

# **Bulloch County Planning & Zoning Commission Minutes of the June 8, 2006 Meeting of the Planning & Zoning Commission**

The Meeting of the Bulloch County Planning & Zoning Commission was held Thursday, June 8, 2006 at 6:00 P.M. in the County Annex Building in Statesboro, Georgia. Andy Hart called the meeting to order. Invocation was given by Ernest Lee.

## Planning & Zoning Commission Present:

Commissioner:	Andy Hart
Commissioner:	Gene Rogers
Commissioner:	Jeanne Anne Marsh
Commissioner:	Wade Hodges
Commissioner:	Ernest Lee
Commissioner:	Ray Mosley

## Not Present:

Commissioner:	Ann Henderson
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## Staff Present:

Zoning Administrator:	Cheryl Tatum
Zoning Administrative Assistant:	Christy Strickland
County Planner:	Andy Welch
County Staff Attorney:	Jeff Akins
County Manager:	Tom Couch

The first item on the agenda was the minutes from the May Planning and Zoning Commission meeting. A motion was made by Jeanne Anne Marsh and seconded by Ray Mosley to accept the minutes from the May 11, 2006 Planning & Zoning Commission meeting as written. The vote was unanimous in favor of the motion.

**Public Hearing Item #1**

Applicant: Deanna Easton

Re: Rezone Request

Location: Deloach Church Connector

Map & Parcel: 098/09/02

Present Zoning: AG-5

Deanna Easton has submitted an application to the Bulloch County Planning and Zoning Department requesting a re-zone from AG-5 to R-40 (Residential 40,000 sq feet). The intent is to build a residence for her father who has several medical conditions and needs assisted living. The property consists of 5.0 acres and is located on Deloach Church Connector.

Mrs. Easton was not present to speak on her behalf. Mr. Aaron Hendrix and Mr. Howard Luna were present to speak opposing the request. They both declined to speak when Mrs. Easton was not present.

Motion made to: Recommend denial of the request.

Motion made by: Jeanne Anne Marsh; seconded by Ray Mosley.

Vote: Unanimous in favor of the motion.

This will be heard by the Board of Commissioners on July 6, 2006.

**Public Hearing Item # 2**

Applicant: Robert Prosser

Re: Conditional Use Request

Location: Old River Road

Map & Parcel: 145/11/03 & 02

Present Zoning: AG-5

Don Marsh, as agent for Robert A. Prosser, has submitted an application to the Bulloch County Zoning Department for a conditional use request for an agricultural grass airstrip. The property consists of 96.08 acres and is located on Highway 24.

Mr. Prosser was present and stated that the purpose of the airstrip is to be able to fly from his residence in Macon. Mr. Prosser states that currently he has no intent of crop dusting but would like to leave the option open for any future plans. Mr. Prosser states the surrounding residents are all relatives and no one has a problem with the proposed request.

There was no one to speak opposing the request.

Motion made to:

Recommend approval of the request with the following conditions:

- 1) The maximum number of crop dusters for operations shall be limited to two.
- 2) There shall not be any hazardous or business related chemicals stored on the property.
- 3) Operations shall be limited from daylight to dusk.
- 4) Prior to establishing operations, proof to the zoning administrator that the pilots and operations are properly registered with state and federal authorities shall be submitted.

Motion made by: Wade Hodges; Seconded by Jeanne Anne Marsh

Vote: Unanimous in favor of the motion.

This will be heard by the Board of Commissioners on July 6, 2006 at 6:00 P.M.

**Public Hearing Item # 3**

Applicant: Mrs. Emmitt Lee  
Re: Conditional Use Request  
Location: Highway 24  
Map & Parcel: 133/60  
Present Zoning: NC

Allen Blanchette, as agent for Mrs. Emmitt Lee, submitted an application to the Bulloch County Zoning Department requesting a conditional use for multiple uses consisting of a restaurant, tackle shop, and a thrift shop. The property consists of 0.376 acres out of 279.17 and is located on the corner of Highway 24 and Clito Road.

Mr. Blanchette was present and stated that the purpose of the request was to be allowed to add multi businesses to the existing convenient store that is currently on the property.

