

Bulloch County Planning & Zoning Commission

Minutes of the July 14, 2005 Meeting of the Planning & Zoning Commission

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

Planning & Zoning Commission Present:

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

Commissioners Not Present: Eugene Brown

Staff Present:

Zoning Administrator:	Cheryl Tatum
Zoning Administrative Assistant:	Melissa Sellers
County Staff Attorney:	Jeff Akins

The first item on the agenda was the minutes from the June Planning and Zoning Commission meeting. One change was made on Item #5. Wade Hodges made the motion and not Dick Hilde. A motion was made by Jeanne Anne Marsh and seconded by Ernest Lee to accept the minutes from the June 9, 2005 Planning & Zoning Commission meeting with the noted correction. The vote was unanimous in favor of the motion.

Public Hearing Item **1**:

Applicant: Mary McCound Estate
Re: Variance Request
Location: Hwy. 46
Map & Parcel: 188/2
Present Zone: AG-5

The Mary McCound Estate has filed the application with the Bulloch County Zoning Department requesting a variance to allow two flag lots side by side with less than 500ft. of road frontage. The property consists of approximately 18.82 acres and is located on Hwy. 46. Evalena Hoskins was present at the meeting to answer any questions. She stated that she came before the board several months ago for a rezone request and did not know at that time that she would need a variance approved. No one was present at the meeting to speak in opposition.

Motion was made to: Approve the variance request.

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

Vote: Unanimous vote in favor of the motion.

Public Hearing Item 2:

Applicant: Sandra McCorkle
Re: Rezone Request
Location: Hwy. 67
Map & Parcel: 111/10
Present Zone: AG-5

Dan McCorkle, as agent for Sandra McCorkle, has filed the application with the Bulloch County Zoning Department requesting a rezone from AG-5 (Agricultural 5 acre lots) to HC (Highway Commercial). The intent of the rezone is to expand the existing business. The property is located on Hwy. 67 and consists of approximately 7.0 acres. Dan McCorkle was present at the meeting to make the presentation. He stated that his intentions are to expand the existing business. He needs a bigger office and he would like to put another model home on the property. He stated that he has spent a lot of money making the area more attractive and he will continue to make it a nice entrance into Statesboro from the interstate. No one was present to speak in opposition.

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 Hwy. 67.
 - 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. DOT approval is required.
 3. All driveway aprons, service areas, and primary parking shall be paved.
 4. During and after construction, the driveway entrance and exit must be stabilized with either gravel or pavement.
 5. There shall be only one freestanding sign permitted. There shall be no other signage or advertising signs.

Motion made by: Wade Hodges and seconded by Jeanne Anne Marsh.

Vote: Unanimous vote in favor of the motion.

This will be heard by the Board of Commissioners on August 2, 2005 at 6 p.m.

Public Hearing Item **3**:

Applicant: Dan & Sandra McCorkle
Re: Rezone & Variance Request
Location: Hwy. 301 South (Oakwood S/D Lot #3)
Map & Parcel: 62C/13-001
Present Zone: AG-5 & HC

Dan & Sandra McCorkle have filed the application with the Bulloch County Zoning department requesting a rezone from AG-5 (Agricultural 5 acre lots) to R-15 (Residential 15,000 sq.ft. lots) on approximately 0.34 acres. The intent of the rezone is to allow the construction of a residential dwelling on the property. They are also requesting a variance to the lot size requirement. The property is located on Hwy. 301 South in Oakwood Subdivision on Lot #3. Dan McCorkle was present at the meeting to make the presentation. He stated that Oakwood Subdivision has been in existence for years and was recorded under the current lot size. He stated that he has already built a house behind this lot. When he bought the lot, he didn't realize that the zoning was split. He would like to build a single family residence on the property starting in the early \$100,000's. No one was present to speak in opposition.

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

Motion made by: Jeanne Anne Marsh and seconded by Gene
Rogers.

Vote: Unanimous vote in favor of the motion.

The rezone will be heard by the Board of Commissioners on August 2, 2005 at 6
p.m.

