



Bulloch County Departmental Review

Agenda Item:	1	Meeting Date:	August 12, 2021(P&Z)
Application #:	RZNE-2021-00009	Application Type:	Rezone
Request:	Wayne McQuaig submitted an application to rezone 33.73 acres from AG-5 (Agricultural 5 acres) to R-80 (Residential 80,000 square feet) to develop a residential subdivision with 10 cottage style homes similar to Briar Rose Subdivision on Clito Road. The property is located at the intersection of Maria Sorrell Road and Mount Olive Lane. Nathan Brown will be acting as agent. This item was tabled at the July 08, 2021 meeting.		

Applicant:	Wayne McQuaig	Existing Lots:	1
Location:	Maria Sorrell Road	Requested Lots:	11
Map #:	104 000006A000	Current Zoning:	AG-5
Future Land Use:	Rural-Open Areas	Requested Zoning:	R-80
Directions to Property:	Take Hwy 301 North and turn left onto Clito Road at the caution light. Turn right onto Marie Sorrell Road at the train tracks and property will be on the left.		

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 rural-open areas.

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



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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 may 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 0.5 miles (response time 5 minutes) from the Clito District Fire Department. No additional resources are required.

TRAFFIC IMPACT

The capacity and general condition of the roads accessing the proposed development is fair. This portion of Marie Sorrell Road is a county maintained dirt 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 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 does not appear to be suitable for the proposed rezone.



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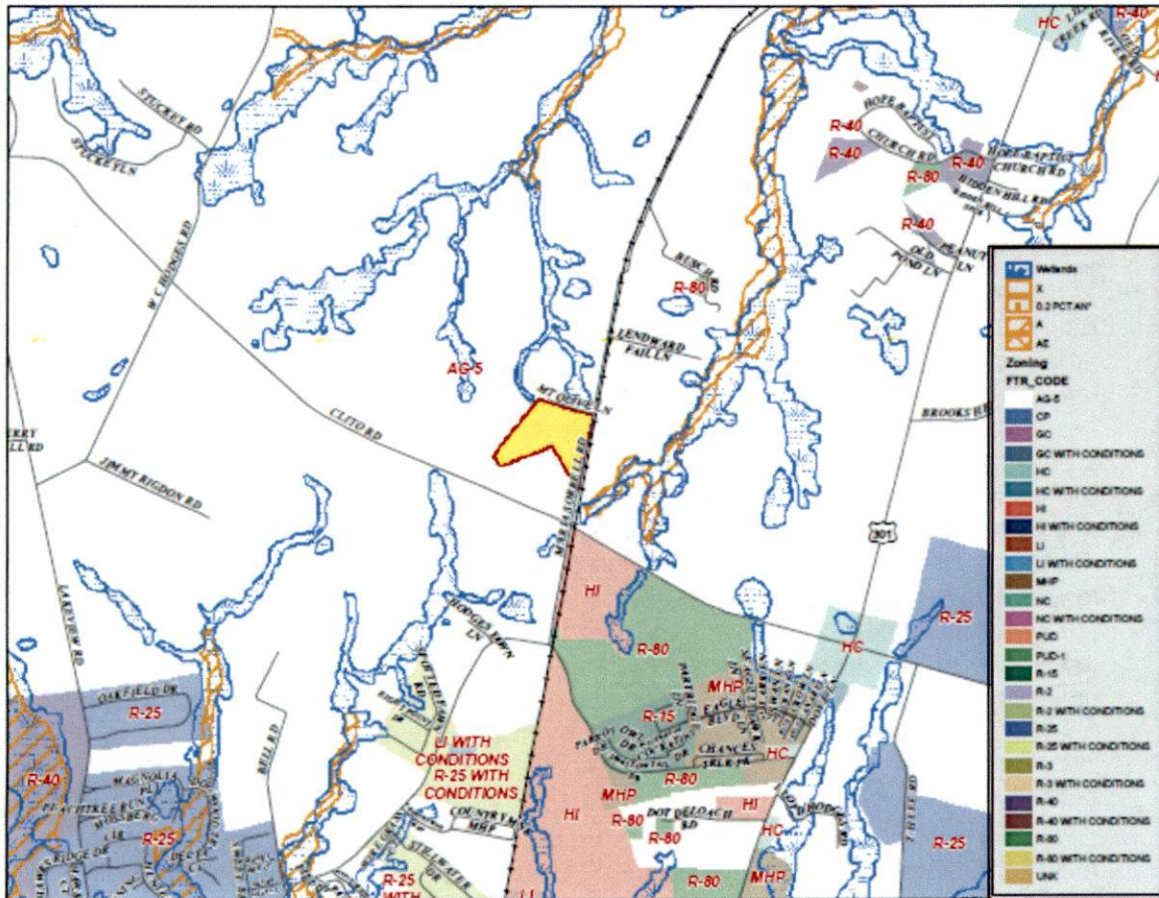
The staff recommends denial of the rezone request because: 1) the zoning classification is not consistent with what is recommended in the Natural-Open Space Character Area of the Comprehensive Plan; and, because road infrastructure is insufficient. However, if approval is considered, the following conditions are recommended.

1. All dwelling units shall be single-family and consist of traditional site built construction meeting state building codes. Manufactured housing shall be prohibited.
2. Before any certificate of occupancy is issued, all building structures shall have foundation landscaping installed on the front and sides of the structure.
3. ~~The owner/developer shall acquire and or accommodate the necessary right-of-way and pave the section of Maria Sorrell Road from US 301 to the terminus at Mount Olive Lane.~~ The owner/developer shall dedicate 35' (feet) of right-of-way from the centerline of Maria Sorrell Road in fee simple in favor of Bulloch County.
4. Before any building permit is issued, the Owner/Developer shall re-grade the shoulders fronting each approved lot on Maria Sorrell Road with 2:1 inverted slope, which shall also be stabilized with grassing and other erosion control, and installation of any cross drains on Maria Sorrell Road necessary to accommodate positive road drainage.
5. Before any permit is issued, driveways to access each lot along Maria Sorrell Road must be permitted by the County Transportation Division for proper drainage culverts.
6. Before any certificate of occupancy is issued, driveways to access each lot shall have a paved or concrete driveway apron and the location must be permitted by the County Transportation Division for proper drainage culverts.
7. Mount Olive Church Road shall remain privately owned and maintained, so stated on all surveys and deeds on the proposed lots for sale. No public funds shall be invested to correct any construction or condition deficiencies, unless such roads are considered for public dedication and a County special assessment tax improvement district that is approved by affected property owners along this road.

Participants: Tom Couch, County Manager; Jeff Akins, County Attorney; Brad Deal, County Engineer, Randy Newman, Zoning Administrator.



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