



## Bulloch County Departmental Review

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<b>Agenda Item:</b>	3	<b>Meeting Date:</b>	May 20, 2025 (P&Z)
<b>Application #:</b>	USE-2025-00074	<b>Application Type:</b>	Conditional Use
<b>Request:</b>	American Aero Real Estate, LLC., has submitted an application for a conditional use to operate a light manufacturing facility. The property is located on US Highway 80 East. Steve Rushing will be acting as agent.		
<b>Staff Recommendation</b>	The staff recommends approval of conditional use with conditions.		

<b>Applicant:</b>	American Aero Real Estate, LLC.	<b>Total Acres:</b>	15
<b>Location:</b>	US Highway 80 East	<b>Request Acres:</b>	15
<b>Map #:</b>	137 000029 000	<b>Existing Lots:</b>	1
<b>Future Land Use:</b>	Suburban Neighborhood Character Area	<b>Current Zoning:</b>	LI (Light Industrial) with conditions

**HISTORY, FACTS, AND ISSUES:** This request, provided by American Aero Real Estate, LLC., 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 light manufacturing facility for an aerospace parts industry. The subject property possesses road frontage on US Highway 80 East, a state-maintained road, and is within the Suburban Neighborhood character area according to the Bulloch County 2045 Comprehensive Plan.

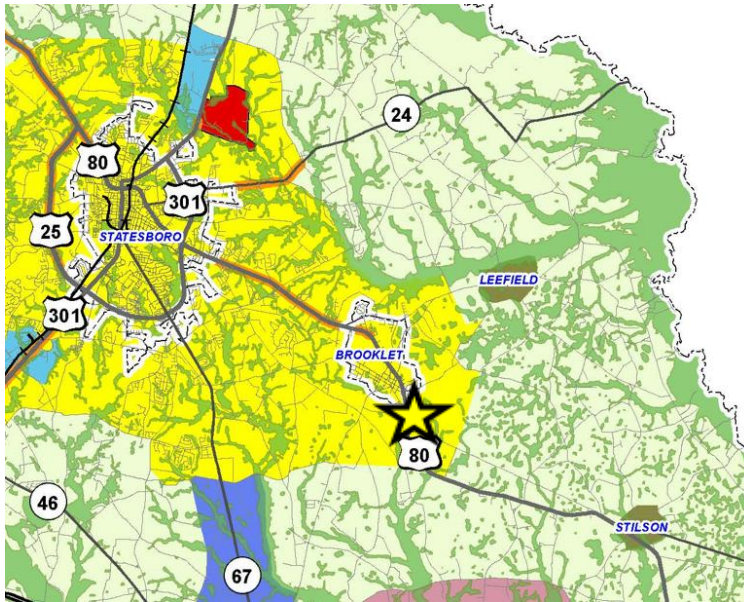
The subject property abuts adjacent AG-5 zoned properties, along with a highway commercial with conditions zoned property. This property has historically been used for light industrial use, and will remain within a light industrial zoning district. This property was the previous location of W.K. Jones Sawdust and Lumber.

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.



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## 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		
(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	Staff has concerns regarding entry/exit location onto Highway 80. Final location will be determined by GDOT.
(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		



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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 suburban neighborhood character.

**Existing Land Use Pattern:** There are primarily residential and commercial uses at adjacent and nearby properties.

**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:** Area property values should not be affected by the proposed use if standards and conditions are enforced.

## WATER / SEWER IMPACT

All properties are subject to on-site septic tank installation and individual well approval as required by the County Health Department.

## 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, a hydrology and drainage study is required by ordinance.

## FIRE SERVICE

Fire service is available within 1.1 miles (response time 2 minutes) from the Brooklet Fire Station 7. No additional resources are required.

## TRAFFIC IMPACT

A traffic impact analysis will be performed for GDOT permitting.

## SCHOOL IMPACT

No impact is expected on existing schools.

## PARKING, AND DRAINAGE IMPACT

The accessway / driveway to the site should have proper roadside drainage measures. In addition, the parking area is required to be paved and signed for the general public.

## 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

Response time from Bulloch County Sheriff's Office is approximately 16 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



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The property appears suitable for the proposed conditional use.

