



Staff Report

Subject: 2nd Reading- Zoning Map Amendment
Author: Kimberly Barlett, Senior Planner
Department: Development Services
Application: RZN-26-30
Meeting Date: August 4, 2026

Existing Zoning: **AR-1 (Agricultural Residential; 5 acres)**
Proposed Zoning: **B-3 (Major Commercial)**

Map & Parcel(s): 378-2
Total Acreage Affected ± 3.00 acres
Location: US Hwy 80
Commissioner District: First District

Proposed Use: Commercial Development

Applicant: Scott Monson
50 Park of Commerce Way
Savannah, GA 31405

Owner: Keith Blocker
2755 Strickland Street
Pembroke, GA 31321

Rezoning Summary:

Item	Description
Request	Rezone ± 3.00 acres from AR-1 to B-3
Proposed Use	Self-Storage & Outdoor screened storage
Existing Use	Undeveloped Woodlands
Future Land Use	Agricultural Residential/ Commercial Corridor
Utilities	Private well & septic
Access	US Hwy 80

Project Summary:

The applicant requests to rezone approximately ±3.00 acres from AR-1 (Agricultural Residential) to **B-3 (Major Commercial)** to develop self-storage units and outdoor RV and boat storage. One office building is proposed on the site to support the operation.

The proposed facility includes:

- 2,850-square-foot operations building with six (6) parking spaces, including one (1) ADA-compliant accessible parking space.
- The entrance road will be paved; however, the storage lot areas are proposed to consist of compacted granite base material.
- GDOT-compliant access improvements
- Facility signage at the entrance
- Perimeter security fencing and lighting
- 132 (5x10) self-storage units
- 36 (10x10) self-storage units
- 40 (10 x 15) self-storage units
- 36 (10 x 20) self-storage units
- 10 (10 x 30) self-storage units
- 21 outdoor trailer, RV, and boat parking spaces (12 feet × 35 feet each).

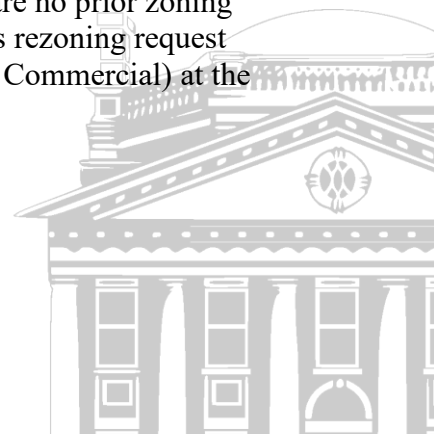
Self-storage. Refers to a service that provides individuals or businesses with secure, rentable storage space—typically in the form of individual units—where they can store personal belongings, inventory, equipment, or documents for short- or long-term use.

Screened storage. An area where items are stored out of direct view, using some form of screening or enclosure for privacy, security, or visual appeal. The screening can be made of fencing, walls, landscaping, or other barriers.

Screened storage yard. An outdoor area used for storing materials, equipment, or goods, which is partially or fully enclosed by a physical barrier (such as a fence or screening material) to restrict visibility and provide security. This type of storage is often used for construction materials, vehicles, industrial equipment, or waste.

Zoning History

The subject property is currently zoned **AR-1 (Agricultural Residential)**. There are no prior zoning cases on record for this parcel. However, the property is associated with a previous rezoning request involving Parcels 378-6 and 378-7, which were rezoned from AR-1 to B-3 (Major Commercial) at the April 2, 2024, Board of Commissioners meeting.

