



Bulloch County Departmental Review

Agenda Item:	5	Meeting Date:	July 1, 2025 (BOC)
Application #:	RZNE-2025-00187	Application Type:	Rezoning
Request:	ABA Development, LLC., has submitted an application to rezone approximately 50.13 acres AG-5 (Agricultural 5 acres sq. ft.) to R-25 (Residential 25,000 sq. ft.) for the purpose of creating a single-family subdivision. The property is located on Maria Sorrell Road. Grace Wooten will serve as agent.		
Planning and Zoning Commission Recommendation:	Approval by a 4-1 vote.		
Final Staff Recommendation:	The staff recommends approval of the request with conditions.		

Applicant:	ABA Development, LLC.	Acres in Request:	50.13
Location:	Maria Sorrell Road	Existing Lots:	1
Map #:	088 000022 001	Requested Lots:	63
		Current Zoning:	AG-5
Future Land Use:	Suburban Neighborhood Character Area	Requested Zoning:	R-25

HISTORY, FACTS, AND ISSUES: This request, provided by ABA Development, LLC., pertains to an application for a rezone from AG-5 to R-25 within the subject property. The general motivation in this case is for the applicant to rezone the property in order to create conforming lots for a subdivision. This subject property possesses road frontage on Maria Sorrell Road, a local county-maintained road, and is within the Suburban Neighborhood character area according to the Bulloch County 2045 Comprehensive Plan. The Suburban Neighborhood character area zoning and design policies align with the applicant's request.

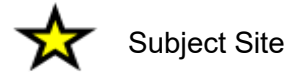
The subject property abuts other adjacent AG-5 zoned properties, along with R-25 with conditions, a LI (Light Industrial) with conditions, a Highway Commercial, and an R-80. This property has historically been used for agricultural use and is intended for residential use. There are currently no structures 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	The Bulloch County Board of Education has expressed concerns regarding school capacities countywide. This specific development would have a similar impact to schools as developments approved by Bulloch County and the City of Statesboro. Other services are generally adequate for the development.
(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		



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(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 the property would be appropriate for the Suburban Neighborhood character area.

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

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

Neighborhood Character: The proposed development anticipates an appropriate density for the immediate area.

Zoning Density Analysis					
Current Allowed Density		2.0 units per acre	Future Land Use Map Density (gross)		
			Rural-Open Space		0.2 units per acre
Proposed Density		0.795 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: 50.13 acres ¹	Net Density: 41.18 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		27	22	25
R-40	1.089 units per acre		54	44	50
R-25	1.741 units per acre		87	71	81
R-15	2.904 units per acre		145	119	136

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 63 single-family housing units (2.5 persons per unit) valued at \$330,000 per parcel; it is estimated that after a 7-year build out, public revenues will exceed expenditures by \$132,031 (\$957,818 in total revenues v. \$825,787 in total expenditures).



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*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.

School Impact

Student Enrollment Created by New Development: School impact is anticipated. A minimum of 39 new students in the Statesboro High School Feeder district.

Negative Impact: The impact to the Statesboro 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 meeting state EPD standards will be required.

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

Neutral Impact: Major soil types are identified as Tifton Sandy Loam (Ti), Grady Sandy Loam (GrA), and Fuquay Pebbly Loamy Sand (FhB) 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: 157 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.

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 is primarily Tifton Sandy Loam (Ti), Grady Sandy Loam (GrA), and Fuquay Pebbly Loamy Sand (FhB) 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 579 trip ends per day.

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



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Parking: Parking will be on-site per dwelling.

GDOT Road Classification for Access Road: Maria Sorrell Road is a local county route.

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

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

Intersection Analysis: Access to Maria Sorrell Road would be permitted through the Bulloch County Engineering office.

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 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)	4.6 miles, 7 minutes depending on patrolling patterns	.025 or no full-time equivalent additional officers would be required	Shift of 3 covers 684 square miles
Georgia State Patrol	9.8 miles, 18 minutes depending on patrolling patterns	NA	Post #45 located south of Statesboro on US 301

Negative Impact: The Sheriff's Office'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
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Fire (Bulloch Co. Fire Department)	Clito Station 9 0.7 miles 1 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)	5.8 miles, 12 minutes response time	(-0.276) EMT / Paramedic per 1,000 population	

Negative Impact: Response times for fire and EMS are adequate but the development may create a staffing deficiency upon build out if current staffing is not increased.

