



Staff Report

Author: Kimberly Barlett, Senior Planner
Department: Development Services
Subject: Preliminary Plat
Meeting Date: May 5, 2026
Application: PREL-25-7

Existing Zoning: R-1 (Single-Family Residential)

Map & Parcel: 272-29

Parcel Size: 34.81 acres

Applicant: SB Homes, LLC/ Sean Barlow
2929 Wyatt Place Road
Louisville, GA 30434

Owner(s): SB Homes, LLC
2929 Wyatt Place Road
Louisville, GA 30434

Commissioner District: Third District

Location: Old Louisville Road
Guyton, GA 31312

Project Name: Sagebrush Reserve

Existing Land Use and Zoning:

The subject parcel is located on **Old Louisville Road** and is currently a vacant lot, as confirmed by the Effingham County Tax Assessor's database. Access to the property is provided via Old Louisville Road.

The property is zoned **R-1 (Single-Family Residential)**, which permits detached single-family dwellings on individual lots, supporting a traditional neighborhood form.



Surrounding properties are predominantly zoned R-1 and AR-1 and are characterized by low-density residential neighborhoods and agricultural uses:

- **North:** R-1 (Single-Family Residential)
- **East:** R-1 (Single-Family Residential)
- **West:** AR-1 (Agricultural-Residential, 5 acres or more)
- **South:** AR-2 (Agricultural-Residential, 1 acre or more) & R-1 (Single-Family Residential)



Project Description / Site Characteristics

The applicant proposes the development of a 45-unit single-family detached residential subdivision within an R-1 zoning district, to be known as *Sagebrush Reserve*. The proposed development will consist of lots ranging in size from approximately 0.50 to 0.75 acres, providing a low-density residential character consistent with the intent of the R-1 zoning classification. The subdivision is designed to offer spacious home sites, promote compatibility with surrounding land uses, and maintain the rural residential atmosphere of the area.

The property is served by **public water (City of Guyton) and septic**, consistent with surrounding development. Emergency access is adequate via Old Louisville Road. A level 3 soil report has been provided.

Planning and Zoning Services

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Additional Site Features

Parking (Proposed):

- 90 standard parking spaces (garage/driveway)
- 6 parking spaces located at the mail kiosk

Maximum Building Height:

- 30 feet

Proposed Buffers:

- North: 30 feet
- South: 20 feet, including a 6-foot privacy fence
- West: 30 feet

Traffic Improvement:

- Addition of a left-turn lane is proposed

Open Space Requirement:

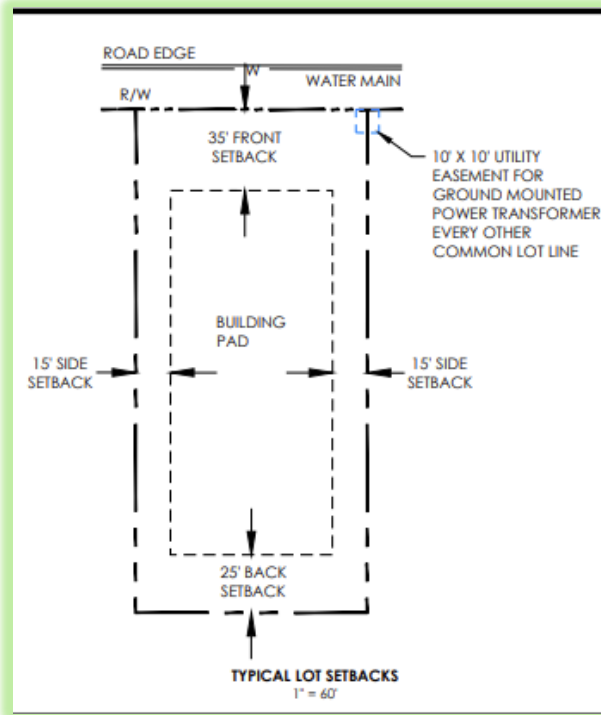
- The applicant meets the R-1 open space requirement by providing approximately 5.34% open space.
- R-1 developments of one-half acre or more must provide at least 5% open space.

Minimum lot area (public/community water and sewer system)	12,000 square feet
Maximum number of principal residences - one	1
Maximum number of accessory dwelling units - one	1
Minimum lot area (public/community water and sewer system)	21,780 square feet
Maximum number of principal residences - one	1
Maximum number of accessory dwelling units - one	1
Minimum lot area (private water and septic)	43,560 square feet
Maximum number of principal residences - one	1
Maximum number of accessory dwelling units - one	1
Minimum Road Frontage	100 feet
Minimum lot width at building line	100 feet
Minimum front yard setback	35 feet
Minimum rear yard setback	25 feet
Minimum side yard (interior) setback	15 feet
Minimum side yard (street/road easement) setback	25 feet
Minimum side yard (secondary street) setback	15 feet
Maximum building height	30 feet

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Executive Summary/Background:

At the July 12, 1994 Board of Commissioners meeting, the property was rezoned from AR-1 to R-1.

Facts and Findings:

Surrounding Development Pattern

The surrounding area reflects residential homesteads with traditional neighborhoods and agricultural tracts of land.

Zoning Context

The subject property is zoned R-1. Adjacent properties are zoned R-1, AR-1, and AR-2, reflecting a transition from agricultural and residential uses.

The R-1 district is intended to preserve and protect the character of established low-density residential neighborhoods and to provide opportunities for the development of new single-family housing in a stable and attractive setting.

Comprehensive Plan:

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