



Bulloch County Departmental Review

Agenda Item:	4	Meeting Date:	October 8, 2009
Application #:	SP2008-055	Application Type:	Sketch Plan
Request:	Angela Cook, Allan Aldrich and Audra A. Nelson submitted a sketch plan to divide 232+/- acres into four parcels. The property is located on Mud Road and Black Creek Church Road. Mr. Marlin Nevil is acting as agent.		

Applicant:	Angela Cook and Etal	Acres in Request:	232+/-
Location:	Mud Road	Existing Lots:	1
Map #:	139 000017 000	Requested Lots:	4
Future Land Use:	Rural-Open Area	Current Zoning:	AG-5
Directions to Property:	Take Hwy 80 East to Brooklet, turn right at caution light, turn left onto Mud Road. Property will be at intersection of Mud Road and Black Creek Church Road.		

LAND USE PLANNING IMPACT

Future Land Use Map: The Bulloch County Joint Comprehensive Plan indicates that the property would be appropriate for rural-open area.

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 consistent with the zoning patterns in the nearby area.

Neighborhood Character: There is no evidence that the proposed change in use will injure or detract from existing neighborhoods.

Property Values: for adjacent properties may be enhanced by the proposed development provided aesthetics restrictions are placed in private deed covenants, and, if enforcement of County land use and property maintenance regulations is applied. However, failure to enforce any property standards is likely result in stagnant or lower property values.

WATER / SEWER IMPACT

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

SOLID WASTE IMPACT

None expected.

ENVIRONMENTAL IMPACT

No impact is expected.

FIRE SERVICE

Fire service is available within 5 miles (response time 17 minutes) from the Nevils Fire Department. No additional resources are required.



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TRAFFIC IMPACT

The capacity and general condition of the roads accessing the proposed development is good. Mud Road is a county maintained paved road. Black Creek Church Road is a county maintained dirt road.

SCHOOL IMPACT

Minimal impact is expected on existing schools.

PARKING, ROAD AND DRAINAGE IMPACT

The sketch plan in consideration of the scale of the development 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 21 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

The subject property appears suitable for the proposed sketch plan.

The staff recommends approval of the sketch plan.

Staff Reminder

1) Wetland delineation must be approved by the Army Corp of Engineers.

Participants

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



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