

# **Bulloch County Planning & Zoning Commission Minutes of the October 12, 2006 Meeting of the Planning & Zoning Commission**

The Meeting of the Bulloch County Planning & Zoning Commission was held October 12, 2006 at 6:00 P.M. in the County Annex Building in Statesboro, Georgia. Andy Hart called the meeting to order. Invocation was given by Ernest Lee.

#### Planning & Zoning Commission Present:

|               |                   |
|---------------|-------------------|
| Commissioner: | Gene Rogers       |
| Commissioner: | Wade Hodges       |
| Commissioner: | Ernest Lee        |
| Commissioner: | Andy Hart         |
| Commissioner: | Jeanne Anne Marsh |

#### Planning & Zoning Commission Not Present:

|               |               |
|---------------|---------------|
| Commissioner: | Ray Mosley    |
| Commissioner: | Ann Henderson |

#### Staff Present:

|                                  |                    |
|----------------------------------|--------------------|
| Zoning Administrator:            | Cheryl Tatum       |
| Zoning Administrative Assistant: | Christy Strickland |
| County Staff Attorney:           | Jeff Akins         |
| County Manager:                  | Tom Couch          |

#### Staff Not Present:

|                 |            |
|-----------------|------------|
| County Planner: | Andy Welch |
|-----------------|------------|

The first item on the agenda was the minutes from the September 14, 2006 of the Planning and Zoning Commission meeting. A motion was made by Wade Hodges and seconded by Gene Rogers to accept the minutes from the September Planning & Zoning Commission meeting as written. The vote was unanimous in favor of the motion.

## Public Hearing Item #1

Text Amendment

### Temporary Placement of Campers in AG-5 as a Conditional Use

STATE OF GEORGIA  
COUNTY OF BULLOCH

#### AMENDMENT TO THE CODE OF ORDINANCES OF BULLOCH COUNTY, GEORGIA

BE IT ORDAINED by the Bulloch County Board of Commissioners that Section 503(b) (9) of Appendix C-Zoning of the Code of Ordinances of Bulloch County, Georgia is hereby amended to read as follows:

- (9) Manufactured homes, mobile offices, recreational vehicles or camping trailers shall be allowed as temporary occupancy units during the construction of a principal residential use subject to the following requirements:
- a. There shall be an additional permit required for placement of a temporary occupancy unit with a fee as prescribed in the County's Schedule of Fees.
  - b. If a valid building permit for a dwelling serving as a principal use on the subject lot, parcel or tract is not maintained, the temporary permit shall become void on the day the building permit lapses.
  - c. Staff recommends **one (1)** temporary occupancy unit may be occupied per parcel.
  - d. The temporary occupancy unit(s) will be occupied by the permanent occupants of the principal use under construction, and any work crew employed by the owner-occupant(s) whose purpose is for the construction of the principal use of the subject lot, parcel or tract. At no time shall any temporary occupancy unit be leased or rented for other residential or occupancy purposes.
  - e. The temporary occupancy unit(s) must be removed no later than thirty (30) days after receiving an approved certificate of occupancy for the principal residential structure, unless such units are for the recreational use of the owner-occupant of the principal structure.
  - f. The temporary occupancy unit(s) shall comply with all other applicable requirements of the zoning ordinance, including, but not limited to setback and height requirements.
  - g. All recreational vehicles and camper trailers shall be built to American National Standards Institute Code (ANSI).
  - h. The sewage disposal system(s) must be approved by the County Health Department.
  - i. Heating systems shall be maintained in accordance with the manufacturer's requirements. Any additional or new solid or liquid-fuel burning appliances to be used in a recreational vehicle or camping trailer shall be installed, used and maintained in accordance with the listing for the appliance and the manufacturer's requirements, including provisions allowing their use in recreational vehicles.

