



Bulloch County Departmental Review

Agenda Item:	7	Meeting Date:	December 10, 2009
Application #:	RZ2009-068	Application Type:	Conditional Use
Request:	Paul, George, and Ray Beasley submitted an application requesting a conditional use to construct a Clyde's Convenience Store. The property is located at the intersection on Rushing Road and Burkhalter Road. Mrs. Laura Marsh is acting as agent.		

Applicant:	Paul, George and Ray Beasley	Acres in Request:	1.5
Location:	Rushing Road	Acres in Lot:	3.9
Map #:	107 000014 011	Current Zoning:	R-40
Development Name:		Requested Zoning:	NC
Future Land Use:	Suburban-Neighborhood		
Directions to Property:	Take Hwy 80 East, turn right onto Rushing Road. Property will be at the intersection of Rushing Road and Burkhalter Road on the left.		

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 farmland.
(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	Road intersection will need to be upgraded.
(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	<ul style="list-style-type: none"> Being in a Suburban Neighborhood Character Area, the Bulloch County Joint Comprehensive Plan and the Joint Interim land Use Plan for the CCR #1 District indicates that the property would be <i>appropriate for mixed use or planned unit development</i>.
Existing Land Use Pattern	<ul style="list-style-type: none"> This is a transitioning area with a mix of very low density <i>single-family residential uses</i>, at adjacent and nearby properties.
Zoning Patterns and Consistency	<ul style="list-style-type: none"> The proposed change in zoning appears to be <i>inconsistent</i> with the zoning patterns in the nearby area, although a development of this magnitude creates the preference for integration with a planned development.
Neighborhood Character	<ul style="list-style-type: none"> There is evidence that the proposed change in use will injure or detract from existing neighborhoods unless integrated with a mixed use or planned development scheme. No architectural design or neighborhood details have been proffered for the project, so integration with neighborhood character cannot be defined.
Accessibility and Connectivity to Other Neighborhoods and Community Services	<ul style="list-style-type: none"> Development is dependent on car traffic; no public transit available. No sidewalk improvements are proposed to connect with the proposed S&S Greenway. No retail centers other community centers within one-mile. No major employment centers nearby. Pedestrian and bike facilities are proposed nearby.
Proposed Density (see analysis at end of document)	<ul style="list-style-type: none"> Net: 1.0 unit per acre. (size of structure unknown).
Multijurisdictional	<ul style="list-style-type: none"> No impact.
Impact – Negative	<ul style="list-style-type: none"> Limited connectivity to neighborhoods and community services.

Fiscal and Economic Impact	
Property Values	<ul style="list-style-type: none"> Values for adjacent properties may or may not be enhanced by the proposed development provided aesthetic restrictions are placed in private deed covenants, and, if enforcement of governmental land use and property maintenance regulations is applied. However, failure to enforce any property standards is likely to result in stagnant or lower property values. Amount of investment not proffered by developer; best estimate is \$450,000.
Short Term Job Creation	<ul style="list-style-type: none"> No information available.
Long Term Job Creation	<ul style="list-style-type: none"> No information available.
Impact on Existing Industry	<ul style="list-style-type: none"> Would result in short-term indirect jobs in the construction



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Fiscal and Economic Impact	
	sector and a limited number of retail jobs.
Jobs-Housing Balance	<ul style="list-style-type: none"> Housing supply is sufficient for new jobs created. Bulloch County's unemployment rate is higher than the regional rate, but lower than the state and national rate.
Fiscal Impact	<ul style="list-style-type: none"> Approximately \$2,300-\$3,000 in new revenue. Expenditures for public services would require further review based on jobs created and investment.
Impact – Neutral	<ul style="list-style-type: none"> Insufficient information to make a determination.

Water-Sewer Infrastructure Impact	
Water System	<ul style="list-style-type: none"> Will be connected to a private community system currently serving the Greystone Development.
Sewerage	<ul style="list-style-type: none"> On-site septic systems which would be approved by the County Health Department.
Impact – Neutral	<ul style="list-style-type: none"> Does not appear to be a presence of hydric soils pose limitations for septic tanks.

