



Bulloch County Departmental Review

Agenda Item:	7	Meeting Date:	August 5, 2025 (BOC)
Application #:	USE-2025-00078	Application Type:	Conditional Use
Request:	Jason Dunn has submitted an application for a conditional use to operate a heavy manufacturing facility to process vegetative debris. The property is located at 276 Highway 119 North. Cody Rogers will serve as agent.		
Planning and Zoning Commission Recommendation:	Denial by a majority vote with 2-1 vote.		
Staff Recommendation	The staff recommends denial of the conditional use. If approved, staff recommends conditions.		

Applicant:	Jason Dunn	Total Acres:	23.78
Location:	276 Highway 119 North	Request Acres:	1
Map #:	193 000017 000	Existing Lots:	1
Future Land Use:	Black Creek Character Area	Current Zoning:	AG-5

HISTORY, FACTS, AND ISSUES: This request, provided by Jason Dunn, pertains to an application for a conditional use for the purpose of operating a heavy manufacturing facility. The general motivation for this case is for the applicant to utilize the property for the operation of processing vegetative debris. 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 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 conditional use as provided in the following report.



Bulloch County Departmental Review

Location of Parcel



Subject Site

Conditional Use Standards	Yes	No	Comment
(1) Is the type of street providing access to the use adequate to serve the proposed conditional use?	X		
(2) Is access into and out of the property adequate to provide for traffic and pedestrian safety, the anticipated volume of traffic flow, and access by emergency vehicles?		X	
(3) Are public facilities such as schools, EMS, sheriff and fire protection adequate to serve the conditional use?		X	
(4) Are refuse, service, parking and loading areas on the property located or screened to protect other properties in the area from such adverse effects as noise, light, glare or odor?		x	
(5) Will the hours and manner of operation of the conditional use have no adverse effects on other properties in the area?	X		
(6) Will the height, size, or location of the buildings or other structures on the property be compatible with the height, size or location of buildings or other structures on neighboring properties?	X		
(7) Is the proposed conditional use consistent with the purpose and intent of the zoning ordinance?	X		

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.

Neighborhood Character: The proposed use may injure or detract from existing neighborhoods.

Property Values: Area property values may be affected by the proposed use if standards and conditions are enforced.



Bulloch County Departmental Review

WATER / SEWER IMPACT

No impact is expected. Water would be provided by an individual well.

SOLID WASTE IMPACT

Commercial solid waste handlers are available and required by ordinance for commercial operations.

ENVIRONMENTAL IMPACT

This 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 wetlands present on site.

FIRE SERVICE

Fire service is available within 6.9 miles (response time 24 minutes) from the Bay Fire Station 5.

TRAFFIC IMPACT

This development proposes no traffic impact.

SCHOOL IMPACT

No impact is expected on existing schools.

PARKING, AND DRAINAGE IMPACT

The accessway / driveway to the site should have proper roadside drainage measures.

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 31 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 denial of the conditional use. If approval is granted, staff recommends the following conditions.

1. Areas determined to be located in the 100-year flood plan and/or delineated as wetlands shall not be disturbed.
2. Hydrology Assessment- The applicant must conduct a site hydrology study to ensure water runoff levels are neutral.



Bulloch County Departmental Review

3. A fire protector plan shall be approved by the Bulloch County Fire Department.
4. Adequate water flow shall be provided by the applicant meeting 1000 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.
5. 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.
6. 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.
7. 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
8. Business hours shall be limited to 9:00 AM to 4:00 PM Monday – Friday.
9. Burning of vegetative debris or other waste shall be prohibited.
10. The operator should be limited to no greater than 15,000 cubic yards of debris held on site at any time.
11. The conditional use of the property for a heavy manufacturing facility to process vegetative debris shall expire upon any sale, gift, deed or title change of the property from the current applicant. A new heavy manufacturing facility conditional use permit shall be required for new property owners.



Bulloch County Departmental Review

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

PLANNING AND ZONING COMMISSION MEETING OVERVIEW

The Bulloch County Planning and Zoning Commission convened on July 15th, at 5:30 p.m., for the monthly meeting to review the conditional use 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. There was no public opposition for this particular request, however one resident spoke in opposition to the associated rezone request for the subject property (RZNE-2025-00193). After hearing the presentations, 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 5th, 2025.

