



## Bulloch County Departmental Review

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<b>Agenda Item:</b>	8	<b>Meeting Date:</b>	August 5, 2025 (BOC)
<b>Application #:</b>	RZNE-2025-00191	<b>Application Type:</b>	Rezoning
<b>Request:</b>	Blitch Place Land Co, LLC., has submitted an application to rezone 57.68 acres AG-5 (Agricultural 5 acres) to R-25 (Residential 25,000 sq. ft.) for the purpose of creating a subdivision. The property is located on Old Riggs Mill Road. Elizabeth Veal will serve as agent.		
<b>Planning and Zoning Commission Recommendation:</b>	Denial by a unanimous 3-0 vote.		
<b>Final Staff Recommendation:</b>	The staff recommends denial of the rezone request. If approval is granted, staff recommends conditions.		

<b>Applicant:</b>	Blitch Place Land Co, LLC.	<b>Acres in Request:</b>	57.68
<b>Location:</b>	Old Riggs Mill Road	<b>Existing Lots:</b>	1
<b>Map #:</b>	046 000036 000	<b>Requested Lots:</b>	69
		<b>Current Zoning:</b>	AG-5
<b>Future Land Use:</b>	Rural Open Space Character Area	<b>Requested Zoning:</b>	R-25

**HISTORY, FACTS, AND ISSUES:** This request, provided by Blitch Place Land Co, 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 develop 69 conforming lots for a subdivision. This subject property possesses road frontage on Old Riggs Mill Road, a county-maintained paved road, and Key Akins Road, a county-maintained paved road. It is within the rural open space character area according to the Bulloch County 2045 Comprehensive Plan.

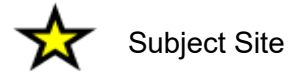
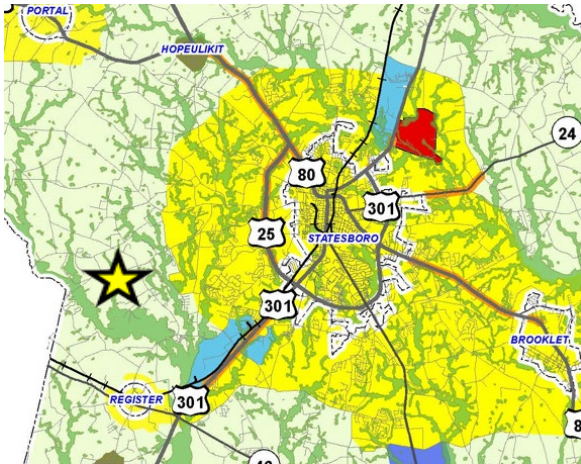
The subject property abuts other adjacent AG-5 zoned properties, along with R-3 with conditions to the east. This property has historically been used for agricultural use and is intended for residential use. There are currently no structures present on the property.

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 denial 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		Area land uses include agriculture and mixed density residential.
(2)	Will the proposed use adversely affect the existing use or usability of adjacent or nearby property?	X		Surrounding parcels are active agriculture fields. Spray drift is a noted concern by the agriculture community.
(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	The density proposed is greater than anticipated in the Rural Open Space character area.
(6)	Will the use be consistent with the purpose and intent of the proposed zoning district?	X		
(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		Increased vegetative buffering may alleviate some concern from adjacent properties.



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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 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 rural open space character area as identified in the future development map of Bulloch County.

**Neighborhood Character:** The proposed use may injure or create challenges to existing properties used as agriculture. Suggested zoning density would be R-80.

Zoning Density Analysis					
Current Density	Allowed Density	0.2 units per acre	Future Land Use Map Density (gross)		
			Rural-Open Space		0.2 units per acre
Proposed Density	1.195 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: 57.68 acres <sup>1</sup>	Net Density: 53.69 acres <sup>2</sup>	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		11	10	11
R-40	1.089 units per acre		31	28	32
R-25	1.741 units per acre		62	56	64
R-15	2.904 units per acre		100	90	103

<sup>1</sup> Gross density calculates total acreage less the estimated land needed for public dedication.

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

**Negative Impact:** Concerns include the proposed density for the area. The proposed subdivision does not align with the character and design principles of the rural open space as suggested in the comprehensive plan.

