



BULLOCH COUNTY BOARD OF COMMISSIONERS

AGENDA • NOVEMBER 1, 2022

Regular Meeting

North Main Annex Community Room

5:30 PM

115 North Main St, Statesboro, GA 30458

I. CALL TO ORDER, WELCOME MEDIA AND VISITORS

RESOURCE PERSON/FACILITATOR: Chairman Thompson

II. INVOCATION AND PLEDGE

RESOURCE PERSON/FACILITATOR: Commissioner Deal

III. ROLL CALL

RESOURCE PERSON/FACILITATOR: Administrative Specialist

IV. APPROVAL OF GENERAL AGENDA AND ZONING AGENDA

V. NEW BUSINESS

1. Discussion and/or Action: To amend the County's retirement plan

VI. PRESENTATION- HOSPITAL AUTHORITY ANNUAL REPORT

RESOURCE PERSON/FACILITATOR: Chairman Thompson

VII. ZONING

RESOURCE PERSON/FACILITATOR: Chairman Thompson

1. John Irvine Hagan submitted an application to rezone 60 acres from AG-5 to R-25 to allow for the development of a single-family subdivision. The property is located at 200 Emerald Drive.
2. Hilda G. Rushing, Virginia R. Trapnell and Stephen H. Rushing submitted an application to rezone 159 acres from R-25/R-40 to R-25 to allow for the development of a single family subdivision. The property is located at 359 Josh Deal Road.
3. Hilda G. Rushing, Virginia R. Trapnell and Stephen H. Rushing submitted an application to rezone 60 acres from R-40 to R-3 to allow for the development of a multi-family residential area. The property is part of a parcel with address of 359 Josh Deal Road.
4. Williams Family Limited Partnership submitted a request for a condition modification to the conditions approved by the Board of Commissioners on June 1, 2021. The request is to modify condition #7 landscape buffer requirements. The property is located at 578 Williams Road.

5. BFS Ventures, LLC submitted an application to rezone 4.9 acres of a 8.5 acre parcel from AG-5 to R-80 to divide the property into two lots.
6. Moffat Properties submitted an application for a conditional use to allow an equipment rental business with outdoor storage to be located in an HC zone. The property is located at 12130 US Hwy. 301 South.
7. The Development Authority of Bulloch County submitted an application to rezone 51.97 acres from HC to LI to allow the development of a manufacturing facility. The property is located on US Hwy. 301 South, 1.3 miles north of the Interstate-16 interchange.
8. The Development Authority of Bulloch County submitted an application to rezone 52.72 acres from HC to LI to allow the development of a manufacturing facility. The property is located on US Hwy. 301 South, 1.3 miles north of the Interstate-16 interchange.
9. James Anderson submitted an application for a conditional use to allow a business office to be located in a HC zone. The property is located at 12114 US Hwy. 301 South.

VIII. PUBLIC HEARING- COMPREHENSIVE PLAN AMENDMENTS

RESOURCE PERSON/FACILITATOR: County Manager

1. Public hearing regarding the proposed amendments to the Comprehensive Plan.

IX. PUBLIC COMMENTS

RESOURCE PERSON/FACILITATOR: Audience

X. CONSENT AGENDA

RESOURCE PERSON/FACILITATOR: Chairman Thompson

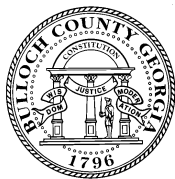
1. Minutes Approval: Tuesday October 18th, 2022 08:30 AM
2. Motion to approve an amendment to the Bulloch County Service Delivery Strategy by the City of Brooklet
3. 2522 : Motion to adopt a resolution for a Streetlight Tax District for Broadmoor Estates.
4. 2517: Approve the reappointment for Cathy Shiver to the Health Board to serve term beginning January 1, 2023 and ending December 31, 2029.
5. 2518: Approve the appointment for Catherine Hendrix to the Health Board to fill the unexpired term of Mary Woods to serve a term beginning January 1, 2023 and ending December 31, 2028.
6. 2519: Motion to adopt a resolution authorizing the acceptance of roads in Eagle Village Estates.
7. Motion to approve an amendment to the CIP Budget for the purchase of a new software program for property tax in the amount of \$35,000.00.
8. Motion to adopt a resolution for approval of a Contract for Acquisition of Right of Way for a Federal or State-Aid Project with the Georgia Department of Transportation for the S&S Greenway Phase 3 Project.
9. Motion to approve the change order to Woods BW15.51 Mowers in place of Modern Ag Predator Mowers.

XI. COMMISSION AND STAFF COMMENTS

RESOURCE PERSON/FACILITATOR: Chairman Thompson et al

XII. ADJOURN

RESOURCE PERSON/FACILITATOR: Chairman Thompson



Bulloch County Board of Commissioners Agenda Item Summary

Department Making Request:
Clerk of Board

Meeting Date: November 1, 2022

Requested Motion or Item Title:

Discussion and/or Action: To amend the County's retirement plan

Summary / Background Attach Detailed Summary:

Agenda Category

Financial Impact Statement

New Business

Budgeted Item?

NO

**Amendment or
Transfer Required?**

NO

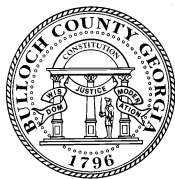
Attach Detailed Analysis, If Needed:

Agenda Item Review and Approval

Review:

Jeff Akins Completed 10/20/2022 2:29 PM

Board of Commissioners Pending 11/01/2022 5:30 PM



Bulloch County Board of Commissioners Agenda Item Summary

Department Making Request:

Zoning

Meeting Date: November 1, 2022

Requested Motion or Item Title:

John Irvine Hagan submitted an application to rezone 60 acres from AG-5 to R-25 to allow for the development of a single-family subdivision. The property is located at 200 Emerald Drive.

Summary / Background Attach Detailed Summary:

See attached departmental review.

Agenda Category		Financial Impact Statement		
Approval of Zoning Agenda	Budgeted Item?	NO	Amendment or Transfer Required?	NO
<p>Attach Detailed Analysis, If Needed:</p>				
<p style="text-align: center;">Agenda Item Review and Approval</p>				

Review:

Board of Commissioners Pending 11/01/2022 5:30 PM

James Pope Pending

Cindy Steinmann Completed 10/25/2022 2:22 PM

Tom Couch Completed 10/25/2022 2:32 PM

Jeff Akins Completed 10/25/2022 2:32 PM

Patrick Patton Completed 10/25/2022 4:20 PM

Brad Deal Completed 10/26/2022 6:21 AM



Bulloch County Departmental Review

Agenda Item:	1	Meeting Date:	November 1, 2022 (BOC)
Application #:	RZNE-2022-00047	Application Type:	Rezoning
Request:	John Irvine Hagan has submitted an application to rezone 60 acres from AG-5 to R-25 (residential 25,000 sq. ft.) to allow for the development of a single-family subdivision. The property is located at 200 Emerald Drive		
Final Staff Recommendation:	The staff recommends denial of the request based the Comprehensive Plan's Future Development Map current designation of the property as rural neighborhood.		
Planning and Zoning Recommendation:	Recommends approval with conditions by a 5-0 vote.		

Applicant:	John Irvine Hagan	Acres in Request:	60
Location:	200 Emerald Drive	Existing Lots:	1
Map #:	196 000031 000	Requested Lots:	92
Development Name:	River Bluff	Current Zoning:	AG-5
Future Land Use:	Rural Neighborhood	Requested Zoning:	R-25
Directions to Property:	From Statesboro take US 80 South to Highway 119 connector to Eldora Rd. Turn on Martin Swinson Road. At the stop sign continue straight. Approx. .3 miles Emerald drive will be on your left.		

Rezone Standards		Yes	No	Comment
(1)	Is the proposed use suitable in view of the zoning and development of adjacent and nearby property?	X		
(2)	Will the proposed use adversely affect the existing use or usability of adjacent or nearby property?		X	
(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		
(6)	Will the use be consistent with the purpose and intent of the proposed zoning district?	X		

Attachment: 1. John Irvine Hagan RZNE-2022-00047 - (John Irvine Hagan Rezoning)



Bulloch County Departmental Review

(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		

Land Use Planning Impact

Future Land Use Map: The Bulloch County Joint Comprehensive Plan indicates that the property would be appropriate for the Rural Neighborhood.

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

Zoning Patterns and Consistency: The proposed change appears to be inconsistent with the zoning patterns in the nearby area and/or future develop map of Bulloch County.

Neighborhood Character: There is no evidence that the proposed change in use may injure or detract from existing parcels.

Negative Impact: The level of density proposed with this development is out of character for this location according to the present future development map in this area of the County.

Zoning Density Analysis					
Current Density		0.2 units per acre	Future Land Use Map Density (gross)		
			Rural-Open Space		0.2 units per acre
Proposed Density		1.4 units per acre	Rural-Neighborhood		1.0 units per acre
			Suburban-Neighborhood		2.0 units per acre
Density Alternative Analysis					
Zoning	Gross Density: 60 acres ¹	Net Density: 48.9 acres ²	Estimated Lot Yield: Max. Gross Density	Estimated Lot Yield: Max. Net Density	Net Lot Yield With 10% Bonus Density
AG-5	0.2 units per acre		12	9	9
R-80	0.544 units per acre		32	26	28
R-40	1.089 units per acre		65	53	58
R-25	1.742 units per acre		104	85	93

¹ Gross density calculates total acreage less the estimated land needed for public dedication.

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

Fiscal/Economic Impact

Fiscal Analysis: Using the Envision Tomorrow Regional Fiscal Impact Tool 3.4 and based on 92 single-family housing units (2.4 persons per unit) valued at \$250,000 per parcel, it is estimated that after a 7-year build out public expenditures will exceed revenues by \$655,610 (\$1,533,514 in total expenditures v. \$877,904 in total revenues).

Negative Impact: Cost of public service expenditures is expected to be greater than revenues.



Bulloch County Departmental Review

School Impact

Student Enrollment Created by New Development: School impact is anticipated. A minimum of 59 new students in the Southeast Bulloch High School Feeder district.

Negative Impact: The Southeast Bulloch High School feeder system is already at or near capacity.

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 (Fuquay Loamy sand FsA) and is adequate for septic tanks and filters.

Solid Waste Impact

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

Waste Generation Estimate: 142.56 tons annually.

Neutral Impact: Private collection services are available. No significant impact on the County's Solid Waste Management Plan or Ordinance requirements 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 18-20%.

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: Soil type is primarily Fuquay Loamy sand (FsA) and poses few limitations for septic tanks and filters, and roadways.

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: Negative impacts needing to be addressed are erosion and pollutants from runoff issues. A stormwater management plan and Hydrology Study is recommended, if approved.

Traffic and Road Infrastructure Impact

ITE Trip Generation Rate: 9.4 per household or 868.48 trip ends per day.

Proposed Road Construction in Development: Internal 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: Eldora Road is a Rural Major Collector. Martin Swinson Road is a county-maintained dirt road.

Bulloch Transportation Plan Classification for Access Road: Eldora Road is Rural Minor Collector. Martin Swinson Road is county-maintained dirt road.



Bulloch County Departmental Review

Condition of Access Road: River Bluff Way is a paved road in good condition. Martin Swinson Road is a county-maintained dirt road. The proposed development may increase the traffic counts on Eldora Road by 33% (Reference GDOT traffic Station Id: 031-0372 traffic counts 2021)

Intersection Analysis: No traffic study has been performed.

Drainage: The development is located in the Ogeechee River Lower 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.

Negative Impact: The rezone request, in consideration of the scale of the development, would have a negative impact to the road infrastructure, traffic safety and drainage. A hydrology study and stormwater management plan, along with a traffic impact study will be required, if approved. A County permit will be required for the subdivision entrances. Cost for improvements will be paid by the developer.

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 Department

Level of Service Standard (national: 0.6 per 1,000 population): Bulloch County has 33 sworn officers for road patrols. The LOS would be 49.

