

**ATTACHMENT A – REZONING AMENDMENT APPLICATION**

Application Date: 01/31/2023

Applicant/Agent: 3 Byrds Development, LLC

Applicant Email Address: mb@mattbyrdhomes.com

Phone # 912-704-6400

Applicant Mailing Address: 122 Canal Street, Suite 108

City: Pooler State: GA Zip Code: 31322

Property Owner, if different from above: \_\_\_\_\_  
*Include Signed & Notarized Authorization of Property Owner*

Owner's Email Address (if known): \_\_\_\_\_

Phone # \_\_\_\_\_

Owner's Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

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Property Location: Noel C. Conaway Road (Hwy 30)

Proposed Road Access: Noel C. Conaway Road (Hwy 30)

Present Zoning of Property: AR-1 Proposed Zoning: R-3

Tax Map-Parcel # 03520018 Total Acres: 39.46 Acres to be Rezoned: 39.46

Lot Characteristics: Rectangle in shape

**WATER**

Private Well

Public Water System

**SEWER**

Private Septic System

Public Sewer System

If public, name of supplier: Effingham County

Justification for Rezoning Amendment: To develop a multi-family community.

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

North AR-1 South R6 East AR-2 West AR-1

1. Describe the current use of the property you wish to rezone.

Currently zoned as AR-1.

2. Does the property you wish to rezone have a reasonable economic use as it is currently zoned?

No.

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

We would like to rezone the property to R-3 and develop a multi-family community with multiple common areas, playgrounds, picnic areas, trails, and a clubhouse.

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

There are multiple R-6 communities alongside Hwy 30, and a R-3 zoned property next to the High School.

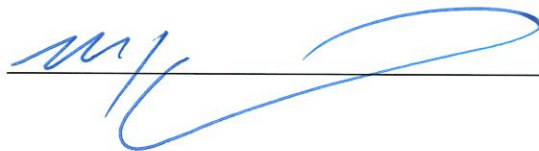
5. Describe how your rezoning proposal will allow a use that is suitable in view of the uses and development of adjacent and nearby property?

Similar in use to the two mini R-6 communities across the street on Hwy 30.

6. 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.

Applicant Signature:



Date

01-31-23



352-18



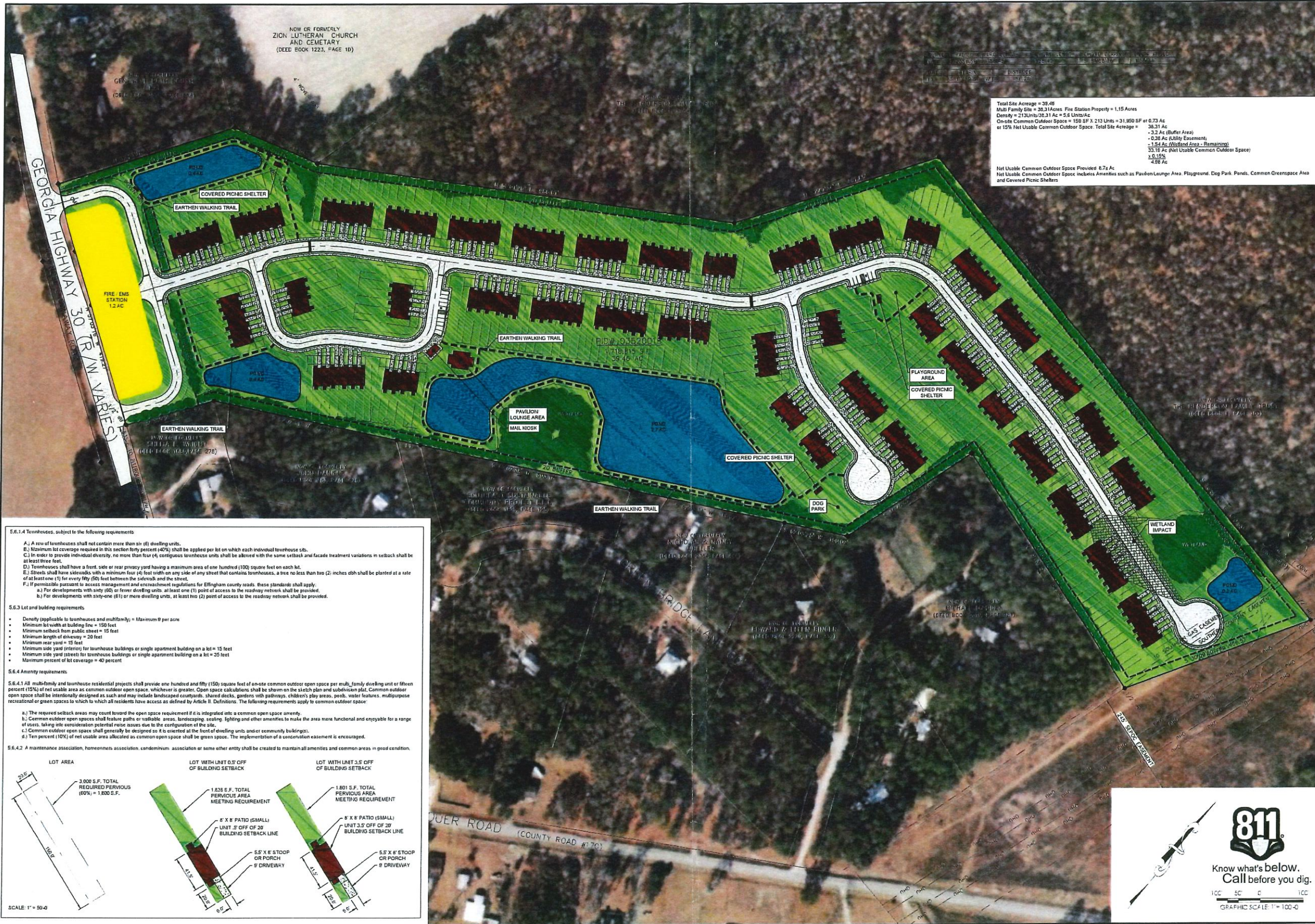
2/3/2023

1:9,028

- Address Points
  - Tax Parcel Labels
  - Tax Parcels
  - Roads
  - Effingham County Zoning
  - AR-1
  - AR-2
  - R-1
  - R-4
  - R-6 Efn\_fin\_cache
  - PD
  - Red: Band\_1
  - Green: Band\_2
- 0 0.05 0.1 0.2 0.4 km  
0 0.1 0.2 0.4 mi
- Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA, Effingham County BOC

# 352-18





Total Site Acreage = 38.48  
 Multi-Family Site = 35.31 Acres Fire Station Property = 1.15 Acres  
 Density = 21 Units/35.31 Ac = 5.9 Units/Ac  
 On-site Common Outdoor Space = 150 SF x 213 Units = 31,950 SF or 0.73 Ac  
 or 15% Net Usable Common Outdoor Space. Total Site Acreage = 38.31 Ac  
 - 3.2 Ac (Buffer Area)  
 - 0.26 Ac (Utility Easement)  
 - 1.54 Ac (Wetland Area - Remaining)  
 33.75 Ac (Net Usable Common Outdoor Space)  
 x 0.15%  
 4.86 Ac

Net Usable Common Outdoor Space Provided: 6.75 Ac  
 Net Usable Common Outdoor Space Includes Amenities such as Pavilion/Lounge Area, Playground, Dog Park, Ponds, Common Greenspace Area and Covered Picnic Shelters

5.6.1.4 Townhouses, subject to the following requirements:

A.) A row of townhouses shall not contain more than six (6) dwelling units.  
 B.) Maximum lot coverage required in this section forty percent (40%) shall be applied per lot on which each individual townhouse sits.  
 C.) In order to provide individual diversity, no more than four (4) contiguous townhouse units shall be allowed with the same setback and facade treatment variations in setback shall be at least three feet.  
 D.) Townhouses shall have a front, side or rear private yard having a minimum area of one hundred (100) square feet on each lot.  
 E.) Streets shall have sidewalks with a minimum four (4) foot width on any side of any street that contains townhouses, a tree no less than two (2) inches dbh shall be planted at a rate of at least one (1) for every fifty (50) feet between the sidewalk and the street.  
 F.) It is permissible pursuant to access management and encroachment regulations for Effingham county roads, these standards shall apply:  
 a.) For developments with sixty (60) or fewer dwelling units, at least one (1) point of access to the roadway network shall be provided.  
 b.) For developments with sixty-one (61) or more dwelling units, at least two (2) point of access to the roadway network shall be provided.