Recreation-Open Space Impact

Nearest Facilities: Mill Creek Park (6.5 miles).

NRPA Level of Service – Acreage (9.2 acres per 1,000): The development would create a demand of 1.4-acres of public park space.

Open Space: No open space area is proposed for recreation.

NRPA Level of Service - Trails (14 miles for population class; current 2.9) Greenway: Nearest facility is S&S Greenway 19.5 miles. LOS deficiency is 11.1 miles.

Negative Impact: The development as designed creates a 2.4-acre deficiency in park spaces. Conditions for a playground area and equipment are proposed.

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	4	6
Local Impact Findings	The rezoning of the 63 acres is likely to have a neutral impact on County services		
Regional Impact Findings	N/A		



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FINAL STAFF RECOMMENDATION

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

1. Each lot shall include a minimum of one tree within the front yard, with a caliper of at least 2 inches at the time of planting. A diverse mix of tree species shall be incorporated throughout the development.
2. The development shall be required to provide active playground equipment within a common area.
3. All structures must be site-built conventional construction according to state minimum building codes. No manufactured or industrialized structures shall be permitted.

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 ABA Development, LLC. 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.

Grace Wooten represented the applicant and presented the application to the commission. One resident spoke in opposition to this particular request. The nearby property owner addressed concerns regarding the proposed density being overwhelming for the area, the risk of additional runoff and flooding issues, and the traffic impact.

Grace Wooten responded to the the public concerns addressing proposed detention ponds designated for runoff. After hearing the presentations and public input, the planning commission voted (4-1) to recommend approval 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.

