



Bulloch County Departmental Review

Agenda Item:	4	Meeting Date:	April 10, 2008
Application #:	RZ2008-027	Application Type:	Rezoning
Request:	Woodbridge Development Inc. submitted an application requesting to rezone 15.79 acres out of 56.8 acre parcel from R-25 (residential 25,000 square feet) to R-3 (multi-family dwellings). The property is located on Josh Deal Road. Mr. Don Marsh is acting as agent.		

Applicant:	Woodbridge Development Inc.	Acres in Request:	15.79
Location:	Josh Deal Road	Existing Lots:	1
Map #:	094 000021 000	Requested Lots:	
Development Name:	Woodbridge	Current Zoning:	R-25
Future Land Use:	Residential Development	Requested Zoning:	R-3
Directions to Property:	Highway 67 take right on Josh Deal Road, property is on the right before Woodbridge Subdivision.		

Rezone Standards	Yes	No	Comment
(1) Is the proposed use suitable in view of the zoning and development of adjacent and nearby property?	X		
(2) Will the proposed use adversely affect the existing use or usability of adjacent or nearby property?		X	
(3) Are there substantial reasons why the property cannot or should not be used as currently zoned?		X	
(4) Will the proposed use cause an excessive or burdensome use of public facilities or services, including but not limited to streets, schools, EMS, sheriff or fire protection?	X		
(5) Is the proposed use compatible with the purpose and intent of the Comprehensive Plan?	X		
(6) Will the use be consistent with the purpose and intent of the proposed zoning district?	X		
(7) Is the proposed use supported by new or changing conditions not anticipated by the Comprehensive Plan?		X	
(8) Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property?	X		



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LAND USE PLANNING IMPACT

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

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

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

Neighborhood Character: There is evidence that the proposed change in use will not 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.

FIRE SERVICE

Fire service is available within 4.5 miles (response time 6 minutes) from the Statesboro Fire Department. No additional resources are required.

TRAFFIC IMPACT

The capacity and general condition of the roads accessing the proposed development is good. Josh Deal Road is a county 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.



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LAW ENFORCEMENT IMPACT

Response time from Bulloch County Sheriff's Department is approximately 13 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 rezone request with the following conditions:

General Conditions

- 1) Road connection to stub-out in Woodbridge Phase I is required.
- 2) All dwelling units shall consist of traditional site built construction meeting state building codes. Manufactured housing shall be prohibited.
- 3) To enhance access management within the subdivision, all approved residential lots and structures shall access internally to new roads built within the subdivision, with no driveway access permitted on Josh Deal Road.
- 4) If the proposed internal roadway system is proffered by the applicant as being privately owned and maintained by a common interest element, any proposed future public dedication requires that the roads meet county standards at that time. No public funds shall be invested to correct any construction or condition deficiencies to meet such standards, unless a county special assessment tax improvement district is approved by affected property owners.
- 5) All well structures shall have a visual landscape or wall/fence buffer equal to the height of the roof line.
- 6) All water system lines shall be set on the back slope of the ditch where rural ditches are used; right-of-way encroachment permits will be required by the County Engineer for any water system installation work on Burkhalter Road.

Condition(s) for Preliminary Plat Submission

- 7) The developer shall submit an engineering plan at the time of preliminary plat submission to demonstrate that adequate storm water management practices or structures shall be installed to control on-site and off-site run-off and sediment.

Staff Reminder

- 1) Base flood elevation must be determined.
- 2) 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.

