



Bulloch County Departmental Review

Agenda Item:	6	Meeting Date:	April 10, 2008
Application #:	SP2008-025	Application Type:	Sketch Plan
Request:	Norman and 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.		

Applicant:	Norman and Lois Ann Barnett	Acres in Request:	15
Location:	Jim Futch Road	Existing Lots:	1
Map #:	155 000001 000	Requested Lots:	2
Development Name:		Current Zoning:	AG-5
Future Land Use:	Farmland Preservation		
Directions to Property:	On southwest side of Jim Futch Road at the intersection of Burnsed Road.		

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 evidence that the proposed change in use will not injure or detract from existing neighborhoods.

Property Values: 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 3.5 miles (response time 12 minutes) from the Bay District 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. Jim Futch 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 29 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 with the following condition.

1. Prior to the issuance of any building permit, the applicant shall:
 - a) Dedicate 40' feet of right-of-way in fee simple 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.

Participants

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



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