



## Bulloch County Departmental Review

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<b>Agenda Item:</b>	6	<b>Meeting Date:</b>	August 5, 2025 (BOC)
<b>Application #:</b>	RZNE-2025-00193	<b>Application Type:</b>	Rezoning
<b>Request:</b>	Jason Dunn has submitted an application to rezone approximately 23.78 acres AG-5 (Agricultural 5 acres sq. ft.) to HI (Heavy Industrial) for the purpose of operating a heavy manufacturing facility to process vegetative debris. The property is located at 276 Highway 119 North. Cody Rogers will serve as agent.		
<b>Planning and Zoning Commission Recommendation:</b>	Denial by a majority vote with 2-1 vote.		
<b>Final Staff Recommendation:</b>	The staff recommends denial of rezone. If approved, staff recommends conditions.		

<b>Applicant:</b>	Jason Dunn	<b>Acres in Request:</b>	23.78
<b>Location:</b>	276 Highway 119 North	<b>Existing Lots:</b>	1
<b>Map #:</b>	193 000017 000	<b>Requested Lots:</b>	1
		<b>Current Zoning:</b>	AG-5
<b>Future Land Use:</b>	Black Creek Character Area	<b>Requested Zoning:</b>	HI (Heavy Industrial)

**HISTORY, FACTS, AND ISSUES:** This request, provided by Jason Dunn, pertains to an application for a rezone from AG-5 to HI (Heavy Industrial) within the subject property. The general motivation in this case is for the applicant to utilize the property for the operation of a heavy manufacturing facility. This subject property possesses road frontage on Highway 119 North, a state-maintained highway, and is within the black creek character area according to the Bulloch County 2045 Comprehensive Plan.

The subject property abuts other adjacent AG-5 zoned properties, along with a HC (highway commercial) with conditions to the west. This property has historically been used for agricultural use and is intended for industrial use. There is currently a metal pole barn 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 on existing county services. 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
(1)	Is the proposed use suitable in view of the zoning and development of adjacent and nearby property?		X
Comment			
The location for the heavy manufacturing facility does not present as a similar land use to adjacent properties. Area properties are currently zoned AG-5. While the proposed use involves vegetative material, the process manipulates the bulk material into a different material type and is hauled away. The process uses machinery which may produce noises, exhaust, air quality, and vibrations similar to those commonly reserved for industrial properties. Area properties are residential or small-scale commercial uses which do not produce like noises or other land use considerations. Additionally, the applicant proposes to serve the public which may negatively impact traffic.			

Rezone Standards		Yes	No
(2)	Is the proposed use suitable in view of the zoning and development of adjacent and nearby property?		X
Comment			
The proposed use may adversely impact adjacent property owner if elevated noise levels, fumes, or vibrations are produced.			

Rezone Standards		Yes	No
(3)	Are there substantial reasons why the property cannot or should not be used as currently zoned?		X



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Rezone Standards		Yes	No
(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	
Comment			
This development currently obtains no adequate water system, which may cause a burden on fire protection.			

Rezone Standards		Yes	No
(5)	Is the proposed use compatible with the purpose and intent of the Comprehensive Plan?		X
Comment			
The Black Creek character area anticipates medium to high density development in nodal areas and limited commercial growth along I-16. Suggested industrial zoning classifications are limited to light industrial uses with a strong encouragement for a transportation related use. Commercial and industrial uses should be limited outside of the nodes and be reserved to those areas served by water and sewer utilities.			

Rezone Standards		Yes	No
(6)	Will the use be consistent with the purpose and intent of the proposed zoning district?	X	

Rezone Standards		Yes	No
(7)	Is the proposed use supported by new or changing conditions not anticipated by the Comprehensive Plan?		X

Rezone Standards		Yes	No
(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
Comment			
The proposed use creates concerns for public safety within the handling of material without adequate water protection. Additionally, the proposed use may create area concerns for property owners if enhanced levels of noise, smoke, or vibrations are produced by the manufacturing process.			

