

# Bulloch County Planning & Zoning Commission

## Minutes of the April 14, 2005 Meeting of the Planning & Zoning Commission

The Meeting of the Bulloch County Planning & Zoning Commission was held Thursday, April 14, 2005 at 6:00 P.M. in the County Annex Building in Statesboro, Georgia. Eugene Brown called the meeting to order. Invocation was given by Ernest Lee.

### Planning & Zoning Commission Present:

Commissioner: Ernest Lee  
Commissioner: Gene Rogers  
Commissioner: Andy Hart  
Commissioner: Wade Hodges  
Commissioner: Dick Hilde

### Commissioners Not Present:

Commissioner: Eugene Brown  
Commissioner: Jeanne Anne Marsh

### Staff Present:

Zoning Administrator: Cheryl Tatum  
Zoning Administrative Assistant: Melissa Sellers

### Staff Not Present:

County Staff Attorney: Jeff Akins

The first item on the agenda was the minutes from the March Planning and Zoning Commission meeting. A motion was made by Ernest Lee and seconded by Wade Hodges to accept the minutes from the March 10, 2005 Planning & Zoning Commission meeting. The vote was unanimous in favor of the motion.

Public Hearing Item **1**:

Applicant: W.M. Sheppard Properties, LLLP  
Re: Variance Request  
Location: Interstate 16  
Map & Parcel: 35/10  
Present Zone: HC

Shannon Graham, as agent for W.M. Sheppard Properties, LLLP, has filed the application with Bulloch County Zoning Department requesting a variance to the sign requirements. He would like to construct a billboard on Interstate 16 that is 30ft. taller than the 70ft. height restriction in order to avoid obstruction from trees. The property consists of approximately 0.25 acres out of a 182.13 acre tract and is located on I-16. **This item was postponed from the March 10 P&Z meeting.** Shannon Graham was present at the meeting to make the presentation. He stated that he had a letter from the fire chief that stated the house on the property will be burned down on May 14, 2005. Mr. Graham also stated that the asbestos siding has been removed. Randy Newman stated that Mr. Sheppard was supposed to have cleaned up the property since the last meeting but there is still a boat, furniture and old tires on the property. Mr. Graham stated that he didn't know anything about that, he was just at the meeting for the signs. Cheryl Tatum stated that the commission could approve with conditions if they so choose. No one was present at the meeting to speak in opposition.

Motion was made to: Approve the variance request with the condition that the owner shall have 30 days to clean up the violations before a permit can be issued.

Motion made by: Wade Hodges and seconded by Andy Hart.

Vote: Unanimous vote in favor of the motion.

**Public Hearing Item 2:**

Applicant: Terry Floyd  
Re: Variance Request  
Location: Fernwood Drive  
Map & Parcel: 197A/128  
Present Zone: AG-5

Patti Butler, as agent for Terry Floyd, has submitted the application with the Bulloch County Zoning Department requesting a variance to allow two mobile homes to be hooked together and utilized as one residence. The property consists of approximately 0.83 acres and is located on Fernwood Drive in Eldora Farms. Cheryl Tatum stated that Ms. Butler is renting to own the mobile home in question. She was unaware of the rules and regulations when she made a deal with Mr. Floyd. A few months ago, an adjacent property owner was trying to do the same thing and the board denied him. He has reciprocated by turning Ms. Butler in to the county. The only difference is that Ms. Butler had no knowledge of any of these rules when she bought the property approximately three years ago. The mobile homes were already hooked together and have been hooked together for many years, according to the neighbors in the area. The adjacent property owner that was denied for his request, was trying to hook two mobile homes together with the knowledge of the rules and regulations. Ms. Butler was at the meeting to make the presentation. She stated that she is a single mom with two kids, one having ADHD and the other having Bi-Polar disease. She stated that she has a petition from all the neighbors supporting her request except for one neighbor, which is the one that was denied earlier and turn her in. Ms. Butler stated that according to all her neighbors, she believes

