

**RZN-24-31**

Rezoning Application

Status: Active

Submitted On: 5/3/2024

**Primary Location**

1400 Blue Jay Road



Rincon, GA 31326

**Owner**

Brixon Capital, LLC

1400 BLUE JAY rincon, GA

31326

**Applicant** Read Brennan 912-313-8378 read@transcend-  
homes.com 207 Schooner Drive  
Savannah, Georgia 31410

## Staff Review

 **Planning Board Meeting Date\***

06/11/2024

 **Board of Commissioner Meeting Date\***

07/02/2024

 **Notification Letter Description \***

PD Text Amendment

 **Map #\***

415 / (414)

 **Parcel #\***

10 / (9)

 **Staff Description**

PD Text amendment to add additional lots

 **Georgia Militia District**

-

 **Commissioner District\***

4th

🔒 Public Notification Letters Mailed

05/13/2024

🔒 Board of Commissioner Ads

06/12/2024

🔒 Planning Board Ads

05/15/2024

🔒 Request Approved or Denied

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🔒 Plat Filing required\* [?](#)

Yes

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## Applicant Information

Who is applying for the rezoning request?\*

Property Owner

Applicant / Agent Name\*

Read Brennan

Applicant Email Address\*

read@transcend-homes.com

Applicant Phone Number\*

9123138378

Applicant Mailing Address\*

207 Schooner Drive

Applicant City\*

Savannah

Applicant State & Zip Code\*

GA 31410

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## Rezoning Information

How many parcels are you rezoning?\*

1

Present Zoning of Property\*

PD (Planned Development)

Proposed Zoning of Property\*

PD (Planned Development)

Map & Parcel \*

414-9

Road Name\*

Churchill Downs

Proposed Road Access\* 

Churchill Downs

Total Acres \*

27.65

Acres to be Rezoned\*

27.65

Lot Characteristics \*

Raw Land

Water Connection \*

Public Water System

Name of Supplier\*

Effingham County

Sewer Connection

Public Sewer System

Name of Supplier\*

Effingham County

Justification for Rezoning Amendment \*

PD Text Amendment

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

North\*

NA

South\*

Residential

East\*

West\*

Residential

AG

**Describe the current use of the property you wish to rezone.\***

Raw Land

**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.\***

Single Family Residential Lots

**Describe the uses of the other property in the vicinity of the property you wish to rezone?\***

Single Family Residential Lots

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

It is a continuation of an existing subdivision

**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\*

✓ J. Read Brennan

May 3, 2024

**STAFFORDSHIRE DEVELOPMENT ON BLUE JAY ROAD PD TEXT AMENDMENT**

PROPOSED AMENDMENT – MAY 2024

The property is located at 1400 Blue Jay Road as well as parcel # 414-9 in Southeastern Effingham County about 5 miles north of Chatham County. The site is currently owned by Brixon Capital, LLC and Brennan Capital, LLC.

The PD Text Amendment if approved will allow for an increase in total lots from 184 to 225 maximum units.

The PD Text will also provide relief, for the petitioner, for the 30-foot buffer on the North side of the property.

The PD text amendment will allow the county access to an easement on the north side of the property connecting to Blue Jay Road.

Right Of Way to be 60 feet

The minimum lot area will be 7,200 square feet.

The minimum building setbacks will be:

Front: 30 feet

Rear: 15 feet

Sides: 10 feet

The roads, infrastructure and stormwater systems will all be dedicated to the county.



