



Bulloch County Departmental Review

Agenda Item:	4	Meeting Date:	August 12, 2021 (P&Z)
Application #:	VAR-2021-00029	Application Type:	Variance
Request:	Collin Whitfield submitted an application for variances to the definition of Home Occupation in Section 202 of the Bulloch County Zoning Ordinance. The applicant is requesting to allow for two pickup trucks and two trailers with landscaping equipment to be on the property. The property is located at 1707 Sunnyview Court.		

Applicant:	Collin Whitfield	Lots in question:	1
Location:	1707 Sunnyview Court	Current Zoning:	R-25
Map #:	047D000023 000	Acres in request:	0.57
Future Land Use:	Suburban-Neighborhood		
Directions to Property:	Take Country Club Road through the Country Club area and turn right onto Parrish Road. Turn left into Country Walk Subdivision on Country Walk Drive. Turn left onto Sunnyview Court and property will be on the left.		

Variance Standards	Yes	No	Comment
(1) Will the variance cause substantial detriment to the public good or impair the purposes of this ordinance?	X	X	Depending on the number of vehicles and equipment allowed.
(2) Is the spirit of this ordinance observed and the public safety and welfare secured?		X	
(3) Is the hardship related to conditions peculiar to the property and not a result of any action of the property owner?		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 uses at adjacent and nearby properties.

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

Neighborhood Character: There may be evidence that the proposed variance could injure or detract from existing neighborhoods.

Property Values: property values may be affected by the proposed variance 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.



Bulloch County Departmental Review

SOLID WASTE IMPACT

None expected.

ENVIRONMENTAL IMPACT

No impact is expected.

FIRE SERVICE

Fire service is available within 1.7 miles (response time 6 minutes) from the Register Fire Department. No additional resources are required.

TRAFFIC IMPACT

The capacity and general condition of the roads accessing the proposed development is good. Sunnyview Court is a county-maintained subdivision paved road.

SCHOOL IMPACT

Minimal impact is expected on existing schools.

PARKING, ROAD AND DRAINAGE IMPACT

The proposed variance 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 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

To maintain the spirit of the ordinance the staff recommends denial of the variance.

The staff recommends denial of the variance, but if approved, the staff recommends the following condition:

1. That the number of work-related vehicles allowed on the property be limited to 2.
2. That the number of work-related trailers with equipment allowed on the property be limited to 1.
3. That no vehicles be parked in front yard or on the street.



Bulloch County Departmental Review

Participants

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

