



Bulloch County Departmental Review

Agenda Item:	2	Meeting Date:	July 1, 2025 (BOC)
Application #:	RZNE-2025-00189	Application Type:	Rezoning
Request:	Michael Mallard has submitted an application to rezone approximately 24.4 acres AG-5 (Agricultural 5 acres sq. ft.) to R-80 (Residential 80,000 sq. ft.) for the purpose of creating a single-family subdivision. The property is located on Clito Road.		
Planning and Zoning Commission Recommendation:	Denial by a 5-0 vote.		
Final Staff Recommendation:	The staff recommends approval of the request with conditions.		

Applicant:	Michael Mallard	Acres in Request:	24.4
Location:	Clito Road	Existing Lots:	2
Map #:	133 000041 002, 133 000041 003	Requested Lots:	9
Current Zoning:	AG-5	Additional Lots:	5
Requested Zoning:	R-80	Future Land Use:	Rural Open Space Character Area

HISTORY, FACTS, AND ISSUES: This request, provided by Michael Mallard, pertains to an application for a rezone from AG-5 to R-80 within the subject property. The general motivation in this case for the applicant to rezone the property to create conforming lots for a subdivision. This subject property possesses road frontage on Clito Road, a local county-maintained road, and is within the Rural Open Space character area according to the Bulloch County 2045 Comprehensive Plan.

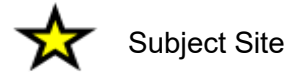
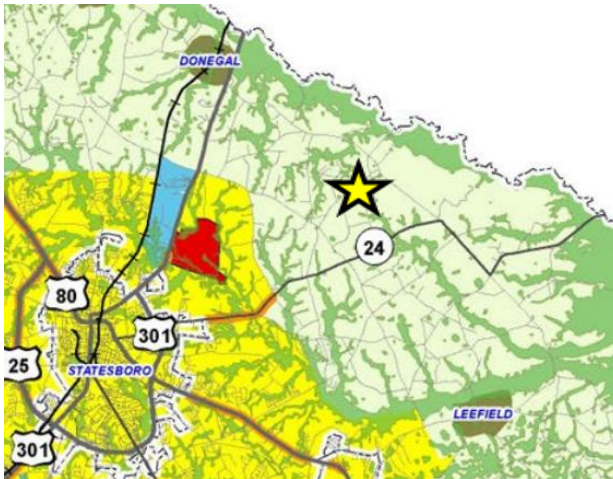
The subject property abuts other adjacent AG-5 zoned properties. This property has historically been used for both agricultural and residential use, and is intended for residential use. There are currently four homes present on the property.

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 rezone with conditions as provided in the following report.



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Location of Parcel



Subject Site

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	
(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		Low density, large lot residential neighborhoods are supported policies of the character area.
(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		



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Land Use Planning Impact

Future Land Use Map: The Bulloch County Joint Comprehensive Plan indicates the property would be appropriate for the Rural Open Space character area.

Existing Land Use Pattern: There are primarily agricultural uses at adjacent and nearby properties.

Zoning Patterns and Consistency: The proposed change appears to be consistent with the suggested zoning patterns for a rural open space as identified in the future development map of Bulloch County.

Neighborhood Character: The proposed development is an appropriate density level for the area.

Zoning Density Analysis					
Current Allowed Density		.02 units per acre	Future Land Use Map Density (gross)		
			Rural-Open Space		0.2 units per acre
Proposed Density		.36 units per acre	Rural-Neighborhood		1.0 units per acre
			Suburban Neighborhood Character Area		2.0 units per acre
Density Alternative Analysis					
Zoning	Gross Density: 24.4 acres ¹	Net Density: 18.68 acres ²	Estimated Lot Yield: Max. Gross Density	Estimated Lot Yield: Max. Net Density	Net Lot Yield With 15% Density Bonus
R-80	0.544 units per acre		13	10	11
R-40	1.089 units per acre		26	20	23
R-25	1.741 units per acre		42	32	36
R-15	2.904 units per acre		70	54	62

¹ Gross density calculates total acreage less the estimated land needed for public dedication.

² Net density calculates total acreage less areas which cannot be developed due to environmental constraints (wetlands) and the estimated land needed for public dedication.

