

EXHIBIT B



Bulloch County Departmental Review

Agenda Item:	5	Meeting Date:	August 19, 2025 (P&Z)
Application #:	USE-2025-00079	Application Type:	Conditional Use
Request:	Samuel Lovett Sr., has submitted an application for a conditional use to allow a facility to host private and public functions. The property is located at 2999 Old Dill Road.		
Staff Recommendation	The staff recommends approval of the conditional use request with conditions.		

Applicant:	Samuel Lovett	Total Acres:	25.5
Location:	2999 Old Dill Road	Request Acres:	25.5
Map #:	013 000007A000	Existing Lots:	1
Future Land Use:	Rural Open Space Character Area	Current Zoning:	AG-5

HISTORY, FACTS, AND ISSUES: This request, provided by Samuel Lovett Sr., pertains to an application for a conditional use for the purpose of operating a facility to host private and public functions. The general motivation for this case is for the applicant to utilize the property for the operation of a wedding venue. This subject property possesses road frontage on Old Dill Road, a county-maintained road, and is within the rural open space character area according to the Bulloch County 2045 Comprehensive Plan.

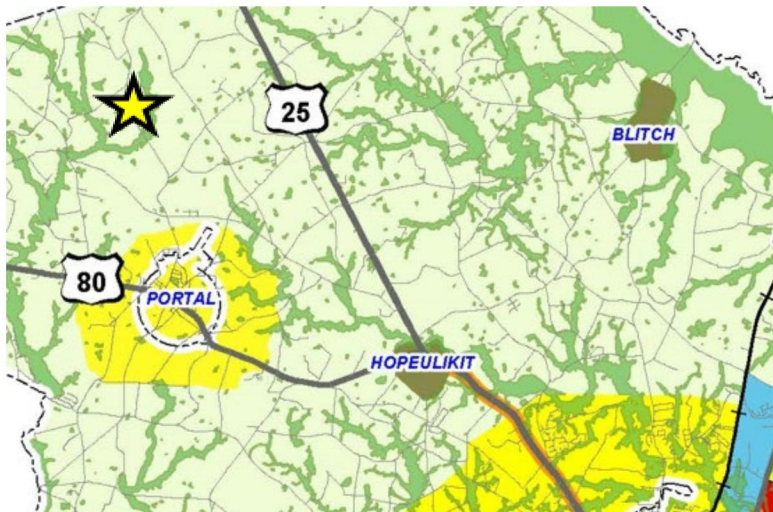
The subject property abuts other adjacent AG-5 zoned properties, and has historically been used as an event venue. There are currently two structures located on the property utilized for the venue.

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 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		Parking standards and screenings are established by the zoning ordinance.
(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 rural open space character area.

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

Zoning Patterns and Consistency: The proposed use appears to be consistent with the zoning patterns in the nearby area.



Bulloch County Departmental Review

Neighborhood Character: There is no evidence that the proposed use will injure or detract from existing neighborhoods if conditions are met for the development.

Property Values: There is no evidence that the proposed use will injure or detract from existing neighborhoods if property is maintained and ordinances/conditions are adhered to.

WATER / SEWER IMPACT

All properties are subject to on-site septic tank installation and individual well approval as required by the County Health Department.

SOLID WASTE IMPACT

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

ENVIRONMENTAL IMPACT

This development contains 7.2 acres of land within the wetlands, and 0.0 acres of land within the flood zone. No impact to wetlands or the flood zone is proposed.

FIRE SERVICE

Fire service is available within 5.3 miles (response time 11 minutes) from the Portal Fire Station 2.

TRAFFIC IMPACT

Minimal impact is expected.

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 20 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 conditional use request with the following conditions.



