



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

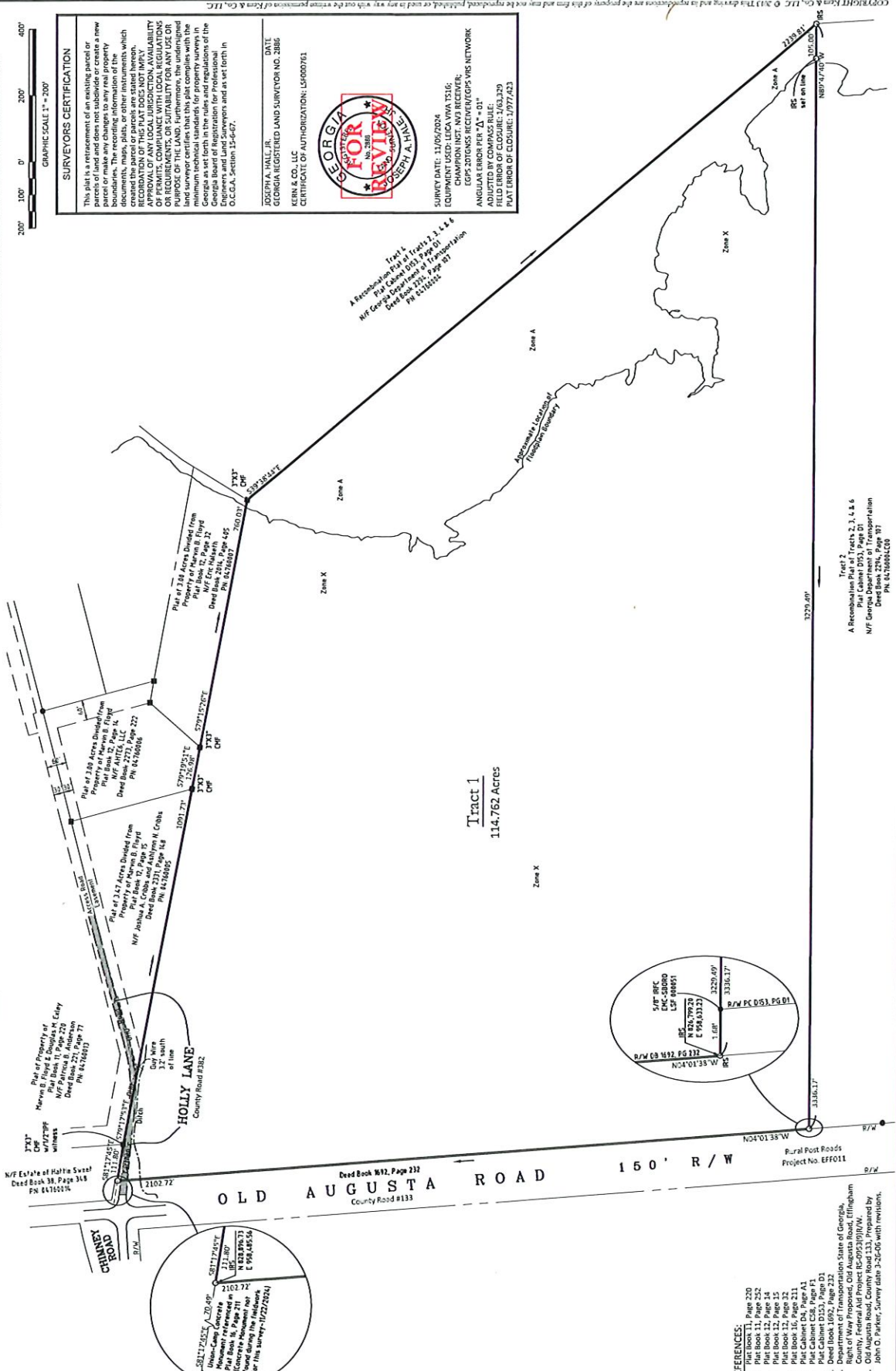


Kern & Co., LLC
Consulting Engineers • Land Surveyors • Land Planners
Architects • Landscape Architects • Environmental Scientists
MA 02618 • P.O. Box 1517 • Sandwich, Georgia 31415
Phone (770) 344-4700 Fax (770) 356-1565 Email info@kernandco.com