5.6.3 Lot and building requirements:

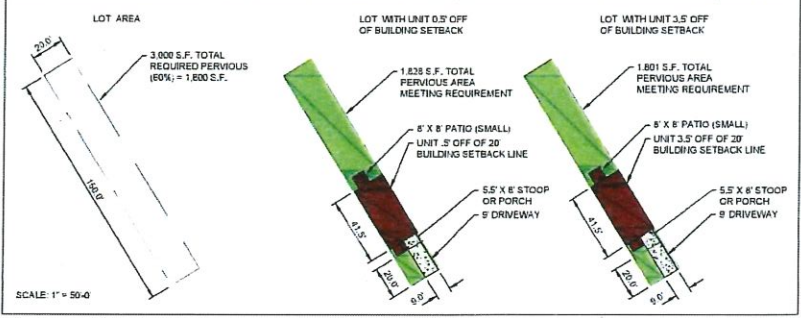
- Density (applicable to townhouses and multifamily) = Maximum 8 per acre
- Minimum lot width at building line = 150 feet
- Minimum setback from public street = 15 feet
- Minimum length of driveway = 20 feet
- Minimum rear yard = 15 feet
- Minimum side yard (interior) for townhouse buildings or single apartment building on a lot = 15 feet
- Minimum side yard (street) for townhouse buildings or single apartment building on a lot = 35 feet
- Maximum percent of lot coverage = 40 percent

5.6.4 Amenity requirements:

5.6.4.1 All multi-family and townhouse residential projects shall provide one hundred and fifty (150) square feet of on-site common outdoor open space per multi-family dwelling unit or fifteen percent (15%) of net usable area as common outdoor open space, whichever is greater. Open space calculations shall be shown on the sketch plan and subdivision plat. Common outdoor open space shall be intentionally designed as such and may include landscaped courtyards, shared decks, gardens with pathways, children's play areas, parks, water features, multipurpose recreational or green spaces to which all residents have access as defined by Article II. Definitions. The following requirements apply to common outdoor space:

- The required setback areas may count toward the open space requirement if it is integrated into a common open space amenity.
- Common outdoor open spaces shall feature paths or walkable areas, landscaping, seating, lighting and other amenities to make the area more functional and enjoyable for a range of users, taking into consideration potential noise issues due to the configuration of the site.
- Common outdoor open space shall generally be designed as it is oriented at the front of dwelling units under community buildings.
- Ten percent (10%) of net usable area allocated as common open space shall be green space. The implementation of a conservation easement is encouraged.

5.6.4.2 A maintenance association, homeowners association, condominium association or some other entity shall be created to maintain all amenities and common areas in good condition.



NO.	REVISIONS	BY	DATE

**PRELIMINARY**

**PITTMAN ENGINEERING**  
 2501 Hwy 178 Suite 301  
 Richmond Hill, GA 31124  
 912-447-1578  
 www.pittmanengineering.com

**CONCEPTUAL MASTER PLAN**  
 NORTH TRACT  
 EFFINGHAM COUNTY, GA  
 Prepared for  
**3 BYRDS DEVELOPMENT LLC**

Project No. 21-249  
 Drawn By: JAF  
 Designed By: JJB  
 Checked By: JJB  
 Scale: 1" = 100'  
 Date: 1/31/23

SHEET  
**EXHIBIT**

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 **3 Byrds Development, LLC – (Map # 352 Parcels # 18)** from AR-1 to R-3 zoning.

DB

- 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?

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BKS.

3/14/23 ✓



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one sheet

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*Handwritten initials*

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