Bulloch County Departmental Review

1. All solid waste receptacles shall be placed on concrete foundations and screened from view from the street and adjacent parcels by an opaque fence at a height that is no less than the height of the receptacle.
2. All lighting must be downcast and shall not produce glare or a nuisance to the surrounding properties.
3. One (1) freestanding landscaped monument sign will be permitted limited to 5 ft in height. All other signage must meet county code compliance. No billboards will be permitted.
4. All event parking shall be in the rear or side of the property, with the exception of handicap parking which is permitted within the front of the property.
5. A minimum of two handicapped parking spaces are required and they shall be paved.
6. No unlicensed alcohol sales are permitted.
7. Uses of building to host public functions includes but is not limited to weddings, receptions, dinners, festivals, and socials.
8. An occupational tax certificate shall be required from the Clerk of the Board's office prior to a certificate of occupancy being issued.
9. A special permit, to be obtained from the Development Services Division, is required to conduct activities prohibited in the noise ordinance and includes but is not limited to the following: <ul style="list-style-type: none">a. Use of mechanical loudspeakers, amplifiers between the hours of 10:00 p.m. and 7:00 a.m., in a manner as to be plainly audible at a distance of 100 feet or more.b. Operation of any set, instrument, phonograph, recorder, compact disc player, or other machine or device any day between the hours of 8:00 p.m. and 7:00 a.m. in a manner as to be plainly audible at a distance of 100 feet or more from the building, structure, vehicle, chamber, or immediate vicinity in which it is located.
10. Expansion of any new or existing structures to accommodate the proposed uses will require application for a new conditional use.

**** Zoning Reminder **- This use is subject to supplemental standards Section 1440.**

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



Bulloch County Departmental Review

Current Zoning Map
Currently Zoned: AG-5
Area Zoning: AG-5





Bulloch County Departmental Review

Aerial of Parcel





Bulloch County Departmental Review

Site Plan Submitted by Applicant



- A. Building that will be used
- B. Entrance and Exit
- C. Paved Handicap Parking
- D. Hidden area for portable bathroom
- E. Parking
- F. Vehicle Entrance



Bulloch County Departmental Review

Applicant's Letter of Intent

Clint Lovett
6 Forest ave
Portal, ga 30450
912-682-4043
6-18-2025

Letter of Intent

Business: PineDill Pond House located at 2999 Old Dill Rd Portal, Ga 30450

1. Thanks for giving us an opportunity to Present PineDill Pond house, we would like to offer a warm welcoming type Venue for wedding and other Events, we will respect neighbors as well as all the rules Bulloch County Planning and Zoning have listed for us to follow.



Bulloch County Departmental Review

View Facing South into the Subject Property





Bulloch County Departmental Review

View Facing Southeast 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

PLANNING AND ZONING COMMISSION

MINUTES • AUGUST 19, 2025

Regular Meeting

North Main Annex Community Room

5:30 PM

115 North Main St, Statesboro, GA 30458

I. CALL TO ORDER

Chairperson Jeanne Anne Marsh called the meeting to order and welcomed the media and guests. Chairperson Marsh introduced and welcomed new Planning and Zoning Commissioner Matthew Lovett.

Attendee Name	Title	Status	Arrived
Charles Chandler	Commission	Present	
Schubert Lane	Commission	Present	
Jeanne Anne Marsh	Chair	Present	
Ryne Brannen	Commission	Present	
Betsy Riner	Commission	Present	
Adam Bath	Commission	Present	
Matthew Lovett	Commission	Present	

The following staff was present: Planning and Development Director James Pope, County Attorney Jeff Akins, Development Services Manager Mary DeLoach, Sergeant Randy Weyer, Sergeant Jody Deal, Clerk of the Board Venus Mincey-White

II. INVOCATION

Commissioner Charles Chandler gave the Invocation and Pledge of Allegiance.

III. APPROVAL OF MINUTES

Chairperson Marsh asked for a motion to approve the minutes

1. Planning and Zoning Commission - Regular Meeting - Jul 15, 2025 5:30 PM

Motion to approve the July 15th, 2025 minutes as presented.

RESULT:	Approved [Unanimous]
MOVER:	Schubert Lane,
SECONDER:	Betsy Riner,
AYES:	Charles Chandler, Schubert Lane, Ryne Brannen, Betsy Riner, Adam Bath, Matthew Lovett

IV. ZONING ITEMS

1. Nathaniel Lundy has submitted an application to rezone 1.4 acres from R-40 (Residential 40,000 sq. ft.) to R-2 (Residential 15,000 sq. ft.) for the purpose of adding two duplexes (two-family dwellings) to the property. The property is located on Miller Street Extension.

Chairperson Marsh stated that Nathaniel Lundy submitted an application to rezone 1.4 acres from R-40 (Residential 40,000 sq. ft.) to R-2 (Residential 15,000 sq. ft.) for the purpose of adding two duplexes (two-family dwellings) to the property. She stated that the property is located on Miller Street Extension.