Mrs. Ramona Lee was also present and stated that the timesaver had been currently on the property for 26 years and would like the request approved.

Mrs. Cheryl Tatum, Bulloch County Zoning Administrator stated that if the request was approved the applicant would have to apply for conceptional site plan to come back before the commissioners.

There was not anyone present to speak opposing the request.

Motion made to:

Recommend approval with the following conditions:

- 1) Driveways must be realigned and offset from the intersection a minimum of 125' linear feet and/or according to GDOT and county standards, whichever is more restrictive.
- 2) All new structures must be placed on permanent foundations and must be site built with three sided facades (except for the rear) consisting of brick, stone, masonry wood or stucco to be approved by the zoning administrator.

- 3) Any additional freestanding signage shall be limited to one monument based sign similar and uniform in architectural style with the new buildings. A signage plan shall be approved by the zoning administrator.
- 4) All access and parking surfaces shall be paved and where proper drainage is necessary curbed and guttered subject to the approval by the county engineer.

Motion made by:                   Wade Hodges; seconded by Jeanne Anne Marsh.

Vote:                                   Unanimous in favor of the motion.

This will be heard by the Board of Commissioners on July 6, 2006 at 6:00 P.M.

**Public Hearing Item # 4**

Applicant: Greg Finch  
Re: Conditional Use Request  
Location: Rocky Ford Road  
Map & Parcel: 054/11  
Present Zoning: AG-5

Dwayne Conner, as agent for Greg Finch, has submitted an application to the Bulloch County Zoning department requesting a conditional use to operate a sporting clay range. The property consists of 294.00 acres and is located on Rocky Ford Road.

Mr. Conner stated they did not agree with the conditions the staff recommended. Mr. Conner stated Condition # 1 recommends hours of operation shall be limited to Monday thru Saturday, daylight to dusk. Mr. Conner states there are not any lights on the property as of now but they do plan on having lights in the future. Mr. Conner stated on condition # 3d (There shall be no weapons discharged on Sundays or holidays) this was their busiest time. Mr. Conner stated conditions 3 A, B & C they would accommodate.

Mr. Wade Hodges stated they could amend condition 3D to no discharging weapons before 12:00 P.M. on Sunday or holiday. Mr. Hodges stated they could delete condition # 1 and on condition # 2 they could amend it to state No shooting past 11:00 P.M. Mr. Conner stated they approved of these conditions.

There was no one present to speak opposing the request.

Motion made to:

Recommend approval of the request with the following amended condition:

- 1) Hours of operation shall be from daylight until 11:00 PM.

2) The applicant shall demonstrate to the approval of the Zoning Administrator the following:

- a) The design of the outdoor firearms target range shall be compared by the applicant with any applicable published guidelines of the National Rifle Association.
- b) An outdoor firearms target range and any firing stations shall be located a minimum of 250 feet from any "residential lot line", unless all firing would occur within a completely enclosed resistant building. Clay pigeon shooting shall be directed away from homes and streets.
- c) An outdoor firearms target range shall be properly posted from the street and along the property boundary every 500 feet.
- d) There shall be no weapons discharge on Sundays until after 12:00 PM.

Motion made by:                   Wade Hodges; seconded by Gene Rogers

Vote:                                   Unanimous in favor of the motion.

This will be heard at the Board of Commissioners on July 6, 2006 at 6:00 P.M.

**Public Hearing Item # 5**

Applicant: Ronald W. Wise

Re: Rezone and Conditional Use Request

Location: Old Riggs Mill Road

Map & Parcel: 047/03/11

Present Zoning: R-80

Rachel Edwards, as agent for Ronald W. Wise, has submitted an application to the Bulloch County Zoning Department requesting to rezone from R-80 (residential 80,000 sq.ft) to AG-5. The applicant is also requesting a conditional use request. The intent of the rezone and conditional use request is to operate a borrow pit on the property. The property consists of 19.17 acres and is located on Old Riggs Mill Road.

Mrs. Edwards stated that the borrow pit would be approximately 4 acres. The intent is to have the borrow pit and turn the pit into a 4 acre pond.

Mr. William Brown was present opposing the request. Mr. Brown stated he was concerned with a pit this size and the danger it would cause to the children in the surrounding areas.

