

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?*

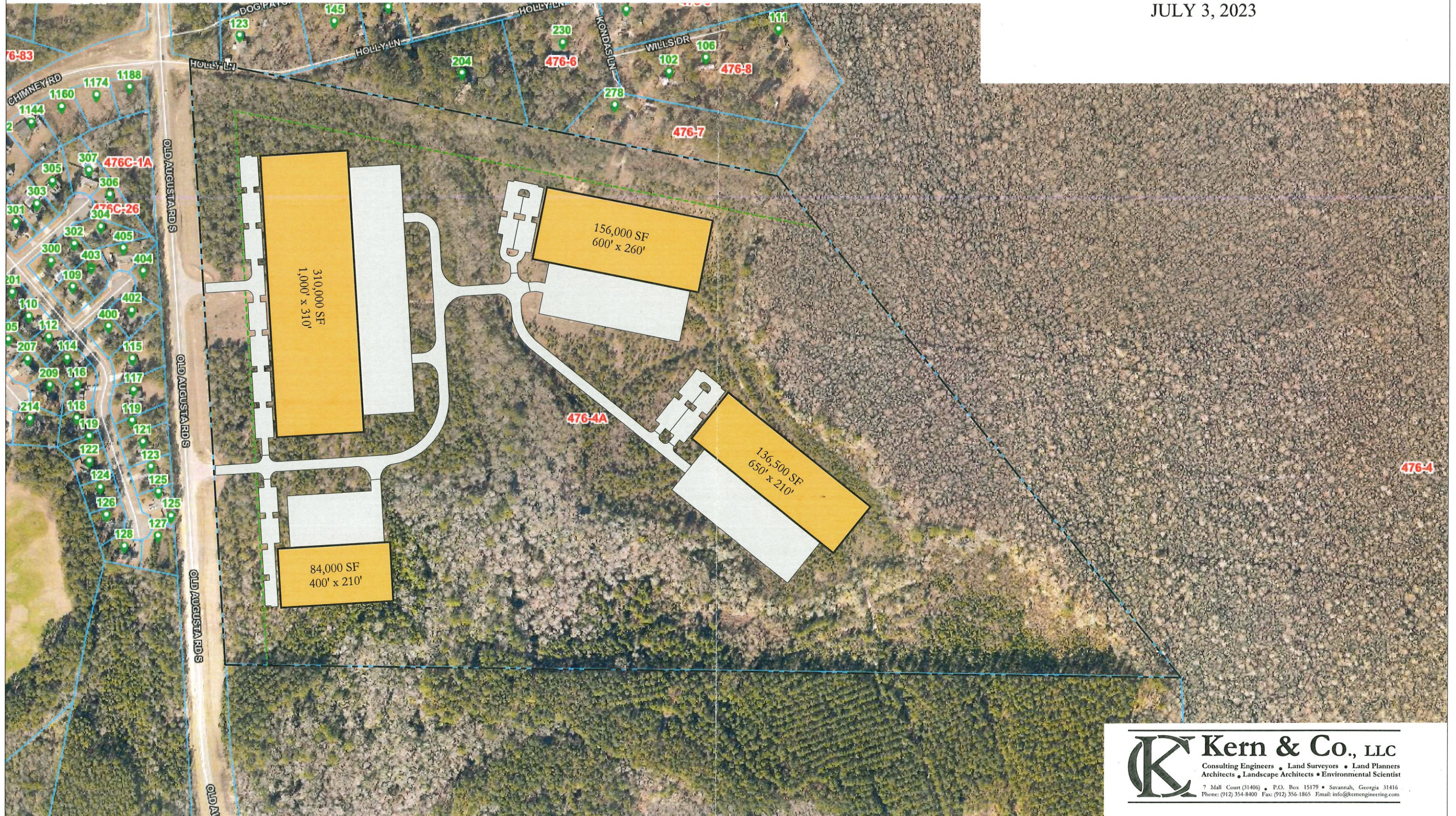
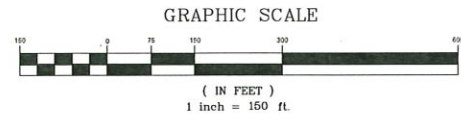
No.

