



Bulloch County Departmental Review

Agenda Item:	1	Meeting Date:	May 20, 2025 (P&Z)
Application #:	USE-2025-00073	Application Type:	Conditional Use
Request:	Lloyd Strickland has submitted an application for a conditional use to allow a facility to host private and public functions. The property is located on Bell Road.		
Final Staff Recommendation:	The staff recommends approval of the conditional use.		

Applicant:	Lloyd Strickland	Acres in Request:	149
Location:	1888 Bell Road	Existing Parcels:	1
Map #:	125 000033 000	Requested Lots	1
Future Land Use:	Rural Open Space Character Area	Current Zoning:	AG-5

HISTORY, FACTS, AND ISSUES: This request, provided by Lloyd Strickland, pertains to an application for a conditional use within the subject property. The general motivation in this case is for the applicant to operate a facility to host private and public functions in an AG-5 zoned property. The subject property possesses road frontage on Bell Road, a local county dirt road, and is within the Rural Open Space character area according to the Bulloch County 2045 Comprehensive Plan. The use is supported by policies within the comprehensive plan relating to agritourism and local business support.

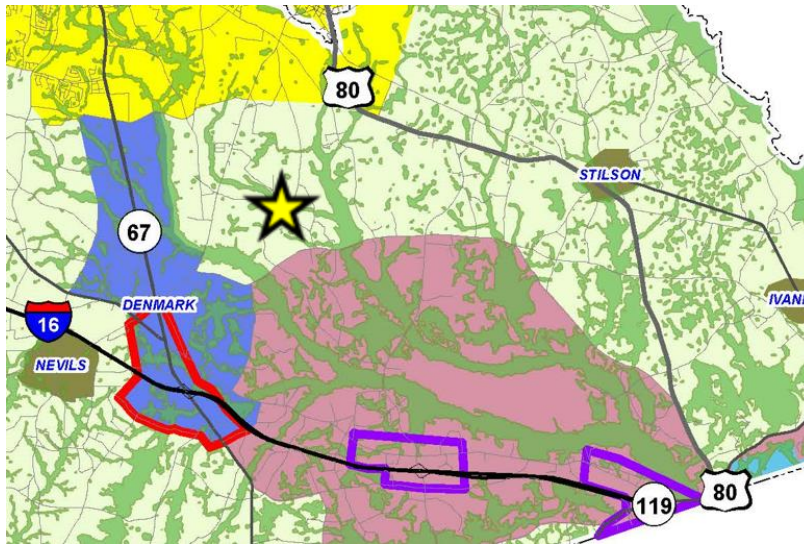
The subject property abuts other adjacent AG-5 zoned properties. This property has historically been used for agricultural use and will remain within an agricultural (AG-5) zoning district. The proposed location also operates a plant nursery. Currently, the farmers market has been allowed to operate by temporary permit approved by the Planning and Development Director.

Staff analyzed this request to determine compliance with the governing standards for the exercise of zoning and subdivision powers within Bulloch County. The factors most relevant to this application were considered, including the neighboring land uses, lot sizes, the unique shape of the property, and the impact of the proposed request. Therefore, the staff recommends approval of the request for a conditional use with conditions as provided in the following report.



Bulloch County Departmental Review

Location of Parcel



★ Subject Site

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		Anticipated traffic counts are not expected to exceed the service level for a dirt road.
(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		Parking standards and screenings are established by the zoning ordinance.
(5) Will the hours and manner of operation of the conditional use have no adverse effects on other properties in the area?	X		The market intends to operate seasonally on Saturdays from 2pm-5pm.
(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		



Bulloch County Departmental Review

LAND USE PLANNING IMPACT

Future Land Use Map: The Bulloch County Joint Comprehensive Plan indicates that the property would be appropriate for the Rural Open Space character 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 appears 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 if conditions are met for the development.

Property Values: There is no evidence that the proposed use will injure or detract from existing neighborhoods if property is maintained and ordinances/conditions are adhered to.

WATER / SEWER IMPACT

All properties are subject to on-site septic tank installation and individual well 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

Commercial solid waste handlers are available and required by ordinance for commercial operations.

ENVIRONMENTAL IMPACT

The use anticipates no impact on the wetlands. Additionally, parking will be pervious surface.

FIRE SERVICE

Fire service is available within 6.9 miles (response time 9 minutes) from the Nevils Denmark Fire Station. No additional resources are required.

TRAFFIC IMPACT

Minimal impact is expected.

SCHOOL IMPACT

Minimal impact is expected on existing schools.

PARKING, ROAD AND DRAINAGE IMPACT

No storm water detention will be required. A parking, circulation, and life safety access plan is required.

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 19 minutes. However, depending on patrolling patterns and the location of deputies at a given time, this response may be greater or lesser.



Bulloch County Departmental Review

FINAL STAFF RECOMMENDATION

Staff recommends approval of the conditional use.