the mobile homes were put on the property in 1989. Cheryl Tatum stated that there is no proof that the mobile homes were put there prior to zoning. Wade Hodges stated that the commission could either make her tear the mobile homes apart or allow her to stay knowing that the neighbor was recently denied for the same request. Ms. Tatum stated that there were two things holding her up: 1) A safety issue and 2) there is no deed in her name. Ms. Butler stated that she is working with a finance company to refinance the mortgage and put it in her name. Dick Hilde stated that the two cases are different. One case is probably pre-zoning and the other is not. Tom Couch asked Ms. Butler if she were planning on making this location her permanent residence. Ms. Butler stated that yes she was. The property was plenty big enough for her and her children. She also stated that someone came around the first of the year and told her that she would not have to buy 2 stickers for the mobile homes anymore. She would only have to buy one. The three years that she has been there, she has bought 2 stickers the first year and then only one the following two years. Cheryl Tatum asked if all the bedrooms had a window leading to the outside in them. Ms. Butler stated that yes, each bedroom had a window leading to the outside. Mr. Couch recommended that the board table the request to study a solution to help Ms. Butler and to do more research on finding a permit for the mobile homes. The building inspectors also need to do an inspection on the mobile home for safety. Randy Newman stated that he has no problem giving Ms. Butler an extension for her code violation while the matter is further researched.



Public Hearing Item **3**:

Applicant: Billy Blanton  
Re: Conditional Use Request  
Location: Hwy. 67  
Map & Parcel: 108/17A  
Present Zone: HC

Billy Blanton has filed the application with the Bulloch County Zoning Department requesting a conditional use permit to allow the existing building to be divided into three retail rental spaces. The property is located on Highway 67 and consists of approximately 2.26 acres. Billy Blanton was at the meeting to make the presentation. Randy Newman talked about his concern for meeting the codes. He stated that the shop was built for two bays to begin with. There must be a fire separation between the 2<sup>nd</sup> and 3<sup>rd</sup> bay and he is not sure how Mr. Blanton will make that work. Mr. Blanton stated that he could put a fire wall in and have three separate A/C units. Mr. Newman stated that a C.O. needs to be done and a sign permit was never issued for the business. The sign does not meet regulations. Mr. Newman also said that the building can be split into three but a firewall separation needs to be done. Ms. Tatum stated that the building permit on file is for 4000 sq.ft. and the actual business is 6000 sq.ft. Where did the other 2000 sq.ft. come from? Mr. Blanton stated that it should have been 6000 when Joey Maxwell drew up the plans. Ms. Tatum stated that if the building is more than 5000 sq.ft., he will have to provide the office with a set of signed and stamped plans from a licensed architect. Mr. Blanton stated that the office should already have a set of plans on file. The commission stated that the

request needs to be tabled until the next meeting to give Mr. Blanton time to clear up all the violations on the property.

Motion was made to:                      Table the rezone request until the May 12,  
2005 Planning and Zoning meeting.

Motion made by:                            Andy Hart and seconded by Ernest Lee.

Vote:    Four to zero (4-0) vote in favor of the motion  
and one absention which was Wade Hodges.

Public Hearing Item 4:

Applicant: Jack Brannen  
Re: Rezone Request  
Location: Clifton Road  
Map & Parcel: 111/18  
Present Zone: AG-5

Jack Brannen has filed the application with the Bulloch County Zoning Department requesting a rezone from AG-5 (Agricultural 5 acre lots) to R-40 (Residential 40,000 sq.ft. lots) on approximately 1.37 acres out of a 231.25 acre parcel. The intent of the rezone is to be able to convey a house and 1.37 acres to a farm employee. The property is located on Clifton Road. Jack Brannen was present at the meeting to make the presentation. He stated that he would like to give a family that has worked for him for many years, a house to renovate and live in. The house has been there for 45 years or more. He has had employees living there from time to time. The employee that he would like to give the house and land to will be cleaning up the property, drilling a well and putting in a new septic tank. He has already cleared the 1.37 acres and a survey has been done. Dick Hilde asked when was the 1.37 acres platted. Mr. Brannen stated that it has been approximately 1 ½ years ago. He also stated that he feels the look of the property will improve if the request is approved. Cheryl Tatum stated that the survey has not been recorded. Ruth Green stated that she thinks it's wonderful to let employees have a place to live but this property is an eye sore. She lives across the road and the previous tenants have told her that the reason they left is because the existing septic system does not work well

and the well is contaminated. She thinks there are major monetary repairs to be done on the house. She is against changing the zoning to R-40. It sets a bad precedent. Ernest Thompson stated that he is concerned with the people that would move in to the house and what they would do with it. He stated that the property had been junky for years now. Randy Newman stated that his office has received several complaints about the well and septic tank. He feels it would take a lot to fix up the house because it is in very bad shape.

