



RZN-25-41

Rezoning Application

Status: Active

Submitted On:

8/27/2025

Primary Location

32.271247, -81.188167

Owner

No owner information

Applicant



Chad Zittrouer



912-354-8400



czittrouer@kernengineering.com



P O Box 15179

Savannah, GA, GA 31416

Staff Review

🏠 Planning Board Meeting Date*

10/14/2025

🏠 Board of Commissioner Meeting Date*

11/04/2025

🏠 Notification Letter Description *

to allow for permitted uses in Light Industrial.

🏠 Map #*

476

🏠 Parcel #*

4A

🏠 Staff Description

🏠 Georgia Militia District

—

🏠 Commissioner District*

5th

🏠 Public Notification Letters Mailed

09/15/2025

🏠 Board of Commissioner Ads

10/15/2025

 Planning Board Ads

09/17/2025

 Request Approved or Denied

—

 Plat Filing required* 

No

Applicant Information

Who is applying for the rezoning request?*

Agent

Applicant / Agent Name*

Kern & Co., LLC - Chad Zittrouer

Applicant Email Address*

czittrouer@kernengineering.com

Applicant Phone Number*

912-354-8400

Applicant Mailing Address*

P O Box 15179

Applicant City*

Savannah

Applicant State & Zip Code*

GA 31416

Property Owner Information

Owner's Name*

R B Baker Properties, LLC

Owner's Email Address*

robert@rbbakerholdings.com

Owner's Phone Number*

912.443.1577

Owner's Mailing Address*

70 Shirley B James Drive

Owner's City*

Garden City

Owner's State & Zip Code*

GA 31408

Rezoning Information

How many parcels are you rezoning?*

1

Present Zoning of Property*

R-1 (Single Family Residential)

Proposed Zoning of Property*

LI (Light Industrial)

Map & Parcel *

476-4A

Road Name*

Old Augusta Road S

Proposed Road Access* 

Old Augusta Road S

Total Acres *

114.79

Acres to be Rezoned*

114.79

Lot Characteristics *

Trapezoidal parcel with approximately 2,000 lf frontage and estimate average 2,600 lf depth

Water Connection *

Public Water System

Name of Supplier*

Effingham County

Sewer Connection

Public Sewer System

Name of Supplier*

Effingham County

Justification for Rezoning Amendment *

Similar Zonings along the Old Augusta Corridor and shown as Industrial on the Effingham County Future Land Use Map

List the zoning of the other property in the vicinity of the property you wish to rezone:

North*

AR-1

South*

R-1

East*

AR-1

West*

I-1/R-1

Describe the current use of the property you wish to rezone.*

Vacant

Does the property you wish to rezone have a reasonable economic use as it is currently zoned?*

No, current zoning is not consistent with recent development along Old Augusta corridor and is not consistent with Future Land Use Map

Describe the use that you propose to make of the land after rezoning.*

Warehouse/Distribution

Describe the uses of the other property in the vicinity of the property you wish to rezone?*

Industrial/Residential Mixture. More recently Industrial since the Old Augusta Parkway construction.

Describe how your rezoning proposal will allow a use that is suitable in view of the uses and development of adjacent and nearby property?*

Similar to other uses along the Old Augusta corridor.

Will the proposed zoning change result in a use of the property, which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?*

Infrastructure is in place or planned to accomodate the proposed rezoning/development.

Digital Signature*

✓ Chadwick R. Zittrouer
Aug 26, 2025

RETRACEMENT SURVEY

A SUBDIVISION PLAT OF OLD AUGUSTA ROAD DEVELOPMENT
TRACT 1
779.61 ACRE PORTION OF THE ABERCORN CREEK TRACT, FORMERLY THE JARELL TRACT
9TH G.M. DISTRICT, EFFINGHAM COUNTY, GEORGIA
Prepared For: Norpoint Industrial, LLC

