

Bulloch County Departmental Review Board of Commissioners

Meeting Date: Tuesday, October 03, 2006

App. #: CU2006-115

Item #: 5

Conditional Use

<p>Applicant: SCOTT BROOKINS</p> <p>Application Type: Conditional Use</p> <p>Location: HIGHWAY 80 EAST</p> <p>Map and Lot #: 107 000023 008</p> <p>Development Name:</p> <p>Acres in Request: 5.17</p> <p># of Existing Lots:</p> <p># of Potential Lots:</p> <p>Adjacent Zoning: HC; R-25</p>	<p>Current Zoning: HC</p> <p>Requested Zoning:</p> <p>Current Use: Agriculture</p> <p>Requested Use: Repair Garage</p> <p>Adjacent Use: Commercial, Cemetery</p> <p>Futures Land Use: Residential</p> <p>Fire District\Distance: Statesboro/4.5 Miles</p> <p>EMS Distance: 4.5 Miles</p> <p>Elem\Middle\High School: Sallie Z; Langston Chapel; SHS</p>
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Purpose of Zoning Application:

Ken and Lisa Daniels, as agent for Scott Brookins, submitted an application to the Bulloch County Zoning Department requesting a conditional use. The intent of the request is to operate a collision repair shop. The property consists of 5.17 acres and is located on Highway 80 East.

Directions to Property:

Go Highway 80 east toward Brooklet, the property will be on the left and ajoins Bulloch Memorial Gardens.

<u>Standard</u>	<u>Additional Information</u>
1. The existing uses and zoning of nearby property.	
2. The suitability of the property for the proposed purpose or the availability of other land suitable for the proposed area.	
3. The length of time the property has been vacant as zoned.	
4. The extent to which the value of the property is diminished by the present zoning.	
5. The balance between the hardship on the property owner and the benefit to the public in not rezoning.	
6. The effect the proposed rezoning would have on the population density pattern, public service and facilities.	
7. The extent to which the zoning decision is consistent with the comprehensive land use plan of the county.	
8. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.	
9. Whether there are substantial reasons why the property cannot be used in accordance with existing zoning.	
10. Whether the change suggested is out of scale with the needs of the neighborhood or the county.	
11. Any other factors relevant to balancing the interests in promoting public health, safety, morality, or general welfare against the rights of unrestricted use of property.	

