



Bulloch County Departmental Review

Agenda Item:	4	Meeting Date:	August 4, 2009
Application #:	VR2009-039	Application Type:	Variance Plan
Request:	Carroll Belton "Trey" Baird submitted an application for a variance for lots nine and ten of a sketch plan dividing 86 acres into 10 parcels not be required to pave the 60' access easement. The property is located on US Highway 80 West. Mr. Marlin Nevil is acting as agent.		
P&Z Recommendation	To recommend approval of the variance request with a 5-0 vote.		

Applicant:	Carroll Belton Baird III Trey	Acres in Request:	86
Location:	Hwy 80 West	Existing Lots:	1
Map #:	003 000003 000	Requested Lots:	10
Development Name:		Current Zoning:	AG-5
Future Land Use:	Farmland Preservation		
Directions to Property:	Take Hwy 80 thru Portal and property will be on left before county line.		

LAND USE PLANNING IMPACT

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

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



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Fire service is available within 5.4 miles (response time 18 minutes) from the Portal Fire Department. No additional resources are required.

TRAFFIC IMPACT

The capacity and general condition of the roads accessing the proposed development is good. 80 West is a state maintained paved road.

SCHOOL IMPACT

It is anticipated that the development would add approximately one student to the Bulloch County School system.

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 23 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 sketch plan/variance request with the following condition:

1. Lot 8 shall access U.S. Highway 80 from the private road.

Planning and Zoning Recommendation

Motion:	The Planning and Zoning Commission recommended approval of the variance request. (The approved the sketch plan pending a revisions to lots #1 and #2.)
Vote:	5-0 (Mrs. Henderson was not present)
Issues:	None
Opposition:	There was no one present to speak opposing the request.

Staff Reminder

- 1) Base flood elevation must be determined.
- 2) 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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