



Bulloch County Departmental Review

Staff recommends approval of the request based the Comprehensive Plan's Future Development Map current designation of the property as suburban-neighborhood. If approval is granted, the following conditions are recommended.

1. **Use:** The principal use approved for this property will be a single-family residential subdivision in the R-25 district not to exceed 45 lots without a bonus density.
2. **Bonus Density:** An additional 10% bonus density may be granted to the applicant/developer, provided at least one of the following amenities shall be installed by the applicant:
 - a) A pedestrian sidewalk system within the development.
 - b) An internal streetscape consisting of native, non-ornamental canopy trees (maple, dogwood, oak, etc.) with a minimum 4" caliper spaced 75' off center.
 - d) A common interest element maintained by a homeowner's association or other conduit which may include, but not be limited to, a clubhouse, pool, tennis court(s), improved picnic area or playground, walking trail, or any combination thereof.
 - e) A common interest element maintained by a homeowner's association or other conduit which may include, but not be limited to, a passive use recreation area (fishing, boating/dock, picnicking, etc.), conservation easement or greenspace area that is consistent with the goals and objectives of county or state land conservation or preservation plans and programs.
3. **Architecture:** All dwelling units shall consist of traditional site-built construction meeting state building codes.
 - a. Manufactured housing shall be prohibited.
 - b. For principal structures, exterior finish on all facades, except for trim and minor treatments, shall primarily consist of brick, stone, vinyl siding, or decorative masonry finish, high-grade stucco (simulated or artificial stucco is prohibited), natural wood and cement-based artificial wood siding.
4. **Supplemental Erosion Control:** Before a Certificate of Occupancy is issued for any principal structure, each affected parcel shall have a permanent stand of grass, sprigs or sod established for the front and side yards exclusive of designated landscape beddings to abate soil erosion. Each current phase of development shall be in compliance with County erosion control and sedimentation standards.
5. **Signage:** The following subdivision signage is conditioned, as follows:
 - a. Motif street signage is permitted provided that all lettering, directional and safety attributes on the signs meet MUTCD requirements. The motif shall be consistent with architectural details and character of the development.
 - b. Subdivision entrance signs or structures, if constructed, shall have monument-based signs made of brick, stone or decorative masonry with landscaping, consistent with the architectural details and character of the development. Such signs shall not be placed in the right-of-way for any public road (current or proposed) and shall be so built as to not interfere with sight-triangles at the intersection, pursuant to AASHTO standards.
 - c. Further, such signs shall be deeded, recorded and maintained as a part of a homeowner's association or common interest element.
6. **Access Management:** All approved residential lots and structures shall access internally to new roads built within the subdivision, with no driveway access permitted on T H Lee Road
7. The applicant developer shall dedicate thirty (30') feet of right-of-way in favor of Bulloch County from the approximate location or survey pin where the sixty (60') foot wide



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proposed roadway ends pursuant to condition 9 to the end of the development noted on the zoning plan submission as Lot 7.

