

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

—

🔒 Plat Filing required* [?](#)

Yes

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

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.

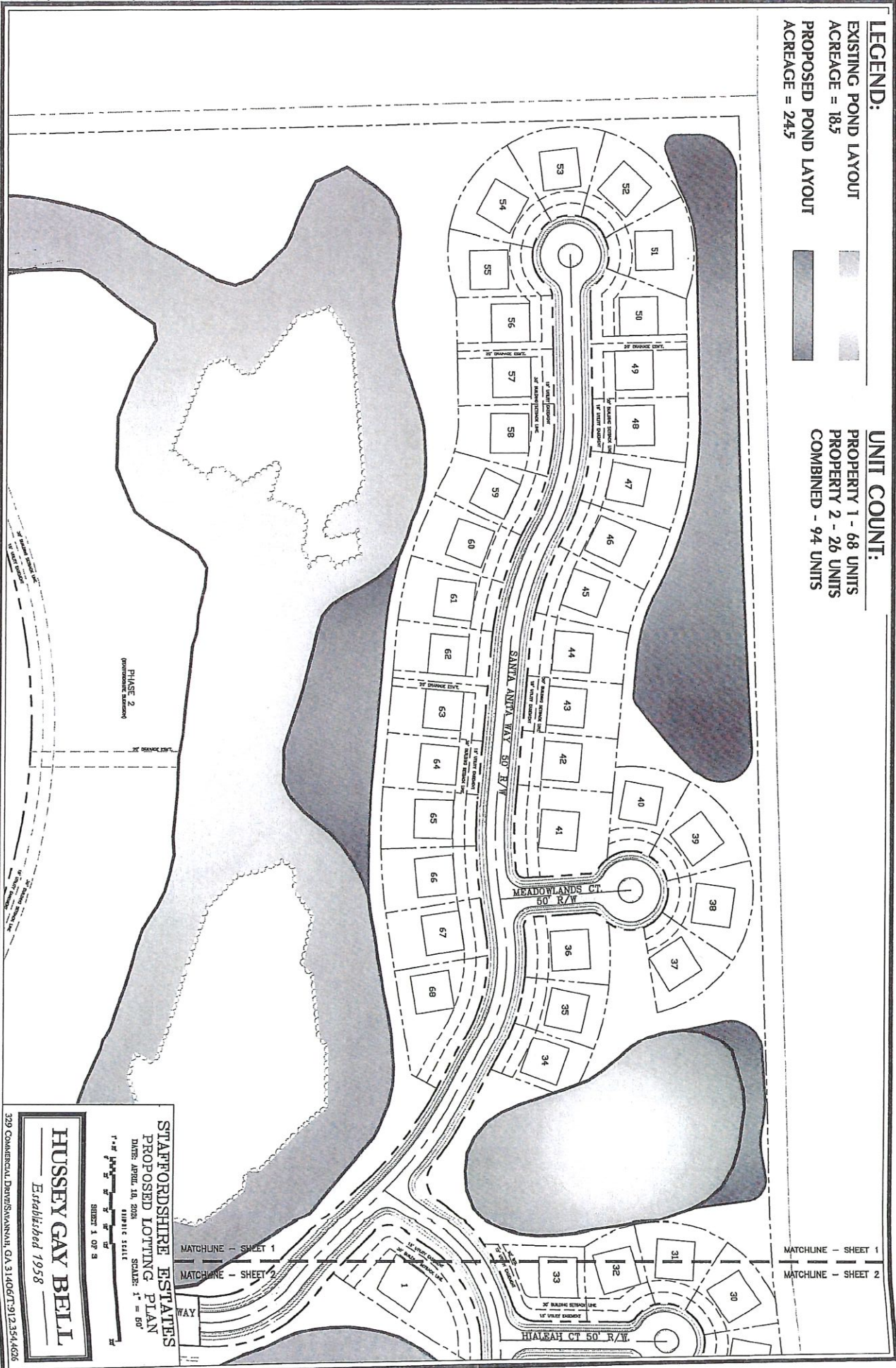
LEGEND:

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

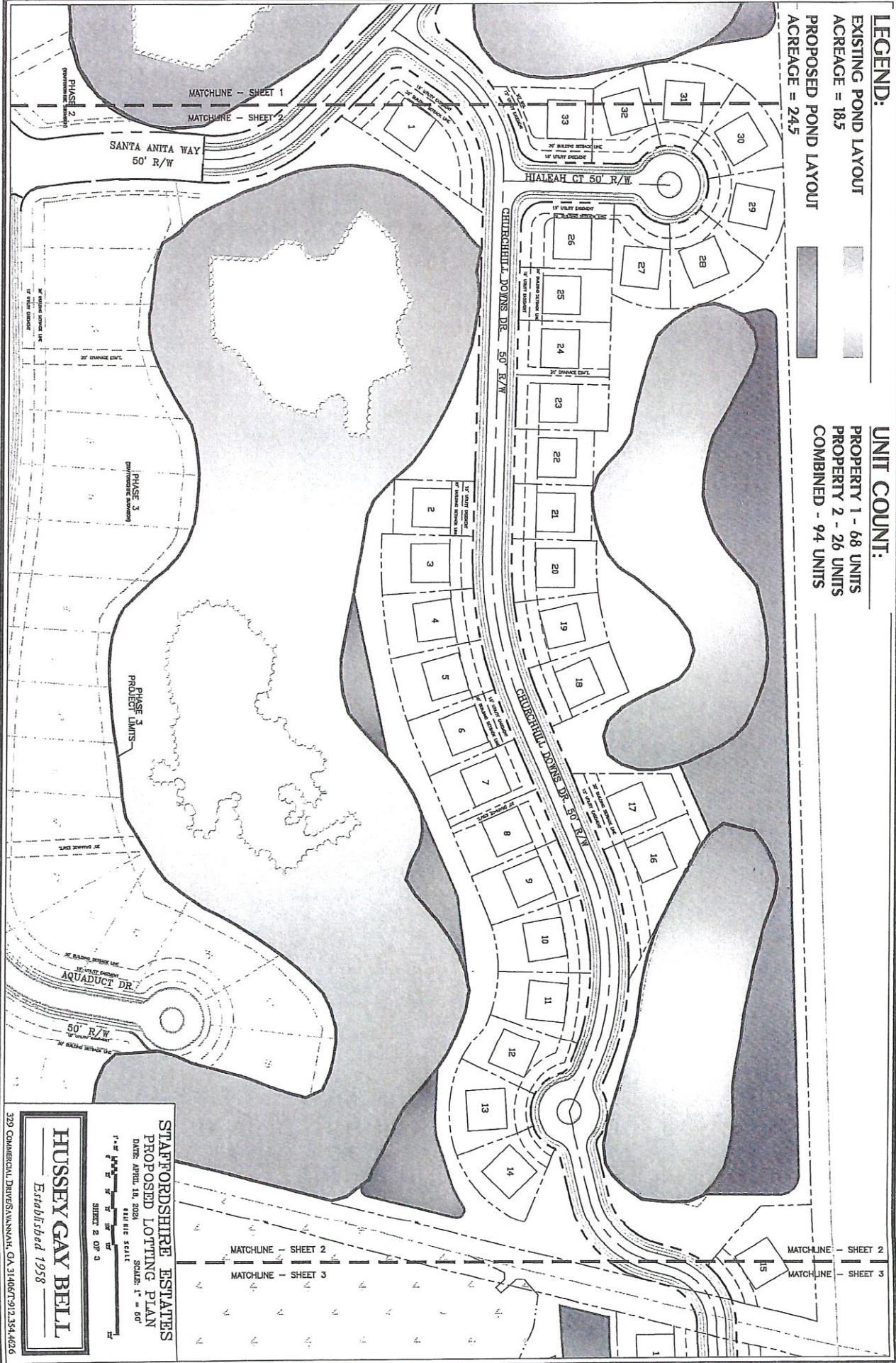


PHASE 2
Development Reserved

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 | 770.354.4626



LEGEND:

EXISTING POND LAYOUT
ACREAGE = 18.5

PROPOSED POND LAYOUT
ACREAGE = 24.5

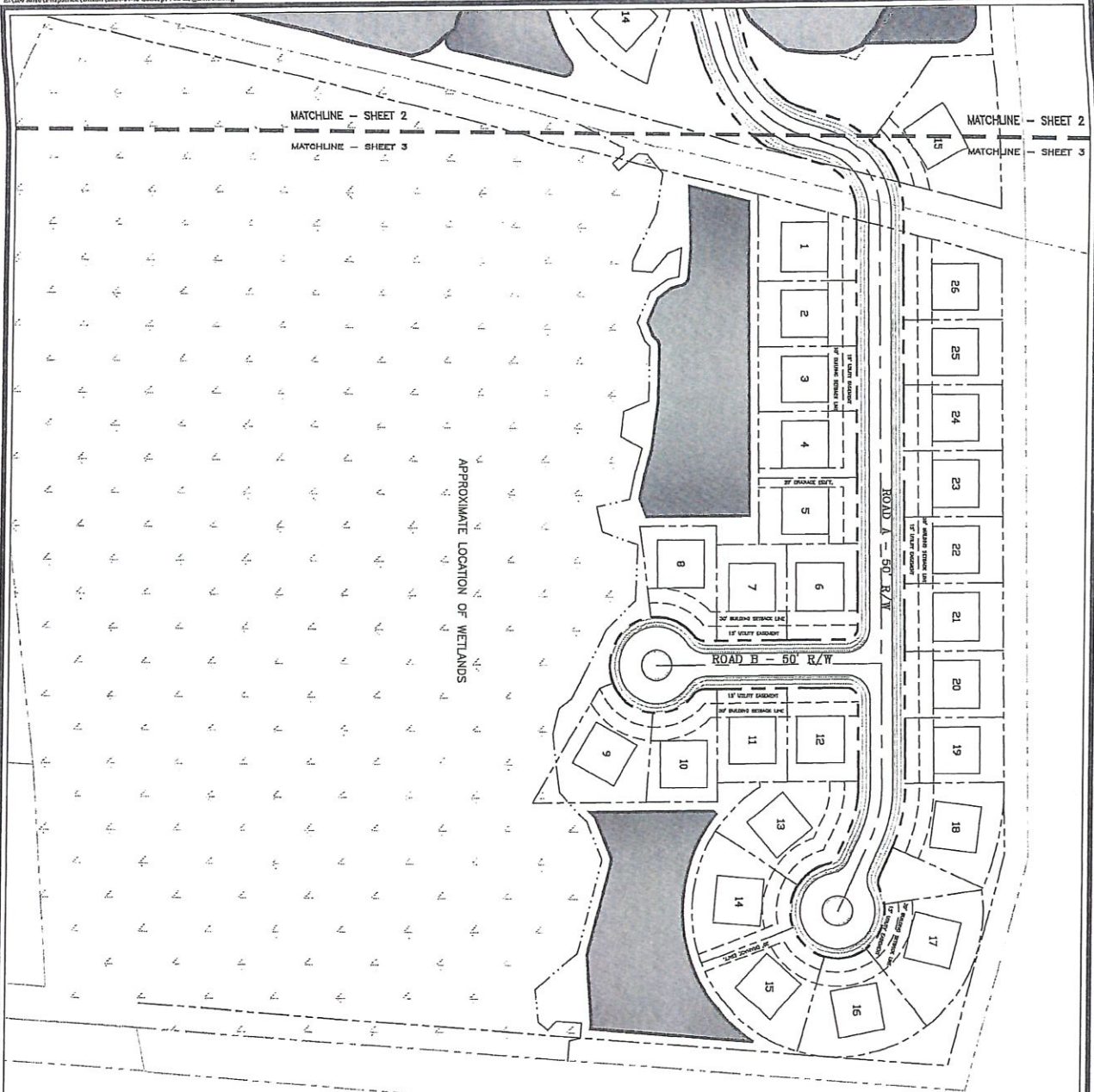
UNIT COUNT:

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 78204-2354-4626



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, 2024
 SCALE: 1" = 60'
 SHEET 3 OF 3