Development Services Manager Mary DeLoach stated that Nathaniel Lundy submitted application# RZNE-2025-00192 to rezone 1.4 acres from R-40 (Residential 40,000 sq. ft.) to R-2 (Residential 15,000 sq. ft.) for the purpose of adding two duplexes (two-family dwellings) to the property. She stated that the property is located on Miller Street Extension.

Planning and Development Director James Pope stated that the applicant was not present. He stated that staff attempted contacting him on numerous occasions but were unable to speak with him concerning his attendance. Mr. Pope recommended disqualification of the application request due to Mr. Lundy's absence.

No one signed up to speak (See Exhibit# PZ2025-59).

Commissioner Lane asked if the applicant met all the application requirements. Mr. Pope responded that he did meet the requirements as to how the lots were laid out. Chairperson Marsh stated that he was not present to agree to the conditions stated in the staff report. Commissioner Bath asked if he was aware of the conditions. Mr. Pope stated that he was aware of the conditions.

After some discussion, Chairperson Marsh asked for a motion.

Motion to recommend denial to rezone the subject property from R-40 (Residential 40,000 sq. ft.) to R-2 (Residential 15,000 sq. ft.).

RESULT:	Approved [Unanimous]
MOVER:	Charles Chandler,
SECONDER:	Adam Bath,
AYES:	Charles Chandler, Schubert Lane, Ryne Brannen, Betsy Riner, Adam Bath, Matthew Lovett

2. Kelly and Julie Kessler have submitted an application for a sketch plan to divide 35.12 acres into 6 residential lots. This property is located on Shearouse Landing Road and Old River Road South.

Chairperson Marsh stated that Kelly and Julie Kessler submitted an application for a sketch plan to divide 35.12 acres into 6 residential lots. She stated that the property is located on Shearouse Landing Road and Old River Road South.

Development Services Manager Mary DeLoach stated that Kelly and Julie Kessler submitted application# PLAT-2025-01244 for a sketch plan to divide 35.12 acres into 6 residential lots. She stated that the property is located on Shearouse Landing Road and Old River Road South.

Lauren Groover, acting as agent, stated that the applicant intends to put in a private road to access five of the lots on the subject property.

After some discussion, Chairperson Marsh asked for a motion

Motion to approve a sketch plan to divide 35.12 acres into 6 residential lots at the subject property (See Exhibit# PZ2025-60).

RESULT:	Approved [Unanimous]
MOVER:	Adam Bath,
SECONDER:	Charles Chandler,
AYES:	Charles Chandler, Schubert Lane, Ryne Brannen, Betsy Riner, Adam Bath, Matthew Lovett

3. New South Development has submitted an application for a conditional use in order to construct self-storage units. The property is located at 9384 Highway 301 South.

Chairperson Marsh stated that New South Development submitted an application for a conditional use in order to construct self-storage units. She stated that the property is located at 9384 Highway 301 South.

Development Services Manager Mary DeLoach stated that New South Development submitted application# USE-2025-00077 for a conditional use in order to construct self-storage units. She stated that the property is located at 9384 Highway 301 South.

Nicholas McCall, acting as agent, stated that the applicant intends to place storage units on the subject property. He stated that approval of the conditional use would allow them to combine adjacent properties. Mr. McCall stated that security gates would be installed. He asked that the Commission remove condition #1 requiring paving. He stated that the area is currently all gravel and that paving any area would cause size constraints along with the retention pond and storm water runoff increasing the size of the retention pond on the subject property.

Planning and Development Director James Pope stated that the Fire Department would prefer paving of the specified area for ease of access. He stated that paving is also preferred for esthetic reasons.

No one signed up to speak (See Exhibit# PZ2025-61).

After some discussion, Chairperson Marsh asked for a motion.

Motion to recommend approval of a conditional use to construct self-storage units at the subject property with conditions (See Exhibit# PZ2025-62).

RESULT:	Approved [Unanimous]
MOVER:	Schubert Lane,
SECONDER:	Adam Bath,
AYES:	Charles Chandler, Schubert Lane, Ryne Brannen, Betsy Riner, Adam Bath, Matthew Lovett

4. Kevin Kirsch New Homes, Inc., has submitted an application to rezone 19.53 acres from AG-5 (Agricultural 5 acres) to R-80 (Residential 80,000 sq. ft.) for the purpose of creating a subdivision. The property is located at 252 Pleasant Hill Road.

