



Bulloch County Departmental Review

Agenda Item:	1	Meeting Date:	January 13, 2022 (P&Z)
Application #:	RZNE-2021-00024	Application Type:	Rezone
Request:	Eagle Creek Investments, Inc. submitted an application to rezone 13.14 acres from R25 (Residential 25,000 sq. ft.) to GC (General Commercial) for the construction and operation of a Dollar General store. The property is located on Langston Chapel Road at the intersection of Burkhalter Road.		

Applicant:	Eagle Creek Investments, Inc.	Lots in Question:	1
Location:	Langston Chapel Road @ Burkhalter Road	Requested Lots:	13.14
Map #:	MS76000010 000	Current Zoning:	R25
Future Land Use:	Suburban-Neighborhood	Requested Zoning:	GC
Directions to Property:	Parcel is located on the north side of the roundabout at Langston Chapel Road and Burkhalter Road. Approximately 0.4 miles west of Harville Road, and 1 mile east of Lanier Drive.		

Rezone Standards	Yes	No	Comment
(1) Is the proposed use suitable in view of the zoning and development of adjacent and nearby property?	X		Provided that conditions are imposed.
(2) Will the proposed use adversely affect the existing use or usability of adjacent or nearby property?		X	Provided that conditions are imposed.
(3) Are there substantial reasons why the property cannot or should not be used as currently zoned?		X	Provided that conditions are imposed.
(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	Provided that conditions are imposed.
(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		Provided that conditions are imposed.
(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		Provided that conditions are imposed.



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LAND USE PLANNING IMPACT

Future Development Map: The Bulloch County Joint Comprehensive Plan indicates the property is in a suburban-neighborhood area where GC and NC zones are recommended.

Existing Land Use Pattern: There are primarily residential uses of varying density (R-3, R-25, R-80 and PUD) at adjacent and nearby properties. One General Commercial parcel with conditions is located directly south of the subject parcel but is presently undeveloped. Additional commercial properties, zoned HC, are located at the intersection of GA Highway 67 and Burkhalter Road, approximately 0.6 miles east of the property.

Zoning Patterns and Consistency: The proposed development may be consistent with the zoning patterns in the nearby area with proper mitigation measures contributing to a sense of place and community.

Impact – Neutral: The Comprehensive Plan suburban-neighborhood supports General Commercial land uses. Land use may be made compatible with conditions.

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.

Short and Long Term Job Creation: Undetermined.

Impact on Existing Industry: Undetermined.

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 – Neutral: No significant impact upon the tax base.

SCHOOL IMPACT

Impact – Positive: No impact.

WATER / SEWER IMPACT

Water System: A private use well will be required for service. Permitting to be completed by the Bulloch County Health Department.

Sewerage: A private septic system will be required for service. Permitting to be completed by the Bulloch County Health Department.

Impact – Negative: Soils located on the parcel are poor.

SOLID WASTE IMPACT

Collection Services: Commercial collection services would be required.

Nearest Existing Solid Waste Convenience Centers: Langston Chapel Road (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.

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.



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ENVIRONMENTAL IMPACT

Use of Green Building Techniques: N/A.

Drainage Basin: Lotts Creek

Wetlands and Flood Zones: Wetland areas are located on the parcel and adjacent parcels.

Stormwater: The impervious surface ratio is estimated at 10%, 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 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: No impact.

Impact – Negative: Conditions for stormwater control are recommended, if approved.

TRANSPORTATION IMPACT

ITE Trip Generation Rate: 565 Trips (50% entering, 50% exiting),

Railroads: No impact.

Proposed Road Construction Within Development: Parking and roadway access will be paved. No internal roadways are proposed.

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

Road Infrastructure: Langston Chapel Road is a paved minor arterial highway and is in good condition. 8,000 trips per day recorded in the vicinity along Langston Chapel Road.

Access: Access and driveway permitting will be determined by Bulloch County. Utilization of the existing roundabout on Langston Chapel Road would best serve the parcel and lessen the transportation financial impact to the County. 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 offered. Sidewalks exist along the parameter of the Langston Chapel Road roundabout; however the current infrastructure does not provide pedestrian crosswalks or signage.

Impact – Neutral: Given the type of the development, roundabout access and traffic impact will need to be determined by Bulloch County. There are no planned pedestrian or bikeway connections.