HUSSEY GAY BELL
Established 1958

320 COMMERCIAL DRIVE, SUWANNAH, GA 31406 | 707.354.4626

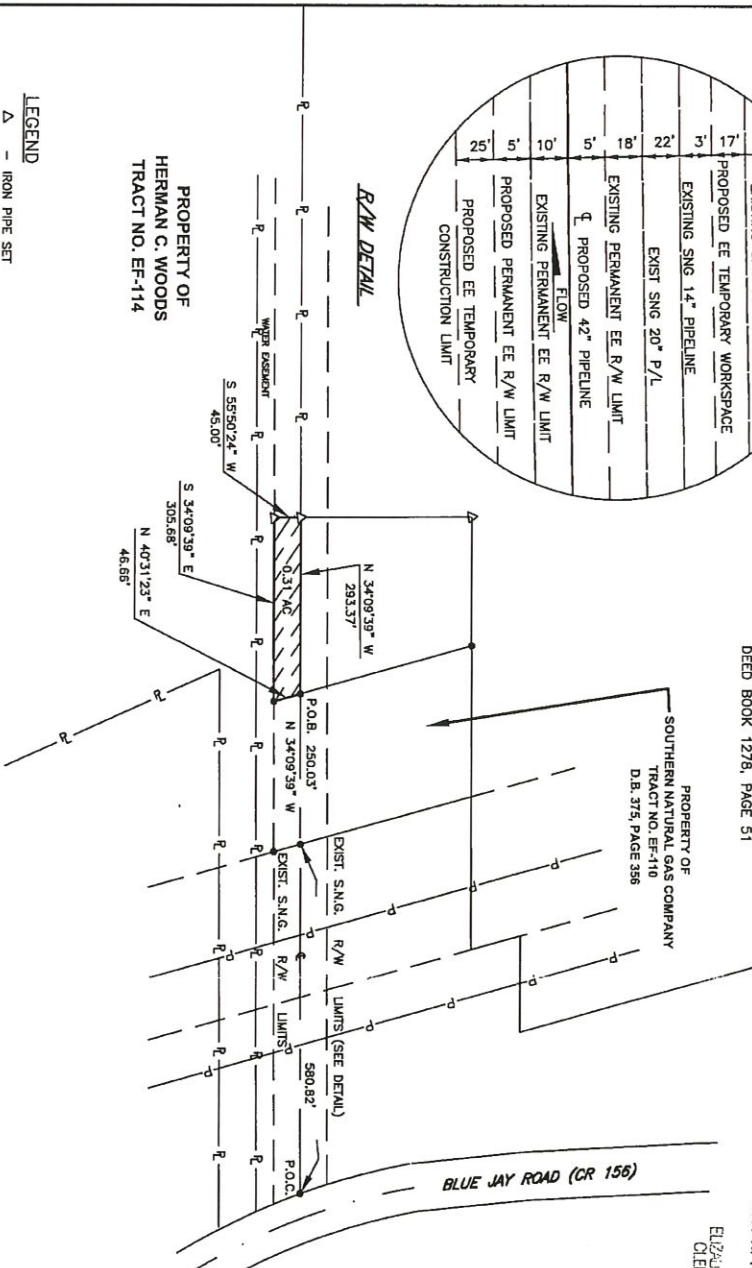
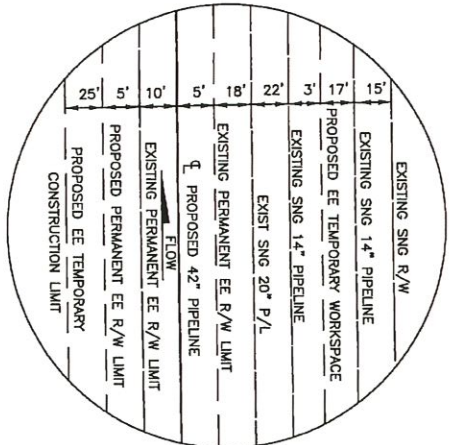
PC D23 E-1

EFFINGHAM COUNTY, GEORGIA

9th G.M.D.

