



Bulloch County Planning and Zoning Commission

Minutes of the May 8, 2008 Meeting

The meeting of the Bulloch County Planning and Zoning Commission was held May 8, 2008 at 6:00 P.M. in the County Annex Building in Statesboro. Andy Hart called the meeting to order. Ray Mosley 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
Commissioner: Gene Rogers

Staff members present:

Zoning Administrator Randy Newman
Zoning Administrator Assistant: Christy Strickland
County Staff Attorney: Jeff Akins
County Manager: Tom Couch
County Planner: Andy Welch

The first item on the agenda was approval of the minutes from the April 10, 2008 Planning and Zoning Commission meeting. A motion was made by Wade Hodges and seconded by Gene Rogers to approve the minutes as written. The vote was unanimous in favor of the motion.

Agenda Item # 1

Applicant: Sam O. Johnson
Re: Rezone and Variance Request
Location: Highway 67
Map/Parcel: 108/19
Present Zoning: R-40

Sam O. Johnson has submitted an application requesting to rezone 2.6 acres out of 6.29 acres from R-40 (residential 40,000 square feet) to HC (Highway Commercial). The intent is to be able to place an outdoor advertising sign on the property. The applicant is also requesting a variance for the sign to be 150 feet from a residential zoning district instead of the required 250 feet. The property is located on Highway 67. Mr. Neal Sapp is acting as agent.

Mr. Sapp stated the Highway Commercial request was consistent with the surrounding zoning in the area. He stated the variance was needed because if the sign was placed further back the sign would not be seen from Highway 67. He stated if the DOT widens the road in the future DOT will relocate it.

Motion

Recommended approval of the rezone request striking condition # 1 and approval of the variance request with the following conditions:

- ~~1. For zoning consideration, a lot specific to the sign should be re-platted with a minimum lot size of 12,000 square feet. The zoning of the remainder of the lot cannot be accomplished and would be premature since this could allow speculative re-zoning which is contrary to the spirit and intent of the ordinance.~~
2. An alternative to Condition #1 would be to prohibit future development of the lot outside of the sign, which would require review by the Planning Commission and the Board of Commissioners.
3. There should be coordination with the Georgia DOT and the County to determine a final setback to allow for the planned future widening of the road. This determination should be approved by the Zoning Administrator before construction permitting.

Motion by

Jeanne Anne Marsh; seconded by Ann Henderson

Vote

Unanimous in favor of the motion

Site plan see Exhibit 2008-027

The rezone request will be heard by the Board of Commissioners on June 3, 2008 at 6:30 P.M.

Agenda Item # 2

Applicant: Scott B. Martin
Re: Variance Request
Location: Highway 80 West
Map/Parcel: MS27/8A
Present Zoning: HC

Scott B. Martin submitted an application requesting a variance for setbacks for an outdoor advertising sign to be 30 feet from a residential subdivision instead of the required 250 feet. The property consists of 1.9 acres and is located on Highway 80 West. Mr. Neal Sapp is acting as agent.

Mr. Sapp presented where there wanting to place the sign and submitted a letter from the adjacent property owners stating they were in favor of the request. There was some discussion on the lights and placement of the sign. Mr. Sapp stated the lights would shine upward and should not have any affect on the adjacent property owners.

Motion

To approve the request

Motion by

Wade Hodges; seconded by Jeanne Anne Marsh

Vote

6-1 vote with Ann Henderson opposing the motion

Site Plan Exhibit 2008-028

Agenda Item # 3

Applicant: Robert Howard
Re: Conditional Use Request
Location: Joe Tillman Court
Map/Parcel: 079/09
Present Zoning: AG-5

Robert Howard submitted an application requesting a conditional use to operate a paintball field. The property consists of 17.3 acres and is located on Joe Tillman Court.

Mr. Howard was present and explained the differences between paintball and speedball. He also discussed the specification he is required to have for the fields. He stated he agrees with conditions the staff recommends.

