



Bulloch County Departmental Review

Agenda Item:	1	Meeting Date:	January 04, 2022 (BOC)
Application #:	RZNE-2021-00023	Application Type:	Rezone
Request:	Douglas Keith Dixon submitted an application to rezone 13.81 acres from AG-5 (Agricultural 5 acres) to GC (General Commercial) for a recreational vehicle park and Campground. Property is located at 2240 Mill Branch Club Road, Pembroke, GA.		
Planning and Zoning Commission Recommendation:	To approve the request with conditions as listed below by a 4-0 vote.		

Applicant:	Douglas Keith Dixon	Existing Lots:	1
Location:	2240 Mill Branch Club Road	Total acres:	13.81
Map #:	115 000002 000	Current Zoning:	AG-5
Future Land Use:	Rural-Open Area	Requested Zoning:	GC
Directions to Property:	Take Hwy 67 and cross I-16. Turn right onto Horace Mitchell Road (second paved road on the right). Continue on Horace Mitchell Road onto Mill Branch Club Road which is a dirt road. The property will be on the left just past intersection with Old Donaldson School 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 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	



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LAND USE PLANNING IMPACT

Future Development Map: The Bulloch County Joint Comprehensive Plan indicates that the property is in a rural-open space area.

Existing Land Use Pattern: There are primarily rural residential and agricultural uses at adjacent and nearby properties. There closest commercial zone is in excess of three miles away.

Zoning Patterns and Consistency: The proposed development is not consistent with the zoning patterns in the nearby area.

Property Values: There is no evidence that the proposed zoning change should injure or detract from existing or nearby properties.

Impact - Negative. The Comprehensive Plan does not support active recreation.

FISCAL AND ECONOMIC IMPACT

Property Values: Values for adjacent properties may not necessarily be enhanced by the proposed development unless aesthetic restrictions are required, and, if enforcement of governmental land use and property maintenance regulations is applied. However, failure to enforce any property standards is likely to result in stagnant or lower property values.

Short and Long Term Job Creation: No impact.

Impact on Existing Industry: There is only one similar park in the county. However, the impact or market demand cannot be determined.

Jobs-Housing Balance: No impact.

Fiscal Impact: Staff did not perform a fiscal analysis for this case, nor was one proffered, because the proposed rezoning request will not alter the tax base with any significance.

Impact – Negative: No significant impact for the tax base, the cost of providing public services would likely exceed the revenues produced.

SCHOOL IMPACT

Impact – Positive: No impact. Provided that the RV park is not used by tenants or customers for permanent housing.

WATER / SEWER IMPACT

Water System: No information on potable water or fire suppression is addressed in the application. Private-community system is required.

Sewerage: Unclear; no provision for sewerage disposal stations for RV units.

Impact – Negative: The presence of hydric soils poses moderate limitations for septic tanks; an approved on-site collection and disposal system by the County Health Department would likely be required. Conditions for sewerage control are recommended, if approved. No information on potable water or fire suppression is addressed in the application.

SOLID WASTE IMPACT

Collection Services: Private collection services would be required.

Nearest Existing Solid Waste Convenience Centers: Nevils (however, not practical for commercially generated waste).

Waste Generation Estimate: Undetermined.

Landfill Capacity: Is dependent on air-rights rationing at the landfill in Chatham County.



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Impact – Neutral: No significant impact on the County's Solid Waste Management Plan or Ordinance requirements is expected. On-site collection and disposal services are required. Conditions for sanitation and refuse control are recommended, if approved.

ENVIRONMENTAL IMPACT

Use of Green Building Techniques: Expected to provide conventional energy and water delivery systems; no known recycling during or after construction.

Drainage Basin: Lotts Creek

Wetlands and Flood Zones: Development is adjacent to floodplain and wetland areas.

Stormwater: The impervious surface ratio is estimated at 14%, thus increasing stormwater runoff.

Aquifer Recharge Areas: No impact or relevance.

Water Supply Watersheds: No impact or relevance.

River Corridors: No impact or relevance.

Air: This project is not expected to create an air pollution nuisance.

Soils: Hydric soils poses slight to moderate limitations for development.

Historic or Archeological Resources: The Bulloch County Comprehensive Plan lists no historic or cultural resources within the vicinity.