- j. LP-gas storage and delivery system shall be maintained in accordance with the manufacturer's requirements. In lieu of complying with the manufacturer's requirements, additional storage of LP-gas is permitted provided the storage and delivery systems comply with the current editions of the Uniform Fire, Building and Mechanical Codes.
- k. The recreational vehicle and camper trailers shall be set up in compliance with the manufacturer's minimum specifications and shall remain mobile. No ancillary structures may be permitted with regard thereto for the temporary occupancies provided for herein.
- l. The application for the placement and use of a manufactured home or mobile office for the purpose(s) herein may at the discretion of the zoning administrator require the applicant to post a bond in the form of government surety, cash or irrevocable letter of credit in the amount not to exceed three thousand dollars (\$3,000.00) per unit to ensure the removal of the temporary occupancy unit within the specified time frame.
- m. Upon request of a County code enforcement officer investigating any complaint, satisfactory evidence shall be presented of continuing compliance with the applicable standards for temporary occupancy or the occupancy shall cease.

Adopted at a meeting of the Bulloch County Board of Commissioners held in compliance with Georgia's Open Meetings Act on the 3<sup>rd</sup> day of October, 2006, at which meeting a quorum was present.

BOARD OF COMMISSIONERS OF  
BULLOCH COUNTY, GEORGIA

By: \_\_\_\_\_  
J. Garrett Nevil, Chairman

Attest: \_\_\_\_\_  
Evelyn H. Wilson, Clerk

Mr. Bill Bailey stated when purchasing a building permit you should be able to place a camper on the property while construction is in progress. Mr. Bailey stated the campers which are already on the property are ones he uses to go and help natural disaster victims.

Mrs. Cheryl Tatum stated if the text amendment is approved it would make anyone who is zoned an AG-5 come before the board and request a conditional use to be able to have a camper on the property.

Mr. Tom Couch stated on Item 9C the staff was recommending having one camper on the property rather than two.

Motion was made to

Recommend approval of the text amendment with amending item 9C to state only 1 camper would be allowed.

Motion made by

Wade Hodges; seconded by Jeanne Anne Marsh.

Vote: Unanimous in favor of the motion.

This will be heard by the Board of Commissioners on November 7, 2006 at 6:30 P.M.

## **Public Hearing Item #2**

Applicant: Benjamin Eichholz  
Re: Conditional Use Request  
Location: Blankenbaker Road  
Map & Parcel: 045/32/02  
Present Zoning: AG-5

Benjamin S. Eichholz has submitted an application to the Bulloch County Zoning Department requesting a conditional use. The intent of the request is for the existing campers to remain on the property as temporary dwellings. The property consists of 6.25 acres and is located on Blankenbaker Road. Bill Bailey is serving as agent.

Mr. Bailey stated a worker and his family is living in one of the campers and Mr. Bailey and his family uses the other on the weekends. He stated sometimes he stays during the week if he does not go back to Eastman. Mr. Bailey stated the home which is currently under construction should take approximately 2 months before it is complete.

Mr. Joe Blankenbaker stated he was opposed to the conditional use request. Mr. Blankenbaker stated currently there are more than 2 people staying in the campers. Mr. Blankenbaker stated Mr. Bailey built a residence in 1999 and then turned it into a machine shop. Mr. Bailey stated he turned in his site plans and was issued a permit and there was no misrepresentation.

Mr. Byron Twiggs stated he owned the property which adjoins with Mr. Bailey's and does not oppose the request. Mr. Twiggs stated he has noticed other campers on properties and why is the county not enforcing these? Mrs. Tatum stated if Mr. Twiggs observes a camper on the property then he needs to report it to the county.

### Motion was made to

Recommends denial of the conditional use request for two (2) campers to be allowed on the property; however recommend approval for one (1) camper to be allowed on the property for temporary use during the construction of the residence with the following conditions:

#### **1. Work on the residence must be completed within six (6) months.**

### Motion made by

Jeanne Anne Marsh; seconded by Ernest Lee.

### Vote

Unanimous in favor of the motion.

**This will be heard by the Board of Commissioners on November 7, 2006.**

### **Public Hearing Item #3**

Applicant: Beasley White Developers  
Re: Conceptual Site Plan  
Location: Burkhalter Road  
Map & Parcel: 107/14/04  
Present Zoning: R-3

Beasley White Developers submitted an conceptual site plan to the Bulloch County Zoning department. The intent is to have high density residential apartments. The property consists of 6.15 acres and is located on Burkhalter Road. Mr. Joey Maxwell is acting as agent.

