



Bulloch County Departmental Review

Agenda Item:	6	Meeting Date:	December 10, 2009
Application #:	SP2009-067	Application Type:	Sketch Plan
Request:	Dock Brannen Etal. submitted a sketch plan to divide 148 acres into 6 parcels. The property is located on Brannen Road. Mr. Jim Anderson is acting as agent.		

Applicant:	Dock Brannen Etal	Acres in Request:	148
Location:	Brannen Farm Road	Existing Lots:	1
Map #:	079 000029 000, 079 000029 001, 079 000029 002	Requested Lots:	6
Future Land Use:	Rural-Open Area	Current Zoning:	AG-5
Directions to Property:	Take Hwy 67 to Joe Hodges Hill, Turn right onto Harville Road. Turn right onto Brannen Farm Road. Property will be on both sides of the road.		

LAND USE PLANNING IMPACT

Future Land Use Map: The Bulloch County Joint Comprehensive Plan indicates that the property would be appropriate for rural-open area.

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

Fire service is available within 5.5 miles (response time 7 minutes) from the Statesboro Fire Department. No additional resources are required.



Bulloch County Departmental Review

TRAFFIC IMPACT

The capacity and general condition of the roads accessing the proposed development is good. Brannen Farm 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 15 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.

Participants

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