## Staff recommends approval conditional use with the following condition:

### 1. General architectural requirements:

- (1) All ground mounted mechanical, HVAC and like systems shall be obscured from view on all sides by an adequately opaque wall, fence or lattice made of materials compatible with the building's materials, or with dense evergreen landscaping.
- (2) For all commercial or office buildings, roof mounted mechanical, HVAC and like systems shall be obscured from view from any public street.
- (3) Permanent mounted exterior neon lights shall not be allowed. Under-canopy lighting shall be recessed and not directly visible from any public street.
- (4) In a nonresidential development without-parcels, buildings located on the out-parcels shall be constructed of the same primary building material as the principal building with which they are associated.
- (5) Back-lit awnings, roof mounted lights, and/or roof mounted flag poles are not allowed. Satellite dishes shall be located and painted to blend with the background as much as practical.
- (6) Overhead doors for nonresidential uses are not allowed to face a public street or highway.

### 2. Parking Lot Plantings:

- (1) Trees must be placed in or around the parking lot such that every parking space is within 50 feet of a tree. The 50-foot distance is measured from the center of the tree to any point within the parking space.
- (2) New shade trees shall have a caliper of no less than two inches upon planting, or a height of no more than six feet for evergreens, and shall be maintained in good condition. Trees that must be removed as a result of disease, damage or death, must be replaced.

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Participants: Ron Nelson, Interim County Engineer; Joe Carter, Fire Prevention; James Pope, Planning and Development; Mary DeLoach, Development Services Manager

## PLANNING AND ZONING COMMISSION MEETING OVERVIEW

The Bulloch County Planning and Zoning Commission convened on May 20<sup>th</sup>, at 5:30 p.m., for the monthly meeting to review the conditional use request submitted by American Aero Real Estate, LLC. 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.

Chris Gohagan represented the applicant and presented the request. Mr. Gohagan explained that there are currently natural buffers along the highway, as well natural buffers separating the proposed development from surrounding properties.



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No public opposition was voiced during the meeting. After reviewing the proposal, the commission voted unanimously (4–0) to recommend approval of the request with conditions. The final decision regarding the request will be made by the Bulloch County Board of Commissioners at the June 3, 2025 meeting.

