



Bulloch County Departmental Review

Agenda Item:	3	Meeting Date:	August 5, 2025 (BOC)
Application #:	RZNE-2025-00188	Application Type:	Rezone
Request:	Beverly Cannady has submitted an application to rezone approximately 6.07 acres AG-5 (Agricultural 5 acres sq. ft.) to R-80 (Residential 80,000 sq. ft.) for the purpose of subdividing an existing parcel into two separate parcels. The property is located at 1584 Old River Road South.		
Planning and Zoning Commission Recommendation:	Approval by a unanimous 5-0 vote.		
Final Staff Recommendation:	The staff recommends approval of request.		

Applicant:	Beverly Cannady	Acres in Request:	6.07
Location:	1584 Old River Road South	Existing Lots:	1
Map #:	189 000018 000	Requested Lots:	2
		Current Zoning:	AG-5
Future Land Use:	Rural Open Space Character Area	Requested Zoning:	R-80

HISTORY, FACTS, AND ISSUES: This request, provided by Beverly Cannady, pertains to an application for a rezone from AG-5 to R-80 within the subject property. The general motivation in this case is for the applicant to rezone the property in order to subdivide the existing parcel into two separate parcels. This subject property possesses road frontage on Old River Road South, a county-maintained road, and is within the rural open space character area according to the Bulloch County 2045 Comprehensive Plan.

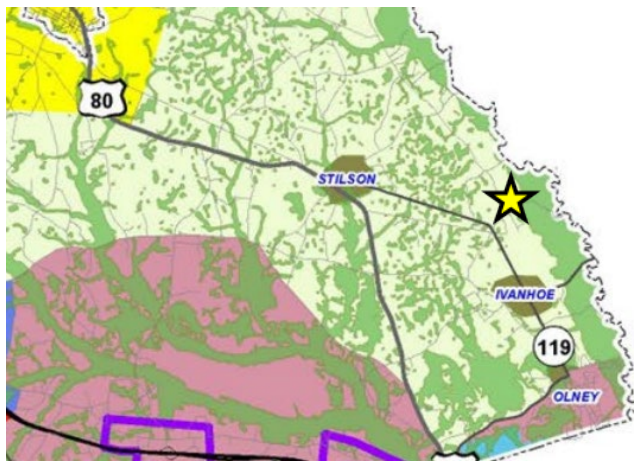
The subject property abuts other adjacent AG-5 zoned properties. This property has historically been used for agricultural use, and is intended for residential use. There is currently a home and an accessory building present on the property.

Staff have 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 sized, the unique shape of the property, and the impact of the proposed request. Therefore, the staff recommends approval of the request for a rezone as provided in the following report.



Bulloch County Departmental Review

Location of Parcel



★ Subject Site

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.

WATER / SEWER IMPACT

All properties will be served by individual wells and on-site sewage systems.

SOLID WASTE IMPACT

This development proposes 0.45 tons of solid waste per year. The nearest solid waste convenience center is located at Stilson Recycling Center, 5 miles.

ENVIRONMENTAL IMPACT

This development proposes no impact.

FIRE SERVICE

Fire response for this location is Stilson-Denmark station 6. This station is approximately 5.3 miles away.

TRAFFIC IMPACT

This development anticipates a total of 18.4 trips per day.

SCHOOL IMPACT

This development anticipates creating a demand of 1 additional students to the Southeast Bulloch feeder system.

PARKING, ROAD AND DRAINAGE IMPACT

This development proposes no impact.



Bulloch County Departmental Review

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 28 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 rezone request.

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

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 Beverly Cannady. The meeting was attended by Planning and Zoning Commission Board members; Schubert Lane, Betsy Riner, Charles Chandler, Adam Bath, Ryne Brannen, and Chairman Jeanne Anne Marsh. County staff, the applicant, and members of the public were also in attendance.

Beverly Cannady presented the application to the commission. No public opposition was voiced during the meeting. Following the presentation and review, the commission voted unanimously (5-0) to recommend approval of the rezoning request. The request was deferred during the July 1st, 2025 Board of Commissioners meeting to be heard on August 5th, 2025. The final decision was scheduled to be made by the Bulloch County Board of Commissioners at their meeting on August 5th, 2025.



