



Bulloch County Departmental Review Planning and Zoning Commission

Meeting Date: Thursday, March 09, 2006

App. #: SP2006-007

Item #: 11

Sketch Plan

Applicant:	Southern Links Golf Club Inc	Current Zoning:	R-25
Application Type:	Sketch Plan	Requested Zoning:	
Location:	1031 GOLF CLUB ROAD	Current Use:	Country Club
Map and Lot #:	093C000001 000	Requested Use:	Single Family Dwelling
Development Name:	Southern Links Golf Club Phase I	Adjacent Use:	Res,ag
Acres in Request:	4.4	Futures Land Use:	AG, res, forest
# of Existing Lots:	1	Fire District\Distance:	Fair Road/7
# of Potential Lots:	6	EMS Distance:	10
Adjacent Zoning:	R-2, AG-5, R-40, R-8	Elem\Middle\High School:	LCES/LCMS/SHS

Purpose of Zoning Application:

Lamar Reddick, as agent for Southern Links Golf Club, has submitted a sketch plan request for their property located on Golf Club Road and Burkhalter Road. They want to divide 4.4 acres into 6 separate parcels. This item was tabled from last month's meeting.

Directions to Property:

Hwy. 67, right on Harville Road, right on Golf Club Road. will be on the left.

PLANNING COMMENTS:

Lamar Reddick, as agent for Southern Links Golf Club, Inc., has submitted a sketch plan application for this property. **The applicants propose to divide this property into 6 parcels.** The existing parcel is currently used as a portion of the golf course.

The **future land use map** contained in the Bulloch County Joint Comprehensive Plan indicates that **the property would be appropriate for agricultural, residential 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. No additional resources are required.

TRAFFIC IMPACT:

The capacity and general condition of the roads accessing the proposed development is good. Golf Club Road is a county paved road.

Access to the development is available from county paved road. Entry and exit from the proposed development is not likely to cause potential traffic conflicts. The potential impact of additional traffic upon the existing transportation network within the vicinity is not likely to be significant.

SCHOOL IMPACT:

No significant impact is expected.

PARKING, ROAD AND DRAINAGE IMPACT:

The sketch plan in consideration of the scale of the development would not create a significant traffic 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.

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.

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.

Participants:

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

