordinates: 81.27243°W 32.31106°N

- | | | |
|---|------------------------|--|
| Rivers | Corridor | X - 0.2 PCT Annual Chance Flood Hazard |
| Counties - CRC | Multi-Use Buffer Areas | Wetlands |
| Cities | Sites | Freshwater Forested/Shrub Wetland |
| Green Infrastructure Class (Preferred Use, Updated Annually) | Flood Zone | Riverine |
| Green Infrastructure Class | A | |
| Core | AE | |
| | AE - Floodway | |



PROPERTY RECORD CARDS

Effingham County, GA

Homestead Application

Please wait to apply for homestead until your name appears under the "Owner" section below.

Apply for Homestead Exemption

Assessment Notice

- [2024 Assessment Notice \(PDF\)](#)
- [2023 Assessment Notice \(PDF\)](#)
- [2022 Assessment Notice \(PDF\)](#)
- [2021 Assessment Notice \(PDF\)](#)

CUVA / FLPA Notices

- [2022 CUVA Notices \(PDF\)](#)

Public Comment Card

Public Comment Card

Sales Questionnaire

Sales Questionnaire

Summary

Parcel Number 04120003
 Account/Realkey 13472
 Location Address RAHN STATION RD
 Legal Description 490.12 AC 2023 CUVA
 (Note: Not to be used on legal documents)
 Class V5-Consrv Use
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning AR-1
 Tax District 01-County (District 01)
 Millage Rate 26.476
 Acres 490.12
 Neighborhood 04120: LAND: 00000 / BLDG: 00000 (001134)
 Homestead Exemption No (S0)
 Landlot/District N/A / 9

[View Map](#)



Owner

RAHN REBECCA J AND KIMBERLEY D AND
 JAMES K AND JORDAN T AND KASSIDY B
 1381 RAHN STATION RD
 RINCON, GA 31326

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Open Land	Rural	4	1
RUR	Woodland	Rural	3	2
RUR	Ponds	Rural	2	0.76
RUR	Woodland	Rural	1	16.1
RUR	Woodland	Rural	3	58.93
RUR	Woodland	Rural	5	137.25
RUR	Woodland	Rural	7	137.17
RUR	Woodland	Rural	8	136.91

Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Agland 93	4	1
CUV	Timberland 93	2	0.76
CUV	Timberland 93	1	16.1
CUV	Timberland 93	3	58.93
CUV	Timberland 93	5	137.25
CUV	Timberland 93	7	137.17
CUV	Timberland 93	8	136.91

Residential Improvement Information

Style	One Family
Heated Square Feet	1549
Interior Walls	Pine
Exterior Walls	Wood Siding
Foundation	Pieirs
Attic Square Feet	0
Basement Square Feet	0
Year Built	1900
Roof Type	Galvanized Metal
Flooring Type	Pine
Heating Type	No Heating
Number Of Rooms	0
Number Of Bedrooms	0
Number Of Full Bathrooms	1
Number Of Half Bathrooms	0
Number Of Plumbing Extras	0
Value	\$16,416
Condition	Average
Fireplaces\Appliances	Const 1 sty 1 Box 2

Style	One Family
Heated Square Feet	680
Interior Walls	Panel
Exterior Walls	Vinyl Siding
Foundation	Pieirs
Attic Square Feet	0
Basement Square Feet	0
Year Built	2000
Roof Type	Fiberglass Panels
Flooring Type	Carpet
Heating Type	No Heating
Number Of Rooms	0
Number Of Bedrooms	1
Number Of Full Bathrooms	1
Number Of Half Bathrooms	0
Number Of Plumbing Extras	0
Value	\$58,147
Condition	Average

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
FIRE CHARGE-RES_MH	2020	0x0 / 1	1549	\$0
FIRE CHARGE-RES_MH	2020	0x0 / 1	680	\$0
UTILITY BUILDING, FINISHED	2010	14x14 / 0	0	\$3,838
FIRE FEE-RES	2010	0x0 / 0	1	\$0
UTILITY BUILDING, UNFINISHED	2010	10x8 / 0	0	\$812
HOME SITE AVG	2000	0x0 / 1	1	\$9,583
POLE BARN	2000	25x40 / 0	1	\$3,284
IMPLEMENT SHED FLR OR WLS & RF	1900	9x18 / 0	0	\$10
CANOPY, LOW COST (RESIDENTIAL)	1900	11x23 / 0	1	\$702
CANOPY, LOW COST (RESIDENTIAL)	1900	8x23 / 0	1	\$511
BARN, LOW COST	1900	14x23 / 0	0	\$500

