



RZN-24-53

Rezoning Application

Status: Active

Submitted On: 8/5/2024

Primary Location

605 Blue Jay Road
Rincon, GA 31326

Owner

BRINDLEY KAREN ZIPPERER
AND KEENER
TINA Z 625 BLUE JAY RD
RINCON, GA 31326

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 residential development.

Map #*

432

Parcel #*

45

Staff Description

Georgia Militia District

9

Commissioner District*

2nd

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* [?](#)

Yes

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*

9123548400

Applicant Mailing Address*

P O Box 15179

Applicant City*

Savannah

Applicant State & Zip Code*

GA - 31416

Property Owner Information

Owner's Name*

Karen Z Brindley

Owner's Email Address*

kzbrindley@gmail.com

Owner's Phone Number*

912-660-1006

Owner's Mailing Address*

625 Blue Jay Road

Owner's City*

Rincon

Owner's State & Zip Code*

GA - 31326

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*

R-5 (Single Family Design Residential)

Map & Parcel *

432-45

Road Name*

Blue Jay

Proposed Road Access* 

Sinclair Way

Total Acres *

64.48

Acres to be Rezoned*

17.77

Lot Characteristics *

Minimum Lot Size - 6,600 SF

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 Similar Zoning and Lot Configuration with the addition of amenities & common areas.

List the zoning of the other property in the vicinity of the property you wish to rezone:

North*

R-6

South*

AR-1

East*

N/A - Railroad

West*

AR-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

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

Residential Lots

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

Similar to the North, vacant to South and East, bordered by Rail to the West.

