



Bulloch County Departmental Review Planning and Zoning Commission

Meeting Date: Thursday, April 13, 2006

App. #: SP2006-041

Item #: 14

Sketch Plan

Applicant:	Rolando T Parrondo	Current Zoning:	R-2
Application Type:	Sketch Plan	Requested Zoning:	
Location:	2313 OLD RIGGS MILL	Current Use:	Agriculture
Map and Lot #:	047 000011 000	Requested Use:	Two Family Dwellings
Development Name:	Crossway Cottages	Adjacent Use:	Residential
Acres in Request:	17.84	Futures Land Use:	AG
# of Existing Lots:		Fire District\Distance:	Register/4 Miles
# of Potential Lots:	20	EMS Distance:	8 Miles
Adjacent Zoning:	AG-5	Elem\Middle\High School:	LC; LC; SHS

Purpose of Zoning Application:

Jim Anderson, as agent for, Rolando Parrondo, as submitted a sketch plan with the Bulloch County Zoning Department . The property is located on Old Mills Rd and consist of 17.84 acres and there would be 20 lots.

Directions to Property:

On the Northeast side of Old Riggs Mill Rd & on the Northwest side of Beaver creek Lane at the intersection.

PLANNING COMMENTS:

Jim Anderson, as agent for Roland Parrondo, has submitted a sketch plan application for this property. **The applicants propose to divide this property into 20 parcels which could result in a maximum of 40 dwellings units.** The existing parcel is currently vacant.

The **future land use map** contained in the Bulloch County Joint Comprehensive Plan indicates that **the property would be appropriate for agricultural and forest.**

The **existing land use pattern** indicates that there are residential uses at adjacent and nearby properties.

Property values for adjacent properties may be enhanced by the proposed development provided aesthetics restrictions are placed in private deed covenants, and, if enforcement of County land use and property maintenance regulations is applied. However, failure to enforce any property standards is likely to result in stagnant or lower property values.

No negative **environmental impact is** anticipated from the proposed development. Any future construction improvements should follow soil erosion and sedimentation control practices. Any future installation of septic tanks must meet state and federal regulations.

The development appears to be **consistent with the spirit and intent of the Zoning Ordinance.**

WATER/SEWER IMPACT:

All properties are subject to on-site water supply and septic tank installation approval as required by the County Health Department. These lots will have to be connected to the existing water system which meets fire flow requirements.

FIRE SERVICE:

Fire service is available within 10 minutes from the Fair Road Fire Department with back up from the Register Volunteer Fire Department. No additional resources are required.

TRAFFIC IMPACT:

The capacity and general condition of the roads accessing the proposed development is good. Old Riggs Mill Road is a county paved road. According to ITE trip generation estimates, the proposed number of lots would generate 390 trip ends per day.

Access to the development is available from county paved road. Entry and exit from the proposed development is may potential traffic conflicts because of the proximity of access to Beaver Creek Lane along the southeast portion of the development. The potential impact of additional traffic upon the existing transportation network within the vicinity is not likely to be significant, except in combination with Mr. Parrando's proposed development further up Old Riggs Mill Road.

SCHOOL IMPACT:

No significant impact is expected. However, a measurable impact of 0.12 students per household is expected on the Langston Chapel-Statesboro district system **resulting in a minimum of 4.8 new students at build out.**

PARKING, ROAD AND DRAINAGE IMPACT:

The sketch plan in consideration of the scale of the development would not create a significant road, parking or drainage infrastructure 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. Curb cuts should be minimized.

E-911 AND EMERGENCY MANAGEMENT IMPACT:

A street address 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 ten 10 minutes or less. However, depending on patrolling patterns and the location of deputies at a given time, this response may be greater or lesser. No additional resources (capital or labor) are needed to serve this development at this time.

SOLID WASTE:

No impact expected.

ENVIRONMENTAL IMPACT:

No impact is expected. However, any wetland mitigation or preservation measures should be taken according to state and federal requirements.

FINAL STAFF RECOMMENDATIONS:

The subject property does appear suitable for the proposed development. The property provides a reasonable economic use as currently zoned.

No overload or major change is expected on public services as the mere result of the development. Prior to approval of construction permits, a site development plan addressing the issues in this report should be submitted to the County Zoning Administrator.

The staff recommends approval of the sketch plan with the following conditions:

- 1) To facilitate traffic flow on Old Riggs Mill Road during peak periods and proper spacing for right turns into the development between the proposed road and Beaver Creek Lane, installation of an improved 90 foot right-turn approach taper with a nine-foot offset and lane separation stripe shall be required.**
- 2) To minimize the impact for existing residents in Beaver Creek Subdivision, the developer shall install a solid opaque fence or a ten foot vegetative landscape buffer along the length of Beaver Creek Lane extending to proposed Lot #11 with an average minimum height of six (6) feet at installation. The landscaping requirement can be accomplished by: a) installing a landscaped berm and/or evergreen hedge combination; or, b) installing non-ornamental canopy trees (maple, dogwood, oak, etc.) with a minimum 4" caliper spaced 75' off center**

with evergreen hedges capable of growing up to 30" at maturity. The buffer shall be approved by the Zoning Administrator.

- 3) To enhance access management, all proposed lots should face to the internal roads within the subdivision. Driveways along Old Riggs Mill Road or Beaver Creek Lane from any building lot in the proposed subdivision will be prohibited.**

Participants:

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

