

Bulloch County Departmental Review Planning and Zoning Commission

Meeting Date: Thursday, August 09, 2007

App. #: CU2007-068

Item #: 2

Conditional Use

<p>Applicant: Sandra McCorkle</p> <p>Application Type: Conditional Use</p> <p>Location: OLD GROVELAND ROAD</p> <p>Map and Lot #: 099 000005 005</p> <p>Development:</p> <p>Acres in Request: 20.29</p> <p># of Existing Lots:</p> <p># of Potential Lots:</p> <p>Adjacent Zoning: AG-5</p>	<p>Current Zoning: AG-5</p> <p>Requested Zoning:</p> <p>Current Use: Agriculture</p> <p>Requested Use: Surface Mining</p> <p>Adjacent Use: Agricultural; scattered houses</p> <p>Futures Land Use: Agricultural</p> <p>Fire District\Distance: Nevils\4 miles</p> <p>EMS Distance: 18.5 miles</p> <p>Elem\Middle\High School: Nevils/SEB</p>
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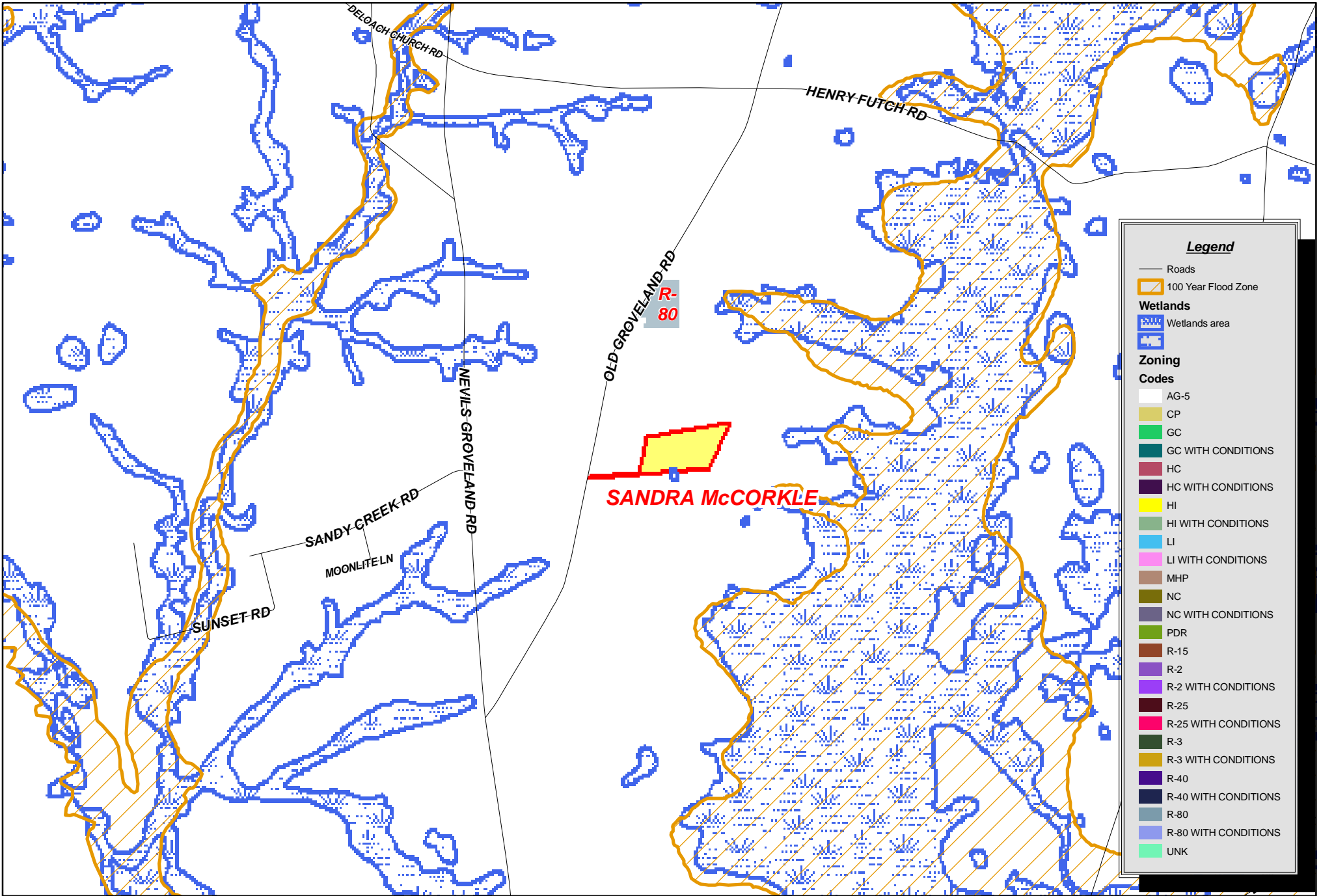
Purpose of Zoning Application:

Sandra McCorkle submitted an application requesting a conditional use. The intent is to have a borrow pit on the property. The property consists of 20.3 acres and is located on Old Groveland Road. Kelly Adcox is acting as agent.

Directions to Property:

Highway 67, cross I-16, turn right on first paved road (Old Groveland Road), go approximately 2 miles and the property is located on the left before the intersection with Nevils Groveland Road.

<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 requested use could have a possible detrimental effect on the surrounding properties.</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>The use could possibly have depreciating effects on the surrounding areas.</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 surrounding uses could be adversely affected by this request.</p>
<p><i>4. It must meet all other requirements of the Zoning Ordinance.</i></p>	<p>The proposed request must be in an AG-5 zoning district in which it is currently.</p>



R-80

SANDRA McCORKLE

DELOACH CHURCH RD

HENRY FUTCH RD

OLD GROVELAND RD

NEVILS GROVELAND RD

SANDY CREEK RD

MOONLIT LN

SUNSET RD

STAFF REVIEW

APPLICANT: SANDRA McCORKLE

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 **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.**

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. Old Groveland Road is a county paved road.

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 twenty (20) minutes or less. However, depending on patrolling patterns and the location of deputies at a given time, this response may be greater or lesser.

SOLIS WASTE IMPACT

None expected.

FINAL STAFF RECOMMENDATIONS

The subject property does appear suitable for the proposed change to allow for a borrow pit 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 with the following condition:

1. Install a landscape buffer surrounding the borrow pit. This can be accomplished by: a) installing a landscaped berm, an evergreen hedge (leyland cypress, eleganus, hollies, etc.) with a minimum plant spacing of 6-8' feet off-center, or a combination thereof; or, b) installing non-ornamental canopy trees (maple, dogwood, oak, etc.) with a minimum 4" caliper spaced 75' off center mixed with evergreen hedges capable of growing up to 30' at maturity; or, c) another similar buffer plan. The actual buffer used shall be approved by the Zoning Administrator prior to installation.

PARTICIPANTS:

Tom Couch, County Manager; Andy Welch, County Planner; Randy Newman, Zoning Administrator; Kirk Tatum, Public Works Director; Mike Rollins, Bulloch County Park & Recreation Department; Ted Wynn, Public Safety Director.