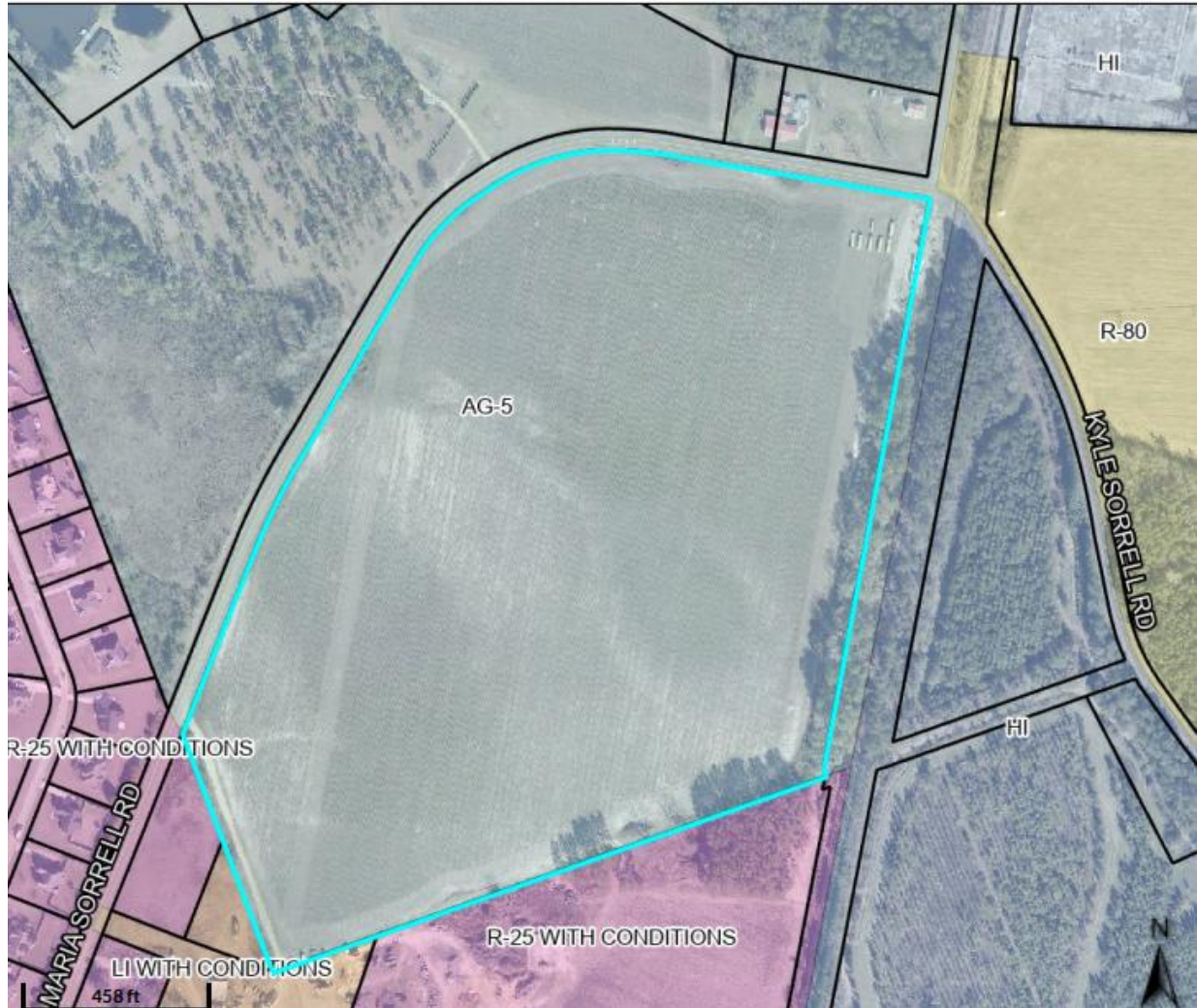


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Existing Zoning Map

Current Parcel Zone: AG-5

Area Zoning: AG-5, R-25 with conditions, Light Industrial (LI) with conditions, Highway Commercial, and R-80





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Aerial of Parcel





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Proposed Site Plan

Maria Sorrell Road conceptual land Plan Bulloch County, GA

Site Information:

Location: Maria Sorrell Road
Bulloch County, GA

Parcel: 088 000022 001

Size: 50.13 Acres

Zone: AG-5

Wetlands: none

Proposed:

Proposed Zone: R-25

R.O.W./Road: 60' Width, +/-4,000LF

Lot Information:

Count: 63 Lots

Width: 100'