Motion made to:

Recommend approval of the rezone and conditional use request with conditions:

1. Wetlands will need to be delineated in order to avoid impacting the wetland area.
2. EPD (Environmental Protection Division) will be required.
3. A twenty-five foot (25') buffer along Old Riggs Mill Road will be required.
4. This cannot be used as an inert landfill.

Motion made by: Wade Hodges; seconded by Jeanne Anne Marsh

Vote: Unanimous in favor of the motion.

This is will be heard by the Board of Commissioner on July 6, 2006 at 6:00 P.M.

**Public Hearing Item # 6**

Applicant: Sam Bonnette  
Re: Variance Request  
Location: Moore Road  
Map & Parcel: 14A/18  
Present Zoning: AG-5

Minnie Raymond, as agent for Sam Bonnette, has submitted an application to the Bulloch County Zoning Department requesting a variance to be allowed to place a 1976 manufactured home on the property that does not have an HUD sticker. The property consists of .44 acres and is located on Moore Road.

Ms. Raymond stated she was not aware of the year law on a manufactured home until she applied for a permit. Ms. Raymond presented pictures of the manufactured home.

Ms. Eliza Hagins, grandmother, stated she would appreciate if the Planning and Zoning Commission would grant Ms. Raymond the variance.

Motion made to: Approve the variance request.

Motion made by: Wade Hodges; seconded by Jeanne Anne Marsh

Vote: Unanimous in favor of the motion.

**Public Hearing Item # 7**

Applicant: Robert and Carol Morris

Re: Rezone Request

Location: Busch Road

Map & Parcel: 103/19

Present Zoning: HI

Robert H. & Carol A. Morris have submitted an application to the Bulloch County Zoning Department requesting a rezone from HI (Heavy Industrial) to R-80 (Residential 80,000 Sq feet). The intent of the request is for resale purposes. The property consists of 2.30 acres and is located on Busch Road.

Mr. Morris stated the land was zoned Heavy Industrial when zoning was adopted in November, 1994. Mr. Morris stated he and his wife plan on moving and for financing reasons they need to rezone the property.

There was no one present in opposition.

Motion made to: Recommend approval of the rezone request.

Motion made by: Ernest Lee; seconded by Gene Rogers

Vote: Unanimous in favor of the motion.

This will be heard by the Board of Commissioners on July 6, 2006 at 6:00 P.M.

**Public Hearing Item # 8**

Applicant: Burnice Johnson  
Re: Rezone and Conditional Use Request  
Location: Old Groveland Road  
Map & Parcel: 095/30  
Present Zoning: AG-5

Hayward Fields, as agent for Burnice Johnson, has submitted an application to the Bulloch County Zoning Department requesting a rezone from AG-5 to R-80 (residential 80,000 square feet). The intent is to divide the property. They have also submitted a conditional use to operate a church. The property consists of 10 acres and is located on Old Groveland Road.

Mr. Fields stated there are 2 residences and a church on the property. Mr. & Mrs. Johnson want to remodel the church and for financing they are required to be separate from the residences.

There was no one present in opposition to the request.

Motion made to:                 Recommend approval of the rezone and conditional use request.

Motion made by:                 Ray Mosley; seconded by Jeanne Anne Marsh

Vote:                                 Unanimous in favor of the motion.

This will be heard by the Board of Commissioners on July 6, 2006 at 6:00 P.M.

**Public Hearing Item # 9**

Applicant: North Congregation of Jehovah's Witness

Re: Rezone Request

Location: Doy Lanier Road

Map & Parcel: MS28/07/01

MS28/06/01

Present Zoning: R-40

Paul Delevis, as agent for The North Congregation of Jehovah's Witness, has submitted an application to the Bulloch County Zoning department requesting a rezone from R-40 (residential 40,000 sq feet) to NC (Neighborhood Commercial). The intent is to be able to operate a church on the property. The property consists of 1.078 acres and is located on Doy Lanier Road.

Mr. Delevis stated everyone agrees with the staff recommendations and they have spoken with the neighbors surrounding the property about paving the roads. Mr. Delevis stated the church will apply for a building permit by December 2006.