Public Hearing Item 4:

Applicant: Isiah Howard
Re: Variance Request
Location: Woodyard Lane
Map & Parcel: 163A/18C
Present Zone: AG-5

Isaiah Howard has filed the application with the Bulloch County Zoning Department requesting a medical hardship variance for his property located on Woodyard Lane. He would like for his brother-in-law, Willie Lawson, to move onto the property so he can help take care of him. The property consists of approximately 3.42 acres and is located on Woodyard Lane. Cheryl Tatum stated years ago, Mr. Howard came and asked for this same request. During all this time, Mr. Lawson has been in and out of the hospital and was not able to get the lights turned on in the mobile home so the permit became void. The building inspections department inspected the mobile home and told Mr. Lawson everything that needed to be repaired. After inspecting a second time, everything has been done and now they just need approval from the zoning board so they can obtain another mobile home permit and get the light turned on. Ms. Howard was present to answer any questions.

Motion was made to: Approve the variance request.

Motion made by: Jeanne Anne Marsh and seconded by Gene Rogers.

Vote: Unanimous vote in favor of the motion.

Public Hearing Item 5:

Applicant: William Roy Worthington
Re: Rezone Request
Location: Olliff Road
Map & Parcel: 62/17
Present Zone: AG-5

Dan McCorkle, as agent for William Roy Worthington, 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 36.5 acres. The intent of the rezone is to develop a residential subdivision. The property is located on both sides of Olliff Road off of Old Register Way. Dan McCorkle was present at the meeting to make the presentation. He stated that his business is building affordable priced homes for the public. His plan is to build more of these in a subdivision. He stated that he has no problem with the conditions. Jeff Akins stated that on condition number 1, developer's expense needed to be added. No one was present to speak in opposition.

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

1. A 60 foot right of way for the entire length of the subdivision shall be deeded to the county. Also, this portion of the road shall be paved at the developer's expense.

2. The access shown on the sketch closest to Olliff Road and Old Register Way should be eliminated. The interior road should instead come out onto Olliff Road.
3. No curb cuts on Old Register Way will be allowed.
4. Site built houses only.

Motion made by: Wade Hodges and seconded by Jeanne Anne Marsh.

Vote: Unanimous vote in favor of the motion.

This will be heard by the Board of Commissioners on August 2, 2005 at 6 p.m.

Public Hearing Item **6**:

Applicant: Rozina Shateen
Re: Variance Request
Location: Old River Road
Map & Parcel: 102C/21
Present Zone: AG-5

John Dotson, as agent for Rozina Shateen, has filed the application with the Bulloch County Zoning Department requesting a variance to the lot width requirements. She is wanting to reduce the lot width from 200ft. to 150ft. to allow access to the remaining property. The property consists of approximately 6.03 acres and is located on Old River Road. John Dotson was present at the meeting to make the presentation. He stated that her intent is to convey to her daughter some property and she will need to be able to access the back part of the property. No one was present at the meeting to speak in opposition.

Motion was made to: Approve the variance request.

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

Vote: Unanimous vote in favor of the motion.

Public Hearing Item 7:

Applicant: Joe B. Waters Estate
Re: Rezone Request
Location: Emit Deal Road and Westside Road
Map & Parcel: 60/24 & 25
Present Zone: AG-5

John Dotson, as agent for the Joe B. Waters Estate, 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 4.17 acres. The intent of the rezone is to divide the property into two parcels. The property is located on Westside Road and Emit Deal Road. John Dotson was present at the meeting to make the presentation. He stated that the two brothers want to divide the property into two parcels. Mr. Dotson stated that the staff recommended a rezone to R-80 but the brothers had a specific way they wanted to divide the property between them. The only way to accomplish that was to ask for R-40. No one was present to speak in opposition.

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

- 1) Curb cuts will only be allowed on Emit Deal Road.

Motion made by: Jeanne Anne Marsh and seconded by Wade
Hodges.

Vote: Unanimous vote in favor of the motion.

This will be heard by the Board of Commissioners on August 2, 2005 at 6 p.m.

