



# Bulloch County Planning and Zoning Commission

## Minutes of the April 10, 2008 Meeting

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The meeting of the Bulloch County Planning and Zoning Commission was held April 10, 2008 at 6:00 P.M. in the County Annex Building in Statesboro. Andy Hart called the meeting to order. Ernest Lee gave the invocation.

Planning and Zoning Commission members present:

Commissioner: Andy Hart  
Commissioner: Wade Hodges  
Commissioner: Ernest Lee  
Commissioner: Ray Mosley  
Commissioner: Gene Rogers

Not Present:

Commissioner: Jeanne Anne Marsh  
Commissioner: Ann Henderson

Staff members present:

Zoning Administrator: Randy Newman  
Zoning Administrator Assistant: Christy Strickland  
County Manager: Tom Couch  
County Planner: Andy Welch

Not Present:

Staff Attorney: Jeff Akins

The first item on the agenda was approval of the minutes from the March 13, 2008 Planning and Zoning Commission meeting. A motion was made by Wade Hodges and seconded by Ray Mosley to approve the minutes as written. The vote was unanimous in favor of the motion.

Mr. Hart stated a motion was needed to modify the zoning agenda moving item # 5 for Norman and Lois Barnett to agenda item # 1. Mr. Hodges offered a motion to approve the agenda as modified. Mr. Mosley seconded and the motion carried unanimously.

**Agenda Item # 1**

Applicant: Norman & Lois Ann Barnett  
Re: Sketch Plan Request  
Location: J im Futch Road  
Map/Parcel: 155/01  
Present Zoning: AG-5

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Norman & Lois Ann Barnett submitted a sketch plan to divide 15 acres into 2 parcels. The property is located on Jim Futch Road. Mr. Don Marsh is acting as agent.

Mr. Marsh stated this is the ninth cut since zoning was adopted on November 4, 1994 which requires a sketch plan. He stated they agreed with the conditions except for the condition which stated to dedicate a 40 foot right of way to the county. Mr. Marsh asked if they could change the language from right of way to easement.

Motion

Approve the request with conditions and modifying condition #1a:

1. Prior to the issuance of any building permit, the applicant shall:
  - a) Dedicate a 40' feet easement for future road paving in favor of Bulloch County along Jim Futch Road for the length of the parcels 1, 2, and 10.
  - b) At their own expense, re-grade the ditch line on the county road serving the property and install a drainage outlet or driveway pipe to be approved by the County Engineer.

Motion by

Wade Hodges; seconded by Ray Mosley

Vote

Unanimous in favor of the motion

Exhibit # 2008-023

The applicant will have 18 months to submit final plat for approval.

**Agenda Item # 2**

Applicant: Terry C. Anderson  
Re: Variance Request  
Location: Anderson Place Road  
Map/Parcel: 036/16  
Present Zoning: HC

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Terry C. Anderson submitted an application requesting a variance on the required 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.

Mr. Marshall Thigpen was present to speak in behalf of Mr. Anderson and Mr. Burnsed. He stated they are requesting the variance because the billboards at the required height could not be seen over the trees. He stated a survey crew had already measured where the billboards would be placed and the request has been approved by the Department of Transportation.

**Motion**

Approve the request.

**Motion by**

Wade Hodges; seconded by Ray Mosley

**Vote**

Unanimous in favor of the motion

**Agenda Item #3**

Applicant: Williams Grove Church of God  
Re: Variance Request  
Location: Pulaski Highway  
Map/Parcel: MS39/06  
Present Zoning: R-40

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Williams Grove Church of God in Christ submitted an application requesting a variance to setbacks. The church is building an addition and they are requesting the front setbacks to be 30 feet instead of the required 70 feet. The property consists of .82 acres and is located on Pulaski Highway. Mr. Randy Goodman is acting as agent.

Mr. Randy Goodman stated the church is growing and needs to build additional space.

Motion

Approve the request.

Motion by

Wade Hodges; seconded by Ray Mosley

Vote

Unanimous in favor of the motion

#### **Agenda Item # 4**

Applicant: Katie Mae Boggs Estate  
Re: Conditional Use Request  
Location: Buie Driggers Road  
Map/Parcel: 136/37  
Present Zoning: R-80

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Willie Lee Brown Jr. submitted an application requesting a conditional use to operate a church. The property consists of 5.4 acres and is located on Buie Driggers Road. Mr. Ronald Wilkerson Sr. is acting as agent.

Mr. Ronald Wilkerson was present and stated they had started out as a ministry and have grown and are in need of a bigger church. He stated they had been looking for land for approximately two years and found this property. He stated they agreed with all of the conditions.