Chairperson Marsh stated that Kevin Kirsch New Homes, Inc. submitted an application to rezone 19.53 acres from AG-5 (Agricultural 5 acres) to R-80 (Residential 80,000 sq. ft.) for the purpose of creating a subdivision. She stated that the property is located at 252 Pleasant Hill Road.

Development Services Manager Mary DeLoach stated that Kevin Kirsch New Homes, Inc. submitted application# RZNE-2025-00196 to rezone 19.53 acres from AG-5 (Agricultural 5 acres) to R-80 (Residential 80,000 sq. ft.) for the purpose of creating a subdivision. She stated that the property is located at 252 Pleasant Hill Road.

Kevin Kirsh, acting as agent, stated that he was aware of all the conditions but was opposed to condition #1 requiring the utilization of a community well. He stated that he submitted his request as a minor subdivision,

which does not require a community well system. Mr. Kirsh stated that there would be a total of nine lots in the proposed subdivision. He submitted a current sketch plan (See Exhibit# PZ2025-63).

Three people signed up to speak (See Exhibit# PZ2025-64).

Joseph Stuckey posed questions concerning the number of lots and lot sizes.

Beverly Stuckey stated that she was opposed and that the proposed subdivision does not meet the requirements for R-80 (Residential 80,000 sq. ft.) lots. She added that farmland is disappearing substantially and that pop-up subdivisions are not wanted. Ms. Stuckey stated that she was opposed and requested that the Commission deny the request to rezone.

James Carr stated that he was deeply invested in the surrounding property. He stated that over his nine years as a resident in Bulloch County he has seen changes in the Southeast portion of the county due to the growth. Mr. Carr stated that he wants common sense growth. He stated that Bulloch County is known for its agricultural nature and that it is disappearing every day. Mr. Carr stated that he was opposed and was speaking on behalf of twelve of his neighbors on Pleasant Hill Road. He stated that the proposed type of development was not on the growth map and that the school system does not need additional families to service.

Kevin Kirsh stated that he chose the reduced lot size according to the county ordinances. He stated that there is a consumer need for lots smaller than 5 acres, hence the proposed 2 acre lots in the sketch plan.

After some discussion, Chairperson Marsh asked for a motion.

Motion to recommend denial to rezone the subject property from AG-5 (Agricultural 5 acres) to R-80 (Residential 80,000 sq. ft.).

RESULT:	Approved [Unanimous]
MOVER:	Adam Bath,
SECONDER:	Schubert Lane,
AYES:	Charles Chandler, Schubert Lane, Ryne Brannen, Betsy Riner, Adam Bath, Matthew Lovett

5. Samuel Lovett Sr. has submitted an application for a conditional use to allow a facility to host private and public functions. The property is located at 2999 Old Dill Road.

Chairperson Marsh stated that Samuel Lovett Sr. submitted an application for a conditional use to allow a facility to host private and public functions. She stated that the property is located at 2999 Old Dill Road.

Development Services Manager Mary DeLoach stated that Samuel Lovett Sr. submitted application# USE-2025-00079 for a conditional use to allow a facility to host private and public functions. She stated that the property is located at 2999 Old Dill Road.

Commissioner Shubert Lane and Commissioner Matthew Lovett recused themselves due to their personal and familial relationships to the applicant.

Samuel Lovett, Sr., acting as agent, stated that the subject property has always been used for various community events in the past. He stated that he would not be changing from anything that he has done in the past and that he was only legally naming the event space. Mr. Lovett stated that he has invested a great deal financially in repairing, maintaining, and preserving the subject property that belonged to his parents. He stated that he respects and understands neighbors' concerns and that he would be following county guidelines and ordinances, impose by-laws addressing noise levels and parking, and have onsite monitors during events. Mr. Lovett stated that there was no farming activity on Old Dill Road that he would be disturbing and that he wants to utilize the subject property as an income source by providing rental space for weddings, family reunions, senior events, and other events of that nature.

Chairperson Marsh stated that the parking area needed work and expressed concerns about the parking and public access to the pond dam. Mr. Lovett stated that he typically does not utilize the specified area near the pond dam for parking and would eliminate that parking area and possibly gate it off.