Mrs. Tatum stated there was a memo from Mr. Couch which stated changes to the site plan. Mr. Maxwell stated they agreed with conditions # 1, 2, 5 & 6. Mr. Maxwell stated on condition # 3 the developer agrees with the buffer on Burkhalter Road. However, instead of a fence buffer and vegetative buffer they would like to ask for a vegetative buffer only along Railroad Bed Road and Faye Hagin Road. Mr. Maxwell stated they met with the county engineer and county manager concerning the decel lane. The traffic study did not warrant a decel lane; however, they discussed the use of tapers and the developers would agree with providing tapers.

Mrs. Tatum stated on the memo on Item # 2 when the rezone was approved it stated the well site would have to be moved to the westside of the property. The memo states it needs to be moved away from the intersection. Mr. Maxwell stated they moved the well site across the street not to interfere with the intersection and future changes. Mr. Maxwell stated he realized they would have to go before the Board of Commissioners to ammend the approved condition of the rezone.

#### Motion was made to

Approve the conceptual site plan with the following conditions:

1. All buildings within the development shall be accessed by internal roads within the development.
2. Parking shall be provided at a rate of 2 spaces for each dwelling unit plus an additional 2 spaces for each 4 units.
3. The property along Burkhalter Road shall have a buffer provided according to Section 407 of the Bulloch County Zoning Ordinance, to be measured vertically. The property along Josh Hagin Road and the Faye Hagin property shall have a vegetative buffer provided, approved by the Zoning Administrator.
4. The setback on the left side shall be 25 foot.
5. A hydrological study shall be performed before final plat is submitted.
6. A copy of the approval from the Georgia EPD authorizing operation of the waste water treatment plant shall be provided to the County Office prior to Final plat approval.
7. To facilitate traffic flow on Burkhalter Road during peak periods and for property spacing for turns in and out of the development between the proposed access to the development and Pretoria-Rushing Road, the installation of two (2) improved fifty (50) foot right-turn approach tapers to approaching the driveway in each direction with a nine (9) foot offset and lane separation stripe shall be required.

8. Subject to the approved zoning amendment, the applicant must seek a modification to Zoning Condition #3 before the Board of Commissioners in order to place the proposed well site to the Beasley property to the north and for approval of the right-of-way encroachment on Burkhalter Road, subject to ordinary review and recommendation of the county staff (this condition is mandatory). The county will allow ordinary grading and earth work to be done on-site, and well drilling subject to proper state and local approval. However, no water line installation can take place unless the zoning condition is relieved or modified.

Motion made by

Wade Hodges; seconded by Jeanne Anne Marsh

Vote

Unanimous in favor of the motion.

The motion for the amendment to the rezone condition for the well site to be put where the conceptual site plan is showing as approved

Motion made by

Jeanne Anne Marsh; seconded by Wade Hodges

Vote

Unanimous in favor of the motion.

The rezone modification will go before the Board of Commissioners on November 7, 2006 at 6:30 P.M.

**Public Hearing Item #4**

Applicant: Jacqueline T. Boykin  
Re: Rezone Request  
Location: Five Chop Road  
Map & Parcel: 132/39  
Present Zoning: AG-5

Jacqueline T. Boykin submitted an application to the Bulloch County Zoning Department requesting a rezone from AG-5 to R-40 (residential 40,000 sq.ft). The intent is to divide the property into 3 parcels. The property consists of 5.28 acres and is located on Five Chop Rd.

Ms. Boykin stated they wanted to divide the property into 3 parcels, to build single family residences for her son, herself and to remodel her mother's house. Ms. Boykin stated she was present 2 months ago opposing the rezone request for the property adjacent to hers due to the fact the applicants intent was to use it for rental property.

Mr. Jamie Boykin stated he was the son of Ms. Boykin and currently lives in a manufactured Home on the property Mr. Boykin stated he would like to do away with the manufactured homes and build single family residences. Mr. Boykin stated the intent was only for family use and not rental property.

Ms. Jeanne Phillips stated she was opposed to the request. Ms. Phillips stated she had requested an R-40 in July and the board denied her request. Ms. Phillips stated she was not opposed to upgrading the property but due to the fact she was denied she requested Ms. Boykin be denied.

Motion was made to

Recommend denial of the rezone request.

Motion made by

Wade Hodges; seconded by Gene Rogers

Vote

Unanimous in favor of the motion.

