



RZN-24-63

Rezoning Application

Status: Active

Submitted On: 8/20/2024

Primary Location

0

Owner

Applicant



Chad Zittrouer



912-354-8400



czittrouer@kernengineering.com



P O Box 15179

Savannah, GA, GA 31416

Staff Review

Planning Board Meeting Date*

10/08/2024

Board of Commissioner Meeting Date*

11/05/2024

Notification Letter Description *

to allow for expansion of an existing borrow pit.

Map #*

353

Parcel #*

3

Staff Description

PD-MR

Georgia Militia District

1559

Commissioner District*

1st

Public Notification Letters Mailed

09/16/2024

Board of Commissioner Ads

10/16/2024

🔒 Planning Board Ads

09/18/2024

🔒 Request Approved or Denied

—

🔒 Plat Filing required* [?](#)

Yes

Applicant Information

Who is applying for the rezoning request?*

Agent

Applicant / Agent Name*

Kern and Co., LLC - Chad Zittrouer

Applicant Email Address*

czittrouer@kernengineering.com

Applicant Phone Number*

9123548400

Applicant Mailing Address*

P O Box 15179

Applicant City*

Savannah

Applicant State & Zip Code*

GA 31416

Property Owner Information

Owner's Name*

The University of Georgia Foundation -
Mike Hunter

Owner's Email Address*

mhunter@warnell.uga.edu

Owner's Phone Number*

706-542-4287

Owner's Mailing Address*

Warnell School of Forestry and Natural
Resources

Owner's City*

Athens

Owner's State & Zip Code*

GA 30602

Rezoning Information

How many parcels are you rezoning?*

1

Present Zoning of Property*

AR-1 (Agricultural Residential 5 or More Acres)

Proposed Zoning of Property*

PD (Planned Development)

Map & Parcel *

353-03

Road Name*

Hwy 17

Proposed Road Access* 

Hwy 17

Total Acres *

1338

Acres to be Rezoned*

25

Lot Characteristics *

Additional 25 Acres to Existing 48 Acre Borrow Pit

Water Connection *

Private Well

Sewer Connection

Private Septic System

Justification for Rezoning Amendment *

Expansion of Existing Borrow Pit

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*

I-1

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

Timberland

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

No

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

Borrow Pit for Surface Mining

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

Timberland


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

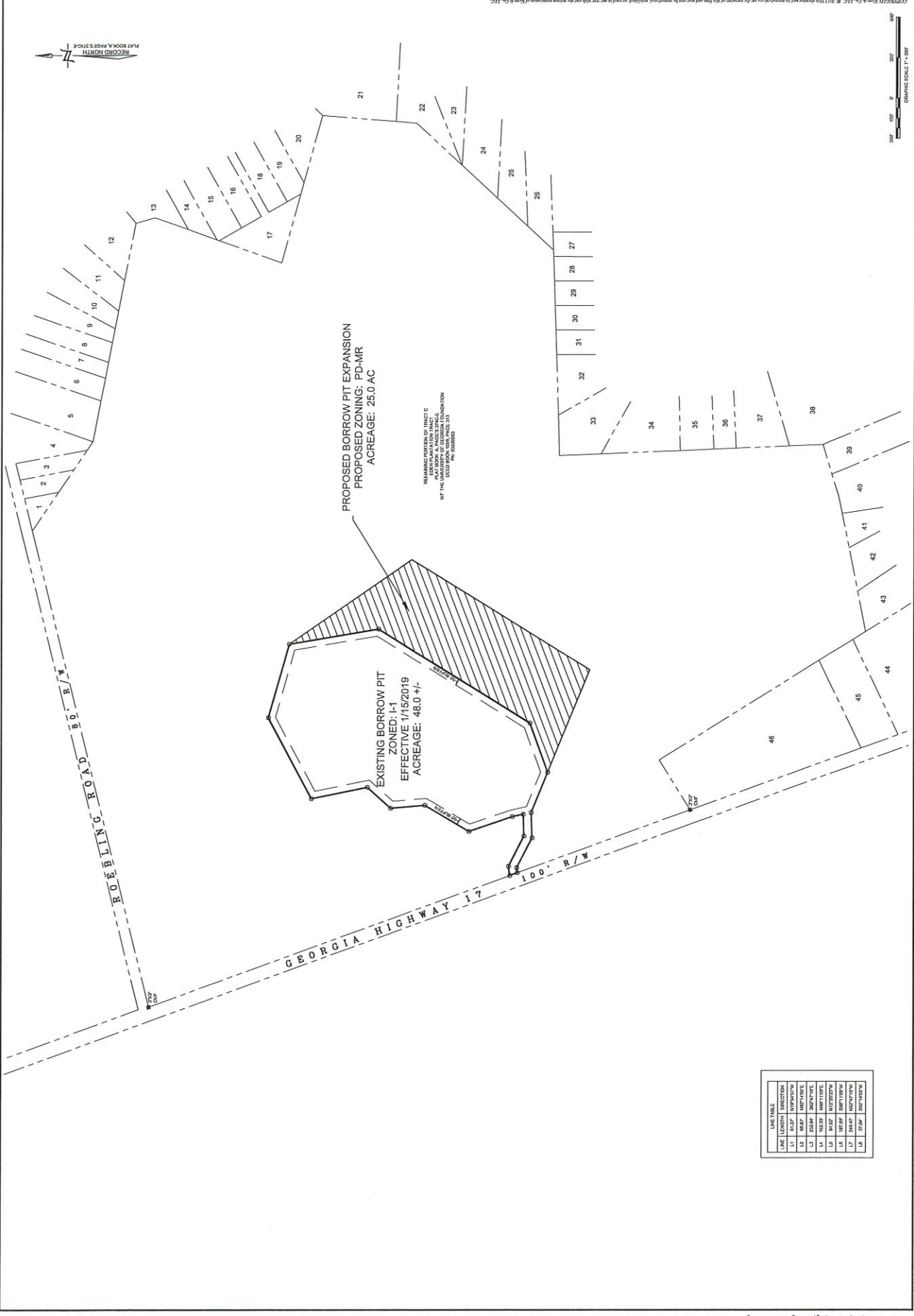
Access shall be limited to existing entrance and shall be closed when the site is not in operation.