Three people signed up to speak (See Exhibit# PZ2025-65).

Miriam Hatcher stated that her family's farm has row crops on property adjacent to the subject property. Ms. Hatcher provided the Commission with a petition signed by residents of Old Dill Road in opposition to the conditional use (See Exhibit# PZ2025-66). She stated that an event center was in violation of the Smart Bulloch 2045 Comprehensive Plan. She stated that approval of the request would set a precedent for event spaces on AG-5 land. Ms. Hatcher stated that the hours of operation would have a negative effect on neighbors, by increasing late night activity and traffic in the area. She referred to the conditions in the staff report, stating that there should be additional conditions. Ms. Hatcher stated that the increase in taxes would push farmers out and that the proposed event space does not preserve the rural character of farmland.

Ryan Brannen stated that the noise from the events would be a disturbance. He stated that he was the 5th generation of his family living on Old Dill Road and that an event center rented out every weekend would be disturbing to residents. Mr. Brannen stated that potential tax increases were a concern. He asked for clarification on condition# 6 and condition# 9. Mr. Brannen stated that the subject property/event space was too close in proximity to its neighbors.

Bill Hatcher stated that he enjoys a quite calm peaceful life on Old Dill Road and that approval of the request would end that. He stated that promoting an event space would not be good for neighbors. Mr Hatcher stated that four generations of his family have lived in the area for over 100 years and that they have worked to preserve land adjacent to the subject property for future generations. He ended by stating that an event space would undo all they have worked for and requested that the board deny the request.

Chairperson Marsh asked for a motion to allow each side an additional five minutes each for comments. Commissioner Charles Chandler made a motion to allow each side an additional five minutes. The motion was seconded by Commissioner Adam Bath and passed unanimously.

After further discussion, Chairperson Marsh asked for a motion.

Motion to recommend denial of a conditional use to allow a facility to host private and public functions at the subject property.

RESULT:	Approved [3 to 1]
MOVER:	Charles Chandler,
SECONDER:	Ryne Brannen,
AYES:	Charles Chandler, Ryne Brannen, Betsy Riner
NAYS:	Adam Bath
RECUSED:	Schubert Lane, Matthew Lovett

6. KB Rentals LLC. has submitted an application for a sketch plan to divide 25.27 acres into 21 residential lots with 42 duplex units. This property is located on Old Riggs Mill Road.

Chairperson Marsh stated that KB Rentals LLC submitted an application for a sketch plan to divide 25.27 acres into 21 residential lots with 42 duplex units. She stated that the property is located on Old Riggs Mill Road.

Development Services Manager Mary DeLoach stated that KB Rentals LLC submitted application# PLAT-2025-01246 for a sketch plan to divide 25.27 acres into 21 residential lots with 42 duplex units. She stated that the property is located on Old Riggs Mill Road. Ms. DeLoach presented an updated site plan.

Cody Rogers, acting as agent, stated that the rezone of the subject property was approved in December 2024. He stated that there would be no wetlands impacted and that the property was not in a flood zone. Mr. Rogers stated that the proposed development was designed to meet ordinances that include curb and gutters and sidewalks.

After some discussion, Chairperson Marsh asked for a motion.

Motion to approve a sketch plan to divide 25.27 acres into 21 residential lots with 42 duplex units at the subject property with conditions (See Exhibit# PZ2025-67)

RESULT:	Approved [Unanimous]
MOVER:	Adam Bath,
SECONDER:	Schubert Lane,
AYES:	Charles Chandler, Schubert Lane, Ryne Brannen, Betsy Riner, Adam Bath, Matthew Lovett

7. Bulloch County has submitted a text amendment application requesting modifications of text within the Bulloch County Code of Ordinance Appendix B to include modifications to 3.2 Definitions, 4.4 Amendments to Approved Sketch Plan/Site Plans, 5.6.3 Required Supplemental Information, 6.3.14.2 Illumination Standards, 6.6 Private Streets, 6.7.1 Improvement Standards by Development Scale, 7.7.5 Right-of-Way Design Standards-Inverted Crown, and 7.7.10 Community Water System Standards.