**** Zoning Reminder **- This use is subject to supplemental standards Section 1440.**

Participants: James Pope, Planning and Development Director; Ron Nelson, Interim County Engineer, Joe Carter, Fire Prevention Chief; Paul Conner, GIS Coordinator; Corey Kemp, EMA Director; Mary DeLoach, Development Services Manager

PLANNING AND ZONING COMMISSION MEETING OVERVIEW

The Bulloch County Planning and Zoning Commission convened on May 20th, at 5:30 p.m., for the monthly meeting to review the conditional use request submitted by Lloyd Strickland. The meeting was attended by Planning and Zoning Commission Board members; Schubert Lane, Betsy Riner, Charles Chandler, Adam Bath, and Chairman Jeanne Anne Marsh. County staff, the applicant, and members of the public were also in attendance.

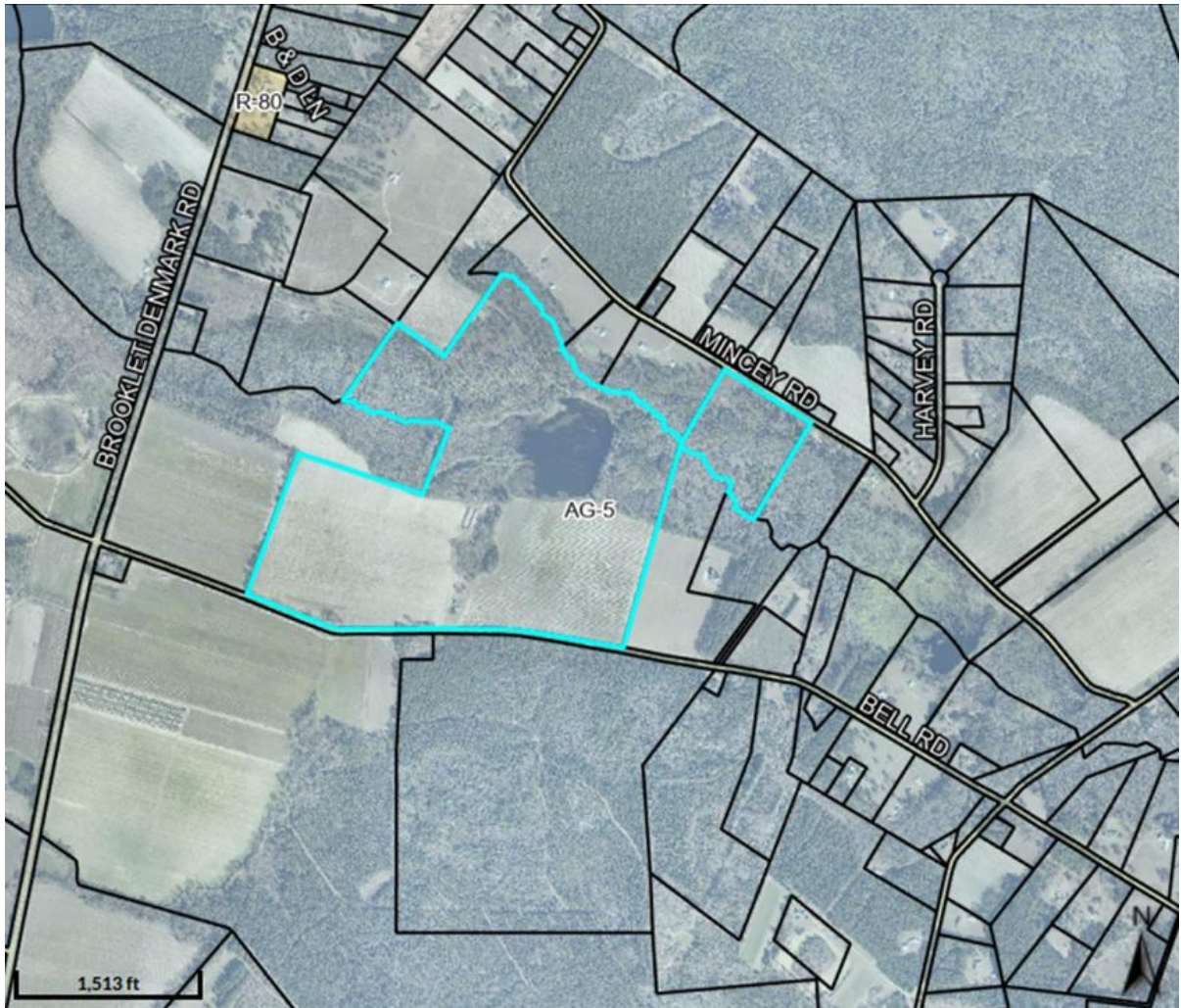
Michelle Wilson, owner of the Brooklet Farmer's Market, represented the applicant and presented the details of the request. No public opposition was voiced during the meeting. Following the presentation and review, the commission voted unanimously (4-0) to recommend approval of the request.

The final decision regarding the request will be made by the Bulloch County Board of Commissioners at the June 3, 2025 meeting.