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?*

Proposed zoning will not be burdensome. The hours of operation are limited to sunrise to sunset per GAEPD mining regulations.

Digital Signature*

 Chadwick R. Zittrouer
Aug 20, 2024



L-51	N 19°54'56"W	87.50'
L-52	N 09°04'09"W	25.71'
L-53	N 74°10'14"E	386.20'
L-54	S 10°48'53"E	389.98'
L-55	S 21°09'00"W	151.46'
L-56	S 16°31'56"W	162.29'
L-57	N 48°07'42"E	186.83'
L-58	N 74°32'04"E	385.09'
L-59	S 09°42'41"E	14.40'
L-60	S 14°21'50"E	46.09'
L-61	N 74°44'23"E	100.75'

BV 051-212 MONUMENT
STATE PLANE
COORDINATES-NAD 83
N 798,812.37
E 905,714.22

CURVE C-2
DELTA = 11°04'42"
RADIUS = 2914.79'
ARC = 563.59'
CHORD
S 14°19'57"E
562.71'

CURVE C-1
DELTA = 11°04'41"
RADIUS = 2814.79'
ARC = 544.24'
CHORD
N 14°19'54"W
543.39'

REED DULANEY, JR.
S.R.F., PAGE 535

G.P. MORGAN, III ET AL.
S 86°30'43"E 4253.23'

TRACT B
874.57 ACRES

TRACT G
89.47 ACRES

TRACT F
116.02 ACRES

TRACT D

TRACT C

TRACT A

LITTLE OGEECHEE RIVER

30-48' 00" SERVICE ON
GRAD NORTH

PURSUANT TO O.C.G.A. SECTION 15-6-67,
I CERTIFY THAT THIS PLAT DOES NOT REQUIRE
APPROVAL OF EFFINGHAM COUNTY PLANNING
COMMISSION.

Paul D. Wilder
PAUL D. WILDER, R.L.S. #1559

SHEET TWO OF THREE
PLAT OF

TRACTS B, F, & G
EDEN PLANTATION TRACT
SURVEYED FOR
CAROLYN W. BRYAN

LOCATION: G.M.D. 1559, EFFINGHAM COUNTY, GEORGIA	
SCALE: 1 INCH = 660 FEET 0 660 1320	
DATE: OCT. 23, 1996	FILE NO. 4509AB
WILDER SURVEYING & MAPPING (912) 826-5412, PO BOX 369 RINCON, GA 31326	



ERROR OF CLOSURE:
FIELD DATA 1/12,232'
ANGULAR ERROR 05" PER Δ POINT
ADJUSTED BY COMPASS RULE
PLAT CLOSURE 1/1,515,612'
EQUIPMENT USED:
OS THEODOLITE
ELECTRONIC DISTANCE METER

ROBERSON N 24°59'22"W
S.R.F., PAGE 229 324.56'
U.S. HWY. 880 100' R/W

P.B.2, PAGE 87

DOROTHY A. WARNELL ESTATE

CECIL NOBLES

S.R.E., PAGE 370

HUGH ARMSTRONG, SR.

