



SITE-25-8

Site Plan Submittal

Status: Active

Submitted On: 5/20/2025

Primary Location

32.242008, -81.181784

Owner

No owner information

Applicant



Chad Zittrouer



912-354-8400



czittrouer@kernengineering.com



P O Box 15179

Savannah, GA, GA 31416

Internal Documents

Staff Report



No File Uploaded

Staff Review Letter



No File Uploaded

Board of Commissioners Meeting*

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Map *

Parcel*

Description of Development*

Road Name*

Sketch Plan Modifications

Recommended Changes for Preliminary Plan

Applicant Information

Applicant / Agent Name*

Kern & Co., LLC - Chad Zittrouer

Applicant Phone Number*

9123548400

Applicant Email Address*

czittrouer@kernengineering.com

Applicant Address*

P O Box 15179

Applicant City*

Savannah

Applicant State*

GA

Applicant Zip Code*

31416

Is Applicant owner of property?*

No

Project Information

Proposed Name of Project*

Northgate

Map Number*

478-2

Parcel Number*

476-2

Total Acreage of Property*

575

Number of Proposed Buildings*

8 - 3 Existing; 5 Proposed

Current Property Zoning*

I-1

Water Provider?*

Effingham County

Sewer Provider?*

Effingham County

Variance Requested?*

No

The undersigned (applicant)(owner), hereby acknowledges that the information contained herein is true and complete to the best of its knowledge.

Applicant*

✓ Chadwick R. Zittrouer
May 15, 2025

Owner*

✓ Brett Bennett
May 15, 2025

Owner Information

Owner of Record*

P51 Properties and Yellow Pine

Owner Phone Number*

9126611086

Owner Address*

P O Box 1628

Owner City*

Springfield

Owner State*

GA

Owner Zip Code*

31329

Engineer Information

Engineer Company Name*

Kern & Co., LLC

Engineer *

Chad Zittrouer

Engineer Phone Number*

9123548400

Engineer Address*

P O Box 15179

Engineer City*

Savannah

Engineer State*

GA

Engineer Zip Code*

31416

Surveyor Information

Surveyor*

Kern & Co, LLC

Surveyor Phone Number*

9123548400

Surveyor Address*

P O Box 15179

Surveyor City*

Savannah






Surveyor State*

GA

Surveyor Zip Code*

31416

Attachments

	Site Plan NORTHGATE SITE PLAN 5.19.25-B.pdf Uploaded by Chad Zittrouer on May 20, 2025 at 3:53 PM	REQUIRED
	Site Plan Checklist - Must be Notarized SKM_C450i25052016430.pdf Uploaded by Chad Zittrouer on May 20, 2025 at 3:53 PM	REQUIRED
	Northgate Original Sketch Plan Approval.pdf Northgate Original Sketch Plan Approval.pdf Uploaded by Chelsie Fernald on May 21, 2025 at 8:58 AM	
	2023-09-12 SAS-2022-00645 Northgate Final Wetlands Permit.pdf 2023-09-12 SAS-2022-00645 Northgate Final Wetlands Permit.pdf Uploaded by Chad Zittrouer on May 28, 2025 at 12:35 PM	
	Northgate Industrial_updated floodplain letter_05282025.pdf Northgate Industrial_updated floodplain letter_05282025.pdf Uploaded by Chelsie Fernald on May 28, 2025 at 3:21 PM	