## Fiscal/Economic Impact

**Fiscal Analysis:** Using the Envision Tomorrow Regional Fiscal Impact Tool 3.4, and based on 69 single-family housing units (2.6 persons per unit) valued at \$275,000 per unit, it is estimated after a 7-year build out public revenues will be greater than expenditures by \$38,081 (\$979,583 in total revenues v. \$941,502 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 balanced at 70% completion.



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## Water / Sewer Impact

**Water System:** A privately-owned, public system meeting state EPD standards will be required.

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

**Neutral Impact:** Soil type (Tifton Loamy Sand TqA, TqB) presents few limitations for septic tanks and filters; permeability is moderate and classified as well drained.

## Solid Waste Impact

**Nearest Existing Solid Waste and Recycling Centers:** Cypress Lake (2.5 miles).

**Waste Generation Estimate:** 114 tons annually.

**Neutral Impact:** Private collection services are available. No significant impact on the County's Solid Waste Management service is expected.

## Environmental Impact

**Wetlands and Flood Zones:** Development as proposed assumes disturbance mitigation for 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 6-12%.

**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:** The property consists of a Tifton soils which are suitable for development.

**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:** Any erosion during the development process will be mitigated through land disturbance permitting and inspections. A stormwater management plan and hydrology study will be required by ordinance.

## Traffic and Road Infrastructure Impact

**ITE Trip Generation Rate:** 9.4 per household or 648 trip ends per day.

**Proposed Road Construction in Development:** Public roads meeting county standards are proposed for the development.

**Parking:** On-site parking is permitted pursuant to the zoning code for residential districts. There is no known provision for street parking that has been submitted by the applicant.

**GDOT Road Classification for Access Road:** Old Riggs Mill Road is a Minor Collector road with a 55 MPH speed limit within this segment.

**Bulloch Transportation Plan Classification for Access Road:** Old Riggs Mill Road is a Minor Collector Road.

**Condition of Access Road:** Old Riggs Mill and Key Akins Roads are county maintained paved roads currently in good condition.

**Drainage:** The development is located in the Lotts Creek Drainage Basin. Currently all drainage is natural with no known man-made improvements to the existing development other than roadside drainage ditches and culverts, and an agricultural ditch that intersects the property. The accessways to the site should have proper roadside drainage measures installed. Proper



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stormwater management measures will have to be installed to minimize potential flooding and pollution effects.

**Neutral Impact:** The rezone request, in consideration of the scale of the development, would slightly impact road infrastructure, traffic safety and drainage. A County permit will be required for the subdivision entrances. Cost for improvements will be paid by the developer.

## School Impact

**Student Enrollment Created by New Development:** School impact is anticipated. A minimum of 44 new students in the Statesboro High School Feeder district.

**Student Enrollment Created by New Development:** A minimum of 44 new students in the Statesboro High School Feeder District.

**Negative Impact:** The feeder system is nearing capacity.

## E-911 and Emergency Management Impact

Street addresses can be easily assigned. The County GIS 911 Coordinator should be contacted prior to construction. A secondary power source should be considered for the community water system.

## Law Enforcement Impact

**Agency:** Bulloch County Sheriff's Department

**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)	15 minutes depending on patrolling patterns	0.149 or no full-time equivalent additional officers would be required	Shift of 5 covers 684 square miles
Georgia State Patrol	20 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.



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## EMS and Fire Service Impact

Public Safety Unit	Facility Distance / Response Time	LOS Impact or Deficiency	Intangibles
Bulloch County Fire Dept. Station 3	4 miles, 9 minutes response time	ISO Rating 4	Volunteer
EMS-Rescue (County)	4 miles, 9 minutes response time	(-0.2) EMT / Paramedic per 1,000 population	

**Negative Impact:** Response times for fire and EMS is marginal.

## Recreation-Open Space Impact

**Nearest Facilities:** The nearest public recreation facilities are located at Grady Street Park in Statesboro. No private recreation facilities have been proposed by the applicant at this time.

**NRPA Level of Service – Acreage (9.2 acres per 1,000):** Bulloch County currently has 300 acres of parkland. 1.64 acres deficiency would be created by this development as currently proposed.