Motion was made to:                      Recommend denial of rezone request.

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

Vote:    Unanimous vote in favor of the motion.

This will be heard by the Bulloch County Board of Commissioners on May 3, 2005  
at 6 p.m.

Public Hearing Item 5:

Applicant: Jimmy Dodgen  
Re: Rezone Request, Conditional Use & Variance Request  
Location: Hwy. 80 West  
Map & Parcel: MS27/7  
Present Zone: R-40

Jimmy Dodgen has filed the application with the Bulloch County Zoning Department requesting a rezone from R-40 (Residential 40,000 sq.ft. lots) to HC (Highway Commercial) on 3.0 acres. The intent of the rezone is to build rental warehouse space for service oriented businesses. He is also requesting a conditional use permit to allow the existing residence to remain on the property. He is also requesting a variance for the access road to be 50ft. instead of the required 60ft. The property is located on Hwy. 80 West. Jimmy Dodgen was present at the meeting to make the presentation. He stated that he purchased the property 2 months ago with this project in mind. He stated that workers will come to this property and park their personal vehicles and then get into the company vehicles and leave for work. There will be no retail or customers. His son is in the plumbing business and feels there is need for this kind of service. It will not be like mini-warehouses. At night, the employees will pull in the company vehicles and equipment and store them there overnight. Mr. Dodgen also stated that he has had the wetlands delineated and they were accepted by the Army Corp of Engineers. There is no flood zone on the property. He has obtained DOT approval for the driveway and no decel lane is needed. The property was deeded and recorded in 1961 and the access road was deeded at 50ft. The requirement is 60 ft. and that is the reason for the variance. Cheryl



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

Vote: Unanimous vote in favor of the motion.

The rezone and conditional use will be heard at the Board of Commissioners on May 3, 2005 at 6 p.m.

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Public Hearing Item **6**:

Applicant: Joseph Williams  
Re: Rezone Request  
Location: Nevils Daisy Road  
Map & Parcel: 82/10  
Present Zone: AG-5

Joseph Williams has filed the application with the Bulloch County Zoning Department requesting a rezone from AG-5 (Agricultural 5 acre lots) to R-40 (Residential 40,000 sq.ft. lots) on approximately 5.19 acres. The intent of the rezone is to allow his son to remain on the property. Mr. Williams previously had a medical hardship approved but it has expired due to the death of his parents. The property is located on Nevils Daisy Road. Joseph Williams was at the meeting to make the presentation. Cheryl Tatum stated that in 1997, he asked for a rezone on the same property and was denied by the Planning and Zoning board. They recommended he come back and ask for a medical hardship so he did and it was granted. Recently his parents have passed and he would like for the mobile home to remain on the property. Mr. Williams stated that he is planning on replacing the mobile home that is there with a newer one if approved. Two lots over from him were rezoned to R-40. Ms. Tatum stated that if approved, both mobile homes on the property would have to be shingled and siding comparable to a house put on them. Mr. Williams stated that his son's mobile home cannot be moved and would have to be torn down.

Motion was made to: No motion was made. Therefore, the application will proceed to the Board of Commissioners with no recommendation from the Planning & Zoning Commission.

This will be heard by the Board of Commissioners on May 3, 2005 at 6 p.m.

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**Public Hearing Item 7:**

Applicant: Robert Hulsey  
Re: Variance Request  
Location: Orabelle Road (Stewart Place)  
Map & Parcel: 27/7-004 & 27/7-013 (Lots 4 & 13)  
Present Zone: AG-5

Robert Hulsey has filed the application with the Bulloch County Zoning Department requesting a variance to the setback requirements in order to build a residence outside of any wetlands that are on the property. The property consists of approximately 5.41 acres (Lot 4) and 5.20 acres (Lot 13) and is located in Stewart Place Subdivision. Robert Hulsey asked that his request be postponed until the May Planning and Zoning meeting.

Motion was made to: Approve the request to postpone the item until the May 12, 2005 Planning and Zoning meeting.

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

Vote: Unanimous vote in favor of the motion.