There was no one present to speak in opposition to the request.

Motion made to:

Recommend approval of the rezone request with the following conditions:

1. Sufficient right-of-way along Doy Lanier Road from Miller Street Extension must be acquired and dedicated to Bulloch County with paved access to property. Access along Veterans Memorial Parkway will be prohibited.
2. Installation of a minimum 25' wide landscape buffer along the length of the street along Veterans Memorial Parkway behind the ROW is required. This can be accomplished by: a) installing a landscaped berm and/or evergreen hedge combination; or, b) installing native grown 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 actual buffer used shall be approved by the Zoning Administrator prior to installation.

3. Only one (1) monument sign consisting of a brick, stone, stucco or masonry base and supports will be allowed along Veterans Memorial Parkway; only one (1) monument sign will be allowed along Doy Lanier Road at or near access point of the property; one way finding sign will be allowed on Doy Lanier Road at Miller Street. All signage must meet county code compliance.

Motion made by:                   Wade Hodges; seconded by Jeanne Anne Marsh.

Vote:                                   Unanimous in favor of the motion.

This will be heard by the Board of Commissioners on July 6, 2006 at 6:00 P.M.

**Public Hearing Item # 10**

Applicant: Roy Callaway  
Re: Conditional Use Request  
Location: Kendricks Road  
Map & Parcel: 176/10  
Present Zoning: AG-5

John Callaway, as agent for Roy Callaway, has submitted an application to the Bulloch County Zoning Department requesting a conditional use to operate a paintball business on the property. The property consists of 5.01 acres and is located on a private road off Kendricks Road.

Mr. John Callaway stated he feels the roads would not be affected by the traffic. Mr. Callaway stated he estimated 20-30 people a day and they could be in a church van or several compiled into one vehicle. Mr. Callaway stated he would have a 10 foot buffer and the noise of the paintball gun is minimal.

Mr. Robert Sikes spoke in opposition to the request. Mr. Sikes stated Kendricks Road is a private road and all of the traffic would diminish the roads. Mr. Sikes stated 4 out of the 5 neighbors are in opposition to the request for several reasons. Mr. Sikes stated he and his neighbors paid high prices for their land and in his opinion a business would decrease the value.

Ms. Sandra Usher spoke in opposition to the request. Ms. Usher stated she has lived on Kendricks Road for 15 years and does not want to see a business out there.

Mrs. Mary Ann Callaway stated she is the mother of John and she would not support this request if she felt it would be harmful.

Mr. Callaway stated the paintball field would begin 155 feet from the easement and there would be netting. Mr. Callaway stated he did not foresee any more than 20 vehicles a day and felt on some days there might not be any vehicles.

Mr. Scott Johnson spoke in opposition to the request. Mr. Johnston stated he bought his property 2 years ago wanting to settle in a peaceful environment and doesn't feel this is a place for a business.

Mrs. Callaway stated they were trying to go through the proper channels but felt that it would not be different if she had a residence there and John and his friends came over and played paintball in the backyard. Mrs. Callaway stated there would be a 20 foot buffer and netting behind the trailer.

Motion made to:                   Recommend denial of the request.

Motion made by:                 Wade Hodges; seconded by Ernest Lee.

Vote:                               4voted in favor of the motion with Jeanne Anne Marsh and  
Andy Hart opposed.

This will be heard by the Board of Commissioners on July 6, 2006 at 6:00 P.M.

**Public Hearing Item # 11**

Applicant: M&M Investments  
Re: Rezone Request  
Location Cypress Lake Road:  
Map & Parcel: 047B/17  
Present Zoning: R-80

John Dotson as agent for M & M Investments has filed an application to the Bulloch County Zoning department requesting a rezone from R-80 (Residential 80,000 square feet) to R-25 (residential 25,000 square feet). The intent is to divide the property into 13 residential lots.

Mr. Dotson stated the smallest lot would be 32,000 square feet and all lots would be served by a water system that meets fire flow requirements.

Mr. William Brown was present in opposition to the request. Mr. Brown stated he wanted to know the type of residences that were going to be on the property. Mr. Dotson stated it would be single family residences.

