



# Bulloch County Departmental Review

<b>Agenda Item:</b>	3	<b>Meeting Date:</b>	June 11, 2009
<b>Application #:</b>	RZ2009-021	<b>Application Type:</b>	Rezoning
<b>Request:</b>	BVT-Akins LP submitted an application requesting a rezone from PUD (Planned Unit Development) to PUD-3 (Planned Business Center Development). The intent is to approve a master development plan which includes existing facilities on the property, a previously approved par three golf course and a proposed Family Entertainment Center. The rezone request is for 64.03 acres from two parcels totaling 302 acres. The property is located at Hackers Golf Park on Old Register Road. Mr. Darin Van Tassel is acting as agent.		

<b>Applicant:</b>	BVT-Akins LP	<b>Acres in Request:</b>	64.03
<b>Location:</b>	2802 Old Register Road	<b>Existing Lots:</b>	2
<b>Map #:</b>	076 000001 000 and 076 000001 002		
<b>Development Name:</b>		<b>Current Zoning:</b>	PUD
<b>Future Land Use:</b>	Parks and Recreation	<b>Requested Zoning:</b>	PUD-3
<b>Directions to Property:</b>	Hackers Golf Park located at 2802 Old Register Road		

Rezone Standards	Yes	No	Comment
(1) Is the proposed use suitable in view of the zoning and development of adjacent and nearby property?	X		
(2) Will the proposed use adversely affect the existing use or usability of adjacent or nearby property?		X	
(3) Are there substantial reasons why the property cannot or should not be used as currently zoned?	X		Currently zoned PUD, will need to be PUD 1, 2, or 3.
(4) Will the proposed use cause an excessive or burdensome use of public facilities or services, including but not limited to streets, schools, EMS, sheriff or fire protection?		X	
(5) Is the proposed use compatible with the purpose and intent of the Comprehensive Plan?	X		
(6) Will the use be consistent with the purpose and intent of the proposed zoning district?	X		
(7) Is the proposed use supported by new or changing conditions not anticipated by the Comprehensive Plan?		X	
(8) Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property?	X		



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## LAND USE PLANNING IMPACT

**Future Land Use Map:** The Bulloch County Joint Comprehensive Plan indicates that the property would be appropriate for parks and recreation.

**Existing Land Use Pattern:** There are primarily commercial 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. The City of Statesboro may supply water and sewer service to this location.

## SOLID WASTE IMPACT

None expected.

## ENVIRONMENTAL IMPACT

No impact is expected.

## FIRE SERVICE

Fire service is available within 2.3 miles (response time 3 minutes) from the Statesboro Fire Department. No additional resources are required.

## TRAFFIC IMPACT

The capacity and general condition of the roads accessing the proposed development is good. Old Register Road is a county maintained paved 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 may 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.



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## LAW ENFORCEMENT IMPACT

Response time from Bulloch County Sheriff's Department is approximately 6 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 development.

## The staff recommends approval of the rezone request with the following condition:

1. A traffic impact study according to county policies shall be prepared at the developer's expense and shall be submitted to the County Engineer at least thirty (30) days prior to the application for a land disturbing activity permit. All costs for mitigation measures recommended by the study and approved by the county shall be borne by the developer.

### Staff Reminder

A separate agreement between BVT Enterprises, Inc. dba Hackers Golf Park, J. Edward Akins Farms, LTD L.P., and Langston Properties, LLP, was submitted at the hearing before the Planning & Zoning Commission and made a part of the record of said hearing dated June 11, 2004. Rezoning this property does not have an effect on the agreement between the two parties. A copy of the agreement is attached for informational purposes only.

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### Participants

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



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