CREEKWOOD FARMS
P.B. & PAGE 132
P.B.23, PAGE 123

EARL W. HEIDT
S.R.G. PAGES 114 & 261

LESLIE PEAVEY, SR.
S.R.F., PAGE 605

EDWIN C. DASHER

EARL WRIGHT
S.R.H., PAGE 154

JAMES DASHER
S.R.H., PAGE 154

LARRY THOMPSON
S.R.K., PAGE 304

SANFORD TILLEY
S.R.K., PAGE 304

46°58'40"E

984.72'

1 1/2" PIPE F

1 1/2" PIPE F

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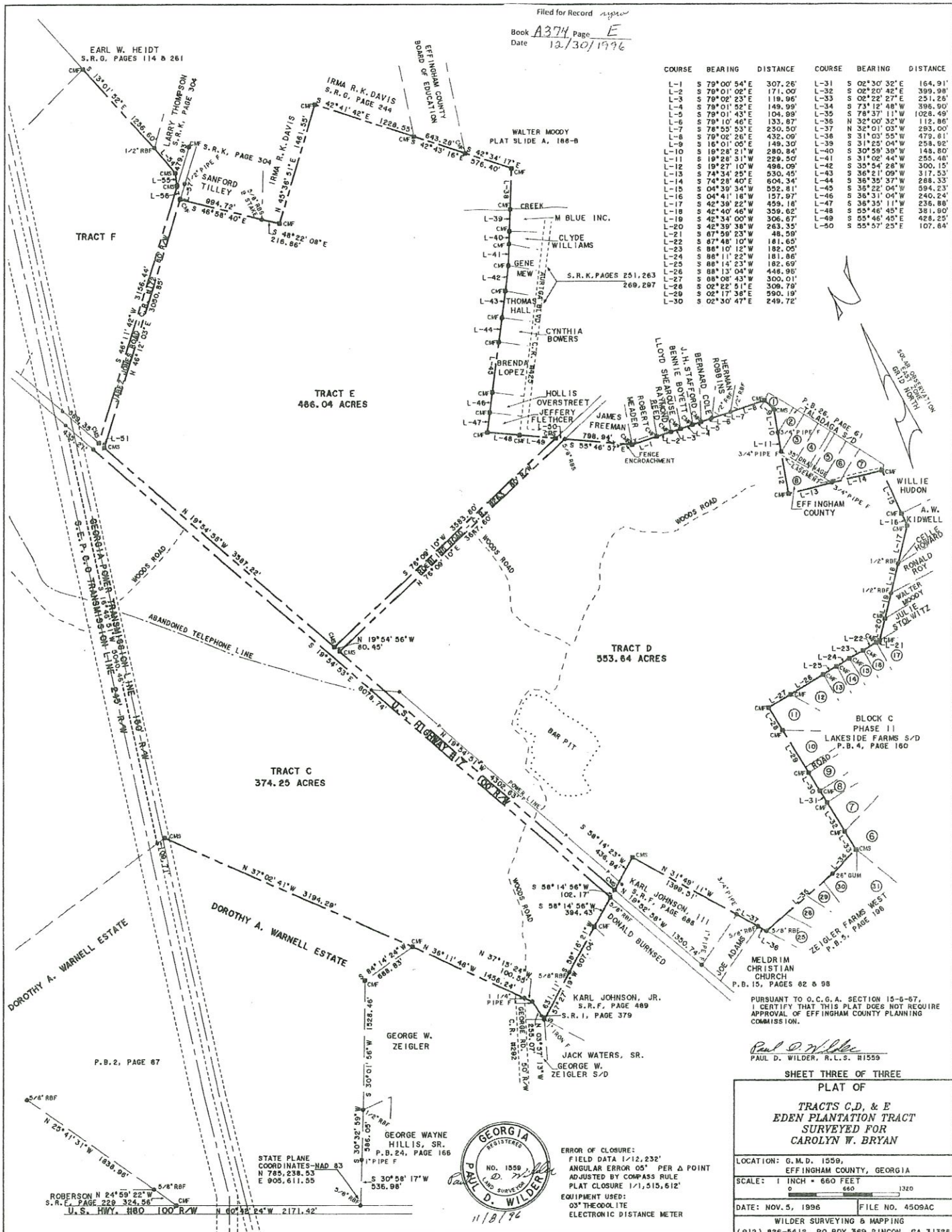
1 1/2" PIPE F