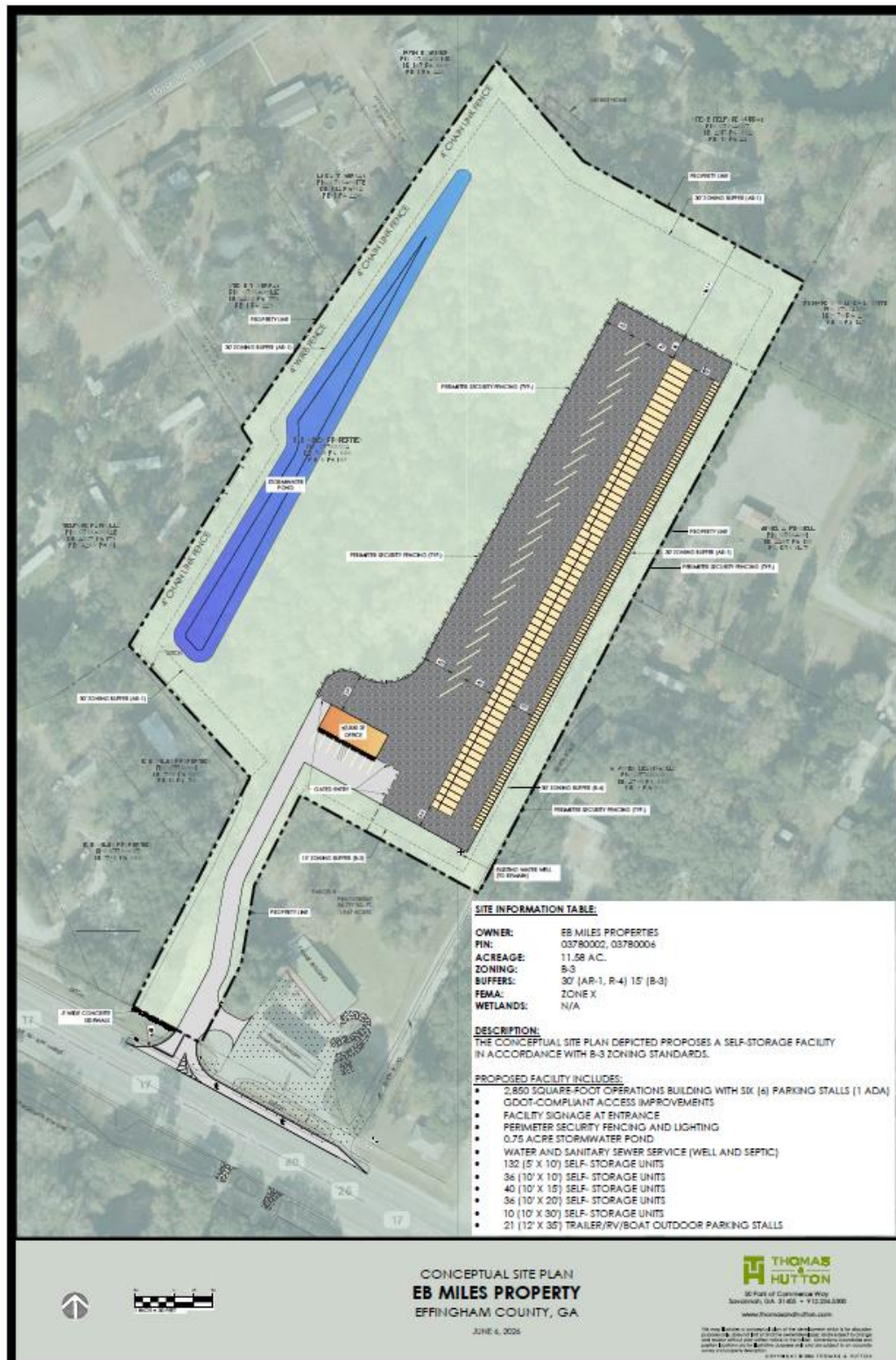


Parcel 378-6 is proposed to be combined with the subject property, Parcel 378-2, should the current request be approved. The combined parcels would be utilized for the proposed development project.

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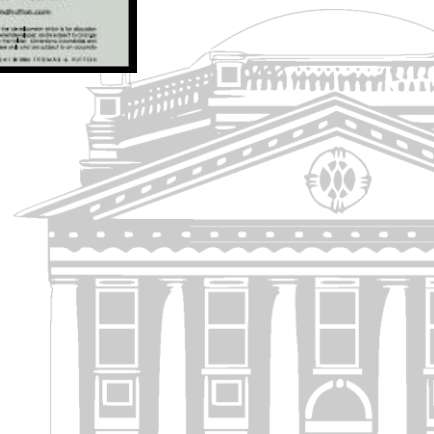


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Existing Site Condition

The subject property consists of approximately **3.00 acres** and is located along US Highway 80. Although the developable portion of the parcel is located behind adjacent properties, access is provided via an existing access strip to US Highway 80. The property is currently undeveloped and wooded, with no existing structures or site improvements.

