



# Bulloch County Planning and Zoning Commission

## Minutes of the June 12, 2008 Meeting

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The meeting of the Bulloch County Planning and Zoning Commission was held June 12, 2008 at 6:00 P.M. in the County Annex Building in Statesboro. Andy Hart called the meeting to order. Ernest Lee gave the invocation.

Planning and Zoning Commission members present:

Commissioner: Andy Hart  
Commissioner: Ann Henderson  
Commissioner: Wade Hodges  
Commissioner: Ernest Lee  
Commissioner: Jeanne Anne Marsh  
Commissioner: Ray Mosley

Not Present:  
Commissioner: Gene Rogers

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

Not Present:  
County Manager: Tom Couch

The first item on the agenda was approval of the minutes from the May 8, 2008 Planning and Zoning Commission meeting. A motion was made by Ray Mosley and seconded by Wade Hodges to approve the minutes as written. The vote was unanimous in favor of the motion.

**Agenda Item # 1**

Applicant: Edgar Deal  
Re: Rezone Request  
Location: Highway 301 North  
Map/Parcel: 103/16/02  
Present Zoning: AG-5

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Edgar Deal filed an application requesting a rezone from AG-5 to HC (Highway Commercial). The intent is to be able to establish a manufactured home sales and service business. The property consists of 13.58 acres and is located on Highway 301 North.

Mr. Deal was present and stated he is closing his current business on Highway 301 South and his son wants to continue the manufactured home moving and setting up business. He stated there would not be any manufactured homes for sale on the property. He stated there would be approximately 7 employees who would park their vehicles on the property and that they would retrieve manufactured home moving equipment each day and then leave the property. After some discussion it was decided Mr. Deal does not need to request a rezone for his property, but needed to request a conditional use for a cottage industry and a variance to have more than six employees park their vehicles on the property.

Mr. William Akers was present to speak opposing the request and stated he does not want Highway Commercial in the area but agrees with the conditional use.

Motion

To defer the request until the July 10, 2008 meeting

Motion by

Jeanne Anne Marsh; seconded by Wade Hodges

Vote

Unanimous in favor of the motion

## Agenda Item # 2

Applicant: Ken Morris  
Re: Rezone & Conditional Use Request  
Location: Highway 80E/Woodyard Road  
Map/Parcel: 163A/11 & 163A/12  
Present Zoning: AG-5

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Ken Morris filed an application requesting a rezone from AG-5 to HC (Highway Commercial). The applicant also requested a conditional use to operate a rental and servicing business for equipment. The property consists of 2 parcels totaling 1.42 acres and is located on Highway 80.

Ms. Annette Shelly was present to speak on behalf of Mr. Morris. Mr. Hart asked Ms. Shelly if they agreed with the conditions. She stated she had not received them. The conditions were then discussed. Ms. Shelly stated there is an existing driveway and that they would not need to obtain a permit from GDOT. She asked for clarification of condition #9 and if the physical separation was going to be required around Highway 80 and Woodyard Road.

### Motion

Recommended approval of the rezone and conditional use request with amended conditions:

- 1) ~~Secure an appropriate encroachment and driveway permit from GDOT.~~
- 2) Improved parking for the repair shop would be required. This parking would have to be paved and provide adequate room for turn around for the customers they serve.
- 3) Storage of wrecked or junk vehicles or equipment would be prohibited.
- 4) Appropriate screening or visual buffers shall be installed pursuant to Section 407 of the Zoning Ordinance.
- 5) Any solid waste dumpsters or containers used to service the business shall be placed on a concrete pad on the side or rear portion of the property.
- 6) Any outdoor lighting shall be downcast and is to be of moderate brightness.
- 7) Outdoor storage and repair of rental equipment shall not be visible off-site (from the road, or nearby residences); for example such activity should take place in: a) an enclosed building; or, b) behind the principal structure in behind a screened fence.
- 8) Signage shall be limited to one (1) ground sign with a landscaped base, or a wall sign meeting county code. Pole-mounted signs, including billboards, shall not be permitted.
- 9) A physical separation for the display of equipment displayed or parking areas from the **Highway 80** right-of-way in the form of a "knee wall" of a minimum 24 inch height. The wall shall be constructed of either: concrete, stone, split-faced masonry or other similar material; or pillars with wrought iron or similar material between the pillars. A grassed berm or landscaped hedge (or combination thereof) of equal height may also satisfy the separation requirement. The separator shall be approved by the zoning administrator.

### Motion by

Wade Hodges; seconded by Jeanne Anne Marsh

### Vote

Unanimous in favor of the motion

This item will be heard by the Board of Commissioners on July 1, 2008 at 6:30 P.M.

