



Record No:

RZN-26-49

Rezoning Application

Status: Active

Submitted On: 9/4/2026

Primary Location

32.380399, -81.378007

Owner

No owner information

Applicant

 Chad Zittrouer



 P O Box 15179
Savannah, GA, GA 31416

Staff Review

Planning Board Meeting Date* 

10/13/2026

Board of Commissioner Meeting Date* 

11/03/2026

Notification Letter Description * 

to allow for permitted uses in AR-3

Staff Description 

Stipulations 

Map #* 

318

Parcel #* 

18, 20, & 20A

Georgia Militia District 

—

Commissioner District* 

3rd

Public Notification Letters Mailed 

09/21/2026

Board of Commissioner Ads 

10/14/2026

Planning Board Ads 

09/23/2026

Request Approved or Denied 

—

Plat Filing required*  

Yes

Re-Application Date  

—

Applicant Information

Who is applying for the rezoning request?*

Agent

Applicant / Agent Name*

Kern & Co., LLC - Chad Zittrouer

Applicant Email Address*

[REDACTED]

Applicant Phone Number*

[REDACTED]

Applicant Mailing Address*

P O Box 15179

Applicant City*

Savannah

Applicant State & Zip Code*

GA 31416

Property Owner Information

Owner's Name*

Joseph Mann

Owner's Email Address*

[REDACTED]

Owner's Phone Number*



Owner's Mailing Address*

369 Springfield Tusculum Rd

Owner's City*

Guyton

Owner's State & Zip Code*

GA 31312

Rezoning Information

How many parcels are you rezoning?*

3

Please List all Parcels Zonings*

318-18; 318-20; 318-20A

Proposed Zoning of Property*

AR-3 (Agricultural Residential 2.5 or more Acres)

Map & Parcel *

318-18; 318-20; 318-20A

Road Name*

Springfield Tusculum

Proposed Road Access* 

Springfield Tusculum

Total Acres *

98.92

Acres to be Rezoned*

98.92

Lot Characteristics *

3.0 AC min, avg 4.5 +/-, min 200' lot width.

Water Connection *

Private Well

Sewer Connection*

Private Septic System

Justification for Rezoning Amendment *

Residential development with large lots in rural area.

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

North*

AR-1

South*

AR-1

East*

AR-1

West*

AR-1

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

Agricultural, Timber with residences

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

Questionable

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

Agricultural, Timber with additional residences and paved roadway.

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

Similar to the proposed use.

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

Adjacent uses are similar to proposed use.

