



# Bulloch County Planning and Zoning Commission

## Minutes of the August 9, 2007 Meeting

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The meeting of the Bulloch County Planning and Zoning Commission was held August 9, 2007 at 6:00 P.M. in the County Annex Building in Statesboro. Wade Hodges called the meeting to order. Ray Mosley gave the invocation.

Planning and Zoning Commission members present:

Commissioner: Andy Hart  
Commissioner: Ann Henderson  
Commissioner: Ernest Lee  
Commissioner: Jeanne Anne Marsh  
Commissioner: Ray Mosley  
Commissioner: Gene Rogers

Not Present:

Commissioner: Wade Hodges

Staff members present:

Zoning Administrator Randy Newman  
Zoning Administrator Assistant: Christy Strickland  
County Staff Attorney: Jeff Akins  
County Manager: Tom Couch  
County Planner: Andy Welch

The first item on the agenda was approval of the minutes from the July 12, 2007 Planning and Zoning Commission meeting. A motion was made by Ray Mosley and seconded by Jeanne Anne Marsh to approve the minutes as written. The vote was unanimous in favor of the motion.

**Agenda Item # 1**

Applicant: Ray Davis

Re: Conceptual Site Plan

Location: Highway 80 East

Map/Parcel: 193/17

Present Zoning:HC

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Ray M. Davis submitted a conceptual site plan the Bulloch County Zoning Department. The intent of the request is to have multiple retail units on the property. The property consists of 5 acres and is located on Highway 119. Mr. Frankie Kerby is acting as agent.

Motion

Approved to withdraw the request.

Motion by

Jeanne Anne Marsh ; seconded by Ray Mosley

Vote

Unanimous in favor of the motion.

## **Agenda Item # 2**

Applicant: Sandra McCorkle  
Re: Conditional Use Request  
Location: Old Groveland Road  
Map/Parcel: 099/05/05  
Present Zoning: AG-5

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Sandra McCorkle submitted an application requesting a conditional use. The intent is to have a borrow pit on the property. The property consists of 20.3 acres and is located on Old Groveland Road. Mr. Steve Rushing is acting as agent.

Mr. Rushing stated the borrow pit was located on the corner of the lot off of the paved road and the applicant had already built a road to get to the pit. He stated they would not be dumping any materials onto the property. They would only be using it to take the dirt to the construction sites of houses that would be erected. Mr. Rushing stated there is a natural buffer currently on the property which would muffle the sound coming from the dirt trucks. Mr. Rushing stated there should not be any more damage done to the road.

Mr. Roger Allen was present to speak in opposition to the request. Mr. Allen stated he had concerns about the environment, wildlife, water drainage, cultural and religious impact the request would have on the property. He mentioned the covenants in the area do not permit any commercial or dumping to be done on the property. He stated the natural buffer would not muffle the sounds from the trucks. Mr. Allen stated the roads in the area are already damaged and feels the dump trucks would cause more damage.

Mr. George Williams was present to speak in opposition to the request. Mr. Williams stated he has resided in the area for over 64 years and has seen the community grow. Mr. Williams stated he is concerned with the additional traffic and destruction of the road. He stated there is already an abundant amount of commercial trucks and tractor trailers on the roads.

Mr. Robert Lanier was present to speak in favor of the request. Mr. Lanier stated he owns the property adjacent to the request and does not have a problem with them having a borrow pit. He stated the roads were already damaged before Mr. McCorkle started the pit.

Mr. Keith Lanier was present to speak in favor of the request. He stated he lives adjacent to his father's property (Mr. Robert Lanier) and does not oppose Mr. McCorkle's request.

Ms. Debbie Fordham was present to speak in opposition to the request. She stated she currently lives in Bloomingdale and purchased the property for a place of peace and quiet. She stated she is concerned with the noise from the dump trucks and asked the board to deny the request.

Mr. Dan McCorkle stated his future plans are to build his personal home on the property. He stated the wetlands have already been delineated by the Army Corp of

Engineers. He stated he does not feel the roads have been damaged due the dump trucks. Mr. McCorkle stated eventually the borrow pit would be a pond but he is planning to build approximately 80 homes in the next 3 to 4 years and is planning to use this dirt for the construction of those home. He stated there would be a hardship if he could not use his personal dirt due to the fact he would have to pay \$125 per load.

Harold Piet was present to speak in favor of the request. He stated earlier Mr. Allen had mentioned the covenants in the area but those covenants do not apply to the proposed property. Mr. Piet stated he would only be opposed if they are dumping materials back onto the property.

Ms. Reba Kendrick asked the board if they approve the request if everyone in the area going to request to have borrow pit. Ms. Jeanne Anne Marsh stated they hear every case on an individual basis.

Mr. Roger Allen stated they have asked Mr. McCorkle if he is going to let other developers get dirt from the borrow pit and he will not answer them.

Mr. Jeff Akins stated the board could recommend a time limit for the conditional use as a condition on the request.

