



Bulloch County Departmental Review

Agenda Item:	2	Meeting Date:	August 12, 2021 (P&Z)
Application #:	RZNE-2021-00011	Application Type:	Rezone
Request:	Nicholas and April Newkirk submitted an application to rezone 5 acres from AG-5 (Agricultural 5 acres) to R-80 (Residential 80,000 square feet) to sale the adjoining property owner 3 acres. The property is located at the intersection of Stilson-Leefield Road and Rough Rider Road.		

Applicant:	Nicholas and April Newkirk	Existing Lots:	1
Location:	8425 Stilson-Leefield Road	Requested Lots:	2
Map #:	146 000060 000	Current Zoning:	AG-5
Future Land Use:	Rural-Open Area	Requested Zoning:	R-80
Directions to Property:	Take Hwy 24 to four way stop at Gwinnett's Crossing and turn right onto Stilson-Leefield Road. Property will be on the right at the intersection with Rough Rider Road.		

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 their 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.

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

Neighborhood Character: The proposed rezone may or may not injure or detract from existing properties.



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Property Values: There is no evidence that the proposed zoning change should or should not 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 2.3 miles (response time 10 minutes) from the Leefield District Fire Department. No additional resources are required.

TRAFFIC IMPACT

The capacity and general condition of the roads accessing the proposed development is good. Stilson-Leefield Road is a county maintained paved road. Rough Rider Road is a county-maintained dirt road in fair condition.

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 11 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 appear to be suitable for the proposed rezone as per the Bulloch County Joint Comprehensive Plan.

The staff recommends denial of the rezone request.



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Participants:

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