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?*

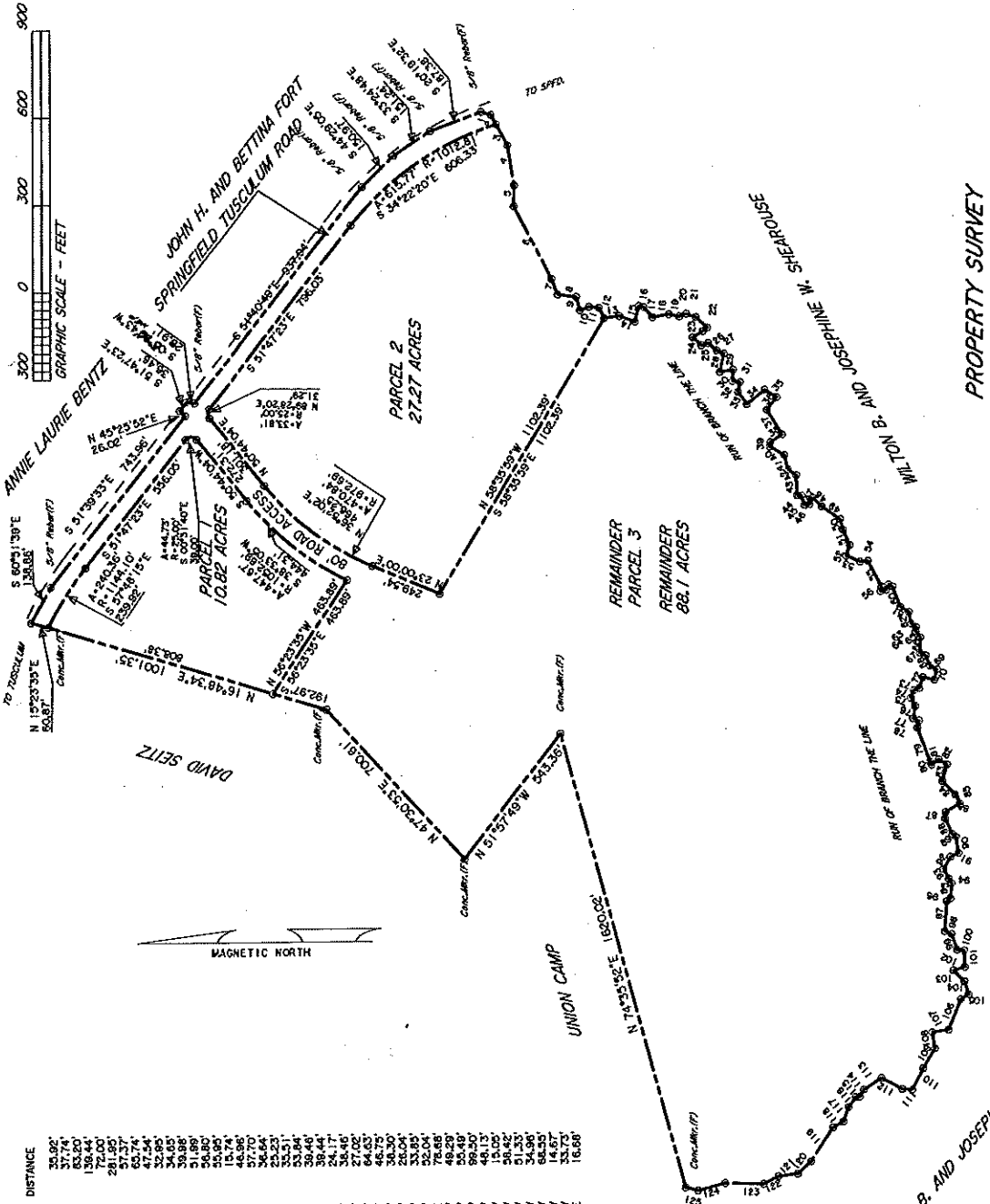
No

Digital Signature*

✓ Chad Zittrouer
Sep 4, 2026

Guidance & Control, 122
 T. C. Merrett
 Raleigh, Georgia 31206

COURSE	BEARING	DISTANCE
L-1	S 86°24'35"E	23.22'
L-2	S 70°12'01"W	77.00'
L-3	S 74°32'50"W	34.04'
L-4	S 68°26'22"W	57.54'
L-5	N 71°45'27"W	56.70'
L-6	S 07°40'05"E	27.20'
L-7	S 07°40'05"E	56.82'
L-8	S 82°30'12"W	16.23'
L-9	S 11°41'48"E	19.00'
L-10	S 42°55'17"W	15.10'
L-11	S 69°45'11"W	74.91'
L-12	S 31°45'39"W	33.67'
L-13	S 78°20'45"W	41.45'
L-14	S 87°50'03"W	14.94'
L-15	S 53°53'23"W	26.18'
L-16	S 88°27'23"W	52.61'
L-17	S 28°06'09"W	21.85'
L-18	S 28°27'48"W	27.89'
L-19	N 79°55'40"W	34.19'
L-20	N 11°42'14"E	40.37'
L-21	N 70°47'39"W	38.36'
L-22	S 63°57'03"W	27.68'
L-23	S 62°26'03"W	30.65'
L-24	N 81°16'56"W	42.27'
L-25	S 23°03'18"W	20.34'
L-26	N 78°48'12"W	11.60'
L-27	S 85°50'15"W	30.90'
L-28	S 31°07'29"E	33.47'
L-29	S 21°00'45"W	33.47'
L-30	S 48°43'02"W	63.63'
L-31	S 62°53'02"W	56.65'
L-32	N 85°25'31"W	52.34'
L-33	S 40°58'26"W	16.60'
L-34	S 80°57'51"W	53.23'
L-35	N 23°45'51"W	30.89'
L-36	N 28°25'32"W	37.23'
L-37	S 59°07'41"W	20.78'
L-38	N 85°00'48"W	50.44'
L-39	N 35°43'49"W	16.04'
L-40	S 85°13'48"W	10.04'
L-41	S 70°13'12"W	54.38'
L-42	S 07°23'10"W	24.39'
L-43	S 87°42'27"W	33.96'
L-44	S 44°13'34"W	51.77'
L-45	S 32°53'17"W	44.61'
L-46	N 87°26'32"W	112.73'
L-47	S 85°23'02"W	50.47'
L-48	N 82°24'15"W	62.00'
L-49	N 39°25'03"W	78.28'
L-50	N 03°29'42"E	33.39'
L-51	N 33°13'35"W	72.80'
L-52	N 35°23'24"W	27.31'
L-53	N 06°58'55"W	13.87'
L-54	N 94°00'57"W	62.75'
L-55	N 29°27'48"W	40.46'
L-56	N 50°39'25"W	140.02'
L-57	N 42°33'55"W	61.82'
L-58	N 07°04'48"W	67.85'
L-59	N 01°00'28"E	133.04'
L-60	N 14°23'40"W	97.34'
L-61	N 14°42'00"E	43.32'