This will be heard by the Board of Commissioners on November 7, 2006 at 6:30 P.M.

**Public Hearing Item #5**

Applicant: Kevin Zetterower  
Re: Rezone Request  
Location: Clito Road  
Map & Parcel: 119/52/01  
Present Zoning: AG-5

Kevin Zetterower submitted an application to the Bulloch County Zoning Department requesting to rezone from AG-5 to R-25 (residential 25,000 sq.ft.). The intent of the rezone is to remove the mobile home park and divide the property for single family dwellings. The property consists of 10.28 acres and is located on Clito Road

Mr. Owen Zetterower stated he is representing his son, Kevin. Mr. Zetterower stated they had no objections to the staff recommendations. Mr. Zetterower stated originally they had applied for R-40 (residential 40, 000 square feet) but changed the application to R-25 (residential 25,000 square feet). Mr. Zetterower stated their intentions were to remove the manufactured homes which are currently on the property and replace them with single family residences.

Motion was made to

Recommended denial of the R-25 request but approve the R-40 with the following condition:

1. All residences must be site built homes.

Motion made by

Wade Hodges; seconded by Jeanne Anne Marsh.

Vote

Unanimous in favor of the motion.

This will be heard by the Board of Commissioners on November 7, 2006 at 6:30 P.M.

**Public Hearing Item #6**

Applicant: Wash Mitchell  
Re: Rezone Request  
Location: O Hines Lane  
Map & Parcel: 188/04/05  
Present Zoning: AG-5

Wash Mitchell submitted an application to the Bulloch County Zoning Department requesting a rezone from AG-5 to R-40 (residential 40,000 sq.ft). The intent is to divide the property into 3 parcels. The property consists of 5 acres and is located on O Hines Road. Shirley Bush is acting as agent for Mr. Mitchell.

Ms. Bush stated her father Wash Mitchell has deeded children and grandchildren over property and was left with 5 acres. Ms. Bush stated her father wanted to divide the remaining property into 3 parcels and deed it to the remaining children and grandchildren. Ms. Bush stated they approved of the staff recommendations.

Motion was made to

Recommend approval of the rezone request with conditions:

1. The developer shall be required to convert the 30 foot easement to install a paved road with a 60 foot right-of-way ending in a cul-de-sac with a 60 foot radius. This road shall be built to county standards.
2. All lots must have internal access to the proposed subdivision road.
3. All residences must be site built homes.
4. The lot adjoining Interstate 16 shall be required to maintain either an existing "no-cut" buffer, or establish a densely planted 25' foot buffer to minimize noise and visual impact.

Motion made by

Ernest Lee; seconded by Wade Hodges.

Vote

Unanimous in favor of the motion.

This will be heard by the Board of Commissioners on November 7, 2006 at 6:30 P.M.

**Public Hearing Item #7**

Applicant: Esther L. Wells

Re: Rezone Request

Location: Willow Lane

Map & Parcel: 127A/21

Present Zoning: AG-5

Esther L. Wells submitted an application to the Bulloch County Zoning Department requesting a rezone from AG-5 to R-80 (residential 80,000 sq ft.) The intent is to be able to place another residence on the property. The property consists of 6.42 acres and is located on Willow Lane.

Mr. Tab Wells, husband of the applicant spoke in favor of the request. Mr. Wells stated the intent was to be able to put a manufactured home on the property for their son. Mr. Wells stated they also owned 5 acres adjacent to the property. Mr. Wells stated it would never be used for rental property because he wants his son to be able to live there to be able to help himself and his wife out with upkeep on the property.

Mrs. Jeanne Marsh asked the applicants if they considered deeding an acre under the family provision act. Mr. Wells stated the property was mortgaged with their home and they did not think they could deed an acre. Mrs. Marsh asked Mr. Wells if they could make an appointment with the Zoning Administrator and let her review the plat and warranty deed and see if this would be an option. Mr. Wells stated they had no objections.

Motion was made to

Table the request until the November 9, 2006 Planning and Zoning Meeting.

Motion made by

Wade Hodges; seconded by Jeanne Anne Marsh.

Vote

Unanimous in favor of the motion.

