



Bulloch County Departmental Review

Agenda Item:	5	Meeting Date:	August 12, 2021(P&Z)
Application #:	USE-2021-00012	Application Type:	Condition Modification
Request:	Clint Smith submitted an application for a condition modification to the conditions approved by the Board of Commissioners on October 9, 2007. The request is to allow vinyl siding as an exterior building material in condition number 2. The property is located on Hwy 46. Jeremy Hart will be acting as agent.		

Applicant:	Clint Smith	Existing Lots:	1
Location:	Hwy 46	Requested Lots:	123
Map #:	079 000008 000	Current Zoning:	R-25
Future Land Use:	Rural-open areas		
Directions to Property:	Take Hwy 301 South and turn left onto Hwy 46. Property will be on the left just past phase I of Smith Creek Subdivision.		

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	X	Subdivision was approved in 2007.
(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 residential uses at adjacent and nearby properties.

Zoning Patterns and Consistency: The proposed use does appear to be consistent with the zoning patterns in the nearby area.



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

Property Values: Adjacent property values should not be affected.

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 3.7 miles (response time 15 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. Hwy 46 is a state 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 13 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

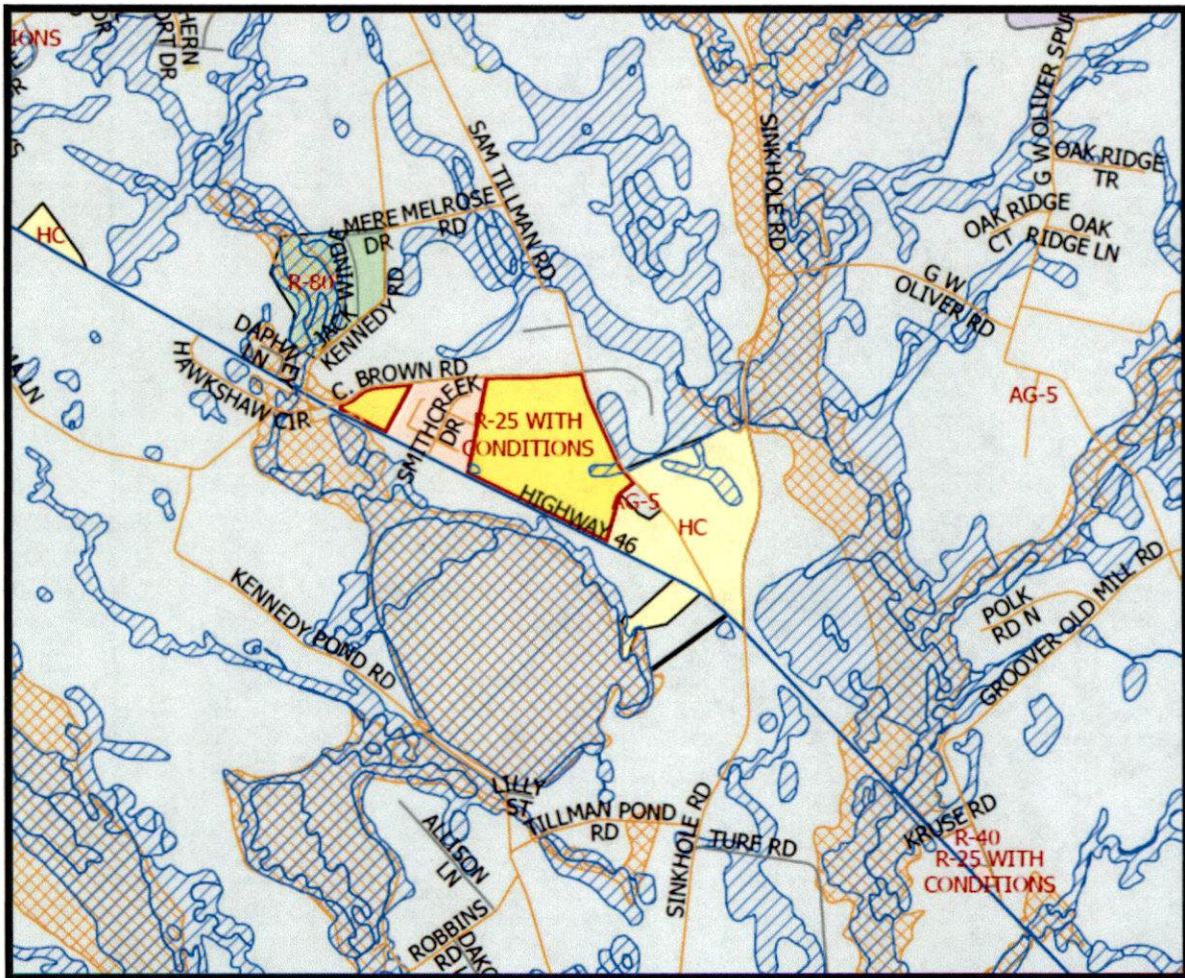
The staff recommends approval of the condition modification.



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Participants:

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





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