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

Extension of similar 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*

Chadwick R. Zittrouer
Aug 5, 2024

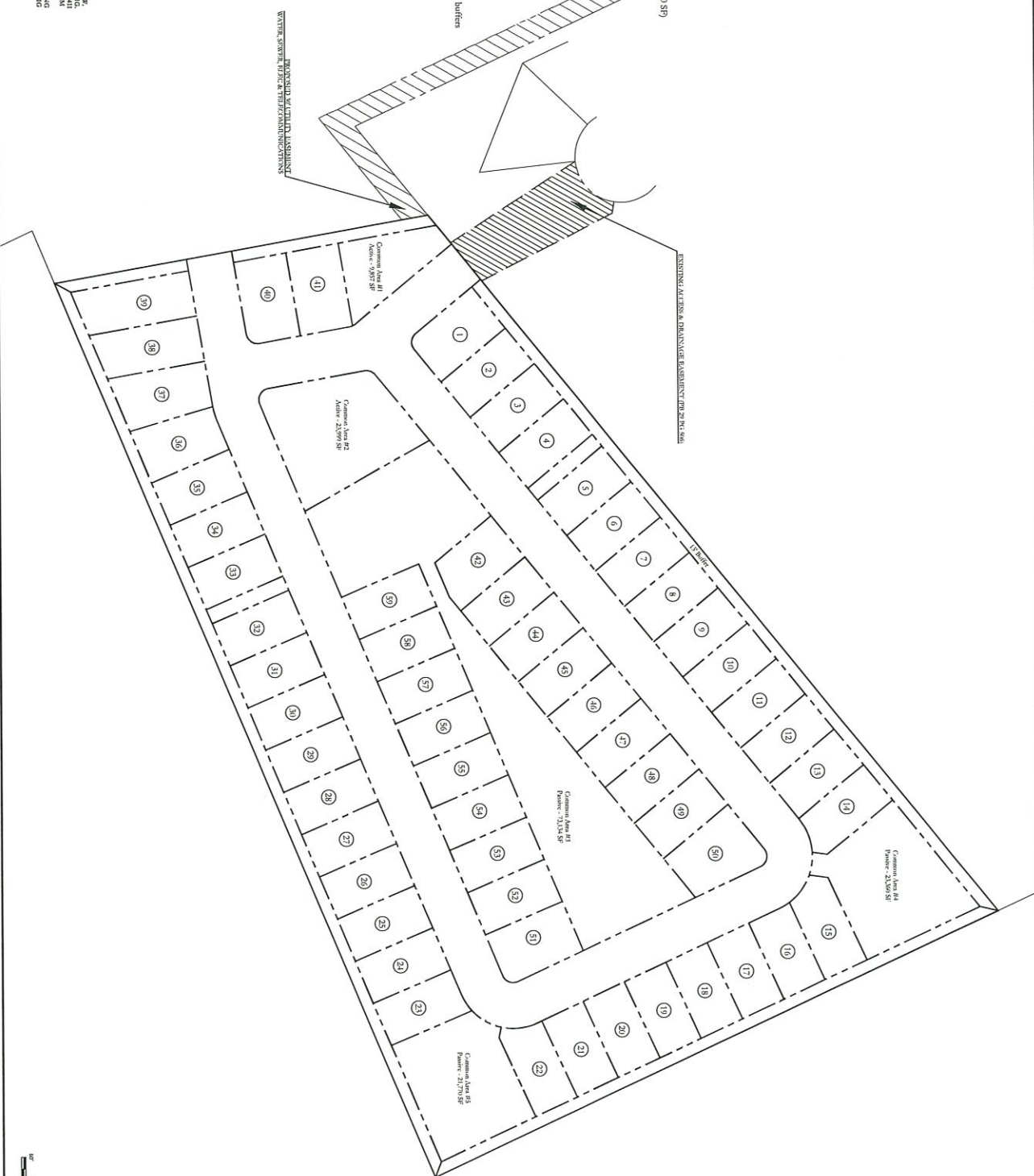
VICINITY MAP
 NOT TO SCALE

TOTAL ACREAGE: 17.77 AC or 773,912 SF

- Total Lots: 59
- Proposed Zoning: R-5
- Min. Lot Size: 6,600 SF (Proposed - 6,600 SF)
- Min. Lot Width: 50' (Proposed 60')
- Max. Building Height: 35'
- Front Setback: 15'
- Side Setback (Front): 7.5'
- Side Setback (Rear): 15'
- Rear Setback: 25'
- Maximum Lot Coverage: 45%
- Required Open Space: 116,687 SF
- Proposed Open Space: 132,120 SF *
- *Open Space does not include perimeter buffers

UTILITIES PROTECTION CENTER
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 811
 CALL THREE WORKING
 DAYS BEFORE YOU DIG
 WWW.811GA.COM

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 PERMITTING PURPOSES ONLY!



CONCEPT PLAN
 BRINDLEY TRACT
 EFFINGHAM COUNTY, GEORGIA

PROJECT:	Brindley Tract
DATE:	7/11/14
DESIGNER:	BRINDLEY TRACT
CONTRACTOR:	BRINDLEY TRACT
NO. DATE:	EXTENSION

Kern & Co., LLC
 Consulting Engineers • Land Surveyors • Land Planners
 Architects • Landscape Architects • Environmental Scientists