Resources of Regional or Statewide Importance: The proposed developed is proximate to the Canoochee-Sandhills WMA.

Impact – Negative: The presence of hydric soils poses limitations for septic tanks; an approved on-site collection and disposal system would likely be required. Conditions for sewerage control are recommended.

TRANSPORTATION IMPACT

ITE Trip Generation Rate: 97 trip ends per day (4.4 x 22 bays).

Railroads: No impact.

Proposed Road Construction Within Development: A private road way is proposed with a mix of one and two-way lanes for internal circulation. Internal roads or streets meeting County standards are preferred for the development.

Parking: On-site parking would be permitted pursuant to the County zoning code.

Road Infrastructure: Mill Creek Club Road is a County maintained unpaved rural local road and is in average condition.

Access: There are two one-way recommended access point into the property. Internal circulation is insufficient for emergency vehicles.

Intersection Capacity: All current nearby intersections are sub-standard for this level of proposed development.

Pedestrian Access: There are no connections or improvements to greenways, trails or sidewalks.

Impact – Negative: Given the type of the development, access and road conditions are deficient without any mitigation measures by the developer. There are no planned pedestrian or bikeway connections.



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EMERGENCY SERVICE IMPACT

Public Safety Unit	Facility Distance / Response Time	LOS Impact or Deficiency	Intangibles
Fire (Rural Fire District)	Nevils: 4.8 miles, 10 minutes response time. Bay: 11.0 miles (15 minutes response time)	ISO Rating 5/9	Paid and volunteer response.
EMS-Rescue (County)	13.1 miles, 10-15 minutes response time depending on availability.	(-0.002) EMT / Paramedic deficiency per 1,000 population	N/A
Emergency Management (County)	Mutual Aid	Depends on type of disaster.	Emergency Operations and Hazard Mitigation Plans have been updated and are current.
E-911 Communications	NA.	No impact.	Street addresses can be easily assigned and identified.
Sheriff	14.0 miles, 10-15 min. depending on patrolling patterns	NA	Shift of 3 covers 684 square miles
Georgia State Patrol (Triage)	4.5 mile, 6 minutes depending on patrolling patterns	NA	Post #45 located south of Statesboro on US 301

Impact – Negative: Response time is likely to be inadequate for law enforcement, fire and EMS-Rescue. No provisions for fire hydrants proffered or sustainable; internal circulation appears to be insufficient for emergency vehicles as presented.

PARKS AND RECREATION IMPACT

Nearest Public Recreation Facilities: Nevils Park;; 2 miles.

Level of Service Impact Created by the Development: No impact.

Open Space Provided: No on-site open space and recreation amenities has been proffered, but is not expressed in a measurable ratio, or that appears well designed.

Impact – Neutral: Development will have no impact on LOS deficiency if on-site private amenities are provided.



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Impact Summary			
Impact Factor	Positive	Negative	Neutral
Land Use Planning		X	
Fiscal-Economic		X	
Public Schools	X		
Parks and Recreation			X
Water-Sewer		X	
Solid Waste			X
Environmental		X	
Transportation		X	
Emergency Services		X	
Total	1	6	2
Local Impact Findings	• This type of use is inconsistent with existing zoning and land use patterns in the nearby area and not in conformance with the goals of the Comprehensive Plan; the use would be more appropriate in an area proximate a more developed commercial node with adequate and sufficient infrastructure. • Infrastructure (roads, water/wastewater) is inadequate. • The isolated location and road conditions make emergency response difficult.		
Regional Impact Findings	• Not applicable.		

FINAL STAFF RECOMMENDATION

The subject property appears to be unsuitable for the proposed rezone.

The staff recommends denial of the rezone request.

If approval is considered the following conditions should apply:

1. The principal use for this property is for a recreational vehicle park and campground. The Board of Commissioners, upon considering a recommendation by the Planning and Zoning Commission, shall allow no other principal use or an expansion of the use without a modification of these conditions.
2. Presentation of a conceptual site plan document pursuant to Section 8.1 of the County Subdivision Regulations for the entire tract that demonstrates compliance with these conditions and other required codes shall be approved by the Planning and Zoning Commission before development permits are issued.
3. No recreational vehicle shall remain in an RV park for more than four (4) months; nor shall an occupation or business be operated within the park other than park management.



