



Bulloch County Departmental Review

Agenda Item:	4	Meeting Date:	February 7, 2008
Application #:	RZ2007-119	Application Type:	Rezoning / Variance
Request:	Greg & Courtney Greenway submitted an application requesting to rezone 3.15 acres out of a 18.07 acre tract from AG-5 to HC (Highway Commercial). The intent is to be able to place outdoor advertising signs on the property. The applicants are also requesting a variance to section 2214 (A)(6) of the Bulloch County Zoning Ordinance. The intent of the variance is to allow the outdoor advertising sign at the crossroads of I-16 and Nevils Groveland Road which is not an interchange. Planning and Zoning denied the variance request and the applicants have appealed this decision to the Board of Commissioners.		
P&Z Recommendation:	Deny the rezone and variance request. Vote was 7-0.		

Applicant:	Greenway, Greg & Courtney	Acres in Request:	3.15
Location:	Nevils Groveland Road	Existing Lots:	
Map #:	096000033000	Requested Lots:	
Development Name:		Current Zoning:	AG-5
Future Land Use:	Farmland Preservation	Requested Zoning:	HC
Directions:	Corner of I-16 and Nevils Groveland Road		

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 their 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	



Bulloch County Departmental Review

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 development.

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 *inconsistent* with the zoning patterns in the nearby area.

Neighborhood Character: There is evidence that the proposed change in use *will* injure or detract from existing neighborhoods.

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.

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 1 miles (response time 3 minutes) from the Nevils Fire Department. No additional resources are required.

TRAFFIC IMPACT

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

SCHOOL IMPACT

Minimal impact is expected on existing schools.



Bulloch County Departmental Review

PARKING, ROAD AND DRAINAGE IMPACT

Minimal impact is expected.

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 20 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

Per the definition of a variance, denial would not result in unnecessary or undue hardship.

The staff recommends denial of the rezone request and variance request.

Staff Reminder

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

Planning and Zoning Recommendation

Motion:	Deny the rezone and variance request.
Vote:	7-0 vote.
Issues:	Too much of a zoning change. Neighbors do not want to see billboards in the area.
Opposition:	There were 3 people signed up. One person decided they were not opposed when the applicant stated the billboards would face I-16.

Participants

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



Bulloch County Departmental Review