US Highway 80 serves as a commercial corridor within the area. There are currently no existing sidewalks along the roadway frontage.

The parcel does not contain any identified **wetlands, floodplains, or environmental constraints** based on County GIS mapping.



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Surrounding Use and Zoning Pattern

Surrounding Neighborhood
• North: AR-1 (Agricultural–Residential, 5 acres or more)
• South: AR-1 (Agricultural–Residential, 5 acres or more)
• East: B-3 (Major Commercial)
• West: AR-1 (Agricultural–Residential, 5 acres or more) & R-4 (Manufactured Home Community)

The area surrounding the parcel consists primarily of commercial services and rural residential homesteads. The site is located along a well-traveled corridor, allowing for efficient traffic flow and convenient access.

Based on the zoning map provided, the surrounding area reflects a mixed but transitioning zoning pattern, described as follows:

North

- ✚ Agricultural- residential homesteads (AR-1)
- ✚ Ziegler Farms Subdivision (AR-1)

East / Southeast

- ✚ Agricultural -residential homesteads (AR-1)
- ✚ Undeveloped (B-3)
- ✚ Gas Station & Convenience store (B-3)
- ✚ Commercial Shopping Center (B-2)
- ✚ Mobile Home Park (R-4)
- ✚ Faulkville Animal Hospital (B-3)
- ✚ Trucking Company (I-1)

South

- ✚ Agricultural Residential homesteads (AR-1)
- ✚ Large tracts zoned (AR-1)

West/ Southwest

- ✚ Agricultural Residential homesteads (AR-1 & AR-2)
- ✚ Mobile Home Park (R-4)
- ✚ Gas Station & Convenience store (B-3)
- ✚ Used Car Sales (B-3)

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B-3



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Zoning Development Standards for B-3

Requirement	Standard
Greenspace	Minimum 15% of site area
Sidewalks	Required along all public street frontages
Buffers	30-foot vegetated buffer required on all sides
Parking	1 space per 300 sq. ft. of floor area; minimum 10 spaces
Lighting	Must be designed to reflect light away from adjacent residentially zoned properties

Zoning Classification

*The **Major Commercial District (B-3)** is intended to accommodate a diverse mix of commercial activities that provide both durable and convenience goods to the broader community. This district supports businesses that benefit from high visibility, easy access, and steady vehicular traffic, making it ideal for commercial uses that cater to both residents and travelers. Strategically located along major and minor thoroughfares, ensuring direct access to well-traveled roadways and key transportation corridors.*

Proper setbacks, screening, and traffic control measures help reduce noise, glare, and congestion, ensuring a smooth transition between commercial corridors and nearby residential or lower intensity uses. They play a vital role in supporting regional commerce, economic growth, and job creation while maintaining a balance between accessibility, functionality, and community character.

Intensity of Use

The proposed rezoning from AR-1 (Agricultural Residential) to **B-3 (Major Commercial)** for the development of a self-storage facility with outdoor storage represents an increase in the intensity of land use. The current Agricultural Residential designation is intended for low-density residential and agricultural activities, which typically generate minimal traffic and require limited site improvements.

In contrast, the **proposed commercial use** will introduce a higher level of development, including storage buildings, paved access drives, security fencing, lighting, and designated outdoor storage areas. While self-storage facilities generally produce less traffic and fewer impacts than many other commercial uses, the development will increase commercial activity on the site and result in a greater amount of impervious surface.

Infrastructure

The property is served by a **private well and septic, consistent with the** surrounding development.

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Road Routes: US Highway 80 is classified as a Minor Arterial Road and a designated truck route within Effingham County.