Bulloch County Departmental Review

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





Bulloch County Departmental Review

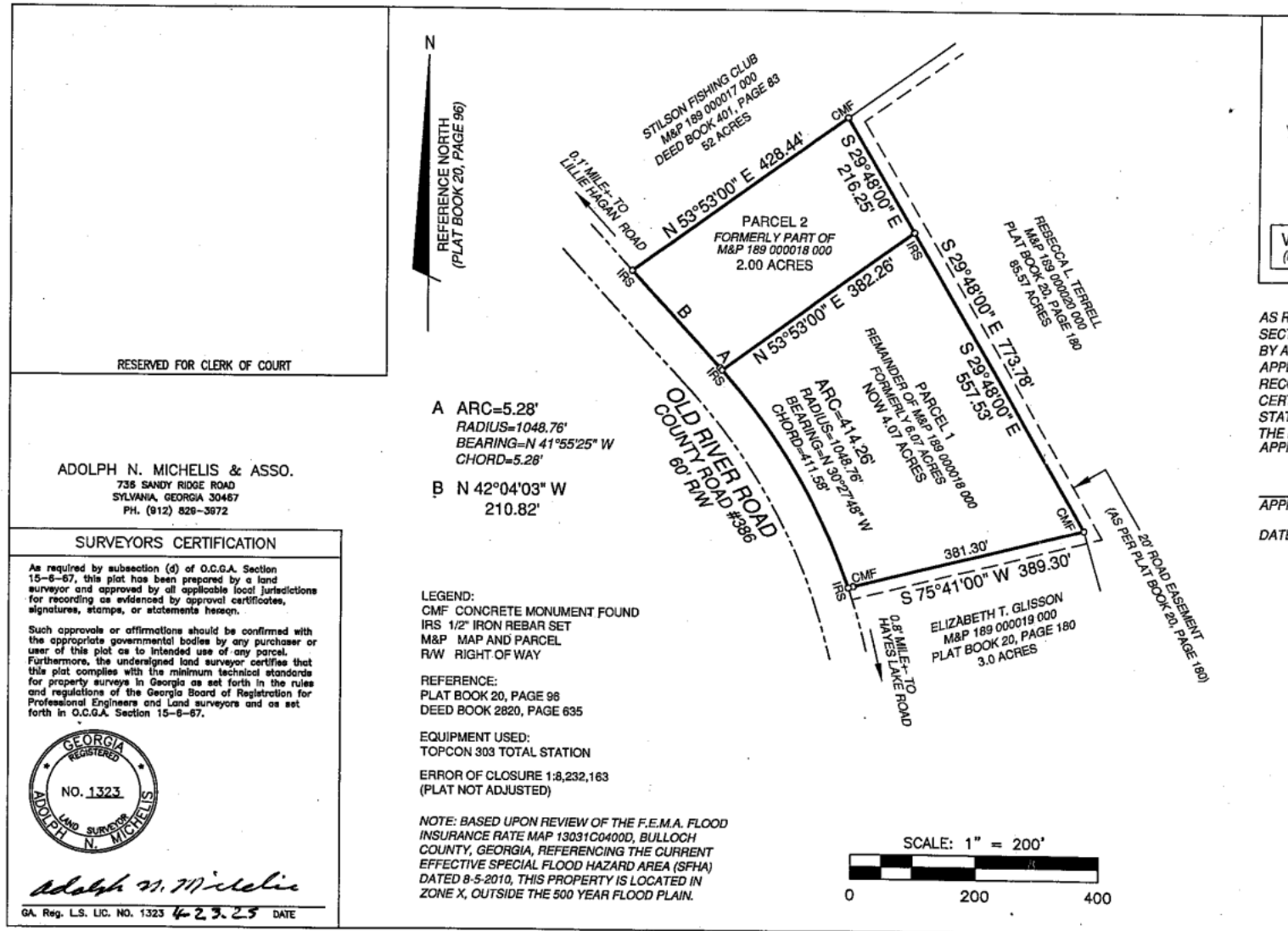
Aerial of Parcel





Bulloch County Departmental Review

Proposed Site Plan





Bulloch County Departmental Review

Letter of Intent by Applicant

Letter of Intent - Gift of Property Parcel Identification # 189 000018 000

To: Bulloch County Commissioners/Planning and Zoning

From: Bev Cannady
1584 Old River Road S
Brooklet, GA 30415
Bevcannady90@gmail.com

Date: April 30, 2025

Dear Bulloch County Commissioners/ Planning and Zoning:

I am writing to express my intent to gift a portion of my property, specifically Parcel Identification # 189 000018 000, (2 acres out of the 6.07 total acres starting from wood line next to Stilson Fishing Club) located at 1584 Old River Rd S Brooklet Ga 30415, to my friend, Tracy Sizemore. This parcel is 30 feet of wooded area and open to the full part of the 2 acres from the total of 6.07 acres.

Tracy Sizemore would like to build a barndominion and an enclosed garage on the 2 acres. She owns a home in Effingham County and would love to come to the country. I just inherited this property in January 2024 when my father passed away. I am the last living immediate family member and Tracy was like family to me during the loss of my mother, brother and father. Tracy has been keeping up with the property for the past 2 years cutting the open field and down at the river when my father could not do this anymore. She has been an asset to my extended family who lives around me from fixing a generator when power went out to help decorating for the holidays. Tracy's dream was to have something new for once in her life and build her dream home and this be her forever home.

I understand that this gift will require your consideration and approval. I hope you will find this decision aligns with your goals for the community, as I see this gift as contributing to the area's growth and prosperity.

Thank You for your time and consideration.

Sincerely,

A handwritten signature in blue ink that reads "Bev Cannady".

Bev Cannady



Bulloch County Departmental Review

View Facing South into the Subject Property





Bulloch County Departmental Review

View Facing East of the Subject Property





Bulloch County Departmental Review

View Facing West of the Subject Property





Bulloch County Departmental Review

View Facing North from the Subject Property