Motion

Recommended approval of the request with the following conditions:

1. On-site signage shall be prohibited. Home occupation nuisance standards shall be observed for the operation of the paintball business on the property.
2. If there is no existing driveway on the property, a residential type driveway permit shall be required from the County Engineer.
3. The hours of operation shall be Monday thru Saturday, 9:00 am to sundown; Sunday from 12:00 pm to 6:00 pm.
4. A visual buffer from the existing residences is required. In-lieu of developing the property for said purposes twenty-five (25') feet behind the existing natural tree line, a twenty five foot ('25) buffer with screening shall be required pursuant to Section 407 of the Zoning Ordinance along Joe Tillman Road and the western property line. The buffer and screening method is to be approved by the Zoning Administrator.
5. Any land disturbing activity, if necessary, should be approved through Bulloch County Zoning Department.

Motion by

Wade Hodges; seconded by Gene Rogers

Vote

6-1 vote with Ann Henderson opposing the motion

This item will be heard by the Board of Commissioners on June 3, 2008 at 6:30 P.M.

Agenda Item # 4

Applicant: John Thomas Finch
Re: Sketch Plan Request
Location: Hood Road
Map/Parcel: 061/01/01
Present Zoning: AG-5

John T. Finch submitted a sketch plan requesting to cut 10 acres out of a 40 acre tract for financing of his personal residence. The property is located on Hood Road. Mr. Jim Anderson is acting as agent.

Mr. Anderson stated Mr. Finch is building his personal residence on the property. He stated the property has been divided more than 5 times and Mr. Finch needed to be able to finance the minimal amount of land with his residence. Mr. Anderson requested to be able to have the same conditions as Mr. Couch submitted at the beginning of the meeting.

Motion

To approve the request modifying the condition # 1 as follows:

1. Prior to the issuance of any building permit, the applicant shall:
 - a) Dedicate ~~40~~ **30** feet of right of way ~~in fee simple for~~ **easement** the length of the property in favor of Bulloch County along Hood Road for future road paving; and,
 - b) At their own expense, re-grade the ditch line on the county road serving the property and install a drainage outlet or driveway pipe to be approved by the County Engineer.

Motion by

Jeanne Anne Marsh; seconded by Wade Hodges

Vote

Unanimous in favor of the motion

Sketch Plan Exhibit 2008-029

The applicant will have 18 months to submit final plat for approval.

Agenda Item # 5

Applicant: John E. Jones
Re: Sketch Plan Request
Location: Moore Road
Map/Parcel: 020/02
Present Zoning: AG-5

John E. Jones Sr. submitted a sketch plan to divide 105 acres into 17 parcels. The property is located on McElveen Pond Road. Don Marsh is acting as agent.

Mr. Marsh stated they agreed with the conditions as amended by Mr. Couch.

Motion

To approve the request with the following condition:

1. Prior to the issuance of any building permit, the applicants served by Moore Road shall reserve a 30 foot linear easement along the frontage of the property from the centerline of the road for future road paving (which should also be reflected on the final plat); and shall be required to obtain a residential driveway access permit subject to the review and approval of the County Engineer. Any cost for the re-grading of ditches along the property frontage to accommodate the driveway shall accrue to the driveway access permit applicant

Motion by

Wade Hodges; seconded by Ann Henderson

Vote

Unanimous in favor of the motion

Sketch Plan Exhibit 2008-030

The applicant will have 18 months to submit final plat for approval.

Agenda Item # 6

Applicant: Sandra McCorkle
Re: Sketch Plan Request
Location: Old Groveland Road
Map/Parcel: 095/05
Present Zoning: AG-5

Sandra McCorkle submitted a sketch plan to divide 20.29 acres into 3 parcels. The property is located on Old Groveland Road. Mr. Marlin Nevil is acting as agent.

Mr. Nevil stated this is the 7th, 8th and 9th cut to the original plat. He stated there are no wetlands or flood zones on the property.

Motion

To approve the request with the following condition:

1. The conditional use for the previously approved borrow pit shall be declared expired.
2. A driveway access permit at the access point from Old Groveland Road shall be required, if necessary, subject to the approval of the County Engineer. Any cost for the re-grading of ditches along the property frontage to accommodate the driveway shall accrue to the driveway access permit applicant

Motion by

Wade Hodges; seconded by Ann Henderson

Vote

Unanimous in favor of the motion

Sketch Plan Exhibit 2008-031

The applicant will have 18 months to submit final plat for approval.