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4. A valid and current County occupational tax certificate (business license) shall be required to operate.
5. No permanent structural addition to any recreational vehicle shall be permitted; temporary structures such as canvas awnings, screened enclosures, or platforms, which are normal camping equipment, may be erected but must be removed when the rental space is vacated.
6. No part of the RV park shall be used for the parking or storage of any heavy equipment or trucks exceeding one-ton capacity, except those used by the owner or management for park maintenance; all such equipment shall be sheltered and screened (according to Section 406 of the County Zoning Ordinance).
7. Permitted accessory uses for commercial services and parking areas serving such accessory uses shall only serve the trade or service needs of travelers or guests patronizing the RV park.
8. A recreation area of at least ten thousand (10,000) square feet shall be provided in addition to the required landscaping. Recreation equipment, such as a pool, playground, and picnic tables can be located within the recreation area; all recreation areas shall be well-drained, grassed or hard-surfaced and dust-free.
9. Before development permits are issued, the developer shall submit a Hydrologic Analysis and a Stormwater Management Plan for the entire tract based on approved zoning demonstrating that post-construction runoff will be maintained at the pre-development rate.
10. A private water system is required and shall be such that it is capable of supplying at least 100 gallons of water per day to each recreational vehicle space.
11. Trailer sanitation stations designed to receive the discharge of sewage holding tanks for self-contained vehicles shall be installed in an accessible location in every recreational vehicle park in which there are sites not provided with drain inlets designed to receive the discharge of toilets. Trailer sanitation stations shall be provided on the basis of one station for each one hundred (100) such sites or fraction thereof.
12. Refuse containers shall be furnished within 300 feet of every RV space with all refuse to be stored in watertight, rodent-proof containers. Containers shall be screened pursuant to Section 406 of the County Zoning Ordinance, and have concrete or paved container platforms designed to prevent containers from being tipped to minimize spillage.
13. All refuse containing garbage shall be collected and disposed of at least once weekly.
14. The recreational vehicle park shall provide on-site toilet and bathing facilities for the exclusive use of the tenants of the park. Such toilet and bathing facilities shall consist of at least one lavatory, one water closet and one shower stall per twenty RV spaces, one of each provided and distinctly marked. Toilet and bathing facilities shall be connected to the park's water and sewerage systems.
15. Fires shall be made only in recreation areas and placed in safe and convenient locations, where they will not constitute fire hazards to vegetation, undergrowth, trees and RVs.
16. Fire hydrants shall be installed throughout all RV Parks in accordance with the specification of the Statesboro Fire Department. There shall be one (1) hydrant at the entrance to the development, and additional hydrants at a distance not to exceed five hundred (500) feet between hydrants. All buildings within the RV Park shall be equipped with fire extinguishing equipment in good working order of such type, size and number as prescribed by the fire district.
17. All utilities, including electrical power and telephone lines, shall be installed underground.
18. Every recreational vehicle space shall be provided with a weatherproof electrical connection supplying 110 volts.
19. Every recreational vehicle space shall be paved.



