



Bulloch County Departmental Review

Agenda Item:	5	Meeting Date:	December 10, 2009
Application #:	VR2009-066	Application Type:	Variance
Request:	Rhonda Brown submitted an application for a medical hardship for her grandmother . The property is located on Ponderosa Road.		

Applicant:	Rhonda Brown	Acres in Request:	1.57
Location:	4329 Ponderosa Road	Existing Lots:	1
Map #:	039 000011B 002	Current Zoning:	AG-5
Future Land Use:	Rural-open area		
Directions to Property:	Take Hwy 80 West to Ponderosa Road, turn right onto Ponderosa Road. Property will be on the left at Chinaberry Lane.		

Variance Standards	Yes	No	Comment
(1) Will the variance cause substantial detriment to the public good or impair the purposes of this ordinance?		X	
(2) Is the spirit of this ordinance observed and the public safety and welfare secured?	X		
(3) Is the hardship related to conditions peculiar to the property and not a result of any action of the property owner?		X	

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: Adjacent property values should not be affected by this variance.

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.



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ENVIRONMENTAL IMPACT

No impact is expected.

FIRE SERVICE

Fire service is available within 7 miles (response time 23 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. Ponderosa Road is a county maintained dirt road.

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 19 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 variance request.

Participants

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



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