**Public Hearing Item #8**

Applicant: Ray Hendley  
Re: Conceptual Site Plan  
Location: Harville Road  
Map & Parcel: 093/037/03  
Present Zoning:

Ray Hendley submitted an application to the Bulloch County Zoning Department requesting a conceptual site plan. The intent of the request is to be able to build additional apartments. The property consists of 44.04 acres and is located on Harville Road. Mr. Lamar Reddick is acting as agent for Mr. Hendley.

Mr. Reddick stated EPD had approved the water system and they agreed with the staff recommendations.

Motion was made to

Approve the conceptual site request with conditions:

1. All buildings within the development shall be accessed by internal roads within the development.
2. Parking shall be provided at a rate of 1 ½ spaces for each bedroom unit plus an additional 2 spaces for each 4 units.
3. A LDA permit will have to be issued if any further soil erosion is anticipated.
4. Written approval of the septic tank (sewer system) from the EPD or Bulloch County Health Department will be required prior to any new construction.

Motion made by

Wade Hodges; seconded by Jeanne Marsh.

Vote

Unanimous in favor of the motion.

**Public Hearing Item #9**

Applicant: Daphne Cowart

Re: Sketch Plan Request

Location: Old River Road South

Map & Parcel: 171/17

Present Zoning: AG-5

Daphne Cowart has submitted a sketch plan to the Bulloch County Zoning department. The intent is to divide the property into 9 parcels. The property consists of 51.84 acres and is located on Old River Road South. Mr. Robert Smith is acting as agent for Ms. Cowart.

Mr. Robert Smith stated they would like to request to withdraw the sketch plan request.

Motion was made to: Approve the request to withdraw the request.

Motion made by: Jeanne Anne Marsh; seconded by Wade Hodges.

Vote: Unanimous in favor of the motion.

**Public Hearing Item #10**

Applicant: Fred Blitch Sr.  
Re: Sketch Plan Request  
Location: Fred Blitch Road  
Map & Parcel: 018/11  
Present Zoning: AG-5

Fred G. Blitch, Sr. Family, has submitted a sketch plan request to divide 1311.01 acres into 19 lots. The property is zoned AG-5 and is located on Fred Blitch Road. Don Marsh is acting as agent for Mr. Blitch.

Mr. Marsh stated the purpose was to divide 3 additional parcels for the children. Mr. Marsh stated the staff recommendations state Access to Lots 13 & 16 will be limited to Fred Blitch Road. Access is limited to 125 foot from the intersection with W. H. Smith Sr. Road. Mr. Marsh requested the board to reconsider this condition. Mr. Marsh stated the property is currently used as pasture and they do not intend to use it as residential.

Motion was made to

Approve the sketch plan request without any conditions.

Motion made by

Wade Hodges; seconded by Gene Rogers.

Vote

Unanimous in favor of the motion.

**They will have 18 months to obtain final plat approval.**

**Public Hearing Item #11**

Applicant: Reba Smith/Family

Re: Sketch Plan Request

Location: JS NeSmith & Harville Road

Map & Parcel: 095/03

Present Zoning: AG-5

Reba Smith has filed an application for a sketch plan. The property is located at the intersection of J.S.Nesmith Road and Harville Road. The property is currently zoned AG-5. They are requesting to divide 169 acres into three (3) parcels. Marlin Nevil is acting as agent for Ms. Smith.

Mr. Marlin Nevil stated the property had been deeded to children under the family provision act and now the applicant is wanting to deed to grandchildren. Mr. Nevil stated they had no problems with the conditions.

Motion was made to

Approve the sketch plan request with the following conditions:

1. Driveways accessing Harville Road are spaced a minimum of 445 feet apart and 150 feet away from road intersections.

Motion made by

Wade Hodges; seconded by Ernest Lee.

Vote

Unanimous in favor of the motion.

They will have 18 months to obtain final plat approval.

**Public Hearing Item #12**

Applicant: J. Chuck Hendrix  
Re: Sketch Plan Request  
Location: Martin Road  
Map & Parcel: 097/32/01  
Present Zoning: AG-5

J. Chuck Hendrix has submitted a sketch plan request to divide his property into two (2) lots. The property is part of a larger division since zoning with this division creating the sixth (6th) lot. The property is zoned AG-5 and is located on Martin Road. The purpose of the division is for his residence.