Public Safety Unit	Facility Distance / Response Time	LOS Impact or Deficiency	Intangibles
Law Enforcement (Sheriff)	26.5 miles, 29 minutes depending on patrolling patterns	.388 or no full-time equivalent additional officers would be required	Shift of 3 covers 684 square miles
Georgia State Patrol	27.6 miles, 33 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.

EMS and Fire Service Impact

Public Safety Unit	Facility Distance / Response Time	LOS Impact or Deficiency	Intangibles
Fire (Stilson Fire Department)	Stilson 8.5 miles 11 min. response time	ISO Rating 10	City of Statesboro would need to be called for automatic aid or in event of a hazardous materials spill.



Bulloch County Departmental Review

EMS-Rescue (County)	16.6 miles, 18 minutes response time	(-0.276) EMT / Paramedic per 1,000 population	
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Negative Impact: Response times for fire and EMS are adequate but the development may create a staffing deficiency upon build out if current staffing is not increased. In addition, the development may provide cause for the County to provide additional equipment if the building proposes any variance to the height limitation of the zone.

Recreation-Open Space Impact

Nearest Facilities: Stilson Park (7.6 miles); Brooklet Park (17.3 miles).

NRPA Level of Service – Acreage (9.2 acres per 1,000): Creates 2.4-acre deficiency for public park space.

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 21.3 miles. LOS deficiency is 11.1 miles.

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

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	
Total	0	7	4
Local Impact Findings	The rezoning of the 60 acres is likely to have a negative impact on County services		
Regional Impact Findings	N/A		

FINAL STAFF RECOMMENDATION

The subject property appears to be unsuitable for the proposed density of the request.



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The staff recommends denial of the request based the Comprehensive Plan's Future Development Map current designation of the property as rural neighborhood. If approval is granted, the following conditions are recommended.

Use	1. The principal uses approved for this property will be a R-25 single-family district as depicted in the sketch plan for this application.
Bonus Density	2. An additional 10% bonus density may be granted, provided at least one of the following amenities is be installed by the applicant or developer: a) a common interest element maintained by a homeowners association or other conduit which may include, but not be limited to a clubhouse, pool, athletic court(s), improved picnic area or playground, walking trail, or any combination thereof; b) a common interest element maintained by a homeowners association or other conduit which may include, but not be limited to a passive use recreation area (fishing, boating/dock, picnicking, etc.), conservation easement or greenspace area that is consistent with the goals and objectives of county or state land conservation or preservation plans and programs; or, c) the use of low impact development techniques.
Architectural and aesthetic requirements.	<p>3. All units shall have compatible architectural details and a defined character. All structures must be site-built traditional construction according to state minimum building codes. No manufactured or industrialized structures shall be permitted.</p> <p>4. For principal and accessory residential structures, exterior finish on all facades, except for trim and minor treatments, shall primarily consist of brick, stone, vinyl siding, or decorative masonry finish, high-grade stucco (simulated or artificial stucco is prohibited), natural wood and cement-based artificial wood siding. Metal roofing will be prohibited.</p> <p>5. Except for junction boxes, meters, and existing overhead utility lines, all other utility lines shall be underground.</p> <p>6. Before a Certificate of Occupancy is issued for any principal structure, each affected parcel shall have a permanent stand of grass, sprigs or sod established for the front, side and rear yards exclusive of designated landscape beddings to abate soil erosion, with the current phase of development shall comply with County erosion control and sedimentation standards.</p> <p>7. If clustered mailboxes are required by the United States Postal Service, they will conform to such requirements, and locations where such mailboxes are required shall be installed on a separate parcel that is off of the right-of-way of neighborhood roads or streets. Such location(s) shall provide adequate paved parking or queuing, and the access from the cluster box venue location shall be no closer than one-hundred feet (100') from any street intersection so as not to interfere with sight distances or traffic circulation. The location will be owned, maintained by the applicant/developer or a common interest element.</p> <p>8. Motif street signage is permitted provided that all lettering, directional and safety attributes on the signs meet MUTCD requirements. The motif shall be consistent with architectural details and character of the development.</p> <p>9. All residential driveways shall be paved.</p>
Landscape, buffering and	10. To ensure the proper placement of suitable materials and subject to the approval of the County Development Review Committee, the

Attachment: 1. John Irvine Hagan RZNE-2022-00047 - (John Irvine Hagan Rezoning)



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signage requirements.	<p>applicant/developer shall provide a Master Landscaping Plan (MLP) for all buffered areas and where other landscaping requirements apply, prepared by a registered landscape architect, which specifies the type and size of proposed vegetation, as well as identifying the location of existing vegetation to be retained, pursuant to this set of conditions.</p> <ol style="list-style-type: none"> 11. Entrance signs or structures into the development, if constructed, shall have monument-based signs made of brick, stone or decorative masonry with landscaping, consistent with the architectural details and character of the development. Such signs shall not be placed in the right-of-way for Martin Swinson Road and shall be so built as to not interfere with sight-triangles at the intersection. 12. Entrance islands and medians, if any, shall be grassed or have non-invasive landscaping. 13. Entrance signs, islands and medians shall be owned by a common interest element. 14. A continuous buffer is required along the perimeter boundaries consistent with Section 407 of the zoning ordinance. This shall not apply to the boundary abutting the River Bluff Subdivision, 15. A linear street tree plan shall be provided for internal subdivision streets that will consist of multi-species shade trees spaced no less than seventy-five (75') feet apart (minimum three-inch caliper). The shade trees shall have non-invasive root systems to prevent encroachment, damage or disruption to dedicated public sidewalks and curbing. 16. Existing natural buffers of the proposed project may be maintained to satisfy buffer requirements provided the County Development Review Committee determines that it is an appropriate vegetative screen. 17. If existing natural buffers are either cleared or removed in any manner, the developer must demonstrate in the required landscape plan that a continuous landscaped buffer strip exists along the side and rear property lines with a minimum of twenty five (25') feet width consisting of plantings that possess growth characteristics of such a nature as to produce a dense, compact evergreen planting screen capable of growing to a height of at least twelve (12') feet within three (3) years, and shall be properly maintained. 18. Any on-site water supply wells will have an opaque fence or landscaped buffer equal to the height of the structure. 19. All landscaping will be installed prior to any certificate of occupancy being issued.
Access, parking and internal circulation requirements.	<ol style="list-style-type: none"> 20. All units within the development shall have access only to internal roads within the development. 21. No building, sign, structure or object, tree or other landscape feature shall be installed, built, or allowed to grow which will impede visibility at street corners, driveways and/or intersections, pursuant to AASHTO standards for sight triangles. 22. The development shall be required to have one entry/exit point onto Martin Swinson Road. <ol style="list-style-type: none"> a. Provide for a roadway connecting Belfast Loop and Martin Swinson Road. b. Acquire necessary right-of-way for Emerald Drive to Martin Swinson



Bulloch County Departmental Review

	<p>Road.</p> <p>c. Martin Swinson Road shall be paved with a crowned road, rural shoulders and ditches from Emerald Drive to Eldora Road with a minimum 60' right-of-way deed in fee simple in favor of Bulloch County upon completion and the cost borne by the developer.</p> <p>23. Any proposed street having a linear distance greater than 700 feet shall be required to establish a special assessment district for placement of speed tables, speed bumps or other traffic calming devices approved by the county engineer.</p>
Dedications and public improvement requirements.	<p>24. The applicant/developer shall install a pedestrian zone or sidewalk system abutting all internal roadways closely adhering to the neighborhood street schematic recommended in the Bulloch County Transportation Plan Sub-Area Study.</p> <p>25. The internal roadway and pedestrian zone/sidewalk system shall be privately owned and maintained by a common interest element until meeting the requirements of Appendix B, Article 6.5. Any proposed future public dedication requires that the sidewalks be in excellent condition as determined by a professional assessment with the cost to be borne by the applicant, developer or common interest element.</p> <p>26. Subdivision entrance signs or structures, if constructed, will be monument-based signs made of brick, stone or decorative masonry with night-time illumination and non-invasive landscaping, consistent with the architectural details and character of the development. These signs will be owned and maintained by a common interest element, and placement shall not interfere with sight triangles at intersections pursuant to AASHTO standards or be designed to be a roadway hazard.</p> <p>27. The County will not accept ownership of any proposed water or wastewater utility constructed, owned or maintained by the applicant/developer, a private utility, or common interest element.</p> <p>28. Jack and bore or directional bore is required for any connection to an off-site water supply or other utility system requiring encroachment upon a county or state road or right-of-way subject to approval of appropriate permits.</p> <p>29. The fire suppression capacity (including FDCs, hydrant placement and fire access lanes) shall be approved upon review and consultation with the Bulloch County Fire Department, the Bulloch County Public Safety Director and their consultant, prior to any approval of a Final Plat.</p> <p>30. Street lighting within the development will only be allowed under a county streetlight special tax district.</p> <p>31. Night-time intersection lighting at primary subdivisions entrances will be required, with the cost for installation and maintenance to be borne by the developer or a common interest element. All lighting must be downcast and not produce glare.</p> <p>32. The applicant/developer shall be responsible for any public dedication or improvements determined by the required special studies or approved by the County.</p>
Public Dedication & Studies	<p>33. Supplemental Surety: The following maintenance for improvements surety shall be required.</p>



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<p>Required</p>	<ol style="list-style-type: none"> 34. At the time the County accepts and assumes ownership of the new streets or other public improvements, the developer shall be required to provide the County with security for a period of two (2) years commencing with the County's formal acceptance of same, or until 50% of structural build-out has occurred, whichever occurs first. 35. The security shall be in the form of a bank letter of credit that guarantees maintenance of the improvements and shall be in an amount equal to 25% of the cost of the improvements. 36. If the development has multiple phases of construction, the building and zoning official may require that portions of a previously approved phase be placed under an extended letter of credit for maintenance if the previously approved phase is used as access for construction traffic for the development of future phases. The maintenance bond or letter of credit shall be released at the end of the two-year period. 37. Ninety (90) days prior to expiration, a final inspection by the applicable departments and agencies of all subdivision improvements is performed to determine the need for any repairs. If repairs are necessary, the building and zoning official will notify the sub-divider in writing. 38. If the sub-divider fails to take the necessary action to make repairs within thirty (30) days of notification by the county, then the building and zoning official will authorize the surety or bank issuing the letter of credit to release to the county all or any amount of the funds needed to make repairs. 39. Upon release of the funds, the County will act to ensure that the necessary repairs to any streets, sidewalks, drainage, or stormwater detention facilities are completed. 40. The building and zoning official may require the maintenance bond or letter of credit to be extended to ensure the completion of repairs started but not completed by the sub-divider for a period not to exceed one hundred eighty (180) days. 41. Thirty (30) days prior to applying to the County for a Preliminary Subdivision Plat the applicant/developer shall perform and submit the results of a Hydrologic Analysis conforming to an overall Stormwater Management Plan for the entire development subject to the standards of the Georgia Stormwater Management Manual. 42. Upon submitting an application for a sketch plan, a traffic impact study according to county policies will be prepared by a certified professional traffic operations engineer with the cost to be borne by the developer. The County may either accept or reject and proposed mitigation measures from the traffic impact study, or impose its own mitigation measures in coordination with the GDOT to include but not be limited to accel decal lanes, signage, intersection lighting, signalization, etc. All such costs for mitigation measures will be borne by the developer. 43. Upon submission of a sketch plan application, renderings and/or elevations shall be tendered of housing styles and subdivision signage consistent with these conditions with the sketch plan application.
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Participants

Participants: Tom Couch, County Manager; Jeff Akins, County Attorney; Brad Deal, County Engineer, James Pope, Planning and Development Director.