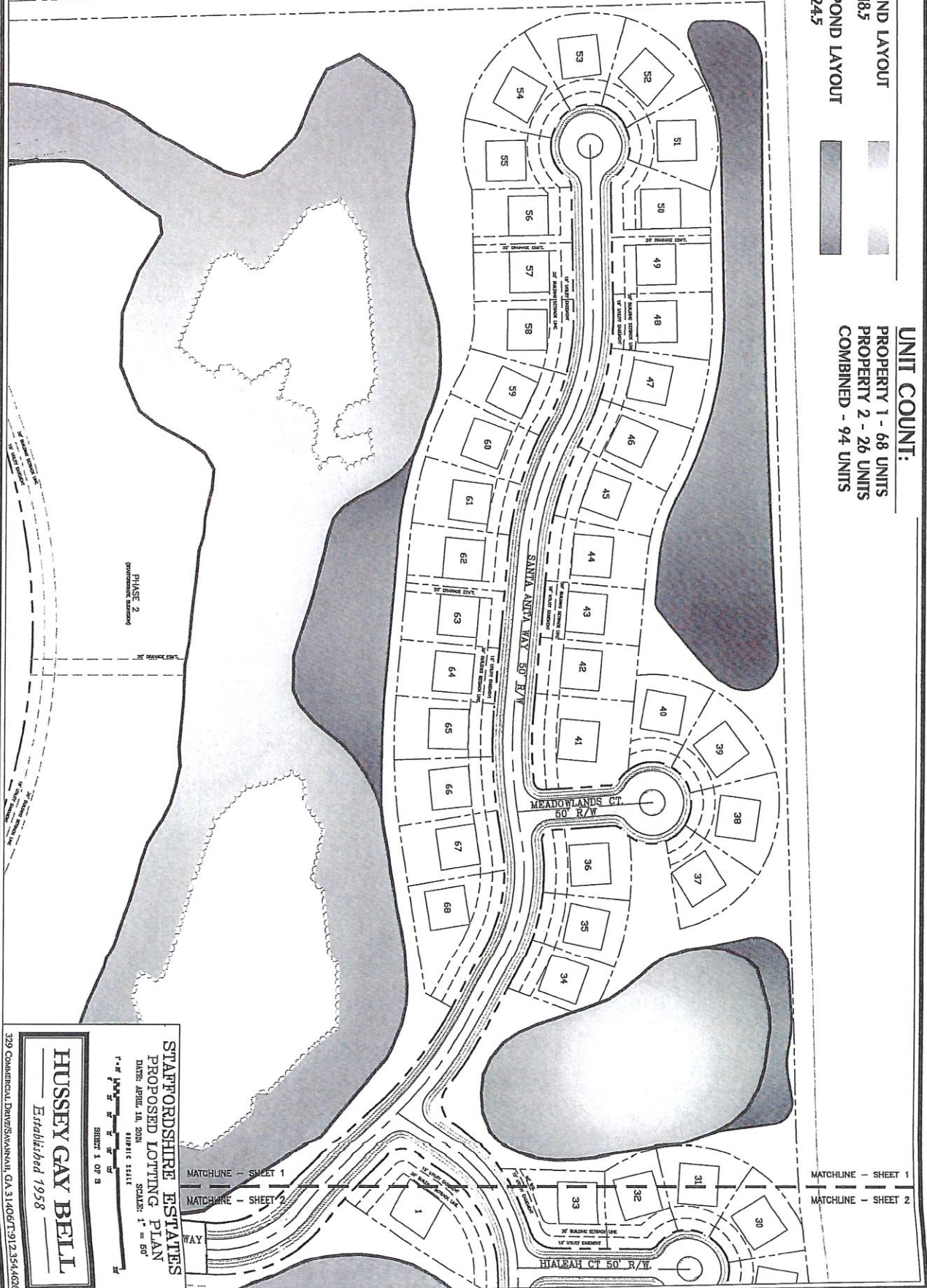
**LEGEND:**

EXISTING POND LAYOUT  
ACREAGE = 18.5

PROPOSED POND LAYOUT  
ACREAGE = 24.5

**UNIT COUNT:**

PROPERTY 1 - 68 UNITS  
PROPERTY 2 - 26 UNITS  
COMBINED - 94 UNITS



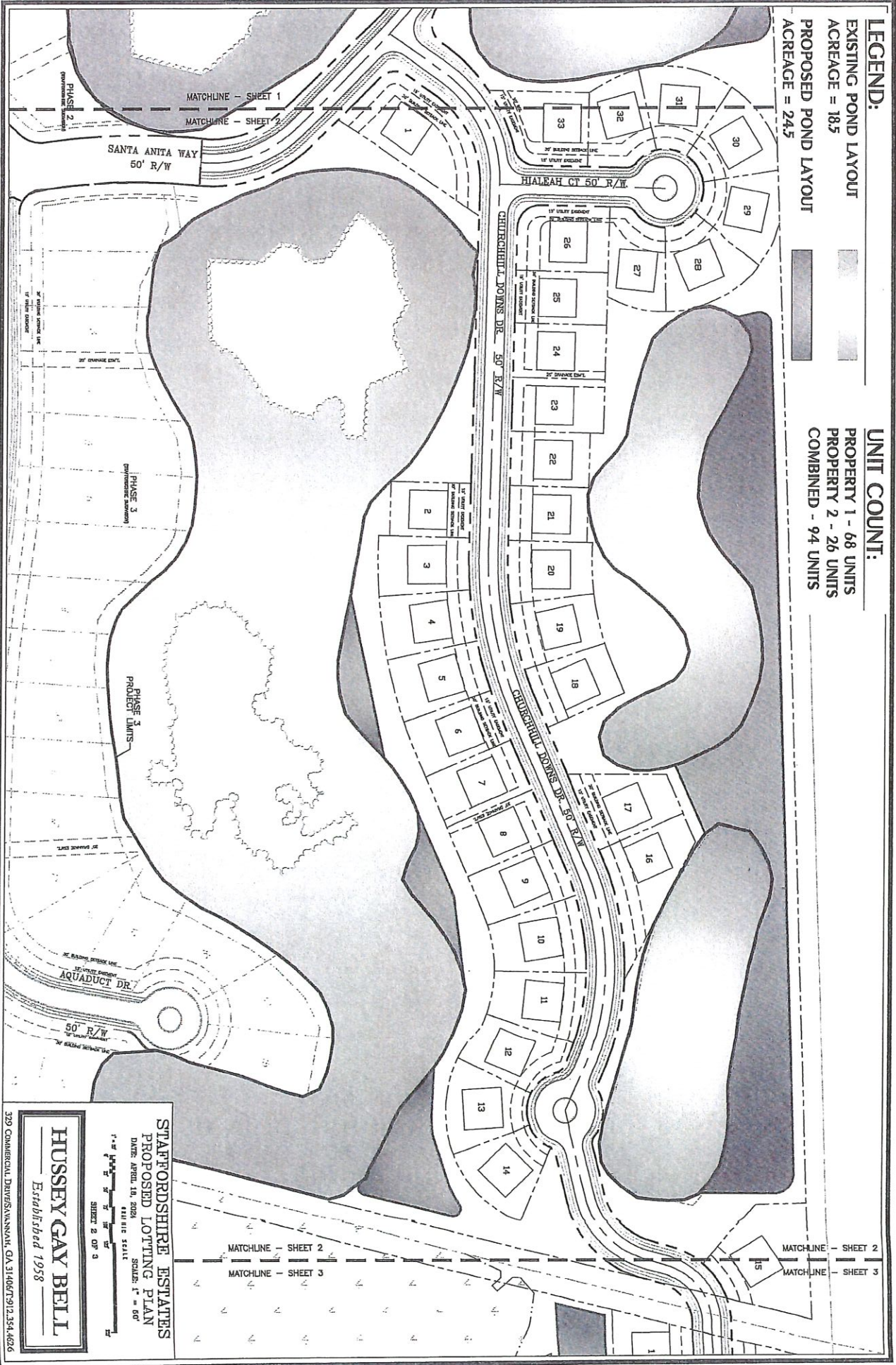
PHASE 2  
PROPOSED LAYOUT

STAFFORDSHIRE ESTATES  
PROPOSED LOTTING PLAN  
DATE: APRIL 18, 2024  
SCALE: 1" = 60'  
SHEET 1 OF 3

**HUSSEY GAY BELL**  
Established 1958