**Agenda Item # 3**

Applicant: Leefield Baptist Church  
Re: Variance Request  
Location: Brooklet-Leefield Road  
Map/Parcel: L01/20  
Present Zoning: R-15

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Leefield Baptist Church submitted an application requesting a variance for side setbacks to be 50 feet instead of the required 150 feet for an addition to the church. The property consists of 1.03 acre and is located on Brooklet Leefield Road. Mr. Charles Conner is acting as agent.

There was no one present to speak on the request.

Motion

To approve the request

Motion by

Wade Hodges; seconded by Ann Henderson

Vote

Unanimous in favor of the motion

**Agenda Item # 4**

Applicant: Aulbert J. & Robert B. Brannen  
Re: Conditional Use Request  
Location: Parrish/Pulaski Road  
Map/Parcel: 046/18  
Present Zoning: AG-5

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Aulbert J. Brannen and Robert B. Brannen submitted an application requesting a conditional use. The intent is to install a telecommunications facility for Alltel Communications, Inc. The tower will be located on .233 acres out of a 189 acre tract. The property is located at the intersection of Parrish and Pulaski Roads. Kevin Wiles, a representative of Site Development Services Inc. is acting as agent on behalf of Alltel Communications, Inc.

Motion

To defer the request until the July 10, 2008 meeting.

Motion by

Wade Hodges; seconded by Ann Henderson.

Vote

Unanimous in favor of the motion.

## Agenda Item # 5

Applicant: Georgia Coastal Land  
Re: Rezone Request  
Location: Burkhalter Road  
Map/Parcel: 093/04  
Present Zoning: R-80

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Georgia Coastal Land submitted an application requesting to rezone from R-80 (residential 80,000 square feet) to R-3 (multi-family dwellings). The intent is to develop a townhouse community. The property consists of 7.50 acres and is located on Burkhalter Road. Wesley Parker is acting as agent.

Mr. Wesley Parker was present to speak on behalf of Christian Bennett who is going to be the developer of the property. He stated there would be 29 units that would be developed and are similar to Charlestown Row which is located in the same area. Mr. Bennett stated he would be able to meet the criteria of condition #1. There was some discussion on condition # 3. He stated he was planning on using Hardy plank as he did on Charlestown Row and asked for the condition to be modified.

Mr. Allen Webb was present to speak in opposition to the request. He stated he has owned the property for over 50 years and is concerned with the traffic, density, and safety of the area. He stated his personal property has been stolen and destroyed and would ask the board to recommend denial of the request.

### Motion

A motion was made by Ann Henderson to deny the request and was seconded by Jeanne Ann Marsh. The motion failed on a 2-4 vote. Andy Hart, Wade Hodges, Ray Mosley and Ernest Lee opposed the motion.

### Motion

Recommended approval of the request with the following conditions and adding Hardy plank to condition # 3:

- 1) An additional 10% bonus density may be granted, provided at least one of the following amenities shall be installed by the applicant:
  - a) A pedestrian sidewalk system within the development.
  - b) An internal streetscape consisting of native, non-ornamental canopy trees (maple, dogwood, oak, etc.) with a minimum 4" caliper spaced 75' off center. The streetscape may optionally be integrated with amenities a) or c).
  - c) A county maintained street light district.
  - d) A common interest element maintained by a homeowners association or other conduit which may include, but not be limited to, a clubhouse, pool, tennis court(s), improved picnic area or playground, walking trail, or any combination thereof.
  - e) A common interest element maintained by a homeowners association or other conduit which may include, but not be limited to, a passive use recreation area (fishing, boating/dock, picnicking, etc.), conservation easement or greenspace area that is consistent with the goals and objectives of county or state land conservation or preservation plans and programs.
- 2) An Access Evaluation shall be performed. The scope of the evaluation shall concentrate on the subject property and the adjacent properties including properties across the road, and access issues within the immediate area of the proposed site. The requirements of the

evaluation are for the most part required as part of the development review. The access evaluation shall include the following elements:

- a) Identification of building size and use, driveways, parking areas, and drive aisles.
- b) Identification of road details including right-of-way width, both existing and proposed, pavement widths, identification of vehicular lanes, and adjacent traffic control devices including stop signs and traffic signals.
- c) Identification of adjacent access locations including properties across the road.
- d) A formal request to the county for review of the access. This can be conducted with a site plan submittal or plat as part of the current staff development review process.

The results of the access evaluation may be subject to either the Bulloch County Roads, Highways and Bridges Administrative Policies, the County Land Subdivision Regulations or the GDOT Driveway and Encroachment Control Manual at the discretion of the County Engineer. In the case of any conflict between the regulations, the more restrictive will generally apply.