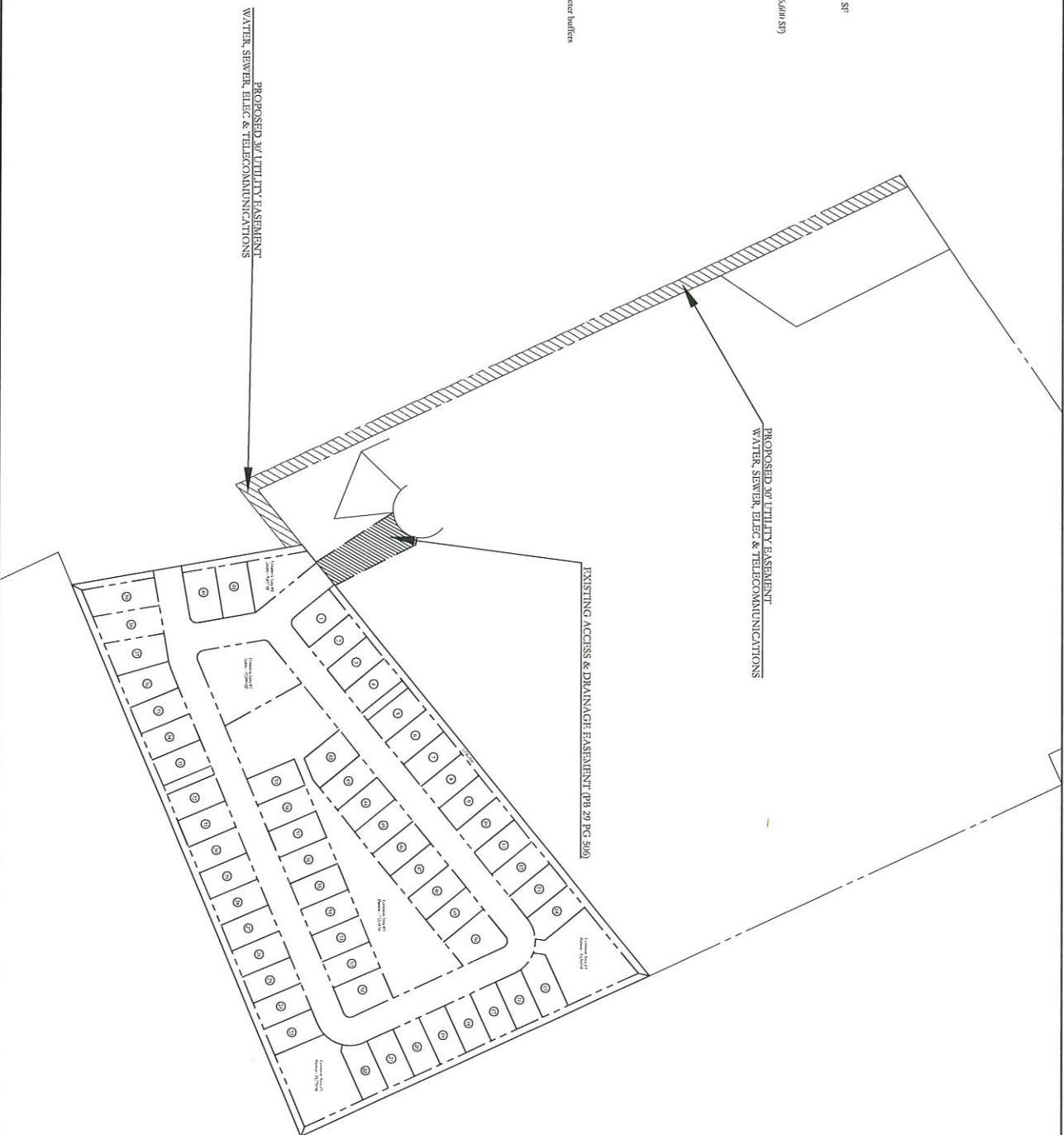
7352 Court (24-06) • P.O. Box 15175 • Savannah, Georgia 31416
 Phone: (912) 334-4444 Fax: (912) 336-1163 Email: info@kernandco.com

EX-1

UTILITY MAP
NOT TO SCALE

TOTAL ACREAGE: 1.77 AC. or 77,912 SF
 Total Lots: 39
 Proposed Zoning: R-5
 Main Lot Size: 6,600 SF (Proposed - 6,600 SF)
 Min. Lot Width: 50' (Proposed 60')
 Max Building Height: 35'
 Front Setback: 15'
 Side Setback (Front): 7.5'
 Side Setback (Street): 15'
 Rear Setback: 25'
 Maximum Lot Coverage: 45%
 Required Open Space: 116,087 SF
 Provided Open Space: 152,120 SF +
 *Open Space does not include perimeter buffers

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 WWW.811ORCALL4ADAWG.COM
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 PERMITTING PURPOSES ONLY!



100' 50' 0'
 GRAPHIC SCALE = 1" = 100'

EX-1

CONCEPT PLAN
 BRINDLEY TRACT
 EFFINGHAM COUNTY, GEORGIA

Kern & Co., LLC
 Consulting Engineers • Land Surveyors • Land Planners
 Architects • Landscape Architects • Environmental Scientists
 7100 Main Street • P.O. Box 10170 • Savannah, Georgia 31416
 Phone: 912.334.4400 • Fax: 912.334.1003 • Email: info@kernco.com

