

PLANNING COMMENTS:

Property values for adjacent properties may not be enhanced by the proposed development even if 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 **inconsistent 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. Highway 80 West is a state paved road.

SCHOOL IMPACT:

No significant impact is expected on existing schools.

PARKING, ROAD AND DRAINAGE IMPACT:

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:

The proposed development poses no problems for E-911 communications.

LAW ENFORCEMENT IMPACT:

Response time would be inadequate. Response time from Bulloch County Sheriff's Department is twenty (20) 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 for residential development on the property. The property provides a reasonable economic use as currently zoned, and is expected to continue providing a reasonable economic use if the variance is approved.

No overload or major change is 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 the variance request.

Participants:

Tom Couch, County Manager; Andy Welch, County Planner; Cheryl Tatum, Zoning Administrator.

Planning and Zoning Commission	
Vote	For Against:
Conditions	
Issues	
Opposition	

