



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



912-354-8400



czittrouer@kernengineering.com



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*

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*

Joseph Mann

Owner's Email Address*

josephmann41@gmail.com

Owner's Phone Number*

912-704-2182

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.

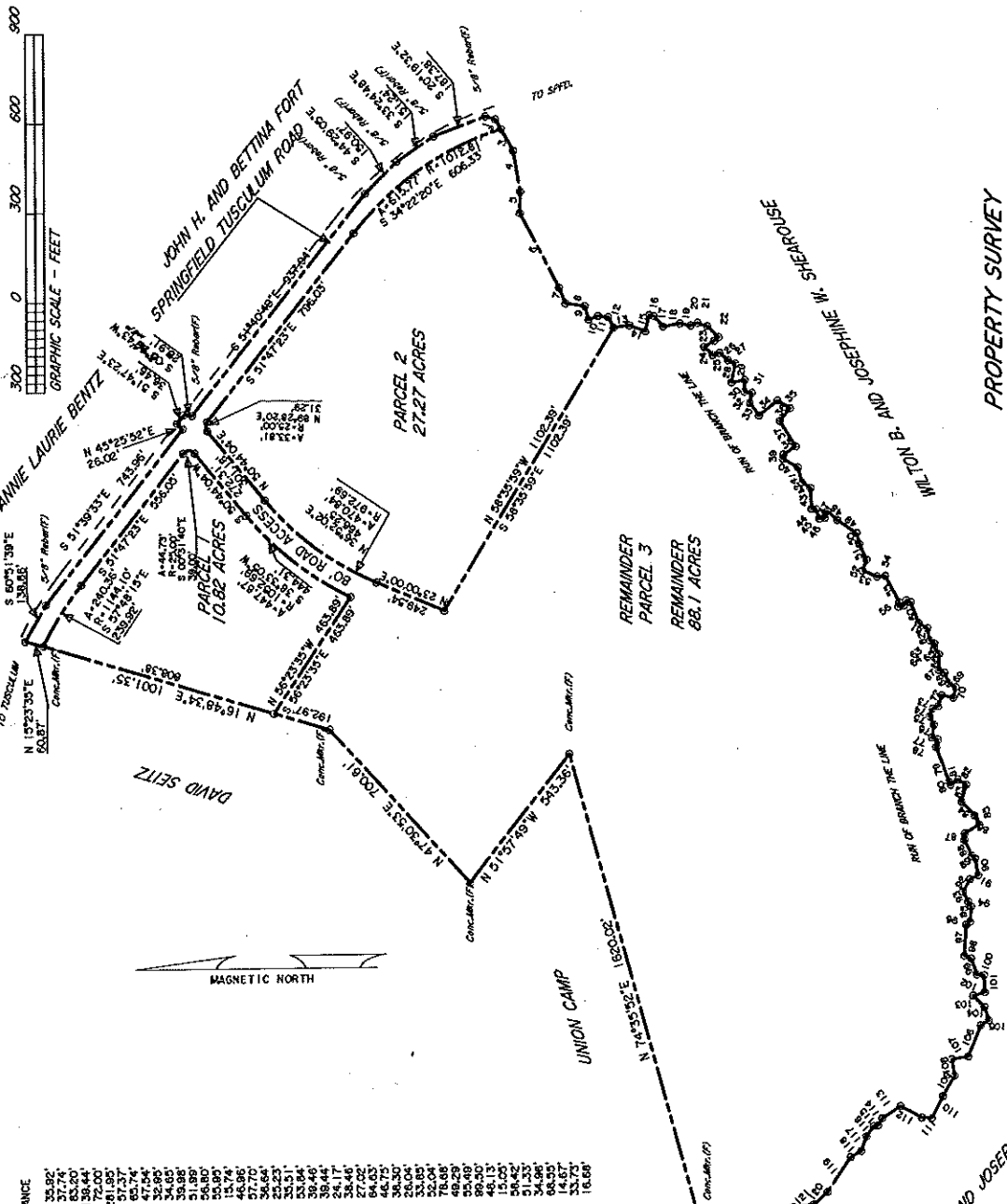
Will the proposed zoning change result in a use of the property, which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?*