Public School Impact	
Additional Students Created	<ul style="list-style-type: none"> NA
High School Feeder System	<ul style="list-style-type: none"> NA
Middle School District	<ul style="list-style-type: none"> NA
Elementary School District	<ul style="list-style-type: none"> NA
Impact – Positive	<ul style="list-style-type: none"> NA

Parks Impact	
Nearest Public Recreation Facilities	<ul style="list-style-type: none"> S&S Greenway.
Level of Service (national standard: 6.5 acres of parkland per 1,000 pop.)	<ul style="list-style-type: none"> Currently, 4.43 acres per 1,000 population.
Level of Service Impact Created by the Development	<ul style="list-style-type: none"> No impact.
Open Space	<ul style="list-style-type: none"> Reserved, on-site open space or other accommodations has not been proffered.
Impact – Negative	<ul style="list-style-type: none"> No LOS deficiency created. No accommodations have been made for S&S Greeway.

Solid Waste Management Impact	
Collection Services	<ul style="list-style-type: none"> Private collection services are available.
Nearest Existing Solid Waste and Recycling Centers	<ul style="list-style-type: none"> Five Points Recycling Center.
Waste Generation Estimate	<ul style="list-style-type: none"> 3 tons per year.



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Landfill Capacity	<ul style="list-style-type: none"> Dependent on air rights rationing at the Broadhurst landfill in Wayne, County, Georgia, landfill capacity is adequate.
Impact – Neutral	<ul style="list-style-type: none"> No significant impact on the County’s Solid Waste Management Plan or Municipal Ordinance requirements is expected. The Five Points Recycling Center would not necessarily be overburdened.

Environmental Impact	
Use of Green Building Techniques	<ul style="list-style-type: none"> Expected to provide conventional energy and water delivery systems; no known recycling during or after construction.
Drainage Basin	<ul style="list-style-type: none"> Mill Creek
Wetlands and Flood Zones	<ul style="list-style-type: none"> Development does include wetland areas requiring delineation will have to be approved by the Army Corps of Engineers. Floodplain management is subject to further local development review.
Stormwater	<ul style="list-style-type: none"> No impervious surface measure was presented by the applicant. The impervious surface ratio based on the proposed use is estimated at no less than 50% of the total land tract including rooftops, sidewalks and parking lots. Because of the potential for runoff, a stormwater and drainage plan would need to be submitted and approved by the County Engineer, prior to acceptance of a Final Development Plan.
Aquifer Recharge Areas	<ul style="list-style-type: none"> No impact or relevance.
Water Supply Watersheds	<ul style="list-style-type: none"> No impact or relevance.
River Corridors	<ul style="list-style-type: none"> No impact or relevance.
Air	<ul style="list-style-type: none"> No impact or relevance.
Soils	<ul style="list-style-type: none"> The property consists of Tifton Loamy Sands which are capable of posing limitations for septic tanks.
Historic or Archeological Resources	<ul style="list-style-type: none"> The Bulloch County Comprehensive Plan that Burkhalter Road is a road of historic significance.
Resources of Regional or Statewide Importance	<ul style="list-style-type: none"> No impact or relevance.
Impact - Neutral	<ul style="list-style-type: none"> This property may only be environmentally suitable for more intensive development if proper mitigation measures are taken. Presence of hydric soils may limit on-site septic placement. A master planned development with appropriate clustering of mixed uses would be more appropriate than a Euclidean zoning approach.



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Environmental Impact	
	<ul style="list-style-type: none"> A stormwater management plan following the Georgia Stormwater Management Manual should be required.

