



Bulloch County Departmental Review

Agenda Item:	8	Meeting Date:	May 14, 2009
Application #:	SP2009-018	Application Type:	Sketch Plan
Request:	Susan P. Lee submitted a sketch plan to cut out one (1) acre to deed to her brother under the family provision. The property consists of 65.5 acres and is located on Highway 24. Mr. Don Marsh is acting as agent.		

Applicant:	Susan Lee	Acres in Request:	1
Location:	Highway 24	Existing Lots from original sketch:	11
Map #:	145 000011 003	Requested Lots:	12
Development Name:		Current Zoning:	AG-5
Future Land Use:	Farmland Preservation		
Directions to Property:	Take Hwy 24 and property is located approximately 9 miles from the city limits of Statesboro. Property will be on the left before Burkhalter 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 rural residential and agricultural uses at adjacent and nearby properties.

Zoning Patterns and Consistency: The proposed change appears to be consistent with the zoning patterns in the nearby area.

Neighborhood Character: The proposed request should not injure or detract from existing neighborhoods.

Property Values: adjacent properties should not be affected by the proposed request.

WATER / SEWER IMPACT

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

SOLID WASTE IMPACT

None expected.

ENVIRONMENTAL IMPACT

No impact is expected.

FIRE SERVICE

Fire service is available within 6 miles (response time 20 minutes) from the Leefield Fire Department. No additional resources are required.



Bulloch County Departmental Review

TRAFFIC IMPACT

The capacity and general condition of the roads accessing the proposed development is good. Highway 24 is a state maintained paved road.

SCHOOL IMPACT

Minimal impact is expected on existing schools.

PARKING, ROAD AND DRAINAGE IMPACT

The sketch plan in consideration of the scale of the development should not create a significant traffic impact. Currently, all drainage is natural with no known man-made improvements to the existing development other than roadside drainage ditches and culverts. The accessways/driveways to the site should have proper roadside drainage measures.

E-911 AND EMERGENCY MANAGEMENT IMPACT

Street addresses can be easily assigned. The County Emergency Management Director should be contacted prior to construction.

LAW ENFORCEMENT IMPACT

Response time from Bulloch County Sheriff's Department is approximately 13 minutes. However, depending on patrolling patterns and the location of deputies at a given time, this response may be greater or lesser.

FINAL STAFF RECOMMENDATION

The subject property appears suitable for the proposed development. They are using the family provision article under AG-5.

The staff recommends approval of the sketch plan.

Participants

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



Bulloch County Departmental Review