No

Digital Signature*

 Chad Zittrouer
Sep 4, 2026

COURSE	BEARING	DISTANCE
L-1	S 66°24'35"E	23.22'
L-2	S 70°10'01"W	71.00'
L-3	S 74°32'50"W	34.04'
L-4	S 69°26'22"W	57.54'
L-5	N 71°45'27"W	36.70'
L-6	S 70°00'08"E	21.20'
L-7	S 82°01'12"W	96.86'
L-8	N 77°15'12"W	16.23'
L-9	S 11°41'48"E	18.00'
L-10	S 84°32'17"W	18.16'
L-11	S 69°45'11"W	74.91'
L-12	S 51°45'38"W	33.87'
L-13	S 79°03'45"W	41.43'
L-14	S 87°50'03"W	14.94'
L-15	S 33°58'23"W	26.18'
L-16	N 89°27'23"W	52.61'
L-17	S 29°06'09"W	21.95'
L-18	S 19°27'48"W	27.89'
L-19	N 70°35'40"W	36.19'
L-20	N 11°42'14"E	40.37'
L-21	N 70°47'58"W	38.36'
L-22	N 68°27'03"W	17.53'
L-23	S 62°29'03"W	30.65'
L-24	N 81°16'58"W	42.27'
L-25	S 23°03'15"W	20.34'
L-26	S 89°48'12"W	124.33'
L-27	S 66°30'13"W	11.60'
L-28	S 35°17'29"E	30.95'
L-29	S 31°00'43"W	33.47'
L-30	S 48°45'05"W	34.85'
L-31	S 62°33'00"W	63.83'
L-32	N 29°03'23"W	56.63'
L-33	N 85°05'33"W	22.34'
L-34	S 40°20'21"W	18.60'
L-35	S 80°57'51"W	55.23'
L-36	N 23°49'51"W	30.99'
L-37	N 59°24'38"W	47.23'
L-38	S 59°07'41"W	20.78'
L-39	N 85°03'48"W	50.44'
L-40	N 35°43'49"W	16.04'
L-41	N 85°13'14"W	103.04'
L-42	S 70°13'12"W	54.88'
L-43	S 07°25'10"W	24.29'
L-44	S 67°42'27"W	30.96'
L-45	S 70°13'12"W	53.70'
L-46	S 72°41'03"W	46.61'
L-47	N 32°33'17"W	31.10'
L-48	N 67°26'32"W	112.75'
L-49	S 82°01'12"W	54.42'
L-50	N 39°33'03"W	74.25'
L-51	N 03°29'42"E	33.39'
L-52	N 33°13'33"W	72.80'
L-53	N 36°33'24"W	27.51'
L-54	N 06°58'53"W	13.87'
L-55	N 54°00'57"W	42.75'
L-56	N 70°38'12"W	32.05'
L-57	N 50°39'25"W	140.02'
L-58	N 42°33'58"W	61.82'
L-59	N 07°04'48"W	67.65'
L-60	N 20°00'00"E	133.01'
L-61	N 14°23'40"W	97.34'
L-62	N 14°22'00"E	43.52'



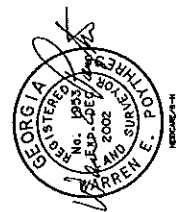
PROPERTY SURVEY
FOR
CAREY A. HEIDT

LOCATED IN THE 10TH G. M. D.,
EFFINGHAM COUNTY, GEORGIA

DATE: MARCH 2, 2001
BY: WARREN E. POYTHRESS
Reg. Land Surveyor # 1853
991 Hunters Road
Sylvania, Ga. 30457
Tele. - (912) 857-3288
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 &
WAS ADJUSTED USING COMPASS RULE.
THIS METHOD OF PLACING BEING CALCO-
BE ACCURATE WITHIN ONE FOOT IN
573,287 FEET.

