



### 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

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## 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

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## 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

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## 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

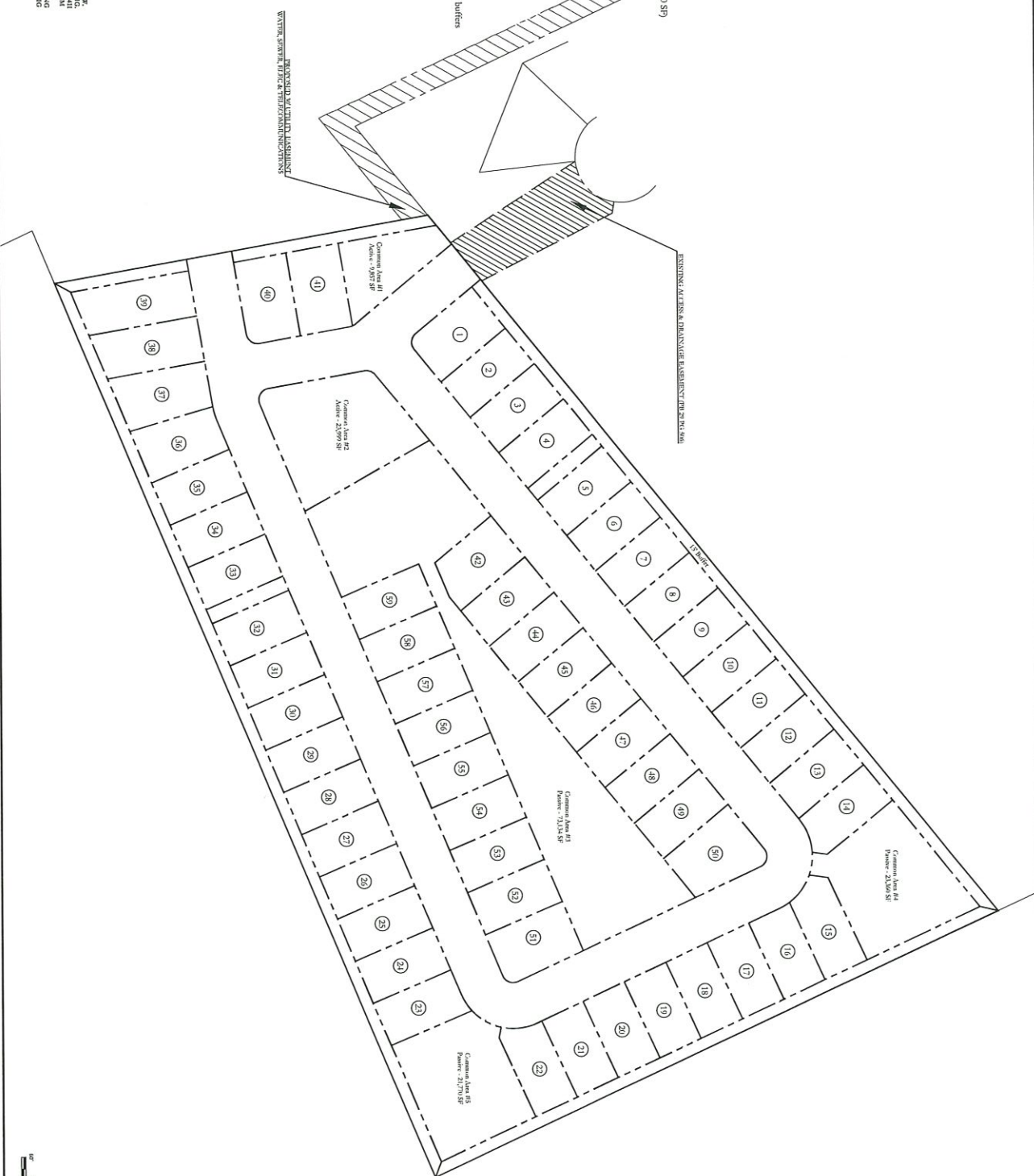
Digital Signature\*

Chadwick R. Zittrouer  
Aug 5, 2024

VICINITY MAP  
 NOT TO SCALE

TOTAL ACREAGE: 17.77 AC or 773,912 SF

- Total Lots: 50
- Proposed Zoning: R-5
- Min Lot Size: 6,600 SF (Proposed - 6,600 SF)
- Min Lot Width: 30' (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

KNOW WHAT'S BELOW.  
 CALL BEFORE YOU DIG.  
 811  
 CALL THREE WORKING  
 DAYS BEFORE YOU DIG

NOT FOR CONSTRUCTION FOR  
 PERMITTING PURPOSES ONLY!