Bulloch County Departmental Review

Existing Zoning Map

Current Parcel Zone: AG5

Surrounding Parcel Zoning: AG5, R25 with Conditions





Bulloch County Departmental Review

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An aerial photograph of a vineyard area with overlaid property boundaries and parcel numbers. The vineyard is a large, rectangular field with rows of grapevines. To the left, there are several smaller parcels, some of which are residential or commercial buildings. The map is divided into numerous small parcels, each labeled with a unique identifier. The labels are in white text on a black background. The labels include: 196 000030B128, 196 000030B129, 196 000030B130, 196 000030B131, 196 000030B132, 196 000030B133, 196 000030B134, 196 000030B135, 196 000030B136, 196 000030B137, 196 000030B138, 196 000030B143, 196 000030B145, 196 000030B146, 196 000030B148, 196 000030B150, 196 000030B151, 196 000030B152, 196 000030B153, 196 000030B154, 196 000030B155, 196 000030B156, 196 000030B157, 196 000030B158, 196 000030B159, 196 000030B160, 196 000030B161, 196 000030B162, 196 000030B163, 196 000030B164, 196 000030B165, 196 000030B166, 196 000030B167, 196 000030B168, 196 000030B169, 196 000030B170, 196 000030B171, 196 000030B172, 196 000030B173, 196 000030B174, 196 000030B175, 196 000030B176, 196 000030B177, 196 000030B178, 196 000030B179, 196 000030B180, 196 000030B181, 196 000030B182, 196 000030B183, 196 000030B184, 196 000030B185, 196 000030B186, 196 000030B187, 196 000030B188, 196 000030B189, 196 000030B190, 196 000030B191, 196 000030B192, 196 000030B193, 196 000030B194, 196 000030B195, 196 000030B196, 196 000030B197, 196 000030B198, 196 000030B199, 196 000030B200, 196 000030B201, 196 000030B202, 196 000030B203, 196 000030B204, 196 000030B205, 196 000030B206, 196 000030B207, 196 000030B208, 196 000030B209, 196 000030B210, 196 000030B211, 196 000030B212, 196 000030B213, 196 000030B214, 196 000030B215, 196 000030B216, 196 000030B217, 196 000030B218, 196 000030B219, 196 000030B220, 196 000030B221, 196 000030B222, 196 000030B223, 196 000030B224, 196 000030B225, 196 000030B226, 196 000030B227, 196 000030B228, 196 000030B229, 196 000030B230, 196 000030B231, 196 000030B232, 196 000030B233, 196 000030B234, 196 000030B235, 196 000030B236, 196 000030B237, 196 000030B238, 196 000030B239, 196 000030B240, 196 000030B241, 196 000030B242, 196 000030B243, 196 000030B244, 196 000030B245, 196 000030B246, 196 000030B247, 196 000030B248, 196 000030B249, 196 000030B250, 196 000030B251, 196 000030B252, 196 000030B253, 196 000030B254, 196 000030B255, 196 000030B256, 196 000030B257, 196 000030B258, 196 000030B259, 196 000030B260, 196 000030B261, 196 000030B262, 196 000030B263, 196 000030B264, 196 000030B265, 196 000030B266, 196 000030B267, 196 000030B268, 196 000030B269, 196 000030B270, 196 000030B271, 196 000030B272, 196 000030B273, 196 000030B274, 196 000030B275, 196 000030B276, 196 000030B277, 196 000030B278, 196 000030B279, 196 000030B280, 196 000030B281, 196 000030B282, 196 000030B283, 196 000030B284, 196 000030B285, 196 000030B286, 196 000030B287, 196 000030B288, 196 000030B289, 196 000030B290, 196 000030B291, 196 000030B292, 196 000030B293, 196 000030B294, 196 000030B295, 196 000030B296, 196 000030B297, 196 000030B298, 196 000030B299, 196 000030B300, 196 000030B301, 196 000030B302, 196 000030B303, 196 000030B304, 196 000030B305, 196 000030B306, 196 000030B307, 196 000030B308, 196 000030B309, 196 000030B310, 196 000030B311, 196 000030B312, 196 000030B313, 196 000030B314, 196 000030B315, 196 000030B316, 196 000030B317, 196 000030B318, 196 000030B319, 196 000030B320, 196 000030B321, 196 000030B322, 196 000030B323, 196 000030B324, 196 000030B325, 196 000030B326, 196 000030B327, 196 000030B328, 196 000030B329, 196 000030B330, 196 000030B331, 196 000030B332, 196 000030B333, 196 000030B334, 196 000030B335, 196 000030B336, 196 000030B337, 196 000030B338, 196 000030B339, 196 000030B340, 196 000030B341, 196 000030B342, 196 000030B343, 196 000030B344, 196 000030B345, 196 000030B346, 196 000030B347, 196 000030B348, 196 000030B349, 196 000030B350, 196 000030B351, 196 000030B352, 196 000030B353, 196 000030B354, 196 000030B355, 196 000030B356, 196 000030B357, 196 000030B358, 196 000030B359, 196 000030B360, 196 000030B361, 196 000030B362, 196 000030B363, 196 000030B364, 196 000030B365, 196 000030B366, 196 000030B367, 196 000030B368, 196 000030B369, 196 000030B370, 196 000030B371, 196 000030B372, 196 000030B373, 196 000030B374, 196 000030B375, 196 000030B376, 196 000030B377, 196 000030B378, 196 000030B379, 196 000030B380, 196 000030B381, 196 000030B382, 196 000030B383, 196 00003

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Attachment: 1. John Irvine Hagan RZNE-2022-00047 - (John Irvine Hagan Rezone)

Proposed Development Plan





Bulloch County Departmental Review

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Attachment: 1. John Irvine Hagan RZNE-2022-00047 - (John Irvine Hagan Rezone)

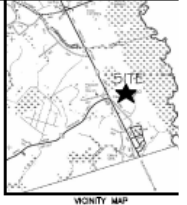


Bulloch County Departmental Review

River Bluff Subdivision Development Plan with Proposed Rezone

NOTES:

1. TOTAL ACREAGE - 60 AC. (EXPANSION)
2. EXISTING LAND USE - TIMBERLAND
3. PROPOSED LAND USE - SINGLE FAMILY DWELLINGS (SITE BUILT)
4. TYPICAL LOT SIZES (112.5' X 200') WITH BONUS DENSITY (22,500 S.F. MIN.)
5. EXISTING ZONING - AG-5
6. TOTAL NUMBER OF LOTS - 92
7. COUNTY GIS SHOWS NO WETLANDS OR FLOOD AREAS ON THIS AREA TO BE REZONED.



SKETCH PLAN FOR:
RIVER BLUFF SUBDIVISION EXPANSION

PARCEL ID #196 000031 000
LOCATION: 47TH C.M.D. BULLOCH CO., GA.
DRAWN: JULY 15, 2022
BY: JAMES M. ANDERSON-GA. R.L.S. 2113
SCALE: 1" = 200'

GRAPHIC SCALE - FEET
0 200 400 600

J:\000031_000 & J:\000031_000\PLAN-ALPHAMED.DWG

DEVELOPER
RIVER BLUFF PROPERTIES, LLC
222 TIMBERLINE ROAD
DUNWOODY, GA. 30481
PHONE: (770) 764-2000




OWNER
JOHN IRVINE HAGAN
835 OAK DRIVE
MY FLORIDA, FL 32404

SURVEYOR
JAMES M. ANDERSON & ASSOCIATES, INC.
1000 W. BULLOCH ROAD
BULLOCH, GA. 31008



Bulloch County Departmental Review

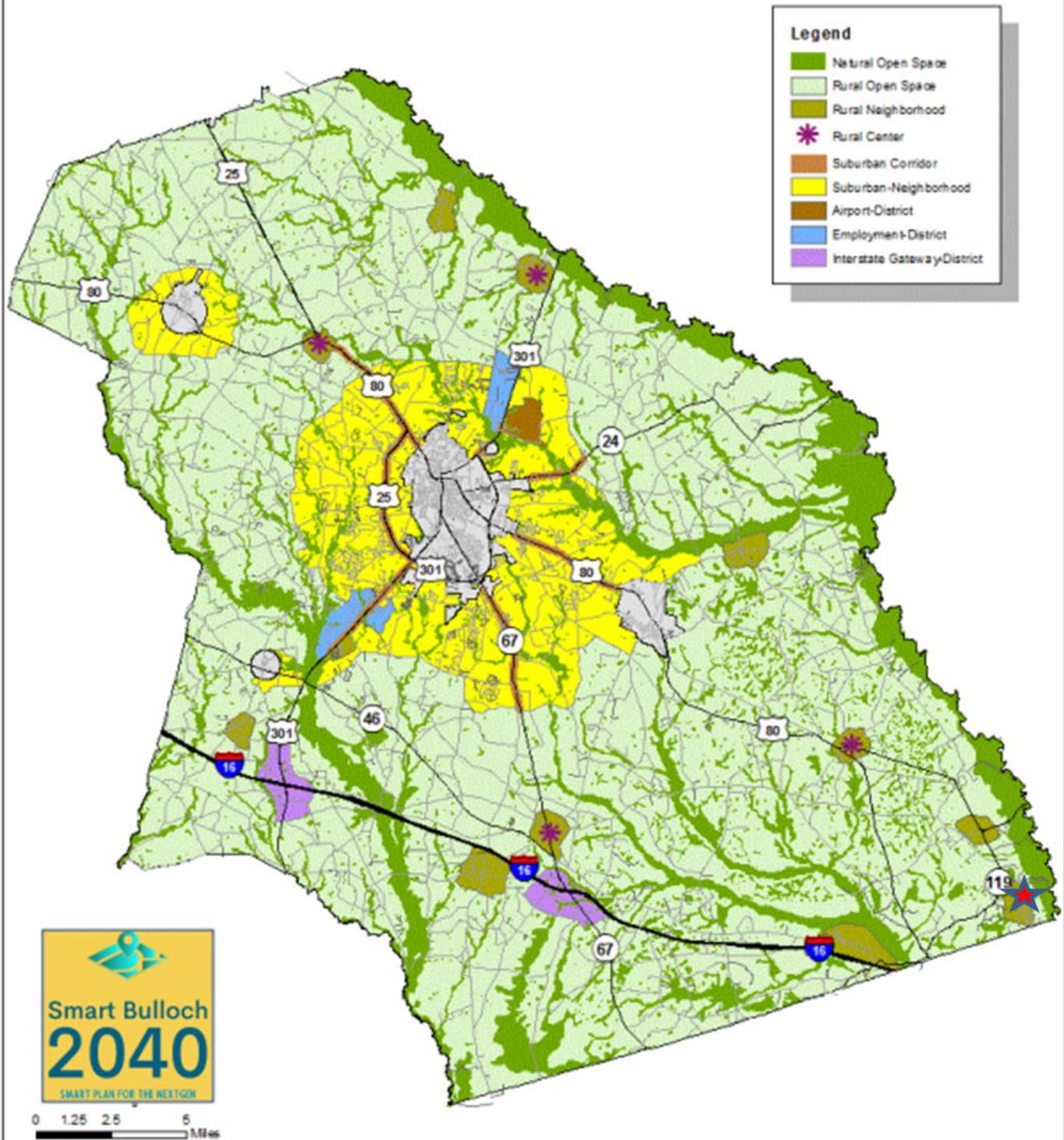
Smart Bulloch 2040 Comprehensive Plan Character Area

RURAL NEIGHBORHOOD (R-N)		
POLICIES		DESIGN PRINCIPLES
Intent <ul style="list-style-type: none">• Preserve and sustain rural character, lifestyle and the agricultural economy.		Site Design <ul style="list-style-type: none">• Moderate building setbacks with green space.• Small building footprints in relation to lot size.• Architectural diversity and controlled aesthetics giving a sense of place with attractive facades and streetscape where practical.
General Characteristics <ul style="list-style-type: none">• Scattered low density residential development with large distances between buildings or historical clusters of rural homes.• Buildings have variable setbacks with an informal orientation to the roadway.		Density/Intensity <ul style="list-style-type: none">• Scaled civic buildings.• 1-2 dwelling units per acre.• 1-3 story buildings.
Application <ul style="list-style-type: none">• Provide a transition area between rural open space and a rural center while protecting prime agricultural land.• Accommodate hamlet-style clustered homes compatible with surrounding agricultural uses benefitting from the scenic rural landscape.		Green Space <ul style="list-style-type: none">• Natural, formal and informal landscape.• Maintain connections between natural features.• Use landscape buffer to reduce land use conflicts.• Encourage conservation subdivisions.
Primary Land Uses <ul style="list-style-type: none">• Civic uses such as places of worship, cemeteries and burial grounds, passive recreation (including greenways and trails).• Small-scale agricultural uses, low density single family residential and accessory uses such as barns or stables.		Transportation <ul style="list-style-type: none">• Low pedestrian connectivity with greenways or trails.• Low vehicular connectivity with large blocks between intersections and driveways.• Rural paved and unpaved roadways with narrow shoulders, ditches or swales; informal landscaping or farm fences lining the edges.
Zoning Classifications <ul style="list-style-type: none">• R-40, R-80, <i>Conservation Subdivision</i>		Infrastructure <ul style="list-style-type: none">• On-site water (private wells or small systems) and sewer (septic or package systems).• Variable private utilities.
Visual Character Description		
Development Pattern 	Transportation 	Green Space 
IMPLEMENTATION STRATEGIES		
<ul style="list-style-type: none">• Adopt a Conservation Subdivision Ordinance to ensure to preserve rural character, sensitive natural resources and large tracts of permanent green space.• Incorporate and incent design principles into development ordinances, or by zoning conditions.• Implement the Countywide Greenways Master Plan and define priorities for development.		