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

Jeff Poin 3/2/01
ZONING ADMINISTRATOR DATE



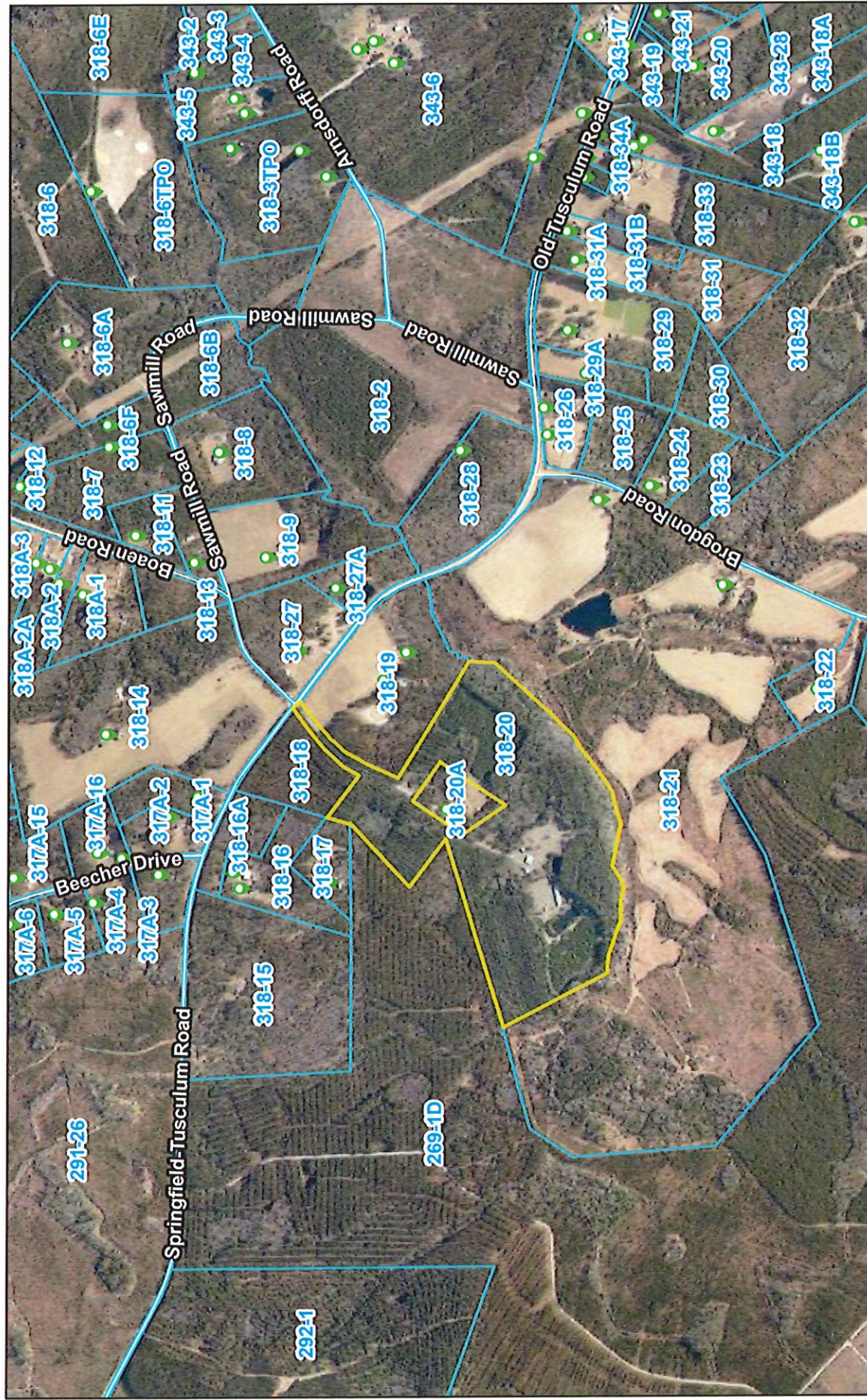
CONCEPT PLAN
MANN ESTATES
ESPANOLA COUNTY, GEORGIA
Prepared for

