



Staff Report

Subject: 2nd reading – Zoning Map Amendment
Author: Chelsie Fernald, Planning Manager
Department: Development Services
Meeting Date: November 4, 2025

Proposed Zoning: LI (Light Industrial)

Existing Zoning: R-1 (Single-Family Residential District)

Map & Parcel: 476-4A

Parcel Size: 114.79 acres

Proposed Use: Warehouse/Distribution

Applicant: Kern & Co., LLC – Chad Zittrouer
P.O. Box 15179
Savannah, GA 31416

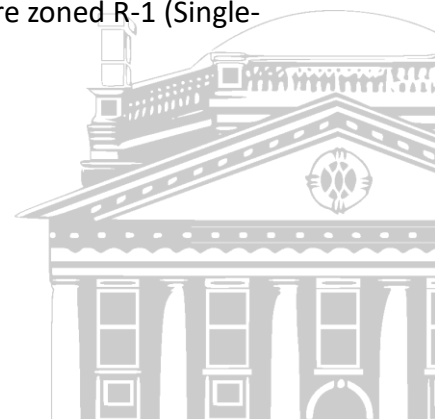
Owner(s): R B Baker Properties, LLC
70 Shirley B James Drive
Garden City, GA 31408

Location: Old Augusta Road South

Existing Land Use and Zoning:

The parcel totals 114.79 acres and is located on Old Augusta Road S at the intersection of Chimney Road and Holly Lane. Currently, the parcel is vacant, and ingress and egress are onto Old Augusta Road S. Old Augusta Road is a designated truck route.

The parcel is zoned R-1 (Single-Family Residential District). The surrounding parcels to the north are zoned AR-1 (Agricultural-Residential, 5 acres or more) and AR-2 (Agricultural-Residential, 1 acre or more). To the south, the parcels are zoned R-1 (Single-Family Residential District). The parcels to the east are zoned AR-1 (Agricultural-Residential, 5 acres or more), and to the west are zoned R-1 (Single-Family Residential District) and I-1 (Industrial).



The Proposed Development:

The proposed zoning is LI (Light Industrial). At the October 1, 2024, Board of Commissioners meeting, the board denied the rezoning. Specifically, they felt that allowing industrial zoning up to Chimney Road did not fit the area. A DRI was completed for this development in 2024, and the Department of Community Affairs found that the development was consistent with the adopted Comprehensive Plan. The development will be served by Effingham County water and sewer. The proposed warehousing will no longer be what is considered a “spec” building, as the developer does have a tenant for the first phase building.

The application materials state that the industrial development will be for warehousing/distribution. This use is a permitted use in Light Industrial per the Effingham County Permitted Uses Table. The following are uses that are allowed within the Light Industrial zoning district: Car dealer, Bus, Truck, RV/Camper, or Large Vehicle Sales and Service, Motorcycle, ATV, etc. Sales and Service, Boat or Marine Craft Dealer, Automobile Paint & Body, Overnight Truck Stop, Car Wash, Lumber Yard and Building Materials, Heating and Plumbing Equipment, Mail Order or Direct Selling Establishment, Leasing Trucks, Trailers, RVs, etc., Leasing Commercial, Industrial Machinery, and Equipment, Research and Development Services (Scientific), Veterinary Services, Office and Administrative Services, Services to Buildings and Dwellings, Mobile Food Services, Food Service Contractor, Vending Machine Operator, Personal Services, Pet or Pet Supply Store, Furniture or related products, Miscellaneous Manufacturing, Wholesale Trade Establishments, Warehouse Facilities, Enclosed/Mini Storage/Self-Storage, Road, Ground Passenger, and Transit Transportation, Truck and Freight Transportation Services, Marine and Water Transportation, Publishing, Motion Pictures and Sound Recording, Telecommunications and Broadcasting, Information Services and Data Processing Industries, Water, Steam, Air Condition Supply, Septic Tank and Related Services, Performing Arts and Support Establishments, Botanical Gardens, Arboreta, etc., Fitness Recreational Sports, Bowling, Billiards, Pool, etc., Natural and Other Recreational Parks, Education Services, Other Government Functions, Public Safety (Gov’t Owned), Health and Human Services, Child Daycare, Community Food Services, Religious Institutions, Final Care Services, Machinery Related, Special Trade Contractor, Heavy Construction Contractor, Greenhouse, Nursery, and Floriculture, Food Crops Grown Under Cover, Spraying, Dusting, or Other Related Services, and Crop Harvesting and Post Harvesting Activities.

Comprehensive Plan:

This parcel is located within the Industrial area on the Future Land Use Map (FLUM). This area is for land that is dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale facilities, mining and mineral extraction activities, or other similar uses. Furthermore, light industrial includes warehousing and distribution, trucking, and small-scale assembly and manufacturing (2020-2040 Effingham County Joint Comprehensive Plan, pg. 36)

Planning and Zoning Services

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



Planning Board Recommendation:

At the October 14, 2025, Planning Board meeting, Ms. Lyndsay Smith motioned for approval with the following added conditions: 1. That any buildings facing Old Augusta Road must have the truck courts in the rear of the buildings, 2. The Site Plan shall include the additional buffer information. Mr. Jake Patrick seconded the motion and it carried 4-1 with Mr. Neal Kessler opposing. The discussion of the Planning Board centered around Old Augusta being a truck route and the access to the site.

Determination:

Staff have reviewed the application, and the application is complete with the following conditions:

1. A Site Plan must be approved by the Board of Commissioners
2. All buffers must adhere to the Effingham County Board of Ordinances, **Section 3.4 – Buffers**
3. Site development plan must comply with the Effingham County Water Resources Protection ordinance, the Stormwater Management Local Design Manual, and **Chapter 34 – Flood Damage Prevention**.
4. Based on the parcel's location, extra Best Management Practices (BMPs) and requirements must be followed as agreed upon between Effingham County and the City of Savannah.
5. Any buildings that face Old Augusta Road, the truck court shall be in the rear of the building.
6. The Site Plan shall clarify the additional buffers.

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