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Future Development Map: Bulloch County



0 1.25 2.5 5 Miles



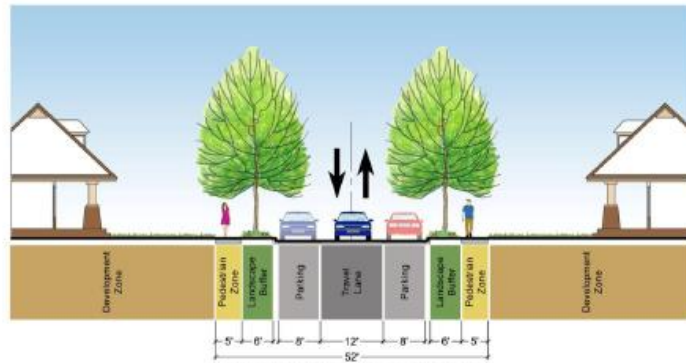
Bulloch County Comprehensive Plan

Joint Comprehensive Plan for the Cities of Brooklet, Portal, and Register

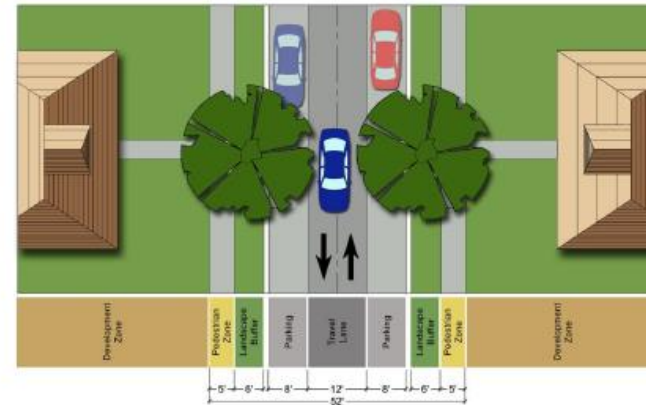
Attachment: 1. John Irvine Hagan RZNE-2022-00047 - (John Irvine Hagan Rezone)



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NEIGHBORHOOD STREET
TYPICAL SECTION
(YIELD STREET)



NEIGHBORHOOD STREET
TYPICAL PLAN VIEW
(YIELD STREET)

Neighborhood Street			
Primary Function	streets within residential developments	Sidewalks	minimum 5 feet on both sides with 5-foot minimum landscape buffer
Access To/From	neighborhood circulation	Parking	on street parking on both sides
Development	sub-division style development	Inappropriate Elements	pedestrian refuge, curb extensions, shoulder, bicycle lanes, midblock pedestrian crossing, medians
Land Uses	single or multi-family residential	Transit	none- access from minor collector
Speed	25 mph with traffic calming elements	Green Infrastructure	private yards or development landscaping
Lane Number / Width	1 lane at 12-14 feet		

Candidate roads: Various – residential development

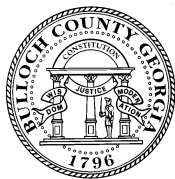
Conceptual Street Hierarchy – Neighborhood Streets

Bulloch County / City of Statesboro 2035 Long Range Transportation Plan

Figure 6.5



HNTB



Bulloch County Board of Commissioners Agenda Item Summary

Department Making Request:
Zoning

Meeting Date: November 1, 2022

Requested Motion or Item Title:

Hilda G. Rushing, Virginia R. Trapnell and Stephen H. Rushing submitted an application to rezone 159 acres from R-25/R-40 to R-25 to allow for the development of a single family subdivision. The property is located at 359 Josh Deal Road.

Summary / Background Attach Detailed Summary:

See attached developmental review.

Agenda Category		Financial Impact Statement		
Approval of Zoning Agenda	Budgeted Item?	NO	Amendment or Transfer Required?	NO
<p>Attach Detailed Analysis, If Needed:</p>				
Agenda Item Review and Approval				

Review:

Board of Commissioners Pending 11/01/2022 5:30 PM

James Pope Pending

Cindy Steinmann Completed 10/25/2022 2:22 PM

Tom Couch Completed 10/25/2022 2:32 PM

Jeff Akins Completed 10/25/2022 2:32 PM

Patrick Patton Completed 10/25/2022 4:20 PM

Brad Deal Completed 10/26/2022 6:30 AM



Bulloch County Departmental Review

Agenda Item:	2	Meeting Date:	November 1, 2022 (BOC)
Application #:	RZNE-2022-00050	Application Type:	Rezoning
Request:	Hilda G. Rushing, Virginia R. Trapnell and Stephen H. Rushing have submitted an application to rezone 159 acres from R-25/R-40 (Residential 25,000 sq. ft.) (Residential 40,000 sq. ft.) to R-25 (Residential 25,000 sq. ft.) to allow for the development of a single-family subdivision. The property is located at 359 Josh Deal Rd.		
Final Staff Recommendation:	Staff recommends denial of the request. If approval is granted, the following conditions are recommended.		
Planning and Zoning Recommendation:	Recommends approval with conditions by a 3-2 vote.		

Applicant:	Hilda G. Rushing, Virginia R. Trapnell and Stephen H. Rushing.	Acres in Request:	159
Location:	359 Josh Deal	Existing Lots:	1
Map #:	093 000026 000	Requested Lots:	182
Development Name:		Current Zoning:	R-40/R-25
Future Land Use:	Suburban Neighborhood	Requested Zoning:	R-25
Directions to Property:	From Statesboro take GA Highway 67 S., turn right on Josh Deal Rd. Travel 1.2 miles property will be the right side.		

Rezone Standards		Yes	No	Comment
(1)	Is the proposed use suitable in view of the zoning and development of adjacent and nearby property?	X		
(2)	Will the proposed use adversely affect the existing use or usability of adjacent or nearby property?		X	
(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		



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(5)	Is the proposed use compatible with the purpose and intent of the Comprehensive Plan?	X		
(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		

Land Use Planning Impact

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

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

Zoning Patterns and Consistency: The proposed change appears to be consistent with the zoning patterns in the nearby area and/or future develop map of Bulloch County.

Neighborhood Character: The density that the proposed change in use may injure or detract from existing parcels.

Negative Impact: The level of density proposed with this development is likely to create a negative impact without a plan proffered for mitigation measures.

Zoning Density Analysis					
Current Density		0.2 units per acre	Future Land Use Map Density (gross)		
			Rural-Open Space	0.2 units per acre	
Proposed Density		1.14 units per acre Gross	Rural-Neighborhood	1.0 units per acre	
		1.26 units per acre Net	Suburban-Neighborhood	2.0 units per acre	
Density Alternative Analysis					
Zoning	Gross Density: 159 acres ¹	Net Density: 144 acres ²	Estimated Lot Yield: Gross Density	Estimated Lot Yield: Max. Net Density	Net Lot Yield With 10% Bonus Density
AG-5	0.2 units per acre		31	28	30
R-80	0.537 units per acre		86	78	85
R-40	1.088 units per acre		173	156	171
R-25	1.741 units per acre		277	250	275

¹ Gross density calculates total acreage less the estimated land needed for public dedication.

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



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Fiscal/Economic Impact

Fiscal Analysis: Using the Envision Tomorrow Regional Fiscal Impact Tool 3.4, and based on 182 single-family housing units (2.4 persons per unit) valued at \$250,000 per parcel, it is estimated that after a 7-year build out public expenditures will exceed revenues by \$1,293,048 (\$3,025,394 in total expenditures v. \$1,732,345 in total revenues).

Negative Impact: Cost of public service expenditures is expected to be greater than revenues.

School Impact

Student Enrollment Created by New Development: School impact is anticipated. A minimum of 123 new students in the Statesboro High School Feeder district.

Negative Impact: The Statesboro High School feeder system is already at or near capacity.

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 TqA, TqB) and pose few limitations for septic tanks and filters.

Solid Waste Impact

Nearest Existing Solid Waste and Recycling Centers: Langston Chapel Recycling Center

Waste Generation Estimate: 302.25 tons annually.

Neutral Impact: Private collection services are available. No significant impact on the County's Solid Waste Management Plan or Ordinance requirements 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 8-10%.

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: Soil type is primarily Tifton (TqA, TqB) and poses minimal limitations for septic tanks and filters, and roadways.

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: Negative impacts needing to be addressed are erosion and pollutants from runoff issues. A stormwater management plan and Hydrology Study is recommended, if approved.

Traffic and Road Infrastructure Impact

ITE Trip Generation Rate: 9.4 per household or 1,746 trip ends per day.



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Proposed Road Construction in Development: Internal 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: Josh Deal Road is a local paved road.

Bulloch Transportation Plan Classification for Access Road: Josh Deal Road is a Minor Collector road.

Condition of Access Road: Josh Deal Road is a county maintained paved road in adequate 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.

Negative Impact: The rezone request, in consideration of the scale of the development, would have a negative impact to the road infrastructure, traffic safety and drainage. A hydrology study and stormwater management plan, along with a traffic impact study will be required, if approved. A County permit will be required for the subdivision entrances. Cost for improvements will be paid by the developer.

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 Department

Level of Service Standard (national: 0.6 per 1,000 population): Bulloch County has 33 sworn officers for road patrols. The LOS would be 49.

Public Safety Unit	Facility Distance / Response Time	LOS Impact or Deficiency	Intangibles
Law Enforcement (Sheriff)	8.2 miles, 10 minutes depending on patrolling patterns	.132 or no full-time equivalent additional officers would be required	Shift of 3 covers 684 square miles
Georgia State Patrol	5.9 miles, 7 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.

EMS and Fire Service Impact

Public Safety Unit	Facility Distance / Response Time	LOS Impact or Deficiency	Intangibles
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Fire (Statesboro Fire Department)	Statesboro 3.1 miles 5 min. response time	ISO Rating 2	City of Statesboro would need to be called for automatic aid or in event of a hazardous materials spill.
EMS-Rescue (County)	6 miles, 7 minutes response time	(-0.276) EMT / Paramedic per 1,000 population	

Negative Impact: Response times for fire and EMS are adequate but the development may create a staffing deficiency upon build out if current staffing is not increased. In addition, the development may provide cause for the County to provide additional equipment if the building proposes any variance to the height limitation of the zone.

Recreation-Open Space Impact

Nearest Facilities: Nevils Park (6.8 miles); Brooklet Park (6.5 miles).

NRPA Level of Service – Acreage (9.2 acres per 1,000): Creates 4.3-acre deficiency for public park space.

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 5.5 miles. LOS deficiency is 11.1 miles.

