



Bulloch County Departmental Review

Agenda Item:	1	Meeting Date:	April 10, 2008
Application #:	VR2008-022	Application Type:	Variance
Request:	Terry C. Anderson submitted an application requesting a variance from the maximum height on 3 billboards to be 104 feet instead of the required 70 feet. The property consists of 116 acres and is located on Anderson Place Road. Mr. Nelson Burnsed is acting as agent.		

Applicant:	Terry C. Anderson	Total Acres:	116
Location:	Anderson Place Road	Current Zoning:	HC & AG-5
Map #:	036 000016 000	Zoning of Requested area:	HC
Development Name:		Acres in Requested area:	39
Future Land Use:	Industrial		
Directions to Property:	Highway 301 South, take right on Bowen Store Road, right on Atwood Road, then onto Anderson Place Road.		

Variance Standards	Yes	No	Comment
(1) Will the variance cause substantial detriment to the public good or impair the purposes of this ordinance?		X	
(2) Is the spirit of this ordinance observed and the public safety and welfare secured?	X		
(3) Is the hardship related to conditions peculiar to the property and not a result of any action of the property owner?	X		The hardship is caused by the present height of pines tress, which by law cannot be cut for two years after construction of the billboard.

LAND USE PLANNING IMPACT

Future Land Use Map: The Bulloch County Joint Comprehensive Plan indicates that the property would be appropriate for Industrial development.

Existing Land Use Pattern: There are primarily rural residential and agricultural uses at adjacent and nearby properties.

Zoning Patterns and Consistency: The proposed change appears to be inconsistent with the zoning patterns in the nearby area.

Neighborhood Character: There is evidence that the proposed change in use may injure or detract from existing neighborhoods.



Bulloch County Departmental Review

Property Values: For adjacent properties, property values may not be enhanced by the proposed request.

WATER / SEWER IMPACT

None expected.

SOLID WASTE IMPACT

None expected.

ENVIRONMENTAL IMPACT

No impact is expected.

FIRE SERVICE

Fire service is available within 6.5 miles (response time 22 minutes) from the Register Fire Department. No additional resources are required.

TRAFFIC IMPACT

The capacity and general condition of the roads accessing the proposed development is adequate for the expected use. Anderson Place Road is a county maintained dirt road.

PARKING, ROAD AND DRAINAGE IMPACT

The variance should not create a significant traffic impact. Currently, all drainage is natural with no known man-made improvements to the existing development other than roadside drainage ditches and culverts. The accessways/driveways to the site should have proper roadside drainage measures.

E-911 AND EMERGENCY MANAGEMENT IMPACT

Street addresses can be easily assigned. The County Emergency Management Director should be contacted prior to construction.

LAW ENFORCEMENT IMPACT

Response time from Bulloch County Sheriff's Department is approximately 20 minutes. However, depending on patrolling patterns and the location of deputies at a given time, this response may be greater or lesser.

FINAL STAFF RECOMMENDATION

Using the definition of a variance, this request does not result in an unnecessary or undue hardship. However, because the applicant has not submitted a site plan or graphics, they should be able to clearly demonstrate why the height variance is needed.

The staff recommendation is neutral for the variance request due to insufficient information.

Participants

Tom Couch, County Manager; Andy Welch, County Planner; and Kirk Tatum, County Engineer; Randy Newman, Zoning Administrator.



Bulloch County Departmental Review