Digital Signature*

Chad Zittrouer
Aug 14, 2024

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

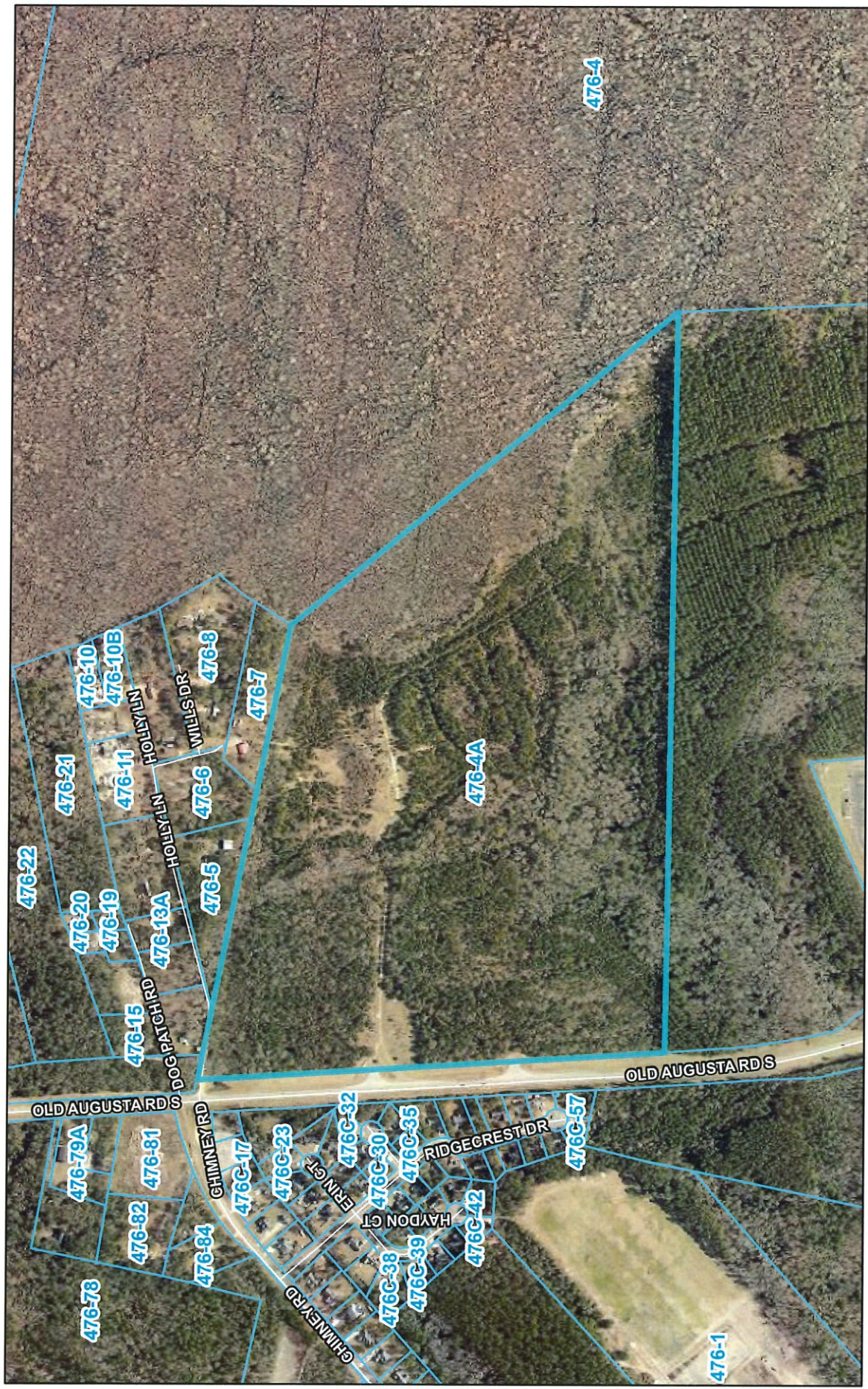
JULY 3, 2023



Mon, 03 Jul 2023 - 3:11pm c:\temp\catt\user
DRAWING PATH: \\KERN-FS01\Users\catt\workspace\Desktop\BAKER SITE - OLD AUGUSTA.dwg

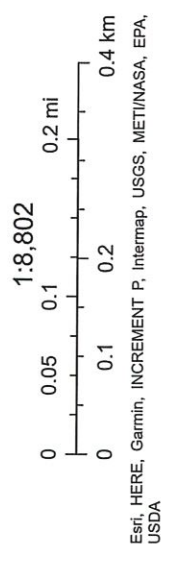
K Kern & Co., LLC
 Consulting Engineers • Land Surveyors • Land Planners
 Architects • Landscape Architects • Environmental Scientist
 7 Mall Court (31406) • P.O. Box 15179 • Savannah, Georgia 31416
 Phone: (912) 354-8400 Fax: (912) 356-1865 Email: info@kernengineering.com