CONCEPT PLAN  
 BRINDLEY TRACT

EFFINGHAM COUNTY, GEORGIA

DATE: 07/11/14  
 DRAWN BY: J. W. BROWN  
 CHECKED BY: J. W. BROWN  
 PROJECT: BRINDLEY TRACT  
 SHEET: EX-1

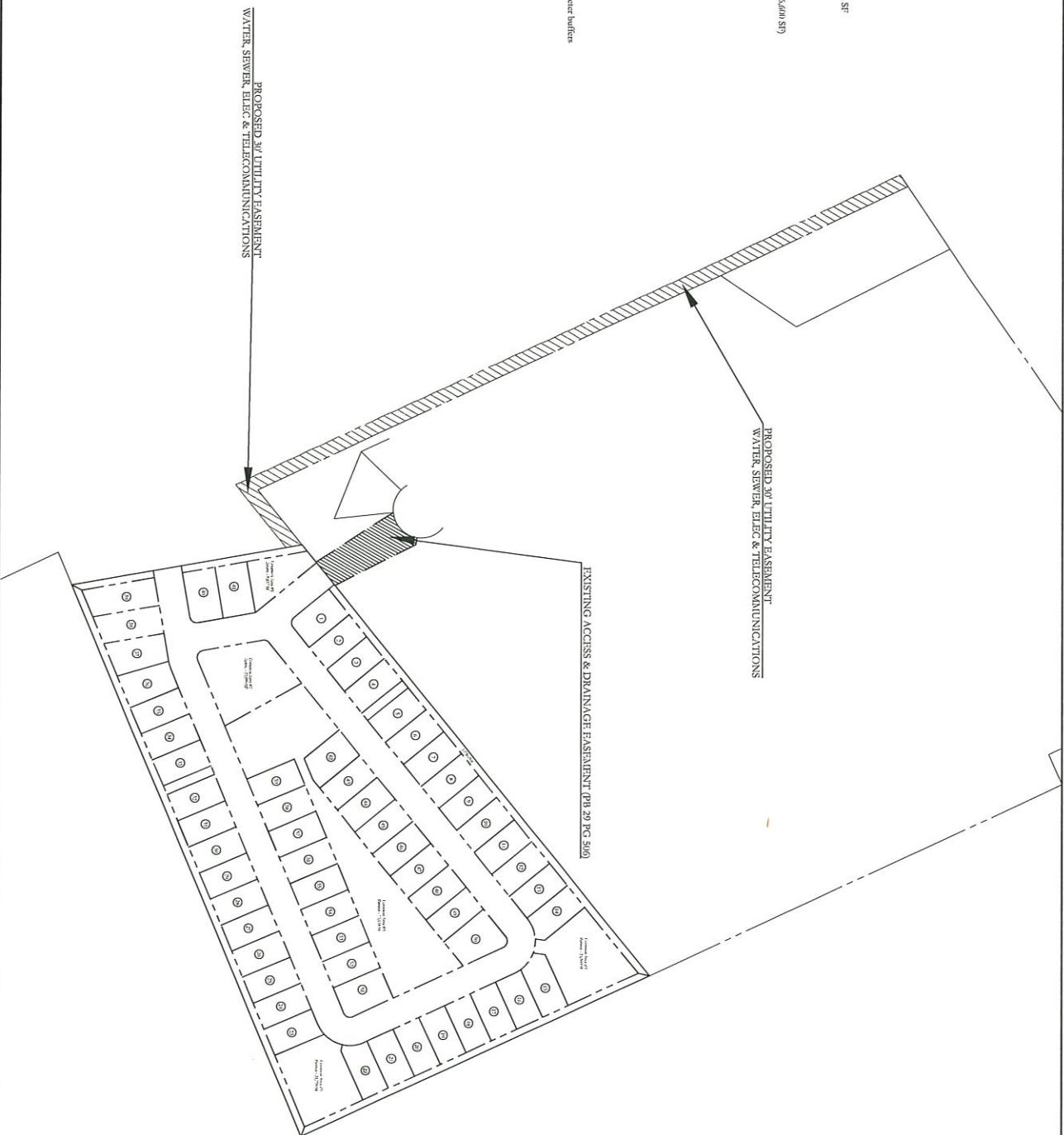
**Kern & Co., LLC**  
 Consulting Engineers • Land Surveyors • Land Planners  
 Architects • Landscape Architects • Environmental Scientists