Positive Impact: The development appears to conform with suggested land use planning policy.

Fiscal/Economic Impact

Fiscal Analysis: Using the Envision Tomorrow Regional Fiscal Impact Tool 3.4, and based on 5 new single-family housing units (2.5 persons per unit) valued at \$172,000 per parcel; it is estimated that after a 7-year build out, public expenditures will exceed revenues by \$7,247 (\$55,870 in total revenues v. \$63,117 in total expenditures).

*Note- The fiscal impact tool is an estimate based on the best available data sources. Some data has been assumed by the practitioner's knowledge and best practices. In addition, the impact tool measures direct revenue/cost data. Indirect benefits are not included.

Neutral Impact: Cost of public service expenditures is expected to be neutral to slightly negative.

School Impact

Student Enrollment Created by New Development: School impact is anticipated. A minimum of 3 new students (5 total) in the Statesboro High School Feeder district.



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Negative Impact: The impact to the Southeast Bulloch High School feeder system is likely to be negative assuming 25% of new residents will be less than 19 years old.

Water / Sewer Impact

Water System: A privately-owned, community water system will be required.

Sewerage: Septic tank installation approval is required by the County Health Department.

Neutral Impact: Major soil types are identified as Dothan Loamy Sand (DaB2) and Tifton Loamy Sand (TqB) and pose few limitations for septic tanks and filters.

Solid Waste Impact

Nearest Existing Solid Waste and Recycling Centers: Clito Recycling Center

Waste Generation Estimate: 22.5 total tons annually, 12.5 additional tons annually.

Neutral Impact: Private collection services are available. No significant impact on the County's Solid Waste Management Plan or Ordinance requirements is expected. The amount of produced is expected to be 0.0009% of the total waste collected by Bulloch County Board of Commissioners.

Environmental Impact

Wetlands and Flood Zones: Development as proposed assumes disturbance of 0.0 acres of wetland areas and/or flood zone areas.

Stormwater: The impervious surface ratio based on the proposed number of lots and use is expected to be 6-10%.

Aquifer Recharge Areas: There are no known areas affected.

Water Supply Watersheds: There are no known watersheds affected.

River Corridors: There are no known corridors affected.

Air: This project is not expected to create an air pollution nuisance.

Soils: Soil type are primarily Dothan Loamy Sand (DaB2) and Tifton Loamy Sand (TqB) and poses minimal limitations for septic tanks and filters, and roadways.

Historic or Archeological Resources: There are no known resources affected.

Resources of Regional or Statewide Importance: No Development of Regional Impact study was required or performed.

Neutral Impact: A stormwater management plan and Hydrology Study will be required.

Traffic and Road Infrastructure Impact

ITE Trip Generation Rate: 9.2 per household or 82 trip ends total per day, and 46 trip ends additional per day.

Proposed Road Construction in Development: Internal public road meeting county standards are proposed for the development.

Parking: Parking will be on-site per dwelling.

GDOT Road Classification for Access Road: Clito Road is a local roadway.

Bulloch Transportation Plan Classification for Access Road: Clito Road is a county-maintained local route.

Condition of Access Road: Clito Road is a county-maintained paved road in adequate condition.

Intersection Analysis: No traffic study has been performed.

Drainage: The development is located in the Mill Creek River Basin. Currently all drainage is natural; no man-made improvements to the parcel are known other than roadside drainage



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ditches and culverts. The access way/driveways to primary structures should have proper roadside drainage measures installed.

Neutral Impact: The rezone request, in consideration of the scale of the development, would have a neutral impact to the road infrastructure, traffic safety and drainage. A hydrology study and stormwater management plan are required for the initiation of a subdivision development. A County permit will be required for the subdivision entrances. Cost for improvements will be paid by the developer.

E-911 and Emergency Management Impact

Street addresses can be easily assigned. The County GIS 911 Coordinator should be contacted prior to construction.

Neutral Impact: These services would not be severely impacted.

Law Enforcement Impact

Agency: Bulloch County Sheriff's Office

Level of Service Standard (national: 0.6 per 1,000 population): Bulloch County has 37 sworn officers for road patrols. The LOS is 67 for the total county population or 38 based on unincorporated population.

