



# Bulloch County Departmental Review Planning and Zoning Commission

**Meeting Date: Thursday, March 09, 2006**

App. #: RZ2006-024

Item #: 8

Re-Zoning

<b>Applicant:</b>	4 Timberland Co/Jeffrey Wolfe	<b>Current Zoning:</b>	R-80
<b>Application Type:</b>	Re-Zoning	<b>Requested Zoning:</b>	R-25
<b>Location:</b>	BROOKLET LEEFIELD RO	<b>Current Use:</b>	Agriculture
<b>Map and Lot #:</b>	136 000028 000	<b>Requested Use:</b>	Single Family Dwelling
<b>Development Name:</b>		<b>Adjacent Use:</b>	Brooklet City, resid,
<b>Acres in Request:</b>	57.4	<b>Futures Land Use:</b>	ag, forest
<b># of Existing Lots:</b>	1	<b>Fire District\Distance:</b>	Brooklet/2
<b># of Potential Lots:</b>	47	<b>EMS Distance:</b>	10
<b>Adjacent Zoning:</b>	R-80, AG-5	<b>Elem\Middle\High School:</b>	Brooklet/SEB/SEB

**Purpose of Zoning Application:**

Wesley Parker, as agent for 4 Timberland Co and Jeffrey Wolfe, has filed an application with the Bulloch County Zoning department requesting a rezone from R-80 (Residential 80,000 sq.ft. lots) to R-25 (Residential 25,000 sq.ft. lots) on 57.44 acres. The intent of the rezone is to develop a residential subdivision. The property is located on Brooklet Leefield Road.

**Directions to Property:**

Hwy. 80 East. Left on Brooklet Leefield. 1st curve in the road. Before Buie Driggers Road.

<u>Standard</u>	<u>Additional Information</u>
1. The existing uses and zoning of nearby property.	Surrounding zones are AG-5 and R-80. Also, a portion of the property is inside Brooklet City Limits.
2. The suitability of the property for the proposed purpose or the availability of other land suitable for the proposed area.	The property has a significant amount of wetlands.
3. The length of time the property has been vacant as zoned.	Vacant since zoning (11-4-94)
4. The extent to which the value of the property is diminished by the present zoning.	Property value is not diminished by the zoning.
5. The balance between the hardship on the property owner and the benefit to the public in not rezoning.	No hardship present.
6. The effect the proposed rezoning would have on the population density pattern, public service and facilities.	Significant impact on the density.
7. The extent to which the zoning decision is consistent with the comprehensive land use plan of the county.	Inconsistent with the Land Use Plan.
8. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.	Will not adversely affect the adjacent properties.
9. Whether there are substantial reasons why the property cannot be used in accordance with existing zoning.	Property can be used as currently zoned.
10. Whether the change suggested is out of scale with the needs of the neighborhood or the county.	The request is out of scale for the neighborhood.
11. Any other factors relevant to balancing the interests in promoting public health, safety, morality, or general welfare against the rights of unrestricted use of property.	None

PLANNING COMMENTS:

**Property values** for adjacent properties may not be enhanced by the proposed development even if aesthetics restrictions are placed in private deed covenants, and, if enforcement of County land use and property maintenance regulations is applied.

The change appears to be **inconsistent with the spirit and intent of the Zoning Ordinance.**

There is no evidence that the proposed change in use will **injure or detract from the neighborhood.**

WATER/SEWER IMPACT:

All properties are subject to on-site water supply and septic tank installation approval as required by the County Health Department. Soil types and proposed lot sizes are compatible and adequate for septic tank installation.

TRAFFIC IMPACT:

**The capacity and general condition of the roads accessing the proposed development is good. According to ITE trip generation estimates, the proposed number of lots would generate 458 trip ends per day. Brooklet Leefield Road is a county paved road.**

SCHOOL IMPACT:

A measurable impact of 0.12 students per household is expected on the Brooklet-SEB district system **resulting in a minimum of 5.6 new students at build out.**

PARKING, ROAD AND DRAINAGE IMPACT:

Currently all drainage is natural with no known man-made improvements to the existing development other than roadside drainage ditches and culverts. The access way/driveways to the site should have property roadside drainage measures. A vast majority of this parcel is in wetlands. The general circulation in this site plan is poor since the proposed road system is not looped, thus providing proper access for emergency and service vehicles..