8. T. H. Lee Road shall be paved from Clito Road to the approximate location or survey pin where the southernmost entrance road to the Silver Leaf subdivision intersects the roadway. General location is located between lots 85 and 84 of Phase 1 as noted on the zoning plan submission. An inverted crown construction along T.H. Lee Road shall be prohibited.
9. **Buffers and Landscaping:** The following buffers are required to minimize light, noise, encroachment or other nuisances:
 - a. Either opaque fencing or a continuous landscaped street buffer is required along T H Lee Road contiguous to the right of way for the length of the development that is twenty-five feet (25') wide consisting of multi-species shade trees spaced no less than seventy-five (75') feet apart (minimum three-inch caliper) combined with Elaeagnus as a vegetative buffer or a dense, compact evergreen planting screen or capable of growing to a height of at least eight (8') feet within three (3) years.
 - b. Either opaque fencing or a continuous and landscaped buffer is required along the boundaries contiguous of the southern parcel boundary for the length of the development that is fifteen feet (15') wide consisting of a dense, compact evergreen planting screen capable of growing to a height of at least eight (8') feet within three (3) years. Existing vegetation can be left in place. If property owner removes existing vegetation, property owner would be responsible for putting up a fence.
 - c. Entrance islands and/or medians of the subdivision, if any, shall be grassed or have non-invasive landscaping, and shall be deeded to a common interest element or homeowner's association.
 - d. All water wells and structures should be buffered with landscaping and fence equal to the height of the structures.
10. **Mailbox Clustering:** If clustered mailboxes are required by the United States Postal Service, they shall conform to such requirements, and locations where such mailboxes are required shall be installed on a separate parcel that is off the right-of-way of neighborhood roads or streets, and the locations shall be owned, maintained by the applicant/developer or a common interest element. Location and design shall be approved by the Zoning Administrator and County Engineer.
11. **Street Lighting:** The following street lighting is required to enhance traffic safety and neighborhood security.
 - a. A County Street Light Tax District.
 - b. To enhance night-time traffic safety, intersection lighting shall be installed to illuminate the entrances at T H Lee Road, with the cost of installation to borne by the developer, and operating costs carried by a common interest element.
12. **Utilities:** All water system lines shall be set on the back slope of the ditch where rural ditches are used. Right-of-way encroachment permits will be required by the County Engineer for any water system installation work on T H Lee Road.
13. **Traffic Impact Mitigation:** The developer shall update the Phase 1 traffic study to include traffic generated by Phase 2. Any on-site mitigation measures recommended by the study such as accel/decal lanes, turn lane or other measures shall be installed by the applicant/developer at their expense.



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14. **Private Streets not Proffered for Public Ownership:** If the proposed internal roadway system is proffered by the applicant as being privately owned and maintained by a common interest element, any proposed future public dedication requires that the roads meet county standards at that time. No public funds shall be invested to correct any construction or condition deficiencies to meet such standards, unless a county special assessment tax improvement district is approved by affected property owners.
15. **Supplemental Surety:** The following maintenance for improvements surety shall be required.
 - a. At the time the County accepts and assumes ownership of the new streets or other public improvements, the developer shall be required to provide the County with security for a period of two (2) years commencing with the County's formal acceptance of same, or until 50% of structural build-out has occurred, whichever is occurs first.
 - b. The security shall be in the form of a bank letter of credit that guarantees maintenance of the improvements and shall be in an amount equal to 25% of the cost of the improvements.
 - c. If the development has multiple phases of construction, the building and zoning official may require that portions of a previously approved phase be placed under an extended letter of credit for maintenance if the previously approved phase is used as access for construction traffic for the development of future phases. The maintenance bond or letter of credit shall be released at the end of the two-year period.
 - d. Ninety (90) days prior to expiration, a final inspection by the applicable departments and agencies of all subdivision improvements is performed to determine the need for any repairs. If repairs are necessary, the building and zoning official will notify the sub-divider in writing.
 - e. If the sub-divider fails to take the necessary action to make repairs within thirty (30) days of notification by the county, then the building and zoning official will authorize the surety or bank issuing the letter of credit to release to the county all or any amount of the funds needed to make repairs.
 - f. Upon release of the funds, the County will take action to ensure that the necessary repairs to any streets, sidewalks, drainage, or stormwater detention facilities are completed.
 - g. The building and zoning official may require the maintenance bond or letter of credit to be extended to ensure the completion of repairs started but not completed by the sub-divider for a period not to exceed one hundred eighty (180) days.
16. Thirty (30) days prior to submitting an application to the County for a Preliminary Subdivision Plat the applicant/developer shall perform and submit the results of a Hydrologic Analysis conforming to an overall Stormwater Management Plan for the entire development subject to the standards of the Georgia Stormwater Management Manual (Coastal Edition).

Participants

Participants: Tom Couch, County Manager; Jeff Akins, County Attorney; Brad Deal, County Engineer, James Pope, Planning and Development Director.



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Existing Zoning Map