Chairperson Marsh stated that Bulloch County submitted a text amendment application requesting to modify text within the Bulloch County Code of Ordinance Appendix B to include modifications to 3.2 Definitions, 4.4 Amendments to Approved Sketch Plan/Site Plans, 5.6.3 Required Supplemental Information, 6.3.14.2 Illumination Standards, 6.6 Private Streets, 6.7.1 Improvement Standards by Development Scale, 7.7.5 Right-of-Way Design Standards-Inverted Crown, and 7.7.10 Community Water System Standards.

Planning and Development Director James Pope discussed text amendment application# RZNE-2025-00195 requesting to modify text within the Bulloch County Code of Ordinance Appendix B to include modifications to 3.2 Definitions, 4.4 Amendments to Approved Sketch Plan/Site Plans, 5.6.3 Required Supplemental Information, 6.3.14.2 Illumination Standards, 6.6 Private Streets, 6.7.1 Improvement Standards by Development Scale, 7.7.5 Right-of-Way Design Standards-Inverted Crown, and 7.7.10 Community Water System Standards.

No one signed up to speak (See Exhibit# PZ2025-68).

After some discussion, Chairperson Marsh asked for a motion.

Motion to recommend approval of a text amendment to modify text within the Bulloch County Code of Ordinance Appendix B to include modifications to 3.2 Definitions, 4.4 Amendments to Approved Sketch Plan/Site Plans, 5.6.3 Required Supplemental Information, 6.3.14.2 Illumination Standards, 6.6 Private Streets, 6.7.1 Improvement Standards by Development Scale, 7.7.5 Right-of-Way Design Standards-Inverted Crown, and 7.7.10 Community Water System Standards (See Exhibit# PZ2025-69).

RESULT:	Approved [Unanimous]
MOVER:	Adam Bath,
SECONDER:	Schubert Lane,
AYES:	Charles Chandler, Schubert Lane, Ryne Brannen, Betsy Riner, Adam Bath, Matthew Lovett

8. Bulloch County has submitted a text amendment application requesting to modify text within the Bulloch County Code of Ordinance Appendix C to include modifications to 202 Definitions, 802 Commercial and Industrial Principle Uses to include Microbrewery and Brewpub, 1404 Accessory Dwellings, 1414 Church or Place of Worship, 1426 Home Occupation-Residential, 1439 Planned Residential Developments with single-family and for two-family dwellings, including mixed-use residential developments, 1453 Racetrack & ATV Trail Riding Clubs, 1454 Microbrewery and Brewpub, and Article 11 Conservation Subdivisions.

Chairperson Marsh stated that Bulloch County submitted a text amendment application requesting to modify text within the Bulloch County Code of Ordinance Appendix C to include modifications to 202 Definitions, 802 Commercial and Industrial Principle Uses to include Microbrewery and Brewpub, 1404 Accessory Dwellings, 1414 Church or Place of Worship, 1426 Home Occupation-Residential, 1439 Planned Residential Developments with single-family and for two-family dwellings, including mixed-use residential developments, 1453 Racetrack & ATV Trail Riding Clubs, 1454 Microbrewery and Brewpub, and Article 11 Conservation Subdivisions.

Planning and Development Director James Pope discussed text amendment application# RZNE-2025-00194 requesting to modify text within the Bulloch County Code of Ordinance Appendix C to include modifications to 202 Definitions, 802 Commercial and Industrial Principle Uses to include Microbrewery and Brewpub, 1404 Accessory Dwellings, 1414 Church or Place of Worship, 1426 Home Occupation-Residential, 1439 Planned Residential Developments with single-family and for two-family dwellings, including mixed-use residential developments, 1453 Racetrack & ATV Trail Riding Clubs, 1454 Microbrewery and Brewpub, and Article 11 Conservation Subdivisions.

No one signed up to speak (See Exhibit# PZ2025-70).

After some discussion, Chairperson Marsh asked for a motion.

Motion to defer the request for a text amendment to modify text within the Bulloch County Code of Ordinance Appendix C to include modifications to 202 Definitions, 802 Commercial and Industrial Principle Uses to include Microbrewery and Brewpub, 1404 Accessory Dwellings, 1414 Church or Place of Worship, 1426 Home Occupation-Residential, 1439 Planned Residential Developments with single-family and for two-family dwellings, including mixed-use residential developments, 1453 Racetrack & ATV Trail Riding Clubs, 1454 Microbrewery and Brewpub, and Article 11 Conservation Subdivisions to the September 16th, 2025 meeting.

