



Bulloch County Planning and Zoning Commission

Minutes of the February 12, 2009 Meeting

The meeting of the Bulloch County Planning and Zoning Commission was held February 12, 2009 at 6:00 P.M. in the County Annex Building in Statesboro. Jeanne Anne Marsh called the meeting to order. Mr. Buck Lee gave the invocation.

Planning and Zoning Commission members present:

Commissioner: Ann Henderson
Commissioner: Wade Hodges
Commissioner: Ernest Lee
Commissioner: Jeanne Anne Marsh
Commissioner: Ray Mosley
Commissioner: Gene Rogers

Staff members present:

Zoning Administrator Randy Newman
Zoning Administrator Assistant: Christy Strickland
County Staff Attorney: Jeff Akins
County Planner: Andy Welch

Staff members not present:

County Manager: Tom Couch

The first item on the agenda was approval of the minutes from the January 8, 2009 Planning and Zoning Commission meeting. A motion was made by Ray Mosley and seconded by Gene Rogers to approve the minutes as written. The vote was unanimous in favor of the motion.

Agenda Item # 1

Applicant: Martha Hendrix
Re: Variance Request
Location: Kennedy Bridge Road
Map/Parcel: 034A/45
Present Zoning: AG-5

Martha L. Hendrix submitted an application for a variance to allow a 1973 manufactured home on the property. The property consists of 3 acres and is located on Kennedy Bridge Road. Ms. Niashasha Prince is acting as agent.

Mr. Newman explained he and Dink Butler, Chief Building Inspector visited the manufactured home and mentioned that engineering plans were needed because the applicant added a roof on top of the manufactured home. Mr. Newman suggested the board could approve the request with the understanding that the permit would not be issued until the Building Department received the engineer plans.

Ms. Prince stated they would do what needs to be done.

Motion

To approve the request contingent upon approval from the Bulloch County Building Inspector prior to the permit being issued.

Motion by

Ann Henderson; seconded by Ray Mosley

Vote

Unanimous in favor of the motion

Agenda Item # 2

Applicant: Timothy A. Rushing
Re: Rezone & Variance Request
Location: Wolfpen Lane
Map/Parcel: 047/33C/05
Present Zoning: AG-5

Timothy A. Rushing submitted a rezone request from AG-5 to MHP (Manufactured Home Park). The intent is to complete the manufactured home park which already exists on the property. The applicant is also requesting two variances to the street system requirements of a manufactured home park. The first variance is to section 1005(b)(1) "In all developments, regardless of size, paving will be required for all streets, including private streets within the development. All roads inside the development must be paved with either concrete or asphalt approved by the County Engineer and Zoning Official". The second variance is to section 1005 (c) (2) "each lot/site shall have minimum of four hundred (400) square feet of parking to accommodate two (2) automobiles. The four hundred (400) feet shall not be considered a portion of the required lot size for manufactured homes. A minimum of two (2) paved parking spaces shall be provided for each manufactured home. Parking spaces shall be within thirty (30) feet of the manufactured home. All parking spaces within a manufactured home community must also be paved with either concrete or asphalt approved by the County Engineer and Zoning Official". The property consists of 12.23 acres and is located on Wolf Pen Lane. Mr. Steve Rushing is acting as agent.

Mr. Steve Rushing discussed the historic background of the property. He stated there is already an existing Manufactured Home Park that was grandfathered in when zoning was adopted on November 4, 1994. He stated at the time it was two different parcels but the manufactured home park was on one plat and the well site was on another plat. He submitted a plat that was approved by the Bulloch County Zoning Department on October 30, 2001 combining the two parcels which now made the property 12.23 acres. He stated that two-thirds of the property is already a manufactured home park and they are requesting to rezone the whole parcel.

Mr. Rushing stated they were requesting the two variances because the road where the existing part of the manufactured home is located is dirt. He stated the property is non-conforming so they cannot be required to pave the existing dirt road and parking spaces. Therefore, in order for the property to be consistent, they were requesting the variances.

Mr. Elgerine Dixon was present opposing the request. He stated he is concerned with traffic because the road is already damaged with the existing traffic. He stated he is also concerned with the wetlands on the property and if they fill them in it will change the flow of the creek. He stated he is agreeable to two or three more manufactured homes but not twelve. He stated there are two or three real nice homes in the area and believes adding more manufactured homes will decrease the values of the homes.

There was discussion on the density of the manufactured homes and Marlin Nevil stated that twelve would be the maximum they could have but the health department would have the final decision.

After additional discussion on the grandfathering, paving and health department issues related to septic tanks a motion was made.

Motion

Recommended approval of the request with the following conditions as recommended by the staff and adding condition # 4:

1. All well structures shall have a visual landscape or wall/fence buffer equal to the height of the roof line.
2. To enhance access management, all approved residential lots and structures, except lot 25, shall access internally to the new private road built within the subdivision.
3. If the proposed internal roadway system is proffered by the applicant as being privately owned and maintained by a common interest element, any proposed future public dedication requires that the roads meet county standards at that time. No public funds shall be invested to correct any construction or condition deficiencies to meet such standards, unless a county special assessment tax improvement district is approved by affected property owners.
4. Limit the density on the remaining acreage to a maximum of six (6) manufactured homes.

The Planning and Zoning Commission approved both variance requests.

Motion by

Ann Henderson; seconded by Wade Hodges

Vote

5-1 vote with Gene Rogers opposing the motion.

The rezone request will be heard by the Board of Commissioners on March 3, 2009 at 6:30 P.M.

Agenda Item # 3

Applicant: Carmel Hope LLC
Re: Variance Request
Location: Nature Way
Map/Parcel: MS33/75/08
Present Zoning: R-2

Carmel Hope LLC submitted an application requesting a variance for the front setbacks on Cypress Lake Road to be 20 feet instead of the required 40 feet. The property consists of .49 acres and is Parcel 8 of Cypress Crossing Subdivision.

Mr. Newman stated this is a corner lot and there was an oversight on the part of the contractor and building inspector when inspecting the footings. He stated it was over the 20% he could grant under an administrative variance.

Motion

To approve the request

Motion by

Wade Hodges; seconded by Gene Rogers

Vote

Unanimous in favor of the request

Jeanne Anne Marsh asked if there were no other items of business, she would need a motion to adjourn.

Motion

Adjourn the meeting.

Motion by

Gene Rogers; seconded by Ray Mosley

Vote

Unanimous in favor of the motion

Jeanne Anne Marsh, Vice- Chairman

Attested by: Christy Strickland