Transportation Impact				
ITE Trip Generation Rate	<ul style="list-style-type: none"> Trip ends per day cannot be calculated because no information has been proffered regarding the number of fueling stations or building space. 			
2007 Average Daily Trips at Nearest GDOT Traffic Count Stations	<ul style="list-style-type: none"> Burkhalter Road, less than one-mile west from site – 4,450 AADT Bidirectional. 			
Railroads	<ul style="list-style-type: none"> No impact or relevance. 			
Proposed Road Construction Within Development	<ul style="list-style-type: none"> Public roads not required, stub-outs to form a service roads into adjacent lots are recommended 			
Parking	<ul style="list-style-type: none"> Paved on-site parking would be permitted pursuant to the county zoning code. There is no known provision for street parking that has been submitted by the applicant. 			
Functional Classification for Major Access Roads	GDOT Functional Class	Transportation Plan Functional Class	Pavement Condition	Current LOS
<i>Burkhalter Road</i>	Local	Urban Arterial	Fair	C or Better
<i>Pretoria Rushing Rd.</i>	Local	Local	Fair	C or Better
<i>S&S Greenway</i>	Bike-Ped facility; Local	Minor Collector	None	C or Better
Intersection Capacity	<ul style="list-style-type: none"> All current and nearby intersections are in adequate for this level of proposed development. The <i>Bulloch County Transportation Plan</i> calls for a proposed roundabout intersection at this location. 			
Pedestrian Access	<ul style="list-style-type: none"> The project should accommodate pedestrian facilities, but there is not a planned connection to other such paths. The Master Greenways Plan and other planning documents should be consulted to determine connections or improvements. Establishing the beginning of a sidewalk system needs to be part of the development. 			
Impact - Negative	<ul style="list-style-type: none"> A traffic study has not been submitted. LOS may decrease on local and collector roads. Given the scale of the development, road infrastructure and traffic safety are deficient without any mitigation measures by the developer. A traffic study would need to be conducted to determine appropriate mitigation measures. There are planned pedestrian or bikeway connections. 			



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Emergency Service Impact			
Public Safety Unit	Facility Distance / Response Time	LOS Impact or Deficiency	Intangibles
Fire (Statesboro)	4 miles, 5-10 minutes response time.	ISO Rating 3	Professional service.
Fire (Brooklet)	5 miles, 10 minutes	ISO Rating 9	Volunteer.
EMS-Rescue (County)	5 miles, 10-15 minutes response time	(-0.002) EMT / Paramedic deficiency per 1,000 population	Currently only one station county-wide.
Emergency Management (County)	Mutual Aid	Depends on type of disaster.	Emergency Operations and Hazard Mitigation Plans have been updated and are current.
E-911 Communications	5 miles; NA.	No impact.	Street addresses can be easily assigned and identified.
Sheriff (Secondary: County)	5 miles, 10-15 minutes depending on patrolling patterns	NA	Shift of 3 covers 684 square miles
Georgia State Patrol (Triage)	6 mile, 30 minutes depending on patrolling patterns	NA	Post #45 located south of Statesboro on US 301
Impact - Neutral	Response time is likely to be adequate for law enforcement and fire; marginal or inadequate for EMS-Rescue. A site for a future fire or EMS station has been proposed.		

Impact Summary			
Impact Factor	Positive	Negative	Neutral
Land Use Planning		X	
Fiscal-Economic		X	
Public Schools			X
Parks and Recreation		X	
Water-Sewer			X
Solid Waste			X
Environmental		X	
Transportation		X	
Emergency Services			X
Total	0	5	4
Local Impact Findings	<ul style="list-style-type: none"> Project will have an overall negative local impact and the public costs would exceed the benefits. A more innovative master plan for the proposed development that would mitigate or eliminate the negative impacts for projected fiscal deficiencies and any inadequacies public facilities and services would be a better alternative. 		



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FINAL STAFF RECOMMENDATION

The subject property appears suitable for development. However, the preference of the Joint Interim Land Use Plan indicates that the larger tract should be master planned.

The staff recommends approval of the conditional use request.

Participants

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



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