[illegible]

Kern & Co., LLC
Consulting Engineers • Land Engineers • Land Planners
Architects • Landscape Architects • Environmental Scientists
1500 E. Main Street, Suite 200 • Los Angeles, CA 90012
Tel: 213.475.1000 • Fax: 213.475.1001 • Email: info@kernco.com



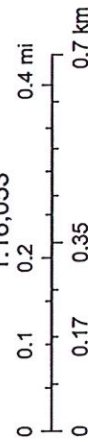
318-18 , 318-20, & 318-20A



9/8/2026

- Addresses
- Roads
- Citations
- Parcels

1:16,053



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

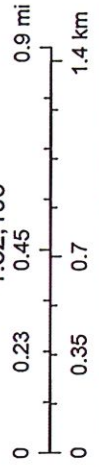
318-18 , 318-20, & 318-20A



9/8/2026

- Roads
- Parcels
- Zoning
- AR-1
- AR-2
- AR-3
- R-1
- R-6
- B-3
- 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

1:32,106

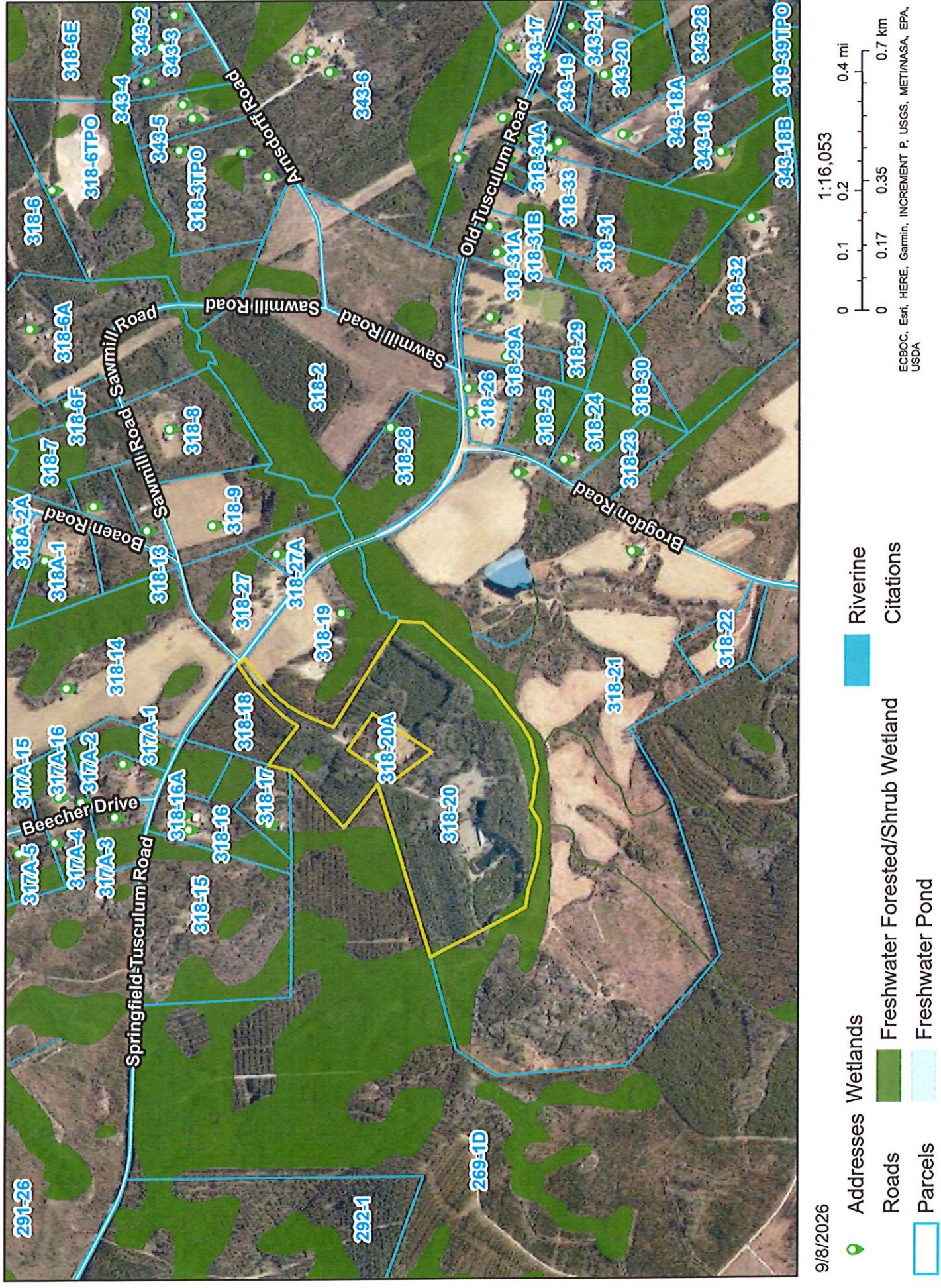
0 0.23 0.45 0.9 mi
0 0.35 0.7 1.4 km

Citations

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

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

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



BROOKS JAMES W AND AMBER J, PO B
539 SPRINGFIELD TUSCULUM RD
GUYTON, GA 31312

DAFFNER MICHAEL L
496 SPRINGFIELD TUSCULUM RD
GUYTON, GA 31312

DICKEY SCOTT J AND ELIZABETH B
376 SPRINGFIELD TUSCULUM RD
GUYTON, GA 31312

HALL JAMES D AND ROBIN H
561 SPRINGFIELD TUSCULUM RD
GUYTON, GA 31312

KOTZ LAURA SEITZ TRUSTEE OF THE,
DATED FEBRUARY 24 2022 | 2512 BEECH
GREENSBORO, NC 27455

MANN JOSEPH KYLE AND ADEANA BRI
369 SPRINGFIELD TUSCULUM RD
GUYTON, GA 31312

MANN STANLEY M AND TERRIE L
375 SPRINGFIELD TUSCULUM RD
GUYTON, GA 31312

MANN TERRY L
375 SPRINGFIELD TUSCULUM RD
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SHERWOOD FOREST OF EFFINGHAM L
P O BOX 61678
SAVANNAH, GA 31420

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HELMLY AMY MARGARET AND RENFRC
982 LEXINGTON AVE EXT
RINCON, GA 31326