EMERGENCY SERVICE IMPACT

Public Safety Unit	Facility Distance / Response Time	LOS Impact or Deficiency	Intangibles
Fire (Statesboro Fire District)	Statesboro: 1.7 miles, (2 minutes response time.	ISO Rating 3	Paid and volunteer response.
EMS-Rescue (County)	4.6 miles, 6 minutes response time	(0.000) EMT / Paramedic	N/A



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Public Safety Unit	Facility Distance / Response Time	LOS Impact or Deficiency	Intangibles
	depending on availability.	deficiency per 1,000 population	
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	-	Neutral	Street addresses can be easily assigned and identified.
Sheriff	6.0 miles, 8 min. depending on patrolling patterns	NA	Shift of 3 covers 684 square miles
Georgia State Patrol (Triage)	3.6 miles, 5 minutes depending on patrolling patterns	NA	Post #45 located south of Statesboro on US 301

Impact – Neutral: Response time is likely to be adequate for law enforcement, fire and EMS-Rescue. No provisions for fire hydrants proffered or sustainable.

PARKS AND RECREATION IMPACT

Impact – Positive: No impact.

Impact Summary			
Impact Factor	Positive	Negative	Neutral
Land Use Planning			X
Fiscal-Economic			X
Public Schools	X		
Water-Sewer		X	
Solid Waste			X
Environmental		X	
Transportation	X		
Parks and Recreation	X		
Emergency Services			X
Total	4	2	4
Local Impact Findings	- This type of use is consistent with the Future Development Map. - The proposed use is suitable with mitigation measures or conditions recommended.		
Regional Impact Findings	Not applicable.		

FINAL STAFF RECOMMENDATION

If approval is considered the following conditions should apply:



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Condition Category	Specific Conditions
Applicability	These conditions apply to the entire project located on the property that is the subject of this rezoning request.
Use	The principal use for this property approved is for Dollar General Store. The Board of Commissioners, upon considering a recommendation by the Planning and Zoning Commission, shall allow no other principal use without a modification of these conditions.
Conceptual Site Plan	Before any development permitting occurs a <i>conceptual site plan</i> shall be submitted for review and approval by the Planning and Zoning Commission that illustrates and ensures that the zoning conditions have been met, and for use by inspections.
Architecture and Aesthetics	- The front, rear and side façades shall have primary building materials consisting of brick or brick veneer, and/or stone or stone veneer. Concrete masonry units, concrete panels or tile may be used as a secondary building material. Metal shall be prohibited as a primary or secondary building material, but may be used as a trim or accent. - The building entrance shall project above the main roofline and provide pedestrian cover from outside elements. - The building shall provide articulated building planes along each elevation, containing variations of mass to voids in a coordinated rhythm. Acceptable variations include fluctuations in the building plane on each elevation, which incorporate architectural elements such as building projections, material changes, windows, canopies, arcades, eaves, and other decorative features that enhance the building's appearance. A flat unarticulated wall with just windows and doors serving as voids is prohibited. - Flat roofs shall have a parapet wall and be defined with discernible cornice lines. - A minimum of twenty percent (20%) of facades visible from a public street shall consist of window (real or faux) and door openings. - All ground mounted mechanical, HVAC and like systems shall be obscured from view on from any public street or adjoining properties by an opaque wall compatible with the building's primary or secondary materials; parapets shall be used to conceal roof-mounted mechanical equipment on flat roofs on all sides. - Except for junction boxes, meters, and existing overhead utility lines, all other utility lines shall be underground. - Satellite dishes, if used, shall be located and painted to blend with the background as much as practical. - The following shall be prohibited: roof mounted flags, drive through windows, and cart storage (including shopping cart and any mobile bins). Outside displays of merchandise shall be limited to vending for ice, videos, propane, and general merchandise, if limited to the sidewalk(s) adjacent to the building whereby pedestrian passage is not impeded, or a nuisance is created according to Chapter 8 of the Code of Ordinances (Clean Community Regulations). - See exhibit 3 for a design example.
Signage	One (1) multi-faced, back-to-back, internally illuminated freestanding monument sign will be permitted on Langston Chapel Road with a height limit of eight feet (8') from street elevation (or, 10' from berm elevation), having an aggregate sign area of fifty (50) square feet, and shall have a minimum three foot (3') high base, consisting of materials consistent with the primary building façade and having a landscaped island.



