

PLANNING COMMENTS:

Wesley Parker, as agent for the applicants, has submitted a sketch plan application for this property. **The applicants propose to divide this property into 70 parcels for single-family housing.** 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 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.**

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 within 10 minutes from the Portal Department with back up from the Statesboro Fire Department. No additional resources are required.

TRAFFIC IMPACT:

The capacity and general condition of the road accessing the proposed development is good to fair. According to ITE trip generation estimates, the proposed number of lots would generate 683 trip ends per day. Pleasant Hill Road is a county paved road.

SCHOOL IMPACT:

A measurable impact of 0.12 students per household is expected on the Portal district system could **result in a minimum of 8 new students at build out.** This will be in addition to a similar impact expected on existing schools with the subdivision that has been recently been approved across the road.

PARKING, ROAD AND DRAINAGE IMPACT:

If individual units lots and units are deeded, then access and paking may be joint or individual depending on design. 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 proper roadside drainage measures.

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 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.

SOLID WASTE IMPACT:

None expected.

ENVIRONMENTAL IMPACT:

It cannot be determined if an environmental impact will occur without further study. There are wetlands present and the property is in a drainage basin. While the estimated impervious surface ratio may be in the 3% range, which is generally low, the additional run-off may have an impact. A hydrology study and implementation of proper NPDES stormwater measures should be considered, if approved at the proposed density.

FINAL STAFF RECOMMENDATIONS:

The subject property does not appear suitable for the proposed change to allow for residential subdivision on the property at the proposed density, unless certain conditions are applied. However, the property provides a reasonable economic use as currently zoned, and is expected to continue providing a reasonable economic use if the rezone is approved.

No overload or major change is expected on public services, as the mere result of a rezone approval for the district/zone boundary, provided that approved is granted with mandatory and/or optional conditions.

Provided below is a summary staff analysis of density impact of the proposed development.

Current Comprehensive Plan: Future Land Use Map					
Agricultural-Undeveloped (Future Land Use Map)			Gross density of 0.2 units per acre		
Current Zoning			AG-5: 0.2 units per acre		
Proposed Future Land Use Map					
Farmland-Preservation Area			Gross density of 0.2 units per acre		
Density Alternative Analysis					
Zoning	Gross Density (1)	Net Density (2)	Estimated Lot Yield: Maximum Gross Density	Estimated Lot Yield: Maximum Net Density	Net Lot Yield With Density Bonus 10%
AG-5	0.2 units per acre	0.2 units per acre	20	16	18
R-40 (Proposed)	0.918 units per acre	0.918 units per acre	109	70	77
R-80 (Alt.)	0.544 units per acre	0.544 units per acre	54	35	39
(1) Gross Density calculates total acreage less the estimated land needed for public dedication.					
(2) Net Density calculates total acreage less the estimated land needed for public dedication or areas which cannot be developed due to environmental constraints.					

The staff recommends denial of the request because of concerns about density, potential environmental impact and traffic impact concerns.

However, as a means to provide alternatives, and as an option to the developer, the staff would recommend approval for one of the following:

- 1) **An R-80 zoning district, and a 10% amenities bonus density, with mandatory conditions as attached.**

The following conditions shall be applied with either approved alternative:

- 1) **Should the R-80 alternative be approved to allow for residential development with an additional 10% bonus density to be granted, at least one of the following amenities shall be installed by the applicant:**

- a) A pedestrian sidewalk system within the development.
- b) A streetscape consisting of a) a landscaped berm and/or evergreen hedge combination; or, b) non-ornamental canopy trees (maple, dogwood, oak, etc.) with a minimum 4" caliper spaced 75' off center in combination with evergreen hedges capable of growing up to 30" at maturity. The streetscape may optionally be integrated with amenities a) or c).
- b) A county maintained street light district.
- c) A common interest element maintained by a homeowners association or other conduit which may include, but not be limited to, a clubhouse, pool, tennis court(s), improved picnic area or playground, walking trail, or any combination thereof.
- d) A common interest element maintained by a homeowners association or other conduit which may include, but not be limited to, a passive use recreation area (fishing, boating/dock, picnicking, etc.), conservation easement or greenspace area that is consistent with the goals and objectives of county or state land conservation or preservation plans and programs.

The staff recommends the following mandatory conditions, if the R-80 approved:

1. The proposed access road to the east of Pleasant Hill Road at the northern most access point of the property should be looped and connected (and the cul-de-sac eliminated) to intersect at Pleasant Hill Road and the internal road to the west of Pleasant Hill Road.
2. The proposed loop road west of Pleasant Hill Road should be connected through the wetlands, regardless if an ACOE permit is required for the convenience of public safety access and traffic circulation.
3. All dwelling units must consist of traditional site built housing meeting state construction codes.
4. Prior to the submission of the sketch plan to the Planning and Zoning Commission, the applicant, at their own expense, shall submit a Level II Traffic impact study as recommended in the Bulloch County Transportation Plan (with sufficient narratives, maps and exhibits) which shall be certified by a qualified and registered professional engineer, that at a minimum, includes the following:
 - a) Trip Generation Analysis: An estimate of AM (7:30-8:30) and PM (5:00-6:00) peak hour trip generated under existing conditions and after project build-out.
 - b) Trip Distribution Analysis: A 24 hour directional traffic counts and peak period intersection turn movement counts on a typical week day under existing conditions and after project build-out.
 - c) Intersection and Roadway Segment Analysis: Assess the need and provide cost estimates for any network or safety improvements for arterial and collector roads in the study area resulting from the impacts created by the proposed development of the subject property, including but not limited to, accel-decel lanes, turn lanes, shoulder widenings, signage, signalization or intersection alignments. The county may accept or reject the results at its discretion. The cost of any such proposed improvements attributable specifically to the development of the subject property that is not listed in the County's Five-Year Surface Transportation Improvement Program or Capital Improvements Plan shall be wholly borne by the developer.
- 5) To enhance access management, all proposed lots or units should face to the internal roads within the subdivision. Driveways along Pleasant Hill Road from any building lot in the proposed subdivision will be prohibited.
- 6) The developer shall submit an engineering plan at the time of preliminary plat submission to demonstrate that adequate storm water management practices or structures shall be installed to control on-site and off-site run-off and sediment.

Participants:

Tom Couch, County Manager; Andy Welch, County Planner; Cheryl Tatum, Zoning Administrator; Kirk Tatum, Public Works Director; Brad Wiggins, Bulloch County Health Department; and Bob Smith, Environmental Manager.

Planning and Zoning Commission	
Vote	For Against:
Conditions	
Issues	
Opposition	