EFFINGHAM COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
(OWNER/LESSOR)
EFFINGHAM COUNTY POWER, LLC, LESSEE
EF-112-2
DEED BOOK 1278, PAGE 51

PROPERTY OF
SOUTHERN NATURAL GAS COMPANY
TRACT NO. EF-110
D.B. 375, PAGE 356



PC D23 E-1
PAGE 51
2009 APR -1 P1 2:37
ELIZABETH Z. HENNEY
CLIENT ECOSG



- ### SURVEY NOTES
1. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED MEETS THE MINIMUM CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND HAS AN ANGULAR ERROR OF 0.02" OR LESS PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 50,000.
 2. EQUIPMENT USED: LEICA T0800, TRIMBLE 5700 RTK
 3. BEARINGS ARE BASED ON UTM ZONE 17 NORTH COORDINATE SYSTEM.
 4. NO USGS MONUMENT FOUND WITHIN 500 FEET OF THIS SITE.
 5. DATE OF FIELD SURVEY: APRIL, 2008

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMANCE WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

SURVEYOR'S SIGNATURE:
Randy L. Stephens
RANDY L. STEPHENS
P.O. BOX 70786
TUCKER, GA 30087
205.345.5057



GEORGIA REGISTRATION NO. 28715
DATE: 12/1/08

- ### LEGEND
- ▲ IRON PIPE/REBAR FOUND
 - POINT OF BEGINNING
 - POINT OF COMMENCEMENT
 - PROPERTY LINE
 - - - REQUIRED S.N.G. R.O.W. LIMITS
 - - - TEMPORARY WORK SPACE LIMITS

- ### NOTES:
1. ALL BEARINGS ARE BASED ON GRID NORTH.
 2. HORIZONTAL DATUM IS NORTH AMERICAN DATUM 1983.
 3. THIS IS A PIPELINE RIGHT-OF-WAY EXEMPT SURVEY.
 4. THIS SURVEY IS BASED ON FIELD EVIDENCE AND RECORDS.

- ### REFERENCES:
- 1. ALABAMA DEED BOOK 390, PAGE 375
 - 2. ALABAMA DEED BOOK 390, PAGE 375
 - 3. ALABAMA DEED BOOK 390, PAGE 375
 - 4. ALABAMA DEED BOOK 390, PAGE 375
- FIELD BOOK N/A

NO.		DATE		BR.		DESCRIPTION		PROJ. ID		APPR.		REVISIONS	
Division:		NA		Op. Area:		NA		State:		GEORGIA		Township:	
Section:		R15		Date:		8-04-08		Scale:		1" = 200'		Range:	
Dwn:		R15		Date:		8-04-08		Scale:		1" = 200'		Range:	
Chk:		R15		Date:		8-04-08		Scale:		1" = 200'		Range:	
Appr:		R15		Date:		8-04-08		Scale:		1" = 200'		Range:	
Title:		ELBA EXPRESS PROJECT		Op. Area:		NA		State:		GEORGIA		Township:	
Section:		R15		Date:		8-04-08		Scale:		1" = 200'		Range:	
Dwn:		R15		Date:		8-04-08		Scale:		1" = 200'		Range:	
Chk:		R15		Date:		8-04-08		Scale:		1" = 200'		Range:	
Appr:		R15		Date:		8-04-08		Scale:		1" = 200'		Range:	

ELBA EXPRESS PROJECT
PLANT McINTOSH METER STATION
CROSSING PROPERTY OF
HERMAN C. WOODS
TRACT NO. EF-114



EX-GA-MS-002 Sheet 1 of 1 Type: ACAD

EXHIBIT "B"

