



Bulloch County Departmental Review

Agenda Item:	2	Meeting Date:	August 14, 2008
Application #:	VR2008-057	Application Type:	Variance
Request:	Mary M. Coleman has submitted an application requesting a variance for the front setback to be 50 feet instead of the required 100 feet. The property consists of 1.6 acres and is located on Pleasant Hill Road.		

Applicant:	Mary Coleman	Acres in Request:	1.6
Location:	Pleasant Hill Road	Existing Lots:	1
Map #:	014 000007B 000		
Development Name:		Current Zoning:	AG-5
Future Land Use:	Farmland Preservation		
Directions to Property:	Go through caution in Portal on Highway 80 and travel approximately 2 miles. Turn right onto Pleasant Hill Road and travel approximately 2 miles and the property is on the right.		

Variance Standards	Yes	No	Comment
(1) Will the variance cause substantial detriment to the public good or impair the purposes of this ordinance?		X	
(2) Is the spirit of this ordinance observed and the public safety and welfare secured?	X		
(3) Is the hardship related to conditions peculiar to the property and not a result of any action of the property owner?	X		

LAND USE PLANNING IMPACT

Future Land Use Map: The Bulloch County Joint Comprehensive Plan indicates that the property would be appropriate for farmland preservation.

Existing Land Use Pattern: There are primarily rural residential and agricultural uses at adjacent and nearby properties.

Zoning Patterns and Consistency: The proposed change appears to be consistent with the zoning patterns in the nearby area.

Neighborhood Character: There is no evidence that the proposed change in use will injure or detract from existing neighborhoods.

Property Values: The proposed change should not have any effect on neighboring property values.



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WATER / SEWER IMPACT

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

SOLID WASTE IMPACT

None expected.

ENVIRONMENTAL IMPACT

No impact is expected.

FIRE SERVICE

Fire service is available within 4.5 miles (response time 15 minutes) from the Portal Fire Department. No additional resources are required.

TRAFFIC IMPACT

The capacity and general condition of the roads accessing the proposed development is good. Pleasant Hill Road is a county maintained paved road.

PARKING, ROAD AND DRAINAGE IMPACT

The proposed change should have a minimal impact. The accessways/driveways to the site should have proper roadside drainage measures.

E-911 AND EMERGENCY MANAGEMENT IMPACT

Street addresses can be easily assigned. The County Emergency Management Director should be contacted prior to construction.

LAW ENFORCEMENT IMPACT

Response time from Bulloch County Sheriff's Department is approximately 21 minutes. However, depending on patrolling patterns and the location of deputies at a given time, this response may be greater or lesser.

FINAL STAFF RECOMMENDATION

The subject property appears suitable for the proposed variance.

The staff recommends approval of the variance request.

Participants

Tom Couch, County Manager; Andy Welch, County Planner; and Kirk Tatum, County Engineer; Randy Newman, Zoning Administrator.



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