Permits

Permit Date	Permit Number	Type	Description
09/26/2019	01710	OUT BUILDINGS	800 SF METAL BUILDING - NO ELECTRICAL / NO PLUMBING

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
8/31/2022	2805 420	26 194	\$0	Settling Estate Unqualified	RAHN KIM ALLEN AND KIMBERLEY D AND	RAHN REBECCA J AND KIMBERLEY D AND
10/12/2017	2434 365	26 194	\$0	Sales Under 1000/Quit Claim Deeds	RAHN WENDELL KIRK ESTATE	RAHN KIM ALLEN AND KIMBERLEY D AND
5/24/2002	833 349	26 194	\$0	Unqualified - Improved	RAHN WENDELL	RAHN WENDELL KIRK AND KIM ALLEN

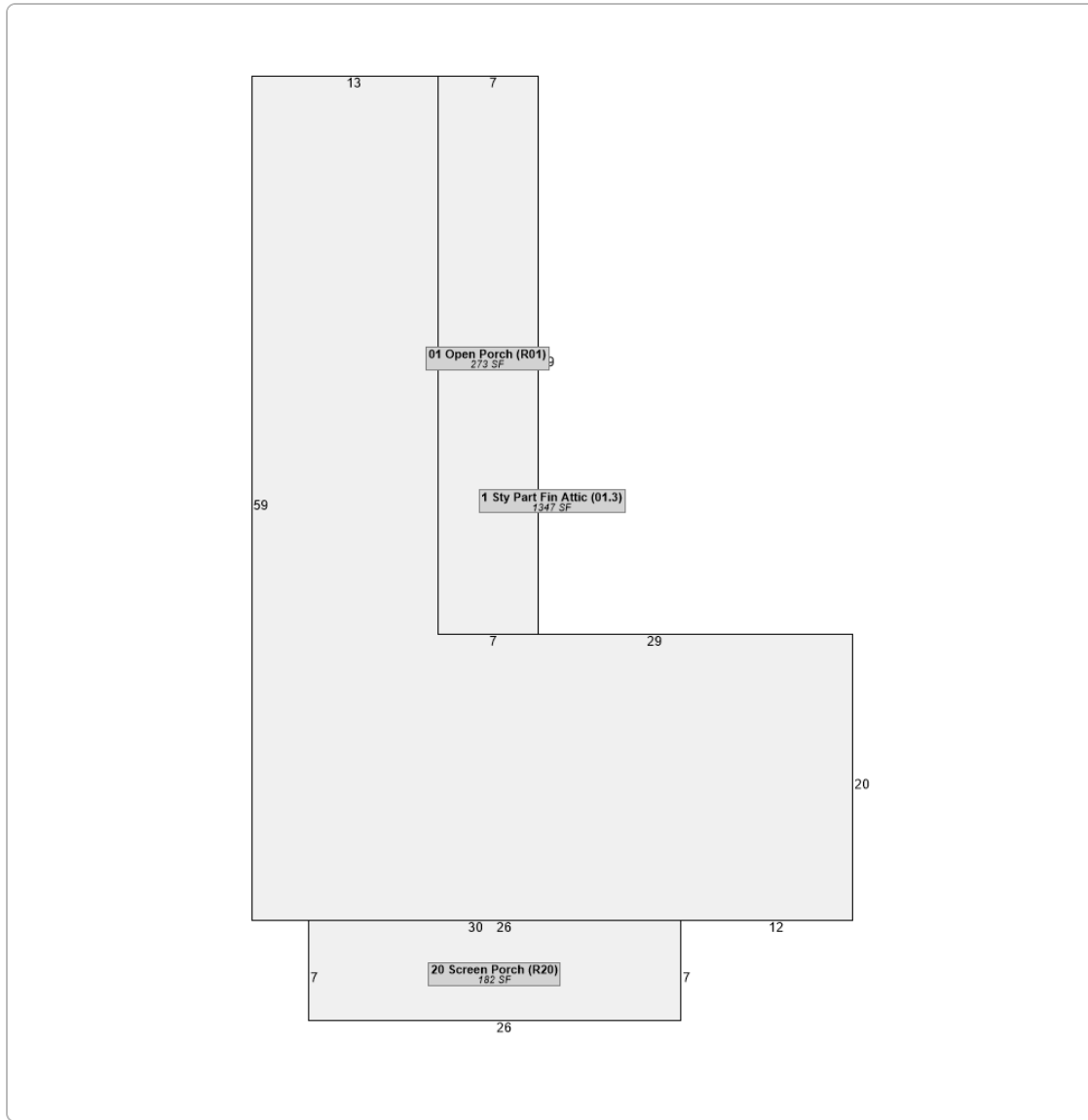
Valuation

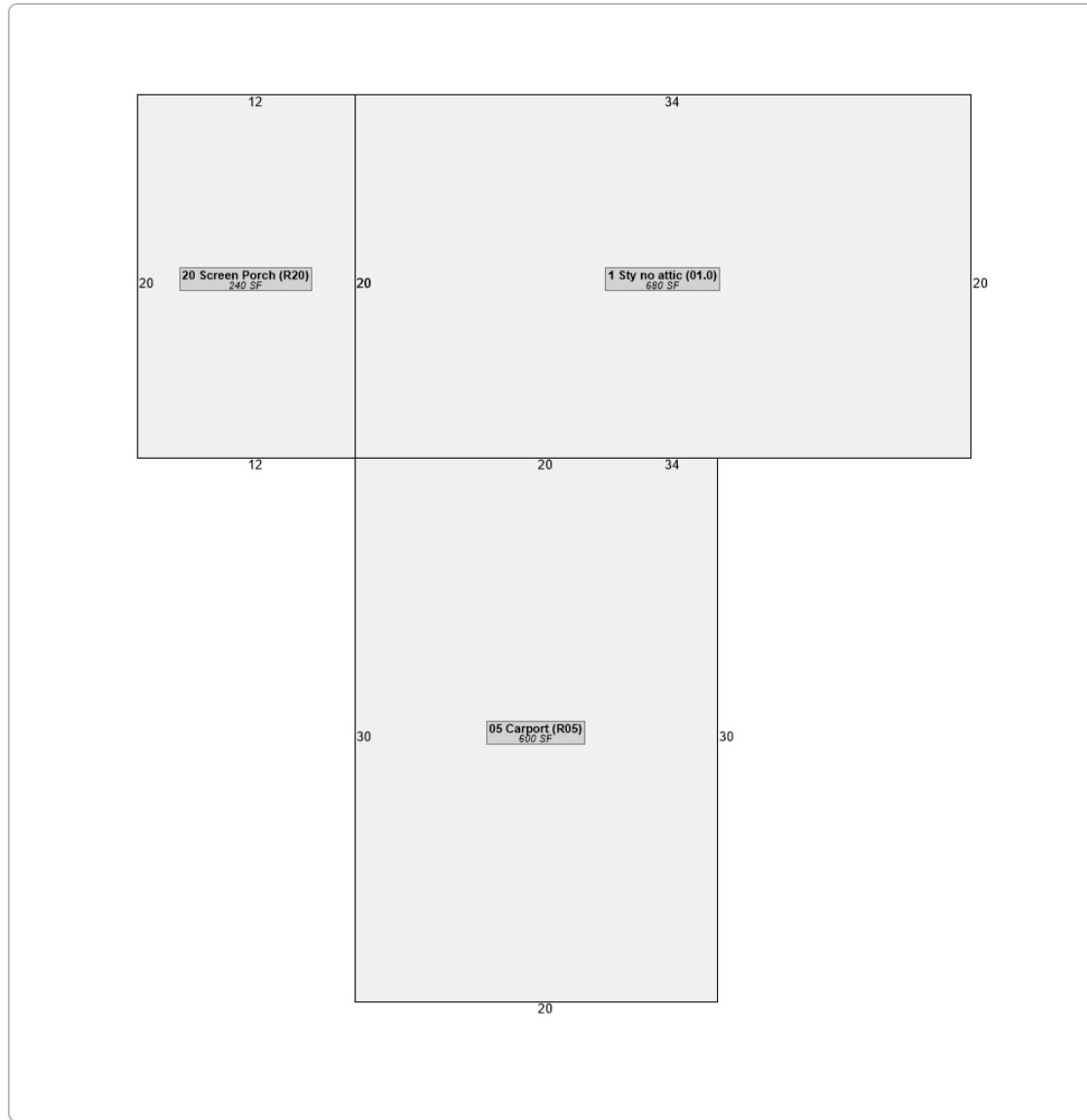
	2024	2023	2022	2021	2020
Previous Value	\$2,735,473	\$2,738,768	\$2,391,412	\$2,057,896	\$2,057,896
Land Value	\$2,667,647	\$2,667,647	\$2,667,647	\$2,320,853	\$1,987,867
+ Improvement Value	\$74,563	\$48,586	\$48,586	\$48,024	\$47,494
+ Accessory Value	\$19,240	\$19,240	\$22,535	\$22,535	\$22,535
= Current Value	\$2,761,450	\$2,735,473	\$2,738,768	\$2,391,412	\$2,057,896
10 Year Land Covenant (Agreement Year / Value)	2023 / \$243,992	2023 / \$237,177	2013 / \$204,757	2013 / \$202,875	2013 / \$198,794

Photos



Sketches





No data available for the following modules: Assessment Appeals Process, Mobile Home Tac Notice, Land, FLPA Report, Commercial Improvement Information, Mobile Homes, Prebill Mobile Homes.