Bulloch County Departmental Review

Zoning Map
Current Zoning: AG-5
Area Zoning: AG-5





Bulloch County Departmental Review

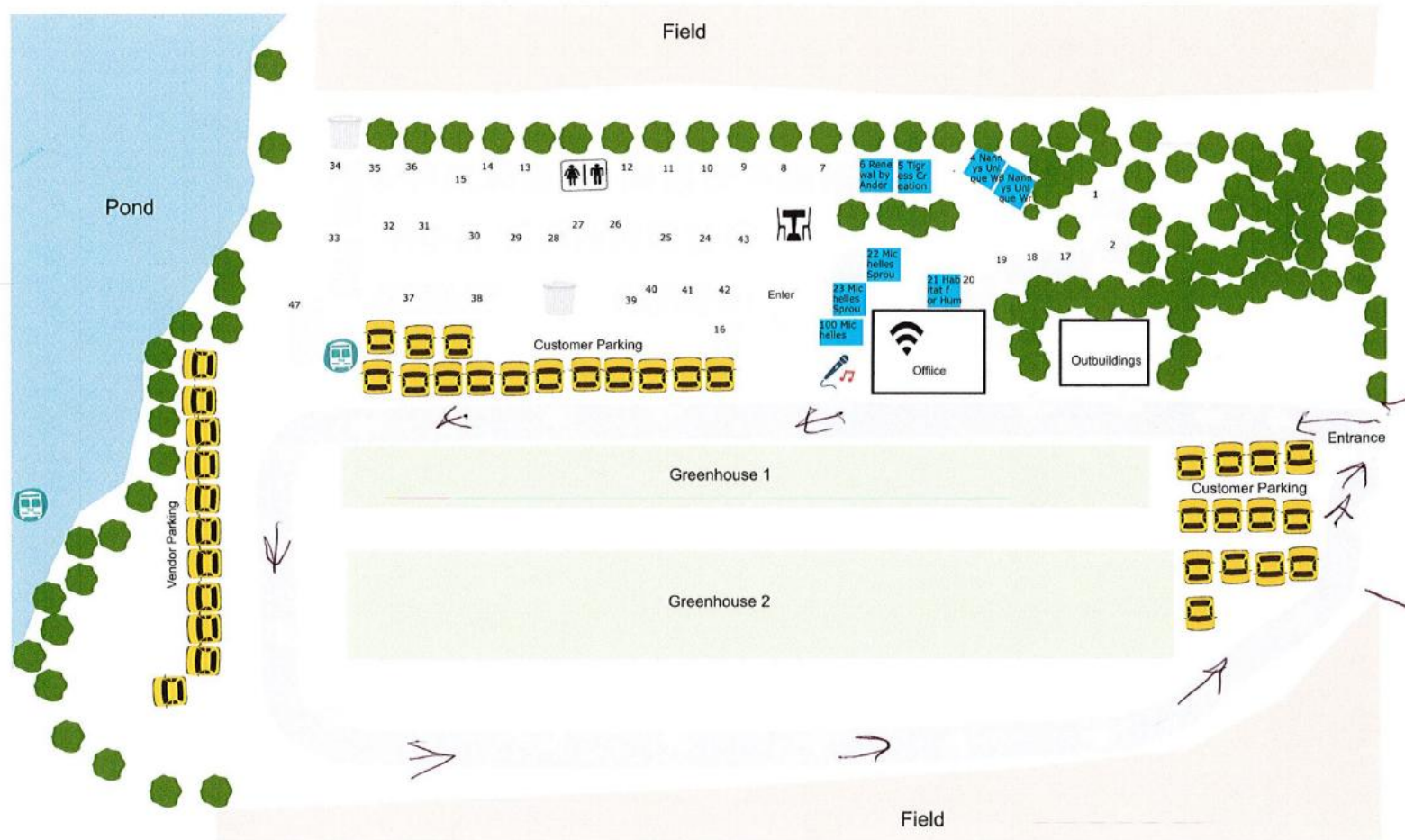
Aerial of Parcel





Bulloch County Departmental Review

Site Plan Submitted by Applicant





Bulloch County Departmental Review

Applicant's Letter of Intent

To whom it May Concern,

I wish to move the Brooklet Farmers Market from 209 Railroad St in Brooklet to our Greenhouse location on 1888 Bell Rd, Brooklet. This is our second season for the Farmers market & we have never had any Negative Instances or Issues during any of our market days. The market is on Saturdays from 2 to 5 pm and runs from April 5th till November 15th this year. We support local Farmer (we are one) & local vendors who make, bake & grow their own products. This is an agricultural area & we plan to keep it as natural as possible & promote Farming & Community. We are insured. The land owner has approved our use of the property for the market where our Green house will provide vegetable, Flower & herb plants for the Community among other products that are locally made. We also promote Educational vendors to showcase local products being used for cooking, the healthy eating.



Bulloch County Departmental Review

View Facing South into the Subject Property from Bell Road





Bulloch County Departmental Review

View Facing East of the Subject Property



[illegible]



Bulloch County Departmental Review

View Facing North of the Subject Property