329 COMMERCIAL DRIVE, SUWANEE, GA 31406/770.354.6026





**LEGEND:**

EXISTING POND LAYOUT  
ACREAGE = 18.5

PROPOSED POND LAYOUT  
ACREAGE = 24.5

**UNIT COUNT:**

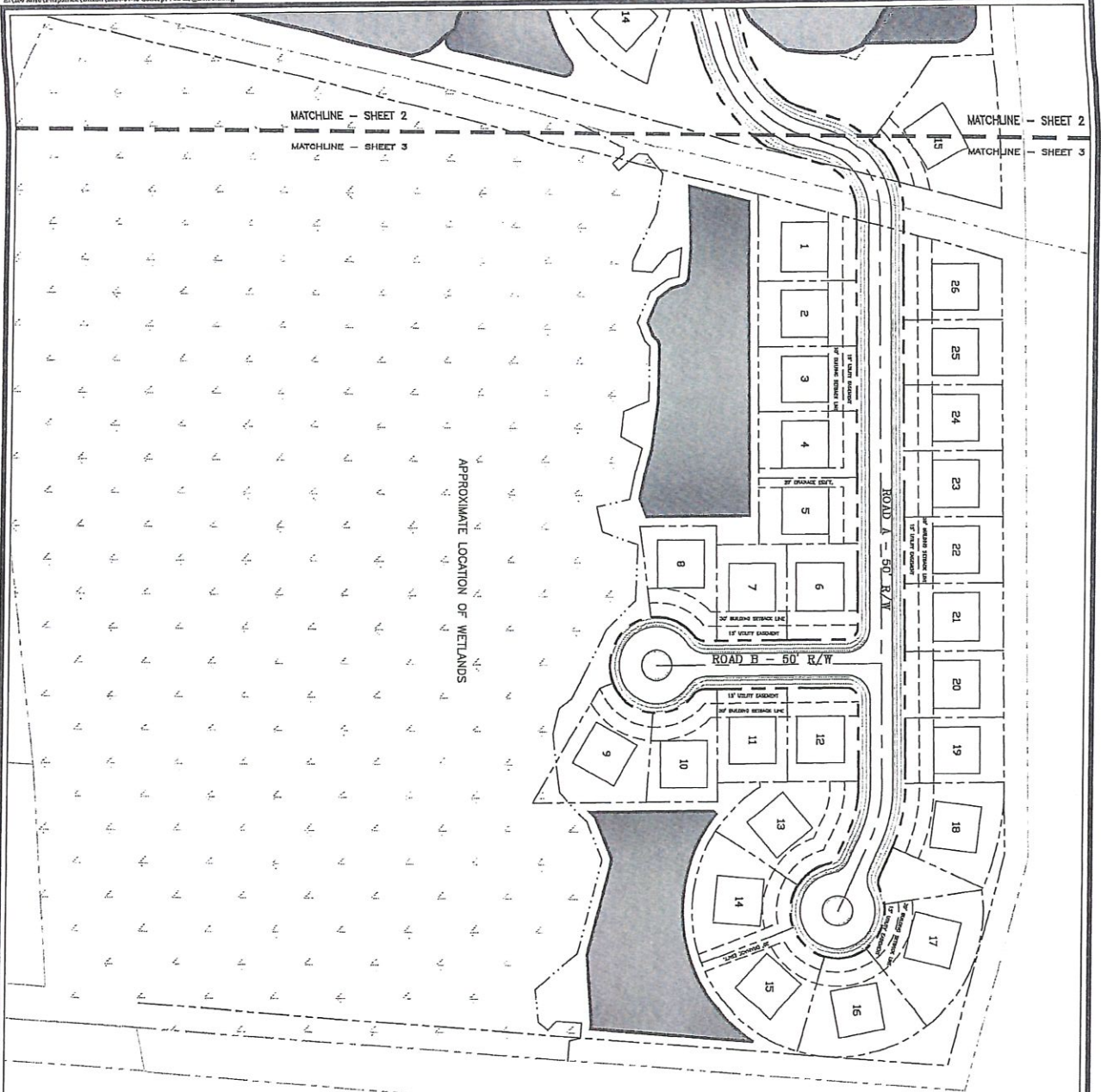
PROPERTY 1 - 68 UNITS  
PROPERTY 2 - 26 UNITS  
COMBINED - 94 UNITS

STAFFORDSHIRE ESTATES  
PROPOSED LOTTING PLAN  
DATE: APRIL 18, 2004  
SCALE: 1" = 60'  
NORTH ARROW  
GRAPHIC SCALE  
SHEET 2 OF 3

**HUSSEY GAY BELL**  
Established 1958

329 COMMERCIAL DRIVE, SAN ANTONIO, TX 78207-9123, 254-462-6262





**LEGEND:**

EXISTING POND LAYOUT  
ACREAGE = 18.5

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ACREAGE = 24.5

**UNIT COUNT:**

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STAFFORDSHIRE ESTATES  
PROPOSED LOTTING PLAN  
DATE: APRIL 18, 2024  
SCALE: 1" = 60'  
SHEET 3 OF 3