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

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	
Total	0	7	4
Local Impact Findings	The rezoning of the 159 acres is likely to have a negative impact on County services		
Regional Impact Findings	N/A		

FINAL STAFF RECOMMENDATION

The subject property appears to be unsuitable for the proposed rezone as the density is likely to create a negative impact without a plan proffered for mitigation measures.

The staff recommends denial of the request.

If approval is granted, the following conditions are recommended.



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Use	1. The principal uses approved for this property will be a R-25 single-family district as depicted in the sketch plan for this application.
Bonus Density	2. An additional 10% bonus density may be granted, provided at least one of the following amenities is installed by the applicant or developer: a) a common interest element maintained by a homeowners association or other conduit which may include, but not be limited to a clubhouse, pool, athletic court(s), improved picnic area or playground, walking trail, or any combination thereof; b) a common interest element maintained by a homeowners association or other conduit which may include, but not be limited to a passive use recreation area (fishing, boating/dock, picnicking, etc.), conservation easement or greenspace area that is consistent with the goals and objectives of county or state land conservation or preservation plans and programs; or, c) the use of low impact development techniques.
Architectural and aesthetic requirements.	<p>3. All units shall have compatible architectural details and a defined character. All structures must be site-built traditional construction according to state minimum building codes. No manufactured or industrialized structures shall be permitted.</p> <p>4. For principal and accessory residential structures, exterior finish on all facades, except for trim and minor treatments, shall primarily consist of brick, stone, or decorative masonry finish, high-grade stucco (simulated or artificial stucco is prohibited), natural wood and cement-based artificial wood siding. Metal roofing will be prohibited.</p> <p>5. Except for junction boxes, meters, and existing overhead utility lines, all other utility lines shall be underground.</p> <p>6. Before a Certificate of Occupancy is issued for any principal structure, each affected parcel shall have a permanent stand of grass, sprigs or sod established for the front, side and rear yards exclusive of designated landscape beddings to abate soil erosion, with the current phase of development shall comply with County erosion control and sedimentation standards.</p> <p>7. If clustered mailboxes are required by the United States Postal Service, they will conform to such requirements, and locations where such mailboxes are required shall be installed on a separate parcel that is off of the right-of-way of neighborhood roads or streets. Such location(s) shall provide adequate paved parking or queuing, and the access from the cluster box venue location shall be no closer than one-hundred feet (100') from any street intersection so as not to interfere with sight distances or traffic circulation. The location will be owned, maintained by the applicant/developer or a common interest element.</p> <p>8. Motif street signage is permitted provided that all lettering, directional and safety attributes on the signs meet MUTCD requirements. The motif shall be consistent with architectural details and character of the development.</p> <p>9. All residential driveways shall be paved.</p>
Landscape, buffering and signage requirements.	10. To ensure the proper placement of suitable materials and subject to the approval of the County Development Review Committee, the applicant/developer shall provide a Master Landscaping Plan (MLP) for all buffered areas and where other landscaping requirements apply, prepared by a registered landscape architect, which specifies the type



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	<p>and size of proposed vegetation, as well as identifying the location of existing vegetation to be retained, pursuant to this set of conditions.</p> <ol style="list-style-type: none"> 11. Entrance signs or structures into the development, if constructed, shall have monument-based signs made of brick, stone or decorative masonry with landscaping, consistent with the architectural details and character of the development. Such signs shall not be placed in the right-of-way for Josh Deal Road and shall be so built as to not interfere with sight-triangles at the intersection. 12. Entrance islands and medians, if any, shall be grassed or have non-invasive landscaping. 13. Entrance signs, islands and medians shall be owned by a common interest element. 14. A street buffer is required along Josh Deal Road contiguous to the right of way for the length of the development that is twenty-five feet (25') wide consisting of multi-species shade trees spaced no less than seventy-five (75') feet apart (minimum three-inch caliper) combined with a dense, compact evergreen planting screen capable of growing to a height of at least eight (8') feet within three (3) years. The buffer shall be maintained by a common interest element as a permanent easement. 15. A linear street tree plan shall be provided for internal subdivision streets that will consist of multi-species shade trees spaced no less than seventy-five (75') feet apart (minimum three-inch caliper). The shade trees shall have non-invasive root systems to prevent encroachment, damage or disruption to dedicated public sidewalks and curbing. 16. Existing natural buffers of the proposed project may be maintained to satisfy buffer requirements provided the County Development Review Committee determines that it is an appropriate vegetative screen. 17. If existing natural buffers are either cleared or removed in any manner, the developer must demonstrate in the required landscape plan that a continuous landscaped buffer strip exists along the side and rear property lines with a minimum of twenty five (25') feet width consisting of plantings that possess growth characteristics of such a nature as to produce a dense, compact evergreen planting screen capable of growing to a height of at least twelve (12') feet within three (3) years, and shall be properly maintained. 18. Any on-site water supply wells will have an opaque fence or landscaped buffer equal to the height of the structure. 19. All landscaping will be installed prior to any certificate of occupancy being issued.
Access, parking and internal circulation requirements.	<ol style="list-style-type: none"> 20. Proposed street access shall be provided to adjoining properties and extended by dedication to the boundary of such properties including Parcel # 093 000025B000 (Cartee) with a temporary turnaround. 21. Street access shall be extended to Harville Road in conjunction with a pending R-3 development application. 22. All units within the development shall have access only to internal roads within the development. 23. No building, sign, structure or object, tree or other landscape feature shall be installed, built, or allowed to grow which will impede visibility at street corners, driveways and/or intersections, pursuant to AASHTO standards



Bulloch County Departmental Review

	<p>for sight triangles.</p> <p>24. The development shall be required to have two entry/exit points onto Josh Road.</p> <p>a. Entry/Exit points shall be located within alignment of subdivision entry/exits opposite Josh Deal Road. County Engineer shall approve final location prior to preliminary plat approval.</p> <p>25. Streets must contain a degree of variation acceptable by AASHTO geometric design standards for a maximum speed of 20 miles per hour; if any street segment has a linear distance greater than 700 feet, developer shall be required to establish a special assessment district for placement of speed tables, speed bumps or other traffic calming devices approved by the county engineer.</p>
<p>Dedications and public improvement requirements.</p>	<p>26. The applicant/developer shall build a connector road between this R-25 development, if both are approved, and the proposed R-3 development in Application #RZNE 2022-00052.</p> <p>27. The applicant/developer shall construct a single community water system adequate to serve between R-25 development, if both are approved, and the proposed R-3 development in Application #RZNE 2022-00052.</p> <p>28. The applicant/developer shall install a pedestrian zone or sidewalk system abutting all internal roadways closely adhering to the neighborhood street schematic recommended in the Bulloch County Transportation Plan Sub-Area Study.</p> <p>29. The internal roadway and pedestrian zone/sidewalk system shall be privately owned and maintained by a common interest element until meeting the requirements of Appendix B, Article 6.5. Any proposed future public dedication requires that the sidewalks be in excellent condition as determined by a professional assessment with the cost to be borne by the applicant, developer or common interest element.</p> <p>30. Subdivision entrance signs or structures, if constructed, will be monument-based signs made of brick, stone or decorative masonry with night-time illumination and non-invasive landscaping, consistent with the architectural details and character of the development. These signs will be owned and maintained by a common interest element, and placement shall not interfere with sight triangles at intersections pursuant to AASHTO standards, or be designed to be a roadway hazard.</p> <p>31. The County will not accept ownership of any proposed water or wastewater utility constructed, owned or maintained by the applicant/developer, a private utility, or common interest element.</p> <p>32. Jack and bore or directional bore is required for any connection to an off-site water supply or other utility system requiring encroachment upon a county or state road or right-of-way subject to approval of appropriate permits.</p> <p>33. The fire suppression capacity (including FDCs, hydrant placement and fire access lanes) shall be approved upon review and consultation with the Bulloch County Fire Department, the Bulloch County Public Safety Director and their consultant, prior to any approval of a Final Plat.</p> <p>34. Street lighting within the development will only be allowed under a county streetlight special tax district.</p>



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	<p>35. Night-time intersection lighting at primary subdivisions entrances will be required, with the cost for installation and maintenance to be borne by the developer or a common interest element. All lighting must be downcast and not produce glare.</p> <p>36. The applicant/developer shall be responsible for any public dedication or improvements determined by the required special studies or approved by the County.</p>
<p>Studies Required and Surety</p>	<p>37. Thirty (30) days prior to applying to the County for a Preliminary Subdivision Plat the applicant/developer shall perform and submit the results of a Hydrologic Analysis conforming to an overall Stormwater Management Plan for the entire development which shows no adverse impacts to surrounding properties and is subject to approval by the County Engineer.</p> <p>38. Upon submitting an application for a sketch plan, a traffic impact study according to county policies will be prepared by a certified professional traffic operations engineer with the cost to be borne by the developer. The County may either accept or reject and proposed mitigation measures from the traffic impact study, or impose its own mitigation measures in coordination with the GDOT to include but not be limited to accel decal lanes, signage, intersection lighting, signalization, etc. All such costs for mitigation measures will be borne by the developer.</p> <p>39. Upon submission of a sketch plan application, renderings and/or elevations shall be tendered of housing styles and subdivision signage consistent with these conditions with the sketch plan application.</p> <p>40. Supplemental Surety: The following maintenance for improvements surety shall be required.</p> <ol style="list-style-type: none"> At the time the County accepts and assumes ownership of the new streets or other public improvements, the developer shall be required to provide the County with security for a period of two (2) years commencing with the County's formal acceptance of same, or until 50% of structural build-out has occurred, whichever occurs first. The security shall be in the form of a bank letter of credit that guarantees maintenance of the improvements and shall be in an amount equal to 25% of the cost of the improvements. If the development has multiple phases of construction, the building and zoning official may require that portions of a previously approved phase be placed under an extended letter of credit for maintenance if the previously approved phase is used as access for construction traffic for the development of future phases. The maintenance bond or letter of credit shall be released at the end of the two-year period. Ninety (90) days prior to expiration, a final inspection by the applicable departments and agencies of all subdivision improvements is performed to determine the need for any repairs. If repairs are necessary, the building and zoning official will notify the sub-divider in writing. If the sub-divider fails to take the necessary action to make repairs within thirty (30) days of notification by the county, then the building and zoning official will authorize the surety or bank issuing the letter of credit to release to the county all or any amount of the funds needed to make repairs.



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	<ul style="list-style-type: none"> f. Upon release of the funds, the County will act to ensure that the necessary repairs to any streets, sidewalks, drainage, or stormwater detention facilities are completed. g. The building and zoning official may require the maintenance bond or letter of credit to be extended to ensure the completion of repairs started but not completed by the sub-divider for a period not to exceed one hundred eighty (180) days. h. Thirty (30) days prior to applying to the County for a Preliminary Subdivision Plat the applicant/developer shall perform and submit the results of a Hydrologic Analysis conforming to an overall Stormwater Management Plan for the entire development subject to the standards of the Georgia Stormwater Management Manual. i. Upon submitting an application for a sketch plan, a traffic impact study according to county policies will be prepared by a certified professional traffic operations engineer with the cost to be borne by the developer. The County may either accept or reject and proposed mitigation measures from the traffic impact study, or impose its own mitigation measures in coordination with the GDOT to include but not be limited to accel decal lanes, signage, intersection lighting, signalization, etc. All such costs for mitigation measures will be borne by the developer. j. Upon submission of a sketch plan application, renderings and/or elevations shall be tendered of housing styles and subdivision signage consistent with these conditions with the sketch plan application.
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Participants

Participants: Tom Couch, County Manager; Jeff Akins, County Attorney; Brad Deal, County Engineer, James Pope, Planning and Development Director.