**Open Space:** No onsite passive recreation or open space proffered.

**NRPA Level of Service - Trails (14 miles for population class; current 2.9) Greenway:** Nearest facility is S&S Greenway 12.5 miles. LOS deficiency is 11.1 miles.

**Negative Impact:** Increased development creates public parks facilities LOS deficiencies.

## SUMMARY OF FINDINGS

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	
<b>Total</b>	<b>0</b>	<b>5</b>	<b>5</b>
Local Impact Findings	The project is likely to have a slightly negative impact as proposed.		
Regional Impact Findings	Not applicable.		





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## FINAL STAFF RECOMMENDATION

**The staff recommends denial of the rezone request. If approval granted, staff recommends the following conditions.**

1. The principal use approved for this property will be an R-25 residential district, as depicted in the development plan for this application or otherwise modified by the Planning and Zoning Commission upon filing for sketch plan approval.
2. The development shall include a playground or other amenity within a park or open space. The park/open space shall be a minimum size of 1.5 acres.
3. All structures must be site-built traditional construction according to state minimum building codes. No manufactured or industrialized structures shall be permitted
4. The county streetlight district shall be designed according to the Illuminating Engineering Society (IES) standards for roadway and parking facilities.

**\*\*Zoning Ordinance Reminder: Section 1439 Planned residential developments with single-family and/or two-family dwellings, including mixed-use and mixed-use residential developments:**

- (a) There should be distinctly different front façade designs for each dwelling unit including variation in width or height, roof planes, location and proportion of front porches and garages. Mirror images or repetition of the same configuration of each dwelling are prohibited.
- (b) Except for trim, each dwelling unit should have a primary and secondary material coverage on the front and side building façade.
- (c) If the primary materials and finishes except for trim and accents include aluminum or vinyl siding, then secondary materials and finishes are required to consist of 25% natural wood, brick, brick veneer, stacked stone, unglazed tile, fiber-cement, or a combination thereof.

## PLANNING AND ZONING COMMISSION MEETING OVERVIEW

The Bulloch County Planning and Zoning Commission convened on July 15<sup>th</sup>, at 5:30 p.m., for the monthly meeting to review the rezone application submitted by Blitch Place Land Co, LLC. The meeting was attended by Planning and Zoning Commission Board members; Schubert Lane, Adam Bath, Ryne Brannen, and Vice-Chairman Charles Chandler. County staff, the applicant, and members of the public were also in attendance.

Cody Rogers represented the applicant and presented the application to the commission. Two resident spoke in opposition to this particular request. The nearby property owners addressed concerns regarding the lack of emergency resources and fire response times, the risk of additional runoff, the impact on infrastructure, and the lack of preservation of agricultural and farmland.



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Cody Rogers and the applicant responded to the the public concerns. After hearing the presentations and public input, the planning commission voted unanimously (3-0) 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 August 5<sup>th</sup>, 2025.





