

Bulloch County Departmental Review Board of Commissioners

App. #: CU2007-023

Item #: 3

Meeting Date: Tuesday, May 01, 2007

Conditional Use

<p>Applicant: Sandra McCorkle Application Type: Conditional Use Location: HIGHWAY 67 Map and Lot #: 111 000011 000 Development: Acres in Request: 5 # of Existing Lots: 5 # of Potential Lots: Adjacent Zoning: AG-5</p>	<p>Current Zoning: HC Requested Zoning: Current Use: Office Requested Use: Multiple Buildings/Uses on a Single Lot Adjacent Use: Farmland Futures Land Use: Rural Development Fire District\Distance: Nevils/3 Miles EMS Distance: 12 miles Elem\Middle\High School: Nevils/SEB/SEB</p>
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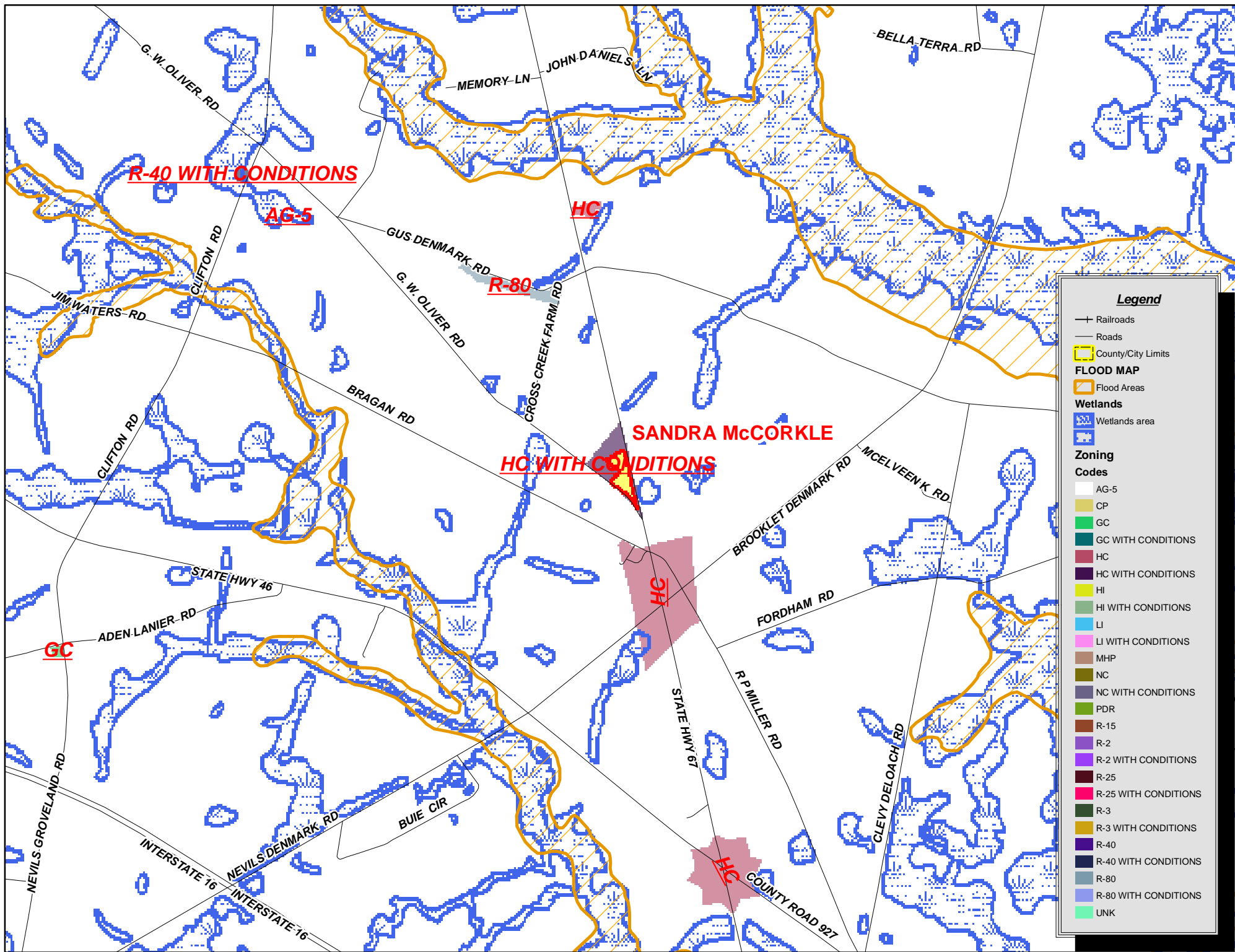
Purpose of Zoning Application:

Sandra McCorkle has submitted an application requesting a conditional use. The intent of the request is to have more than one principal use on a single lot. There is currently an office on the property and the applicant is requesting to operate an automobile sales establishment. The property consists of 5 acres and is located on Highway 67. Dan McCorkle is acting as agent.

Directions to Property:

9021 Highway 67 South before the caution light in Denmark.

<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>The applicant owns the adjacent properties and the additional use should not be detrimental to the general neighborhood.</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>There should not be any depreciating effects.</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>The existing uses should not be affected by the proposed use.</p>
<p><i>4. It must meet all other requirements of the Zoning Ordinance.</i></p>	<p>Automobile sales establishments are permitted in a Highway Commercial Zoning district.</p>



STAFF REVIEW

APPLICANT Sandra McCorkle

PLANNING COMMENTS

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.

The change appears to be **consistent 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,** provided that the recommended conditions are applied.

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 67 South is a paved state road. However, G.W. Oliver Road is a county maintained dirt road. According to the ITE Trip Generation Manual this type of business is expected to generate 32-47 trips per 1,000 square feet of service building area.

SCHOOL IMPACT

No impact is expected on existing schools.

PARKING, ROAD AND DRAINAGE IMPACT

Currently all drainage is natural with no known man-made improvements to the existing development other than roadside drainage ditches and culverts. The access way/driveways to the site should have property roadside drainage measures.

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 to fifteen (10-15) 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.

FINAL STAFF RECOMMENDATIONS

The subject property does appear suitable for the proposed change to allow for truck sales lot on the property. The property provides a reasonable economic use as currently zoned, and is expected to continue providing a reasonable economic use if the conditional use is approved.

No overload or major change is expected on public services, such as schools, as the mere result of a rezone approval for the district/zone boundary.

The staff recommends approval of the conditional use request for general purpose automobile sales on the property provided the following conditions are met:

- 1) No more than 3 general purpose automobiles and pick-up trucks may be on the sales lot at a given time and they shall be displayed in an orderly pattern and fashion in organized rows. No Boats, RV's or industrial type vehicles may be displayed.
- 2) All automobiles displayed shall be in operable condition and be in compliance with the Junk Vehicle Ordinance.
- 3) Servicing of vehicles shall be prohibited.
- 4) Parking and display areas shall be at existing office parking lot.
- 5) No access or driveway shall be permitted on U.S. 67 without DOT approval.
- 6) One (1) unified freestanding sign for advertising for both businesses will be allowed pursuant to the Bulloch County Sign Ordinance and shall have a landscaped base and be setback at least ten (10) feet from the right-of-way. Billboards are prohibited.
- 7) All solid waste commercial containers shall be placed on a concrete pad and be shielded in view from the street.
- 8) Any outdoor lighting for parking or security shall be shielded and downcast to avoid illuminating adjacent properties.

PARTICIPANTS

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

PLANNING AND ZONING COMMISSION

MOTION: To approved the request.

VOTE: In Favor of the Motion: **7**

Opposed to the Motion: **0**

CONDITIONS:

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ISSUES:

Mr. McCorkle had concerns with the staff recommendation prohibiting billboards (# 6). The Commission delete this item. Also, Mr. McCorkle asked for clarification on condition # 1 in what industrial type vehicles are? The staff stated they would find out and let him know. The Commission asked Mr. McCorkle to submit a site plan before the BOC meeting.

OPPOSITION:

No one was signed up to speak.