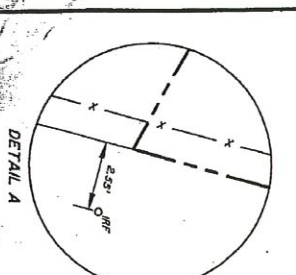
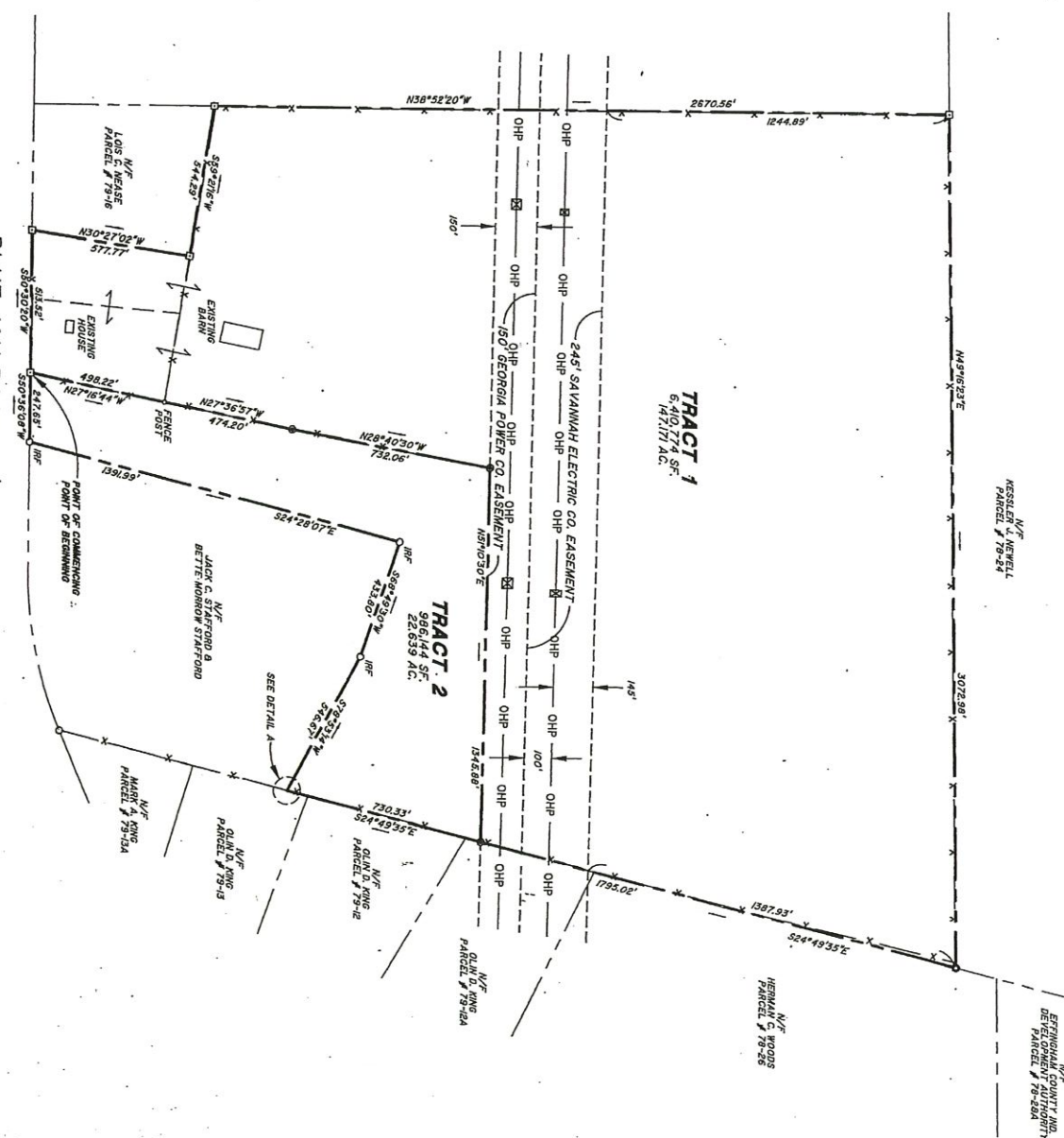
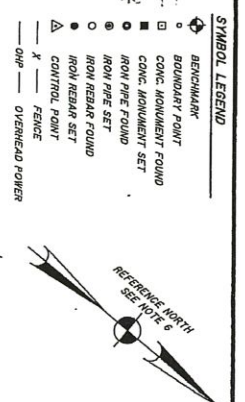
APPROVED FOR RECORDING BY EFFINGHAM COUNTY ZONING ADMINISTRATOR
 ZONING ADMINISTRATOR
 DATE 1/17/2025
 OFFER

OWNER'S ACCEPTANCE
 DATE 4-15-25
 BY: [Signature]