REVISION	DATE

BOUNDARY SURVEY FOR
OWNER
 ACRES
 LOCATED IN LAND LOT DISTRICT
 CITY, COUNTY, GEORGIA

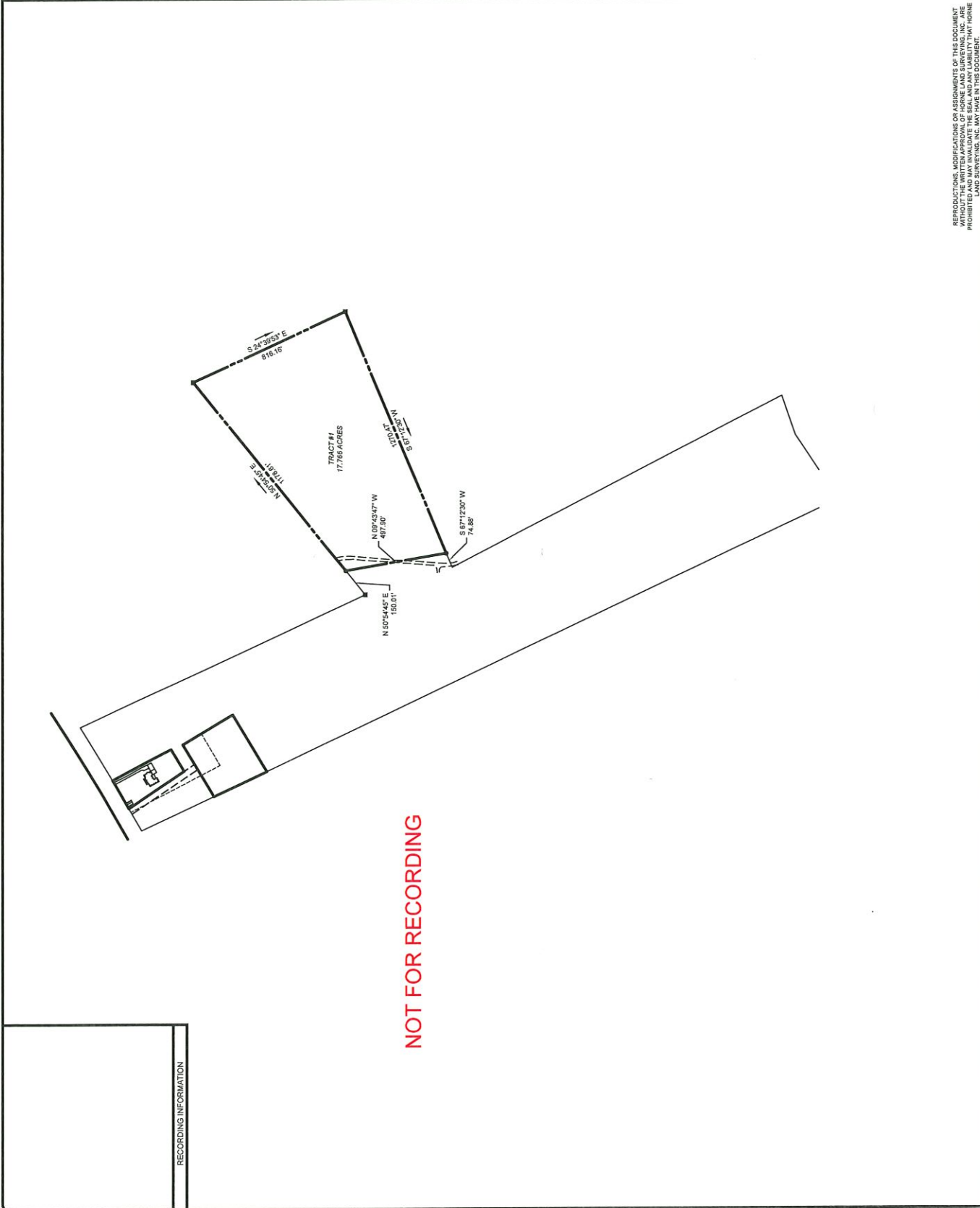
PLAT DATE 11/1/2020
 FIELD DATE 11/1/2020

HORNE
 LAND SURVEYING
 344 Trenchwell Road, Forsyth Gs. 31029
 Office (478) 993-2051 Cell (912) 704-8124
 Email: hornelandsurveying@gmail.com
www.hornelandsurveying.com