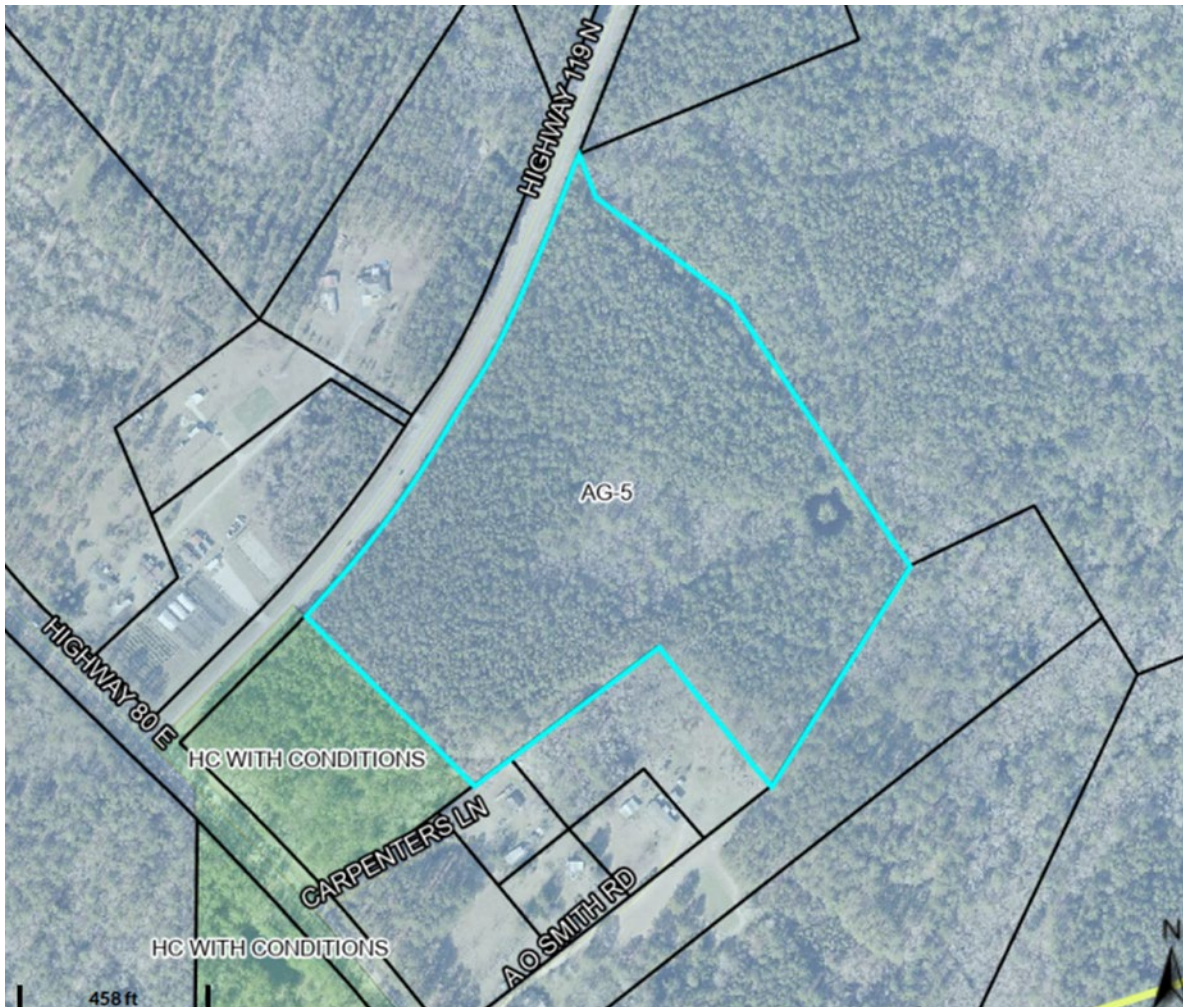


Bulloch County Departmental Review

Current Zoning Map

Currently Zoned: AG-5

Area Zoning: AG-5, HC (Highway Commercial) with conditions





Bulloch County Departmental Review

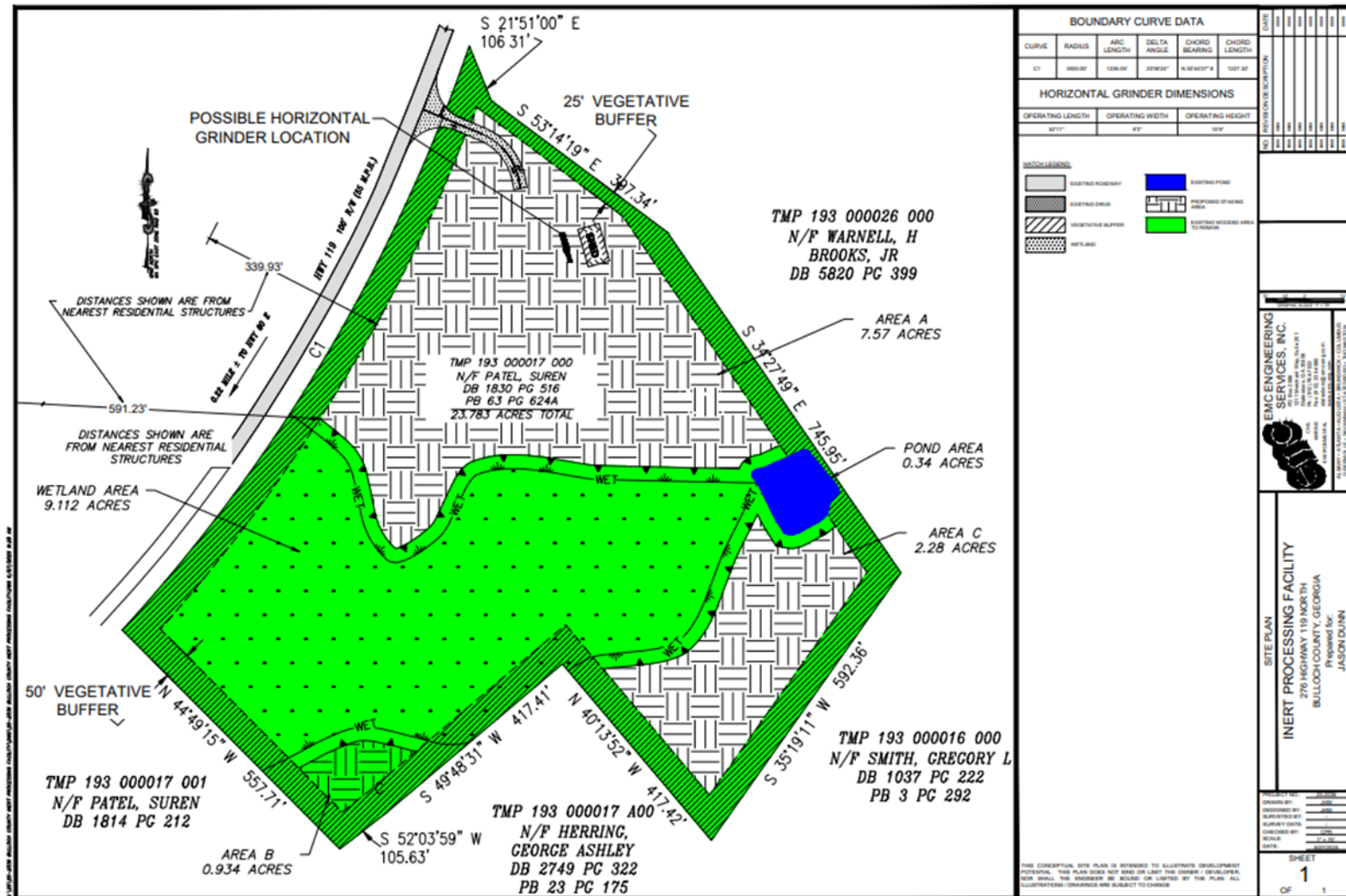
Aerial of Parcel





Bulloch County Departmental Review

Site Plan Submitted by Applicant





Bulloch County Departmental Review

Applicant's Letter of Intent



1211 Merchant Way
Suite 201
Statesboro, GA 30458
Phone: (912) 764-7022
Fax: (912) 233-4580
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



Bulloch County Departmental Review

Aerial View of Existing Site





Bulloch County Departmental Review

Aerial View of Existing Site





Bulloch County Departmental Review

Aerial View of Existing Site





Bulloch County Departmental Review

Aerial View of Existing Site





Bulloch County Departmental Review

View Facing South into the Subject Property





Bulloch County Departmental Review

View Facing West of the Subject Property





Bulloch County Departmental Review

View Facing East of the Subject Property





Bulloch County Departmental Review

View Facing North of the Subject Property





Bulloch County Departmental Review

Photos of Debris Burn Piles Located on Parcel





Bulloch County Departmental Review

Photos of Debris Burn Piles Located on Parcel