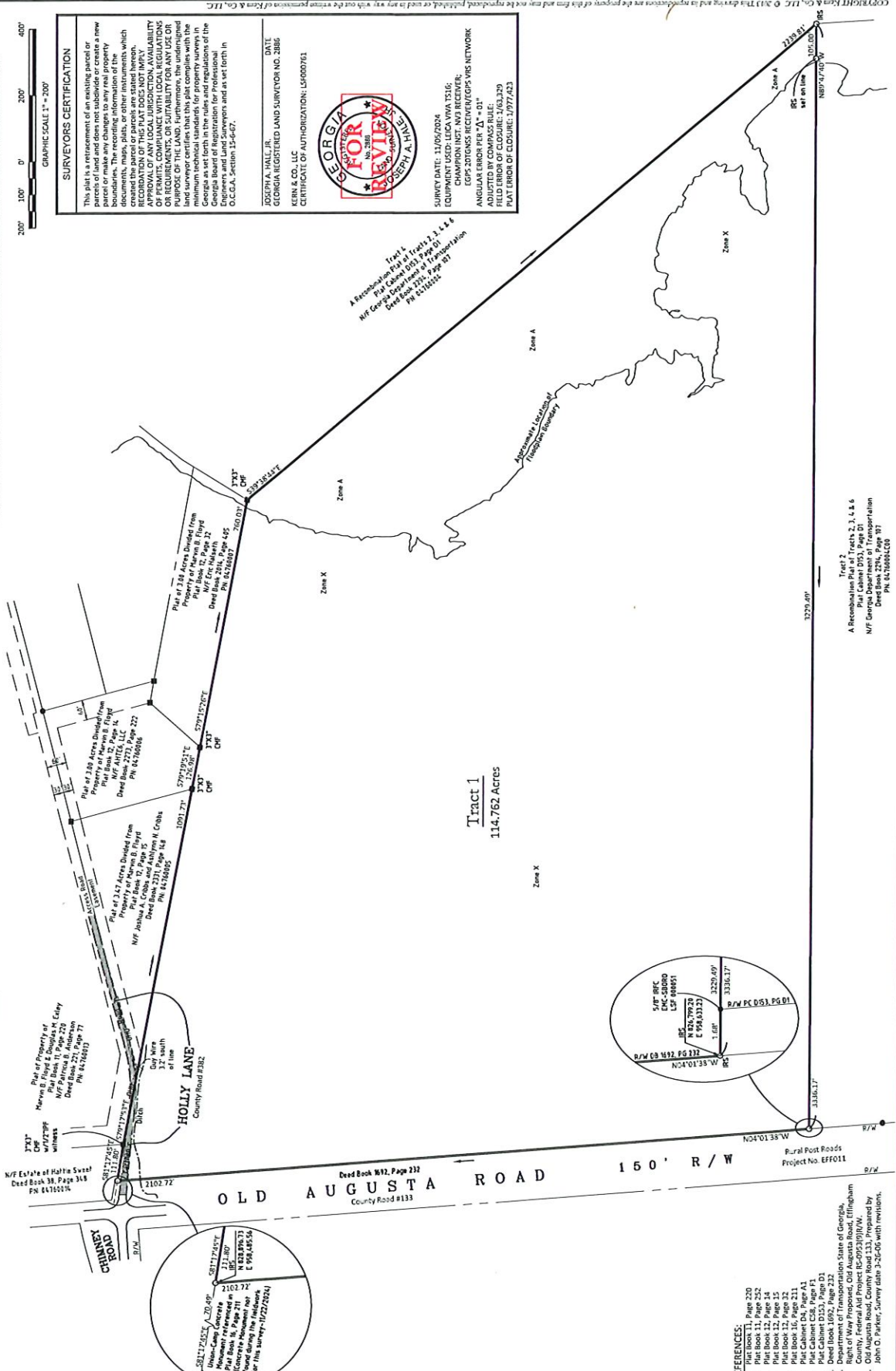


Kearns & Co., LLC
Consulting Engineers • Land Surveyors • Land Planners
Architects • Landscape Architects • Environmental Scientists
MLA Count (1400) • P.O. Box 1517 • Savannah, Georgia 31416
Phone (712) 354-4010 Fax (712) 356-1865 Email info@kearnscoengineering.com