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1 1/2" PIPE F

1 1/2" PIPE F

COURSE	BEARING	DISTANCE	COURSE	BEARING	DISTANCE
L-1	S 79°00'54"E	307.26'	L-31	S 02°30'32"E	164.91'
L-2	S 79°01'02"E	171.00'	L-32	S 02°20'42"E	399.98'
L-3	S 79°02'23"E	118.96'	L-33	S 02°22'27"E	251.28'
L-4	S 79°01'01"E	149.99'	L-34	S 73°12'48"W	396.90'
L-5	S 79°01'43"E	104.99'	L-35	S 78°37'11"W	1028.49'
L-6	S 79°10'46"E	135.87'	L-36	N 36°00'32"W	112.86'
L-7	S 78°55'53"E	250.50'	L-37	N 32°01'03"W	283.00'
L-8	S 78°02'26"E	432.09'	L-38	S 31°03'55"W	479.81'
L-9	S 16°01'05"E	149.30'	L-39	S 31°25'04"W	258.82'
L-10	S 10°28'21"W	280.34'	L-40	S 30°59'38"W	148.80'
L-11	S 19°28'31"W	229.50'	L-41	S 31°03'44"W	255.48'
L-12	S 19°27'10"W	498.09'	L-42	S 30°54'28"W	300.15'
L-13	S 74°34'28"E	530.45'	L-43	S 36°21'09"W	317.53'
L-14	S 74°28'40"E	604.34'	L-44	S 38°39'37"W	288.33'
L-15	S 04°39'34"W	552.81'	L-45	S 36°22'04"W	594.23'
L-16	S 04°41'18"W	157.97'	L-46	S 36°51'04"W	240.24'
L-17	S 42°38'22"W	459.18'	L-47	S 38°35'11"W	236.88'
L-18	S 42°40'46"W	359.62'	L-48	S 55°46'45"E	381.80'
L-19	S 42°34'00"W	306.67'	L-49	S 55°46'45"E	428.25'
L-20	S 42°39'38"W	263.35'	L-50	S 55°57'23"E	107.84'
L-21	S 67°59'23"W	48.59'			
L-22	S 87°48'10"W	181.65'			
L-23	S 88°10'12"W	182.05'			
L-24	S 88°11'22"W	181.86'			
L-25	S 88°14'23"W	182.69'			
L-26	S 88°13'04"W	448.95'			
L-27	S 88°08'43"W	300.01'			
L-28	S 02°22'51"E	309.79'			
L-29	S 02°17'38"E	590.19'			
L-30	S 02°30'47"E	249.72'			



PURSUANT TO O.C.G.A. SECTION 15-6-67, I CERTIFY THAT THIS PLAT DOES NOT REQUIRE APPROVAL OF EFFINGHAM COUNTY PLANNING COMMISSION.

Paul D. Wilder
 PAUL D. WILDER, R.L.S. #1559

SHEET THREE OF THREE

PLAT OF
TRACTS C, D, & E
EDEN PLANTATION TRACT
 SURVEYED FOR
CAROLYN W. BRYAN

LOCATION:	G.M.D. 1559, EFFINGHAM COUNTY, GEORGIA
SCALE:	1 INCH = 660 FEET
DATE:	NOV. 5, 1996
FILE NO.:	4509AC
WILDER SURVEYING & MAPPING	
(912) 826-5412, PO BOX 369 RINCON, GA 31326	