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Condition Category	Specific Conditions
	- The building shall be allowed only one (1) wall sign on each street frontage having internally illuminated individual channel letters, or reverse channel letters, with consistent faces and returns. - Entrance and exit signs or structures, if constructed, will be permitted with a height limit of four (4) feet from street elevation (or, 6' from berm elevation) having landscaped islands, and placed outside of the right-of-way. - Billboards, animated signs, roof signs, electronic message signs, portable signs, balloons, canopy signs, pennants, flags or banners shall be prohibited.
Internal Circulation and Parking	- All access, driveways, internal circulation lanes, and parking areas serving the general public shall be paved. - Loading areas shall have concrete pads. - No building, sign, structure or object, tree or other landscape feature shall be installed, built, or allowed to grow which will impede visibility at street corners, driveways and/or intersections, pursuant to AASHTO standards for sight triangles. - All parking, circulation areas shall have raised concrete curbing along the perimeter except where ADA ramps are required; landscaped parking islands shall be installed at the end of each parking row.
Commercial Solid Waste Receptacles	- Dumpsters, trash enclosures and recycling bins shall be placed on a concrete foundation and screened from view from the street and adjacent parcels with an opaque wall consisting of similar building materials as the principal building structure at a height that is no less than the height of the receptacle. - Outdoor trash or refuse receptacles for public use shall be permanently attached to a concrete surface to prevent spillage, be complimentary to the building architecture, and shall only be placed at the primary entrance of the store and along the sidewalk adjacent to the front building facade.
Lighting	<i>Upon submitting an application for a conceptual site plan</i>, a lighting plan shall be provided meeting Illuminating Engineering Society of North America (IESNA) standards. - All outdoor lighting fixtures must be recessed and downcast and shall not produce glare or a nuisance to drivers or the surrounding properties. - Parking lot lighting poles and fixtures, if constructed, shall complement the overall site architecture and design in terms of scale, color, and style, and shall not exceed twenty (20) feet in height. - Any canopy lighting must be recessed into its ceiling. - Roof mounted lighting or backlit awnings are prohibited.
Stormwater Management	<i>Upon submitting an application for a conceptual site plan</i>, a hydrology study and stormwater management plan shall be provided by a professional licensed engineer showing necessary mitigation measures following the Georgia Stormwater Management Manual.
Buffers and Landscaping	<i>Upon submitting a conceptual site plan</i>, a landscape plan drawn to scale by a registered landscape architect shall be provided. - A 25-foot wide buffer and visual screening pursuant to Sections 405 and 407 of the zoning ordinance along the eastern boundary shall be required. Existing natural vegetation may be considered, at the stage of conceptual site plan approval. However, removal of such vegetation, now or in the future, will require replacement according to ordinance requirements. - The street frontage along Langston Chapel Road shall be landscaped with a



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Condition Category	Specific Conditions
	dense mix of trees, massed low to medium height shrubbery, and sodding to soften the visual effect of the parking and areas. • Shrubs are to be provided within the frontage landscape strip at the rate of three (3) shrubs for every ten (10) linear feet of street frontage, or portion thereof (excluding driveways). Shrubs must be at least eighteen (18) inches tall at the time of planting, and be of a species that will normally exceed two (2) feet in height at maturity. • Trees may be planted in a frontage landscape strip in lieu of shrubs in a ratio of 1 tree = 6 shrubs. Such trees must be of a type that is suitable to local growing conditions. • Upon planting, new deciduous trees shall have a caliper of no less than two (2) inches and new evergreen trees shall be at least six (6) feet tall. • Plant materials may be clustered for decorative effect following professional landscaping standards for spacing, location and design. • Landscape islands, strips or other planting areas shall be located within the parking lot and shall constitute at least 10% of the entire area devoted to parking spaces, aisles and connecting driveways. • As a minimum, a landscaping island shall be located at the end of every parking bay between the last parking space and an adjacent travel aisle or driveway. The island shall extend the length of the parking bay and shall be no less than eight (8) feet wide for at least one-half the length of the adjacent parking space. Landscape islands between side-by-side parking spaces shall be no less than eight (8) feet in width and extend for at least one-half the length of the adjacent parking space. • Prior to issuance of a certificate of occupancy, a maintenance surety in the form of a letter of credit or cash escrow account in a form acceptable to the zoning official is required for all plant materials installed as a result of the requirements of this article. The developer shall be responsible for maintenance of all such plant materials for two years from the date of acceptance of the maintenance bond. The value of the maintenance surety shall be equal to 25 percent of the actual cost of installation of the plant materials. The cost of installation shall be evidenced by copies of contractor agreements or actual invoices paid, or as otherwise determined by the zoning official in accordance with generally established costs for the industry. • The owner, tenant and their agent, if any, and their successors and assigns shall be jointly and severally responsible for the maintenance in good condition of the plant materials used to meet the minimum landscaping requirements. This responsibility is in addition to and survives the release of any maintenance surety provided for the property by the developer. • Plants that are diseased, unsurvivably damaged or are dead, shall be removed and replaced with a plant of the same species, variety, or cultivar, as acceptable to the zoning official. Other landscape materials shall be maintained in proper repair and shall be kept clear of refuse and debris. • Any on-site water supply wells shall have an opaque fence or landscaped buffer equal to the height of the structure. • <i>All landscaping shall be installed prior to a certificate of occupancy being issued.</i>
Fire Safety	• A fire safety code plan must be submitted to the State of Georgia Fire Marshal for review and approval.
Traffic and Safety Improvements	• One driveway access shall be granted on Langston Chapel Road to be



