



## Bulloch County Departmental Review

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<b>Agenda Item:</b>	5	<b>Meeting Date:</b>	May 20, 2025 (P&Z)
<b>Application #:</b>	USE-2025-00075	<b>Application Type:</b>	Conditional Use
<b>Request:</b>	Sharon Hill has submitted an application for a conditional use to operate a daycare facility within a residential neighborhood. This property is located at 609 Sweetheart Ln.		
<b>Staff Recommendation</b>	The staff recommends approval of the request for a conditional use.		

<b>Applicant:</b>	Sharon Hill	<b>Total Acres:</b>	0.6
<b>Location:</b>	609 Sweetheart Ln.	<b>Request Acres:</b>	0.6
<b>Map #:</b>	MS89 000023 005	<b>Existing Lots:</b>	1
<b>Future Land Use:</b>	Suburban Neighborhood Character Area	<b>Current Zoning:</b>	R-25

**HISTORY, FACTS, AND ISSUES:** This request, provided by Sharon Hill, 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 daycare facility within a residential neighborhood. The subject property possesses road frontage on Sweetheart Lane, a local county paved road, and is within the Suburban Neighborhood character area according to the Bulloch County 2045 Comprehensive Plan.

The subject property abuts other R-25 zoned properties, along with a Light Industrial to the East. This property has historically been used for residential use, and will remain within a residential zoning district.

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		
(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	

## 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 the existing neighborhood 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.



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## WATER / SEWER IMPACT

This home is served by septic system and community water system.

## SOLID WASTE IMPACT

No significant impact is anticipated. The operator is requested to subscribe to a commercial solid waste service by ordinance.

## ENVIRONMENTAL IMPACT

Minimal impact is expected

## FIRE SERVICE

Fire service is available within 3.4 miles (response time 10 minutes) from the Bulloch County Fire Department Station 1. No additional resources are required.

## TRAFFIC IMPACT

Minimal impact is expected.

## SCHOOL IMPACT

No impact is expected on existing schools.

## PARKING, AND DRAINAGE IMPACT

Minimal impact is expected.

## 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 5 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

The staff recommends approval of the conditional use.

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

**\*\*Zoning Reminder\*\* - Section 1418: Day care facility, residential and commercial zones supplemental standards apply to this conditional use.**

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



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## 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 Sharon Hill. 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.

Sharon Hill, owner of the daycare facility, presented the facts of the request. No public opposition was voiced during the meeting. Mr. Adam made a motion to recommend approval of the conditional use application with the condition of a fenced rear yard. The motion passed unanimously with a 4-0 vote. 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: R-25  
Area Zoning: R-25, LI (Light Industrial)







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Aerial of Parcel





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## Letter of Intent

Sharon E Hill  
609 Sweetheart Lane  
Statesboro, GA 30461  
[Kidxellence@gmail.com](mailto:Kidxellence@gmail.com)

03/26/25

Bulloch County Planning and Zoning  
115 N. Main St  
Statesboro, GA 30458

Subject: Letter of Intent to Establish an In-Home Daycare

Dear Planning and Zoning Committee

I am writing to formally express my intent to establish an in-home daycare at my residence located at 609 Sweetheart Lane, Statesboro, GA 30461. My goal is to provide a safe, nurturing, and structured environment for children ranging from 6 weeks to 12 years of age.

The proposed daycare will operate Monday through Friday, from 6:00 AM to 5:00 PM, and will accommodate up to 10 children. My program will focus on early childhood development, educational activities, structured play, and social interaction while ensuring the health and safety of all children in my care.

I am committed to meeting all state and local licensing requirements, including health and safety regulations, background checks, and training in child development and first aid/CPR. Additionally, I will ensure that my home meets all necessary standards for cleanliness, space, and childproofing to create an optimal environment for learning and growth.

I appreciate your time in reviewing this letter of intent and look forward to taking the necessary steps to obtain proper licensing and approval. Please let me know if any additional information is required. I can be reached at 912-515-5538 or [Kidxellence@gmail.com](mailto:Kidxellence@gmail.com) your convenience.

Sincerely,

A handwritten signature in cursive script that reads "Sharon Elizabeth Hill".  
Sharon Elizabeth Hill





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View Facing South into the Subject Property from Sweetheart Lane







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## View Facing of East of Sweetheart Lane







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## View Facing West of Sweetheart Lane







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## View Facing North of Sweetheart Lane

