



Bulloch County Departmental Review Planning and Zoning Commission

Meeting Date: Thursday, February 09, 2006

App. #: RZ2006-005

Item #: 12

Re-Zoning

Applicant:	G.B. Lanier, LLC	Current Zoning:	R-40
Application Type:	Re-Zoning	Requested Zoning:	R-25
Location:	WESTSIDE ROAD	Current Use:	Agriculture
Map and Lot #:	MS30000027 002	Requested Use:	Single Family Dwelling
Development Name:		Adjacent Use:	Ag, Scatt houses
Acres in Request:	11	Futures Land Use:	Residential
# of Existing Lots:	1	Fire District\Distance:	Statesboro / 2 miles
# of Potential Lots:	14	EMS Distance:	2 miles
Adjacent Zoning:	R-40, HC	Elem\Middle\High School:	JuliaP/WJMS/SHS

Purpose of Zoning Application:

G.B.Lanier, LLC has filed an application with the Bulloch County Zoning department requesting a rezone from R-40 (Residential 40,000 sq.ft. lots) to R-25 (Residential 25,000 sq.ft. lots) on approximately 11 acres. He would like to develop a residential subdivision. The property is located on Westside Road.

Directions to Property:

From intersection of Westside Hwy. and Stockyard Road, west on Westside Road for 0.3 miles. Property is cultivated field on the left past second mobile home. Will be before Bulloch Academy.

<u>Standard</u>	<u>Additional Information</u>
1. The existing uses and zoning of nearby property.	The existing uses of nearby property is residential and Bulloch Academy. Surrounding zones are R-40, R-80 and City Limits.
2. The suitability of the property for the proposed purpose or the availability of other land suitable for the proposed area.	The property is suitable for the purposed use.
3. The length of time the property has been vacant as zoned.	Vacant since zoning (1994).
4. The extent to which the value of the property is diminished by the present zoning.	Property is not diminished by present zoning.
5. The balance between the hardship on the property owner and the benefit to the public in not rezoning.	No hardship would exist. The property could be developed as R-40.
6. The effect the proposed rezoning would have on the population density pattern, public service and facilities.	No major change on the population density pattern.
7. The extent to which the zoning decision is consistent with the comprehensive land use plan of the county.	Property is consistent with the Comprehensive Land Use Plan.
8. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.	Zoning proposal will not change the existing use or usability of adjacent properties.
9. Wether there are substantial reasons why the property cannot be used in accordance with existing zoning.	Property can be used as currently zoned.
10. Whether the change suggested is out of scale with the needs of the neighborhood or the county.	Proposal is not out of scale for the neighborhood.
11. Any other factors relevant to balancing the interests in promoting public health, safety, morality, or general welfare against the rights of unrestricted use of property.	No other factors.

PLANNING COMMENTS:

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.

The change appears to be **consistent with the spirit and intent of the Zoning Ordinance**.

There is no evidence that the proposed change in use will **injure or detract from the neighborhood**.

WATER/SEWER IMPACT:

All properties are subject to on-site water supply and septic tank installation approval as required by the County Health Department. Soil types and proposed lot sizes are compatible and adequate for septic tank installation.

TRAFFIC IMPACT:

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

SCHOOL IMPACT:

Minimal impact is expected on existing schools.

PARKING, ROAD AND DRAINAGE IMPACT:

The proposed access road, Westside Road, is a county paved road with 60 foot right-of-way. A rezone from R-40 to R-25 for the property in consideration of the scale of development will not create significant traffic impacts.

Currently all drainage is natural with no known man-made improvements to the existing development other than roadside drainage ditches and culverts. The access way/driveways to the site should have property roadside drainage measures.

E-911 AND EMERGENCY MANAGEMENT IMPACT:

Street addresses can be easily assigned. The proposed development poses no problems for E-911 communications.

LAW ENFORCEMENT IMPACT:

Response time would be adequate. Response time from Bulloch County Sheriff's Department is ten (10) minutes or less. However, depending on patrolling patterns and the location of deputies at a given time, this response may be greater or lesser.

SOLID WASTE IMPACT:

None expected.

FINAL STAFF RECOMMENDATIONS:

The subject property does appear suitable for the proposed change to allow the property to be rezoned to another residential zoning district. The request for residential is a logical use in relation to the existing land use patterns that have developed in this area, and it would conform to the desired pattern of use in the greater general area.

An overload or major change is not expected on public services, such as schools, as the mere result of a rezone approval for the district/zone boundary.

The staff recommends approval of a rezone to R-25.

Participants:

Tom Couch, County Manager; Andy Welch, County Planner; Cheryl Tatum, Zoning Administrator; Kirk Tatum, Public Works Director; Mike Rollins, Recreation Department Director; Brad Wiggins, Bulloch County Health Department; Ted Wynn, Public Safety Director and Bob Smith, Environmental Manager.

Planning and Zoning Commission	
Vote	For Against:
Conditions	
Issues	
Opposition	

