

# Bulloch County Departmental Review

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|-------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|---------------------------|
| <b>Agenda Item:</b>                                   | 2                                                                                                                                                                                                                                                                                                                                     | <b>Meeting Date:</b>     | January 04, 2022<br>(BOC) |
| <b>Application #:</b>                                 | USE-2021-00014                                                                                                                                                                                                                                                                                                                        | <b>Application Type:</b> | Conditional Use           |
| <b>Request:</b>                                       | Douglas Keith Dixon submitted an application for Conditional Use. The Conditional Use would be for a potential recreational vehicle park and campground. This request is contingent upon the property being rezoned to GC (General Commercial). See RZNE-2021-00023. Property is located at 2240 Mill Branch Club Road, Pembroke, GA. |                          |                           |
| <b>Planning and Zoning Commission Recommendation:</b> | To approve the request by a 4-0 vote.                                                                                                                                                                                                                                                                                                 |                          |                           |

|                                |                                                                                                                                                                                                                                                                              |                          |       |
|--------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------|
| <b>Applicant:</b>              | Douglas Keith Dixon                                                                                                                                                                                                                                                          | <b>Current Zoning:</b>   | AG-5  |
| <b>Location:</b>               | 2240 Mill Branch Club Road                                                                                                                                                                                                                                                   | <b>Requested Zoning:</b> | GC    |
| <b>Map #:</b>                  | 115 000002 000                                                                                                                                                                                                                                                               | <b>Total Acres:</b>      | 13.81 |
| <b>Future Land Use:</b>        | Rural-Open Area                                                                                                                                                                                                                                                              |                          |       |
| <b>Directions to Property:</b> | 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. |                          |       |

| 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   | X  | A portion of the road is dirt. |
| (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   |    | For GC.                        |

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## LAND USE PLANNING IMPACT

**Future Land Use Map:** The Bulloch County Joint Comprehensive Plan indicates that the property would be appropriate for Rural-Open Area.

**Existing Land Use Pattern:** There are primarily rural residential 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 use will injure or detract from existing neighborhoods.

**Property Values:** There is no evidence that the proposed zoning change should injure or detract from existing neighborhoods if property maintained and ordinances adhered to.

## 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 5.3 miles (response time 18 minutes) from the Nevils Fire Department. No additional resources are required.

## TRAFFIC IMPACT

The capacity and general condition of the roads accessing the proposed development is fair. Mill Branch Club Road is a county maintained dirt roads.

## 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 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

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Response time from Bulloch County Sheriff's Department is approximately 28 minutes. However, depending on patrolling patterns and the location of deputies at a given time, this response may be greater or lesser.

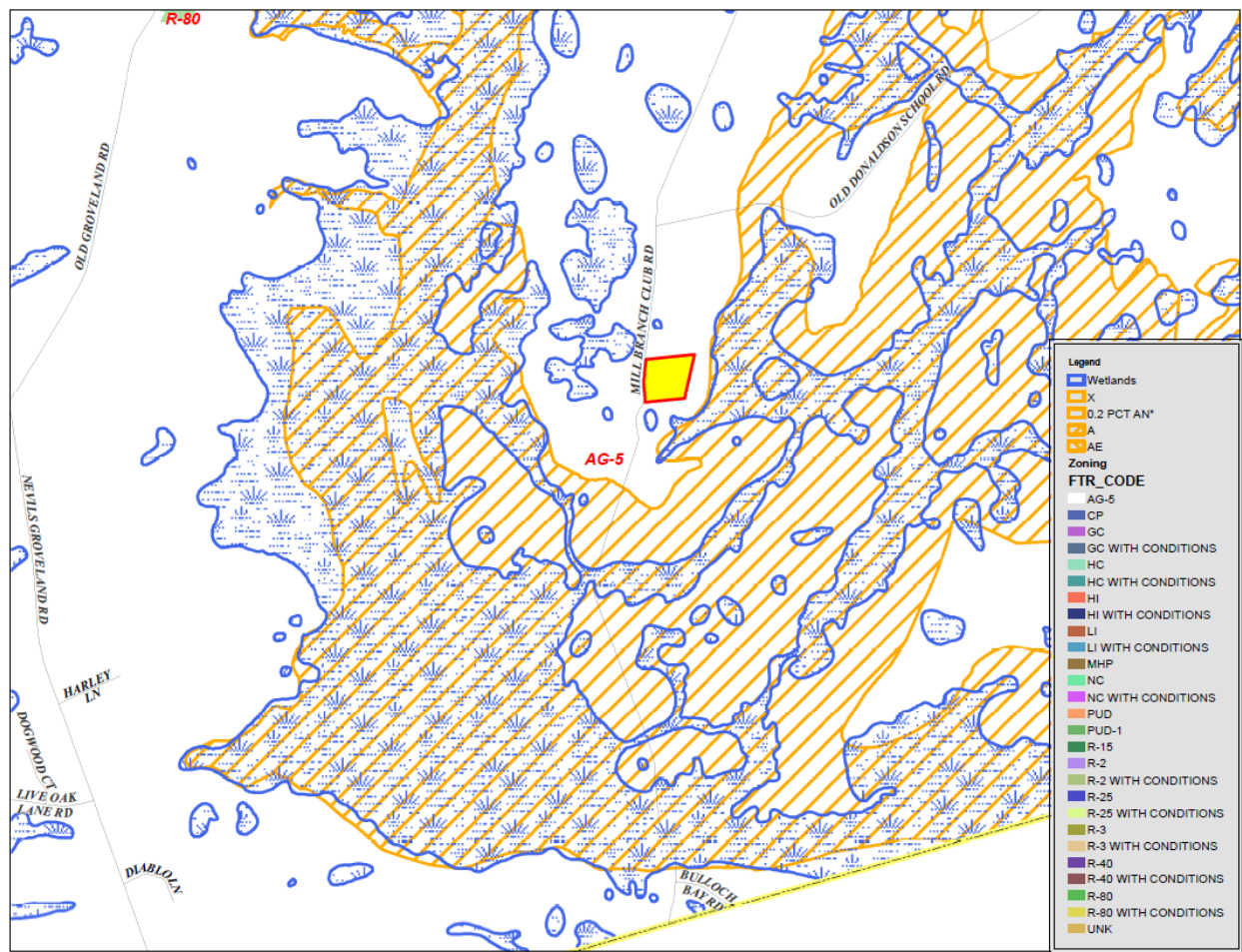
## FINAL STAFF RECOMMENDATION

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

**The staff recommends denial of the request. If rezone application RZNE-2021-00023 is approved with conditions, then the staff recommends approval of the Conditional Use.**

## Participants

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



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