Public Hearing Item **8**:

Applicant: Mark & Dana Evans  
Re: Rezone Request  
Location: Old Hardy Place Road  
Map & Parcel: 74/9-011  
Present Zone: R-40

Mark & Dana Evans has filed the application with Bulloch County Zoning Department requesting a rezone from R-40 (Residential 40,000 sq.ft. lots) to AG-5 (Agricultural 5 acre lots) on approximately 14.86 acres. The intent of the rezone is to be able to have horses and cows on the property. The property is located on Old Hardy Place Road. Mark Evans was present at the meeting to make the presentation. He stated that he owns 15 acres of Bermuda pasture and he does not want to cut it up. He would like to have some horses and cows on the property. No one was present at the meeting to speak in opposition.

Motion was made to: Recommend approval of the rezone request.

Motion made by: Wade Hodges and seconded by Andy Hart.

Vote: Unanimous vote in favor of the motion.

This will be heard by the Board of Commissioners on May 3, 2005 at 6 p.m.

Public Hearing Item **9**:

Applicant: Simuel Young  
Re: Rezone Request  
Location: Williams Road  
Map & Parcel: 74/30  
Present Zone: AG-5

Simuel Young has filed the application with the Bulloch County Zoning department requesting a rezone from AG-5 (Agricultural 5 acre lots) to R-25 (Residential 25,000 sq.ft. lots) on approximately one (1) acre. The intent of the rezone is to divide the property in half and build another residence. The property is located on Williams Road. Simuel Young was present at the meeting to make the presentation. He stated that he would like to utilize and beautify the area and build another house. He feels it would bring in revenue for the utility companies. The house is to one side of the one acre. Cheryl Tatum told Mr. Young that he needed to check with the Health Department concerning the size of the lot and if they would allow a septic tank to be put in. Mr. Young stated that he would.

Motion was made to: Recommend approval of the rezone request.

Motion made by: Ernest Lee and seconded by Gene Rogers.

Vote: Unanimous vote in favor of the motion.

This will be heard by the Board of Commissioners on May 3, 2005 at 6 p.m.

Public Hearing Item **10**:

Applicant: G. Terrell Beasley Estate  
Re: Rezone Request  
Location: Burkhalter Road and Josh Hagin  
Map & Parcel: 107/14  
Present Zone: AG-5

Don Marsh, as agent for the G. Terrell Beasley Estate, has filed the application with the Bulloch County Zoning department requesting a rezone from AG-5 (Agricultural 5 acre lots) to R-3 (Multi-Family District) on approximately six (6) acres out of a 245.79 acre parcel. The intent of the rezone is to develop a multi-family gated community. The property is located on Burkhalter Road and Josh Hagin Road. Paul Beasley was present at the meeting to make the presentation. He stated that Josh Hagin Road was up for paving. They own most of the property in front of and across the road and they are willing to do whatever it takes for the recommendations. Merville Cumberbatch stated that he is not against progress or development but he feels that this will be apartments. He lives in Berkshire, which is directly across the road, and Berkshire and the other developments in the area are single family. There would be a lot of noise and congestion and there is the risk that the economy could go south and in turn have to rent to lower income families. Abe Glover stated that he has no objections to the request and that he just wants the road paved. Delores Beasley Joyner stated that she wants the road paved. She thinks paving is more important than any building. Paul Beasley stated that this will be townhouses. They are hoping to cater to young professionals. It will also be a gated development and no one can see in or out. He feels it would be an

improvement to the area. He is working with the county on moving the stop signs to help with the traffic. Mr. Merville stated that being gated does not reflect who is in it. He stated that it is less likely that the person living there will feel a sense of responsibility to the property. He would like for a condition to be put on the type of person who moves in.

Motion was made to: Recommend approval of the rezone request  
with the following conditions:

1. A traffic impact study performed by qualified personnel shall be provided at the time of sketch plan application that shall include the following information
  - A total number of AM (7:30-8:30) and PM (5:00 -6:00) trips generated.
  - A 24 hour directional traffic count at the access point and at the intersection of Pretoria Rushing and Burkhalter Road.
  - Address the need for safety improvements such as shoulder widening, signalization and signage.
  - Whether the roadway segments serving the development is designed to meet the demand for the proposed use.
2. The setback on the left side shall be increased to 25 foot instead of the 20 foot shown on the plan.
3. The well shall be moved between Lots 6 & 7 (the entire radius) to allow for future intersection changes at Burkhalter and Josh Hagin Road.

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

Vote: Unanimous vote in favor of the motion.

This will be heard at the Board of Commissioners on May 3, 2005 at 6 p.m.