Public Hearing Item **8**:

Applicant: George Bridges
Re: Rezone Request
Location: Black Creek Church Road
Map & Parcel: 137/14
Present Zone: AG-5

Colleen Bridges, as agent for George Bridges, has filed the application with the Bulloch County Zoning Department requesting a rezone from AG-5 (Agricultural 5 acre lots) to R-2 (Two Family Residential) on approximately 60,000 sq.ft. out of a 7.26 acre parcel. The intent of the rezone is to remove the existing mobile homes and develop duplexes. The property is located on Black Creek Church Road. Cheryl Tatum stated that the property was recently in violation but they have since cleaned everything up. George Bridges was present at the meeting to make the presentation. He stated that the property is in bad shape and he would like to clean it up. There are some old run down mobile homes that he would like to remove and replace with some stick built duplexes. He has already removed the old cars from the property and cleaned up the rest of the mess. He stated that he hopes to make some retirement money by building the duplexes. Mr. Bridges stated that the property belonged to his mother and it was never taken care of properly. Jeanne Anne Marsh asked why he was asking for R-2. She felt that was a stretch for the area. Mr. Bridges asked if she had any other suggestions. He said there is an existing septic tank on the property that he hopes to utilize. Ms. Marsh stated that anything less than R-40 in an area like this has not been approved. Mr. Bridges stated that the existing septic tank is not far enough apart to utilize for a single family residence. That's why he was

hoping for four duplexes. He stated that he is prepared to make any changes with the septic if he needs to. He said that the property is an eye sore now with the mobile homes. He currently has two mobile homes rented and it is very expensive to keep up the other one. Ms. Marsh asked if there was anything that would qualify because R-40 has been denied before and this request was for R-2. She suggested that the commission table the request until the Bridges could explore other avenues. Mr. Bridges stated that one house as opposed to four would not be feasible for them. He feels it would be a good asset to the community and the high school is only one mile down the road. No one was present to speak in opposition.

Motion was made to: Recommended denial of the rezone request.

Motion made by: Wade Hodges and seconded by Jeanne Anne Marsh.

Vote: Unanimous vote in favor of the motion.

This will be heard by the Board of Commissioners on August 2, 2005 at 6 p.m.

Public Hearing Item **9**:

Applicant: Frederick & Linda Joyner
Re: Variance Request
Location: Henry Futch Road
Map & Parcel: 98/36
Present Zone: AG-5

Frederick and Linda Joyner have filed the application with the Bulloch County Zoning Department requesting a variance to the lot width requirements at the building setback line. She is requesting one lot to be 125ft. wide and the other lot to be 156ft. wide. She would like to be able to deed her brother some property with less than 200ft. of road frontage. The property consists of approximately 8.05 acres and is located on Henry Futch Road. Linda Joyner was present at the meeting to make the presentation. She stated that when zoning came in effect, she already owned two homes on the property. There is a mobile home on the property that has been kept in excellent condition. She and her husband have a two story home and they would like to give her brother some land. She stated that she had a brother to die and they could not find his will. They do not want that to happen when they die. Ms. Joyner stated that they would like to build a smaller home. There is a septic tank on the property already that they would like to utilize. They would not be able to meet the frontage. Marlin Nevil stated that the Joyners need R-80 design criteria for the brother's part and to be able to build a house on the other lot. Ms. Joyner stated that it would be a hardship to have to go to the back of the property because they would have to dig a well and put in a new septic tank. Ms. Marsh asked

why they couldn't move the line and ask for a flag lot. Mr. Nevil stated that there is not enough room.

Motion was made to: Approve the variance request.

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

Vote: Unanimous vote in favor of the motion.

Public Hearing Item **10**:

Applicant: Roscoe Laircey
Re: Conditional Use Request
Location: Simons Road
Map & Parcel: MS17/38
Present Zone: AG-5

Hayden Horton with National Wireless Construction, as agent for Roscoe Laircey, has filed the application with the Bulloch County Zoning Department requesting a conditional use permit to allow the construction of a 195ft. monopole cellular tower. The property consists of approximately 2.88 acres and is located on Simons Road. Mr. Hilde presented a letter from National Wireless asking to table this request until next month.

Motion was made to: Approve the request to table until the August
11 Planning and Zoning meeting.

Motion made by: Jeanne Anne Marsh and seconded by Wade
Hodges.

Vote: Unanimous vote in favor of the motion.

Public Hearing Item **11**:

Applicant: David Kea
Re: Variance Request
Location: Arcola Road (Tupelo Landings)
Map & Parcel: 153/29-011
Present Zone: AG-5

David Kea has filed the application with the Bulloch County Zoning Department requesting a variance to the front setback requirements. He is requesting to be approximately 70.5 feet from the front property line rather than the required 100ft. The property consists of approximately 5.83 acres and is located on Arcola Road in Tupelo Landings. Cheryl Tatum stated that the staff made a mistake on this one. The property is located on a corner lot and the building inspector did not see that when he went out to do an inspection on the house. The house must meet front setbacks on both roads and not just one.