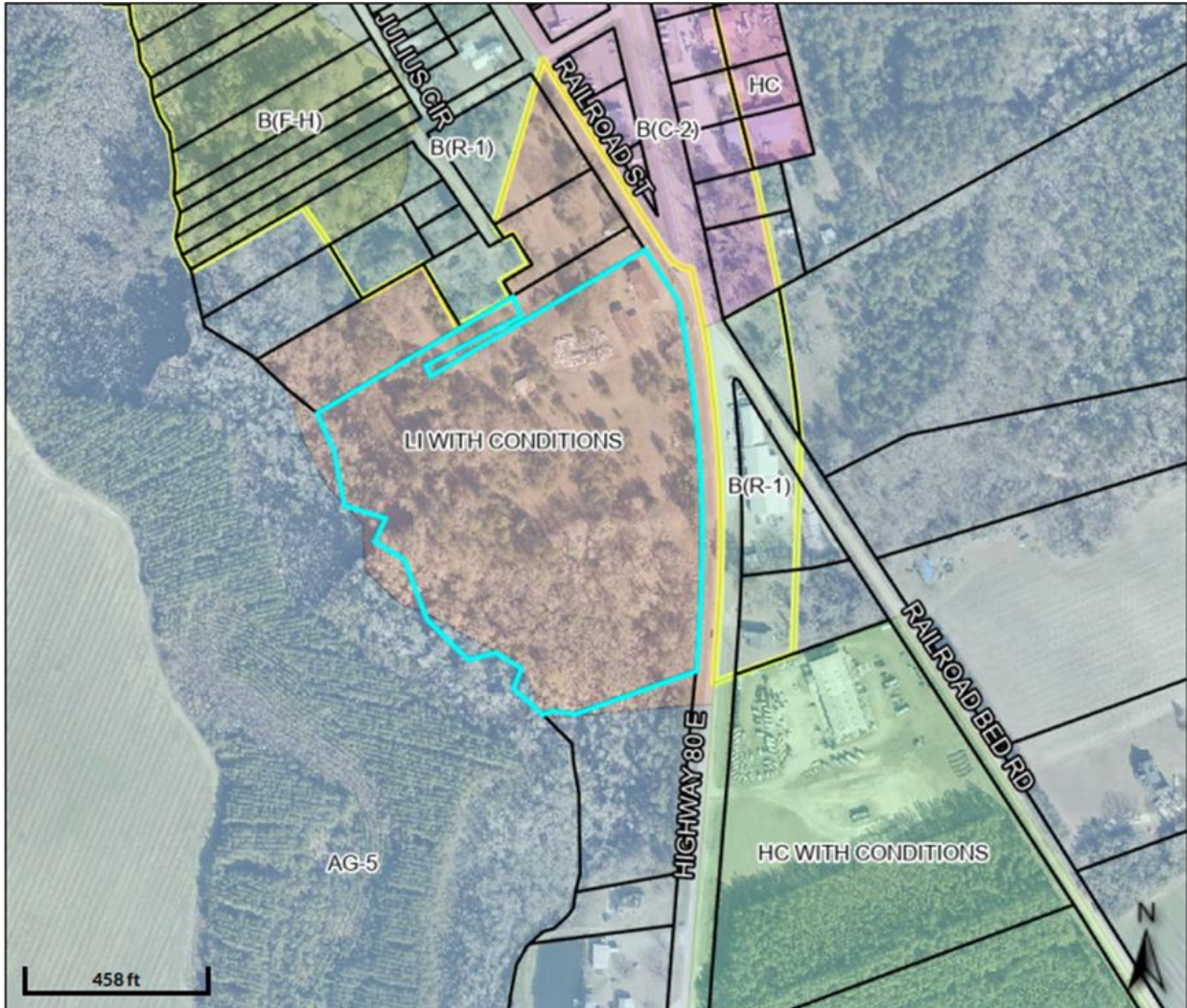




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## Current Zoning Map

Currently Zoned: Light Industrial with conditions  
Area Zoning: HC with conditions, AG-5, B(R-1), B(C-2)







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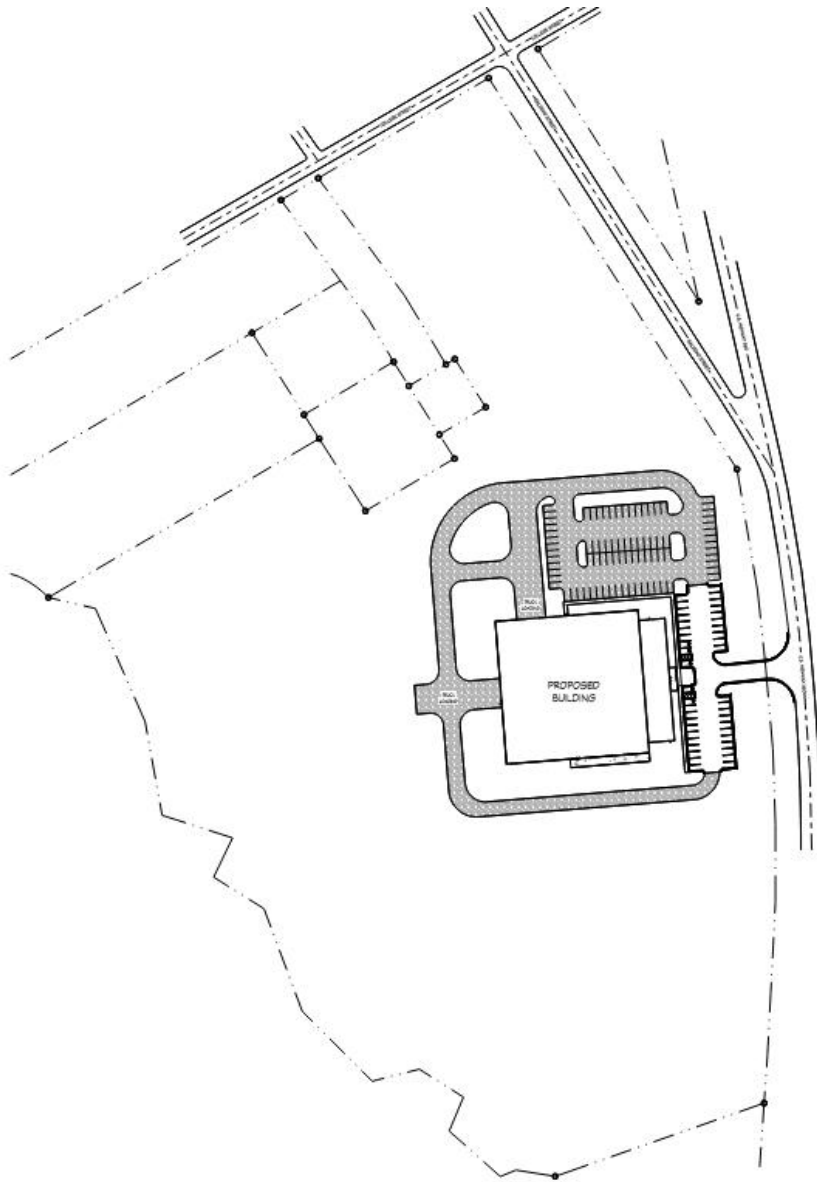
Aerial of Parcel