E-911 AND EMERGENCY MANAGEMENT IMPACT:

The proposed development poses no problems for E-911 communications.

LAW ENFORCEMENT IMPACT:

Response time would be inadequate by the Sheriff's Department unless mutual aid is offered by the City of Brooklet. Response time from Bulloch County Sheriff's Department is twenty (20) minutes or less. However, depending on patrolling patterns and the location of deputies at a given time, this response may be greater or lesser.

SOLID WASTE IMPACT:

None expected.

**FINAL STAFF RECOMMENDATIONS:**

The subject property does not appear suitable for the proposed change to allow for intensive residential development on the property due to environmental constraints. The property provides a reasonable economic use as currently zoned, and is expected to continue providing a reasonable economic use if the rezone is approved.

Some overload or major change is expected on public services, as the mere result of a rezone approval for the district/zone boundary, provided that approved is granted with mandatory and/or optional conditions.

**Provided below is a summary staff analysis of density impact of the proposed development.**

<b>Current Comprehensive Plan: Future Land Use Map</b>					
<b>Agriculture-Undeveloped</b>			<b>Maintain existing AG-5 Zoning District: Gross density of 0.2 units per acre</b>		
<b>Proposed Future Land Use Map</b>					
<b>Farmland-Preservation Area</b>			<b>Gross density of 0.2 units per acre</b>		
<b>Residential Development Area</b>			<b>Gross density of 2.0 units per acre</b>		
<b>Density Alternative Analysis</b>					
<b>Zoning</b>	<b>Gross Density: 58 acres (1)</b>	<b>Estimated Net Density: 36.7 acres (2)</b>	<b>Estimated Lot Yield: Maximum Gross Density</b>	<b>Estimated Lot Yield: Maximum Net Density</b>	<b>Net Lot Yield With Density Bonus 10%</b>
<b>Ag-5</b>	<b>0.2 units per acre</b>	<b>0.2 units per acre</b>	<b>10</b>	<b>7</b>	<b>8</b>
<b>R-80</b>	<b>0.544 units per acre</b>	<b>0.544 units per acre</b>	<b>28</b>	<b>18</b>	<b>20</b>
<b>R-40</b>	<b>0.918 units per acre</b>	<b>0.918 units per acre</b>	<b>47</b>	<b>30</b>	<b>33</b>
<b>R-25</b>	<b>1.742 units per acre</b>	<b>1.3 units per acre</b>	<b>100</b>	<b>47</b>	<b>52</b>
<b>(1) Gross Density calculates total acreage less the estimated land needed for public dedication.</b>					
<b>(2) Net Density calculates total acreage less the estimated land needed for public dedication or areas which cannot be developed due to environmental or other constraints.</b>					

The staff recommends denial of an R-25 zoning district based on the proposed concept plan build-out density of 47 dwelling units in the submitted concept plan and also the following factors.

- 1) There are specific on-site and adjacent off-site environmental factors related to soils composition and wetlands that may limit the carrying capacity of the land.
- 2) The potential impact of additional traffic upon the existing transportation network within the vicinity is likely to be significant.
- 3) In acknowledging emerging development patterns in the area, the proposal is inconsistent with:
  - a) the county’s existing future land use map (which calls for no future residential or other development) in the Comprehensive Plan; and,
  - b) the county’s proposed (but, not yet adopted) future land use plan and map amendment which calls future residential development densities not to exceed a gross density of 0.2 units per acre in the Farmland Preservation Area. However, the proposed site is proximate between to the Statesboro Development Area (where gross density is proposed at 2.0 units per acre) and the City of Brooklet (where gross density is proposed at 2.0 units per acre).

