



Bulloch County Departmental Review

Agenda Item:	1	Meeting Date:	February 7, 2008
Application #:	RZ2007- 110	Application Type:	Rezoning / Conditional use
Request:	Sarah F. Curtis submitted an application requesting a rezone from R-80 (residential 80,000 square feet) to GC (general commercial). The applicant is also requesting a conditional use for more than one principal building on a single lot. The intent is to sell 12 acres to be used for offices. The property is located on Matthews Road. Mr. R. W. Curtis is acting as agent.		
P&Z Recommendation	Approve rezone and conditional use request with conditions. Vote was 7-0.		

Applicant:	Sarah F. Curtis	Acres in Request:	12
Location:	Matthews Road	Existing Lots:	2
Map #:	MS68000001 001	Requested Lots:	1
Development Name:		Current Zoning:	R-80
Future Land Use:	Residential Development	Requested Zoning:	GC
Directions to Property:	301 North, left on Matthews Rd, property is on left before Frinks MHP		

Rezone Standards	Yes	No	Comment
(1) Is the proposed use suitable in view of the zoning and development of adjacent and nearby property?	X		
(2) Will the proposed use adversely affect the existing use or usability of adjacent or nearby property?		X	
(3) Are there substantial reasons why the property cannot or should not be used as currently zoned?		X	
(4) Will the proposed use cause an excessive or burdensome use of public facilities or services, including but not limited to streets, schools, EMS, sheriff or fire protection?		X	
(5) Is the proposed use compatible with the purpose and intent of the Comprehensive Plan?	X		
(6) Will the use be consistent with the purpose and intent of the proposed zoning district?	X		
(7) Is the proposed use supported by new or changing conditions not anticipated by the Comprehensive Plan?	X		
(8) Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property?	X		



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Conditional Use Standards	Yes	No	Comment
(1) Is the type of street providing access to the use adequate to serve the proposed conditional use?	X		
(2) Is access into and out of the property adequate to provide for traffic and pedestrian safety, the anticipated volume of traffic flow, and access by emergency vehicles?	X		
(3) Are public facilities such as schools, EMS, sheriff and fire protection adequate to serve the conditional use?	X		
(4) Are refuse, service, parking and loading areas on the property located or screened to protect other properties in the area from such adverse effects as noise, light, glare or odor?	X		
(5) Will the hours and manner of operation of the conditional use have no adverse effects on other properties in the area?	X		
(6) Will the height, size, or location of the buildings or other structures on the property be compatible with the height, size or location of buildings or other structures on neighboring properties?	X		
(7) Is the proposed conditional use consistent with the purpose and intent of the zoning ordinance?	X		

LAND USE PLANNING IMPACT

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

Existing Land Use Pattern: There are primarily *commercial* 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 evidence that the proposed change in use *will not* injure or detract from existing neighborhoods.

Neutral Impact: Residential development is encouraged in this area of the County according to the Future Land Use Plan.

FISCAL/ECONOMIC IMPACT

Property Values: Values for adjacent properties may be enhanced by the proposed development provided aesthetic restrictions are placed in private deed covenant, and, if enforcement of County land use and property maintenance regulations is applied. However, failure to enforce any property standards is likely to result in stagnant or lower property values.

Neutral Impact: There is not enough information about the development to determine economic or fiscal impact with precise accuracy.



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WATER / SEWER IMPACT

Water System: A privately-owned, public system meeting state EPD standards will be required.

Sewerage: On-site disposal is proposed. Septic tank installation approval as required by the County Health Department.

Neutral Impact: The presence of hydric soils may pose limitations for septic tanks.

SOLID WASTE IMPACT

Nearest Existing Solid Waste and Recycling Centers: Statesboro Recycling Center.

Waste Generation Estimate (4 tons per household per year): Depends on type of business.

Neutral Impact: private collection services are available. No significant impact on the County's Solid Waste Management Plan or Ordinance requirements is expected.

ENVIRONMENTAL IMPACT

Wetlands and Flood Zones: Development does include wetland areas. Wetland delineation will have to be approved by the Army Corp of Engineers.

Stormwater: The impervious surface ratio based on the proposed number of rooftops and paving is expected to be 10% of the total land area.

Aquifer Recharge Areas: There are no known areas affected.

Water Supply Watersheds: There are no known watersheds affected.

River Corridors: There are no known corridors affected.