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## Site Plan Submitted by Applicant



1 ARCHITECTURAL SITE PLAN  
SCALE: 1" = 80'-0"



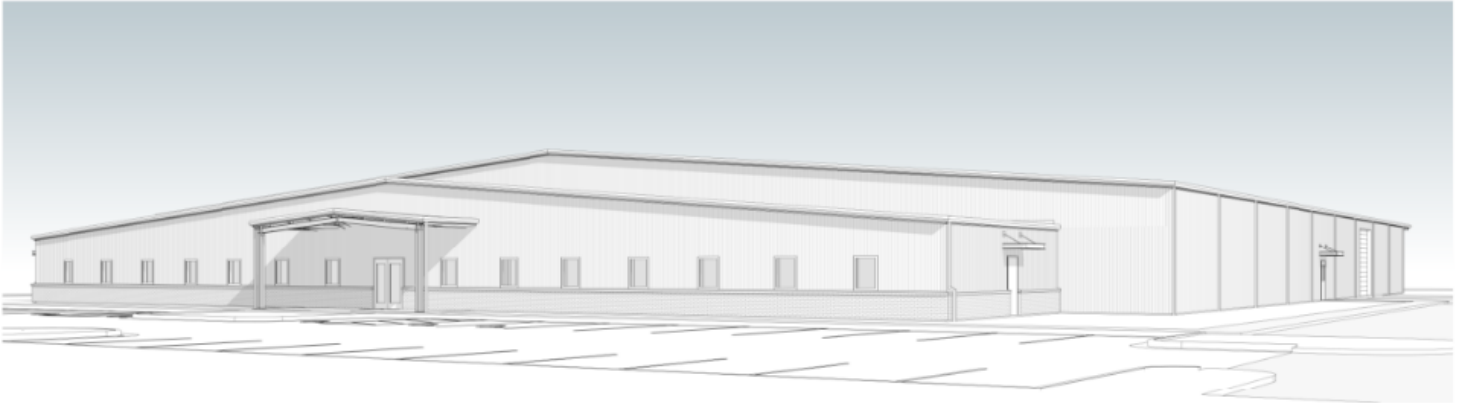




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## Front Architectural Elevation



**AMERICAN AERO**

16274 US HIGHWAY 80 EAST  
BROOKLET, GA 30415



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## Applicant's Letter of Intent



16274 Hwy 80 East  
Brooklet, Georgia 30415

This letter of intent is in support of American Aero's request for a zoning change from light industrial to light manufacturing. Our intention is to build a 45,000-square-foot manufacturing facility that will allow us to expand operations and meet increasing demand for our products.

American Aero was originated and established in the Brooklet area for six years, manufacturing parts for the aerospace industry and more. In 2019 we started off with 5 employees and have grown to currently 90 employees, most of whom are living here in Bulloch County. We are currently operating within a 22,000-square-foot facility. However, as our business continues to expand, we require a larger space to accommodate our growing workforce and enhance our production capacity.

In pursuit of this growth, we have purchased land adjacent to our current facility in Brooklet for the proposed project. This expansion is vital for the future of our company and will allow us to continue contributing to the local economy and providing stable, well-paying jobs to the residents of Bulloch County.

