



Record No:
SITE-25-19

Site Plan Submittal

Status: Active

Submitted On:
10/17/2025

Primary Location

32.271261, -81.188126

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*

—

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*

912-354-8400

Applicant Email Address*

czittrouer@kernengineering.com

Applicant Address*

P O Box 15179

Applicant City*

Savannah

Applicant State*

GA

Applicant Zip Code*

31329

Is Applicant owner of property?*

No

Project Information

Proposed Name of Project*

Old Augusta - Baker Tract

Map Number*

476

Parcel Number*

4A

Total Acreage of Property*

114.79

Number of Proposed Buildings*

4

Current Property Zoning*

LI - Pending

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
Oct 17, 2025

Owner*

✓ Robert Baker
Oct 17, 2025

Owner Information

Owner of Record*

R B Baker Properties, LLC

Owner Phone Number*

912-657-2572

Owner Address*

70 Shirley B James Drive

Owner City*

Garden City

Owner State*

GA

Owner Zip Code*

31408

Engineer Information

Engineer Company Name*

Kern & Co., LLC

Engineer *

Chad Zittrouer

Engineer Phone Number*

912-354-8400

Engineer Address*

P O Box 15179

Engineer City*

Savannah

Engineer State*

GA

Engineer Zip Code*

31416

Surveyor Information

Surveyor*

Kern & Co, LLC - Joe Hale

Surveyor Phone Number*

912-354-8400

Surveyor Address*

P O Box 15179

Surveyor City*

Savannah

Surveyor State*

GA

Surveyor Zip Code*

31416

EFFINGHAM COUNTY
Non-Residential Site Plan Submittal Form

OFFICIAL USE ONLY		
Date Received: _____	Project Number: _____	Classification: _____
Date Reviewed: _____		Reviewed by: _____

Proposed Name of Project Old Augusta - Baker Tract

Name of Applicant/Agent Kern & Co., LLC - Chad Zitrouer Phone 912-354-8400

Company Name Kern & Co., LLC

Address P O Box 15179 - Savannah, GA 31416

Owner of Record R. B. Baker Properties, LLC Phone 912-657-2572

Address 70 Shirley B James Drive - Garden City, GA 31408

Engineer Kern & Co., LLC - Chad Zitrouer Phone 912-354-8400

Address P O Box 15179 - Savannah, GA 31416

Surveyor Kern & Co., LLC - Joe Hale Phone 912-354-8400

Address P O Box 15179 - Savannah, GA 31416

Proposed water Effingham County Proposed sewer Effingham County

Total acreage of property 114.79 Acreage to be divided 114.79 Number of Lots Proposed 4

Current Zoning L1 Proposed Zoning L1 Tax map – Block – Parcel No 476-4A

Are any variances requested? No If so, please describe: _____

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

This 9th day of April, 2026

Amanda E. Lewis
Notary

[Signature]
Applicant

[Signature]
Owner

AMANDA E LEWIS
NOTARY PUBLIC
Chatham County
State of Georgia
My Comm. Expires 08/03/2029

EFFINGHAM COUNTY

SITE PLAN CHECKLIST

OFFICIAL USE ONLY

Subdivision Name: _____ Project Number: _____
 Date Received: _____ Date Reviewed: _____ Reviewed by: _____

The following checklist is designed to inform applicants of the requirements for preparing sketch plans for review by Effingham County. Applicants should check off items to confirm that it is included as part of the submission. **CHECKLIST ITEMS OMITTED CAN RESULT IN THE APPLICATION BEING FOUND INCOMPLETE AND THEREFORE DELAY CONSIDERATION BY THE BOARD.** This checklist must be submitted with the application.

Office Use	Applicant Use	
(a) Project Information:		
	/	1. Proposed name of development.
	/	2. Names, addresses and telephone numbers of owner and applicant.
	/	3. Name, address and telephone number of person or firm who prepared the plans.
	/	4. Graphic scale (approximately 1"=100') and north arrow.
	/	5. Location map (approximately 1" = 1000').
	/	6. Date of preparation and revision dates.
	/	7. Acreage to be subdivided.
	/	8. A written description of proposed use of property.
(b) Existing Conditions:		
	/	1. Location of all property lines.
	/	2. Existing easements, covenants, reservations, and right-of-ways.
	/	3. Buildings and structures.
	/	4. Sidewalks, streets, alleys, driveways, parking areas, etc.
	/	5. Existing utilities including water, sewer, electric, wells and septic tanks.
	/	6. Natural or man-made watercourses and bodies of water and wetlands.
	/	7. Limits of floodplain.
	/	8. Existing topography.
	/	9. Current zoning district classification and land use.
	/	10. Level Three Soil Survey (if septic systems are to be used for wastewater treatment).
	/	11. Zoning Classification, owners' name, and existing uses of adjacent property.
(c) Proposed Features:		
	/	1. The building outline and maximum proposed height of all buildings.
	/	2. Proposed new sidewalks, streets, alleys, driveways, parking areas, etc (to include proposed street/road names).
	/	3. Proposed zoning and land use.
	/	4. Existing buildings and structures to remain or be removed.
	/	5. Existing sidewalks, streets, driveways, parking areas, etc., to remain or be removed.

<input checked="" type="checkbox"/>	6. Proposed retention/detention facilities and storm-water master plan.
<input checked="" type="checkbox"/>	7. Wastewater infrastructure master plan (to include reuse infrastructure if proposed).
<input checked="" type="checkbox"/>	8. Water distribution infrastructure master plan.
<input checked="" type="checkbox"/>	9. Undisturbed or Vegetated buffers according to Section 3.4 – Buffers of the Effingham County Zoning Ordinance.
<input checked="" type="checkbox"/>	10. Conditions from the approved Zoning Map Amendment

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

This 20th day of May, 2025
Amanda E. Lewis
 Notary

Applicant [Signature]
 Owner _____



