

**Bulloch County Departmental Review
Planning and Zoning Commission**

Meeting Date: Thursday, October 12, 2006

App. #: VR2006-144

Item #: 18

Variance

Applicant:	Chris Dye & Trey Baird	Current Zoning:	R-2
Application Type:	Variance	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:	1	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:

Chris Dye and Trey Baird submitted an application to the Bulloch County Zoning Department requesting a variance. The intent of variance is to allow a 50' right of way with an inverted crown road rather than a 60' right of way because of the adjacent land owners borrow pit/pond has encroach on usable soil. The additional 10' would provide more usable soil that is being lost due to the encroachment of the neighbors pond. Jim Anderson is acting as agent.

Directions to Property:

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

<u>Standard</u>	<u>Additional Information</u>
1. A hardship would result if all of the requirements of this ordinance were applied stringently to a particular piece of property.	A hardship may result due to a borrow pit located on the adjacent property.
2. Medical Hardship: temporary placement of a manufactured home on the same parcel as the original principle dwelling to provide living quarters for a family member or certified / registered assisted living employee to aid in the care of one or more infirmed family members living in the principle residence.	N/A
3. Harship is not self-created such as: a) a lot purchased with knowledge of an existing restriction; b) a claim of hardship in terms of prospective sales; c) an expressed economic need requiring a variance, when such a need can be met in other ways not requiring a variance.	Due to the restrictions of the Health Department and the location of the borrow pit on the adjacent property, the developer may have difficulty locating septic tanks if a 60 foot road is used.
4. Does not cause substantial detriment to the public good or impair the purposes of this ordinance.	This should not cause substantial detriment to the public good.
5. The spirit of the ordinance must be observed and the public safety and welfare secured. Variance is a permitted use in the zoning district in which the property is located.	The spirit of the ordinance is observed.
6. Developer or owner requesting a variance has at least fifty-one percent ownership of the property or be the duly authorized agent of such a person.	Owner of the property.
7. Applicant is not in violation of the zoning ordinance.	No known violations.