Agenda Item # 7

Applicant: W.G. Woodrum Jr.
Re: Sketch Plan Request
Location: Woodrum Road
Map/Parcel: 073/32 & 073/32/01
Present Zoning: R-40

W.G. Woodrum Jr. submitted an application requesting a sketch plan to divide 93 acres into 8 parcels. The property is located on Woodrum Road North. Mr. Marlin Nevil is acting as agent.

Motion

To approve the request.

Motion by

Jeanne Anne Marsh; seconded by Wade Hodges

Vote

Unanimous in favor of the motion

Sketch Plan Exhibit 2008-032

The applicant will have 18 months submit final plat for approval.

Agenda Item # 8

Applicant: Linda Armstrong
Re: Sketch Plan Request
Location: Hayes Lake Road
Map/Parcel: 190A/22/01
Present Zoning: AG-5

Linda Armstrong submitted a sketch plan to divide 5 acres into 5 parcels under the family provision. The property is located on Hayes Lake Road. Ms. Ruth Beamon is acting as agent.

Motion

To approve the request

Motion by

Wade Hodges; seconded by Jeanne Anne Marsh

Vote

Unanimous in favor of the motion

Sketch Plan Exhibit 2008-033

The applicant will have 18 months to submit final plat for approval.

Agenda Item # 9

Applicant: William C. Wright
Re: Sketch Plan Request
Location: Jeni Wright Lane
Map/Parcel: 139/48/02
Present Zoning: AG-5

William C. Wright submitted a sketch plan to divide 36.7 acres into 2 parcels. The property is located on Jeni Wright Lane. Mr. Marlin Nevil is acting as agent.

Mr. Nevil stated the property has been divided more than 5 times. The parcel will go to his son. He stated there are 2 manufactured homes on the property and when the property is divided the manufactured homes will go on each plat.

Motion

To approve the request

Motion by

Wade Hodges; seconded by Ann Henderson

Vote

Unanimous in favor of the motion

Sketch Plan Exhibit 2008-034

The applicant will have 18 months to submit final plat for approval.

Agenda Item # 10

Applicant: C.B. Altman Estate

Re: Sketch Plan Request

Location: Clito Road

Map/Parcel: 104/37/02

Present Zoning: AG-5

C.B. Altman Estate submitted a sketch plan request to divide 117.8 acres into 13 parcels. The property is located on Clito Road. Mr. Don Marsh is acting as agent.

Mr. Marsh stated they were in agreement with the amended conditions. He stated they would like condition # 2 (To enhance access management, lots 2 and 3 and structures shall access R.J. Kennedy / Cliponrika Road. No driveway access shall be permitted on Clito Road for these lots.) removed. He stated they request to access these lots from Clito Road.

Motion

To approve the request with the following condition:

1. Prior to the issuance of any building permit, the applicants served by Cliponrika/R.J. Kennedy Road shall reserve a 30 foot linear easement along the frontage of the property from the centerline of the road for future road paving (which should also be reflected on the final plat); and shall be required to obtain a driveway access permit subject to the review and approval of the County Engineer. Any cost for the re-grading of ditches along the property frontage to accommodate the driveway shall accrue to the driveway access permit applicant.

Motion by

Jeanne Anne Marsh; seconded by Wade Hodges

Vote

Unanimous in favor of the motion

Sketch Plan Exhibit 2008-035

The applicant will have 18 months to obtain final plat for approval.

Agenda Item # 11

Applicant: Thomkin Enterprises
Re: Sketch Plan Request
Location: Josh Smith Road
Map/Parcel: 093/29
Present Zoning: R-80

Thomkin Enterprises submitted a sketch plan to divide 22.99 acres into 6 parcels. The property is located on Josh Smith Road. Mr. Jim Anderson is acting as agent.

Mr. Anderson stated the property is located on the south side of Josh Smith Road. He stated lots 1 thru 5 are over 6 acres and lot 6 is 3+ acres. He stated the property was rezoned from R-25 (residential 25,000 square feet) to R-80 (residential 80,000 square feet) in July 2007.

Motion

To approve the request

Motion by

Wade Hodges; seconded by Jeanne Anne Marsh

Vote

Unanimous in favor of the motion

Sketch Plan Exhibit 2008-036

The applicant will have 18 months to obtain final plat for approval.

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 Jeanne Anne Marsh

Vote

Unanimous in favor of the motion

Andy Hart, Chairman

Wade Hodges, Secretary