LSF NO. 1274
 GEORGIA
 ☆

PROJECT NO.
 XXXXXXXXX

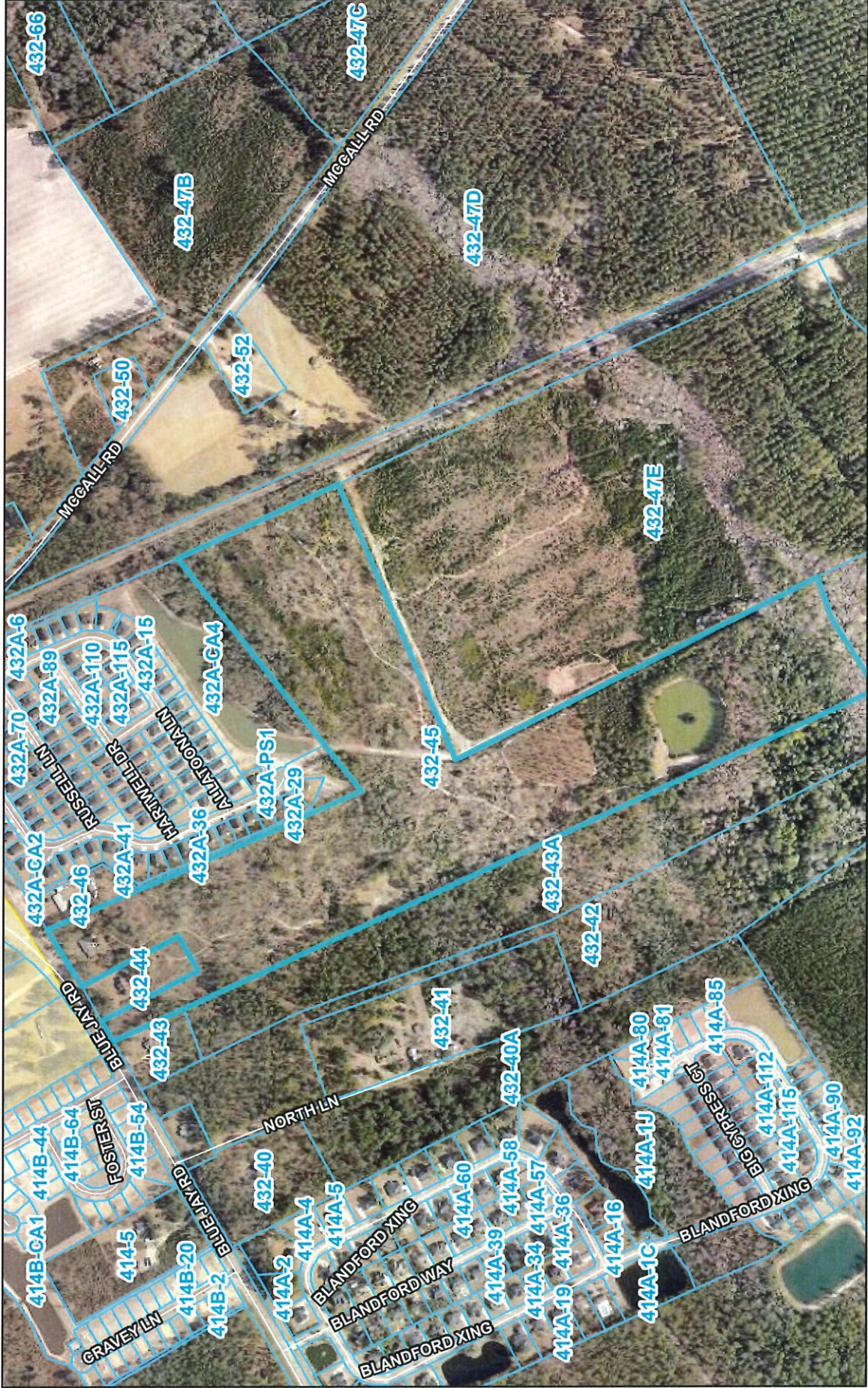
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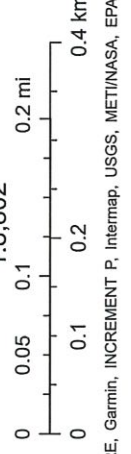
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8/5/2024