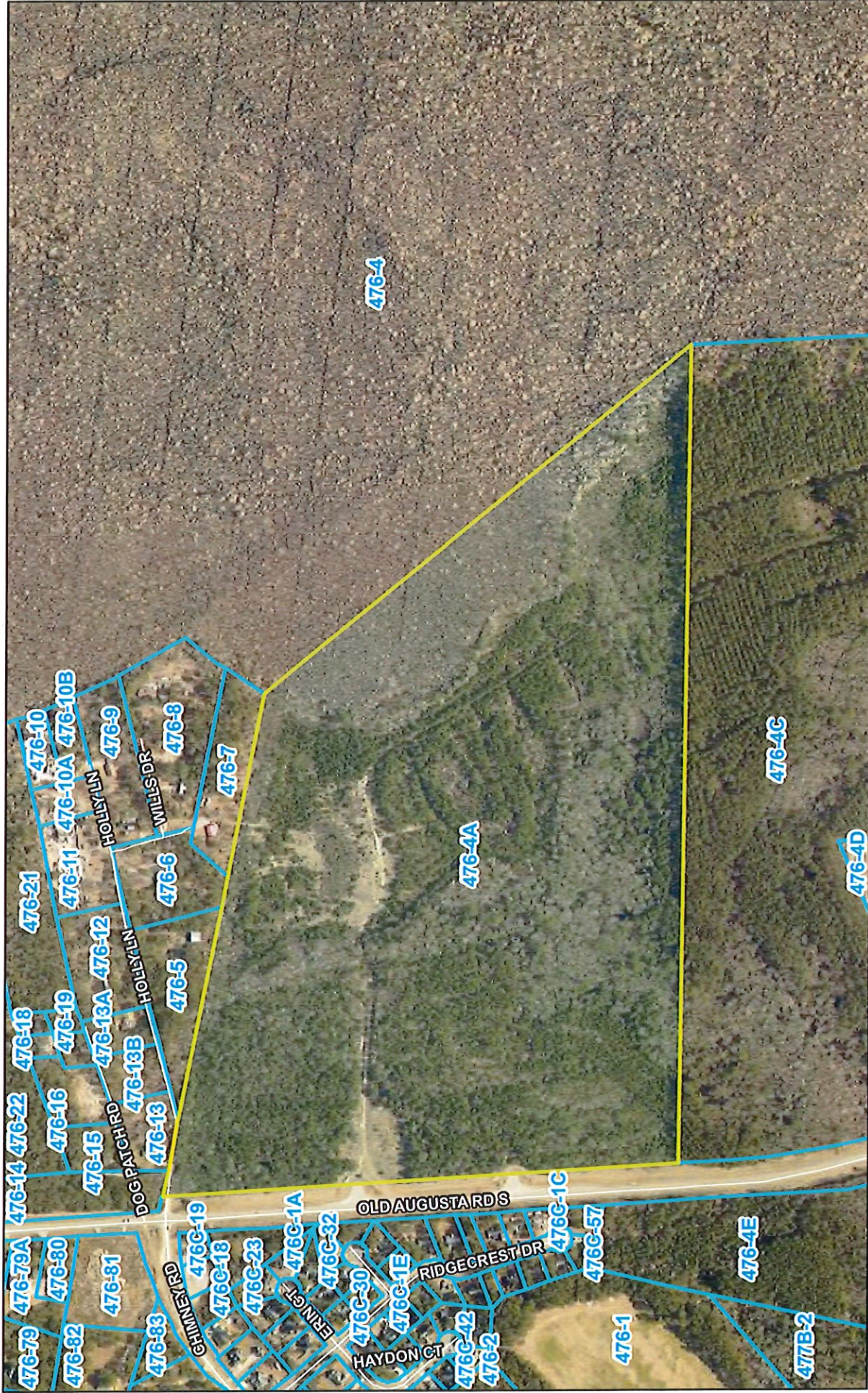
[illegible]

LEAD	
●	HPFC Iron Rod Found with Cap
●	HPFC Iron Pipe Found
●	HPFC Concrete Monument Found
●	HPFC 1/2"x32" Iron Rod Set with Cap
●	HPFC Permet 1.5.2086
●	HPFC Utility Pole
●	HPFC Guy Wire
●	HPFC Mailbox
●	HPFC Dead Bank
●	HPFC Plain Book
●	HPFC Paint Cabinet
●	HPFC Parcel Number
●	HPFC Now or Formerly

THIS BLOCK RESERVED FOR THE CLERK
OF THE SUPERIOR COURT



476-4A



8/27/2025

Roads

Parcels

Citations

00.050.10.150.2 mi

00.070.150.3 km

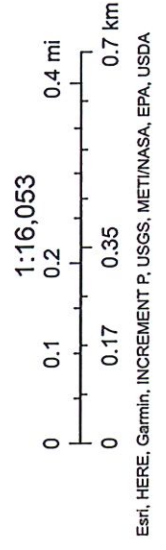
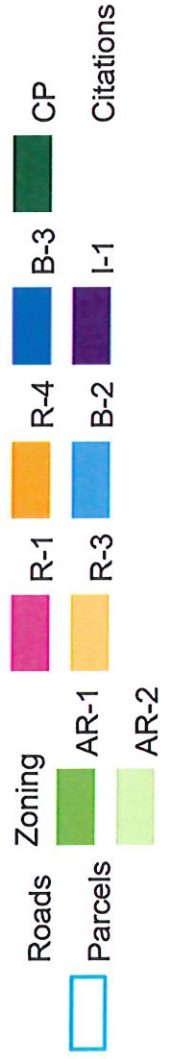
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Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METINASA, EPA, USDA