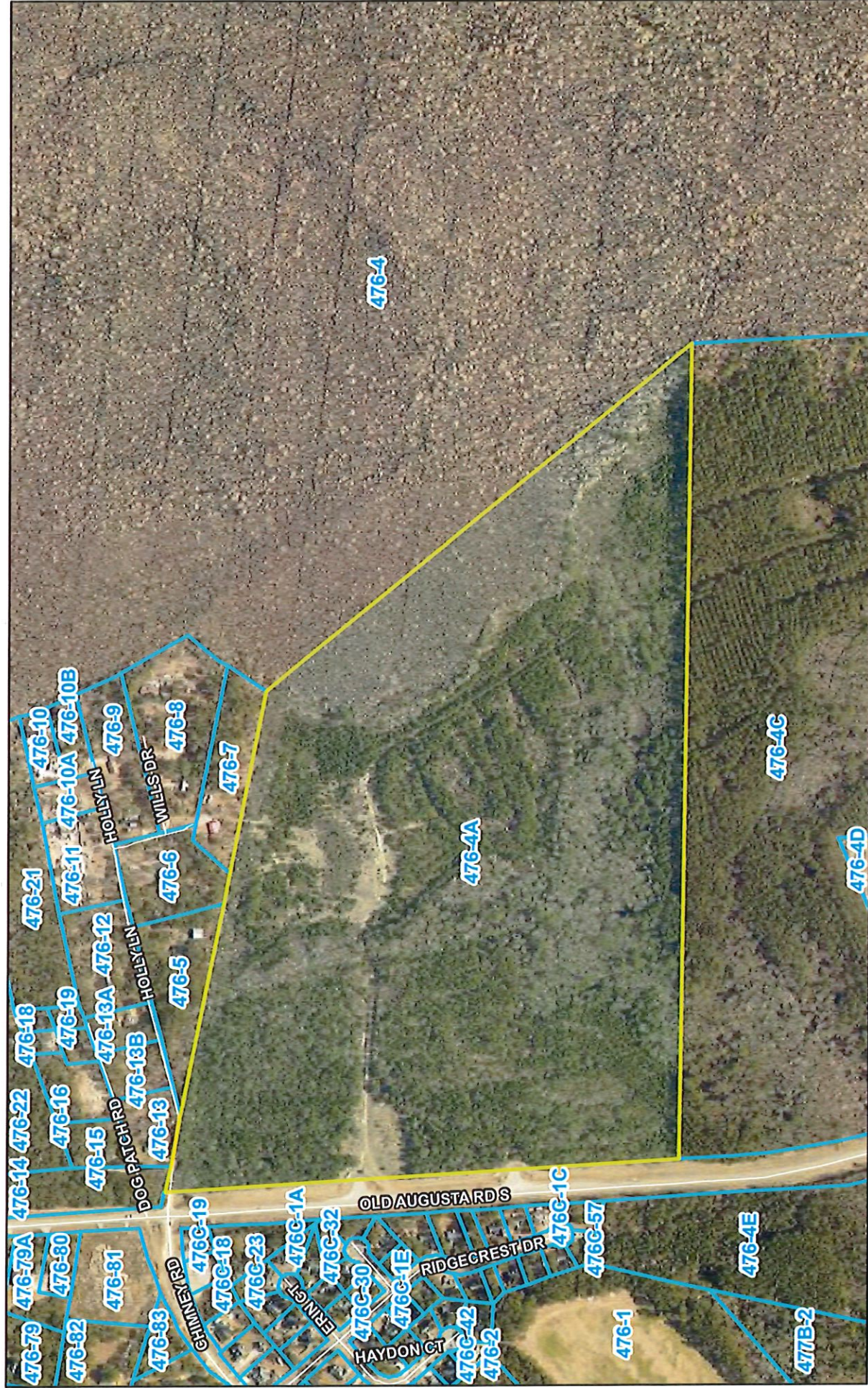
1. Current Address: Old Augusta Road, Bircorn, Georgia 31326.
2. Current Owner: R.B. Parker Properties, LLC (Dated Book 2862, Page 971).
3. Current Parcel Number: [P#]: 5674000000.
4. Current Parcel Number: [P#]: 5674000000.
5. Review using the following information obtained from the GPS VES Field Note.
6. According to the Emergency Management Agency (EMA) Flood Inundation Map and Map Number 131010102901, Map Revised: March 31, 2015, this property is located on the Pad-Base Flood Inundation Map (<https://www.fema.gov/flood-maps>) and is located in Flood Zone AE.
7. All survey monuments set may be under the jurisdiction of the U.S. Army Corps of Engineers and the developer are subject to penalty for law for disturbance to and destruction of the same.
8. Wellands that may exist may be under the jurisdiction of the U.S. Army Corps of Engineers and the developer are subject to penalty for law for disturbance to and destruction of the same.
9. The property is subject to any and all easements, right of way, covenants, conditions and restrictions, and all other matters of record.
10. The term "Certification" as used in Rule 180-6-0902 and [D] and relating to the same shall mean a signed statement based upon facts and circumstances known to the Surveyor.
11. The Surveyor complies with both the rules of the Georgia Board of Registration in Professional Surveying and the rules of the Georgia Board of Registration in Professional Engineering.
12. The Surveyor complies with both the rules of the Georgia Board of Registration in Professional Surveying and the rules of the Georgia Board of Registration in Professional Engineering.