Mr. Bucky Wagner spoke in opposition to the request. Mr. Wagner stated he is the President of Cypress Lake Home Association and he is opposed to any increase in density on Cypress Lake Road. Mr. Wagner stated they inherited 3 Mobile Home Parks and feels more homes would decrease their property values. Mr. Wagner stated Cypress Lake Road already is a heavily traveled road due to it being the main road from Statesboro to Metter. Mr. Wagner stated he thought it would be difficult to market houses in the area with Dry Branch Mobile Home Park being adjacent to the property.

Mrs. Jeanne Marsh asked Mr. Wagner what size houses were in the area. Mr. Wagner stated on the dam side they are 2 bedrooms and on the opposite side they range from 2,300 to 4,500 square feet and all lots are \$100,000 lots.

Mr. Dotson stated vegetative berm would be placed to screen the proposed property from the mobile home parks.

Mr. Mike Henderson, applicant of the request stated he thought the development would be a positive for the community. Mr. Henderson stated the water system would meet fire flow requirements which would benefit everyone around,

Mr. John Dotson stated they would comply with conditions # 2, 3 and 4 and #1 they intend to provide one of the requirements.

Mrs. Mary Foreman, applicant of the request stated if the property was kept zoned an R-80 it would be difficult to market houses ranging from \$125,000 to \$150,000.

Motion made to:

Recommend approval of the request with following conditions:

- 1) At least one of the following amenities shall be installed by the applicant:
  - a) A pedestrian sidewalk system within the development.
  - b) A streetscape consisting of a) a landscaped berm and/or evergreen hedge combination; or, b) non-ornamental canopy trees (maple, dogwood, oak, etc.) with a minimum 4" caliper spaced 75' off center in combination with evergreen hedges capable of growing up to 30" at maturity. 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) Base flood elevation shall be determined.
- 3) No access will be allowed on Cypress Lake Road; Internal access only.
- 4) A dry Hydrant should be provided with a 30 foot easement between lots #8 and #9 for the county to access.

Motion made by: Ray Mosley; seconded by Andy Hart.

Vote: 4 voted in favor of the motion with Gene Rogers and Wade  
Hodges opposed.

This will be heard by the Board of Commissioners on July 6, 2006 at 6:00 P.M.

## Public Hearing Item # 12

Applicant: Lloyd and Lavinia Hollingsworth  
Re: Rezone Request  
Location: Mill Creek Road  
Map & Parcel: 120/16  
Present Zoning: AG-5

Steve Rushing as agent for Lloyd and Lavina Hollingsworth has submitted an application to the Bulloch County Zoning department requesting a rezone from AG-5 to R-25 (residential; 25,000 square feet). The intent is to divide the property into 91 lots. The property consists of 91 acres and is located on Mill Creek Road.

Mr. Steve Rushing stated they are requesting to table the rezone request for 30 days to provide more information.

Motion made to: Table the request for 30 days.

Motion made by: Wade Hodges; seconded by Ray Mosley

Vote: Unanimous in favor of the motion.

This will be heard by the Planning and Zoning Commission on July 13, 2006 at 6:00 P.M.

**Public Hearing Item # 13**

Applicant: Olan & Diane Blair

Re: Rezone Request

Location: B.L. Kendricks Road

Map & Parcel: STO1/09

Present Zoning: HC

Olan & Dian Blair have submitted a request to the Bulloch County Zoning department requesting to rezone their property from HC (Highway Commercial) to R-80 (Residential 80,000 square feet.) The intent of the rezone is for resale of the property. The property consists of 4.50 acres and is located on B.L. Kendricks Road,

Mrs. Diane Blair stated they bought the property with a residence on it in 1993. Mrs. Blair stated they were not aware of the property being zoned HC until it was appraised. Mrs. Blair stated there is not any intent of dividing the property.

Motion made to: Recommend approval of the rezone request.

Motion made by: Jeanne Ann Marsh; seconded by Wade Hodges.

Vote: Unanimous in favor of the motion.

This will be heard by the Board of Commissioners on July 6, 2006 at 6:00 P.M.

**Public Hearing Item # 14**

Applicant: 4 Timberland Inc.