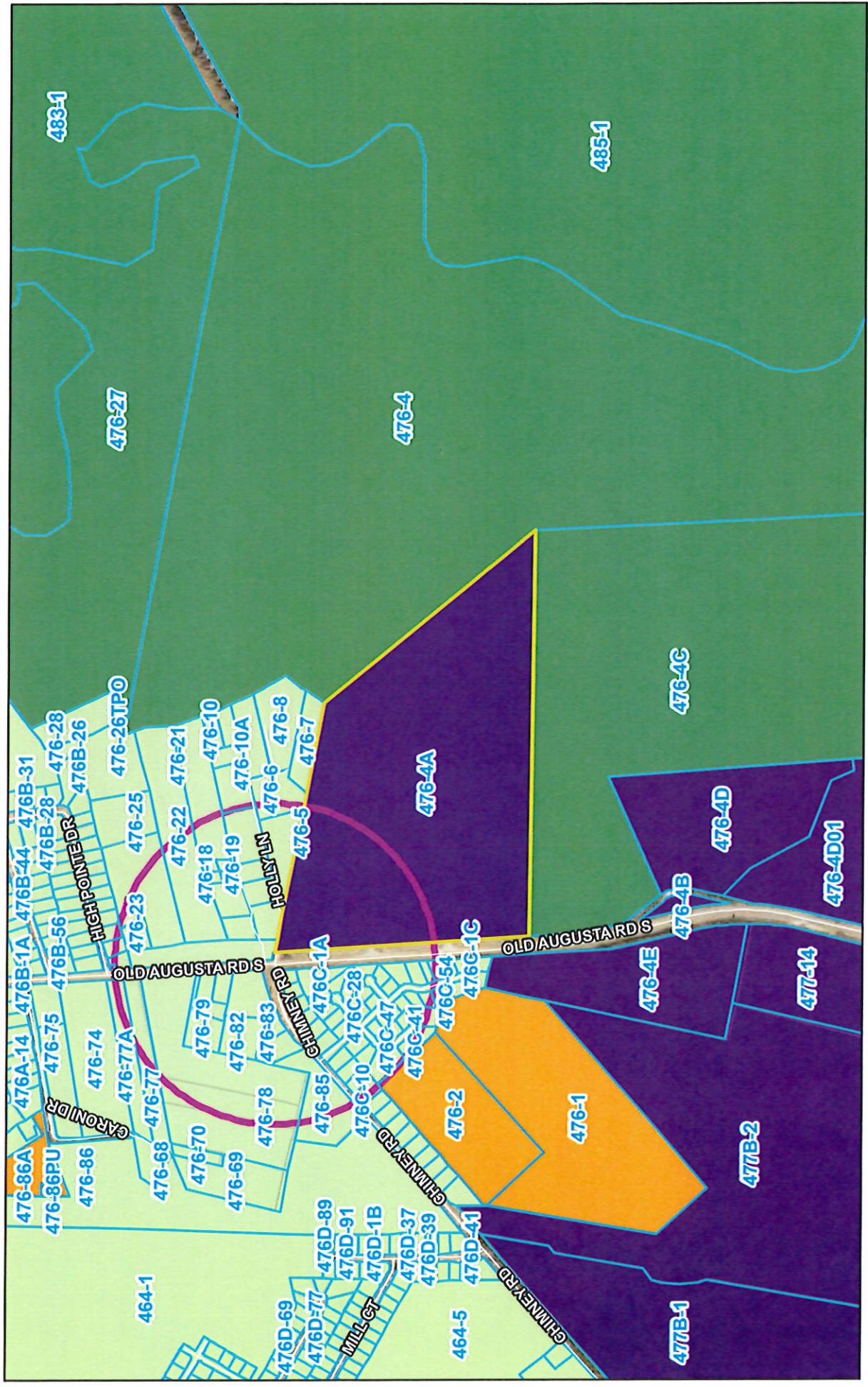
476-4A



8/27/2025



476-4A



8/27/2025

Roads

Parcels

Character Areas

Development-Suburban Node

FLUM Areas

Agricultural-Residential

Conservation-Recreation

Industrial

Utility

Citations

1:16,053

0 0.1 0.2 0.4 mi

0 0.17 0.35 0.7 km

Esri, HERE, Garmin, INCREMENT P, USGS, METINASA, EPA, USDA

Development-Suburban Node

	Roads		X. AREA OF MINIMAL FLOOD HAZARD		Riverine
	Parcels				Citations
	FEMA Flood Zone		Wetlands		
			Freshwater Forested/Shrub Wetland		
	A		Freshwater Pond		

Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, MET/NASA, EPA, USDA