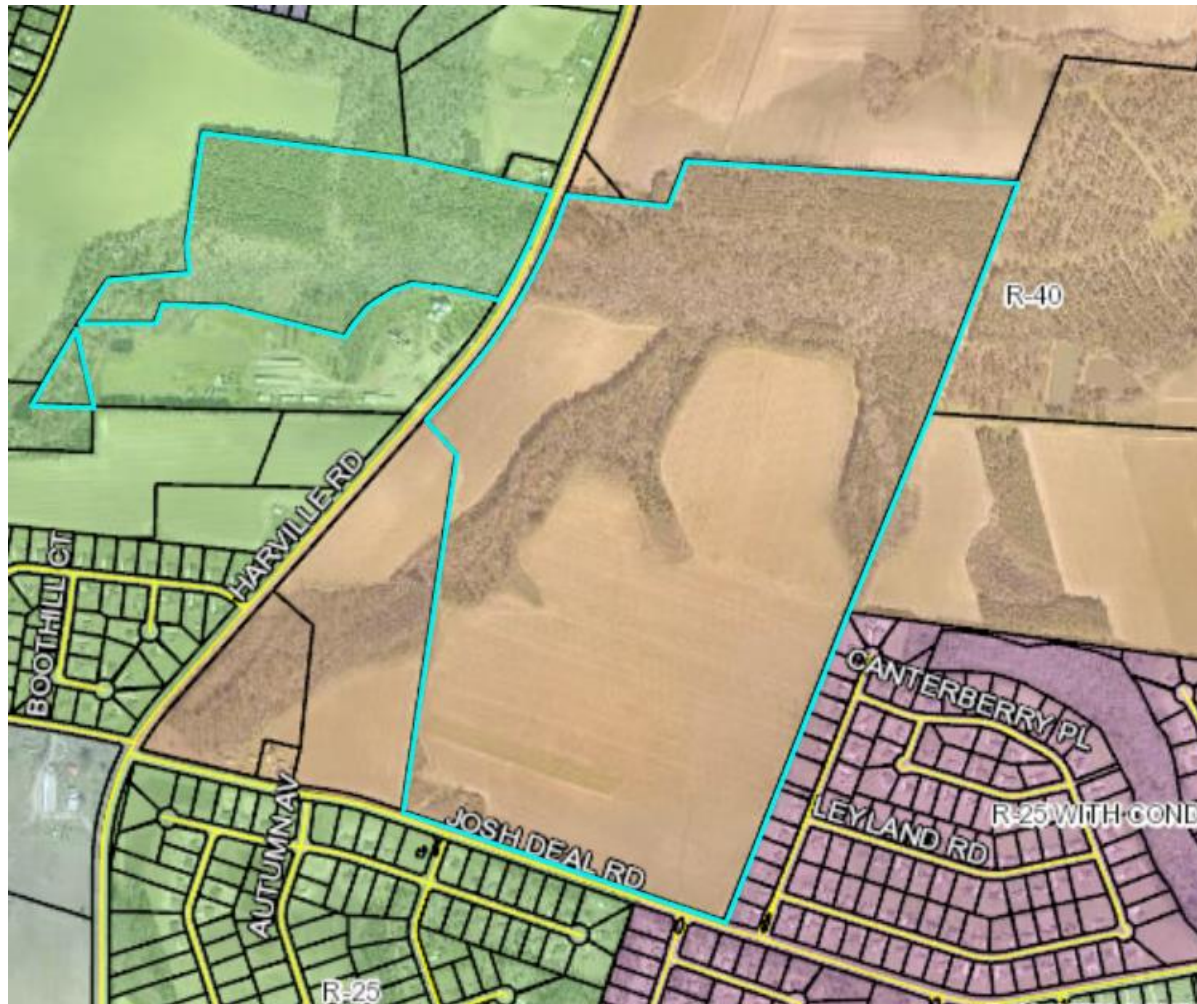


Bulloch County Departmental Review

Existing Zoning Map

Current Parcel Zone: R-40/R-25

Surrounding Parcel Zoning: R-40, R-25 with Conditions, R-25





Bulloch County Departmental Review

Aerial Photo



Attachment: 2. Hilda Rushing Virginia Trapnell Stephen Rushing - (Hilda G. Rushing, Virginia R. Trapnell and Stephen H. Rushing Rezoning)



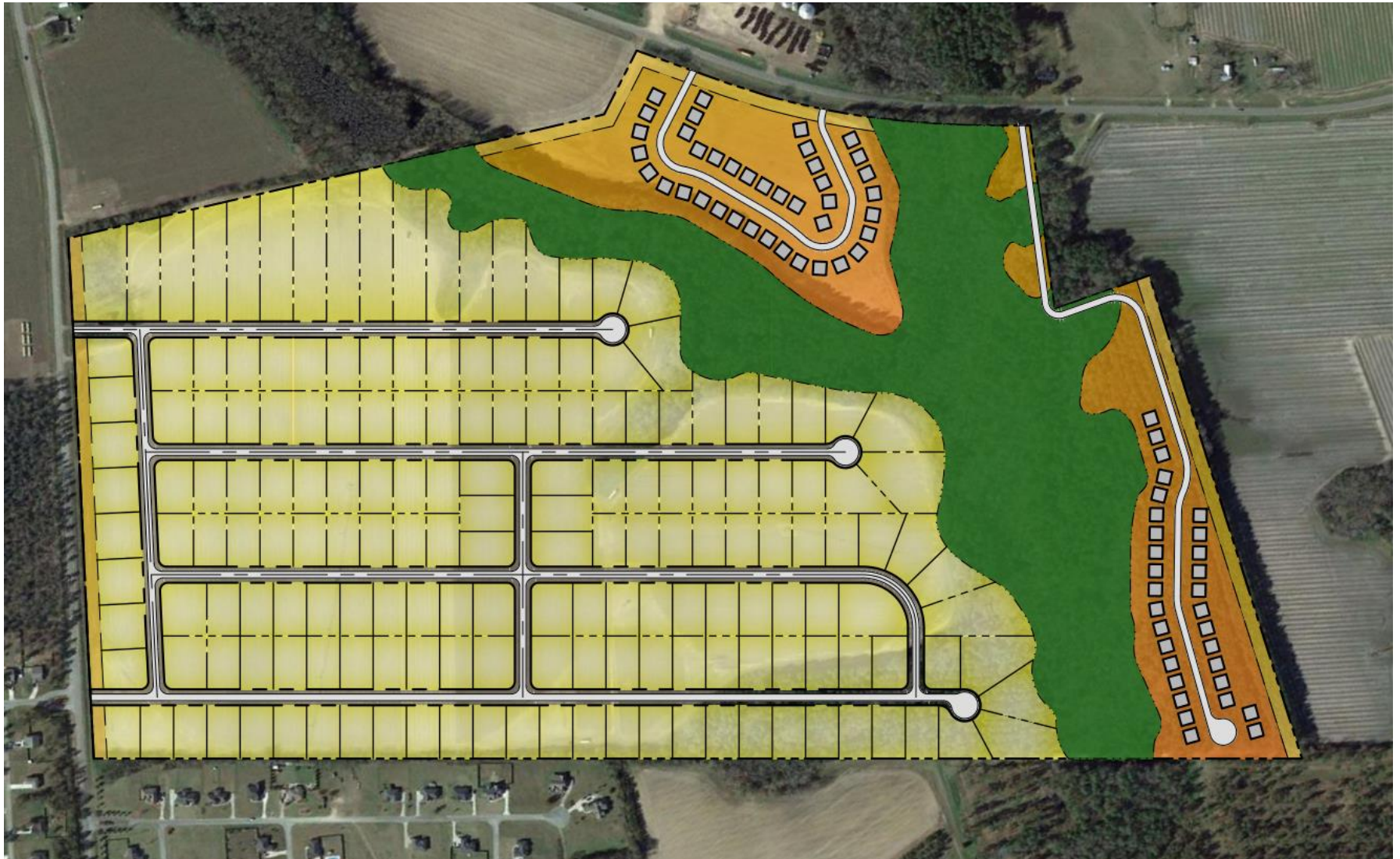
Bulloch County Departmental Review

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Bulloch County Departmental Review




