



Bulloch County Departmental Review Board of Commissioners

App. #: CU2006-060

Item #: 4

Meeting Date: Thursday, July 06, 2006

Conditional Use

Applicant:	Mrs. Emmitt Lee	Current Zoning:	AG-5; NC
Application Type:	Conditional Use	Requested Zoning:	
Location:	1035 HIGHWAY 24	Current Use:	<small>Retail Business Which Allow on Premise Consumption and Sales of Alcoholic Beverages</small>
Map and Lot #:	133 000060 000	Requested Use:	<small>More than One Principal Use and/or More than One Principal Building on a Single Lot</small>
Development:		Adjacent Use:	Farmland; Scattered Houses
Acres in Request:	5.0	Futures Land Use:	AG; Forest
# of Existing Lots:		Fire District\Distance:	8 Miles
# of Potential Lots:		EMS Distance:	Clito; 5 miles
Adjacent Zoning:	AG-5; NC; HCw/Cond.	Elem\Middle\High School:	Mill Creek; Langston Chapel; SHS

Purpose of Zoning Application:

Allen Blanchette, as agent for Emmitt Lee, has submitted an application to the Bulloch County Zoning Department requesting a conditional use for multiple uses consisting of a restaurant, tackle shop, and a thrift shop. The property consists of 0.376 acres out of 279.17 and is located on the corner of Highway 24 and Clito Road.

Directions to Property:

Go out Highway 24 when you get to Clito Road the convenient store will be on the corner.

<u>Standard</u>	<u>Additional Information</u>
<p>1. <i>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>The proposed commercial uses could have a detrimental impact on surrounding residential uses.</p>
<p>2. <i>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>The possible depreciating effects could be greater than the benefit than allowing the conditional use.</p>
<p>3. <i>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>The surrounding residential uses could be adversely effect by these uses.</p>
<p>4. <i>It must meet all other requirements of the Zoning Ordinance.</i></p>	<p>It does meet all requirements.</p>

STAFF REVIEW

APPLICANT: Emmitt Lee

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 no evidence that the proposed change in use will **injure or detract from the neighborhood.**

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 Road is a state maintained paved road. Clito Road is county maintained and paved. According to ITE trip generation estimates, the proposed expansion depending on the final mix of retail uses could generate between 100 and 500 trip ends per day.

SCHOOL IMPACT

No impact is expected on existing schools.

PARKING, ROADS 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.

LAW ENFORCEMENT IMPACT

Response time would be adequate. Response time from Bulloch County Sheriff's Department is ten (10) minutes or less. 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 be suitable for a proposed change to allow for multi purpose buildings. 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 expected on road capacity should a conditional use be approved.

The **staff recommends approval** of the conditional use request **with the following conditions:**

- 1) Driveways must be realigned and offset from the intersection a minimum of 125' linear feet and/or according to GDOT and county standards, whichever is more restrictive.
- 2) All new structures must be placed on permanent foundations and must be site built with three sided facades (except for the rear) consisting of brick, stone, masonry wood or stucco to be approved by the zoning administrator.
- 3) Any additional freestanding signage shall be limited to one monument based sign similar and uniform in architectural style with the new buildings. A signage plan shall be approved by the zoning administrator.
- 4) All access and parking surfaces shall be paved and where proper drainage is necessary curbed and guttered subject to the approval by the county engineer.

Participants:

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

PLANNING AND ZONING COMMISSION

MOTION

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

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- 3) Any additional freestanding signage shall be limited to one monument based sign similar and uniform in architectural style with the new buildings. A signage plan shall be approved by the zoning administrator.
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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.

