



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 A

LITTLE OGEECHEE RIVER

30-48' DEPRESSION ON
GRADE 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



11/8/96

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

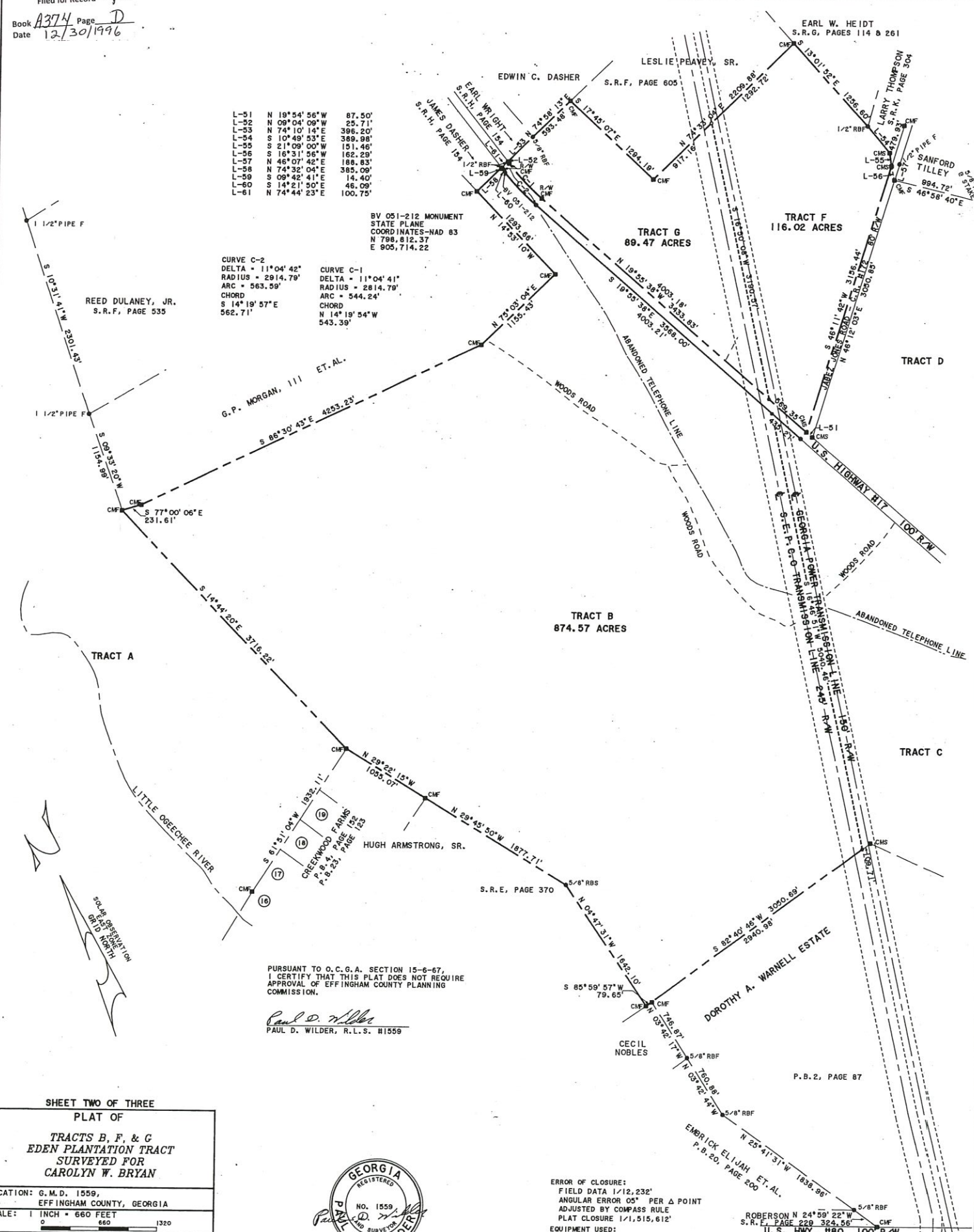
DATE: OCT. 23, 1996 FILE NO. 4509AB

WILDER SURVEYING & MAPPING

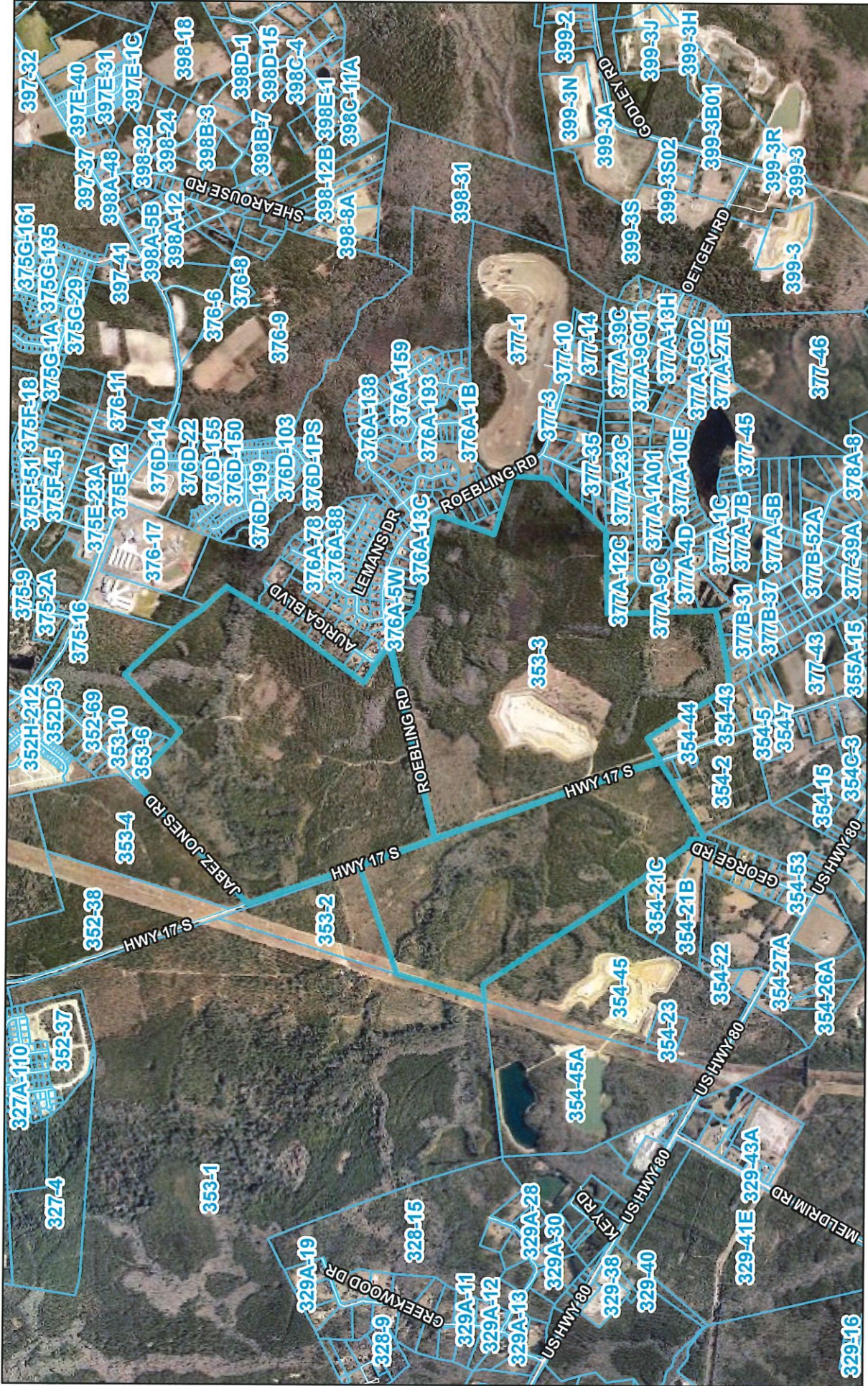
(912) 826-5412, PO BOX 369 RINCON, GA 31326