Mr. Colon Hendrix, father of Mr. Chuck Hendrix spoke in favor of the request. Mr. Hendrix stated the purpose was to be able to put a personal residence on the property.

Motion was made to

Approve the sketch plan request.

Motion made by

Jeanne Anne Marsh; seconded by Wade Hodges

Vote

Unanimous in favor of the motion.

They will have 18 months to obtain final plat approval.

**Public Hearing Item #13**

Applicant: Trey Baird and Chris Dye  
Re: Sketch Plan Request  
Location: Langston Chapel Road  
Map & Parcel: 092/09  
Present Zoning: R-3

Trey Baird and Chris Dye have submitted a sketch plan. The purpose is to divide the property into eight (8) lots. The property is located on Langston Chapel Road and contains 2.58 acres. John Dotson is acting as agent.

Mr. Dotson stated the property was rezoned 3 months ago to R-3 (multi-family dwellings). Mr. Dotson stated they have met Health Department regulations. Mr. Dotson asked the board if they could amend condition #1 to state they would add to the natural buffer which is already there. He stated they agreed with condition #2.

Motion was made to

Approve the sketch plan request with the following conditions:

A vegetative buffer is to be installed in addition to the natural buffer, as needed along all exterior property lines of the development. The buffer shall be approved by the Zoning Administrator.

1. Parking shall be provided at a rate of 2 spaces for each dwelling unit plus an additional 2 spaces for each 4 units.
2. A copy of the approval from the Georgia EPD or Bulloch County Health Department authorizing operation of the waste water treatment plant shall be provided to the County Office prior to Final Plat approval.

Motion made by

Jeanne Anne Marsh; seconded by Ernest Lee

Vote

Unanimous in favor of the motion.

They will have 18 months to obtain final plat approval.

### **Public Hearing Item #14**

Applicant: M&M Investments  
Re: Sketch Plan Request  
Location: Cypress Lake Road  
Map & Parcel: 047B/17  
Present Zoning: R-25

M&M Investments submitted a sketch plan to the Bulloch County Zoning Department. The intent is to divide 17.9 acres into 13 parcels. The property is located on Cypress Lake Road. John Dotson is acting as agent for M&M Investments.

Mr. Dotson stated the property was rezoned in July to R-25 with conditions. Mr. Dotson stated they objected to condition #4 (A 90 foot taper along Cypress Lake Road will be required for Public Safety. This taper shall be designed according to the Bulloch County Standards and approved by the County Engineer.) Mr. Dotson stated this was impossible to build. Mr. Dotson stated he would like to amend the condition so they could meet with Mr. Couch before the final plat is submitted to work out a solution.

#### Motion was made to

Approve the sketch plan with the following conditions:

- 1) For an additional 10% bonus density to be granted, at least one of the following amenities shall be installed by the applicant:
  - a) A pedestrian sidewalk system within the development.
  - b) A streetscape consisting of a) a landscaped berm and/or evergreen hedge combination; or, b) non-ornamental canopy trees (maple, dogwood, oak, etc.) with a minimum 4" caliper spaced 75' off center in combination with evergreen hedges capable of growing up to 30" at maturity. The streetscape may optionally be integrated with amenities a) or c).
  - c) A county maintained street light district.
  - d) A common interest element maintained by a homeowners association or other conduit which may include, but not be limited to, a clubhouse, pool, tennis court(s), improved picnic area or playground, walking trail, or any combination thereof.
  - e) A common interest element maintained by a homeowners association or other conduit which may include, but not be limited to, a passive use recreation area (fishing, boating/dock, picnicking, etc.), conservation easement or green space area that is consistent with the goals and objectives of county or state land conservation or preservation plans and programs.
- 2) No access will be allowed on Cypress Lake Road; Internal access only.
- 3) A dry Hydrant should be provided with a 30 foot easement between lots #8 and #9 for the county to access.
- 4) To meet with County manager before final plat about A 90 foot taper along Cypress Lake Road or an acceptable alternative that will achieve the public safety purpose of the taper.

Motion made by

Jeanne Anne Marsh; seconded by Ernest Lee.

Vote

Unanimous in favor of the motion.