Public Health, Safety, and Welfare

The proposed rezoning to B-3 (Major Commercial) for the development of a self-storage facility with outdoor storage is not anticipated to have a significant adverse impact on public health, safety, or welfare. Self-storage facilities are generally considered low-impact commercial uses due to their limited traffic generation, low employee counts, and minimal demand on public services. The development will be subject to applicable zoning, site development, stormwater management, and building code requirements designed to protect public health and safety.

Additionally, the installation of security measures such as controlled access, perimeter fencing, and site lighting will improve site security while minimizing potential impacts on adjacent properties. The proposed use is not expected to create conditions that would be detrimental to the surrounding community or the general welfare of the public.

Consistency with Comprehensive Plan

While the subject parcel is designated Agricultural–Residential on the Future Land Use Map (FLUM), and the Agricultural–Residential category is intended primarily for single-family and multifamily residential development compatible with surrounding residential densities and neighborhood character, several factors support consideration of the requested commercial zoning.

The property is adjacent to parcels already zoned B-3 and is located within the Commercial Corridor Overlay District. The surrounding development pattern reflects an established commercial corridor rather than a purely residential environment.

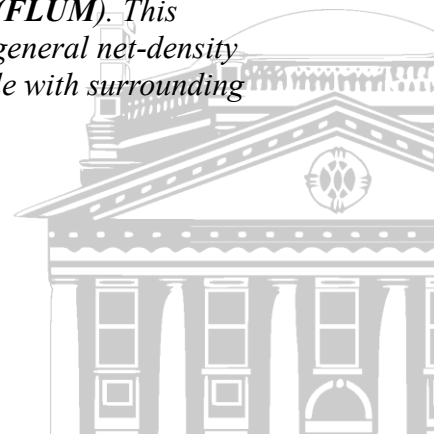
The Commercial Corridor Overlay was established to encourage high-quality development, coordinated site design, redevelopment of underutilized properties, and enhancement of property values along major transportation corridors. The overlay specifically promotes infill development and redevelopment opportunities while supporting improvements to access management, landscaping, signage, and overall corridor aesthetics.

Given the property's location within the Commercial Corridor Overlay and its proximity to existing B-3 zoned properties, the proposed commercial zoning may be viewed as compatible with the existing development pattern along the corridor.

*The parcel is designated **Agricultural–Residential** on the **Future Land Use Map (FLUM)**. This category supports single-family and multifamily residential uses arranged within general net-density ranges. The intent is to ensure residential development patterns that are compatible with surrounding*