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Condition Category	Specific Conditions
	positioned in alignment with traffic flow to and from the roundabout using FHWA and GDOT roundabout design guidelines as approved by the County Engineer. The basic design in Figure 1 shall be followed requiring channelization with raised islands to prohibit undesirable movements and define the paths of allowed movements. • Driveway access on Langston Chapel Road shall be subject to approval of a county right-of-way encroachment permit.
Utility	• Jack and bore or directional bore is required for any connection to an off-site water supply or other utility system requiring encroachment upon a county or state right-of-way. Any boring on a county right-of-way shall be subject to approval of an encroachment permit.

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

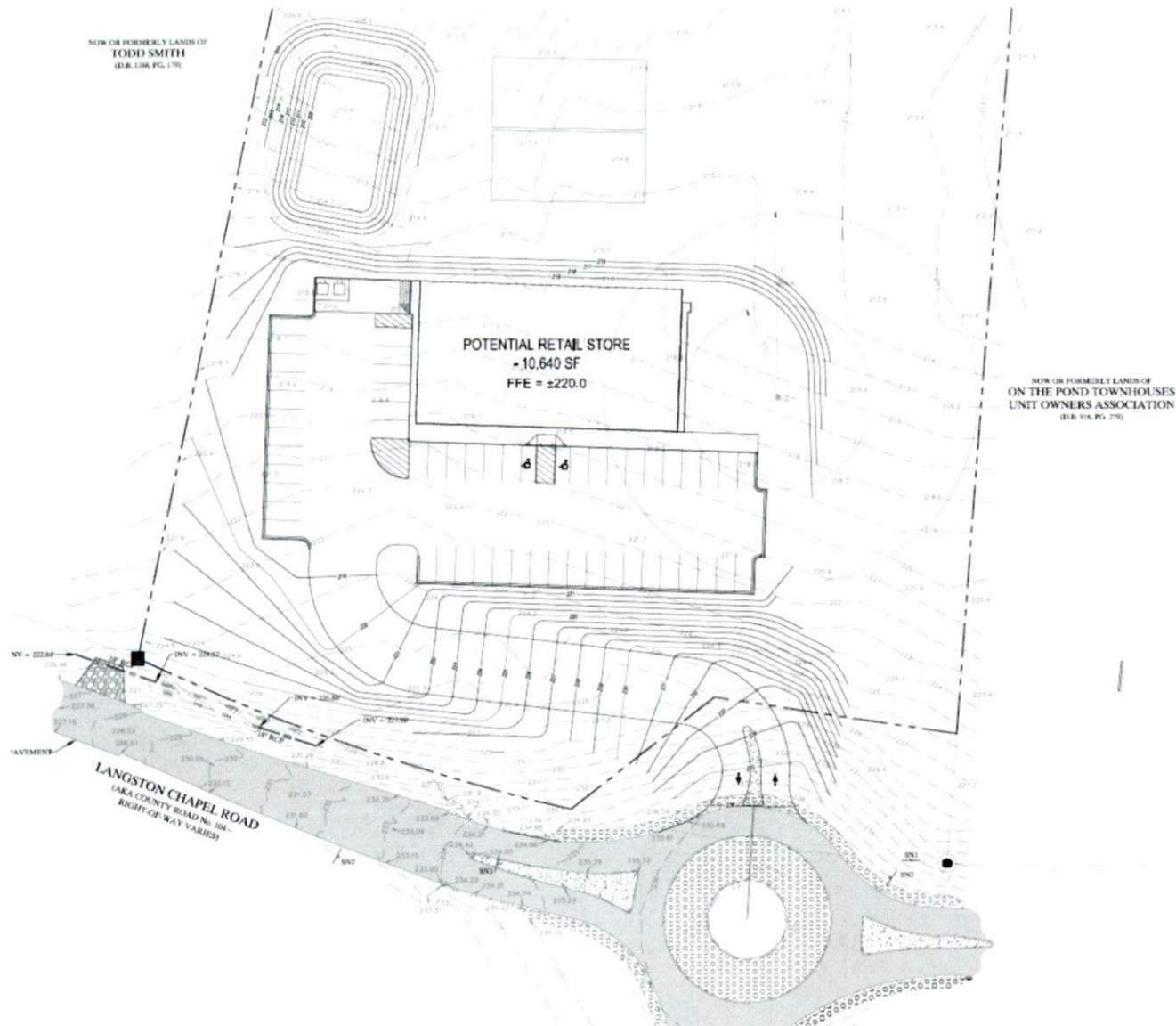


This is an aerial map of a residential area with various street names and zoning labels. A large green area is outlined in blue. Labels include: S.PUD, LANGSTON CHAPEL, R-30, WEXFORD, KING ARTHUR, CINEVERE, LANCELOT, GO WITH CONDITIONS, LILY PAD, PONDISE, CATON, R-25, BETH CHURCH, BURGESS, KIRKMAN ST, H-1 WITH CONDITIONS, ENTERPRISE, CARRIE, HERSHORN, R-3 WITH CONDITIONS, and CRAFTS. A scale bar shows 0ft.



Exhibit 1

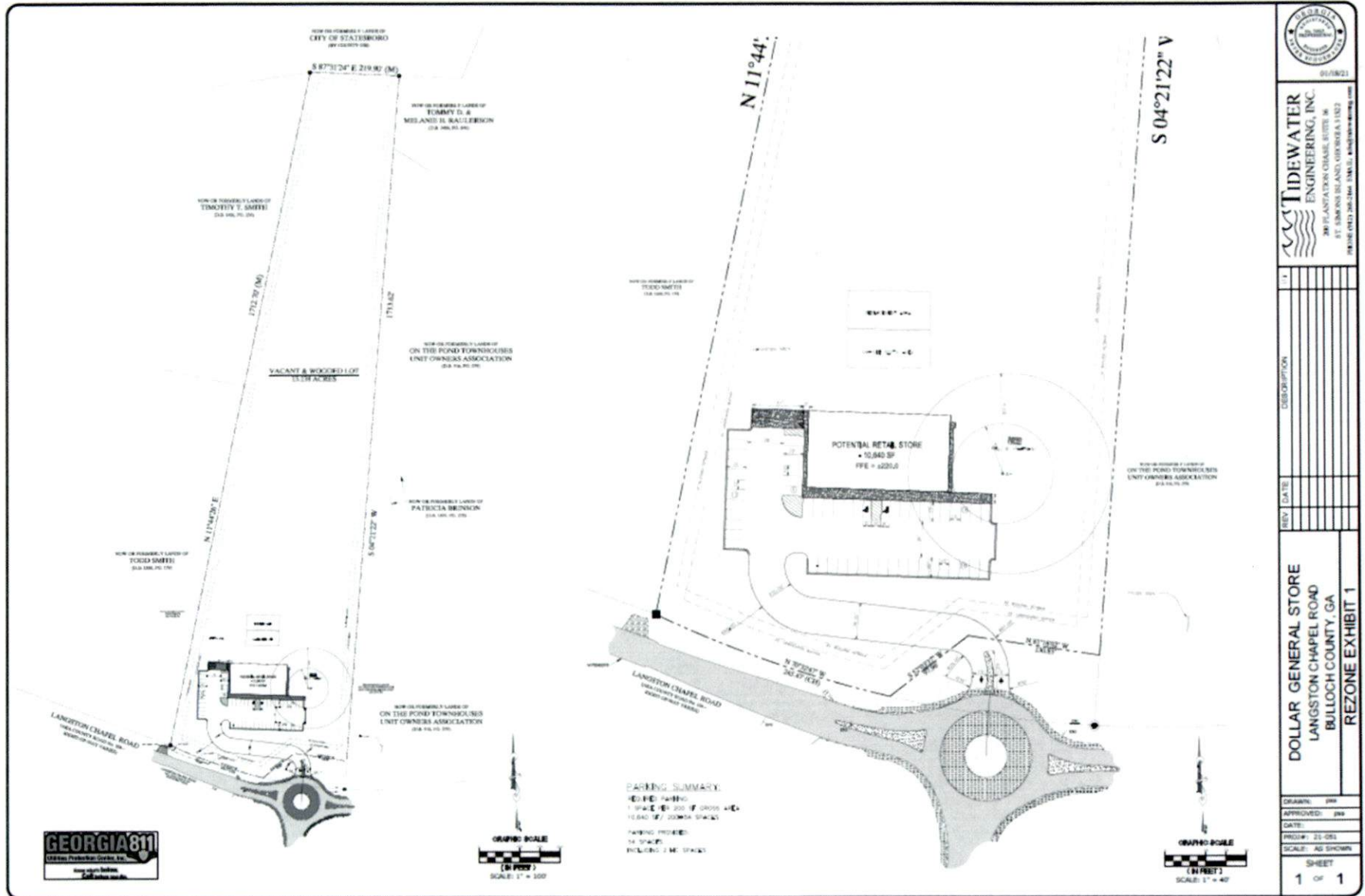
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Exhibit 2