7352 Court (24-06) • P.O. Box 15175 • Savannah, Georgia 31416  
 Phone: (912) 334-6444 Fax: (912) 336-1163 Email: info@kernandco.com

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

UTILITIES PROTECTION CENTER  
 KNOW WHAT'S BELOW.  
 CALL BEFORE YOU DIG.  
 1-800-4-A-DAWG  
 WWW.811ORCALL4ADAWG.COM  
 CALL THREE WORKING  
 DAYS BEFORE YOU DIG  
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EX-1

CONCEPT PLAN  
 BRINDLEY TRACT  
 EFFINGHAM COUNTY, GEORGIA

**Kern & Co., LLC**  
 Consulting Engineers • Land Surveyors • Land Planners  
 Architects • Landscape Architects • Environmental Scientists  
 7100 Peachtree Dunwoody Road, Suite 100 • Atlanta, Georgia 30328  
 Phone: 404.252.4400 • Fax: 404.252.4400 • Email: info@kernco.com

REVISION	DATE

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

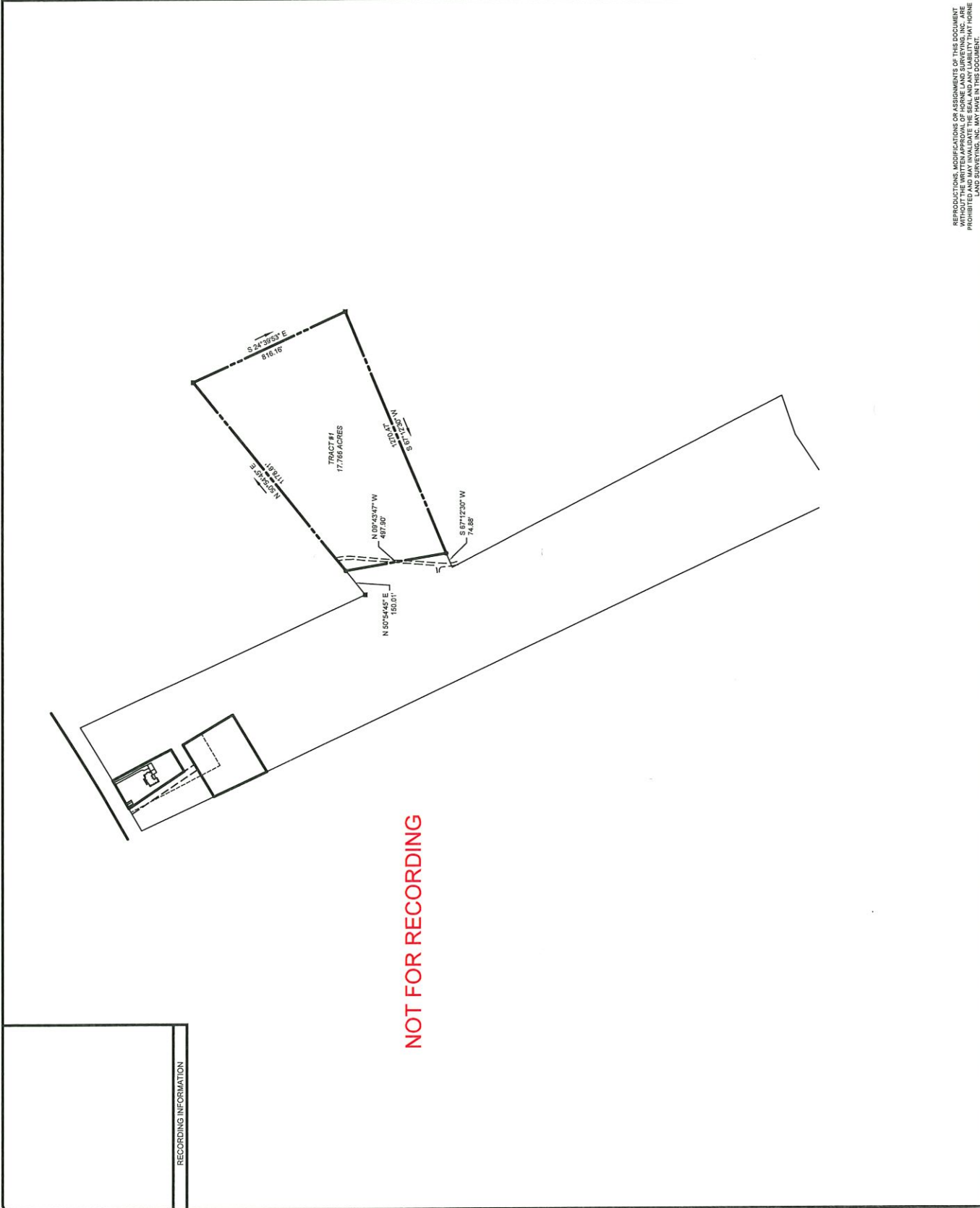
PLAT DATE 11/1/2020  
 FIELD DATE 11/1/2020