Public Hearing Item **11**:

Applicant: John Lavender  
Re: Rezone Request  
Location: Pulaski Hwy.  
Map & Parcel: MS09/5  
Present Zone: R-2 & MHP

John Lavender has filed the application with the Bulloch County Zoning department requesting a rezone from R-2 (Two Family Residential) and MHP (Mobile Home Park) to R-3 (Multi-Family District) on approximately 6.0 acres out of a 20.2 acre parcel. The intent of the rezone is to build 10 (2 unit) townhouse buildings (20 units) on the property. The property is located on Pulaski Hwy. and Pulaski Point Drive. John Lavender was present at the meeting to make the presentation. He stated that there will be 10 townhomes and he would like to sell each half of the duplex. There will be approximately 1350 sq.ft. on each side and have 2 to 3 bedrooms. They will all be brick and he is in agreement with all the recommendations from staff. James Greer stated that he lives in Pulaski Pointe and he is concerned with having rental units in the area. He is also concerned with the entrance road to the new development. Mr. Lavender stated that all the units will be accessed from interior roads in Pulaski Point. Mr. Greer stated that he does not want that because that makes the new development part of Pulaski Point. Cheryl Tatum stated that the reason the access roads are on the interior roads is because of a safety issue. Having the entrance from Pulaski Hwy. would cause more curb cuts and in turn more accidents. Mr. Greer stated that the people of the community do not want that. Mr. Lavender stated that each townhome would range in cost from \$110,000 to \$115,000 which is in line

with the costs of the homes in Pulaski Point. He stated he can't control who lives in there or if they will be renting or not. Robert Dhrberg agrees with the neighbors. He just moved into the area and it feels like family to him. He is also concerned with rental units. He does not want to see that. Mr. Lavender stated that under the staff recommendations, there is a condition that talks about requiring a landscape buffer. The new development will be totally surrounded and separated from Pulaski Point. There is also going to be a 60ft. road reserved for future paving. Mr. Greer stated that he is still concerned with the entrance. Tom Couch asked what the road frontage was on the highway. Mr. Lavender stated that it was probably 375ft.

Motion was made to: Recommend approval of the rezone request

with following conditions:

1. A side yard setback of 25 foot is required.
2. A planted buffer according to the regulations found in Section 407 of the Bulloch County Zoning Ordinance shall be followed. These buffers must be established and approved prior to the issuance of any building permits. The buffers should be placed at the following locations:
  - Along Pulaski Highway.
  - The side property line adjacent to Lot # 1.
  - Along Pulaski Point Drive.

Motion made by: Wade Hodges and seconded by Andy Hart.

Vote: Unanimous vote in favor of the motion.

This will be heard by the Board of Commissioners on May 3, 2005 at 6 p.m.

Public Hearing Item **12**:

Applicant: Nell Ferrell and Kevin Creasy  
Re: Conditional Use Request  
Location: Hwy. 301 South  
Map & Parcel: 77/10-001 (Parcel B)  
Present Zone: HC

Jerry Jennings, as agent for Nell Ferrell & Kevin Creasy, has filed the application with the Bulloch County Zoning department requesting a conditional use permit to allow a retail center and a home center to be put on the property. They are also requesting a conditional use permit to allow multiple uses on one parcel of land. The property consists of approximately 3.0 acres and is located on Hwy. 301 South. Jerry Jennings was present at the meeting to make the presentation. He stated that he would like to put in a retail center. Tom Couch stated that there are some changes in the staff recommendations. Number 14 should be deleted and in #2, intersection improvements shall be paid by the developer should be added.

Motion was made to: Recommend approval of the conditional use

request with the following conditions:

- 1) A minimum of two (2) -8 cubic yard containers, located on a concrete pad with truck access, will be required for solid waste disposal.
- 2) DOT review is pending. All requirements set forth by the GADOT shall be followed. Also, intersection improvements that are recommended by the DOT shall be performed and the cost borne by the developer.
- 3) All driveway aprons, service areas, and primary parking shall be paved.

