



Staff Report

Subject: 2nd Reading - Zoning Map Amendment
Author: Jennifer Rose, Planner I
Department: Development Services
Application: RZN-26-19
Meeting Date: July 21, 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 Old Augusta Road South/Abercorn Road
Commissioner District: 5th District

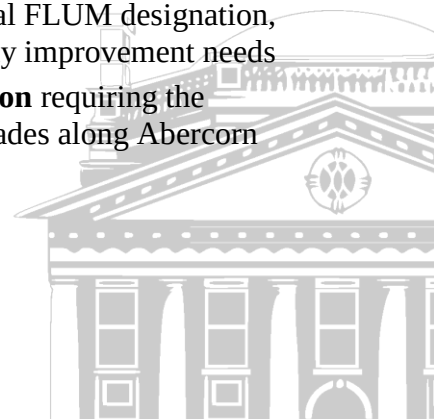
Proposed Use: Warehousing and industrial operations

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 and industrial operations
Existing Use	Residential (mobile homes) and wooded land
Future Land Use Map	Industrial
Utilities	Public water (Effingham County)
Location	Abercorn Road / Old Augusta Road
Key Considerations	Industrial corridor location, consistency with Industrial FLUM designation, infrastructure availability, traffic impacts, and roadway improvement needs
Planning Board Recommendation	Approval (Unanimous – May 12, 2026) with condition requiring the property owner to make roadway improvements/upgrades along Abercorn Road to industrial standards



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.**

This designation is intended to support:

- Warehousing and distribution centers

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- Manufacturing and industrial operations
- Freight, logistics, and employment-generating uses



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:

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

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Future development will be subject to:

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

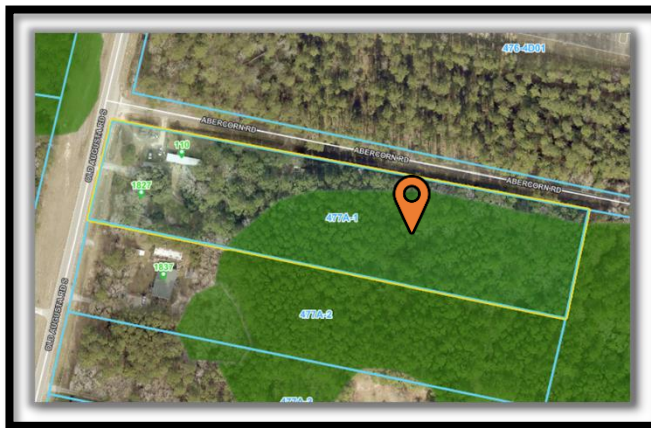
ENVIRONMENTAL CONSIDERATIONS

Wetlands

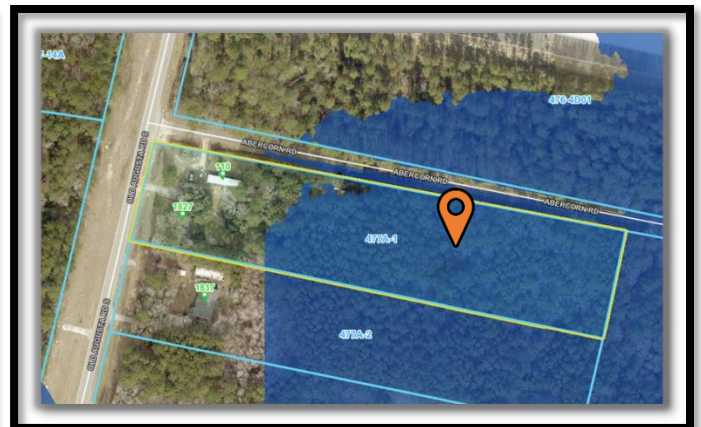
Mapping indicates the presence of wetlands on portions of the property.

Development in these areas will require:

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



(Wetlands)



(FEMA Flood Zone A)

Floodplain

Floodplain mapping indicates portions of the property are located within FEMA-designated flood hazard areas.

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Future development must comply with:

- Effingham County floodplain regulations
 - Elevation and stormwater management standards
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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

Environmental Health

Wetlands and floodplain areas on the site will require:

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- 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.

PLANNING BOARD RECOMMENDATION

At the **May 12, 2026** Planning Board meeting, the Planning Board conducted a public hearing regarding the requested rezoning application to rezone approximately ±4.76 acres from AR-1 to HI for warehousing and industrial operations.

Discussion included the site's location within an expanding industrial corridor, surrounding industrial zoning pattern, infrastructure availability, roadway access, environmental constraints, and the potential transportation impacts associated with future industrial development.

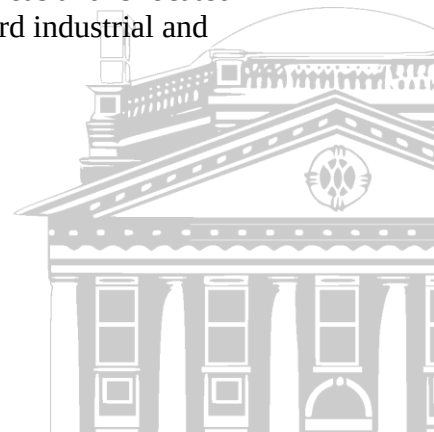
Following discussion, the Planning Board voted **unanimously to recommend approval of the request with the condition** that the property owner shall be responsible for roadway improvements and upgrades along Abercorn Road necessary to bring the roadway to industrial standards.

STAFF ANALYSIS/KEY CONSIDERATIONS

The request involves rezoning approximately ±4.76 acres from AR-1 (Agricultural Residential) to HI (Heavy Industrial) to allow future warehousing and industrial operations within an expanding industrial corridor. The subject property currently contains two mobile homes and wooded areas and is located along Abercorn Road near Old Augusta Road in an area that has transitioned toward industrial and logistics-related development.

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The surrounding area is characterized by industrial zoning and industrial land uses in all directions, including warehousing, freight operations, logistics facilities, and industrial support uses. The request would continue the existing industrial development pattern and align the zoning classification with surrounding land uses and ongoing industrial growth within the corridor.

The Future Land Use Map designates the property as Industrial, which supports warehousing, manufacturing, freight, logistics, and employment-generating industrial uses. Staff finds the proposed HI zoning classification is generally consistent with the Industrial Future Land Use designation and the established industrial character of the surrounding area.

Infrastructure availability and roadway access are key considerations associated with the request. Public water service is available through Effingham County, and the site benefits from frontage along Abercorn Road with proximity to Old Augusta Road and surrounding industrial corridors. However, future industrial development may increase truck traffic volumes, turning movements, and demand on roadway infrastructure along Abercorn Road. Consideration should be given to roadway improvements necessary to support industrial traffic and continued industrial growth within the corridor.

Additional considerations include wetlands and FEMA-designated flood hazard areas located on portions of the property. Future development would remain subject to wetlands permitting, floodplain regulations, stormwater management requirements, and all applicable environmental review processes.

If the Board elects to approve the rezoning request, the Planning Board and Staff recommend the following condition may be considered:

CONDITIONS (IF APPROVED)

1. The property owner/developer shall be responsible for any roadway improvements or upgrades required along Abercorn Road to accommodate industrial traffic and bring the roadway to applicable industrial access and development standards, as determined by Effingham County.

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