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Effingham County, GA

Homestead Application

Please wait to apply for homestead until your name appears under the "Owner" section below.

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- [2023 Assessment Notice \(PDF\)](#)
- [2022 Assessment Notice \(PDF\)](#)
- [2021 Assessment Notice \(PDF\)](#)

Public Comment Card

Public Comment Card

Sales Questionnaire

Sales Questionnaire

Summary

Parcel Number 04120003A00
 Account/Realkey 13473
 Location Address 1381 RAHN STATION RD
 Legal Description 5.00 AC
 Class R4-Residential
 Zoning AR-1
 Tax District 01-County (District 01)
 Millage Rate 26.476
 Acres 5
 Neighborhood 04120: LAND: 00000 / BLDG: 00000 (001134)
 Homestead Exemption Yes (S1)
 Landlot/District N/A / 9TH

[View Map](#)



Owner

[RAHN KIMBERLY D](#)
 1381 RAHN STATION RD
 RINCON, GA 31326

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	SmallParcel 3-5	Rural	1	5

Residential Improvement Information

Style One Family
 Heated Square Feet 2872
 Interior Walls Sheetrock
 Exterior Walls Brick Veneer
 Foundation Slab Perimeter
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 0
 Roof Type Asphalt Shingles
 Flooring Type Carpet
 Heating Type Cent Heat / AC
 Number Of Rooms 0
 Number Of Bedrooms 0
 Number Of Full Bathrooms 2
 Number Of Half Bathrooms 0
 Number Of Plumbing Extras 3
 Value \$144,838
 Condition Average
 Fireplaces\Appliances Const 1 sty 1 Box 1

House Address 1381 RAHN STATION RD

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
POOL, RESID, VINYL	2022	18x35 / 0	1	\$21,300
SHOP, FARM	2021	20x40 / 0	0	\$12,171
FIRE CHARGE-RES_MH	2020	0x0 / 1	2872	\$0
SANITATION - REGULAR	2010	0x0 / 0	1	\$0
FIRE FEE-RES	2010	0x0 / 0	1	\$0
HOME SITE AVG	2000	0x0 / 1	1	\$9,583
SHOP, FARM	2000	20x40 / 0	0	\$6,756

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
5/14/2016	1525 77	C 137 C2	\$0	Sales Under 1000/Quit Claim Deeds	RAHN W KIRK	RAHN KIMBERLY D
9/28/2006	1525 77	C137 C2	\$0	Unqualified - Improved		RAHN W KIRK & KIMBERLY D