Public Safety Unit	Facility Distance / Response Time	LOS Impact or Deficiency	Intangibles
Law Enforcement (Sheriff)	7.6 miles, 11 minutes depending on patrolling patterns	.018 or no full-time equivalent additional officers would be required	Shift of 3 covers 684 square miles
Georgia State Patrol	14 miles, 19 minutes depending on patrolling patterns	NA	Post #45 located south of Statesboro on US 301

Negative Impact: The Sheriff's Department's capabilities are already exceeding capacity. The additional development would not require an additional full-time officer.

EMS and Fire Service Impact

Public Safety Unit	Facility Distance / Response Time	LOS Impact or Deficiency	Intangibles
Fire (Bulloch Co. Fire Department)	Clito Station 9 4.6 miles 5 min. response time	ISO Rating 4Y	City of Statesboro would need to be called for automatic aid or in event of a hazardous materials spill.
EMS-Rescue (County)	8.5 miles, 18 minutes response time	(-0.276) EMT / Paramedic per 1,000 population	

Neutral Impact: Response times for fire are adequate, EMS response times are moderate.



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Recreation-Open Space Impact

Nearest Facilities: Mill Creek Park (5.2 miles).

NRPA Level of Service – Acreage (9.2 acres per 1,000): The development would create a demand of 0.207-acres of public park space.

Open Space: There is no open space designated for recreation proposed.

NRPA Level of Service - Trails (14 miles for population class; current 2.9) Greenway: Nearest facility is S&S Greenway 9 miles. LOS deficiency is 11.1 miles.

Neutral Impact: The large lot will utilize the lot sizes for general recreation of homeowners.

Summary of Findings – Final Staff Recommendation

Impact Summary			
Impact Factor	Positive	Negative	Neutral
Land Use Planning	X		
Fiscal-Economic			X
Schools		X	
Water-Sewer			X
Solid Waste			X
Environmental			X
Traffic and Roads			X
Emergency Management			X
Law Enforcement		X	
EMS-Fire			X
Recreation			X
Total	1	2	8
Local Impact Findings	The rezoning of the 24.4 acres is likely to have a neutral impact on County services		
Regional Impact Findings	N/A		

FINAL STAFF RECOMMENDATION

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

1. All roads proposed as part of the development shall be remain privately owned and maintained.
2. All structures must be site-built conventional construction according to state minimum building codes. No manufactured or industrialized structures shall be permitted.

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



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PLANNING AND ZONING COMMISSION MEETING OVERVIEW

The Bulloch County Planning and Zoning Commission convened on June 17th, at 5:30 p.m., for the monthly meeting to review the rezone application submitted by Michael Mallard. The meeting was attended by Planning and Zoning Commission Board members; Schubert Lane, Betsy Riner, Charles Chandler, Adam Bath, Ryne Brannen, Charles Chandler, and Chairman Jeanne Anne Marsh. County staff, the applicant, and members of the public were also in attendance.

Michael Mallard presented the application to the commission. A total of 3 residents spoke in opposition to this particular request. Nearby property owners addressed concerns regarding the appearance of the proposed homes, the impact on infrastructure, additional traffic impacts, the impact on the solid waste system, and the potential impact on the safety within the area.

Michael Mallard responded to the the public concerns. After hearing the presentations and public input, the planning commission voted unanimously (5-0) to recommend denial of the rezoning request. The final decision was scheduled to be made by the Bulloch County Board of Commissioners at their meeting on July 1, 2025.



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Existing Zoning Map
Current Parcel Zone: AG-5
Area Zoning: AG-5