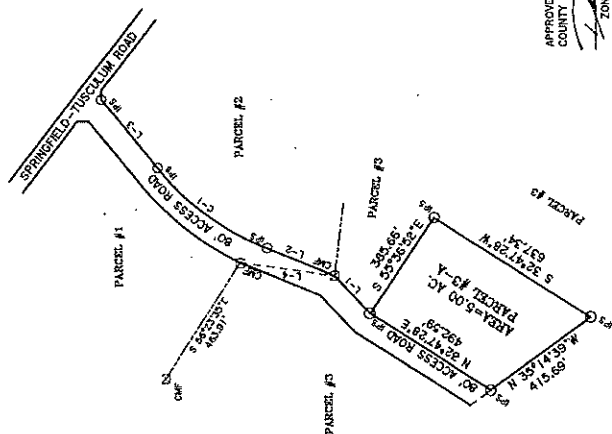
DATE: MARCH 2, 2001
 BY: WARREN E. POYTHRESS
 Reg. Land Surveyor H 1953
 981 Hunters Road
 Sylvan, Ga. 30467
 Tele. - (912) 857-3289
 EQUIP: TOPCON 303 TOTAL STATION
 THE FIELD DATA UPON WHICH THIS MAP OR PLAN IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 23,440 FEET, & AN ANGULAR ERROR OF 03" PER ANGLE POINT. THIS MAP OF PLATS HAS BEEN CALCULATED FOR CLOSURE & IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 575,287 FEET.



APPROVAL EFFINGHAM COUNTY:
 APPROVED FOR RECORDING BY
 EFFINGHAM COUNTY ZONING
 ADMINISTRATION.

Jeff Poy 3/2/01
 ZONING ADMINISTRATOR DATE

COURSE	BEARING	DISTANCE
L-1	N 47°02'14"E	175.22'
L-2	N 23°03'00"E	240.04'
L-3	N 50°44'04"E	301.18'
L-4	N 09°55'42"E	321.07'



APPROVED FOR RECORDING BY EFFINGHAM
COUNTY ZONING ADMINISTRATOR,

APPROVED BY EFFINGHAM COUNTY DEPARTMENT
OF PUBLIC HEALTH DIVISION OF ENGINEERING
AND SANITATION.

DIRECTOR DATE

ORDER OF 8 DEG/ANGLE POWER WAS ADJUSTED USING

IN MY OPINION THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

EQUIPMENT USED WAS A TOPCON, MODEL OTS 302.
DATA ON THIS PLAT HAS A CLONING PRECISION
RATIO OF ONE FOOT IN 100,000

Harold R. Johnson
HAROLD R. JOHNSON RLS #1137

Graphic scale -- FEET

300 0 300 600 900

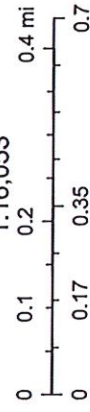


SURVEY FOR: JAMES H. DONNELL, III CARREL J. DONNELL	COUNTY: CINCINNATI	STATE: GA.
	DIST.: 10 TH. SUBD.	LOT:
DATE: 06/28/04 SALE P. 1 - "000"		
JOHN HUNTER 04092 TOTAL AREA = 2.00 AC.		
JOHNSON LAND SURVEYING CO., INC. 100 S. DEVOE AVE. PO. BOX 1137 MILWAU, GEORGIA 31206 PH: (770) 878-5263		



SPRING CREEK ROAD

Addresses ☐ Parcels
Roads Citations



ECBOC, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA

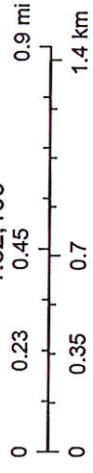
318-18 , 318-20, & 318-20A



9/8/2026

- Roads
- Parcels
- Zoning
- AR-2
- AR-3
- R-1
- R-6
- AR-1
- RR (Railroad)
- Municipal Boundaries
- Citations

