

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

Meeting Date: Thursday, June 14, 2007

App. #: VR2007-041

Item #: 4

Variance

Applicant:	Shannon Tiller	Current Zoning:	R-80
Application Type:	Variance	Requested Zoning:	
Location:	LEEFIELD STATION ROA	Current Use:	
Map and Lot #:	148 000009 024	Requested Use:	
Development Name:	Leefield Station	Adjacent Use:	Residential
Acres in Request:	1.84	Futures Land Use:	Residential
# of Existing Lots:		Fire District\Distance:	Brooklet/3 miles
# of Potential Lots:		EMS Distance:	11 miles
Adjacent Zoning:	R-80	Elem\Middle\High School:	BES/SEB/SEB

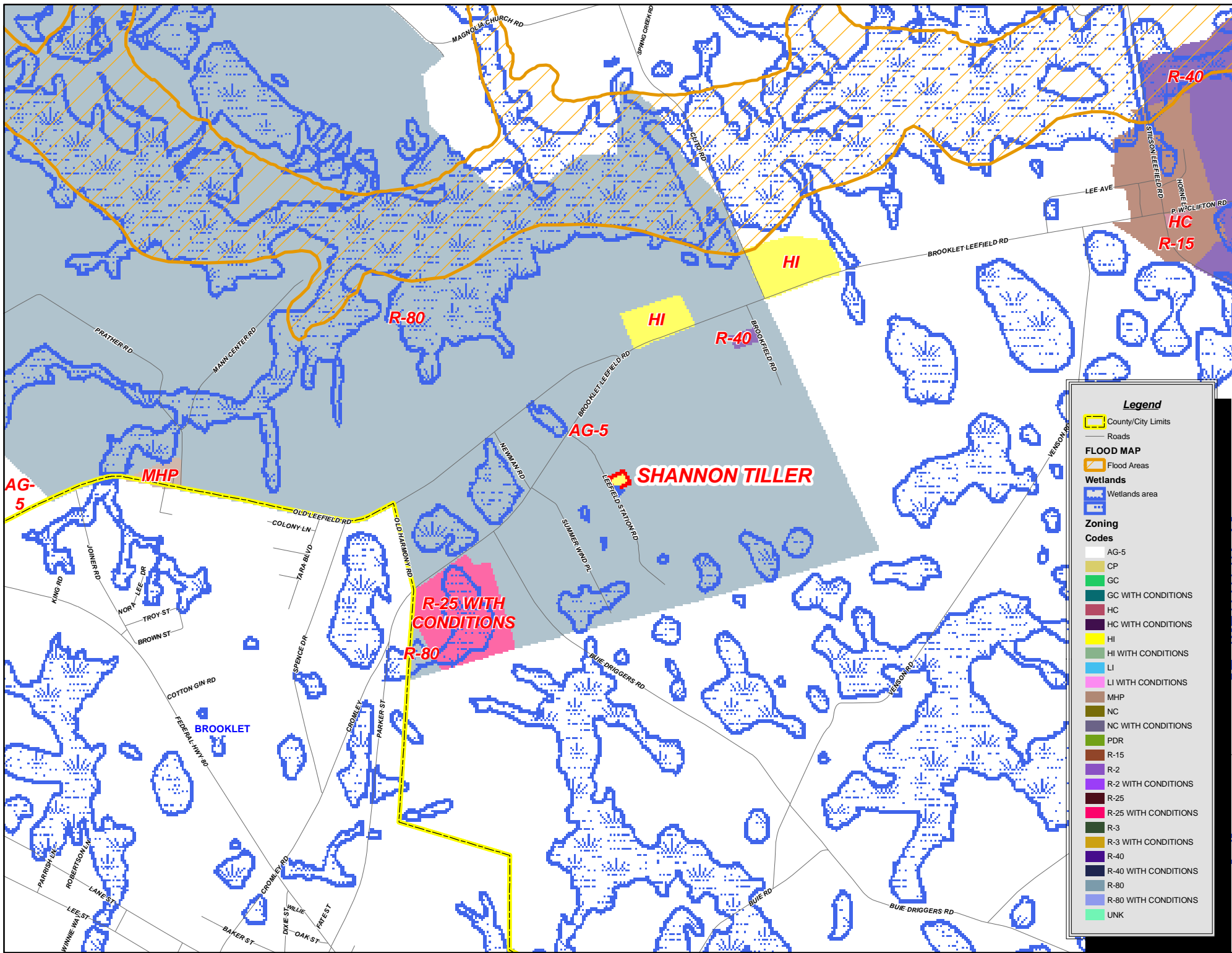
Purpose of Zoning Application:

Shannon Tiller submitted an application requesting a variance. The intent is to have a 700 square foot manufactured home instead of the required 975 square feet in a residential zoning district. The property consists of 1.84 acres and is located at 1309 Leefield Station Road.

Directions to Property:

1309 Leefield Station Road-Take Highway 80 East to Brooklet, turn left at caution light; approximately 2 miles on the right.

<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.	There would be a hardship if all the requirements were applied due to the fact the property owner did not know about the zoning ordinance until they came in and applied for a permit.
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.	The hardship is not self-created, the property was not aware of the restriction in a residential when they purchased the lot.
4. Does not cause substantial detriment to the public good or impair the purposes of this ordinance.	The request does 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 would be observed and the public safety and welfare is secured and the varaince is permitted in the R-80 zoning district.
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.	The owner owns over 51% of the property.
7. Applicant is not in violation of the zoning ordinance.	There are not any zoning violations on the property.



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: SHANNON TILLER

PLANNING COMMENTS

Property values for adjacent properties may not 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 **inconsistent with the spirit and intent of the Zoning Ordinance and the Future Land Use Plan.**

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

The **future land use plan designates the area as farmland preservation.**

WATER / SEWER IMPACT

All properties are subject to on-site 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 3 miles from the Brooklet Fire Department.

TRAFFIC IMPACT

There should not be any traffic impact for the proposed request.

SCHOOL IMPACT

No impact is expected on existing schools.

PARKING, ROAD, AND DRAINAGE IMPACT

No impact is expected.

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

None expected.

SOLID WASTE IMPACT

None expected on public services.

FINAL STAFF RECOMMENDATIONS

The staff recommends denial of the variance request because there is no apparent hardship applicable to variance standards.

PARTICIPANTS

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