As a means to provide both standard and unique alternatives, the staff would recommend approval for one of the following:

- 1) An R-80 zoning district, and a 10% amenities bonus density, with mandatory conditions as attached.

- 2) **An R-40 zoning district, and a 10% amenities bonus density, with mandatory conditions as attached.**

**The following conditions shall be applied with either approved alternative:**

- 1) **Should the R-80 or R-40 alternatives be approved, allow for residential development with an additional 10% bonus density to be granted, provided that at least one of the following amenities is installed by the applicant:**
  - a) **A pedestrian sidewalk system within the development.**
  - b) **A county maintained street light district.**
  - c) **A common interest element maintained by a homeowners association which may include, but not be limited to, a clubhouse, pool, tennis court(s), improved picnic area or playground, walking trail, or any combination thereof.**
  - d) **A common interest element maintained by a homeowners association which may include, but not be limited to, a passive use recreation area (fishing, boating/dock, picnicking, etc.), conservation easement or greenspace area that is consistent with the goals and objectives of county or state land conservation or preservation plans and programs.**
  - e) **A linkage to existing or planned public multi-use or bikeways route consistent with the County Greenways Master Plan.**
- 2) **All dwelling units must be single-family detached dwellings consisting of traditional site built housing meeting state construction codes.**
- 3) **Two ingress-egress points will be required to the proposed subdivision accessing Brooklet-Leefield Road with a looped road system to facilitate circulation and access for public safety vehicle to facilitate response time.**
- 4) **Prior to the submission of a sketch plan to the Planning and Zoning Commission, the applicant, at their own expense, shall submit a Level II traffic impact study as recommended in the Bulloch County Transportation Plan (with sufficient narratives, maps and exhibits) which shall be certified by a qualified and registered professional engineer, that at a minimum, includes the following:**
  - b) **Trip Generation Analysis: An estimate of AM (7:30-8:30) and PM (5:00-6:00) peak hour trips generated under existing conditions after and project build-out.**
  - c) **Trip Distribution Analysis: A 24 hour directional traffic counts and peak period intersection turn movement counts on a typical week day under existing conditions and after project build-out.**
  - e) **Intersection and Roadway Segment Analysis: Assess the need and provide cost estimates for any network or safety improvements for arterial and collector roads in the study area resulting from the impacts created by the proposed development of the subject property, including but not limited to, accel-decel lanes, turn lanes, shoulder widening, signage, signalization or intersection alignments. The cost of any such proposed improvements attributable specifically to the development of the subject property that is not listed in the County's Five-Year Surface Transportation Improvement Program or Plan shall be partially or wholly borne by the developer.**
- 5) **The developer shall submit an engineering plan at the time of preliminary plat submission to demonstrate that adequate storm water management practices or structures shall be installed to control on-site and off-site run-off and sediment.**

- 6) To enhance access management, driveways along Brooklet-Leefield Road from any building lot in the proposed subdivision will be prohibited. All approved residential lots shall have building structures facing internal roads within the subdivision.
- 7) To minimum the impact on existing residents, the developer shall install a solid opaque fence or a landscape buffer along the length of the street along Brooklet-Leefield Road behind the ROW with an average minimum height of six (6) feet at installation. This can be accomplished by: a) installing a landscaped berm and/or evergreen hedge combination; or, b) installing non-ornamental canopy trees (maple, dogwood, oak, etc.) with a minimum 4" caliper spaced 75' off center with evergreen hedges capable of growing up to 30" at maturity. The buffer shall be approved by the Zoning Administrator.

**Participants:**

Tom Couch, County Manager; Andy Welch, County Planner; Cheryl Tatum, Zoning Administrator; Kirk Tatum, Public Works Director; Brad Wiggins, Bulloch County Health Department; and Bob Smith, Environmental Manager.

<b>Planning and Zoning Commission</b>	
<b>Vote</b>	For                      Against:
<b>Conditions</b>	
<b>Issues</b>	
<b>Opposition</b>	

