



# Bulloch County Departmental Review

<b>Agenda Item:</b>	5	<b>Meeting Date:</b>	April 5, 2022 (BOC)
<b>Application #:</b>	RZNE-2022-00032	<b>Application Type:</b>	Rezone
<b>Request:</b>	Timothy Rushing as submitted an application to rezone 8.38 Acres from AG-5 (Agricultural 5 acres) to HC (Highway Commercial) to allow for a commercial shop and storage equipment. Property is located on Pine Inn Road.		
<b>Planning and Zoning Recommendation</b>	The Planning and Zoning Commission recommended approval of the request with conditions as listed in the staff report by unanimous vote.		

<b>Applicant:</b>	Timothy Rushing	<b>Existing Lots:</b>	1
<b>Location:</b>	Pine Inn Road	<b>Requested Lots:</b>	1
<b>Map #:</b>	048 000019 031	<b>Current Zoning:</b>	AG-5 & HC
<b>Future Land Use:</b>	Shop and storage equipment	<b>Requested Zoning:</b>	HC
<b>Directions to Property:</b>	Take 301 South to highway 46. Once you go through the traffic light you will make your next right onto Pine Inn 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	A portion of the property is currently zoned HC
(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		

## LAND USE PLANNING IMPACT

**Future Land Use Map:** The Bulloch County Joint Comprehensive Plan indicates that the property would be appropriate for suburban neighborhoods.



# Bulloch County Departmental Review

---

**Existing Land Use Pattern:** There are primarily 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.

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

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

## 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 1.7 miles (response time 10 minutes) from the Register District Fire Department. No additional resources are required.

## TRAFFIC IMPACT

The capacity and general condition of the roads accessing the proposed development is adequate. Pine Inn Road is a county-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 GIS 911 Coordinator should be contacted prior to any construction.

## LAW ENFORCEMENT IMPACT

Response time from Bulloch County Sheriff's Department is approximately 15 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



## Bulloch County Departmental Review

---

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

**The staff recommends approval of the rezone request with the following conditions:**

### **General Conditions**

- 1) Use: The principal use for this property approved is for warehousing and storage, wholesale operation, and general business/commercial office. 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.
- 2) Signage: A monument sign is permitted provided that all lettering, and any directional attributes on the sign meet MUTCD requirements and shall be consistent with architectural details and character of the development. The sign shall comply with the monument sign standards of the Bulloch County Signage Standards of the Highway Commercial zone
- 3) Access management: Additional driveway access shall be approved by the County Engineer.
- 4) Soil Erosion and sedimentation: Before a Certificate of Occupancy is issued for any principal structure(s), each affected parcel shall have a permanent stand of grass, sprigs or sod established for the front and side yards to the rear drip line of the principal structure(s) exclusive of designated landscape beddings to abate soil erosion, with the current phase of development being in compliance with County Erosion Control and Sedimentation standards.

---

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





# Bulloch County Departmental Review

---

Aerial Photo of Property







# Bulloch County Departmental Review

---

Current Zoning Map

Current Zoning of Parcel: AG-5, HC



