

Bulloch County Departmental Review Planning and Zoning Commission

Meeting Date: Thursday, June 14, 2007

App. #: RZ2007-047

Item #: 10

Re-Zoning

Applicant:	Richard P Cannon	Current Zoning:	AG-5
Application Type:	Re-Zoning	Requested Zoning:	R-80
Location:	LEM LANIER ROAD	Current Use:	Agriculture
Map and Lot #:	097 000022 000	Requested Use:	Manufactured Home
Development Name:		Adjacent Use:	Agricultural; scattered houses
Acres in Request:	6.26	Futures Land Use:	Farmland Preservation
# of Existing Lots:		Fire District\Distance:	Nevils/2 miles
# of Potential Lots:	2	EMS Distance:	17 miles
Adjacent Zoning:	AG-5	Elem\Middle\High School:	Nevils/SEB/SEB

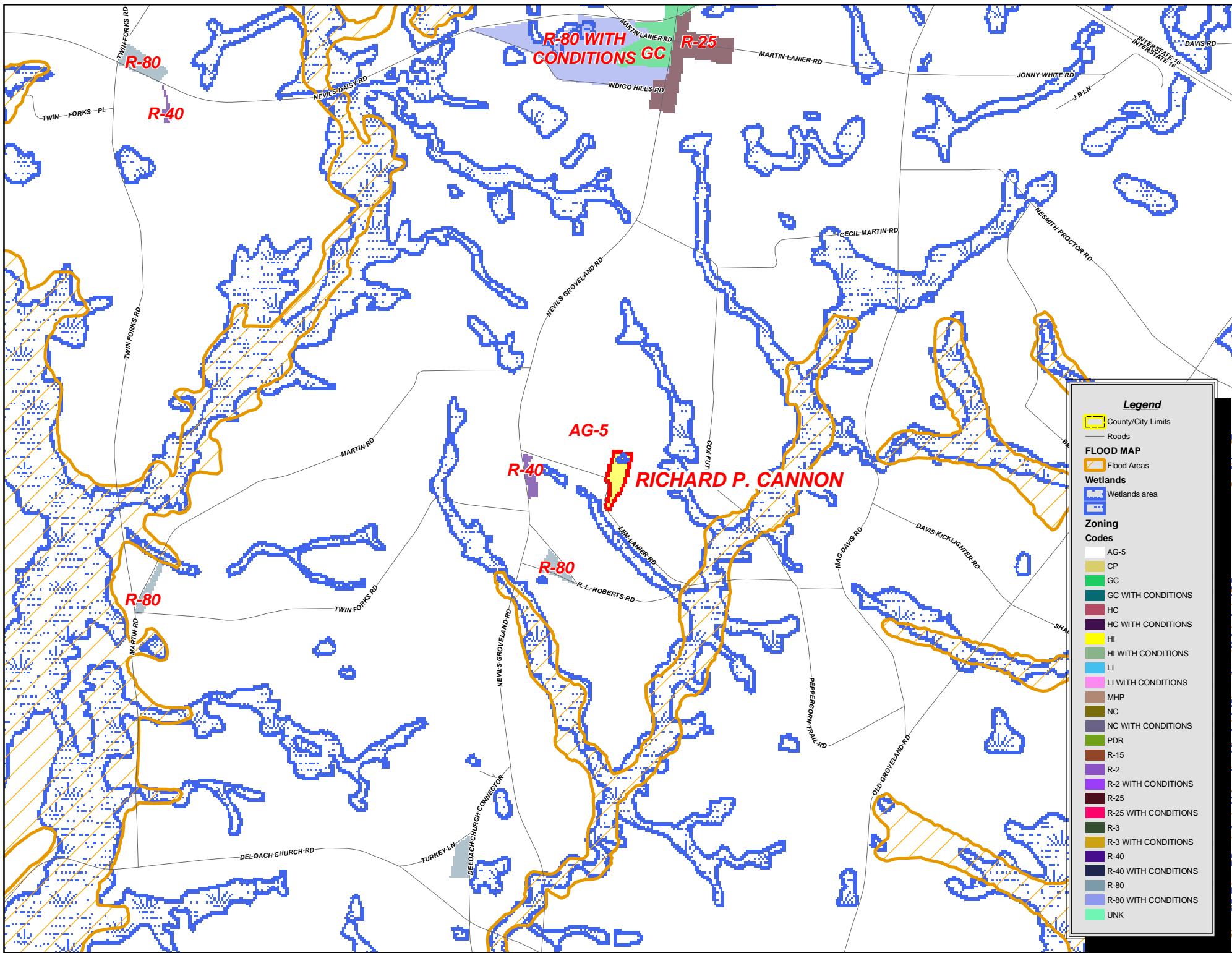
Purpose of Zoning Application:

Richard Cannon submitted an application requesting a rezone from AG-5 to R-80 (residential 80,000 square feet). The intent is to divide the property into 2 parcels. The property consists of 6.26 acres and is located on Lem Lanier Road.

Directions to Property:

518 Lem Lanier Road-Highway 67 to Nevilles Denmark Road; take right; 4 way stop in Nevils take left and then left on Lem Lanier Road.

<u>Standard</u>	<u>Additional Information</u>
1. The existing uses and zoning of nearby property.	The existing uses are agricultural and scattered homes. The nearby zoning is AG-5, R-40 and R-80.
2. The suitability of the property for the proposed purpose or the availability of other land suitable for the proposed area.	The property is suitable for the proposed purpose.
3. The length of time the property has been vacant as zoned.	The property has been zoned AG-5 since November 4, 1994.
4. The extent to which the value of the property is diminished by the present zoning.	The property is not diminished by the present zoning.
5. The balance between the hardship on the property owner and the benefit to the public in not rezoning.	There could be a hardship if the request is not approved due to the fact the applicant will not have a place to reside.
6. The effect the proposed rezoning would have on the population density pattern, public service and facilities.	There should be minimum affect if the rezone is approved.
7. The extent to which the zoning decision is consistent with the comprehensive land use plan of the county.	The request is inconsistent with the land use plan of the county.
8. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.	There should not be any adverse affect on the existing uses of nearby properties.
9. Wether there are substantial reasons why the property cannot be used in accordance with existing zoning.	The property cannot have more than one residence as currently zoned.
10. Whether the change suggested is out of scale with the needs of the neighborhood or the county.	The changes is not out of scale for the needs of the neighborhood.
11. Any other factors relevant to balancing the interests in promoting public health, safety, morality, or general welfare against the rights of unrestricted use of property.	There should not be any other factors relevant to the balancing interest in promoting health and safety of the property.



R-80 WITH CONDITIONS GC

R-25

R-80

R-40

AG-5

R-40

RICHARD P. CANNON

R-80

R-80

STAFF REVIEW

APPLICANT: RICHARD CANNON

PLANNING COMMENTS

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

The change appears to be **consistent 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.**

The **future land use plan** recommends **farmland preservation.**

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.

FIRE SERVICE

Fire service is available 2 miles from the Nevils Fire Department.

TRAFFIC IMPACT

The capacity and general condition of the roads accessing the proposed development are fair. Lem Lanier Road is a county maintained dirt road.

SCHOOL IMPACT

No significant impact is expected on existing schools.

PARKING, ROAD, AND DRAINAGE IMPACT

The land contours are favorable to roads and positive drainage. There is not an estimated impervious surface calculation to lend itself to the need for drainage retention or storage on or off-site. There will not be drainage easements required either on-site or off-site. There is not any paving or resurfacing needed on connecting roads to sustain capacity at the current time.

E-911 AND EMERGENCY MANAGEMENT IMPACT

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

LAW ENFORCEMENT IMPACT

Response time would be adequate. Response time from Bulloch County Sheriff's Department is 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.

ENVIRONMENTAL IMPACT

Development includes some wetland areas.

SOLID WASTE IMPACT

None expected on public services.

FINAL STAFF RECOMMENDATIONS

The staff recommends approval of the rezone request.

PARTICIPANTS

Tom Couch, County Manager; Andy Welch, County Planner; Randy Newman, Zoning Administrator; Jeff Akins, Staff Attorney; Ted Wynn, Public Safety Director and Bob Smith, Environmental Manager