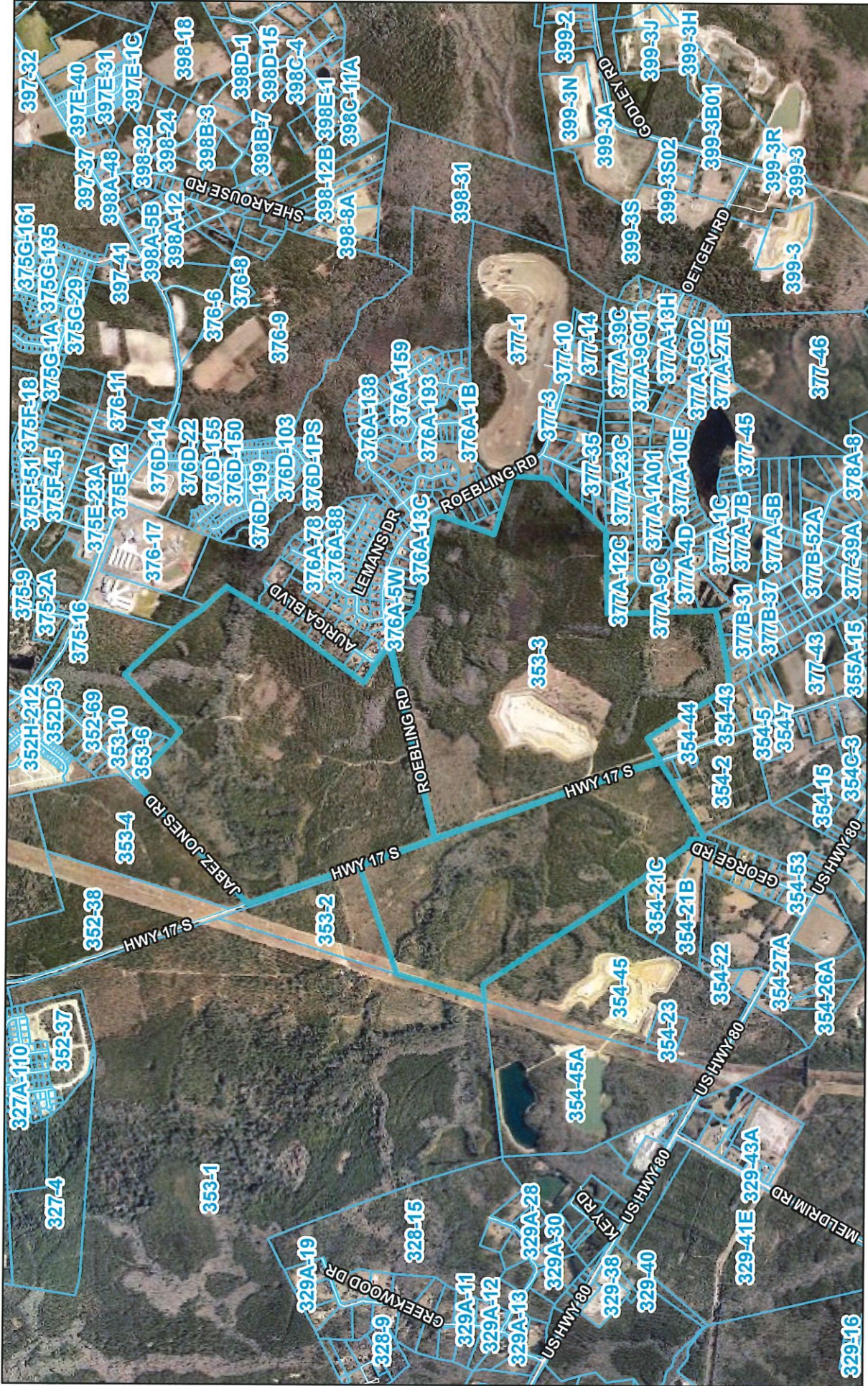
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11/17/96

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 COORDINATES-NAD 83
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ROBERSON N 24°59'22"W
 S.R.L. PAGE 229 324.38'
 U.S. HWY. 880 100' R/W
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353-3