476-4A

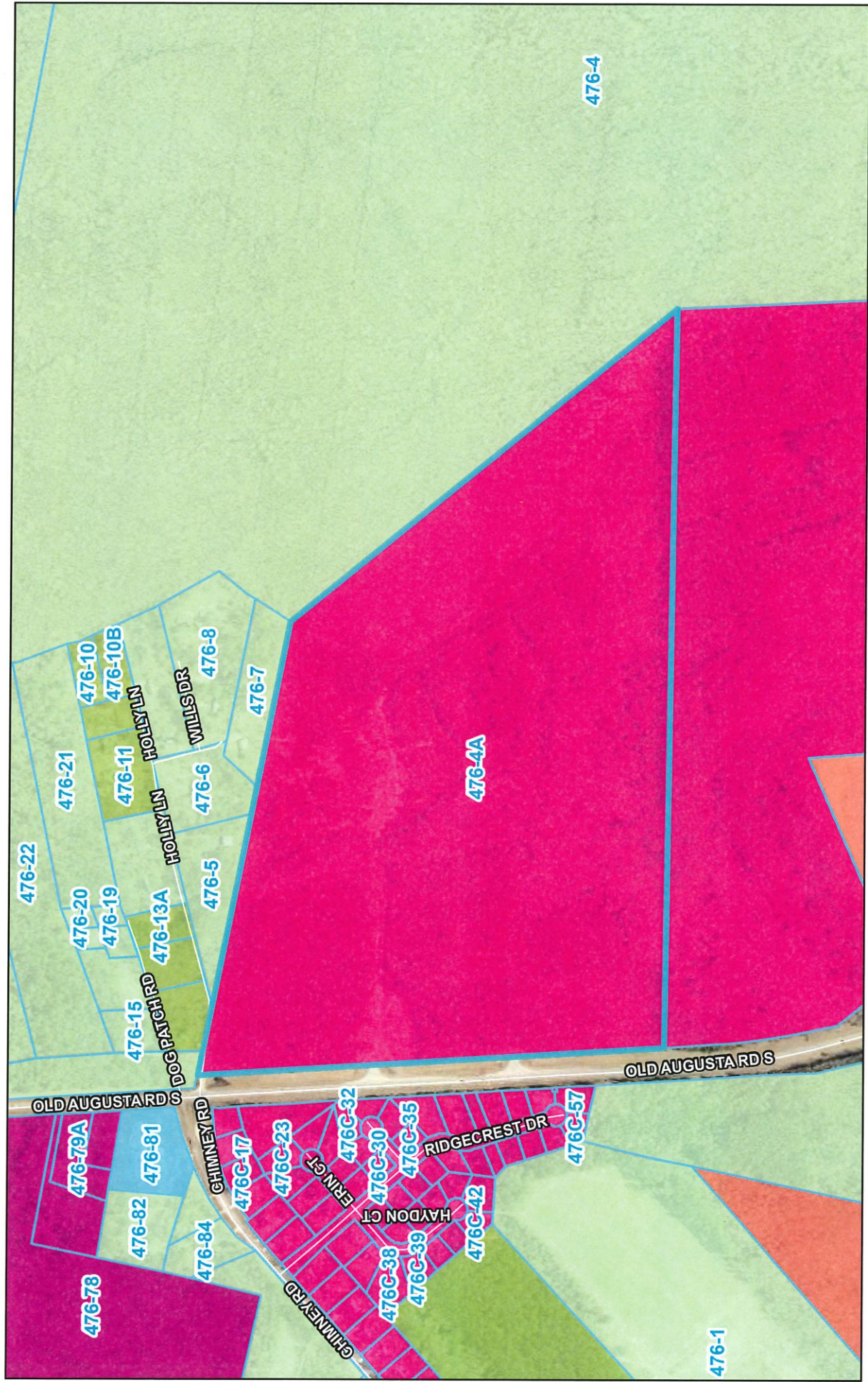


8/14/2024

- Roads
- Parcels



476-4A



8/14/2024

Effingham County Zoning

 R-1	 B-3
 R-3	 I-1
 AR-1	
 AR-2	

Roads 

Parcels 

Scale: 1:8,802

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

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

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

DISAPPROVAL

Of the rezoning request by applicant **Kern & Co., LLC- Chad Zittrouer as agent for R B Baker Properties, LLC (Map # 476 Parcel # 4A)** from **R-1** to **HI** 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?

D.B.

9/5

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APPROVAL X DISAPPROVAL _____

Of the rezoning request by applicant **Kern & Co., LLC- Chad Zittouer as agent for R B Baker Properties, LLC (Map # 476 Parcel # 4A)** from R-1 to H zoning.

- No ? 1. Is this proposal inconsistent with the county's master plan?
- No ? 2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?
- 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?
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BS.

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[Handwritten scribble]

Probably could if buffers are reduced in request.

Needs the BMP to protect the water intake.

R.T.



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A.Z.

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The Effingham County Planning Commission recommends:

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P.M.
Pawel Maggins PET