We believe that the rezoning of this property from light industrial to light manufacturing will better align with the nature of our operations and facilitate the long-term success of our business. We respectfully request the committee's support in granting this zoning change.

Thank you for your time and consideration. We look forward to the opportunity to discuss this proposal further and to continue being a valuable part of the Brooklet and Bulloch County communities.

Thanks for your consideration,

*Kelsey Conner*  
CEO  
912-667-4767



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View Facing South into the Subject Property



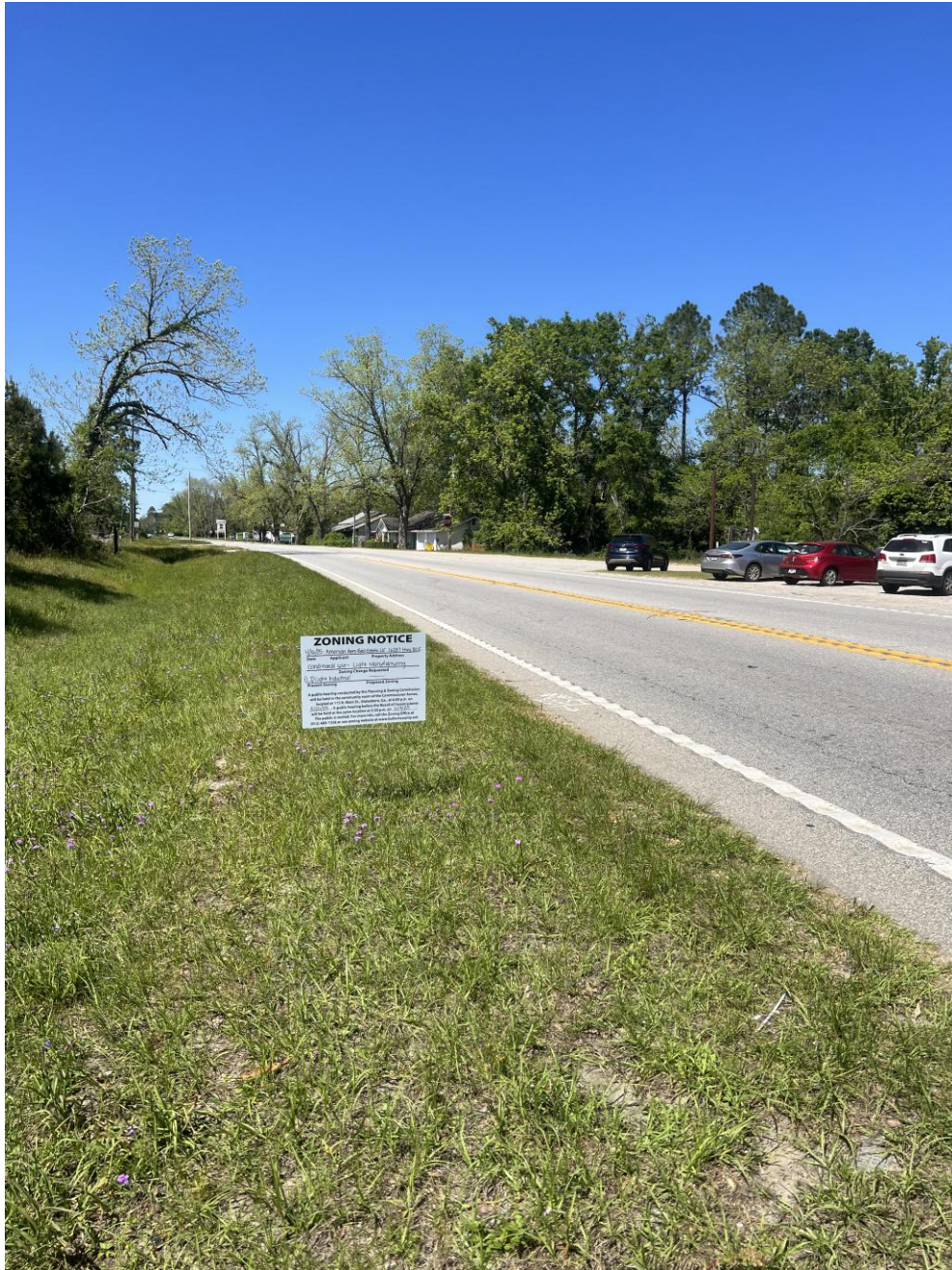




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View Facing West of the Subject Property