- REFERENCES:
1. PLAT OF SAVANNAH ELECTRIC AND POWER COMPANY EASEMENT ACQUISITION FROM MARYEL L. NEASE ESTATE, PREPARED BY RECORD P. WITH RLS #7078, DATED 3-9-12, RECORDED IN PLAT BOOK 108, PAGE 108.
 2. PLAT OF 66.38 ACRES DIVIDED FROM PROPERTY OF JACK C. STAFFORD AND BETTE MORROW STAFFORD, PREPARED BY WILDER, STONE, & SPRENTLAND SURVEYING, DATED 2/26/00, AND RECORDED IN PLAT BOOK 108, PAGE 108.
 3. PLAT OF 438 ACRES FROM PROPERTY OF GUSSE NEASE, PREPARED BY PAUL D. WILDER, RLS #5553, DATED 7/22/98, AND RECORDED IN PLAT BOOK 108, PAGE 108.
 4. PLAT OF 3.43 ACRES SURVEYED AND PARCELED BY WILDER, STONE, & SPRENTLAND SURVEYING, DATED 2/26/00, AND RECORDED IN PLAT BOOK 108, PAGE 108.
 5. RECORDED IN PLAT BOOK 108, PAGE 108, RLS #1553, DATED 2/26/00, AND RECORDED IN PLAT BOOK 108, PAGE 108.

- SURVEYOR'S NOTES:
1. FIELD EQUIPMENT: 3" TOTAL STATION.
 2. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN METHOD.
 3. I HAVE EXAMINED FIELD MAP NO. 130076, PANEL 0382-C, REVISED MARCH 6, 1997, AND IN MY OPINION THE PROPERTY PLATTED HEREON LIES IN ZONE X (UNSHARED) AND IS NOT IN THE 500 YEAR FLOOD PLAIN.
 4. THE PROPERTY TAX IDENTIFICATION NUMBERS FOR THE PROPERTIES PLATTED HEREON ARE 79-04, 79-14, AND 79-15.
 5. ALL NEW CORNERS ARE MARKED WITH 3/4" IRON PIPE, 24" LONG UNLESS OTHERWISE NOTED.
 6. ALL NEW CORNERS ON PLATTED PROPERTY ARE NOT SHOWN ON THIS PLAT.
 7. ALL NEW CORNERS ON UNPLATTED PROPERTY ARE NOT SHOWN ON THIS PLAT.
 8. ALL NEW CORNERS ON UNPLATTED PROPERTY ARE NOT SHOWN ON THIS PLAT.
 9. ALL NEW CORNERS ON UNPLATTED PROPERTY ARE NOT SHOWN ON THIS PLAT.
 10. PRIOR TO BEGINNING ANY CONSTRUCTION, THE UTILITY PROTECTION CENTER SHOULD BE CONTACTED.
 11. ANY EASEMENTS WRITTEN OR IMPLIED THAT EXISTED PRIOR TO THIS PLAT REMAIN IN EXISTENCE.

79A-1
 03/11/2025
 10:00 AM
 10:00 AM
 10:00 AM



169.813 ACRES
 BEING PORTIONS OF
 THE LANDS OF
 J. STAFFORD
 ENTERPRISES, LP

9TH S.M.A.,
 EFFINGHAM COUNTY, GEORGIA

PREPARED FOR:
 STYLAND DEVELOPMENT CO., LLC.

RECORDED IN BOOK _____ PAGE _____
 DATE _____

OFFICE OF THE CLERK OF SUPERIOR COURT
 EFFINGHAM COUNTY, GA

PREPARED BY:
 THOMAS & HUTTON
 ENGINEERING CO.
 60 PARK OF COMMERCE WAY, P.O. BOX 2327
 SAVANNAH, GA 31405 / (912) 634-6500
 WWW.THOMAS-HUTTON.COM

SCALE: 1 INCH = 300 FEET

SCALE: 1" = 300'
 FILE NO. 2025-012018
 FILED DATE 03/23/25
 PLAT DATE 03/23/25

DESIGNED BY _____
 REVIEWED BY _____
 APPROVED BY _____
 PARTY CHIEF _____
 DATE _____

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND AND HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF LEGISLATIVE STANDARDS AND REQUIREMENTS OF THE PROFESSIONAL SURVEYOR LICENSE NO. 2282