LEAD	
●	HPFC Iron Rod Found with Cap
●	HPFC Iron Pipe Found
●	CHFC Concrete Monument Found
●	CHFC 1/2"x32" Iron Rod Set with Cap
●	HPFC Perched 1.5.2886
(B)	Utility Pole
HP	Guy Wire
HP	Mailbox
HP	Dried Bark
HP	Plat Book
PC	Paint Cabinet
PC	Parcel Number
HP	Now or Formerly

THIS BLOCK RESERVED FOR THE CLERK
OF THE SUPERIOR COURT



476-4A



8/27/2025

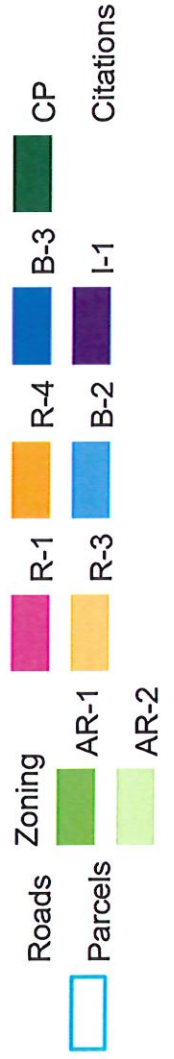


Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METINASA, EPA, USDA

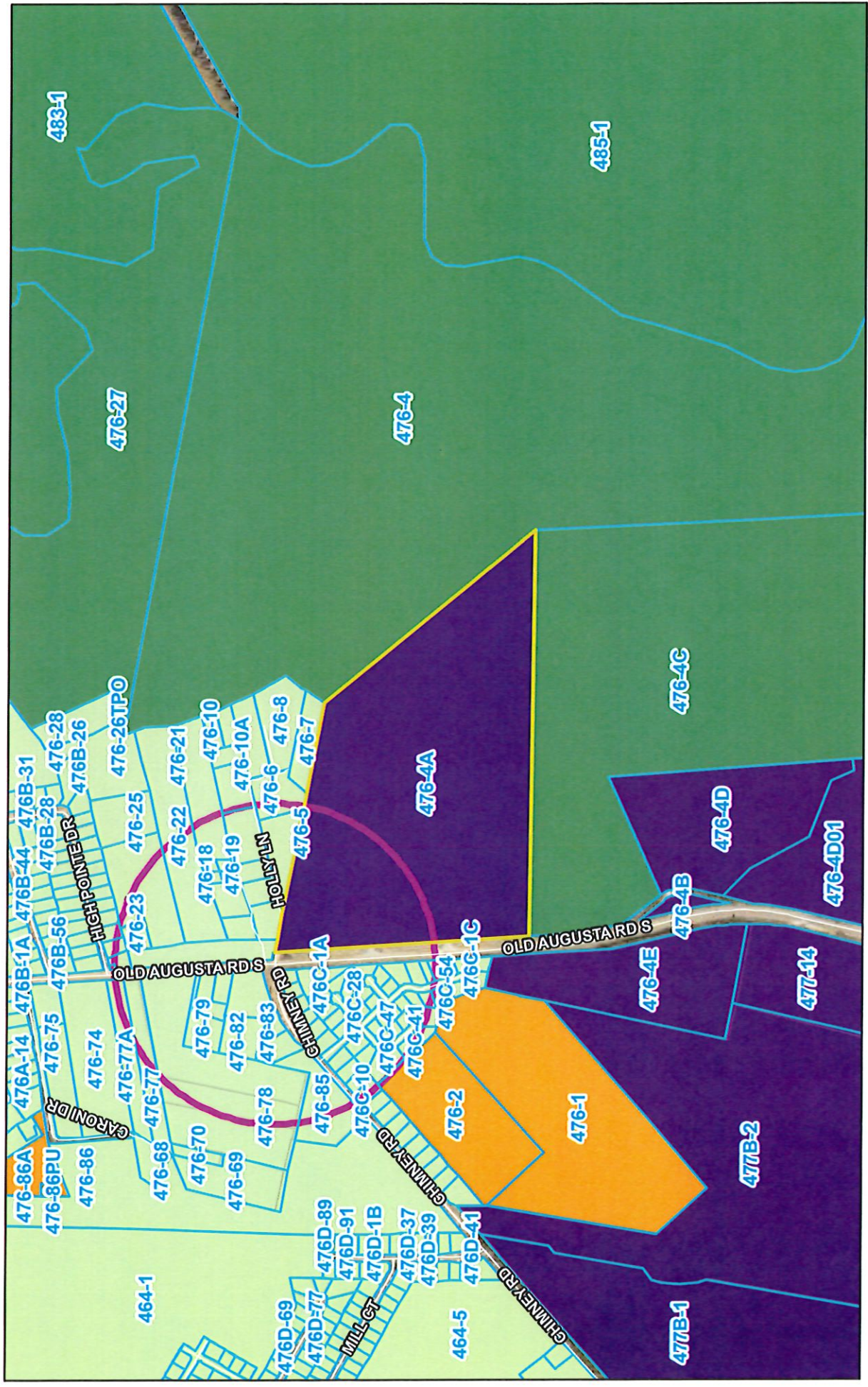
476-4A



8/27/2025



476-4A



8/27/2025

Roads

Parcels

Character Areas

Development-Suburban Node

Utility

Agricultural-Residential

Conservation-Recreation

Industrial

Citations

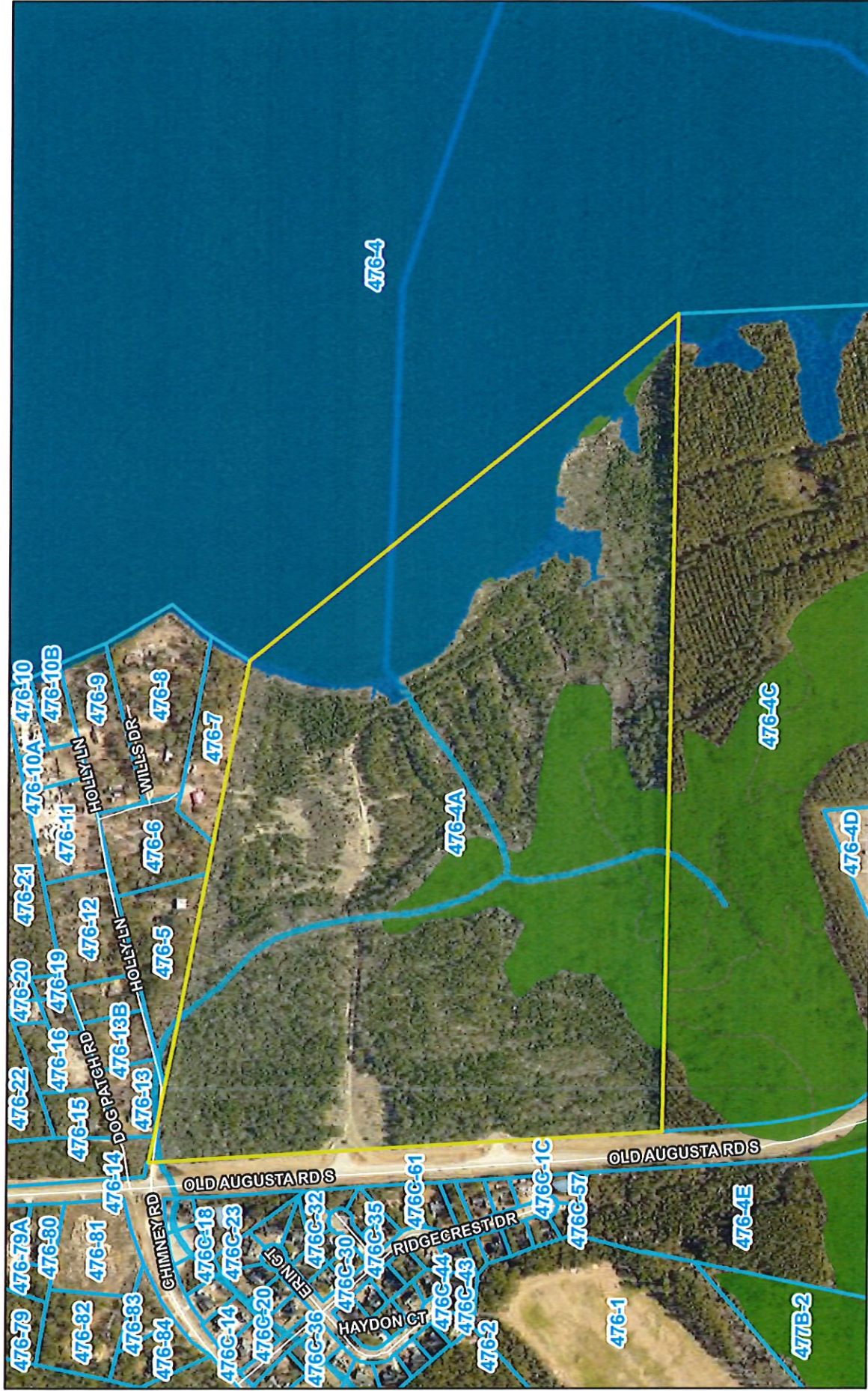
1:16,053

0 0.1 0.2 0.35 0.4 mi

0 0.17 0.35 0.7 km

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

476-4A



9/15/2025

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

1:8,026
0 0.05 0.1 0.2 mi
0 0.07 0.15 0.3 km

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

9.5

EFFINGHAM COUNTY REZONING CHECKLIST