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Effingham County
Environmental Health

BONZO REDDICK, MD, MPH, DISTRICT HEALTH DIRECTOR

804 South Laurel Street
Springfield, GA 31329
Phone: 912-754-6850 | Fax: 912-754-0078

October 6, 2026

Effingham County Zoning Board
Springfield, GA 31329

RE: Rezoning Amendment
Chad Zittrouer
369 Springfield Tusculum Road
Guyton, GA 31312

Zoning Board Members:

The Effingham County Health Department, Environmental Health Office, has reviewed the request to rezone the above-mentioned tract of land. A minimum of a level 3 soil report and 1 acre of useable land is needed for each newly created parcel to comply with the lot sizing requirements according to the State of Georgia Department of Public Health Chapter 511-3-1.

The Environmental Health Office may require additional documents other than listed above to ensure a complete review of the project.

If you have any additional questions, please contact the Effingham County Health Department, Environmental Health Office, at (912) 754-6850.

Sincerely,

Stephen T. Andrews
Environmental Health County Manager
Effingham County Health Department

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, **Kern & Co. LLC-Chad Zittrouer as agent for Joseph Mann (Map # 318 Parcels # 18, 20, & 20A) from AR-1 to AR-3 zoning.**

AR3 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?

AR3 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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CHECK LIST:

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APPROVAL X

DISAPPROVAL _____

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*Over head power?
 Under ground most likely
 21 homes
 Road needs
 Paving finished.
 Min 3 Acre
 30' Buffer*