

Bulloch County Departmental Review Planning and Zoning Commission

Meeting Date: Thursday, July 12, 2007

App. #: SP2007-067

Item #: 5

Sketch Plan

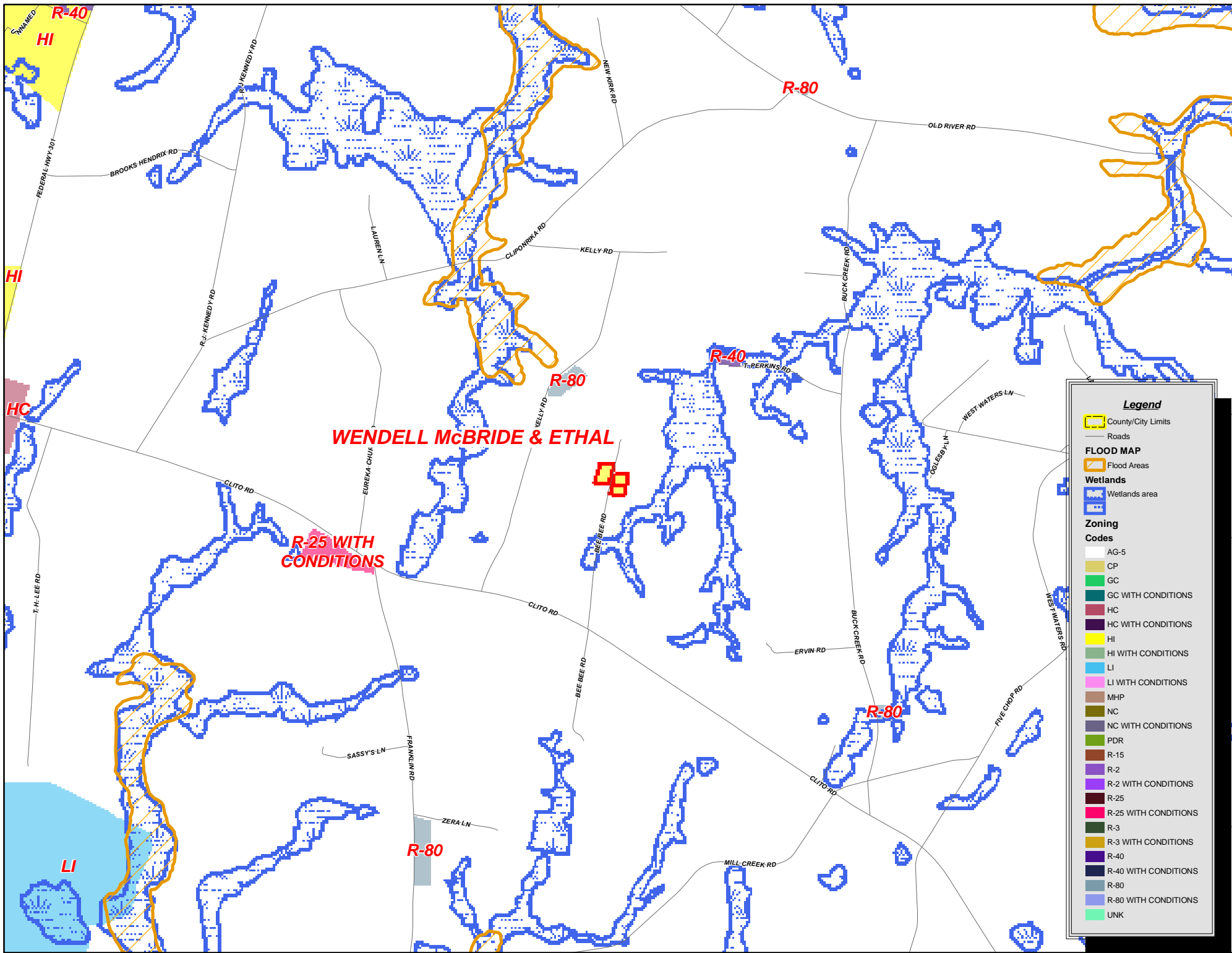
Applicant:	McBride Estate	Current Zoning:	
Application Type:	Sketch Plan	Requested Zoning:	
Location:	801 BEE BEE ROAD	Current Use:	
Map and Lot #:	119 000023 000	Requested Use:	
Development Name:		Adjacent Use:	Agricultural
Acres in Request:	9	Futures Land Use:	Farmland Preservation
# of Existing Lots:	1	Fire District\Distance:	Clito/3 miles
# of Potential Lots:	5	EMS Distance:	9 miles
Adjacent Zoning:	AG-5	Elem\Middle\High School:	MC/LC/SHS

Purpose of Zoning Application:

Wendell, Chester, Stanley, and Kenneth McBride and Debolla Wright submitted a sketch plan request. The intent of the request is to divide 9 acres into 5 parcels. The property originally consisted of 63 acres and is located on BeeBee Road.

Directions to Property:

Highway 301 north; right on clito; Beebee road crosses Clito; take Right on Clito and the property is at the end.



Legend

- County/City Limits
- Roads
- FLOOD MAP**
- Flood Areas
- Wetlands**
- Wetlands area
- Zoning Codes**
- AG-5
- CP
- GC
- GC WITH CONDITIONS
- HC
- HC WITH CONDITIONS
- HI
- HI WITH CONDITIONS
- LI
- LI WITH CONDITIONS
- MHP
- NC
- NC WITH CONDITIONS
- PDR
- R-15
- R-2
- R-2 WITH CONDITIONS
- R-25
- R-25 WITH CONDITIONS
- R-3
- R-3 WITH CONDITIONS
- R-40
- R-40 WITH CONDITIONS
- R-80
- R-80 WITH CONDITIONS
- UNK

STAFF REVIEW

APPLICANT: **The McBride Estate**

PLANNING COMMENTS

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 result in stagnant or lower property values.

The change appears to be **inconsistent with the spirit and intent of the Zoning Ordinance.**

The Bulloch County Joint Comprehensive Plan indicates that the property would be appropriate for **farmland preservation.** The change would be **inconsistent with the Future Land Use Plan.**

There is no evidence that the proposed change in use will **injure or detract from the neighborhood.**

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.

TRAFFIC IMPACT

The capacity and general condition of the roads accessing the proposed development is fair. BeeBee Road is a dirt road.

SCHOOL IMPACT

Minimal impact is expected on existing schools.

PARKING, ROAD AND DRAINAGE IMPACT

Currently all drainage is natural with no known man-made improvements to the existing development other than roadside drainage ditches and culverts. The access way/driveways to the site should have property roadside drainage measures.

E-911 AND EMERGENCY MANAGEMENT IMPACT

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

LAW ENFORCEMENT IMPACT

Response time from Bulloch County Sheriff's Department is approximately 15 minutes. However, depending on patrolling patterns and the location of deputies at a given time, this response may be greater or lesser.

FINAL STAFF RECOMMENDATION

The subject property does **not appear suitable** for the proposed change to allow for residential use on the property. The property provides a reasonable economic use as currently zoned.

No overload or major change is expected on public services, such as schools, as the mere result of a rezone approval for the district/zone boundary.

Staff recommends approval of the sketch plan request.