

RZN-24-62

Rezoning Application

Status: Active


Submitted On: 8/14/2024

Primary Location

Owner

Applicant

 Chad Zittrouer

 912-354-8400

 czittrouer@kernengineering.com

 P O Box 15179

Savannah, GA, GA 31416

Staff Review

 **Planning Board Meeting Date***

09/10/2024

 **Board of Commissioner Meeting Date***

10/01/2024

 **Notification Letter Description ***

to allow for heavy industrial uses.

 **Map #***

476

 **Parcel #***

4A

 **Staff Description**

 **Georgia Militia District**

9

 **Commissioner District***

5th

 **Public Notification Letters Mailed**

08/19/2024

 **Board of Commissioner Ads**

09/11/2024

🔒 Planning Board Ads

08/21/2024

🔒 Request Approved or Denied

—

🔒 Plat Filing required* [?](#)

No

Applicant Information

Who is applying for the rezoning request?*

Agent

Applicant / Agent Name*

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*

czittrouer@kernengineering.com

Owner's Phone Number*

912-307-9400

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*

HI (Heavy 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 *

Wooded

Water Connection *

Public Water System

Name of Supplier*

Effingham County

Sewer Connection

Public Sewer System

Name of Supplier*

Effingham County

Justification for Rezoning Amendment *

· Extension of Existing Zoning Pattern along Old Augusta Road

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*

R-1

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

Vacant/Timber

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.*

Warehouse/Distribution

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

Residential/Warehouse-Distribution/Conservation

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 corridor. Old Augusta Road is a designated truck route per the Effingham County Ordinance.

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?*

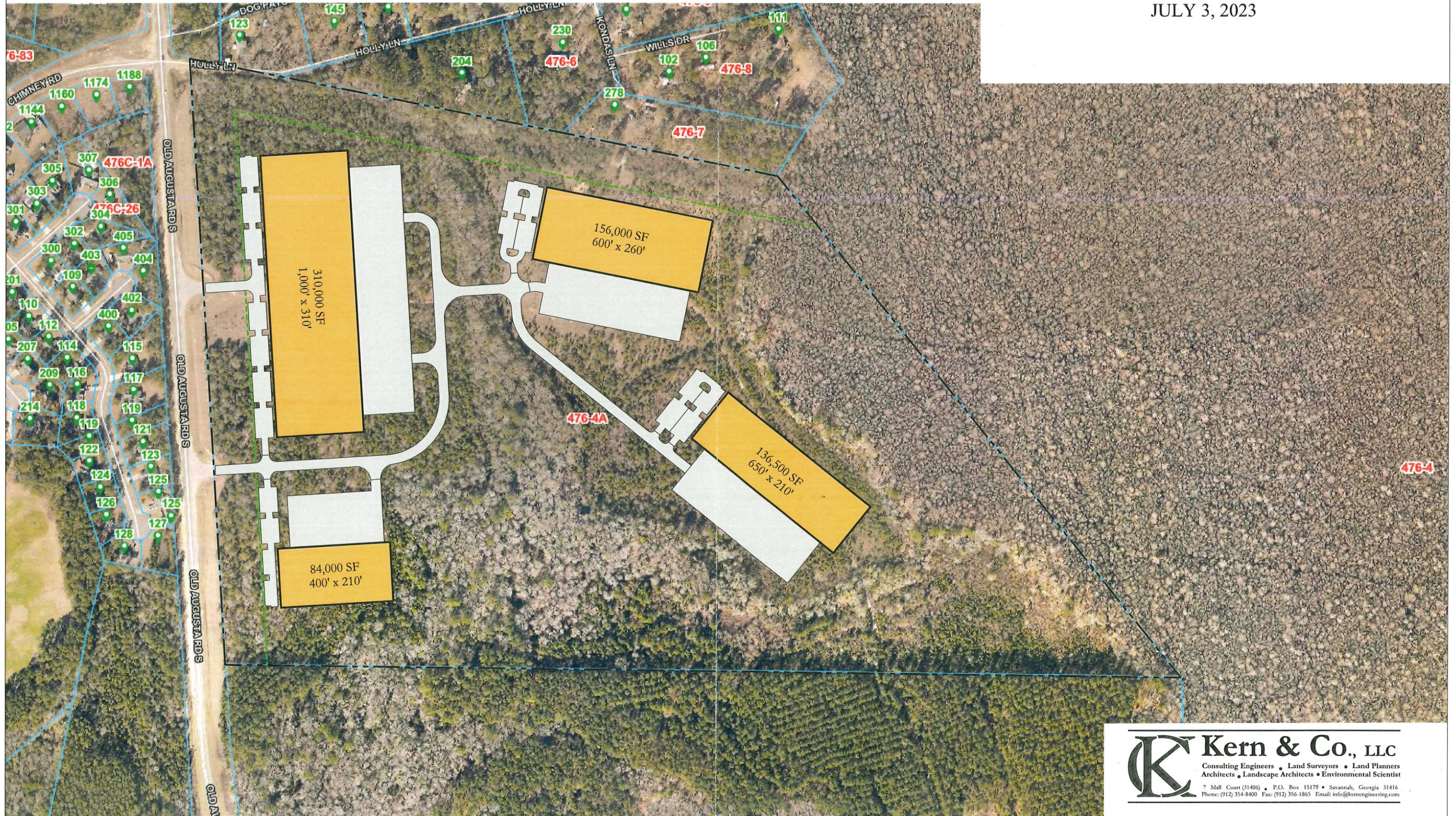
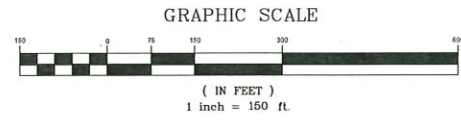
No.