THOMAS & HUTTON
 ENGINEERING CO.
 REGISTERED PROFESSIONAL SURVEYOR
 LICENSE NO. 2282

70 HWY 21

415-10 & 414-9



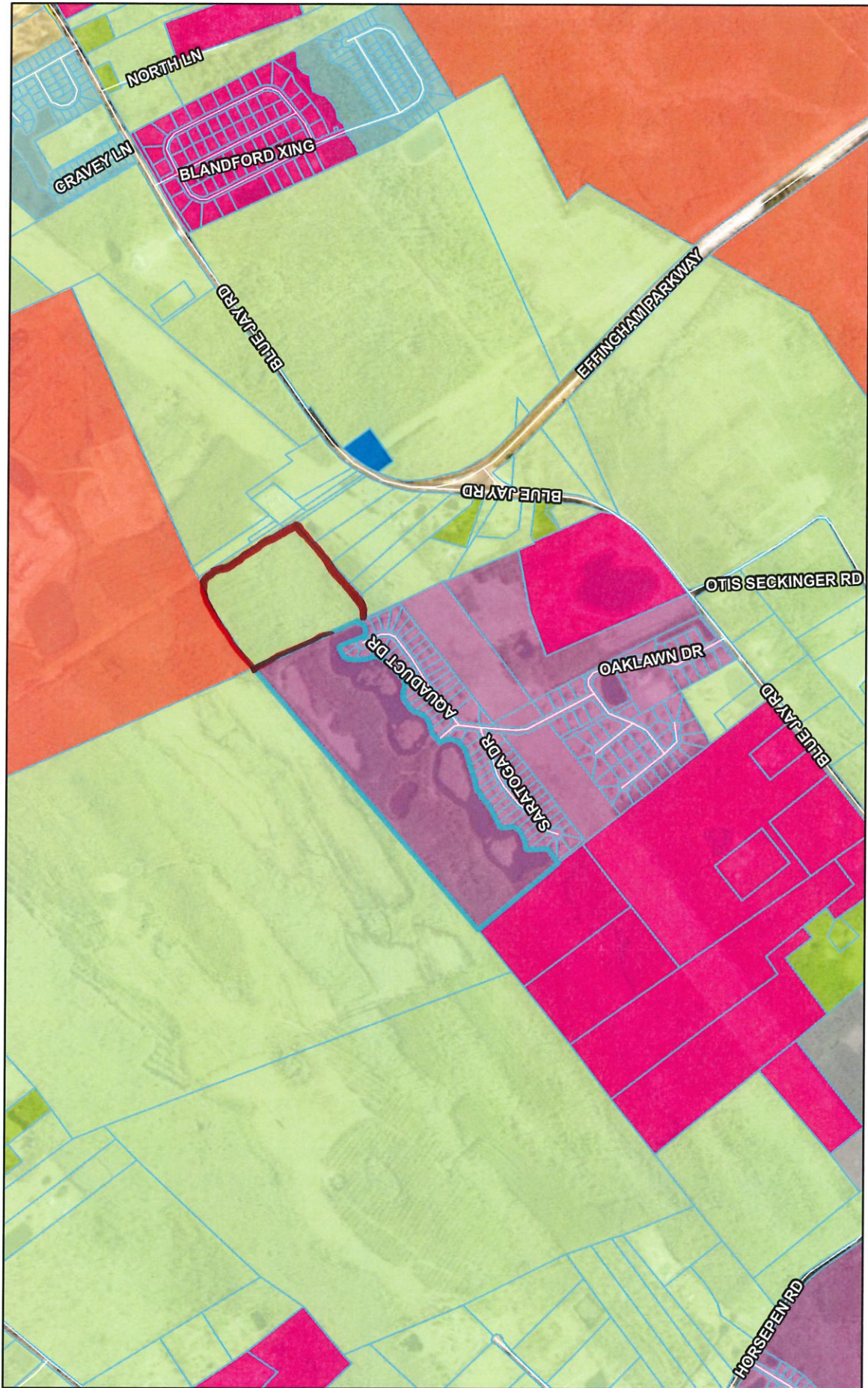
5/6/2024

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
 Tax Parcels
 Tax Parcel Labels

Effingham County Zoning

<ul style="list-style-type: none"> AR-1 AR-2 R-1 	<ul style="list-style-type: none"> R-6 B-2 I-1 	<ul style="list-style-type: none"> PD Other Municipal Boundaries
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Scale: 1:17,605

0 0.13 0.25 0.4 0.5 mi
 0 0.2 0.4 0.8 km

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