Proposed Development Plan





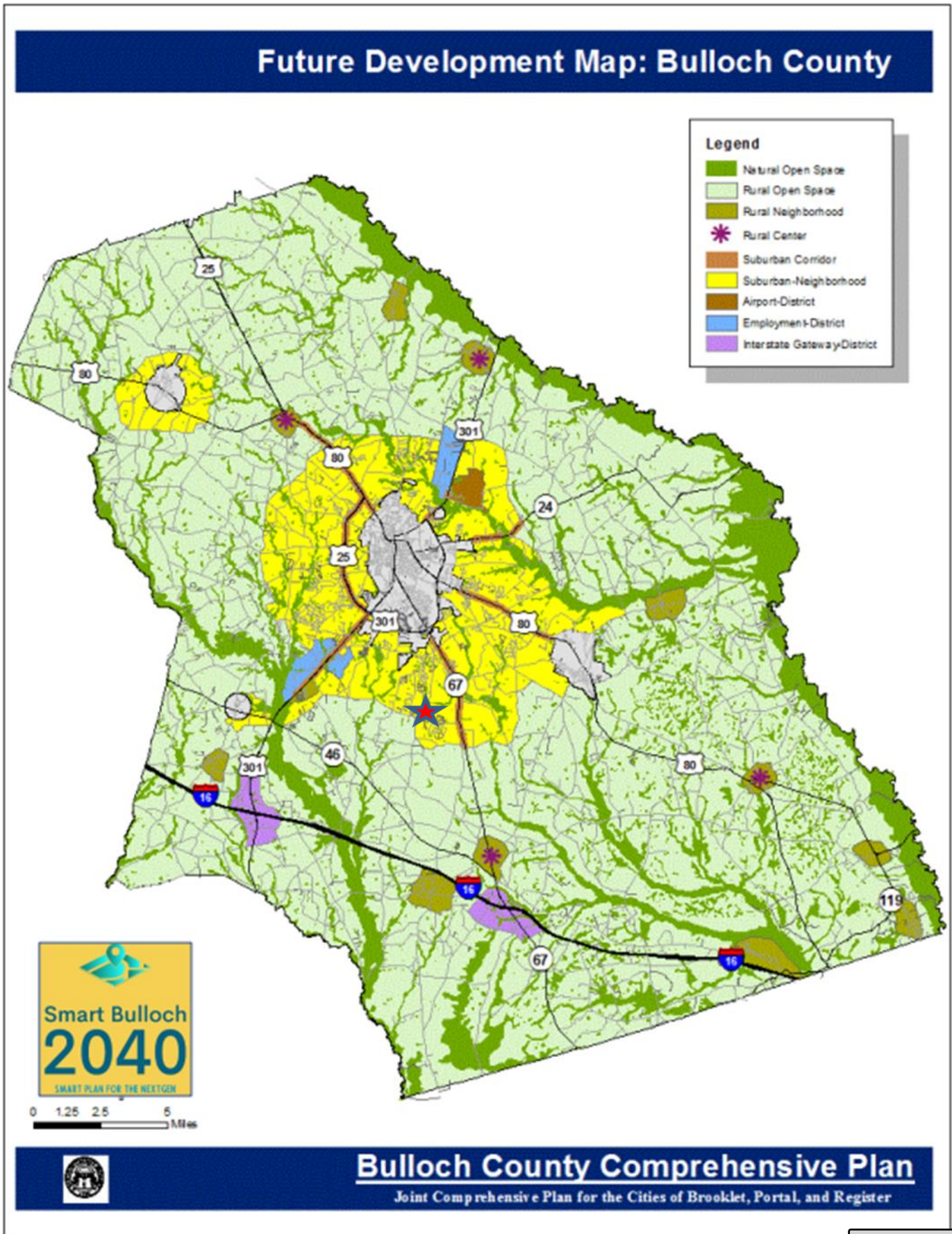
Bulloch County Departmental Review

Smart Bulloch 2040 Comprehensive Plan Character Area

SUBURBAN NEIGHBORHOOD (S-N)		
POLICIES		DESIGN PRINCIPLES
<p>Intent</p> <ul style="list-style-type: none"> Enhance existing suburban neighborhoods and create new suburban neighborhoods with a sense of place and community. 		<p>Site Design</p> <ul style="list-style-type: none"> Shallow-to-moderate building setbacks with green space. Moderate building footprints related to lot size. Master planned projects that consider quality architectural building design with attractive facades, controlled aesthetics, amenities and context sensitive infrastructure.
<p>General Characteristics</p> <ul style="list-style-type: none"> Clustered buildings located close to the street with parking beside or behind the building. 		<p>Density/Intensity</p> <ul style="list-style-type: none"> Scaled civic uses. 2-4 dwelling units per acre.
<p>Application</p> <ul style="list-style-type: none"> Compact and walkable residential development and neighborhood commercial development. Housing diversity and connectivity with nodal concentrations near key crossroads. Connect to public water and sewer if available. 		<p>Green Space</p> <ul style="list-style-type: none"> Informal landscaping for passive use areas. Formal landscaping and appropriate buffers within built areas. Maintain connections between natural features. Neighborhood and community park facilities.
<p>Primary Land Uses</p> <ul style="list-style-type: none"> Civic uses such as places of worship, cemeteries and burial grounds, health facilities, school's passive recreation (including greenways and trails), public parks and community centers. Single family and multi-family residential uses. Neighborhood-scale commercial and office uses. Neighborhood-scale mixed use development. 		<p>Transportation</p> <ul style="list-style-type: none"> Pedestrian facilities (sidewalks/multi-use trails) connected to civic and commercial uses. Moderate vehicular connectivity with managed access, adequate distance between intersections and efficient and safe circulation patterns. Paved roadways and parking, curb and gutter, sidewalks, streetscaping and streetlights.
<p>Zoning Classifications</p> <ul style="list-style-type: none"> R-2, R-3, R-25, GC, NC, PUD 		<p>Infrastructure</p> <ul style="list-style-type: none"> Municipal water (or sewer) proximity. On-site water (private wells or small systems) and sewer (septic or package systems). Abundant private utilities. Low impact development.
Visual Character Description		
Development Pattern	Transportation	Green Space
		
IMPLEMENTATION STRATEGIES		
<ul style="list-style-type: none"> Incorporate and incent design principles into development ordinances, or by zoning conditions. Encourage the use of planned unit developments (PUD's). Develop and promote incentives for amenities, aesthetics, and infill. Implement the Countywide Greenways Master Plan and define priorities for development. 		

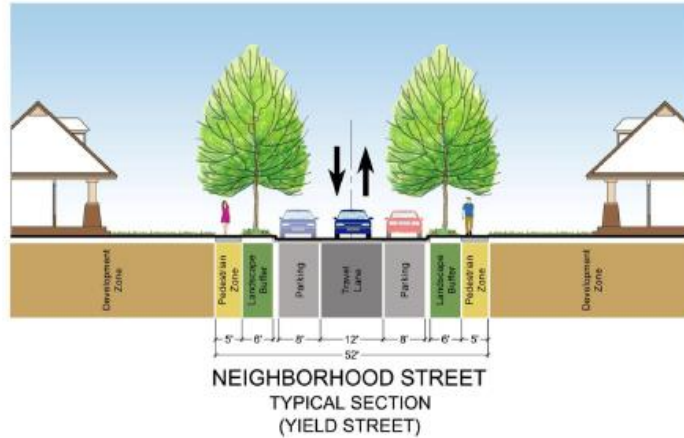


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Neighborhood Street			
Primary Function	streets within residential developments	Sidewalks	minimum 5 feet on both sides with 5-foot minimum landscape buffer
Access To/From	neighborhood circulation	Parking	on street parking on both sides
Development	sub-division style development	Inappropriate Elements	pedestrian refuge, curb extensions, shoulder, bicycle lanes, midblock pedestrian crossing, medians
Land Uses	single or multi-family residential	Transit	none- access from minor collector
Speed	25 mph with traffic calming elements	Green Infrastructure	private yards or development landscaping
Lane Number / Width	1 lane at 12-14 feet		

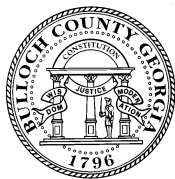
Candidate roads: Various – residential development

Conceptual Street Hierarchy – Neighborhood Streets

Bulloch County / City of Statesboro 2035 Long Range Transportation Plan

Figure 6.5





Bulloch County Board of Commissioners Agenda Item Summary

Department Making Request: Zoning	Meeting Date: November 1, 2022				
Requested Motion or Item Title: Hilda G. Rushing, Virginia R. Trapnell and Stephen H. Rushing submitted an application to rezone 60 acres from R-40 to R-3 to allow for the development of a multi-family residential area. The property is part of a parcel with address of 359 Josh Deal Road.					
Summary / Background Attach Detailed Summary: See attached departmental review.					
Agenda Category	Financial Impact Statement				
Approval of Zoning Agenda	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%; text-align: center;">Budgeted Item?</td> <td style="width: 33%; text-align: center;">NO</td> <td style="width: 33%; text-align: center;">Amendment or Transfer Required?</td> <td style="width: 33%; text-align: center;">NO</td> </tr> </table>	Budgeted Item?	NO	Amendment or Transfer Required?	NO
Budgeted Item?	NO	Amendment or Transfer Required?	NO		
Attach Detailed Analysis, If Needed:					
Agenda Item Review and Approval					

Review:

Board of Commissioners	Pending	11/01/2022 5:30 PM
James Pope	Pending	
Cindy Steinmann	Completed	10/25/2022 2:22 PM
Tom Couch	Completed	10/25/2022 2:33 PM
Jeff Akins	Completed	10/25/2022 2:33 PM
Patrick Patton	Completed	10/25/2022 4:19 PM
Brad Deal	Completed	10/26/2022 6:36 AM



Bulloch County Departmental Review

Agenda Item:	3	Meeting Date:	November 1, 2022 (BOC)
Application #:	RZNE-2022-00052	Application Type:	Rezoning
Request:	Hilda G. Rushing, Virginia R. Trapnell and Stephen H. Rushing have submitted an application to rezone 60 acres from R-40 (Residential 40,000 sq. ft.) to R-3 (Multiple Family Residential 15,000 sq. ft.) to allow for the development of a Multi-family residential area. The property is part of a parcel with the address of 359 Josh Deal Rd.		
Final Staff Recommendation:	Staff recommends a denial of the rezone request. If approval is considered, conditions are recommended in the staff report.		
Planning and Zoning Recommendation:	Recommends denial by a 5-0 vote.		

Applicant:	Hilda G. Rushing, Virginia R. Trapnell and Stephen H. Rushing.	Acres in Request:	60
Location:	Harville RD.	Existing Lots:	1
Map #:	093 000026 000	Requested Lots:	70
Development Name:	UNK.	Current Zoning:	R-40
Future Land Use:	Suburban Neighborhood	Requested Zoning:	R-3
Directions to Property:	From Statesboro take GA Highway 67 S., turn right on Josh Deal Rd. At the stop sign turn right onto Harville Rd. travel approx. .5 miles. Property is located on the right across from the peanut plant		

Rezone Standards		Yes	No	Comment
(1)	Is the proposed use suitable in view of the zoning and development of adjacent and nearby property?		X	
(2)	Will the proposed use adversely affect the existing use or usability of adjacent or nearby property?		X	
(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	X		



Bulloch County Departmental Review

	services, including but not limited to streets, schools, EMS, sheriff or fire protection?			
(5)	Is the proposed use compatible with the purpose and intent of the Comprehensive Plan?	X		
(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		

Land Use Planning Impact

Future Land Use Map: The Bulloch County Joint Comprehensive Plan indicates that the property would be appropriate for the Suburban Neighborhood.

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

Zoning Patterns and Consistency: The proposed change appears to have a higher density when compared with the zoning patterns in the nearby area and/or future development map of Bulloch County.

Neighborhood Character: The proposed change may injure or detract from existing parcels is allowed at the proposed density rate.

Negative Impact: The level of density proposed with this development is greater than the character area suggestions for this location according to the present future development map.

Zoning Density Analysis					
Current Density		1.0 units per acre	Future Land Use Map Density (gross)		
			Rural-Open Space		0.2 units per acre
Proposed Density		1.16 units per acre Gross 2.1 units per acre Net	Rural-Neighborhood		1.0 units per acre
			Suburban-Neighborhood		2.0 units per acre
Density Alternative Analysis					
Zoning	Gross Density: 60 acres ¹	Net Density: 32 acres ²	Estimated Lot Yield: Max. Gross Density	Estimated Lot Yield: Max. Net Density	Net Lot Yield With 10% Bonus Density
AG-5	0.18 units per acre		12	6	6
R-80	0.531 units per acre		32	17	18
R-40	1.062 units per acre		65	34	37
R-25	1.718 units per acre		104	55	60
R-3	2.1 units per acre		174	92	101



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¹ Gross density calculates total acreage less the estimated land needed for public dedication.

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

Fiscal/Economic Impact

Fiscal Analysis: Using the Envision Tomorrow Regional Fiscal Impact Tool 3.4, and based on 70 multi-family housing units (4 persons per unit) valued at \$250,000 per structure, it is estimated that after a 7-year build out public expenditures will exceed revenues by \$2,250,332 (\$5,051,575 in total expenditures v. \$2,801,243 in total revenues).

Negative Impact: Cost of public service expenditures is expected to be greater than revenues.

School Impact

Student Enrollment Created by New Development: School impact is anticipated. A minimum of 123 new students in the Statesboro High School Feeder district.

Negative Impact: The Statesboro High School feeder system is already at or near capacity.

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 TqA, TqB) and pose few limitations for septic tanks and filters.

Solid Waste Impact

Nearest Existing Solid Waste and Recycling Centers: Langston Chapel Recycling Center

Waste Generation Estimate: 302.25 tons annually.

Neutral Impact: Private collection services are available. No significant impact on the County's Solid Waste Management Plan or Ordinance requirements 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 8-10%.

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: Soil type is primarily Tifton (TqA, TqB) and poses minimal limitations for septic tanks and filters, and roadways.

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: Negative impacts needing to be addressed are erosion and pollutants from runoff issues. A stormwater management plan and Hydrology Study is recommended, if approved.



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Traffic and Road Infrastructure Impact

ITE Trip Generation Rate: 9.4 per household or 658 trip ends per day.

Proposed Road Construction in Development: Internal 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: Harville Road is a local paved road.

Bulloch Transportation Plan Classification for Access Road: Harville Road is a Major Collector Road.

Condition of Access Road: Harville Road is a county 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.

Negative Impact: The rezone request, in consideration of the scale of the development, would have a negative impact to the road infrastructure, traffic safety and drainage. A hydrology study and stormwater management plan, along with a traffic impact study will be required, if approved. A County permit will be required for the subdivision entrances. Cost for improvements will be paid by the developer.

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 Department

Level of Service Standard (national: 0.6 per 1,000 population): Bulloch County has 33 sworn officers for road patrols. The LOS would be 49.

Public Safety Unit	Facility Distance / Response Time	LOS Impact or Deficiency	Intangibles
Law Enforcement (Sheriff)	8.2 miles, 10 minutes depending on patrolling patterns	.132 or no full-time equivalent additional officers would be required	Shift of 3 covers 684 square miles
Georgia State Patrol	5.9 miles, 7 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
Fire (Statesboro Fire Department)	Statesboro 3.1 miles 5 min. response time	ISO Rating 2	City of Statesboro would need to be called for automatic aid or in event of a hazardous materials spill.
EMS-Rescue (County)	6 miles, 7 minutes response time	(-0.276) EMT / Paramedic per 1,000 population	

Negative Impact: Response times for fire and EMS are adequate but the development may create a staffing deficiency upon build out if current staffing is not increased. In addition, the development may provide cause for the County to provide additional equipment if the building proposes any variance to the height limitation of the zone.

Recreation-Open Space Impact

Nearest Facilities: Nevil's Park (7.8 miles); Brooklet Park (6.5 miles).