### Land Use Planning Impact

**Future Land Use Map:** The Bulloch County Joint Comprehensive Plan indicates that the property would be appropriate for Black Creek character area.

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

**Zoning Patterns and Consistency:** The proposed development is inconsistent with the zoning patterns in the nearby area.



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**Neighborhood Character:** The proposed change may impact the character of the area if visual buffers are not enforced or the operation is expanded beyond the area currently cleared.

**Negative Impact:** The proposed use may impact the character to the area and create industrial development outside of planned infrastructure.

## Fiscal/Economic Impact

**Fiscal Analysis:** No fiscal impact analysis was performed. Any additional structure built as a result of the rezoning will be a taxable improvement.

**Neutral Impact:** Cost of public service expenditures is expected to be a low impact.

## School Impact

**Neutral Impact:** No impact to the school system is expected.

## Water / Sewer Impact

**Neutral Impact:** No impact is expected. Water would be provided by an individual well.

## Solid Waste Impact

**Nearest Existing Solid Waste and Recycling Centers:** Olney Recycling Center

**Neutral Impact:** Private collection services are required for commercial developments. No significant impact on the County's solid waste disposal capacity is expected.

## Environmental Impact

**Wetlands and Flood Zones:** Development as proposed assumes disturbance mitigation for 0 acres of wetland areas and 2.3 flood zone areas. The developer site map presents 9.112 acres of wetland being present on site.

**Stormwater:** The impervious surface ratio based on the proposed building size and use is expected to be 1-3%.

**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 has potential to create an air pollution nuisance.

**Noise:** This project has potential to create a noise pollution nuisance.

**Soils:** Soil type is primarily Pelham Loamy Sand (PIA) and Leefield Loamy Sand (LsA) which poses minimal limitations for structural 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.

**Negative Impact:** The proposed use may create impacts to area wetlands and flood zones due to debris piles. Additionally, noise and air quality may be impacted.



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## Traffic and Road Infrastructure Impact

**Proposed Road Construction for the Project:** No road infrastructure improvements have been identified.

**Parking:** There is no known provision for street parking that has been submitted by the applicant.

**GDOT Road Classification for Access Road:** Highway 119 North is an arterial route.

**Bulloch Transportation Plan Classification for Access Road:** Highway 119 North is an arterial route.

**Condition of Access Road:** Highway 119 North is a state-maintained paved road in good condition.

**Intersection Analysis:** No traffic study has been performed.

**Drainage:** The development is located in the Black Creek Drainage 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 roadway drainage.

## 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	Intangibles
Law Enforcement (Sheriff)	25.6 miles, 31 minutes depending on patrolling patterns	Shift of 3 covers 684 square miles
Georgia State Patrol	30.2 miles, 29 minutes depending on patrolling patterns	Post #45 located south of Statesboro on US 301

**Neutral Impact:** The Sheriff's Office 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 County Department)	Bay Station 5 (volunteer) 6.9 miles 24 min. response time	ISO Rating 10	City of Statesboro would need to be called for mutual aid or in event of a hazardous materials spill.
EMS-Rescue (County)	15 miles, 27 minutes response time	(-0.276) EMT / Paramedic per 1,000 population	

**Negative Impact:** Response times for fire and EMS are adequate; however, lack of water-system may lead there to be a lack of fire protection capabilities.

## Recreation-Open Space Impact

**Neutral Impact:** No impact for the recreation service is anticipated due to the scale and proposed use.

## 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
<b>Total</b>	<b>0</b>	<b>2</b>	<b>9</b>
Local Impact Findings	The rezoning of the 23.78 acres is likely to have a neutral impact on county services.		
Regional Impact Findings	N/A		

## FINAL STAFF RECOMMENDATION

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

1. The property use shall be limited to a heavy manufacturing facility for vegetative debris processing: The limited use shall be subject to a conditional use approval of a heavy manufacturing facility as provided by the Bulloch County Code of Ordinances Appendix C Zoning. Upon expiration of an Occupational Tax Certificate, the Zoning Administrator may seek a zoning reversion to AG-5 zoning on behalf of the Bulloch County Board of Commissioners.



