



Bulloch County Planning and Zoning Commission

Minutes of the July 12, 2007 Meeting

The meeting of the Bulloch County Planning and Zoning Commission was held July 12, 2007 at 6:00 P.M. in the County Annex Building in Statesboro. Jeanne Anne Marsh called the meeting to order. Ernest 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

Members not present:

Commissioner: Andy Hart

Staff members present:

Zoning Administrator Randy Newman
Zoning Administrator Assistant: Christy Strickland
County Manager: Tom Couch
County Planner: Andy Welch

Staff members not present:

County Staff Attorney: Jeff Akins

The first item on the agenda was approval of the minutes from the June 14, 2007 Planning and Zoning Commission meeting. A motion was made by Ernest Lee and seconded by Gene Rogers to approve the minutes as written. The vote was unanimous in favor of the motion.

Agenda Item # 1

Applicant: Matt Hickman

Re: Rezone Request

Location: Harville Road

Map/Parcel: 093/33/01

Present Zoning: R-40

Matt Hickman submitted an application requesting a rezone from R-40 (residential 40,000 square feet) to R-2 (multi-family dwellings). The intent is to develop 20 residential units. The property consists of 10.9 acres and is located on Harville Road.

Mr. Brian Cartee was present to answer any questions.

Mr. George Burnett was present to speak in opposition to the request. He stated currently Planters Row, Talon's Lake and other duplexes were in the area which has caused heavy traffic and density. Mr. Burnett presented a slide show of his and the adjacent land owners property. He stated he was concerned if the rezone was approved the impact the development would have on the density and traffic in the area.

Mrs. Georgia Burnett stated she is the wife of George Burnett and she also has the same concerns. She stated currently there are loud noises from parties and additional density would be detrimental. Mrs. Burnett stated she is also concerned with the wildlife in the area and the pond is shared and who would be liable if anyone was hurt in the pond. She stated she is also concerned with flood and wetlands. She asks the board to deny the request.

Mr. Cartee stated there is not any flood zone on the property and the wetlands would be delineated before any disturbance was done on the property.

Motion

Recommended denial of the request.

Motion by

Ann Henderson; seconded by Ray Mosley

Vote

5-1 in favor of the motion with Wade Hodges opposing.

This item will be heard by the Board of Commissioners on August 7, 2007 at 6:30 P.M.

Agenda Item # 2

Applicant: Ray Davis/Frankie Kerby

Re: Conceptual Site Plan

Location: Highway 119/Highway 80

Map/Parcel: 193/17

Present Zoning: HC

Ray M. Davis submitted a conceptual site plan the Bulloch County Zoning Department. The intent of the request is to have multiple retail units on the property. The property consists of 5 acres and is located on Highway 119. Mr. Frankie Kerby is acting as agent.

Motion

Deferred the request until the August 9, 2007 Planning and Zoning meeting to obtain a traffic study as a condition of the rezone approved by the Board of Commissioners on July 2, 2007.

Motion by

Wade Hodges; seconded by Ann Henderson

Vote

Unanimous in favor of the motion.

Agenda Item # 3

Applicant: John Lavender & Kelly Lanier

Re: Conceptual Site Plan

Location: Pulaski Highway

Map/Parcel: MS09/05

Present Zoning: R-3

Kelly Lanier submitted a conceptual site plan to develop multi-family units. The property consists of 6 acres and is located on Pulaski Highway.

Mr. Don Marsh stated the property was rezoned by John Lavender approximately 2 years ago. He stated they have allowed room for a water detention pond and they agreed with the staff recommendations.

Motion

Approved the request with the following conditions:

1. That all internal roads and passage ways shall be privately owned and maintained.
2. A hydrology study and storm water management plan showing necessary mitigation measures following the Georgia Storm water Management Manual shall be submitted to County Engineer for approval before construction is approved.

Motion by

Wade Hodges; seconded by Ray Mosley.

Vote

Unanimous in favor of the motion.