RESULT:	Approved [Unanimous]
MOVER:	Adam Bath,
SECONDER:	Schubert Lane,
AYES:	Charles Chandler, Schubert Lane, Ryne Brannen, Betsy Riner, Adam Bath, Matthew Lovett

V. COMMISSION AND STAFF COMMENTS

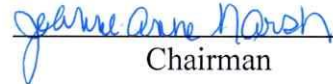
There were no Commission or staff comments.

VI. ADJOURN

There being no further discussion, Chairperson Marsh asked for a motion to adjourn.

1. Motion to adjourn.

RESULT:	Approved [Unanimous]
MOVER:	Betsy Riner,
SECONDER:	Schubert Lane,
AYES:	Charles Chandler, Schubert Lane, Ryne Brannen, Betsy Riner, Adam Bath, Matthew Lovett


Chairman

Attest: 
Venus Mincey-White,
Clerk of the Board

Thursday, July 17, 2025 - 9E

**BULLOCH COUNTY
ZONING DEPARTMENT
115 NORTH MAIN STREET,
STATESBORO, GEORGIA**

**30458
(912)489-1356**

**PUBLIC HEARING NOTICE
Application Number:
USE-2025-00079**

**Zoning Classification: AG-5
Zoning Action Request:
Conditional Use**

**Map/Parcel #: 013
000007A000**

The Bulloch County Planning and Zoning Commission will hold a Public Hearing on August 19, 2025 at 5:30 p.m. Samuel Clinton Lovett, Sr., has submitted a conditional use application to permit a facility to host private and public functions. The property is located at 2999 Old Dill Road. If any opponent of a rezoning action has made, within two years immediately preceding the filing of the rezoning action being opposed,

campaign contributions aggregating \$250.00 or more to a local government official of the local government which will consider the application, it shall be the duty of the opponent to file a disclosure with the governing authority of the respective local government showing the name and official position of the local government official to whom the campaign contribution was made and the dollar amount. The disclosure required shall be filed at least five calendar days prior to the first hearing by the local government or any of its agencies on the rezoning application.

The Planning and Zoning Commission will make a recommendation on the request. The Board of Commissioners will then hold a Public Hearing and make a final decision on the request on September 2, 2025 at 5:30 pm.

The public hearing will be held in the Commissioner's Annex Community Room at 115 North Main Street, Statesboro. Persons with special needs relating to handicapped accessibility or foreign language shall contact the Zoning Office at (912) 489-1356 prior to date above.
712347/17/25 RL

Planning and Zoning Commission

August 19, 2025

Samuel Lovett Sr.

Conditional Use Request (USE-2025-00079)

Name	Address	For	Opposed	Undecided
Miriam Hatcher	304 Pebble Stone Trail		X	
RYAN BRANNEN				
BILL HATCHER	104 Dumbarton Dr STATESBORO		X	

Planning and Zoning Commission
August 19, 2025
Samuel Lovett Sr.
Conditional Use Request (USE-2025-00079)

Name	Address	For	Opposed	Undecided

Planning and Zoning Commission
August 19, 2025
Samuel Lovett Sr.
Conditional Use Request (USE-2025-00079)

Name	Address	For	Opposed	Undecided



**BULLOCH COUNTY
DEPARTMENT OF PLANNING AND DEVELOPMENT**

115 North Main Street | Statesboro, GA 30458
912.489.1356

Delivered via email

Samuel Lovett Sr.
6 Forest Avenue
Portal, GA 30450

August 20, 2025

RE: Conditional Use for PIN# 013 000007A000
USE-2025-00079

Dear Applicant:

This is to inform you that the Planning and Zoning Commission met on Tuesday, August 19, 2025, to consider your conditional use request to allow a facility to host private and public functions. At this meeting, the Board voted to recommend a denial of your request.

The Board of Commissioners will meet on September 2, 2025 at 5:30 pm to make a final decision on the request.

If you need any more assistance or have questions, please call the Planning and Development Department.

Sincerely,

A handwritten signature in blue ink that reads "Mary DeLoach".

Mary DeLoach
Development Services Manager

CERTIFICATION

This certifies that this Decision Sheet and the information contained herein is accurate and is hereby certified this 20th day of August, 2025

County Clerk

A handwritten signature in blue ink, likely of the County Clerk, written over a horizontal line.