Re: Sketch Plan Request

Location: Brooklet Leefield Road

Map & Parcel: 136/28

Present Zoning: R-25

Wesley Parker, as agent for 4 Timberland Inc., has submitted a sketch plan to the Bulloch County Planning and Zoning department. The intent is to divide the property into 47 Lots. The property consists of 57.64 acres and is located on Brooklet-Leefield Road.

Mr. Parker stated this property had been before the Board with a rezone request and was approved. Mr. Parker stated all 5 conditions had been met.

Motion made to: Approve the sketch plan request.

Motion made by: Wade Hodges; seconded by Jeanne Anne Marsh.

Vote: Unanimous in favor of the motion

They will have 18 months to obtain final plat approval.

## Public Hearing Item # 15

Applicant: Clyde Perkins  
Re: Sketch Plan Request  
Location: Burkhalter Road  
Map & Parcel: 093A/6  
Present Zoning: R-3

Wesley Parker, as agent for Clyde Perkins, has submitted a sketch plan request to the Bulloch County Planning and Zoning department. The intent is to build 9 units (3 buildings with 3 units each) and to allow the units to be sold. The property consists of 2.30 acres and is located on Burkhalter Road.

Mr. Wesley Parker stated the applicant does not agree with inserting a de-cel lane, if the number of lots were larger they would agree. Mr. Parker stated they do agree with the 75 feet acel lane. Mr. Parker stated they would move the fence and add the cul-de-sac.

Mr. Tom Couch stated they could eliminate the de-cel lane and stated they should work with Kirk Tatum, Bulloch County Engineer, to find the best solution.

Motion made to:

Approve the sketch plan request with condition # 7 to be worked out with the County Engineer.

- 1) All dwelling units must be single-family attached dwellings consisting of traditional site built housing meeting state construction codes.
- 2) The developer shall submit an engineering plan at the time of preliminary plat submission to demonstrate that adequate storm water management practices or structures shall be installed to control on-site and off-site run-off and sediment.
- 3) To minimum the impact on contiguous property, the developer shall eliminate parking spaces along the southern boundary of the property and install a solid opaque fence or a landscape buffer along the length of the northern and southern 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.

- 4) The developer shall install a cul-de-sac at the end of the parking area with a 60 foot radius to enable emergency and service vehicles to turn around.
- 5) A maintenance agreement will have to be signed for the road/driveway that will provide access to the buildings.
- 6) All parking areas shall be paved.
- 7) To facilitate traffic flow on Burkhalter Road during peak periods, installation of an improved (minimum) 125 foot long right-turn decel lane and a 75 foot long right-turn departure taper with a nine-foot offset and lane separation stripes shall be required. GDOT standards are acceptable.

Motion made by:                   Jeanne Anne Marsh; seconded by Wade Hodges

Vote:                                   Unanimous in favor of the motion.

They will have 18 months to obtain final plat approval.

**Public Hearing Item # 16**

Applicant: Charles Ellis  
Re: Sketch Plan Request  
Location: Williams Road  
Map & Parcel: 058/33  
Present Zoning:R-40

John Dotson, as agent for Charles Ellis, has submitted a sketch plan to the Bulloch County Zoning Department. The intent is to divide the property into 91 lots to develop single family dwellings. The property consists of 94.59 acres and is located on Williams Road.

Mrs. Tatum stated the property was presented before the board as a rezone several of months ago and placed a copy of the sketches at the commissioners chair. Mrs. Tatum also attached a memo from Mr. Tom Couch.

Mr. Couch stated the memo stated the developer should have a traffic study to determine if a de-cel lane needs to be installed.

Mr. Dotson stated they agree to all of the conditions from the rezone and on the memo he had briefly read it but did not receive it until late. Mr. Dotson stated any questions or concerns could be addressed to himself or Mr. Joey Maxwell who is present.

Mr. Joey Maxwell stated there is heavy traffic around 4:00 and he recommends a de-cel lane to avoid frequent stops. Mrs. Marsh stated the entrance was close to the curve on Williams Road. Mr. Dotson stated they were aware of the situation.

Motion made to:                    Approve the sketch plan request.