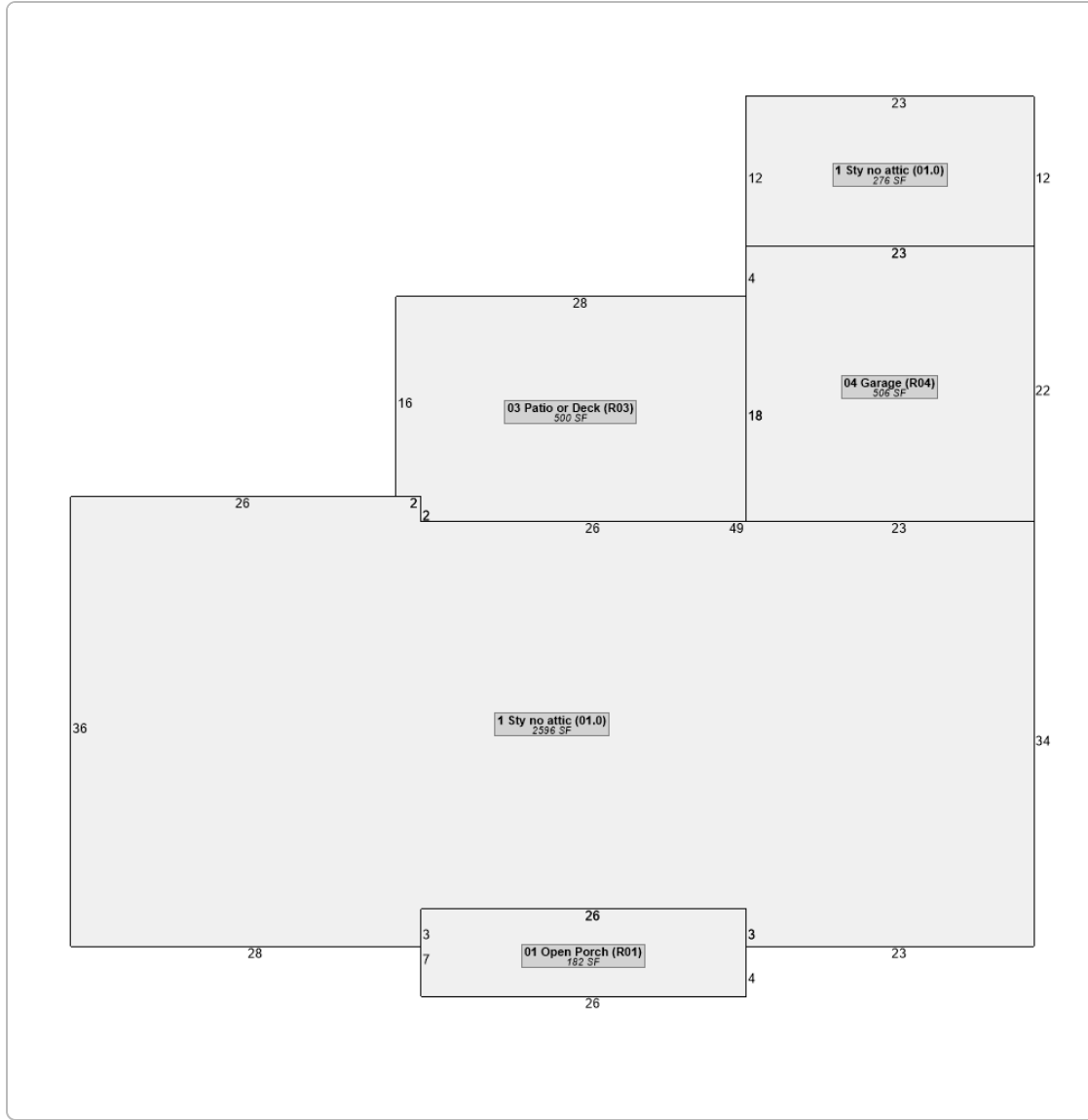
Valuation

	2024	2023	2022	2021	2020
Previous Value	\$346,622	\$293,162	\$197,968	\$197,968	\$197,968
Land Value	\$166,590	\$166,590	\$135,047	\$73,213	\$73,213
+ Improvement Value	\$144,838	\$130,222	\$130,222	\$109,407	\$109,407
+ Accessory Value	\$49,810	\$49,810	\$27,893	\$15,348	\$15,348
= Current Value	\$361,238	\$346,622	\$293,162	\$197,968	\$197,968

Photos



Sketches



No data available for the following modules: Assessment Appeals Process, Mobile Home Tac Notice, CUVA / FLPA Notices, Land, Conservation Use Rural Land, FLPA Report, Commercial Improvement Information, Mobile Homes, Prebill Mobile Homes, Permits.

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PUBLIC COMMENTS

Email received 10/10/2024 3:13 PM.

Subject: “City of Savannah Response for DRI #4266 Rahn Tract - Effingham County”

Hello Caity. The City of Savannah has the following response for DRI project #4266 copied below which also includes the department’s POC. Thank you.

Water Resources Planning & Engineering Department anticipates the following impacts associated with DRI#4266 (Rahn Tract - Effingham). Impacts related to the relatively small water demand, based on the assumption that the water source for the development is groundwater, are covered within overall regional groundwater management by GAEPD. Potential stormwater impacts, particularly stormwater quality, as the proposed development is upstream of drinking water intakes in the Savannah River, are covered in previous collaborative discussion between City of Savannah and Effingham County. The City of Savannah uses Abercorn Creek as the sole source water for its water treatment plant and the potable water supply for the City of Savannah and various other municipalities in the region, including Effingham County. Collaborative discussion between City of Savannah and Effingham County in the past on the potential impacts to the source water supply associated with development projects just upstream from the water intake have led to a commitment by Effingham County to require development projects to implement enhanced Best Management Practices related to stormwater runoff to mitigate the impacts and risks associated with this type of development project.

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With best regard

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