Digital Signature*

Chad Zittrouer
Aug 14, 2024

SITE PLAN OF
BAKER SITE
OLD AUGUSTA ROADWAY
EFFINGHAM COUNTY, GA

JULY 3, 2023



Mon, 03 Jul 2023 11:31:00 AM
DRAWING PATH: \\KERN-FS01\Users\kern\cadd\workspace\Baker Site - OLD AUGUSTA.dwg

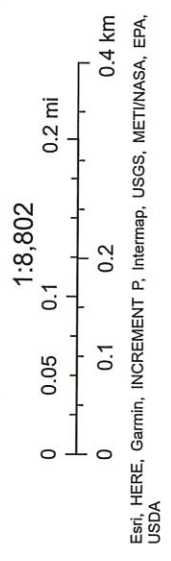
K Kern & Co., LLC
 Consulting Engineers • Land Surveyors • Land Planners
 Architects • Landscape Architects • Environmental Scientist
 7 Mall Court (31406) • P.O. Box 15179 • Savannah, Georgia 31416
 Phone: (912) 354-8400 Fax: (912) 356-1865 Email: info@kernengineering.com

476-4A

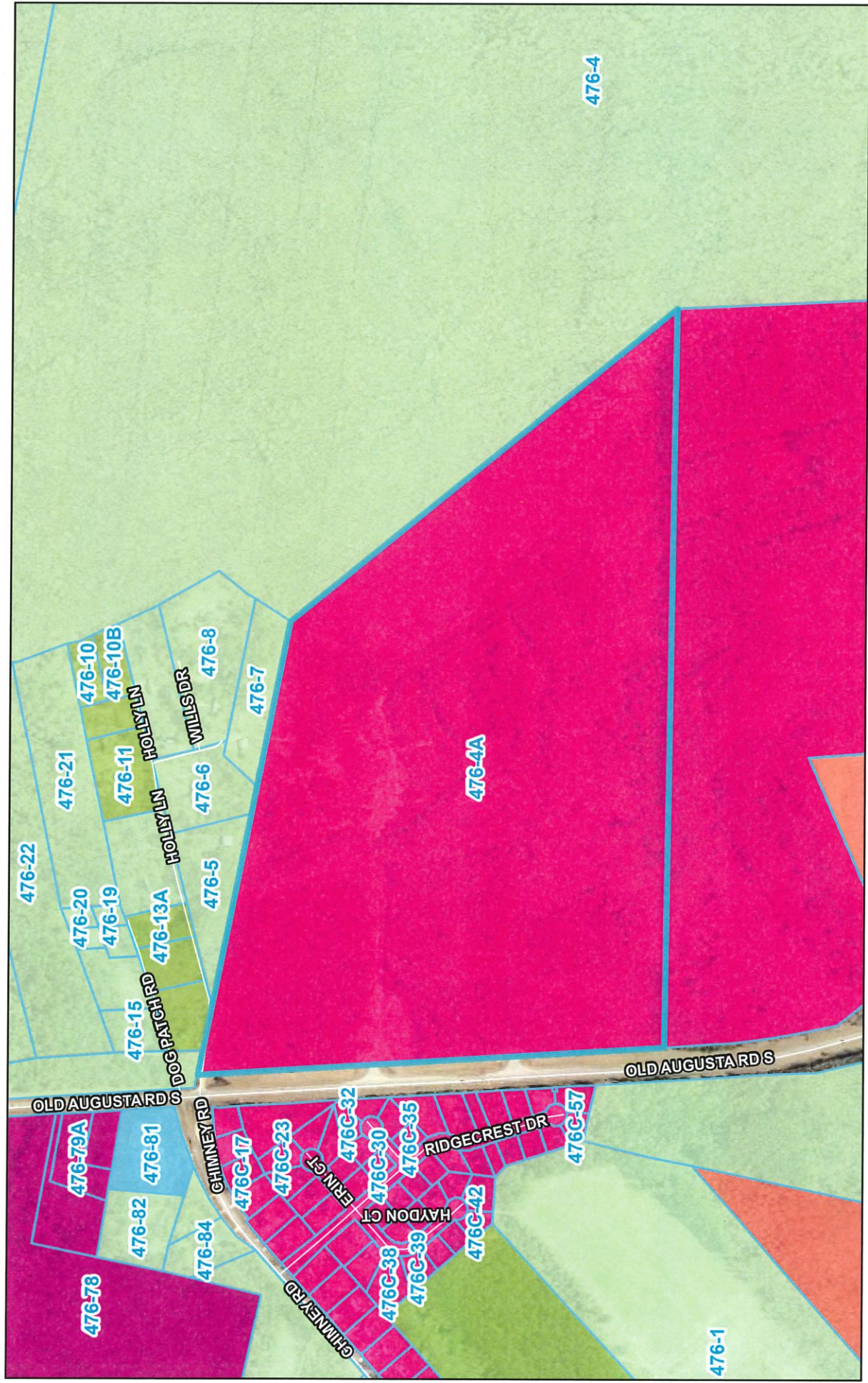


8/14/2024

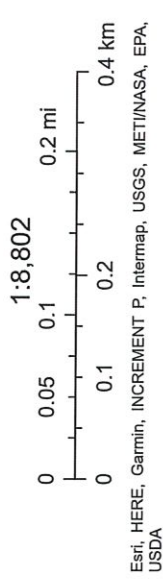
- Roads
- Parcels



476-4A



8/14/2024



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