1:32,106



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

318-18 , 318-20, & 318-20A



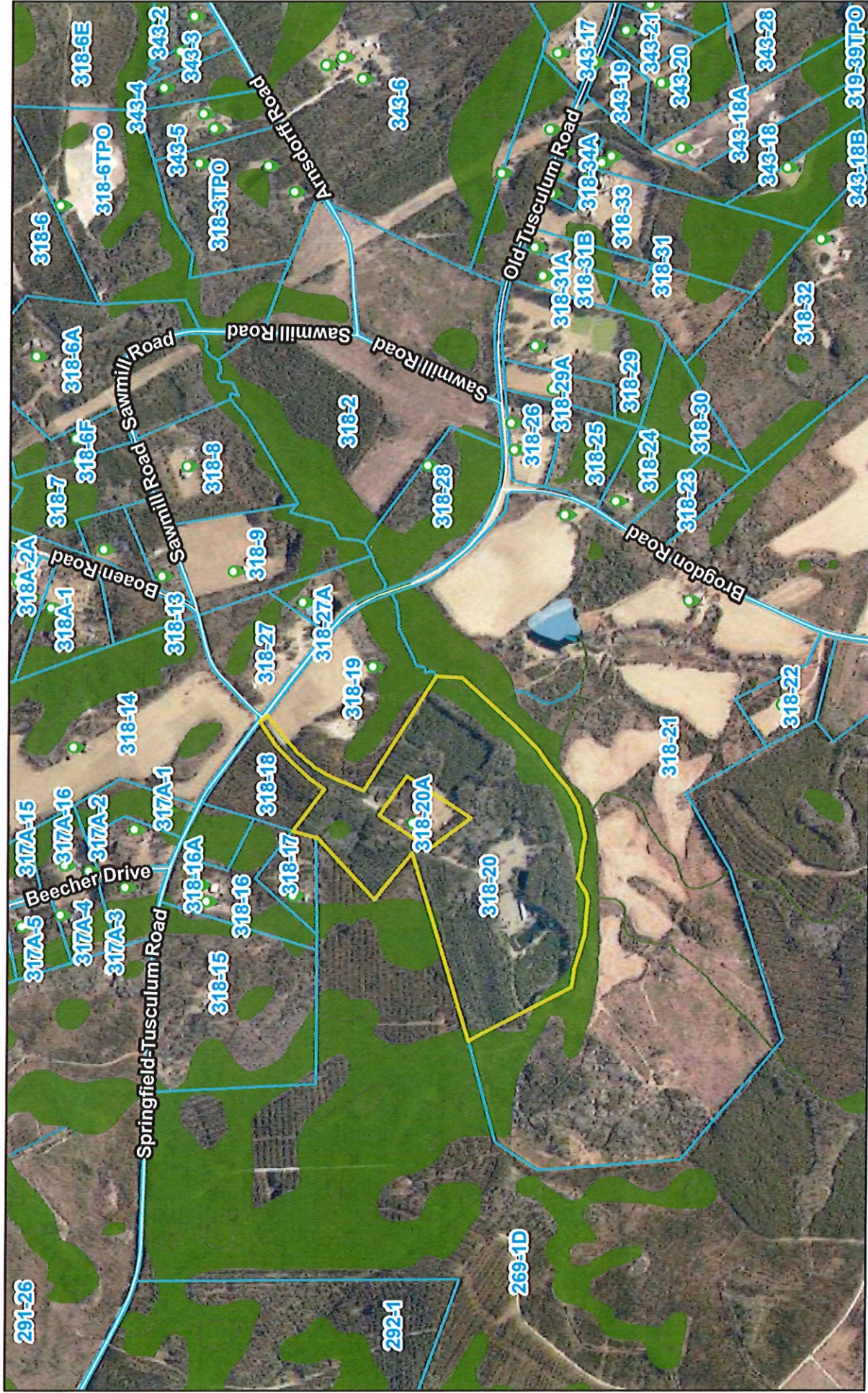
9/8/2026

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- Roads
- Parcels
- Character Areas
- Parks-Recreation
- FLUM Areas
- Agricultural
- Agricultural-Residential
- Assembly Area
- Public-Institutional
- Transportation
- Utility
- Municipal Boundaries
- Citations

0 0.23 0.45 0.9 mi
0 0.35 0.7 1.4 km
ECBOC, Esri, HERE, Garmin, INCREMENT P, USGS, MET/NASA, EPA, USDA

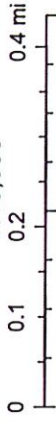
318-18 , 318-20, & 318-20A



9/8/2026

- Addresses Wetlands
- Roads
- Parcels
- Riverine
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Citations

1:16,053



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