Motion made by: Wade Hodges; Seconded by Ray Mosley

Vote: Unanimous in favor of the motion.

The street light district will need to go before the Board of Commissioners for approval.

They have 18 months to obtain final plat approval.

**Public Hearing Item # 17**

Applicant: Lisa Hodges  
Re: Sketch Plan Request  
Location: Josh Deal Road  
Map & Parcel: 095/22  
Present Zoning:R-25

John Dotson, as agent for Lisa P. Hodges, has submitted a sketch plan to the Bulloch County Zoning Department. The intent is to divide the property into 251 parcels. The property consists of 250 acres and is located on Josh Deal Road.

Mr. Dotson stated the subdivision has been named Stonebrook and the property was rezoned approximately a year ago. Mr. Dotson stated they have met the conditions of the rezone request.

Mrs. Tatum stated there is a memo from Mr. Couch. Mr. Couch stated he wasn't sure the traffic study was as specific as suggested and with the number of lots he felt it would be appropriate to insert a de-cel lane. Mr. Dotson stated the street light district had been applied for and the minimum lot size is 25,000 square feet, the medium lot size is 40,000 square feet and the largest lot size will be approximately 2.5 acres. Mr. Couch stated inserting the de-cel lane may take up 2 lots but if the street light district is placed this will allow for a 10% bonus density.

Mrs. Jeanne Anne Marsh stated the main entrance was on a curve. Mr. Dotson stated the main entrance was on the straight away from Harville Road and stated there was an access on the curve but there is plenty of visibility. Mrs. Marsh stated to Mr. Couch if the double taper would work on the Josh Deal Road. Mr. Couch stated with the future subdivision across the street he felt the de-cel lane would be more appropriate.

Motion made to:

Approve the sketch plan request with conditions:

In reaffirming the zoning condition that **allowed for residential development at a net density ratio of 1.0 dwelling units per acre** (based on a staff estimate of 185 lots; with the total lot/unit yield of the subject site shall be determined by this final engineering), **an additional 10% bonus density was be granted, provided that at least one of the following amenities is installed:**

- a) A pedestrian sidewalk system within the development.
- b) A county street light district.
- c) A common interest element maintained by a homeowners association 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.
- d) A common interest element maintained by a homeowners association 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.
- e) A linkage to existing or planned public multi-use or bikeways route consistent with the County Greenways Master Plan.

In consideration of this condition, information provided on the sketch plan does not distinguish a gross density, but perhaps infers a net density of 1.004 per acre (251 lots). The applicant has further filed application for a county street light district which under the original zoning condition would allow a 10% bonus density. However, based on the estimated original net density with bonus density providing a yield of 203 lots, the applicant has applied for 48 additional lots.

If the applicant can demonstrate in the hearing that a proposed net density can be justified, the staff recommends approval of:

- a) a maximum of 251 lots with concurrent approval of a county-maintained street light district.
- 2) Reaffirm that prior to submitting the application for a land disturbing permit, the developer and/or engineer shall **submit to the county a project stormwater concept plan** to demonstrate that adequate stormwater management practices or measures shall be installed to control on-site and off-site run-off and sediment. This concept plan shall indicate the preliminary location of the storm water management facilities intended to manage the quality and quantity of storm water. Compliance with the Georgia Stormwater Management Manual is recommended.
- 3) Development phasing will be limited to the sequencing of the two phases proposed. Any proposed changes in the phasing sequence involving ten or more lots will require modification of the sketch plan to be approved by the Planning and Zoning Commission.

Motion made by: Jeanne Anne Marsh; seconded by Ray Mosley  
Vote: Unanimous in favor of the motion with Wade Hodges  
abstaining.

The street light district will need to be heard by the Board of Commissioners.

They will have 18 months to obtain final plat approval.

## Public Hearing Item # 18

Applicant: Robbins Construction  
Re: Sketch Plan Request  
Location: Woodrum Road  
Map & Parcel: 074/02/04  
Present Zoning:R-40

Tom Lewis, as agent for Robbins Construction LLC, has submitted a sketch plan to the Bulloch County Zoning Department. The intent is to divide the property into 3 parcels. The property consists of 29.8 acres and is located on Woodrum Road.

