



Bulloch County Departmental Review Board of Commissioners

App. #: CU2006-059

Item #: 3

Meeting Date: Thursday, July 06, 2006

Conditional Use

Applicant:	Robert A. Prosser	Current Zoning:	AG-5
Application Type:	Conditional Use	Requested Zoning:	
Location:	OLD RIVER ROAD	Current Use:	Agriculture
Map and Lot #:	145 000011 003	Requested Use:	Airport or Airstrip
Development:		Adjacent Use:	Farmland; Scattered Houses
Acres in Request:	22.83	Futures Land Use:	Ag; Residential
# of Existing Lots:		Fire District\Distance:	11 miles
# of Potential Lots:		EMS Distance:	Leefield: 6 miles
Adjacent Zoning:	AG-5	Elem\Middle\High School:	Mill Creek; Langston Chapel; SHS

Purpose of Zoning Application:

Don Marsh, as agent for Robert A. Prosser, has submitted an application to the Bulloch County Zoning Department for a conditional use request for an agricultural grass airstrip. The property consists of 96.08 acres and is located on Highway 24.

Directions to Property:

Go out Highway 24 east and the property is located approximatley 9 miles from the city limits of Statesboro.

<u>Standard</u>	<u>Additional Information</u>
<p><i>1. It must not be detrimental to the use or the development of adjacent properties, or to the general neighborhood; it must not adversely affect the health or safety of residents or workers.</i></p>	<p>It could be possible that there would be a detrimental effect to the surrounding areas.</p>
<p><i>2. It must not be that any possible depreciating effects and damages to the neighboring properties are greater than the benefits or need for the Conditional Use.</i></p>	<p>It could be possible that this request could have depreciating effects to the adjacent properties.</p>
<p><i>3. It must not adversely affect existing uses, and it must be proposed to be placed on a lot of sufficient size to satisfy the space requirements of the use.</i></p>	<p>It could effect some of the existing uses and the closest tower to the proposed side is 6.5 miles.</p>
<p><i>4. It must meet all other requirements of the Zoning Ordinance.</i></p>	<p>It does meet all requirments with the Zoning ordinance.</p>

STAFF REVIEW

APPLICANT: Robert Prosser

PLANNING COMMENTS

Property values for adjacent properties may not be enhanced by the proposed development even if aesthetics restrictions are placed in private deed covenants, and, if enforcement of County land use and property maintenance regulations is applied. Failure to enforce any property standards is likely result in stagnant or lower property values.

The change appears to be **inconsistent with the spirit and intent of the Zoning Ordinance.**

There is evidence that the proposed change in use will **injure or detract from the neighborhood.** There is some nearby low-density development that could be negatively impacted by the proposed use.

WATER / SEWER IMPACT

All properties are subject to on-site water supply and septic tank installation approval as required by the County Health Department. Soil types and proposed lot sizes are compatible and adequate for septic tank installation.

TRAFFIC IMPACT

The capacity and general condition of the roads accessing the proposed development is good. Highway 24 is a state paved highway.

SCHOOL IMPACT

No impact is expected on existing schools.

PARKING, ROAD AND DRAINAGE IMPACT

The land contours are favorable to roads and positive drainage. There is not an estimated impervious surface calculation to lend itself to the need for drainage retention or storage on or off-site. There will not be drainage easements required either on-site or off-site. There is not any paving or resurfacing needed on connecting roads to sustain capacity at the current time.

E-911 AND EMERGENCY MANAGEMENT IMPACT

The proposed development poses no problems for E-911 communications. If chemicals are to be stored on site this must be coordinated with the public safety director.

LAW ENFORCEMENT IMPACT

Response time would be inadequate. Response time from Bulloch County Sheriff's Department is fifteen (15) minutes or greater. However, depending on patrolling patterns and the location of deputies at a given time, this response may be greater or lesser.

SOLID WASTE IMPACT

None expected on public services.

FINAL STAFF RECOMMENDATIONS

The subject property may not be suitable for a proposed change to allow for a private airstrip. The property provides a reasonable economic use as currently zoned, and is expected to continue providing a reasonable economic use if rezoned. An overload or major change is not expected on road capacity should a conditional use approval for a private airstrip.

The **staff recommends denial** of the conditional use request. However, **if approved the following conditions should be considered:**

- 1) The maximum number of crop dusters for operations shall be limited to two.
- 2) There shall not be any hazardous or business related chemicals stored on the property.
- 3) Operations shall be limited from daylight to dusk.
- 4) Prior to establishing operations, proof to the zoning administrator that the pilots and operations are properly registered with state and federal authorities shall be submitted.

Participants:

Tom Couch, County Manager; Andy Welch, County Planner; Cheryl Tatum, Zoning Administrator; Kirk Tatum, Public Works Director; Ted Wynn, Public Safety Director

PLANNING AND ZONING COMMISSION

MOTION

Recommended approval of the conditional use request **with the following conditions:**

- 1) The maximum number of crop dusters for operations shall be limited to two.
- 2) There shall not be any hazardous or business related chemicals stored on the property.
- 3) Operations shall be limited from daylight to dusk.
- 4) Prior to establishing operations, proof to the zoning administrator that the pilots and operations are properly registered with state and federal authorities shall be submitted.

VOTE

In favor of the motion: 6 Opposed to the motion: 0

Ann Henderson was not present at the meeting.

OPPOSITION

No one was present to speak in opposition to the request.