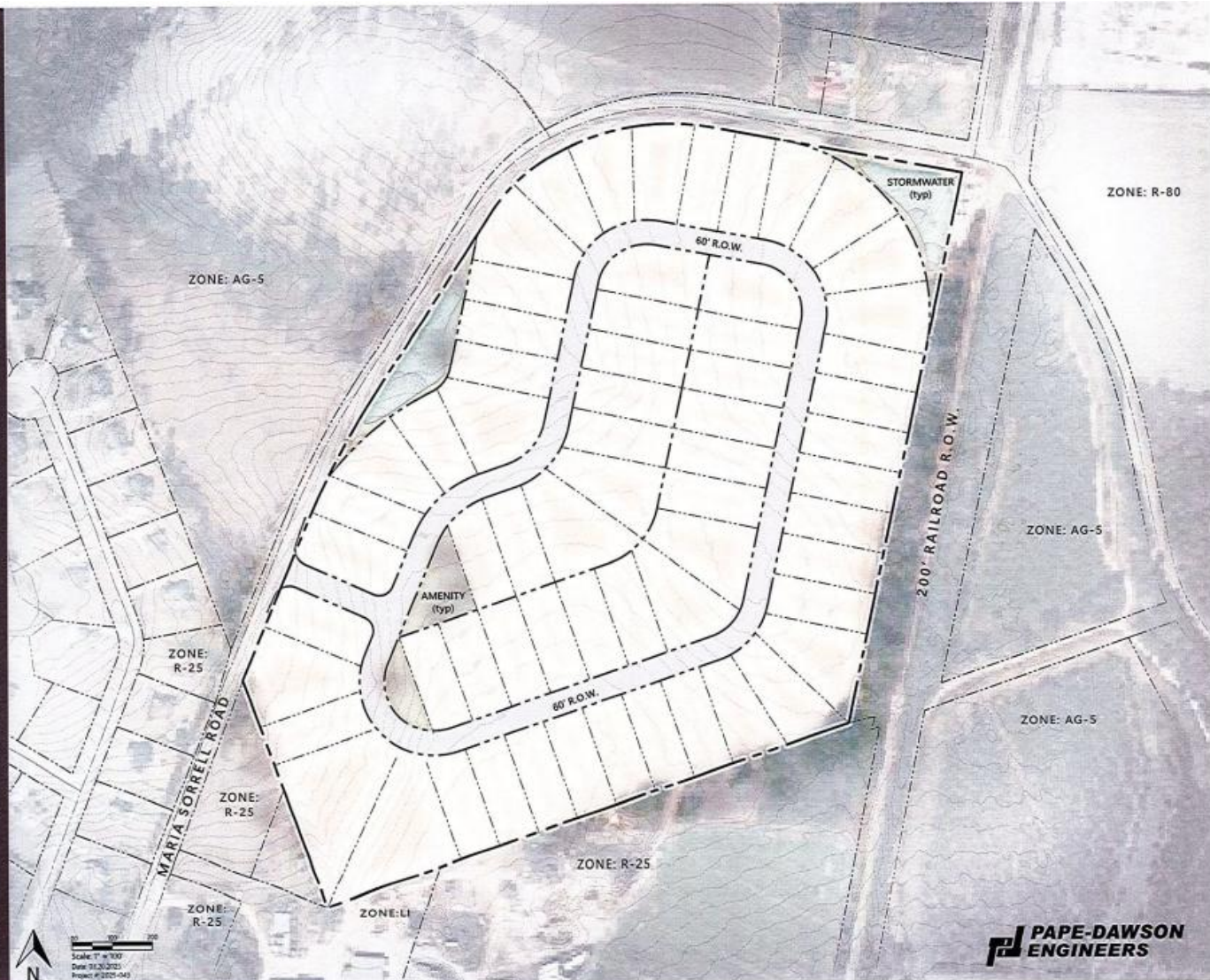
Depth: 250'

Stormwater: +/-1-2 acres

Buffers: Not Applicable

Sewer: Septic

Conceptual Yield Study Disclaimer
This drawing is a conceptual plan that has not been formally reviewed and/or approved by the local planning commission. This conceptual plan will require approval by the local planning commission. The drawing is not intended to be used for any other purpose and is subject to change without notice. The drawing is not intended to be used for any other purpose and is subject to change without notice. The drawing is not intended to be used for any other purpose and is subject to change without notice.





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Letter of Intent by Applicant



Bulloch County Department of Planning and Development
115 North Main Street
Statesboro, GA 30458
912.489.1356

RE: LETTER OF INTENT, MARIA SORRELL ROAD

To whom it may concern,

As the agent of the property owner/applicant, this letter is to communicate the intention of the rezoning request for the property on Maria Sorrell Road from A-5 to R-25.

The property consists of 50.13 acres of undeveloped land and is adjacent to multiple properties that are also zoned R-25, as well as a 200' Railroad R.O.W. The rezoning request is cohesive with neighboring properties, compatible with the purpose and intent of the Comprehensive Plan and will allow for the proposed use of a single-family residential subdivision with +/-66 lots.

The proposed plan is consistent with the purpose and intent of the proposed zoning district, R-25, and will not adversely affect the existing use or usability of adjacent or nearby properties. As mentioned, the proposed Zoning and Use is suitable in the view of the Zoning and Development of adjacent and nearby properties and does not cause excessive or burdensome use of public facilities or services including streets, schools, EMS, Sheriff or Fire Protection.

The request to rezone this property from A-5 to R-25 is with intention of the property owner and agent thereof to follow all jurisdictional standards in providing a relevant and balancing interest and promote the public health, safety, and general welfare of the community.

Sincerely,

Pape-Dawson

A handwritten signature in black ink, appearing to read "Grace Wooten".

Grace Wooten
Vice President
grace.wooten@pape-dawson.com
912.489.7112



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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 Northeast from the Subject Property





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View Facing Northwest from the Subject Property





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