

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

Meeting Date: Thursday, June 14, 2007

App. #: VR2007-045

Item #: 8

Variance

Applicant:	Sheree Kimes	Current Zoning:	R-25
Application Type:	Variance	Requested Zoning:	
Location:	115 LINCOLN STREET	Current Use:	Single Family Dwelling
Map and Lot #:	MS93000013 000	Requested Use:	
Development Name:		Adjacent Use:	Residential Development
Acres in Request:	.59	Futures Land Use:	Residential
# of Existing Lots:		Fire District\Distance:	Statesboro/4 miles
# of Potential Lots:		EMS Distance:	4 miles
Adjacent Zoning:	R-25	Elem\Middle\High School:	SZ/LC/SHS

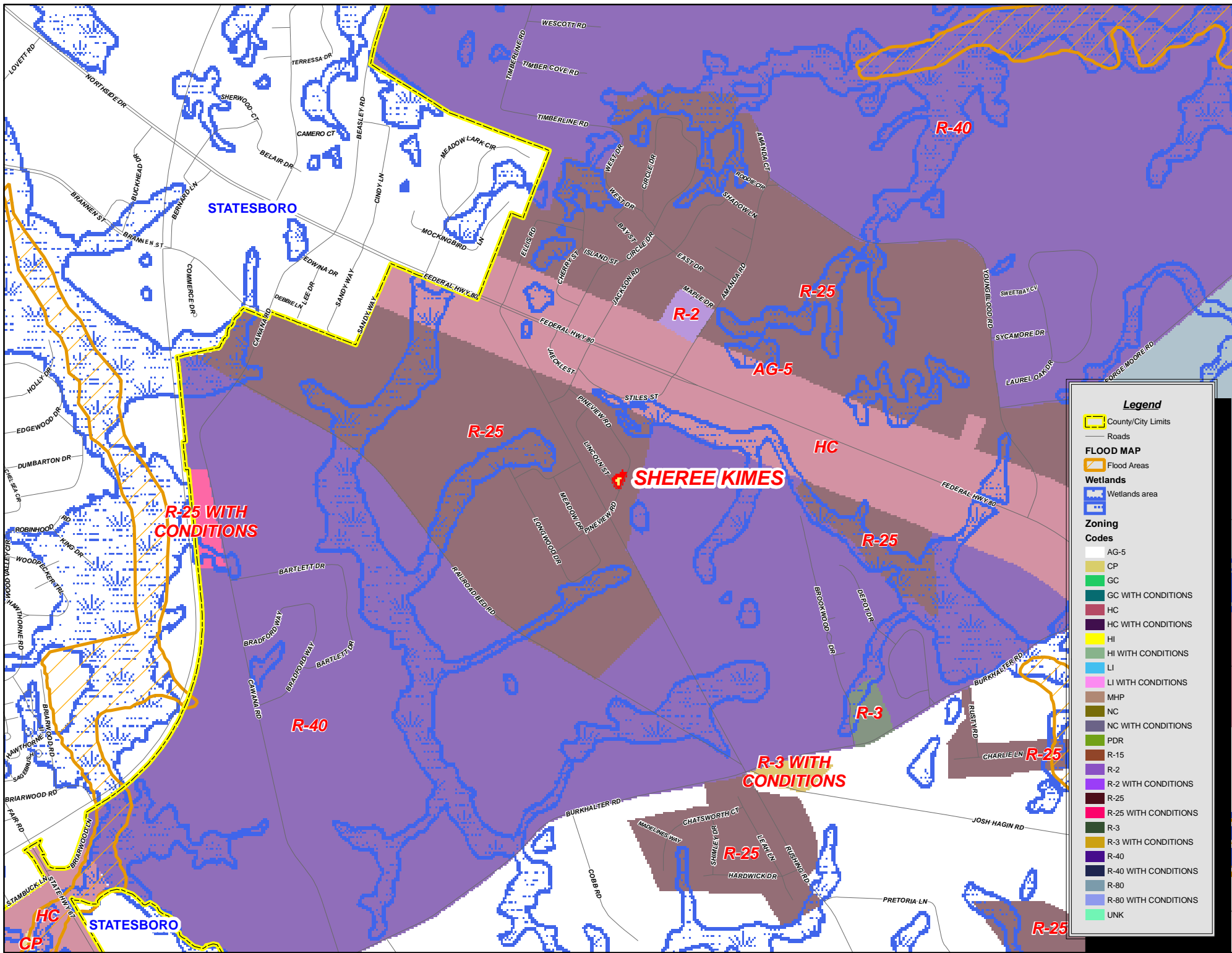
Purpose of Zoning Application:

Sheree L. Kimes submitted an application for a variance. The intent is to be 15 feet from the front property line instead of the required 40 feet. The slab for the garage has been in place for several years. The property consists of .59 acres and is located on Lincoln Street.

Directions to Property:

115 Lincoln Street- Grove Lakes Subdivision Lot # 8

<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 the variance was not granted.
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 self-created however the owner was not aware of the zoning requirements.
4. Does not cause substantial detriment to the public good or impair the purposes of this ordinance.	There should not be any detriment to the public good or impair the purpose of this ordinance.
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 secure. The variance is permitted in the 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 100% of the property.
7. Applicant is not in violation of the zoning ordinance.	There is currently no violations of the zoning ordinance.



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: **SHEREE KIMES**

PLANNING COMMENTS

Property values for adjacent properties may 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 **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.**

The **future land use plan designates the area as residential.**

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 4 miles from the Statesboro Fire Department.

TRAFFIC IMPACT

The capacity and general condition of the road accessing the proposed development is good. Ellis Road is a county maintained road.

SCHOOL IMPACT

No significant 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 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.

ENVIRONMENTAL IMPACT

No impact is expected.

SOLID WASTE IMPACT

None expected on public services.

FINAL STAFF RECOMMENDATIONS

The staff recommends approval of the variance request with the condition that the garage be landscaped on the front and side.

PARTICIPANTS

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