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

LSF NO. 1274  
 GEORGIA  
 ☆

PROJECT NO.  
 XXXXXXXXX

SHEET	OF
1	1

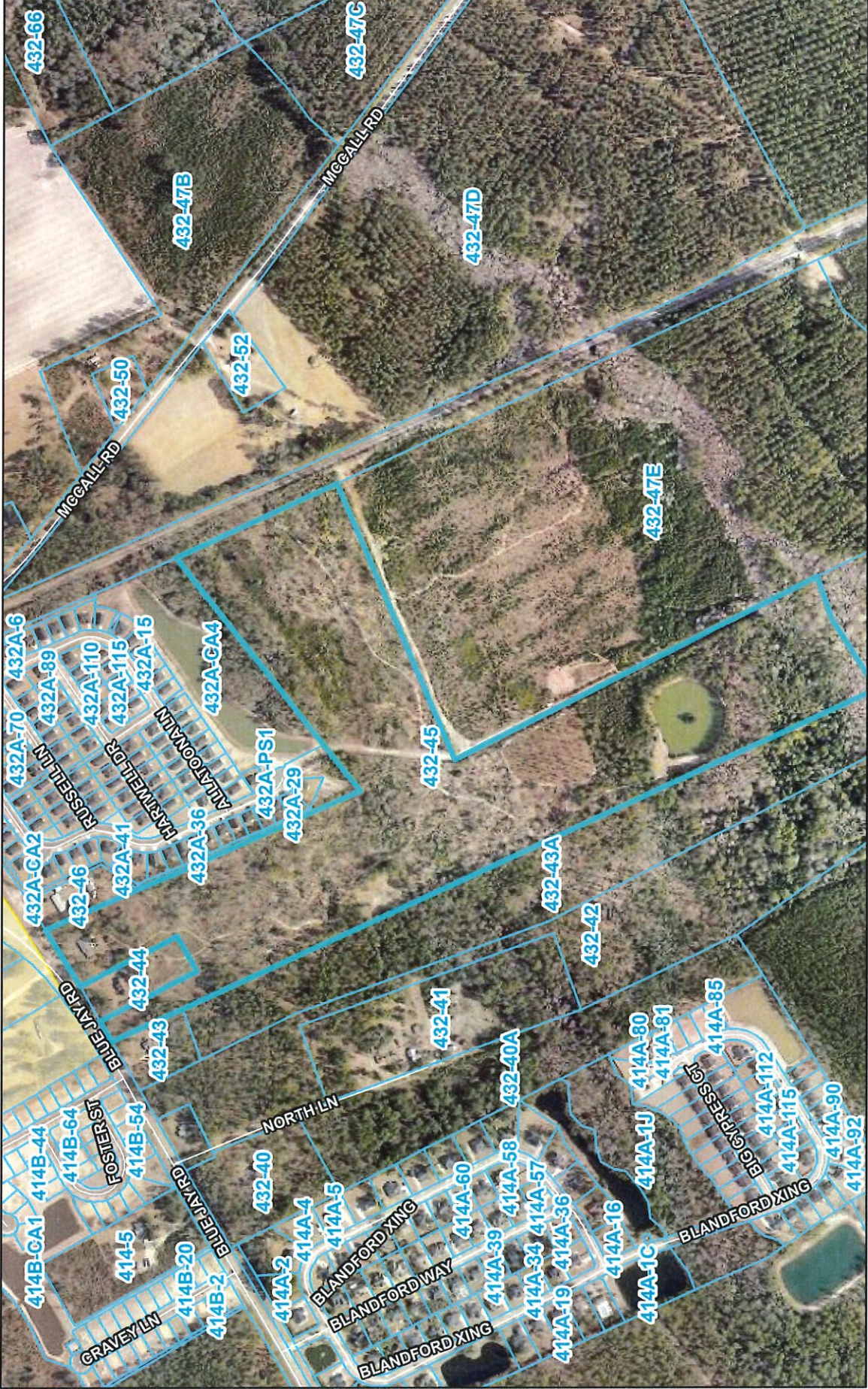


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# 432-45



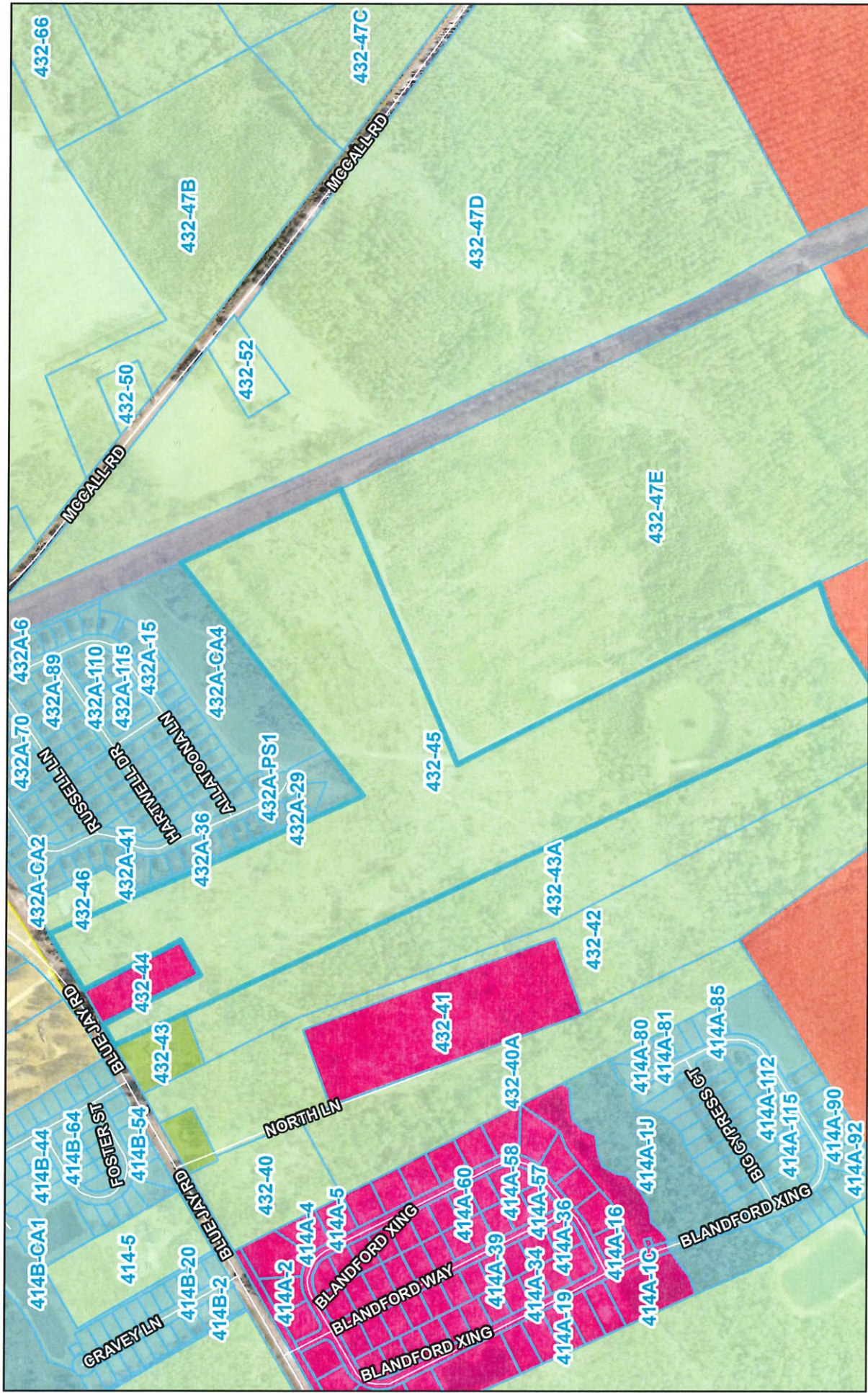
8/5/2024

1:8,802



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

# 432-45



8/5/2024

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

1:8,802



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 X

DISAPPROVAL \_\_\_\_\_

Of the rezoning request by applicant **Kern & Co., LLC- Chad Zittrouer as agent for Karen Brindley (Map # 432 Parcel # 45)** from AR-1 to R-5 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?

DB



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B.S.



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APPROVAL   /  

DISAPPROVAL \_\_\_\_\_

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A.T.





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APPROVAL ✓

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A.Z.



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APPROVAL P.H.

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P.H.

*Ben Higgins P.H.*