Agenda Item # 4

Applicant: Jerry Rushing & Paul Whitlock

Re: Variance Request

Location: Highway 301 South

Map/Parcel: 050/35 & 050/36

Present Zoning: AG-5

Jerry Rushing and Paul Whitlock submitted an application requesting two variances. The intent of the request is for size and height requirements for signs. Also, the applicants are requesting a variance for placement of additional signs. The property consists of 2 parcels totaling 29 acres and is located on Highway 301 South. Mr. Joey Maxwell is acting as agent.

Mr. Joey Maxwell stated the signage variance is important to be able to open the travel plaza. He stated tractor trailers need to be able to see the signs at least ½ mile before the exit in order to be able start breaking to get off on the exit. Mr. Maxwell stated the sign ordinance is reasonable for the county but not for the interstate.

Mr. Maxwell stated the travel plaza would serve gasoline for vehicles and diesel for tractor trailers. He stated there would be signs for the convenience store, buffet and food places. He stated he was confused on how the county calculates the square footage on the signs. Mr. Randy Newman explained how the county does measurements on the signs.

Mr. Thomas Couch stated he agreed with Mr. Maxwell concerning the County's current sign ordinance and in the future hopefully the County would make the necessary changes.

Motion

To approve the variance request with the following conditions pending approval of the rezone request to be heard by the Board of Commissioners on August 7, 2007.

- 1) Flying J shall submit a sign plan focusing on the following on-site exterior signs (not incidental signs pursuant to the ordinance) for review and compliance by the County Staff Development Review Committee.

Volume of Signs

- 2) The number of signs on the attached table as being acceptable as proposed, except the freestanding Fuel Price and Restaurant signs shall be combined.

Free-standing signs

- 3) High Rise Signs (I-16 frontage) will allow a height variance not to exceed 70 vertical feet from the ground. The total square footage (one-sided) should not exceed 1,300 square feet of signage area. The structural base should have a landscaped visual

buffer with plant material that is a minimum of 8 feet in height, whereby the base and poles are not visible to the traveling public from US 301 or I-16. If the applicant can demonstrate natural buffers are in place that will be acceptable as proposed.

- 4) Fuel price and Restaurant Sign (US 301 South frontage): These signs shall be combined into one unified monument style sign with structural supports that are architecturally consistent with the principal structure and where the signage area does not exceed 250 total square feet (one-sided). A height variance shall not be allowed to exceed 30 vertical feet from the ground. There shall be landscaped base that shall be approved by the County Staff Development Review Committee for approval.
- 5) Scales signs (Interior): Acceptable as proposed.

Wall signs

- 6) All wall and gable signage (interior) on the principal building shall be limited to 375 square feet of signage area.
- 7) The wall signage on the propane tank (interior) is acceptable as proposed.
- 8) Canopy signs (interior) are acceptable as proposed.
- 9) In no circumstance shall total wall and canopy signage exceed 520 square feet of signage area.

Also see following memo Mr. Couch submitted to the Planning and Zoning Members.

Motion by

Wade Hodges; seconded by Gene Rogers

Vote

Unanimous in favor of the motion

Agenda Item # 5

Applicant: McBride Estate

Re: Sketch Plan Request

Location: Bee Bee Road

Map/Parcel: 119/23, 119/23/01, 119/23B & 119/23C

Present Zoning: R-80

Wendell, Chester, Stanley, and Kenneth McBride and Debolla Wright submitted an application requesting a lot size variance. The property consists of 9 acres and is located on BeeBee Road.

Mr. Don Marsh stated this property had been before the board the last 2 months for a rezone and a variance request.

Motion

Approved the request.

Motion by

Wade Hodges; seconded by Ray Mosley

Vote

Unanimous in favor of the motion.

The applicant will have 18 months to obtain preliminary/final plat approval.

Agenda Item # 6

Applicant: William Wright
Re: Sketch Plan Request
Location: Jeni Wright Lane
Map/Parcel: 139/48/02
Present Zoning: AG-5

William C. Wright submitted a sketch plan to divide 38 acres into 2 parcels. The property is located on Jeni Wright Lane.

Mr. Wright stated he wanted to deed his son his land and the property has been divided more than 5 times.

Motion

Approve the request.

Motion by

Wade Hodges; seconded by Ann Henderson

Vote

Unanimous in favor of the motion.