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

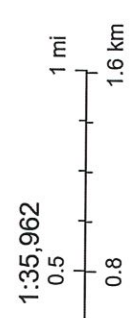


353-3



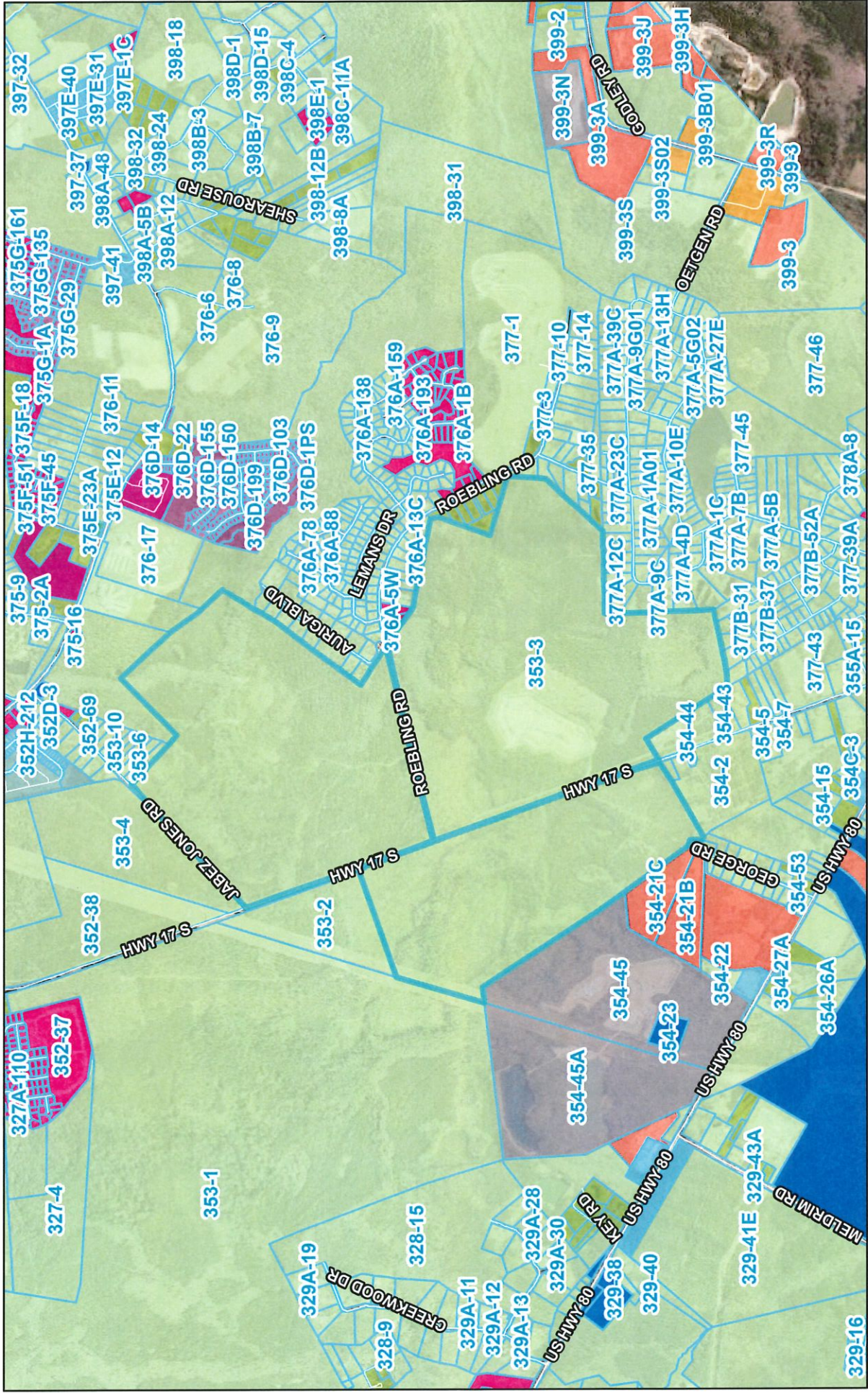
8/26/2024

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

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