

## Staff Report

**Subject:** Preliminary Plat Approval (Second District)  
**Author:** Chelsie Fernald, Planning Manager  
**Department:** Development Services  
**Meeting Date:** September 2, 2025  
**Item Description:** Kern & Co., LLC – Chad Zittrouer requests approval of the Preliminary Plat for the Brindley Tract. Map #432 Parcel# 45A

## Summary Recommendation

Staff has reviewed the Preliminary Plat and recommends approval.

## Executive Summary/Background

- At the December 3, 2024 Board of Commissioners meeting, the board approved the rezoning of map/parcel 432-45 from AR-1 to R-5.
- This rezoning was specifically for 17.77 out of 64.48 acres, which have since been subdivided to create map # 432 Parcel # 45A.
- The total number of proposed lots for this development is 59. These will be Single-Family Residential.
- Effingham County will provide water and Sewer.
- The required Openspace for the R-5 zoning district is 15%. This development will provide 28% of Openspace.
- A secondary emergency access easement to Blue Jay road will be provided and will be the construction access for this development.
- The amenity package will include:
  - A covered mail kiosk and covered bus stop
  - A covered pavilion
  - A playground
- There will be 3 on-lot parking spaces per unit.
- The building setbacks comply with the R-5 zoning district, which are:
  - Front: 15 feet
  - Rear: 25 feet
  - Side: 7.5 feet

## Alternatives

1. **Approve** the Preliminary Plat for the Ale Tract (Willow Fern Estates)

2. **Take no action**

**Recommended Alternative:** 1

**Other Alternatives:** 2

**Department Review:** Development Services, GIS

**FUNDING:** N/A

**Attachments:** 1. Preliminary Plat 2. Preliminary Plat Checklist