



# Bulloch County Departmental Review

<b>Agenda Item:</b>	7	<b>Meeting Date:</b>	July 10, 2008
<b>Application #:</b>	SP2008-054	<b>Application Type:</b>	Sketch Plan
<b>Request:</b>	Willie T. Jones submitted a sketch plan to divide 43 acres into 5 parcels for family. The property consists of 2 parcels and is located on Zera Lane. Mr. Don Marsh is acting as agent.		

<b>Applicant:</b>	Willie T. Jones	<b>Acres in Request:</b>	43
<b>Location:</b>	249 Zera Lane	<b>Existing Lots:</b>	2
<b>Map #:</b>	119 000059 000 and 120 000007 000	<b>Requested Lots:</b>	5
<b>Development Name:</b>		<b>Current Zoning:</b>	AG-5
<b>Future Land Use:</b>	Farmland Preservation	<b>Requested Zoning:</b>	
<b>Directions to Property:</b>	Take 301 North, turn right on Clito Road, turn right on Franklin Road, left on Zera Lane, property in on the right at the end of the lane.		

## 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 not any evidence that the proposed change in use will injure or detract from existing neighborhoods.

**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.

## 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 3 miles (response time 10 minutes) from the Clito Fire Department. No additional resources are required.

## TRAFFIC IMPACT

The capacity and general condition of the roads accessing the proposed development is good. Zera Lane is a county maintained dirt 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 7 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 subject property appears suitable for the proposed development.

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

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### Staff Reminder

- 1) Wetland delineation must be approved by the Army Corp of Engineers.

### Participants

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