**HUSSEY GAY BELL**  
Established 1958

320 COMMERCIAL DRIVE, SUWANNAH, GA 31406 | 707.354.4626










415-10 & 414-9



5/6/2024

Roads

Tax Parcel Labels

 Tax Parcels

1:8,802

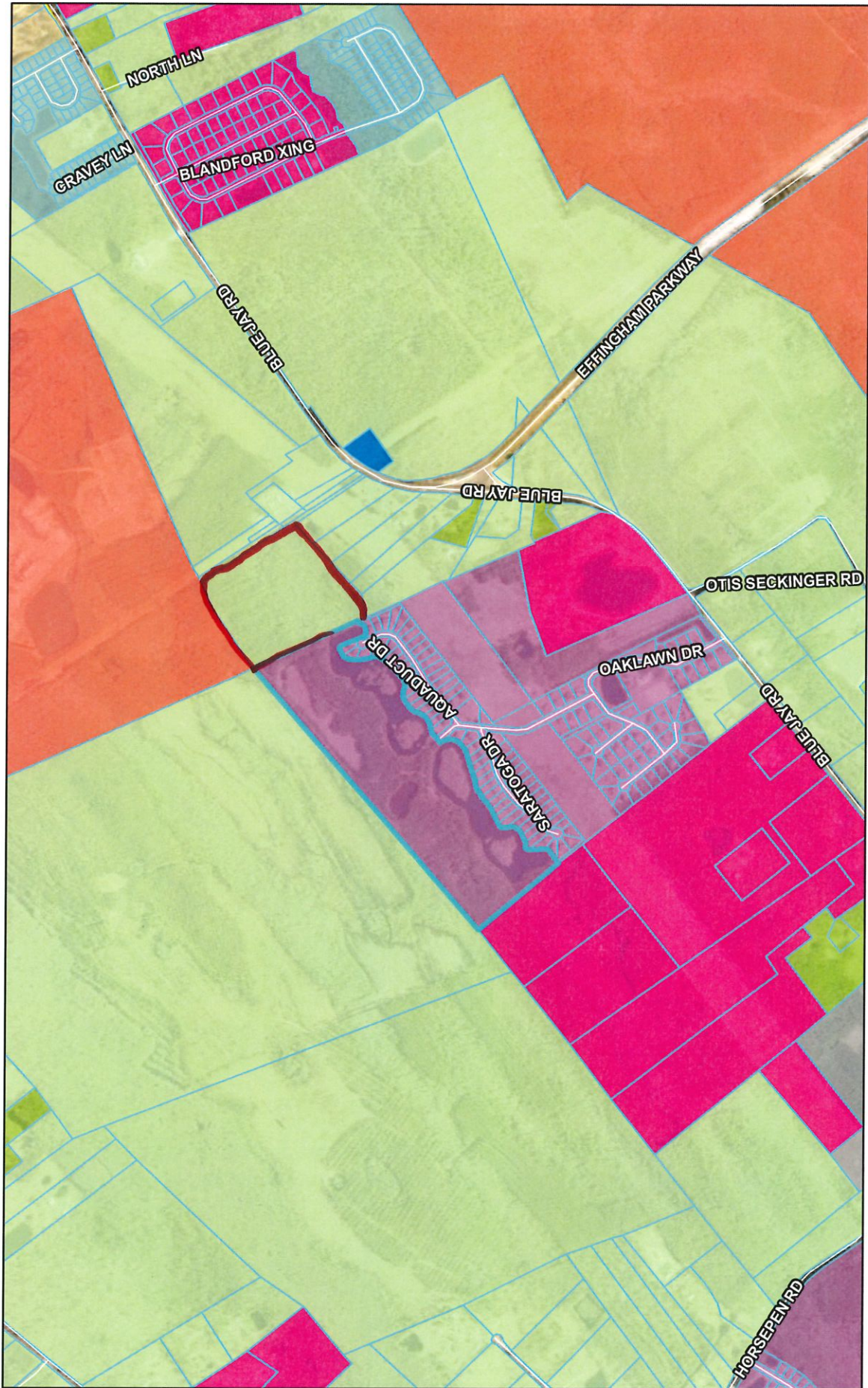
0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

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



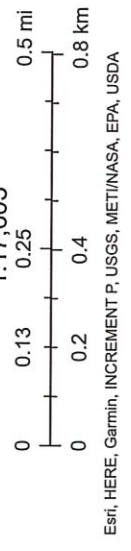
415-10 & 414-9



5/6/2024

	Roads		AR-1		PD
	Tax Parcels		AR-2		R-6
	Tax Parcel Labels		R-1		B-2
					Other
					I-1
					Municipal Boundaries

1:17,605



Esri, HERE, Garmin, INCREMENT P, 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 **Read Brennan- (Map # 415 Parcels # 10) (Map # 414 Parcels # 9)** from **PD & AR-1** to **PD** 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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DISAPPROVAL  \_\_\_\_\_

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CHECK LIST:

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APPROVAL \_\_\_\_\_

DISAPPROVAL X

Of the rezoning request by applicant **Read Brennan- (Map # 415 Parcels # 10)** (Map # 414 Parcels # 9) from **PD & AR-1** to **PD** zoning.

*Probably  
if there  
are water  
sewer changes*

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?

*Probably  
without  
any  
related change  
are addressed*

*R.T.*



EFFINGHAM COUNTY REZONING CHECKLIST

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL \_\_\_\_\_ DISAPPROVAL RBH

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Yes No ? 8. Do other conditions affect the property so as to support a decision against the proposal?  
      

RBH  
Read Brennan