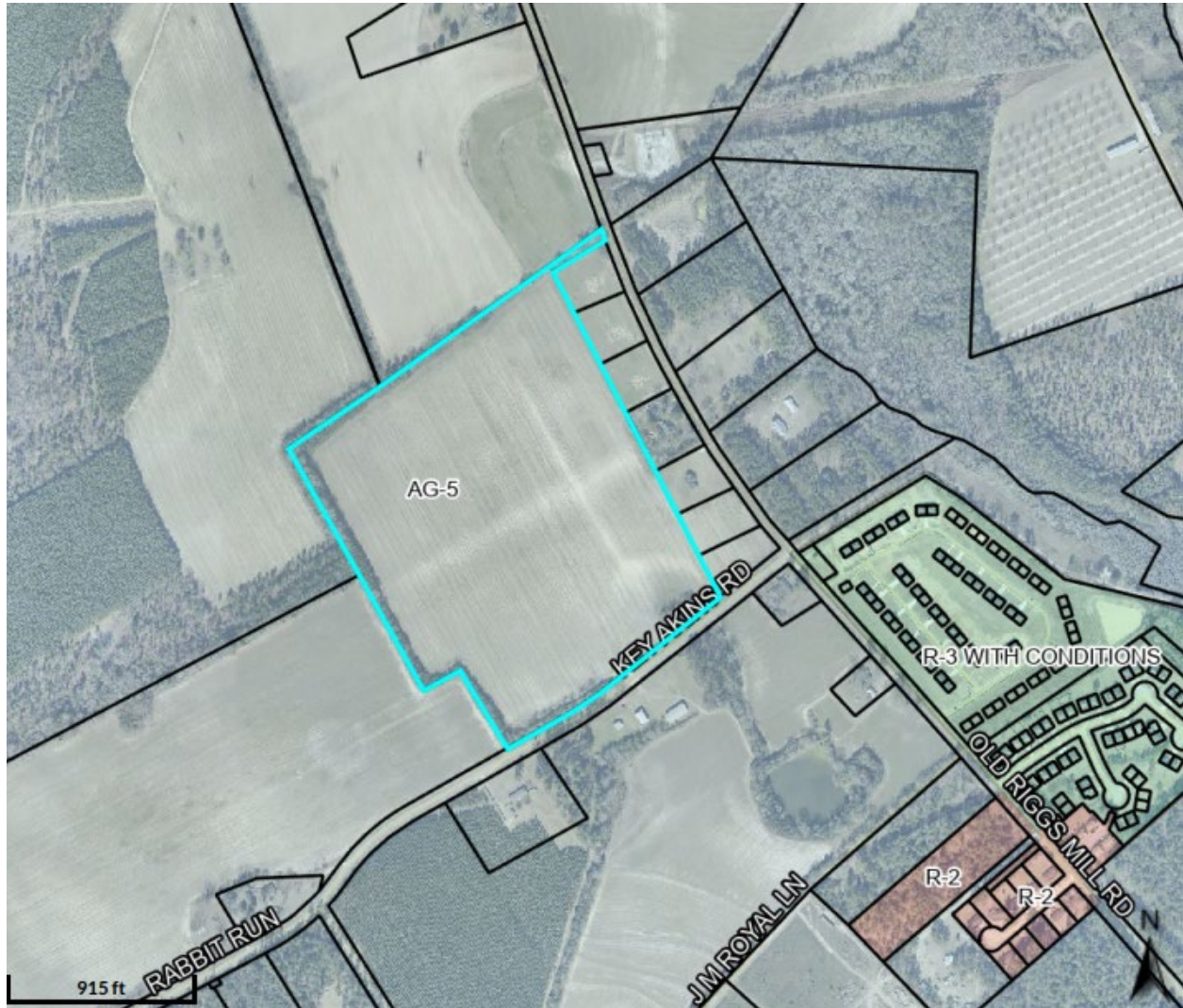
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## Existing Zoning Map

Current Parcel Zone: AG-5

Area Zoning: AG-5, R-3 with conditions







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Aerial of Parcel





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## Letter of Intent by Applicant



1211 Merchant Way  
Suite 201  
Statesboro, GA 30458  
Phone: (912) 764-7022  
Fax: (912) 233-4580  
[www.emc-eng.com](http://www.emc-eng.com)

August 6, 2024

Mr. James Pope  
Bulloch County Zoning Administrator

**RE: Blitch Place Land Co. Tract**  
**PIN: 046-000036**  
**Near Old Riggs Mill Road & Key Akins Road**  
**Bulloch County, GA**

Dear Mr. Pope:

The applicant is seeking the favorable vote of the County Commission to rezone the subject tract which consists of approximately 57.68 acres and is currently zoned AG-5. The zoning pursued for this request is R-25 to support the development of approximately 69 lots of at least 25,000 SF each. The development would be served by a community water well system and each lot would be served by individual septic systems. The development would include a mail kiosk and common area. This development will not generate enough trips to warrant auxiliary turn lanes (74 peak hour trips – split across two entrances). Additionally, Key Akins Road is a dead end road with limited length (2,700-LF) of road extending past this development.

Please contact me if you require any additional information or have any questions.

Sincerely,

A handwritten signature in blue ink that reads "Cody Rogers".

Cody P. Rogers, P.E.  
Branch Manager / Associate



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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**