- 4) If approved, off-street loading area shall be located in the rear of the building and be installed so that it does not reduce the amount of parking spaces required by the ordinance and any such area laying within 100 feet of a public street shall be screened as specified by County Code Section 407 of the Bulloch County Zoning Ordinance.
- 5) Fire lanes are required in the front of the building.
- 6) A curb cut at a 180 degree angle with Langston Chapel Road would be required.
- 7) For aesthetics purposes all front and sides shall be brick, stucco or masonry.
- 8) There shall be one freestanding sign to identify the name of the shopping center and the businesses shall be in uniform construction quality of the building facades. All wall and canopy signs shall be consistent with the scale and design of the building.
- 9) Contact the County Emergency Management Director prior to construction to verify any storage of hazardous wastes, if any.
- 10) During and after construction, the driveway entrance and exit must be stabilized with either gravel or pavement.
- 11) Prior to construction the County Road Department should be consulted about proper safety signage along right-of-ways approaching the property.
- 12) All screening required shall meet the requirements of Section 407 of the Bulloch County Zoning Ordinance.
- 13) There shall be one parking space for each 200 square feet of gross floor area.
- 14) Given the level of proposed impervious surfaces, if approved, the developer shall submit drawings and data by a certified engineer showing the proposed storm drainage system to be used for the site including outlets structure and detention areas.

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

Vote: Unanimous vote in favor of the motion.

This will be heard by the Board of Commissioners on May 3, 2005 at 6 p.m.

Public Hearing Item **13**:

Applicant: Ashley & Pam Milton  
Re: Rezone Request  
Location: Bryan Court (off of Cody Lane)  
Map & Parcel: 123/29D  
Present Zone: AG-5

John Dotson, as agent for Ashley & Pam Milton, has filed the application with the Bulloch County Zoning department requesting a rezone from AG-5 (Agricultural 5 acre lots) to R-40 (Residential 40,000 sq.ft. lots) on approximately 6.35 acres. The intent of the rezone is to build three new rental homes. The property is located on Bryan Court off of Cody Lane. John Dotson was present at the meeting to make the presentation. He stated that they would like to build an additional three houses to rent or sell. There will be a 60ft. road and they will have their own septic and drain field. Mr. Dotson wanted to know why number one on the recommendations stated that they must have a 60ft. drainage easement. Mr. Couch stated that it should have just said easement. Mr. Dotson stated that they were okay with that. Mr. Couch stated that drainage should be deleted from the recommendation and reserved should be put in its place.

Motion was made to: Recommend approval of the rezone request  
with the following conditions:

1. An easement down the eastern most line of Lot #4 of 60 foot should be reserved for the County for future roadway changes.
2. The road shall be built to county standards.

Motion made by: Gene Rogers and seconded by Andy Hart.

Vote: Unanimous vote in favor of the motion.

This will be heard by the Board of Commissioners on May 3, 2005 at 6 p.m.

Public Hearing Item **14**:

Applicant: Andrea D. May  
Re: Variance Request  
Location: Hwy. 80 East  
Map & Parcel: MS97/95-001  
Present Zone: HC

Jeff May, as agent for Andrea May, has filed the application with the Bulloch County Zoning department requesting a variance to the front setback and height requirements for her business sign located on the property. The property consists of approximately 0.61 acres and is located on Hwy. 80 East. Jeff May was present at the meeting to make the presentation. He stated that they would like to modify the existing sign and put a horse on top. That makes the sign too tall and they would like to add a post in the front which will make them too close to the property line. Randy Newman stated that he needs to get an engineer to sign off on the horse being on top so he will know that it meets all the requirements for wind load, etc. Mr. May also requested that he stay within the fence perimeter and add the other post. He does not want to reverse the sign if at all possible.

Motion was made to: Approve the variance request with the following conditions:

1. DOT approval is required.

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

Vote: Unanimous vote in favor of the motion.

Public Hearing Item **15**:

Applicant: Mable Sanders  
Re: Conditional Use Request  
Location: Morgan Way  
Map & Parcel: MS69/3-009  
Present Zone: HC

Mable Sanders has filed the application with the Bulloch County Zoning department requesting a conditional use permit to allow multiple uses on one parcel of land. She would like to utilize an existing dance studio on the property. The property consists of approximately 1.01 acres and is located on Morgan Way. Cheryl Tatum stated that Ms. Sanders never asked for a dance studio. She has several violations on her property that she has not corrected. Mable Sanders was present at the meeting to make the presentation. She stated that she bought the property and developed Pinemount Subdivision. She had some of the property rezoned to commercial and she sold it to a convenience store. She stated that she has expanded the construction office and she also needed more warehouse space. She didn't plan for a dance studio and did not get a conditional use permit for multiple uses and multiple businesses. She went to get a sign permit and then found out that she was in violation. She then took the sign down according to Cheryl's wishes. Ms. Sanders stated that she does not object to what has to be done; only that it takes time and money. She has closed the dance studio and plans to conform to the rules. All conditions will be met before opening the dance studio. Randy Newman stated that she started construction without a permit on both additions. The dance studio was supposed to be office space. This did not just happen. It has been going on



