

Staff Report

Subject: Preliminary Plat Approval (First District)
Author: Chelsie Fernald, Planning Manager
Department: Development Services
Meeting Date: July 15, 2025
Item Description: Scott Rosenstock requests approval of the Preliminary Plat for the Ale Tract (Willow Fern Estates). Map #351 Parcel# 3

Summary Recommendation

Staff has reviewed the Preliminary Plat and recommends approval.

Executive Summary/Background

- At the February 18, 2025, Board of Commissioners meeting, the board approved the rezoning of map/parcel 351-3 from AR-1 to R-5.
- The total number of proposed lots for this development is 203 single-family detached units.
 - 162 units will be 55' x 120' lots
 - 41 units will be 75' x 120' lots
- Effingham County will provide water and Sewer.
- The required Openspace for the R-5 zoning district is 15%. This development will provide 29.23% of Openspace. This includes the parks and amenity areas.
- A covered mail kiosk and bus stop have been provided.
- The development will have 2 parking spaces per unit and 1 space per 5 units.
- GIS has reviewed and approved the proposed Subdivision name (Willow Fern Estates).
- The building setbacks comply with the R-5 zoning district, which are:
 - Front: 15 feet
 - Rear: 25 feet
 - Side: 7.5 feet
- This Preliminary Plat meets all ordinance requirements, including the additional stipulations placed by the developer:
 1. Minimum heated area within each constructed home shall be:
 - A. 2400 sq. ft. within the 75' wide lots adjacent to Emerald Plantation
 - B. 2000 sq. ft. within the remaining 75' wide lots
 - C. 1600 sq. ft. within the 55' wide lots.
 2. 6' transparent fence with vertical pickets providing access control to be constructed where non-lotted area are constructed adjacent to neighboring properties.
 3. 6' opaque, solid, privacy fence to be constructed where new lots abut adjacent properties.
 4. Once 50% of the lot certificate of occupancies have been issued, all amenities shall be started.

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