Air: This project is not expected to create an air pollution nuisance.

Soils: The property consists of a number of different types soils, some of which are suitable and other which are not suitable for development. The less suitable soils appear to be on the southeast portion of the property.

Historic or Archeological Resources: There are no known resources affected.

Resources of Regional or Statewide Importance: There are no known resources affected.

Neutral Impact: This property may be unsuitable for more intensive development.

TRAFFIC AND ROAD INFRASTRUCTURE IMPACT

ITE Trip Generation Rate: 12.43 trips per 1,000 square feet of general office space. Estimate of current lot would be 210 existing trip ends per day.

Proposed Road Construction in Development: Public roads meeting county standards are proposed for the development.

Parking: On-site parking is permitted pursuant to the zoning code for commercial districts. There is no known provision for street parking that has been submitted by the applicant.

GDOT Road Classification for Access Road: Matthews Road is a rural local road.

Bulloch Transportation Plan Classification for Access Road: Matthews Road is a local route.

Condition of Access Road: Matthews Road is a county maintained paved road that is currently in good condition.

Drainage: The development is located in the Mill Creek Drainage Basin. 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 proper roadside drainage measures installed. Proper stormwater management measures will have to be installed to minimize potential flooding and pollution and pollution effects.



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Negative Impact: The rezone request, in consideration of the scale of the development, would affect road infrastructure, traffic safety and drainage. Stormwater management controls are recommended should any development be approved. A traffic study would need to be conducted to determine additional mitigation measures if any higher density is approved.

E-911 AND EMERGENCY MANAGEMENT IMPACT

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

Neutral Impact: These services would not be severely impacted.

LAW ENFORCEMENT IMPACT

Agency: Bulloch County Sheriff's Department

Level of Service Standard (national: 0.6 per 1,000 population): Bulloch County has 33 sworn officers for road patrols. The LOS would be 37.

Public Safety Unit	Facility Distance / Response Time	LOS Impact or Deficiency	Intangibles
Law Enforcement (Sheriff)	1 mile, 5 minutes depending on patrolling patterns	(-.002) field deputies per 1,000 population	Shift of 3 covers 684 square miles
Georgia State Patrol	7 miles, 9 minutes depending on patrolling patterns	NA	Post #45 located south of Statesboro on US 301

Neutral Impact: The Sheriff's Department's capabilities are already exceeding capacity.

EMS AND FIRE SERVICE IMPACT

Public Safety Unit	Facility Distance / Response Time	LOS Impact or Deficiency	Intangibles
Fire Statesboro (Fire)	2.5 miles, 8 minutes response time	ISO Rating 3	City of Statesboro would need to be called as first responder or in event of a haz mat spill.
EMS-Rescue (County)	2.5 miles, 3 minutes response time	(-0.1) EMT / Paramedic per 1,000 population	

Neutral Impact: Response times for law enforcement, fire and EMS are adequate.



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SUMMARY OF FINDINGS – FINAL STAFF RECOMMENDATION

Impact Summary			
Impact Factor	Positive	Negative	Neutral
Land Use Planning			X
Fiscal-Economic			X
Water-Sewer			X
Solid Waste			X
Environmental			X
Traffic and Roads		X	
Emergency Management			X
Law Enforcement			X
EMS-Fire			X
Total		1	8
Local Impact Findings	Project could have a neutral impact with a lower zoning density and mitigation measures.		
Regional Impact Findings	Not applicable.		

The subject property appears suitable for the development. The property is likely to provide a reasonable economic use as currently zoned.

Staff recommends approval of the request based on the proposed site plan with the following conditions:

General Conditions

- 1) Any new buildings proposed for construction will require submission of a conceptual site plan
- 2) Any new signage shall be limited to one (1) ground sign with a landscaped base, or a wall sign meeting county code.
- 3) Any new access, driveway and parking areas serving the general public shall be paved.

Condition(s) for Preliminary Plat Submission

- 4) The developer shall submit an engineering plan at the time of a conceptual site plan submission to demonstrate that adequate storm water management practices or structures shall be installed to control on-site and off-site run-off and sediment.

Staff Reminder

- 1) Wetland delineation must be approved by the Army Corp of Engineers.



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Planning and Zoning Recommendation

Motion:	Approve with conditions
Vote:	7-0 vote
Issues:	None
Opposition:	None

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Participants

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

