



# Bulloch County Departmental Review

<b>Agenda Item:</b>	7	<b>Meeting Date:</b>	June 11, 2009
<b>Application #:</b>	SP2009-023	<b>Application Type:</b>	Sketch Plan
<b>Request:</b>	Lorenzo and Cynthia Williams submitted an application for a sketch plan to deed one acre out of a five acre parcel to her mother under the family provision act. The property is located on Highway 24. Ms. Donna Williams is acting as agent.		

<b>Applicant:</b>	Lorenzo and Cynthia Williams	<b>Acres in Request:</b>	5
<b>Location:</b>	Highway 24	<b>Existing Lots:</b>	1
<b>Map #:</b>	169 000007 004	<b>Requested Lots:</b>	2
<b>Development Name:</b>		<b>Current Zoning:</b>	AG-5
<b>Future Land Use:</b>	Farmland Preservation		
<b>Directions to Property:</b>	Highway 24 approximately 10 miles past Mill Creek Park on the left.		

## LAND USE PLANNING IMPACT

**Future Land Use Map:** The Bulloch County Joint Comprehensive Plan indicates that the property would be appropriate for farmland preservation.

**Existing Land Use Pattern:** There are primarily rural residential and agricultural uses at adjacent and nearby properties.

**Zoning Patterns and Consistency:** The proposed change appears to be consistent with the zoning patterns in the nearby area.

**Neighborhood Character:** There is no evidence that the proposed change in use should injure or detract from existing neighborhoods.

**Property Values:** for adjacent properties may or may not 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.

## WATER / SEWER IMPACT

All properties are subject to on-site septic tank installation and a community water system approval as required by the County Health Department. Soil types and proposed lot sizes are compatible and adequate for septic tank installation.

## SOLID WASTE IMPACT

None expected.

## ENVIRONMENTAL IMPACT

No impact is expected.



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## FIRE SERVICE

Fire service is available within 5.7 miles (response time 19 minutes) from the Leefield Fire Department. No additional resources are required.

## TRAFFIC IMPACT

The capacity and general condition of the roads accessing the proposed development is good. Highway 24 is a state maintained paved road.

## SCHOOL IMPACT

Minimal impact is expected on existing schools.

## PARKING, ROAD AND DRAINAGE IMPACT

The sketch plan in consideration of the scale of the development should 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

Street addresses 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 approximately 17 minutes. However, depending on patrolling patterns and the location of deputies at a given time, this response may be greater or lesser.

## FINAL STAFF RECOMMENDATION

The proposed sketch plan appears suitable for the proposed development.

**The staff recommends approval of the sketch plan.**

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### Participants

Tom Couch, County Manager; Andy Welch, County Planner; and Kirk Tatum, County Engineer; Randy Newman, Zoning Administrator.



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