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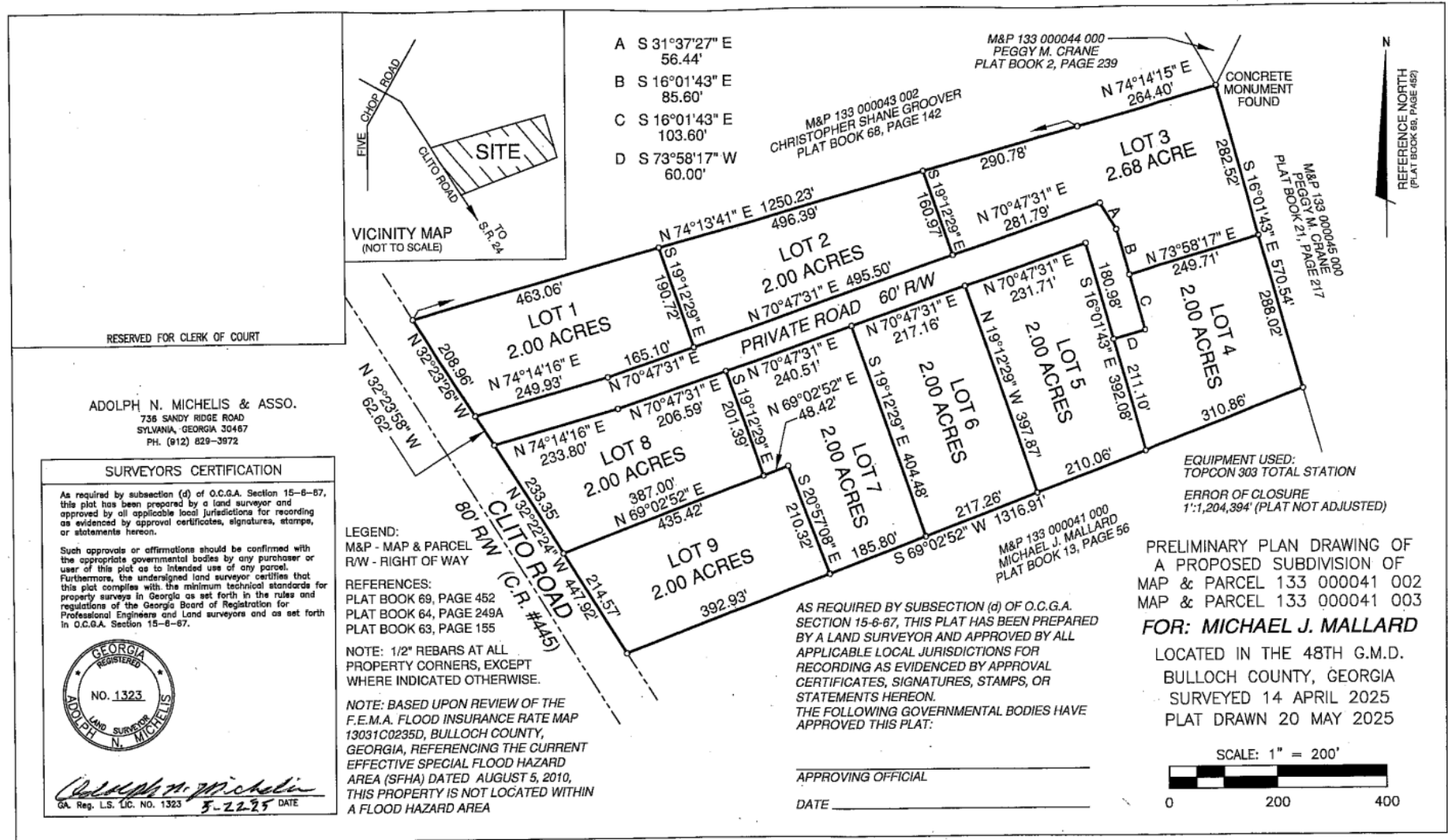
Aerial of Parcel





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Proposed Site Plan





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Letter of Intent by Applicant

Dear Planning and Zoning Board, I'm Michael Mallard and I would like to have this 20.58 acres zoned to R80 from AG5. I have 4 houses on it already and would like to build 5 more. I have Electrical, Conditioned Air, and Contractor licenses and use them for building houses for rent. These are 1364 square feet 3 bed houses with foam insulation. They are very efficient, simple little family houses. I do most of the work myself hiring out only a few things. These are always neat little houses and a quiet neighborhood because I live here as well. It seems that all these factories moving near Bulloch county, has made them rent out really fast. The last one was rented 4 months before I could get it completed.



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View Facing South into the Subject Property





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View Facing East of the Subject Property





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View Facing West of the Subject Property





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View Facing North from the Subject Property