Public Hearing Item **16**:

Applicant: Jerry Jennings  
Re: Sketch Plan Request  
Location: Carlton Road  
Map & Parcel: 25/4  
Present Zone: AG-5

Marlin Nevil, as agent for Jerry Jennings, has submitted a sketch plan request for his property located on Carlton Road. He is wanting to divide 40 acres into 9 separate parcels. The property is located on Carlton Road. Jerry Jennings was present at the meeting to make the presentation. Cheryl Tatum stated that Mr. Jennings needs to get an agreement about 911 addressing and who to call since the property is split between two counties. Tom Couch suggested that he get in touch with Ted Wynn. Mr. Jennings stated that he is planning on pulling the ditches and putting in 6 inch rock base and would like to ask for a variance to the paving of the road that short of a distance. Ms. Tatum stated that he would have to come back and ask for that because it would have to be advertised like normal and it would also be heard at the Board the Commissioners meeting.

Motion was made to: Approve the sketch plan request with the following conditions:

1. An intergovernmental agreement will be required prior to final plat approval.  
This agreement shall set forth requirements regarding 911 addressing and emergency response.

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

Vote: Unanimous vote in favor of the motion.

Public Hearing Item **17**:

Applicant: Jeff Pope  
Re: Sketch Plan Request  
Location: Aaron Station Road  
Map & Parcel: 6/45  
Present Zone: AG-5

Jeff Pope has submitted a sketch plan request for his property located on Aaron Station Road. He is wanting to divide 90.6 acres into 10 separate parcels. This will be known as Jeff Pope Subdivision. Wayne Deloach was present at the meeting to make the presentation. He stated that they meet all the guidelines and agree to the conditions. This property is scheduled for an auction on May 21<sup>st</sup>. They cannot give a 40 ft. easement on the east side because they don't own that anymore.

Motion was made to: Approve the sketch plan request with the following conditions:

1. A 40 foot easement shall be reserved along the west side of Aaron Station Road for the proposed future paving.

Motion made by: Wade Hodges and seconded by Andy Hart.

Vote: Unanimous vote in favor of the motion.

Public Hearing Item **18**:

Applicant: Kevin Boyd  
Re: Sketch Plan Request  
Location: Coley Boyd Road  
Map & Parcel: 61/13-001  
Present Zone: R-25

John Dotson, as agent for Kevin Boyd, has submitted a sketch plan request for his property located on Coley Boyd Road. He is wanting to divide 15.13 acres into 18 separate parcels. John Dotson was present at the meeting to make the presentation. He stated that this property was recently rezoned and this is the next step in the process. The owners are in the process of cleaning up the property as per the conditions in the rezone.

Motion was made to: Approve the sketch plan request with the following conditions:

1. Only one (1) curb cut will be allowed for every two (2) residences.
2. Only stick built homes and modular homes would be allowed.
3. A dry hydrant with a 30 foot access easement should be placed on either Lot 1 or Lot 2.
4. All code violations on Kevin Boyd's property are to be cleared up and approved by the Zoning Administrator prior to final plat approval.

Motion made by: Andy Hart and seconded by Wade Hodges.

Vote: Unanimous vote in favor of the motion.

Public Hearing Item **19**:

Applicant: Myrtle Wallace  
Re: Sketch Plan Request  
Location: Burkhalter Road  
Map & Parcel: 93A/1  
Present Zone: R-25

Charles Maxwell, as agent for Myrtle Wallace, has submitted a sketch plan request for her property located on Burkhalter Road. She is wanting to divide 22.86 acres into 26 separate parcels. This will be known as Southern Towers Subdivision. John Dotson was present at the meeting to answer any questions.

Motion was made to: Approve the sketch plan request.

Motion made by: Gene Rogers and seconded by Andy Hart.

Vote: Unanimous vote in favor of the motion.

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

Motion was made to:       Adjourn the April 14, 2005 meeting of the Planning and Zoning Commission.

Motion made by:         Wade Hodges and seconded by Andy Hart.

Vote:                     Unanimous vote in favor of the motion.

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Eugene Brown, Chairman

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Jeanne Anne Marsh, Secretary