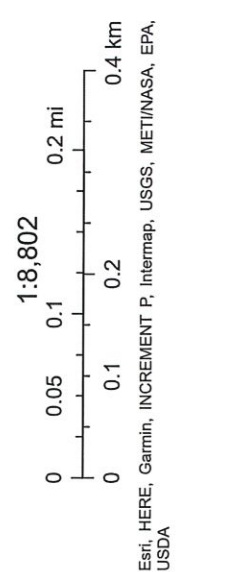
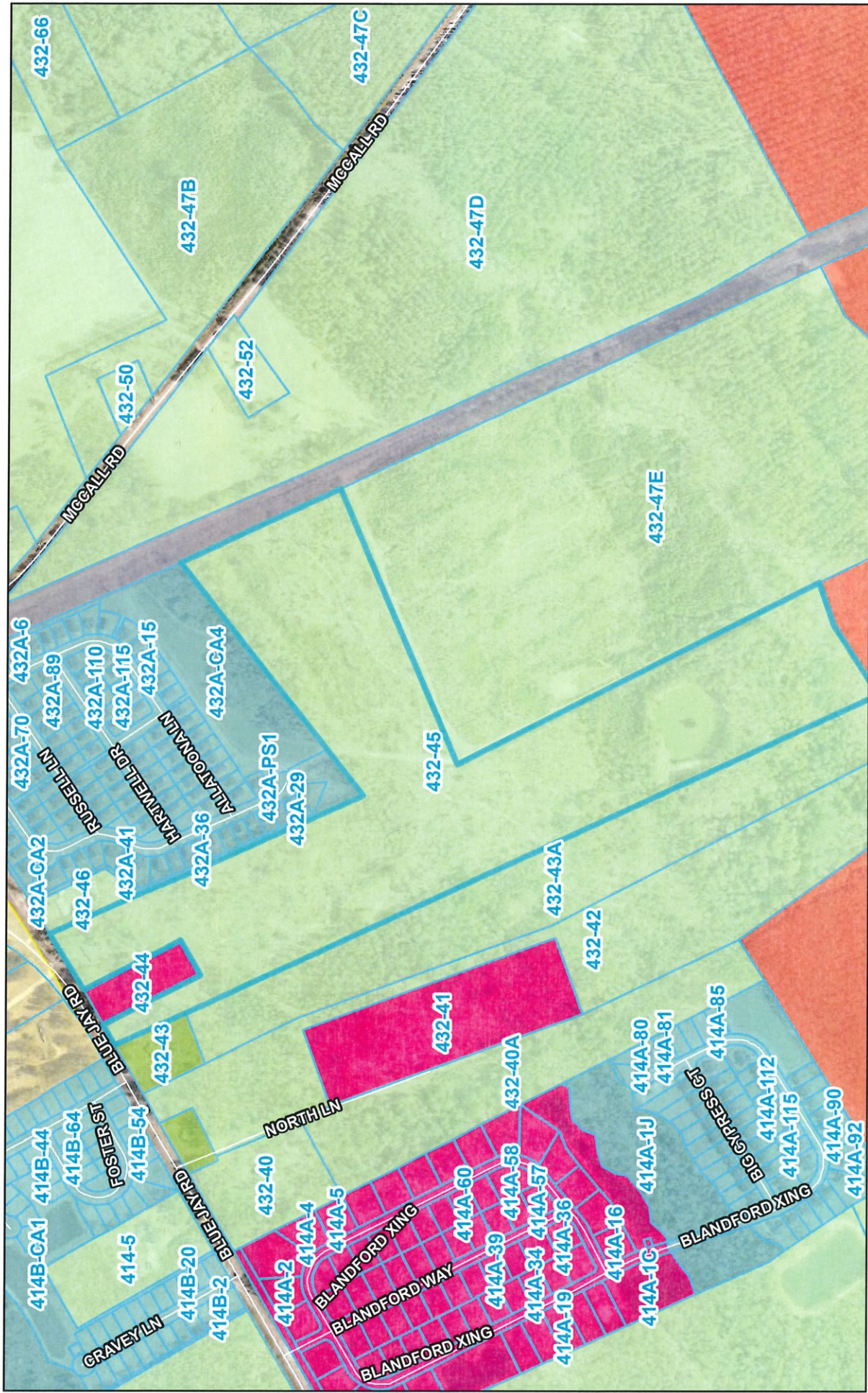
-  Roads
-  Municipal Boundaries
-  Parcels

1:8,802











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

432-45



8/5/2024

	Parcels		R-1		Other
	AR-1		R-6		Municipal Boundaries
	AR-2		I-1		