The applicant will have 18 months to obtain preliminary/final plat approval

Agenda Item # 7

Applicant: Ryan Butler

Re: Sketch Plan Request

Location: Lawrence Church Road

Map/Parcel: 141/70/02

Present Zoning: AG-5

Ryan Butler submitted a sketch plan to divide 37 acres into 5 parcels. The property is located on Lawrence Church Road. Mr. Tom Lewis is acting as agent.

Mr. Lewis stated the property has been divided more than 5 times.

Motion

Approve the request.

Motion by

Wade Hodges; seconded by Ann Henderson

Vote

Unanimous in favor of the motion.

The applicant will have 18 months to obtain preliminary/final plat approval.

Agenda Item # 8

Applicant: Dennis A Morris

Re: Sketch Plan Request

Location: Seed Tick Road

Map/Parcel: 178/10/02

Present Zoning: AG-5

Dennis A. Morris submitted a sketch plan to divide 40 acres into 4 parcels. The property is located on Seed Tick Road. Mr. John Dotson is acting as agent.

Mr. Dotson stated the property has been divided more than 5 times.

Motion

Approve the request.

Motion by

Wade Hodges; seconded by Ann Henderson

Vote

Unanimous in favor of the motion.

The applicant will have 18 months to obtain preliminary/final plat approval.

Agenda Item # 9

Applicant: Irvin Brannen Jr.

Re: Sketch Plan Request

Location: Lott Creek Road

Map/Parcel: 032/13A

Present Zoning: R-80

Irvin Brannen Jr. submitted a sketch plan request to divide 95 acres into 35 parcels. The property is located on Lotts Creek Road. Mr. Joey Maxwell is acting as agent.

Mr. Maxwell stated the property was rezoned and needed approval on the sketch plan.

Motion

Approve the request.

Motion by

Wade Hodges; seconded by Ray Mosley

Vote

Unanimous in favor of the request.

The applicant will have 18 months to obtain preliminary/final plat approval.

Agenda Item # 10

Applicant: Cindot Construction

Re: Sketch Plan Request

Location: Coley Boyd Road

Map/Parcel: 077/05 & 077/06/01

Present Zoning: R-25

Cindot Construction submitted a sketch plan to divide 65 acres into 76 parcels. The property is located on Coley Boyd Road. Mr. Joey Maxwell is acting as agent.

Motion

Approved the request with the following condition:

1. The developer, at their own expense, shall install pavement markings and signage proximate to the railroad crossing as recommended in the traffic study submitted to the County.

Motion by

Wade Hodges; seconded by Ray Mosley

Vote

Unanimous in favor of the request.

The applicant will have 18 months to obtain preliminary/final plat approval.

Agenda Item # 11

Applicant: Bulloch County Board of Commissioners

Re: Rezone Request

Location: Highway 301 North, Clito area

Map/Parcel: Numerous

Present Zoning: HI

The Bulloch County Commissioners propose rezoning numerous properties currently zoned Heavy Industrial located north of Statesboro. The proposed changes would rezone the majority of the Heavy Industrial property between U.S. 301 North, the railroad and Clito Road to R-80 (Residential 80,000 square foot). The exception would be property zoned Heavy Industrial adjacent to Randy Lowery Road and the 2 parcels owned by Anvil International Inc. at the corner of Clito Road and the railroad tracks. Heavy Industrial zoned property bounded by Clito Road, Maria Sorrell Road, Old River Road, and U.S. 301 North would be rezoned to AG-5.

Mr. Felix Deloach stated he was in favor of the rezone but requested his property be AG-5 instead of R-80.

Mr. Dale Deal stated he has a business on his property and would request his remain Heavy Industrial.

Motion

Recommend approval of the request as presented with the following changes per the property owner's request.

Dale Deal property to remain HI.

Felix Deloach property be zoned to AG-5 instead the proposed R-80.

Motion by

Ann Henderson; seconded by Ray Mosley

Vote

Unanimous in favor of the motion.

This item will be heard by the Board of Commissioners on August 7, 2007 at 6:30 P.M.

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

Wade Hodges; seconded by Ann Henderson.

Vote

Unanimous in favor of the motion.

Jeanne Anne Marsh, Vice-Chairman

Wade Hodges, Secretary