- 3) All dwelling units must consist of traditional site built housing meeting state construction codes and have architecturally compatible brick, brick veneer facades, or **hardy plank** (except for trim).
- 4) All driveway entrances shall have landscaped islands.
- 5) To minimize the impact on contiguous property, the developer shall install a solid opaque fence or a landscape buffer along the length of the western and northern boundary of the property with an average minimum height of six (6) feet at installation. This can be accomplished by: a) installing a landscaped berm and/or evergreen hedge combination; or, b) installing non-ornamental canopy trees (maple, dogwood, oak, etc.) with a minimum 4" caliper spaced 75' off center with evergreen hedges capable of growing up to 30" at maturity. The buffer shall be approved by the Zoning Administrator.
- 6) The proposed internal roadway shall be privately maintained.
- 7) A physical separation for the front setback area or streetscape along the right-of-way shall be installed in the form of either:
  - a) a "knee wall" with a minimum 36 inch height, constructed of either: concrete, stone, split-faced masonry or other similar material; or pillars with wrought iron or similar material between the pillars;
  - b) a grassed berm with landscaped hedge (or combination thereof) of equal height may also satisfy the separation requirement.The separator or streetscape shall be approved by the zoning administrator.
- 8) All well structures shall have a visual landscape or wall/fence buffer equal to the height of the roof line.

Rezone Sketch Exhibit 2008-38

Motion by

Wade Hodges; seconded by Ray Mosley

Vote

4-2 vote in favor of the request.

This item will be heard by the Board of Commissioners on July 1, 2008 at 6:30 P.M.

**Agenda Item # 6**

Applicant: Dorothy Tanner  
Re: Sketch Plan Request  
Location: Pineview Drive  
Map/Parcel: 062C/34/03  
Present Zoning: AG-5

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Dorothy Tanner submitted a sketch plan to divide 46.9 acres into 4 parcels. The property is located on Pineview Drive. Mr. John Dotson is acting as agent.

Mr. Dotson stated the property had been divided more than 5 times. Ms. Tanner wants to give her son Parcel B which consists of 27 acres. He stated there would be access to the property through Lot # 33 which is owned by Ms. Tanner.

Sketch Plan Exhibit 2008-39

Motion

Approve the request.

Motion by

Wade Hodges; seconded by Ann Henderson

Vote

Unanimous in favor of the motion

**Agenda Item # 7**

Applicant: Jeffery G. Double  
Re: Sketch Plan Request  
Location: Highway 80E  
Map/Parcel: 150/11  
Present Zoning: AG-5

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Jeffrey G. Double submitted a sketch plan to cut 4.34 acres out of a 50.66 acre tract. The property is located on Highway 80E.

Nobody was present to speak on this request. Mr. Newman stated the 4.34 acres was being cut out for a family member and that needed approval of the sketch because it has been divided over 5 times.

Sketch Plan Exhibit 2008-40

Motion

To approve the request

Motion by

Wade Hodges; seconded by Ann Henderson

Vote

Unanimous in favor of the motion

**Agenda Item # 8**

Applicant: Hallet Dried Properties, LLC  
Re: Sketch Plan Request  
Location: Pulaski Highway  
Map/Parcel: 060/12/53  
Present Zoning: AG-5

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Hallet Dried Properties, LLC submitted a sketch plan to divide 11.4 acres into 2 parcels. The property is located on Pulaski Highway. Mr. Don Marsh is acting as agent.

Mr. Marsh discussed the history of the division of the original parcel and stated it had been divided more than five times and they needed approval of a sketch plan.

Sketch Plan Exhibit 2008-41

Motion

To approve the request

Motion by

Wade Hodges; seconded by Ann Henderson

Vote

Unanimous in favor of the motion

**Agenda Item # 9**

Applicant: Anthony Ferguson  
Re: Sketch Plan Request  
Location: Lanes Church Road  
Map/Parcel: 173/18  
Present Zoning: AG-5

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Anthony Ferguson submitted a sketch plan to divide 170.9 acres into the 6<sup>th</sup>, 7<sup>th</sup> and 8<sup>th</sup> parcels for family. The property is located on Lanes Church Road. Mr. Don Marsh is acting as agent.

Mr. Marsh stated the property had been divided more than five times and they needed approval of the sketch plan.

Sketch Plan Exhibit 2008-42

Motion

To approve the request

Motion by

Wade Hodges; seconded by Ann Henderson

Vote

Unanimous in favor of the motion

Andy Hart asked if there were no other items of business, he 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

Sign In Sheets Exhibit 2008-43

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Andy Hart, Chairman

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Wade Hodges, Secretary