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Exhibit 3







P.O. Box 6460, Thomasville, Georgia 31758
Office: 229-516-4289 Fax: 229-516-4229

January 3, 2022

Bulloch County, GA Planning and Zoning Department
115 North Main Street
Statesboro, GA 30458

RE: Rezoning Application for a 4.0-acre portion of Bulloch County, GA Tax Parcel ID No. MS76000010 000 located on the northwest side of the roundabout on Langston Chapel Rd. (the "Property").

Planning and Zoning,

On behalf of the owner of the Property, Eagle Creek Investments, Inc. , and Teramore Development, LLC (collectively, the "Applicant"), please allow this letter to serve as the Narrative Description of Project as part of the rezoning request.

Eagle Creek Investments, Inc. currently owns the 13.14 acres of land in Bulloch County, Georgia identified as Parcel No. MS76 000010 000. The Applicant has the 13.14-acre tract under contract for purchase. The closing of the purchase is contingent on the rezoning approval of a 4.0-acre portion at the front of the tract to allow for the development of a 10,640 SF general retail store.

The 13.14-acre Property is presently zoned R25; the Applicant desires to rezone a 4.0-acre portion at the front of the tract to C2 in order to construct a 10,640 SF general retail store. The enclosed site plan provides the particulars of the Applicant's proposed development, including square footage of the building and the number of parking spaces. The enclosed landscape plan also provides staff with an idea of how the development will be landscaped for aesthetic purposes and utilization of a privacy fence along three sides of the property to buffer the proposed retail development from surrounding properties. In addition, the building will have façade upgrades which will provide an aesthetically pleasing retail space consistent with the overall appearance of the area.

In addition to the above-mentioned items, the following factors support approval for the rezoning request:

- Added sales tax and ad valorem tax base for the CCounty; we anticipate generating over \$80,000 in sales tax receipts annually. The Property currently does not have a reasonable

economic use as it is currently vacant with a mix of trees not conducive to forestry production. The rezoning approval is justified in order to afford a portion of the Property the ability to be utilized in a reasonable economic manner;

- The County will not have to make any additional investments in regard to utilities, road upgrades, or site improvements. The proposed development will not have any negative impact on any County services;
- The Property currently does not have drainage or soil erosion facilities in place. For our proposed development, we will be constructing a drainage retention pond to capture and treat any stormwater that flows throughout the site. In addition, our grading plan will consider the existing and future grades throughout the Property and will be designed in such a way as to reduce the amount of stormwater/drainage throughout the site;
- This development will have a positive economic impact on the County and its citizens, including adding numerous construction jobs during the four (4) month build-out period, together with a material increase in business for suppliers, subcontractors, electricians, and others who support the construction industry. In addition, 8 to 10 new full-time jobs will be created once this store is up and running;
- The development will serve the surrounding community by providing easy access to retail goods that are currently not as convenient to surrounding property owners and travelers. The new development will provide increased choices and competitive prices for retail goods in the County. The planned use of this development merely captures existing shoppers in this area of Bulloch County, it is not a destination location and will not add burden to County services or roads.

Thank you for your consideration of this Application. Should you have any questions, or require any additional information, please do not hesitate to contact us.

Very truly yours,

A handwritten signature in blue ink, appearing to read "C. Qualheim".

Chris Qualheim

Teramore Development, LLC