



## Staff Report

Subject: Preliminary Plat (First District)  
Author: Kimberly Barlett, Senior Planner  
Department: Development Services  
Application: PREL-25-12  
Meeting Date: March 3, 2026

Existing Zoning: R-3

Map & Parcel: 352-18

Parcel Size: 39.46 acres

Proposed Use: Townhome subdivision

Applicant: 3 Bryds Development, LLC  
100 Blue Moon Xing, Suite 117  
Pooler, Ga 31322

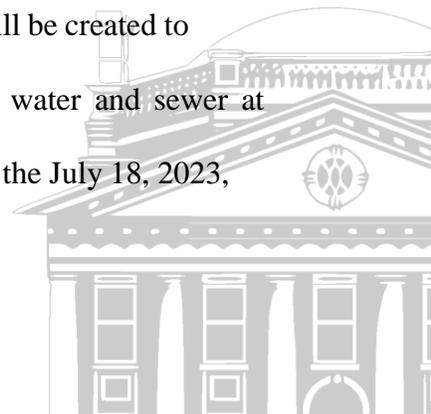
Owner(s): 3 Bryds Development, LLC  
100 Blue Moon Xing, Suite 117  
Pooler, Ga 31322

Location: Noel C Conaway Road

## Executive Summary/Background

The purpose of this preliminary plat is to request approval for the “Bulls Run” townhome subdivision with a decrease in the proposed lots.

- ❖ This parcel was approved for rezoning at the June 6, 2023, Board of Commissioners Meeting.
- ❖ The total acreage is 39.46 acres, zoned R-3.
- ❖ 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 decrease the density to 174 units.

**Conditions for Consideration:**

Staff has reviewed the application, and the application is complete.

---

**Planning and Zoning Services**

804 South Laurel St., Springfield, Georgia 31329  
(912) 754-2128  
effinghamcounty.org

