



Bulloch County Planning and Zoning Commission

Minutes of the November 9, 2006 Meeting

The meeting of the Bulloch County Planning and Zoning Commission was held November 9, 2006 at 6:00 P.M. in the County Annex Building in Statesboro. Andy Hart called the meeting to order. Ernest Lee gave the invocation.

Planning and Zoning Commission members present:

Commissioner: Andy Hart
Commissioner: Ann Henderson
Commissioner: Wade Hodges
Commissioner: Ernest Lee
Commissioner: Jeanne Anne Marsh
Commissioner: Ray Mosley

Not Present:

Commissioner: Gene Rogers

Staff members present:

Zoning Administrator Cheryl Tatum
Zoning Administrator Assistant: Christy Strickland
County Staff Attorney: Jeff Akins
County Manager: Tom Couch
County Planner: Andy Welch

The first item on the agenda was approval of the minutes from the October 12, 2006 Planning and Zoning Commission meeting. A motion was made by Jeanne Anne Marsh and seconded by Wade Hodges to approve the minutes as written. The vote was unanimous in favor of the motion.

Agenda Item # 1

Applicant: Esther 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.

Mrs. Tatum stated the request was deferred from the October meeting for the applicant to bring the plats to determine if an acre could be deeded under the family provision act. Mrs. Tatum stated the plats had been reviewed and an acre could be deeded to their son. Mrs. Tatum asked Mrs. Wells if they requested the board to withdraw the request. Mrs. Wells stated they requested to withdraw.

Mr. Don Nesmith was present opposing the request. Mr. Nesmith stated he was concerned about the noise and activity with the applicant's son. Mrs. Tatum stated to Mr. Nesmith he would need to contact the Sheriff's Department.

Motion

Approve the request to withdraw.

Motion by

Jeanne Anne Marsh; seconded by Ray Mosley

Vote

All in favor of the motion.

Agenda Item # 2

Applicant: Tamara Nichols
Re: Conditional Use Request
Location: Dean Nichols Road
Map/Parcel: 016/24
Present Zoning: AG-5

Tamara Nichols is requesting to develop a private airstrip on the property for personal use on the family farm. The property is located on Dean Nichols Road and consists of approximately 200 acres. Swaine Nichols will be acting as agent for Ms. Nichols.

Mr. Nichols stated he is relocating to South Carolina. Mr. Nichols stated his father passed away and left him the land, which he is responsible for the upkeep. He stated there would not be crop dusting, pesticides or leasing to other aircraft, it is only for personal use.

There was no one present to speak in opposition to the request.

Motion

Recommended approval of the request with the following conditions:

1. The maximum number of crop dusters for operations shall be limited to two.
2. There shall not be any hazardous or business related chemicals stored on the property.
3. Operations shall be limited from daylight to dusk.
4. Prior to establishing operations, proof to the zoning administrator that the pilots and operations are properly registered with state and federal authorities shall be submitted.

Motion by

Wade Hodges; seconded by Ernest Lee.

Vote

All in favor of the motion.

**This item will be heard by the Board of Commissioners December 5, 2006
at 6:30 P.M.**

Agenda Item # 3

Applicant: Wendell Hodges
Re: Variance Request
Location: Burkhalter Road
Map/Parcel: MS28/055
Present Zoning: HC

Wendell Hodges is requesting a distance variance for a church to be 185 feet rather than the required 300 feet from an establishment which sells alcohol. Mr. Christopher Leverett is acting as agent.

Mr. Couch stated the property is adjacent to the city limits but the applicant does not intend to ask to annex the property into the city. Mr. Couch stated during the final reviews the staff determined the church would also need to ask for a conditional use. Mr. Couch stated this was an oversight and asks the board to waive the conditional use fees.

Motion

Defer the request until the December 14, 2006 Planning and Zoning Meeting and waive the conditional use fees.

Motion by

Wade Hodges; seconded by Jeanne Anne Marsh

Vote

All in favor of the motion.

Agenda Item # 4

Applicant: John T. Finch & William Tillman
Re: Sketch Plan Request
Location: Burkhalter Road
Map/Parcel: 093/04/03
Present Zoning: -25

John T. Finch and William Tillman submitted a sketch plan to the Bulloch County Zoning Department. The intent is to divide 51.06 acres into 56 parcels. The property is located on Burkhalter Road.

Mr. Couch presented a drawing of all of the new subdivisions in the area. Mr. Couch stated the staff does not have any objections to the subdivision as it is consistent with the Land Use Plan. Mr. Couch stated he was concerned with the roads and the heavier volume of traffic and the staff is requesting this be deferred to obtain a traffic study at the county's expense. Mr. Couch stated Burkhalter Circle is a dirt road and Mr. Kirk Tatum has spoken with Mr. Hill and Mrs. Moore about closing the road.

Mr. Roscoe Hill was present and stated he opposes the road being closed and supports the traffic study.

Mr. Jim Anderson stated the property is zoned R-25. The applicants want to develop 56 lots but wetlands on the property may reduce the total number of lots. Mr. Anderson stated the homes will be stick built homes with a community well and 2 entrances. All lots will face the interior roads except for lot 56. Mr. Anderson stated none of the homes will access Burkhalter Circle. Mr. Anderson stated the DOT (Department of Transportation) has already stated there is enough site distance for the two entrances. Mr. Anderson stated he agreed a traffic study needs to be performed but did not agree that it needed to be done before the sketch plan is approved.

Mrs. Henderson asked Mr. Couch how long it would be before the traffic study would be complete. Mr. Couch stated he did not have an estimated time.

Motion

Defer the request until the December 14, 2006 Planning and Zoning Meeting.

Motion by

Ann Henderson; seconded by Ray Mosley

Vote

All in favor of the motion.

Mr. Anderson asked if he could appeal the decision to the Board of Commissioners. Mrs. Tatum stated he could appeal in writing with the fees paid no later than Friday, November 10, 2006 at 12:00 P.M.

Agenda Item # 5

Applicant: The North Congregation of Jehovah's Witness
Re: Rezone Modification
Location: Doy Lanier Road
Map/Parcel: MS28/06/01
Present Zoning: NC

The North Congregation of Jehovah's Witnesses is requesting an amendment to a condition which was approved at their rezone request on August 1, 2006. The condition which was approved states that sufficient right-of-way along Doy Lanier Road from Miller Street Extension must be acquired and dedicated to Bulloch County with paved access to property. Access along Veterans Memorial Parkway will be prohibited. The applicants are asking to have this condition removed.

Mr. Couch stated the adjacent property owners were not consenting to deed the right-of-way at this time.

Motion

Recommended approval of the request.

Motion by

Wade Hodges; seconded by Jeanne Anne Marsh.

Vote

All in favor of the motion.

This item will be heard by the Board of Commissioners on December 5, 2006 at 6:30 P.M.

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

Motion

Adjourn the meeting.

Motion by

Wade Hodges; seconded by Ann Henderson

Vote

All in favor of the motion.

Andy Hart, Chairman

Wade Hodges, Secretary