



Bulloch County Departmental Review

Agenda Item:	3	Meeting Date:	August 12, 2021 (P&Z)
Application #:	USE-2021-00010	Application Type:	Conditional Use
Request:	William Ashley Milton submitted an application for a conditional use to allow for a single-family dwelling to be located in an HC zoning district. The property is located on Cody Lane.		

Applicant:	William Ashley Milton	Total Acres:	9.17
Location:	2007 Cody Lane	Existing Lots:	1
Map #:	123 000039A000	Requested Lots:	2
Future Land Use:	Suburban-Neighborhood	Current Zoning:	HC
Directions to Property:	Take Hwy 80 East toward Brooklet and turn right onto Cody Lane. The property will be on the right.		

Conditional Use Standards	Yes	No	Comment
(1) Is the type of street providing access to the use adequate to serve the proposed conditional use?	X		
(2) Is access into and out of the property adequate to provide for traffic and pedestrian safety, the anticipated volume of traffic flow, and access by emergency vehicles?	X		
(3) Are public facilities such as schools, EMS, sheriff and fire protection adequate to serve the conditional use?	X		
(4) Are refuse, service, parking and loading areas on the property located or screened to protect other properties in the area from such adverse effects as noise, light, glare or odor?	X		
(5) Will the hours and manner of operation of the conditional use have no adverse effects on other properties in the area?	X		
(6) Will the height, size, or location of the buildings or other structures on the property be compatible with the height, size or location of buildings or other structures on neighboring properties?	X		
(7) Is the proposed conditional use consistent with the purpose and intent of the zoning ordinance?	X		

LAND USE PLANNING IMPACT

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

Existing Land Use Pattern: There are primarily residential, multifamily residential, MHPs 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: There is no evidence that the proposed change in use should injure or detract from existing neighborhoods.



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Property Values: property values should not be affected by the proposed use.

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 2.7 miles (response time 10 minutes) from the Brooklet Fire Department. No additional resources are required.

TRAFFIC IMPACT

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

SCHOOL IMPACT

Minimal impact is expected on existing schools.

PARKING, ROAD AND DRAINAGE IMPACT

The proposed use 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 accessway / driveway 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 9 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

Since the surrounding properties have such a variety of zoning classifications in this area, the conditional use appears suitable.

The staff recommends approval of the conditional use.



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Participants

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

