

Staff Report

Subject: Preliminary Plat (First District)
Author: Chelsie Fernald, Planning Manager
Department: Development Services
Meeting Date: December 16, 2025
Item Description: **Stephanie Steel, as agent for 3 Bryds Development,** requests **approval** of a **Preliminary Plat** for “Bull Run”, a townhome subdivision. Located on Noel C Conaway Road, zoned **R-3**. **[Map# 352 Parcel# 18]**

Summary Recommendation

Staff has reviewed the application for “Bull Run”, a townhome subdivision.

Executive Summary/Background

- This parcel was approved for rezoning at the June 6, 2023, Board of Commissioners Meeting.
- Open space includes 1.37 acres at Hwy 30, which is to be dedicated to Effingham County.
- Amenities included in the Preliminary Plat are a dog park, covered picnic shelter, earthen walking trails, and a clubhouse.
- A maintenance association, homeowner’s association, or some other entity will be created to maintain all amenities and common areas.
- The applicant proposes to extend lines ~1000 to connect to the existing water and sewer at Windfield Subdivision.
- The initial Preliminary Plat (at that time called Sketch Plan) was approved at the July 18, 2023, Board of Commissioners meeting.
- This initial approval was for 217 townhome units.
- The applicant would like to have the option to do either the initially approved 217 townhome unit plan or the new plan, where the only difference is a decrease in density to 174 units.

Alternatives

1. **Approve** the **Preliminary Plat** for “Bull Run”.
2. **Deny** the **Preliminary Plat** for “Bull Run”.

Recommended Alternative: 1

Other Alternatives: 2

Department Review: Development Services

FUNDING: N/A

Attachments: 1. Preliminary Plat Application 2. Preliminary Plat 3. Preliminary Plat Checklist
4. Approved Preliminary Plat from 2023.