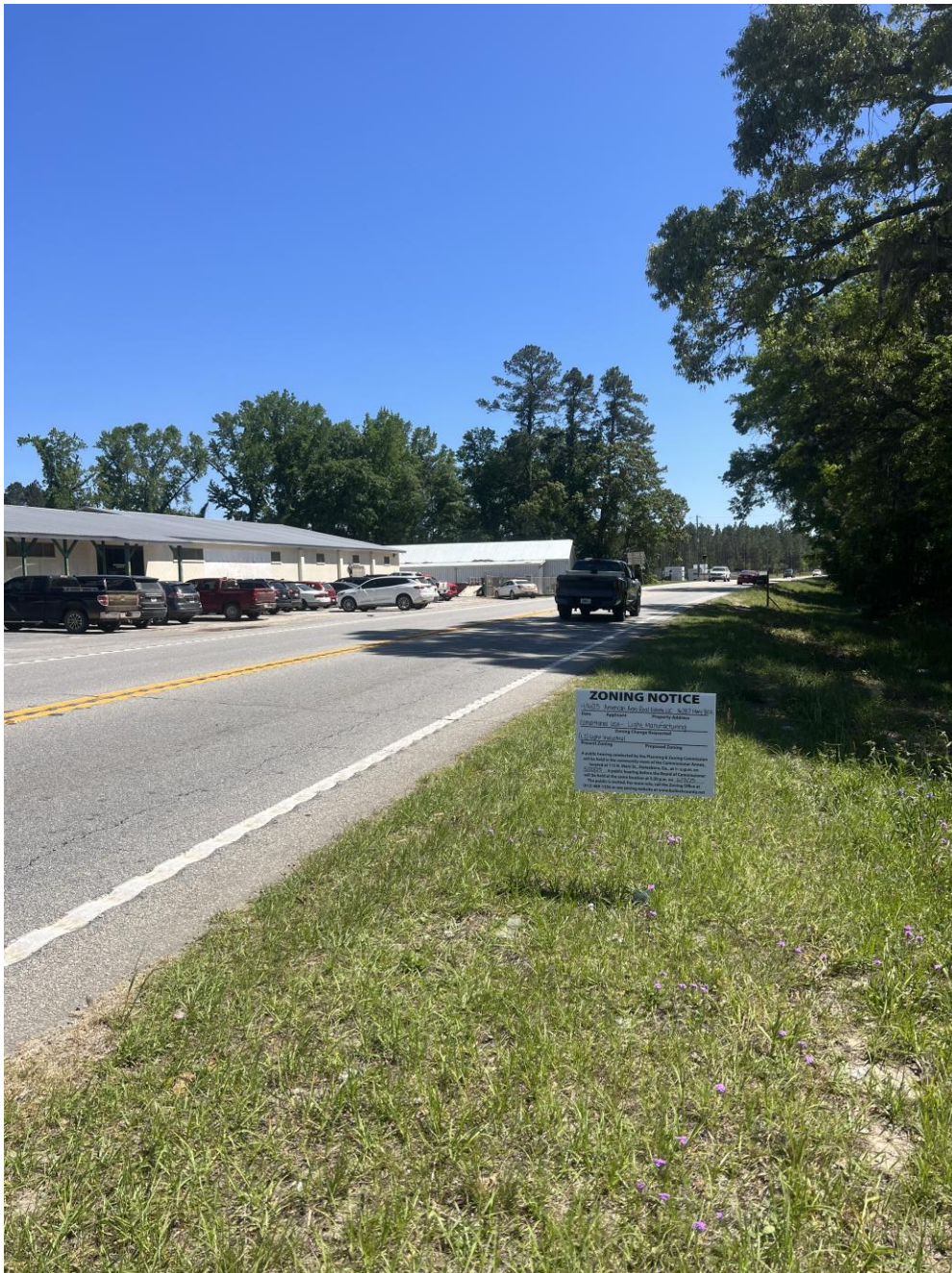




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## View Facing East of the Subject Property







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## View Facing North of the Subject Property