Motion was made to: Approve the variance request.

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

Vote: Unanimous vote in favor of the motion.

Public Hearing Item **12**:

Applicant: Liberty Properties
Re: Sketch Plan Request
Location: Old Groveland Road and Nevils Groveland
Map & Parcel: 99/6
Present Zone: AG-5

Marlin Nevil, as agent for Liberty Properties, has submitted a sketch plan request for their property located on Old Groveland Road and Nevils Groveland Road. They are wanting to divide 127.7 acres into 22 separate parcels. This will be known as "Old Groveland Hill Subdivision". Marlin Nevil was present at the meeting to make the presentation. He stated that this property is dissected by Old Groveland Road and has been a timber tract for years. There will be restrictive covenants for stick built homes and modular homes only. No livestock or mobile homes will be allowed. The developers will review each home as they are built. Mr. Nevil also stated that all road frontage is paved. He asked the commission if joint drives could be an option. He also stated that they have no problem with the condition about the dumpster site.

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

- 1) Lots 10 & 11 should access Old Groveland Road.
- 2) Shared driveways shall be installed and this will have to be approved by the County Engineer.
- 3) One (1) acres should be donated for the purpose of Solid Waste Recycling Center.

This acre needs to be as close to the intersection of Old Groveland Road and Nevils Groveland Road as possible. This will help improve the aesthetics of the property.

Motion made by: Jeanne Anne Marsh and seconded by Wade Hodges.

Vote: Unanimous vote in favor of the motion.

Public Hearing Item **13**:

Applicant: Mary Lee Rogers
Re: Sketch Plan Request
Location: Hwy. 119
Map & Parcel: 195/2
Present Zone: AG-5

Thomas Lewis, as agent for Mary Lee Rogers, has submitted a sketch plan request for her property located on Hwy. 119. She is wanting to divide 80.34 acres into 5 separate parcels. Thomas Lewis was present at the meeting to make the presentation. He stated that all of the property is in a family and she would like to build. No one was present to speak in opposition.

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

- 1) Approval by the GADOT, for access to the property.

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

Vote: Unanimous vote in favor of the motion.

Public Hearing Item **14**:

Applicant: Greg & Bryan Howze and Alan K. Johnson
Re: Sketch Plan Request
Location: Zettwell Road and Five Chop Road
Map & Parcel: 134/9C
Present Zone: R-80

Joey Maxwell, as agent for Gregg and Bryan Howze and Alan K. Johnson, has submitted a sketch plan request for their property located on Zettwell Road and Five Chop Road. They are wanting to divide 214 acres into 89 separate parcels. This will be known as "Windmill Plantation Subdivision". Joey Maxwell was present at the meeting to make the presentation. He stated that they accidentally left off the wetlands on the sketch. They don't really agree with the GIS. He stated that the wetlands are currently under delineation and will be submitted to the staff when they are back. They also have no problem with the conditions from staff.

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

- 1) No access to Five Chop Road will be allowed.
- 2) A cul-de-sac shall be provided adjacent to lots 17 & 18.
- 3) The interior roads should be aligned to provide four way intersections rather than offsets. (The road between lots 62 & 63 in line with the road between lots 34 & 39).

- 4) *Traffic study performed by a licensed engineer would be required prior to preliminary plan application consisting of:
 - a. An estimate of total number of AM (7:30-8:30) and PM (5:00-6:00) peak hour trips
 - b. A 24 hour directional traffic count on a typical weekday
 - c. Assess the need for a decel lane and taper using GADOT standards where the expense of any such improvements shall be borne by the developer.
- 5) Site built homes only.
- 6) All wetlands shall be shown on the sketch plan.

Motion made by: Jeanne Anne Marsh 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 July 14, 2005 meeting of the Planning
and Zoning Commission.

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

Vote: Unanimous vote in favor of the motion.

Eugene Brown, Chairman
(Not present to be able to sign)

Dick Hilde, Vice-Chairman

Jeanne Anne Marsh, Secretary