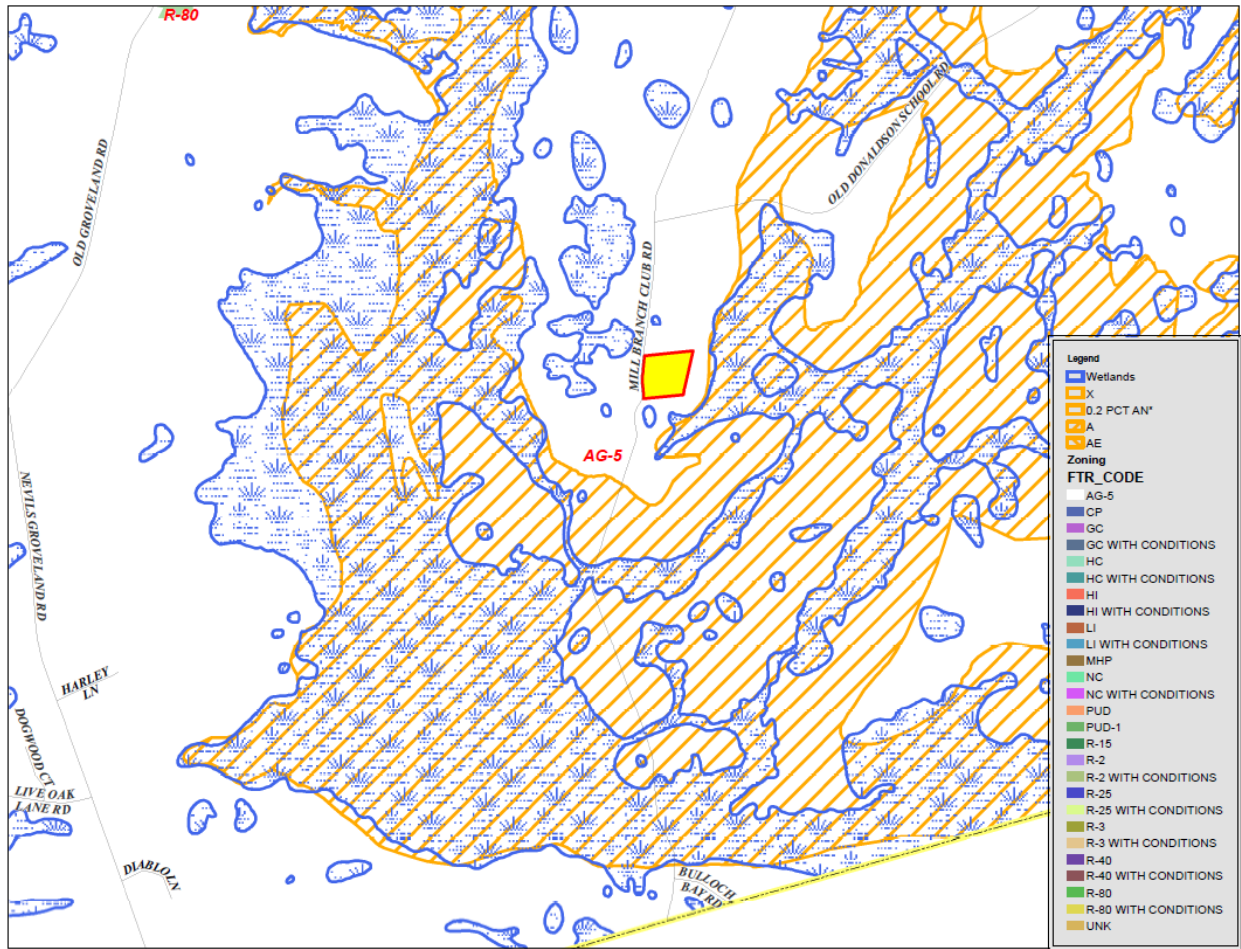
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20. Every recreational vehicle space shall be provided with an individual connection (or service hydrant) to the recreational vehicle park's water system; and, where centrally-located sanitary stations are not furnished, the recreational vehicle space shall be provided with an individual sewerage connection.
21. Every recreational vehicle space shall be provided with ample room to assure that a typical recreational vehicle measuring eight feet wide by 30 feet long can be placed on the space and be located not closer than 20 feet to the centerline of any interior park street; and closer than 35 feet to any park service building, park property line or a public street right-of-way; and closer than 20 feet to any other recreational vehicle.
22. All permanent structural units shall have compatible architectural details and a defined character.
23. 'Motif street signage is permitted provided that all lettering, directional and safety attributes on the signs meet MUTCD requirements.
24. One monument-based entrance sign shall be permitted and must be placed at least 40' from the road center line.
25. All roads, walkways, grouped-bay parking and service areas shall be provided with lighting adequate to ensure the safety of vehicular and pedestrian traffic.
26. All lighting shall be downcast and recessed into the fixture and not create glare onto adjoining properties.
27. At least one (1) off-street parking space shall be provided for each RV space. All parking areas shall be paved. Off-street grouped or guest parking shall be made available at a ratio of one space for every four RV spaces, and shall be located within one hundred fifty (150) feet of the RV spaces serve.
28. Internal streets shall be paved designed to provide safe and convenient access to all spaces and to facilities for common use by park occupants, and shall be constructed and maintained to allow free movement of emergency and service vehicles at all times. A forty-five (45) foot turning radius shall be required on all curves, to allow access by emergency vehicles.

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



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