Ms. Linda Kimball was present to speak in opposition to the request. She stated she was concerned with the noise and does not feel a church should be in a residential district.

Ms. Margie Littles was present and stated she owns land adjacent to the property and is planning to build a home and is opposed to the request.

Mr. John White was present and stated he is opposed to the request.

Ms. Lisa Smith stated she was for the request. She stated they have spoken with several of people and submitted a petition (Exhibit 2008-024) from residences of Summerwinds stating they are not opposed to the request.

Mr. Darien Johnson stated there would be minimal noise due to building codes which require enough insulation to prohibit any noise from being heard by neighbors.

There were three other citizens present to show support for the request.

There were two other citizens present opposing the request.

Mr. Couch stated the church would only be approximately 5,000 square feet. He reviewed the conditions with the concerned citizens.

Ms. Linda Kimball asked how far a church has to be from an establishment which serves alcohol. Mr. Newman stated a minimum of one hundred yards. Mr. Ronald Wilkerson stated the closest the church would be to a residence is approximately 250 feet.

Ms. Littles stated she was concerned if she builds a valuable home on her property with a church being there her property value would be decreased. Mr. Johnson stated the building is going to be brick and have earth tone colors and would be comparable with a neighborhood.

Mr. Couch suggested both sides meet before the Board of Commissioners meeting to discuss their concerns.

### Motion

Recommended approval of the request with the following conditions and amending condition # 7a from 40' to 30':

- 1) A buffer should be installed pursuant to Section 407 of the County Zoning Regulations along the property line to the east to minimize the visual impact upon the adjacent R-80 property.
- 2) The building façade shall consist of earth tone colors.
- 3) All access, driveway and parking areas serving the general public shall be constructed of either impervious pavement or aggregate base.
- 4) Any outdoor lighting shall be downcast and is to be of moderate brightness.
- 5) Signage shall be limited to one (1) ground sign with a landscaped base.
- 6) If paved parking is to be provided, a storm water management plan showing no off-site negative impacts shall be submitted for approval by the county engineer.
- 7) Prior to securing a building permit, the developer shall:
  - a) Dedicate in favor of Bulloch County 40 30 feet of right-of-way for future road paving; and,
  - b) At their own expense, re-grade the ditch line on the county road serving the property and install a drainage outlet or driveway pipe to be approved by the County Engineer.

### Motion by

Wade Hodges; seconded by Ray Mosley

### Vote

Unanimous in favor of the motion

This item will be heard by the Board of Commissioners on May 6, 2008 at 6:30 P.M.

**Agenda Item # 5**

Applicant: William & Unita Ponder  
Re: Variance Request  
Location: Old Stage Coach Road  
Map/Parcel: 079/28C/04  
Present Zoning: AG-5

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William & Unita Ponder submitted an application requesting a medical hardship variance. The intent is to be able to have their daughter reside on the property. The property consists of 3.19 acres and is located Old Stage Coach Road.

Mr. & Mrs. Ponder were both present. They stated their daughter has a medical condition and they need a residence for her on their property.

**Motion**

Approve the variance request.

**Motion by**

Wade Hodges; seconded by Ray Mosley

**Vote**

Unanimous in favor of the motion.

**Agenda Item # 6**

Applicant: Judy Lancaster  
Re: Sketch Plan Request  
Location: Brannen Farm Road  
Map/Parcel: 094/08/03  
Present Zoning: AG-5

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Judy S. Lancaster submitted a sketch plan to divide 20.5 acres into 2 parcels. The intent is to be able to sale one of the 10 acre parcels. The property is located on Brannen Farm Road.

Ms. Lancaster was present and stated she agreed with the conditions.

Motion

To approve the request with the following conditions:

1. Prior to the issuance of any building permit, the applicant shall:
  - (a) Dedicate 30' feet of right of way in fee simple for the length of the property in favor of Bulloch County along Brannen Farm Road West for future road paving; and,
  - (b) At their own expense, re-grade the ditch line on the county road serving the property and install a drainage outlet or driveway pipe to be approved by the County Engineer.

Motion by

Wade Hodges; seconded by Ray Mosley

Vote

Unanimous in favor of the motion.

Exhibit 2008-025

The applicant will have 18 months to submit for final plat approval.

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Andy Hart asked if there were no other items of business, he would need a motion to adjourn.

Motion

Adjourn the meeting.

Motion by

Wade Hodges ; seconded by Ray Mosley.

Vote

Unanimous in favor of the motion.

Exhibit 2008-026 (Sign In Sheets)

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Andy Hart, Chairman

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Wade Hodges, Secretary