### Motion

Recommended approval of the request with the following condition:

1. In two (2) years the zoning administrator will review the conditional use and either deny or approve a (2) year extension.
2. A natural fifty (50) foot buffer will remain on the property.

### Motion by

Jeanne Anne Marsh; seconded by Ray Mosley

### Vote

Unanimous in favor of the request.

This item will be heard by the Board of Commissioners on September 4, 2007 at 6:30 P.M.

**Agenda Item # 3**

Applicant: Clint Smith  
Re: Rezone Request  
Location: Highway 46  
Map/Parcel: 079/08  
Present Zoning: R-80

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Clint Smith submitted an application requesting a rezone from R-80 (residential 80,000 square feet) to R-25 (residential 25,000 square feet). The intent is to divide the property into 10 lots to build houses. They are requesting to divide 7.7 acres out of 108.13. The property is located on Highway 46. Wesley Parker is acting as agent.

Mr. Parker stated they were in agreement with the staff to defer the request until the September meeting because they had a similar request for adjacent property. Mr. Parker stated if there was additional information they needed to submit they would request to go ahead and be told. Mr. Couch stated the staff would recommend a traffic study and DOT approval.

Motion

Approved to defer the request until the September 13, 2007 Planning and Zoning meeting.

Motion by

Jeanne Anne Marsh; seconded by Ann Henderson

Vote

Unanimous in favor of the motion.

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

Applicant: Magnolia Place Investment

Re: Rezone Request

Location: Old Register Road

Map/Parcel: 062/17

Present Zoning: R-40

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Magnolia Place Investments submitted an application requesting a rezone from R-40 (residential 40,000 square feet) to R-25 (residential 25,000 square feet). The intent is to divide the property into 70 lots for single family dwellings. The property consists of 55.43 acres and is located on Old Register Way. Maxwell Engineering is acting as agent.

Mr. Garth Long stated the proposed request is not too inconsistent with the county's land use plan. He stated they are concerned with staff recommendation # 6 (Install a solid 6' opaque fence, wall or streetscape of equal height along the length of the street along Old Register Way and Sam Tillman Road. 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 actual buffer used shall be approved by the Zoning Administrator prior to installation. The streetscape/buffer shall be maintained by a common interest element). He stated if the condition was put on the rezone he feels it would be detrimental due to the fact there is a curve and the buffer would block traffic visibility. Mr. Long stated they felt the request would enhance the surrounding properties.

Mr. Ronnie Cooper was present to speak in opposition to the request. He stated the back of the homes would face the front of his house. He is also concerned with how the water will flow into his ditches.

Ms. Cindy Aycock spoke in opposition to the request. Ms. Aycock stated she is concerned that the materials would be dumped on the properties.

Ms. Ann Henderson stated they need to follow the land use plan and feels the current R-40 is the maximum density for the area.

#### Motion

Recommended denial of the request.

#### Motion by

Ann Henderson; seconded by Gene Rogers

#### Vote

Unanimous in favor of the motion.

Item will be heard by the Board of Commissioners on September 4, 2007 at 6:30 P.M.

**Agenda Item # 5**

Applicant: Billie D. Morgan

Re: Rezone Request

Location: Highway 46

Map/Parcel: 141/33

Present Zoning: AG-5

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Billie D. Morgan submitted an application requesting a rezone from AG-5 (agricultural 5 acres) to R-40 (residential 40,000 square feet). The intent of the request is to divide the property into 2 lots so her daughter-in-law additional property. The property consists of 2.24 acres and is located on Highway 46. John Dotson is acting as agent.

Mr. John Dotson stated Ms. Morgan is trying to give her daughter in law more property and the only way was to rezone the property.

There was discussion on ways to be able to give them property without rezoning due to the fact it is inconsistent with the land use plan.

Motion

Recommended denial of the request and for staff to meet to see if there is another way instead of rezoning the property.

Motion by

Jeanne Anne Marsh; seconded by Ann Henderson

Vote

Unanimous in favor of the motion.

This item will be heard by the Board of Commissioners on September 4, 2007 at 6:30 P.M.

**Agenda Item # 6**

Applicant: Derman Morton

Re: Sketch Plan Request

Location: Youngblood Road

Map/Parcel: 107/23/20 & 107/23/21

Present Zoning: R-25

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Derman Morton submitted a sketch plan requesting to divide the property into 15 parcels. The property consists of 2 parcels totaling 11.16 acres and is located on Youngblood Road. Garth Long is acting as agent.

Mr. Long stated he was present if there were any questions.

There was no one signed up to speak in opposition of the request.

Motion

Approve the sketch plan request.

Motion by

Jeanne Anne Marsh; seconded by Gene Rogers

Vote

Unanimous in favor of the motion.

The applicant will have 18 months to submit preliminary plat approval.

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

Motion

Adjourn the meeting.

Motion by

Jeanne Anne Marsh; seconded by Ray Mosley.

Vote

Unanimous in favor of the motion.

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Andy Hart, Chairman

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Jeanne Anne Marsh, Vice-Chairman