Applicants requesting a Zoning change shall supply to the Planning Board information describing the proposed change plus supporting data relating to the change to assist the Planning Board in making their determination. the supporting documentation shall include a format substantially the same as the checklist/criteria used by the Planning Board in evaluating the requested zoning change.

After receiving all information presented as to each zoning proposal at any public hearing provided for in this Article, and prior to making any recommendation thereon, the Planning Board shall consider each of the eight questions contained in the following checklist in written form and forward a copy of the same to the Board of Commissioners together with any additional material deemed appropriate:

CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL ☒DISAPPROVAL ☐

Of the rezoning request by **Kern & Co., LLC- Chad Zittrouer as agent for R B Baker Properties, LLC (Map # 476 Parcel # 4A)** from R-1 to LI zoning.

- Yes ☒ No? 1. Is this proposal inconsistent with the county's master plan?
- ☒ Yes No? 2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?
- ☒ Yes No? 3. Could traffic created by the proposed use, or other uses permissible under the zoning sought, traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?
- ☒ Yes No? 4. Does the property which is proposed to be rezoned have a have a reasonable economic use under existing zoning?
- Yes ☒ No? 5. Does the proposed change constitute "spot zoning" which would permit a use which would be unsuitable, considering the existing use and development of adjacent and nearby property?
- ☒ Yes No? 6. Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?
- ☒ Yes No? 7. Are nearby residents opposed to the proposed zoning change?
- Yes ☒ No? 8. Do other conditions affect the property so as to support a decision against the proposal?

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ISSUES :

1) Too close to subdivisions

2) Lack of infrastructure

3) Traffic concerns

N.K.

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APPROVAL X

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2 Added Conditions
1. Truck loading must be on the back of the buildings
2. The future Entrance cannot Remove the Buffer

h/b