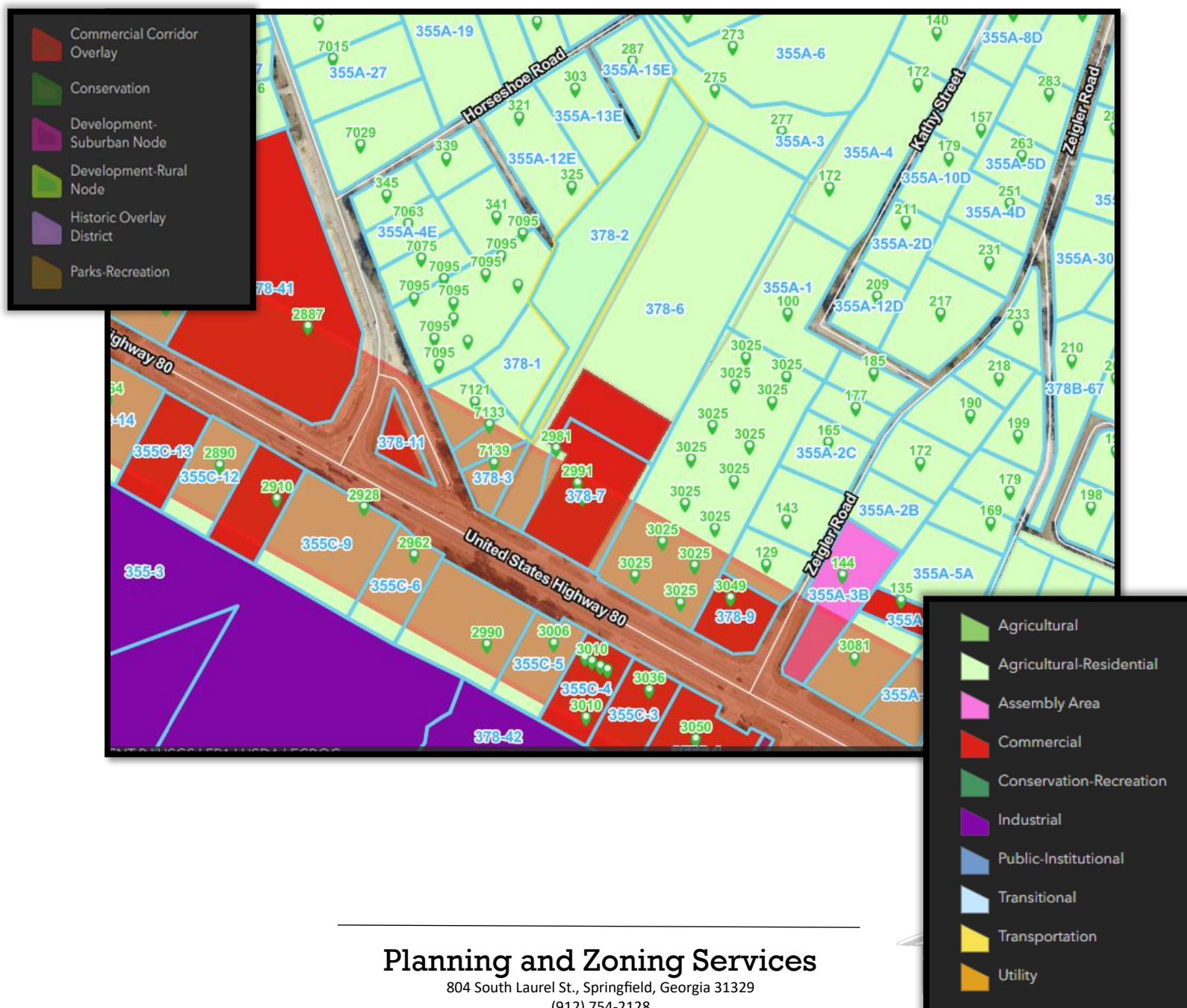
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densities, building types, and established neighborhood character (Effingham County 2020–2040 Joint Comprehensive Plan, p. 37).

The **Commercial corridor** area is characterized by highly trafficked commercial development along streets and highways. The purpose is to establish standards for the design of sites, buildings, structures, plantings, signs, street hardware, and other such improvements that are visible to the public and affect the physical development of land within specific designated transportation corridors. The Design should be pedestrian-oriented with walkable connections. Commercial corridors play a vital role in the local economy by providing goods and services to residents, creating job opportunities, and contributing to the vibrancy and vitality of the community. (Effingham County 2020–2040 Joint Comprehensive Plan, p. 41).



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PLANNING BOARD RECOMMENDATION

At the **July 14, 2026**, Planning Board meeting, the Planning Board conducted a public hearing regarding the requested rezoning application to rezone approximately $\pm$ 3.00 acres from AR-1 to B-3 to allow for permitted uses in B-3.

Discussion of the Planning Board included the zoning classification, driveway access, fence screening, buffers, lighting, watersheds, and security systems.

Concerns of citizens:

- Clear-cutting of the property
- Light pollution
- Minimal job creation
- Devaluing the surrounding properties

Following the discussion, the Planning Board voted **unanimously to recommend approval of the request.**

STAFF ANALYSIS

Staff finds that the requested rezoning is compatible with the surrounding land use pattern and consistent with the intent of the B-3 (Major Commercial) zoning district. Although the request is not fully consistent with the Agricultural Residential Future Land Use designation, the subject property is located within the Commercial Corridor Overlay and adjacent to existing commercial zoning. The proposed self-storage facility represents a relatively low-impact commercial use that is not anticipated to adversely affect the public health, safety, or welfare of the surrounding community.

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