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2. Areas determined to be located in the 100-year flood plan and/or delineated as wetlands shall not be disturbed.
3. Hydrology Assessment- The applicant must conduct a site hydrology study to ensure water runoff levels are neutral.
4. A fire protection plan shall be approved by the Bulloch County Fire Department.
5. Adequate water flow shall be provided by the applicant meeting 1,000 GPM for a minimum of 2 hours. The proposed water systems shall be tested by the Bulloch County Fire Department before the site begins any operations.
6. The developer shall be required to stockpile 25 cubic yards of soil with 200 feet of working face for fire protection. A 6 ft dirt berm, around the perimeter, capable of being utilized as fire protection suppression should be located on site in accordance with EPD standards.
7. The developer shall provide an annual performance bond or letter of credit in favor of Bulloch County to secure the removal of debris generated by the business and the restoration of the site to its original state. The developer shall provide the performance bond or letter of credit each year at the time an occupational tax certificate is issued for the business. The performance bond or letter of credit shall be in a form acceptable to Bulloch County, and any surety must be on the list of approved sureties in U.S. Department of the Treasury Department Circular 570. The amount of the performance bond or letter of credit shall be determined annually by quotes for debris removal and returning the site to its original state.
8. Detailed development plans shall be tendered to the building and zoning official to include (by narrative if applicable):
  - Fire Protection
  - Erosion and sedimentation plan
  - Landscape plan
  - Site equipment
  - Survey control
  - Backup equipment
  - Litter control
  - Dust control
  - Onsite first aid
  - Employee facilities
9. Business hours shall be limited to 9:00 AM to 4:00 PM Monday – Friday.
10. Burning of vegetative debris or other waste shall be prohibited.
11. The operator should be limited to no greater than 15,000 cubic yards of debris held on site at any time.



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## 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 Jason Dunn. 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. One resident spoke in opposition to this particular request. The nearby property owner addressed concerns regarding the lack of emergency resources and water system for fire response, the risk of additional runoff, the impact on infrastructure, the subject property's location and the residential properties in the area, and the traffic impact.

Cody Rogers and the applicant, Jason Dunn, responded to the the public concerns. Bulloch County Fire Prevention Chief, Joe Carter, also addressed concerns regarding response times, lack of pressurized water, ISO ratings, and combustible resources on site. After hearing the presentations and public input, the planning commission voted (2-1) 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 and Highway Commercial with conditions