They will have 18 months to obtain preliminary plat approval.

### **Public Hearing Item #15**

Applicant: Lisa Hodges

Re: Sketch Plan Request

Location: Highway 80

Map & Parcel: 108/22

Present Zoning: R-2 & HC

Lisa Hodges submitted a sketch plan to the Bulloch County Zoning Department. The intent of the request is to divide 29.5 acres into 33 parcels. The property is zoned R-2 and HC and is located on Highway 67. John Dotson is acting as agent for Ms. Hodges.

Mr. Dotson stated the property which is zoned R-2 would be developed into duplexes and will not be divided. Mr. Dotson stated the commercial lots are requesting to be divided into 3 parcels. Mrs. Tatum stated the Highway commercial needs to be addressed separately due to staff needing the opportunity to look at emergency access, parking and traffic. Mr. Wade Hodges stated if the applicant sells the property the buyer would have to let the board know what type of business is going on the property. Mrs. Tatum stated that if the sketch plan is approved it will not come back before the board.

#### Motion was made to

Approve the sketch plan request with the following conditions:

1. All lots must access the internal road of the subdivision. No access will be allowed directly on Highway 67.
2. Prior to the preliminary plat submission on the commercial section, the developer must meet with staff. The staff and developer are to work out future access, street pattern and use.

#### Motion made by

Jeanne Anne Marsh; seconded by Andy Hart

#### Vote

Unanimous in favor of the motion with Mr. Wade Hodges abstaining.

**Public Hearing Item #16**

Applicant: Georgia Coastal Land Company  
Re: Sketch Plan and Variance Request  
Location: Burkhalter Road  
Map & Parcel: 093/04/01  
Present Zoning: R-25

Georgia Coastal Land Company submitted a sketch plan to the Bulloch County Zoning Department. The intent of the request is to divide 25.5 acres into 30 parcels. Georgia Coastal Land Company has also submitted an application requesting a variance from the subdivision ordinance to allow 20' access driveway along Burkhalter Road. The access would be a private driveway access easement 20' wide with 13' asphalt driving surface. The property is located on Burkhalter Road. Jim Anderson is acting as agent for the applicant.

Mr. Anderson stated there were going to be 30 parcels divided up and they agreed with the conditions.

Motion was made to

Approve the sketch plan request with the following conditions:

1. All lots must access the internal road of the subdivision with the exception of proposed Lot 18. No other individual lot access will be allowed directly on Burkhalter Road.
2. Marginal access road(s) of 20 foot, with 14 foot of pavement, will be required for access to Lots 1-10 and Lots 26-30. The access road is to be constructed and paved to county approved standards. The County Engineer will have to approve the road work and the drainage. Should the road be deeded and dedicated to the county, a subdivision variance will be required.

Motion made by

Jeanne Anne Marsh; seconded by Wade Hodges.

Vote

Unanimous in favor of the motion.

Motion made to

Approve the variance request.

Motion made by

Jeanne Anne Marsh; seconded by Wade Hodges.

Vote

Unanimous in favor of the motion.

**Public Hearing Item #17**

Applicant: Chris Dye and Trey Baird

Re: Variance Request

Location: Old Riggs Mill Road

Map & Parcel: 047/11

Present Zoning: R-2

Chris Dye and Trey Baird submitted an application to the Bulloch County Zoning Department requesting a variance. The intent of variance is to allow a 50' right of way with an inverted crown road rather than a 60' right of way because of the adjacent land owners borrow pit/pond has encroach on usable soil. The additional 10' would provide more usable soil that is being lost due to the encroachment of the neighbors pond. Jim Anderson is acting as agent.

Mr. Anderson stated they needed to have the variance approved due to the pond being there.

Motion was made to

Approve the variance request.

Motion made by

Gene Rogers; seconded by Jeanne Anne Marsh

Vote

Unanimous in favor of the motion.

Andy Hart asked if there were no other items of business, he would need a motion to adjourn.

Motion was made to: Adjourn the October 12, 2006 meeting of the Planning and Zoning Commission.

Motion made by: Jeanne Anne Marsh; seconded by Wade Hodges.

Vote: Unanimous in favor of the motion.

---

Andy Hart, Chairman

---

Wade Hodges, Secretary