Mr. Lewis stated the property is R-40 and Mr. Robbins would like to cut up 3 parcels for his son and reserve one lot for his grandson.

Mrs. Tatum stated the lots were coming out of a parcel which has been divided more than 5 times.

Motion made to: Approve the sketch plan.

Motion made by: Wade Hodges; seconded by Ray Mosley

Vote: Unanimous in favor of the motion.

They will have 18 months to obtain final plat approval.

**Public Hearing Item # 19**

Applicant: Gene Anderson

Re: Sketch Plan Request

Location: Stanford Drive

Map & Parcel: 135/03

Present Zoning: R-80

Gene Anderson has submitted a sketch plan to the Bulloch County Zoning department. The intent is to divide the property into 8 parcels. The property consists of 37.5 acres and is located on Stanford Drive.

Mrs. Tatum stated there was a change on condition # 2 where he would be required to meet with the County Engineer.

Mr. Anderson stated he is requesting 9-11 lots. Mr. Anderson stated he had spoke with his surveyor and due to the wetlands on the property he will only be able to get approximatley 9 lots out of the 37.5 acres, Mr. Anderson stated he did not agree with being required to have a decel lane for only 9 Lots. Mr. Anderson stated he spoke with the DOT and they would not require him to have a decel lane. Mr. Anderson stated he was on Amanda Road for apporximatley 10-15 minutes and he did not observe the first vehicle on the road. Mr. Anderson stated Mr. Dutton went before the boards with a rezone request to develop over 50 lots and was not required to meet all these conditions.

Mr. Anderson stated on Condition # 1 he spoke with the DOT and they do have a requirement on the driveways being 125'. Mr. Anderson stated DOT stated they would not deny him access to the road due to not having 125' from the existing driveway. Mr. Anderson stated shifting the road another 50' feet would move all the lots on the left side and he could also lose a lot. Mr. Anderson stated he is requesting approval of the

sketch plan without the conditions. Mr. Anderson stated the DOT stated he could have a 15' foot radius and take a corner of each one of the front lots instead of a decel lane or shifting the entire road another 15-25 feet.

Mrs. Tatum stated according to the Subdivision Ordinance street jogs with centerline offset by less than 125 feet should be prohibited. Mr. Anderson stated other subdivisions had been approved and these conditions had not been applied to them.

Mr. Hart stated they would have to give him a variance to the Subdivision Ordinance not to be required to have the 125 feet street jog. Mr. Hart asked if they could approve it tonight or if it would have to be applied for and advertised. Mr. Jeff Akins stated it would not need to be advertised and they could vote on it at the same time they vote on the sketch plan request.

Mr. Joey Maxwell stated when the county started requiring traffic studies, Amanda Drive was the first one he did. Mr. Maxwell stated Amanda Road was not a heavily traveled road.

Motion made to:

Approve the sketch plan request with the following conditions and with the variance to the condition #1:

1. The proposed access road shall have either perpendicular alignment or a 125 foot intersection offset from existing or planned (those previously approved for development) roads.
2. On northbound Amanda Road, approaching the internal road to the proposed subdivision, a 90' foot right-turn taper with a 9' foot offset is recommended to improve traffic safety and operational efficiency of the affected roadway segment.

Motion made by: Jeanne Anne Marsh; seconded by Ray Mosley

Vote: Unanimous in favor of the motions.

**Public Hearing Item # 20**

Applicant: Sharon Warshaw

Re: Sketch Plan Request

Location: Stanford Drive

Map & Parcel: 173/01/03

Present Zoning: AG-5

Sharon K. Warshaw has submitted a sketch plan to the Bulloch County Zoning Department. The intent is to divide the property into 6 parcels. The property consists of 40.55 acres and is located on Bennett Grooms Road.

The request was withdrawn in writing by the applicant.

Andy Hart asked if there were no other items of business, he would need a motion to adjourn.

Motion was made to: Adjourn the June 8, 2006 meeting of the Planning and Zoning Commission.

Motion made by: Gene Rogers and seconded by Wade Hodges.

Vote: Unanimous vote in favor of the motion.

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Andy Hart, Chairman

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Jeanne Anne Marsh, Vice-Chairman