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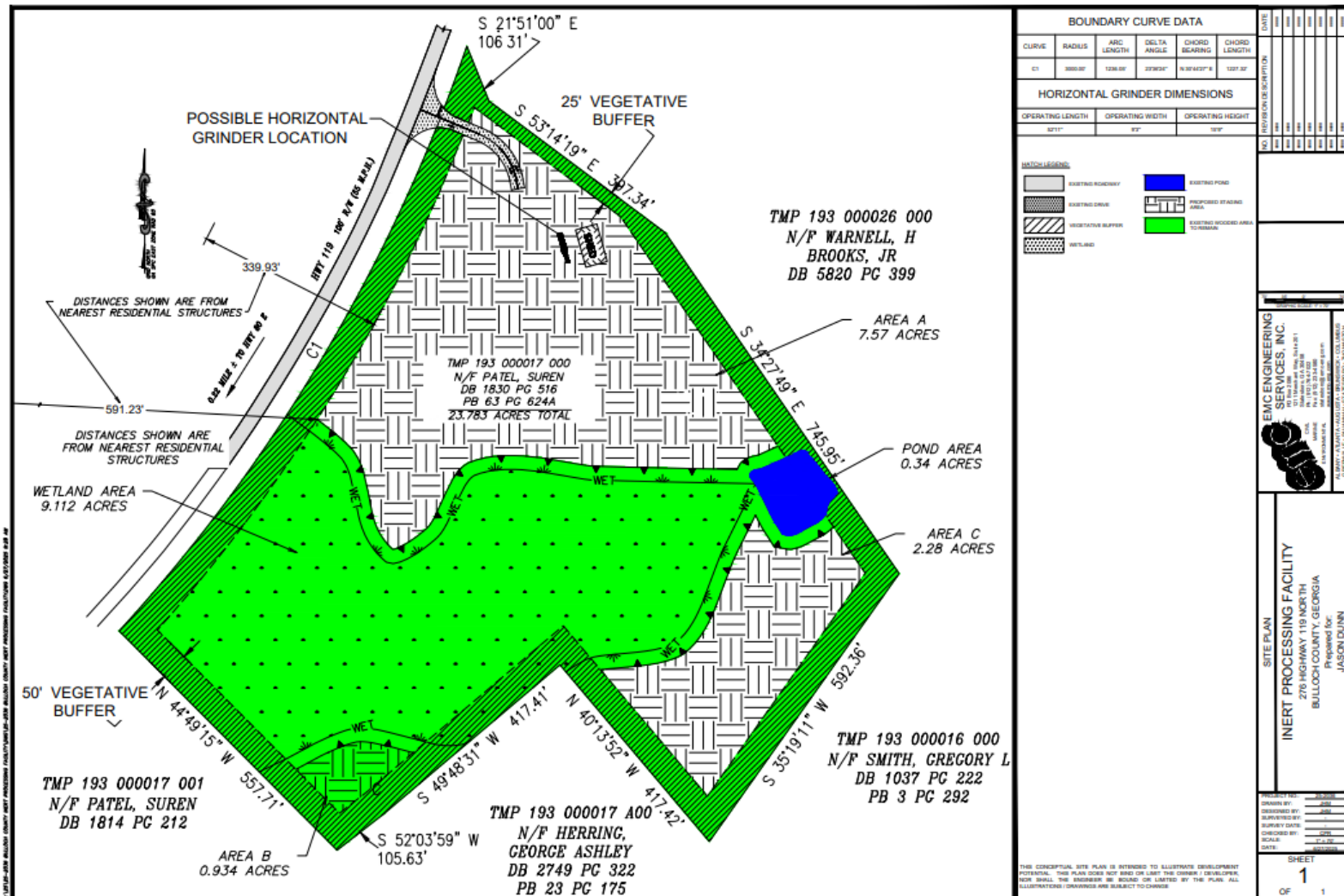
Aerial of Parcel





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## Proposed Site Plan





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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)

May 2, 2025

Mr. James Pope  
Bulloch County Zoning Administrator

**RE: Bulloch County Inert Processing Yard**  
**PIN: 193 000017 000**  
**276 Highway 119 North**  
**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 23.78 acres and is currently zoned AG-5. The zoning pursued for this request is HI (Heavy Industrial) with a conditional use for "Heavy Manufacturing". The applicant does NOT intend to build any manner of manufacturing or processing facility, structure, etc. The applicant intends to stockpile inert debris (sticks and limbs) and then mulch that debris using a horizontal grinder. The grinder is not expected to remain on-site and would only be mobilized to the site when a sufficient stockpile of inert debris had been accumulated to justify the expense of moving the grinder. The grinder would only be operated between the hours of 9AM – 4PM to reduce the potential for noise pollution to adjacent properties. A natural wooded buffer (wetland area) extends around the property and will serve as a visual and noise buffer.

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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**Aerial View of Existing Site**





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Aerial View of Existing Site





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## Aerial View of Existing Site





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## Aerial View of Existing Site





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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**





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## Photos of Debris Burn Piles Located on Parcel





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## Photos of Debris Burn Piles Located on Parcel