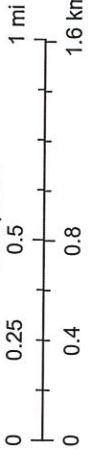


8/26/2024

Roads

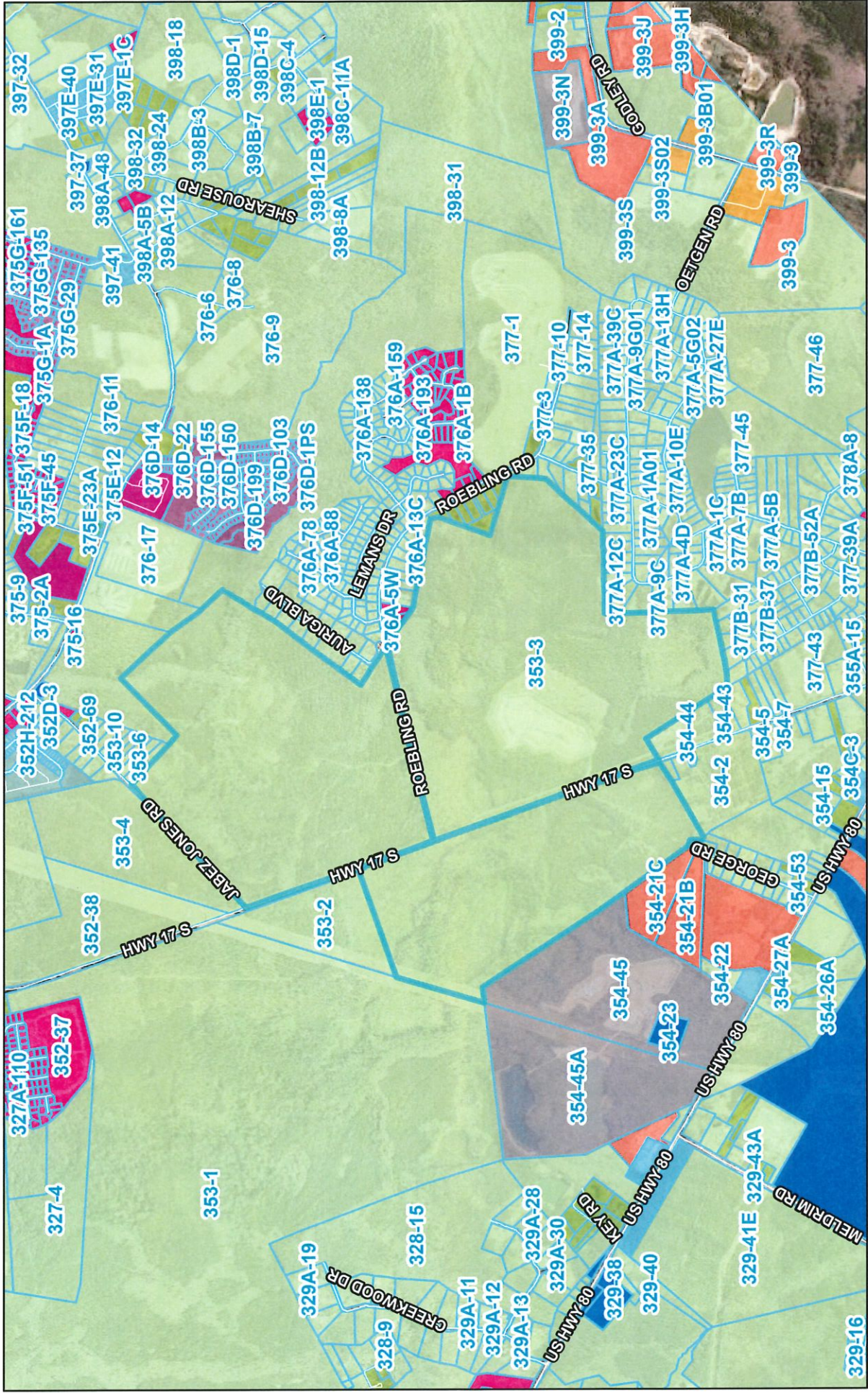
Parcels

1:35,962



Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, USGS, METI/
NASA, EPA, USDA

353-3



8/26/2024

1:35,962

0 0.25 0.5 1 mi
0 0.4 0.8 1.6 km

Roads
 Parcels
 AR-2
 R-1
 R-3
 B-1
 I-1
 AR-1
 PD
 B-2
 B-3
 Other

Effingham County Zoning
 Esri, HERE, Garmin, INCREMENT P, USGS, METI/
 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 *P.H.*

DISAPPROVAL _____

Of the rezoning request by **Kern and Co., LLC- Chad Zittrouer as agent for The University of Georgia Foundation- Mike Hunter (Map # 353 Parcel # 3)** from AR-1 to PD-MR 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?

P.H.
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A.Z.

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APPROVAL

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One claims that water was dropped substantially by the creator of the zoning.

R.T.

DB

PUBLIC HEARING 04

9.5

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APPROVAL X

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B.S.