



# Bulloch County Departmental Review

<b>Agenda Item:</b>	4	<b>Meeting Date:</b>	July 10, 2008
<b>Application #:</b>	SP2008-051	<b>Application Type:</b>	Sketch Plan Modification
<b>Request:</b>	Greg and Bryan Howze and Alan K. Johnson submitted an application requesting to remove a condition of site built homes only. The property is located on the corner of Zetwell Road and Five Chop Road.		

<b>Applicant:</b>	Greg & Bryan Howze & Alan K. Johnson	<b>Acres in Request:</b>	214.78
<b>Location:</b>	Zetwell Road	<b>Existing Lots:</b>	47
<b>Map #:</b>	134 000009C 001	<b>Final Plat dates:</b>	11/27/07
<b>Development Name:</b>	Windmill Plantation	<b>Current Zoning:</b>	AG-5
<b>Future Land Use:</b>	Farmland Preservation		
<b>Directions to Property:</b>	Go East on Highway 24 turn right on Zetwell Road and the property is located at the corner of Zetwell and Five Chop Road.		

## 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 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 may injure or detract from existing neighborhoods.

**Property Values:** for adjacent properties may not 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.

## FINAL STAFF RECOMMENDATION

The subdivisions to the east (East Hampton) and west (Plantation Pointe) of this property require site-built homes. Allowing manufactured homes would be inconsistent with current development.

**The staff recommends denial of the request.**

### Participants

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



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