



Bulloch County Departmental Review

Agenda Item:	1	Meeting Date:	June 01, 2021(BOC)
Application #:	RZNE-2021-00007	Application Type:	Rezone
Request:	Williams Family Limited Partnership submitted an application to rezone 25 acres from R-40 (40,000 square feet Residential) to AG-5 (Agricultural 5 acres) to allow for a 3MW Solar Electric Power Generation Facility. The property is located on Williams Road. Michael Connell of Radiance Solar will be acting as agent.		

Applicant:	Williams Family Limited Partnership	Existing Lots:	1
Location:	Williams Road	Requested acres:	25
Map #:	MS29000002 000	Current Zoning:	R-40
Future Land Use:	Suburban-Neighborhood	Requested Zoning:	AG-5
Directions to Property:	Take Northside Drive and turn left onto Williams Road. Cross Stockyard Road and property will be on the right before the Bypass.		
Planning and Zoning Commission Recommendation:	To approve the request by a 4-0 vote.		

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		

LAND USE PLANNING IMPACT

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



Bulloch County Departmental Review

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

Zoning Patterns and Consistency: The proposed use does not appear to be consistent with the zoning patterns in the nearby area.

Neighborhood Character: The proposed use should not injure or detract from existing properties.

Property Values: There is no evidence that the proposed zoning change should injure or detract from existing neighborhoods if property maintained.

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 1.9 miles (response time 5 minutes) from the Statesboro District Fire Department. No additional resources are required.

TRAFFIC IMPACT

The capacity and general condition of the roads accessing the proposed development is good. Williams Road is a county maintained paved road.

SCHOOL IMPACT

Minimal impact is expected on existing schools.

PARKING, ROAD AND DRAINAGE IMPACT

The proposed change 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 5 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



Bulloch County Departmental Review



radiance
solar

STATESBORO SOLAR
STATESBORO, GA
LEASE AREA: 25 ACRES
PARCEL NO.: M520000002 000
PCL COORD.:
32.469534 -81.804743

RADIANCE SOLAR
416 JOSEPH E LOWERY
BLVD. NW, SUITE 2
ATLANTA, GA 30316
404.885.0038

EMERGENCY CONTACT
JAMIE FORGES, CEO
404.885.0098

ELECTRICAL ENGINEER
BRIAN PATEL, PE

ARCHITECT
RYAN CROOKS, RA

STRUCTURAL ENGINEER
LESTER SALINAS, PE

DESIGNER
SARAH KRATOVL

SYSTEM SUMMARY	
9.072	400W MODULES
12	350W SUNGROW INVERTERS
358	STRINGS OF 27
DC	3.3MW
AC	3MW
1.33 DC/AC RATIO	

THIS INFORMATION AND DESIGN CONTAINED IN THIS DOCUMENT ARE CONFIDENTIAL AND THE PROPRIETARY PROPERTY OF RADIANCE SOLAR, LLC.

WITHOUT THIS DESIGN, NO PART OF THIS DOCUMENT OR ANY INFORMATION CONTAINED HEREIN MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE EXPRESS WRITTEN CONSENT OF RADIANCE SOLAR, LLC.

PROJECT PHASE:
PRELIMINARY

AS OF:
FEBRUARY 16, 2021

SCALE:
1" = 100'-0"

TITLE:
OVERALL LAYOUT

DWG 1