NRPA Level of Service – Acreage (9.2 acres per 1,000): Creates 4.3-acre deficiency for public park space.

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 5.5 miles. LOS deficiency is 11.1 miles.

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

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	
Total	0	7	4
Local Impact Findings	The rezoning of the 60 acres is likely to have a negative impact on County services		
Regional Impact Findings	N/A		



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FINAL STAFF RECOMMENDATION

The subject property appears to be unsuitable for the proposed rezone as the density is likely to create a negative impact without a plan proffered for mitigation measures.

The staff recommends denial of the request.

If approval is granted, the following conditions are recommended.

Use	1. The principal uses approved for this property will be a R-3 multiple-family district as depicted in the sketch plan for this application.
Bonus Density	2. An additional 10% bonus density may be granted, provided at least one of the following amenities is be installed by the applicant or developer: a) a common interest element maintained by a homeowners association or other conduit which may include, but not be limited to a clubhouse, pool, athletic court(s), improved picnic area or playground, walking trail, or any combination thereof; b) a common interest element maintained by a homeowners association or other conduit which may include, but not be limited to a passive use recreation area (fishing, boating/dock, picnicking, etc.), conservation easement or greenspace area that is consistent with the goals and objectives of county or state land conservation or preservation plans and programs; or, c) the use of low impact development techniques.
Architectural and aesthetic requirements.	3. All units shall have compatible architectural details and a defined character. All structures must be site-built traditional construction according to state minimum building codes. No manufactured or industrialized structures shall be permitted. 4. For principal and accessory residential structures, exterior finish on all facades, except for trim and minor treatments, shall primarily consist of brick, stone, or decorative masonry finish, high-grade stucco (simulated or artificial stucco is prohibited), natural wood and cement-based artificial wood siding. Metal roofing will be prohibited. 5. Except for junction boxes, meters, and existing overhead utility lines, all other utility lines shall be underground. 6. Before a Certificate of Occupancy is issued for any principal structure, each affected parcel shall have a permanent stand of grass, sprigs or sod established for the front, side and rear yards exclusive of designated landscape beddings to abate soil erosion, with the current phase of development shall comply with County erosion control and sedimentation standards. 7. If clustered mailboxes are required by the United States Postal Service, they will conform to such requirements, and locations where such mailboxes are required shall be installed on a separate parcel that is off of the right-of-way of neighborhood roads or streets. Such location(s) shall provide adequate paved parking or queuing, and the access from the cluster box venue location shall be no closer than one-hundred feet (100') from any street intersection so as not to



Bulloch County Departmental Review

	<p>interfere with sight distances or traffic circulation. The location will be owned, maintained by the applicant/developer or a common interest element.</p> <p>8. Motif street signage is permitted provided that all lettering, directional and safety attributes on the signs meet MUTCD requirements. The motif shall be consistent with architectural details and character of the development.</p> <p>9. All residential driveways shall be paved.</p>
<p>Landscape, buffering and signage requirements.</p>	<p>10. To ensure the proper placement of suitable materials and subject to the approval of the County Development Review Committee, the applicant/developer shall provide a Master Landscaping Plan (MLP) for all buffered areas and where other landscaping requirements apply, prepared by a registered landscape architect, which specifies the type and size of proposed vegetation, as well as identifying the location of existing vegetation to be retained, pursuant to this set of conditions.</p> <p>11. Entrance signs or structures into the development, if constructed, shall have monument-based signs made of brick, stone or decorative masonry with landscaping, consistent with the architectural details and character of the development. Such signs shall not be placed in the right-of-way for Harville Road and shall be so built as to not interfere with sight-triangles at the intersection.</p> <p>12. Entrance islands and medians, if any, shall be grassed or have non-invasive landscaping.</p> <p>13. Entrance signs, islands and medians shall be owned by a common interest element.</p> <p>14. A street buffer is required along Harville Road contiguous to the right of way for the length of the development that is twenty-five feet (25') wide consisting of multi-species shade trees spaced no less than seventy-five (75') feet apart (minimum three-inch caliper) combined with a dense, compact evergreen planting screen capable of growing to a height of at least eight (8') feet within three (3) years. The buffer shall be maintained by a common interest element as a permanent easement.</p> <p>15. A linear street tree plan shall be provided for internal subdivision streets that will consist of multi-species shade trees spaced no less than seventy-five (75') feet apart (minimum three-inch caliper). The shade trees shall have non-invasive root systems to prevent encroachment, damage or disruption to dedicated public sidewalks and curbing.</p> <p>16. Existing natural buffers of the proposed project may be maintained to satisfy buffer requirements provided the County Development Review Committee determines that it is an appropriate vegetative screen.</p> <p>17. If existing natural buffers are either cleared or removed in any manner, the developer must demonstrate in the required landscape plan that a continuous landscaped buffer strip exists along the side</p>



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	<p>and rear property lines with a minimum of twenty five (25') feet width consisting of plantings that possess growth characteristics of such a nature as to produce a dense, compact evergreen planting screen capable of growing to a height of at least twelve (12') feet within three (3) years, and shall be properly maintained.</p> <p>18. Any on-site water supply wells will have an opaque fence or landscaped buffer equal to the height of the structure.</p> <p>19. All landscaping will be installed prior to any certificate of occupancy being issued.</p>
Access, parking and internal circulation requirements.	<p>20. Proposed street access shall be provided to adjoining properties and extended by dedication to the boundary of such properties including Parcel # 093 000025B000 (Cartee) with a temporary turnaround.</p> <p>21. Street access shall be extended to Josh Deal Road in conjunction with a pending R-25 development application.</p> <p>22. All units within the development shall have access only to internal roads within the development.</p> <p>23. No building, sign, structure or object, tree or other landscape feature shall be installed, built, or allowed to grow which will impede visibility at street corners, driveways and/or intersections, pursuant to AASHTO standards for sight triangles.</p> <p>24. The development shall be required to have two entry/exit points onto Harville Road.</p> <p>a. Final locations of Entry/Exit points shall be approved by the County Engineer prior to preliminary plat approval</p> <p>25. Streets must contain a degree of variation acceptable by AASHTO geometric design standards for a maximum speed of 20 miles per hour; if any street segment has a linear distance greater than 700 feet, developer shall be required to establish a special assessment district for placement of speed tables, speed bumps or other traffic calming devices approved by the county engineer.</p>
Dedications and public improvement requirements.	<p>26. The applicant/developer shall build a connector road between this R-3 development, if both are approved, and the proposed R-25 development in Application #RZNE 2022-00050.</p> <p>27. The applicant/developer shall construct a single community water system adequate to serve between R-3 development, if both are approved, and the proposed R-25 development in Application #RZNE 2022-00050.</p> <p>28. The applicant/developer shall install a pedestrian zone or sidewalk system abutting all internal roadways closely adhering to the neighborhood street schematic recommended in the Bulloch County Transportation Plan Sub-Area Study.</p> <p>29. The internal roadway and pedestrian zone/sidewalk system shall be privately owned and maintained by a common interest element until meeting the requirements of Appendix B, Article 6.5. Any proposed future public dedication requires that the sidewalks be in excellent condition as determined by a professional assessment with the cost to be borne by the applicant, developer or common interest element.</p>



Bulloch County Departmental Review

	<p>30. Subdivision entrance signs or structures, if constructed, will be monument-based signs made of brick, stone or decorative masonry with night-time illumination and non-invasive landscaping, consistent with the architectural details and character of the development. These signs will be owned and maintained by a common interest element, and placement shall not interfere with sight triangles at intersections pursuant to AASHTO standards, or be designed to be a roadway hazard.</p> <p>31. The County will not accept ownership of any proposed water or wastewater utility constructed, owned or maintained by the applicant/developer, a private utility, or common interest element.</p> <p>32. Jack and bore or directional bore is required for any connection to an off-site water supply or other utility system requiring encroachment upon a county or state road or right-of-way subject to approval of appropriate permits.</p> <p>33. The fire suppression capacity (including FDCs, hydrant placement and fire access lanes) shall be approved upon review and consultation with the Bulloch County Fire Department, the Bulloch County Public Safety Director and their consultant, prior to any approval of a Final Plat.</p> <p>34. Street lighting within the development will only be allowed under a county streetlight special tax district.</p> <p>35. Night-time intersection lighting at primary subdivisions entrances will be required, with the cost for installation and maintenance to be borne by the developer or a common interest element. All lighting must be downcast and not produce glare.</p> <p>36. The applicant/developer shall be responsible for any public dedication or improvements determined by the required special studies or approved by the County.</p>
Studies Required and Surety	<p>37. Thirty (30) days prior to applying to the County for a Preliminary Subdivision Plat the applicant/developer shall perform and submit the results of a Hydrologic Analysis conforming to an overall Stormwater Management Plan for the entire development which shows no adverse impacts to surrounding properties and is subject to approval by the County Engineer.</p> <p>38. Upon submitting an application for a sketch plan, a traffic impact study according to county policies will be prepared by a certified professional traffic operations engineer with the cost to be borne by the developer. The County may either accept or reject and proposed mitigation measures from the traffic impact study, or impose its own mitigation measures in coordination with the GDOT to include but not be limited to accel decal lanes, signage, intersection lighting, signalization, etc. All such costs for mitigation measures will be borne by the developer.</p> <p>39. Upon submission of a sketch plan application, renderings and/or elevations shall be tendered of housing styles and subdivision</p>



Bulloch County Departmental Review

	<p>signage consistent with these conditions with the sketch plan application.</p> <p>40. Supplemental Surety: The following maintenance for improvements surety shall be required.</p> <ol style="list-style-type: none">At the time the County accepts and assumes ownership of the new streets or other public improvements, the developer shall be required to provide the County with security for a period of two (2) years commencing with the County's formal acceptance of same, or until 50% of structural build-out has occurred, whichever occurs first.The security shall be in the form of a bank letter of credit that guarantees maintenance of the improvements and shall be in an amount equal to 25% of the cost of the improvements.If the development has multiple phases of construction, the building and zoning official may require that portions of a previously approved phase be placed under an extended letter of credit for maintenance if the previously approved phase is used as access for construction traffic for the development of future phases. The maintenance bond or letter of credit shall be released at the end of the two-year period.Ninety (90) days prior to expiration, a final inspection by the applicable departments and agencies of all subdivision improvements is performed to determine the need for any repairs. If repairs are necessary, the building and zoning official will notify the sub-divider in writing.If the sub-divider fails to take the necessary action to make repairs within thirty (30) days of notification by the county, then the building and zoning official will authorize the surety or bank issuing the letter of credit to release to the county all or any amount of the funds needed to make repairs.Upon release of the funds, the County will act to ensure that the necessary repairs to any streets, sidewalks, drainage, or stormwater detention facilities are completed.The building and zoning official may require the maintenance bond or letter of credit to be extended to ensure the completion of repairs started but not completed by the sub-divider for a period not to exceed one hundred eighty (180) days.Thirty (30) days prior to applying to the County for a Preliminary Subdivision Plat the applicant/developer shall perform and submit the results of a Hydrologic Analysis conforming to an overall Stormwater Management Plan for the entire development subject to the standards of the Georgia Stormwater Management Manual.Upon submitting an application for a sketch plan, a traffic impact study according to county policies will be prepared by a certified professional traffic operations engineer with the cost to be borne by the developer. The County may either accept or reject and proposed mitigation measures from the traffic impact study, or impose its own mitigation measures in coordination with the GDOT to include but not be limited to accel decal lanes, signage, intersection lighting,
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Bulloch County Departmental Review

	<p>signalization, etc. All such costs for mitigation measures will be borne by the developer.</p> <p>j. Upon submission of a sketch plan application, renderings and/or elevations shall be tendered of housing styles and subdivision signage consistent with these conditions with the sketch plan application.</p>
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Participants

Participants: Tom Couch, County Manager; Jeff Akins, County Attorney; Brad Deal, County Engineer, James Pope, Planning and Development Director.

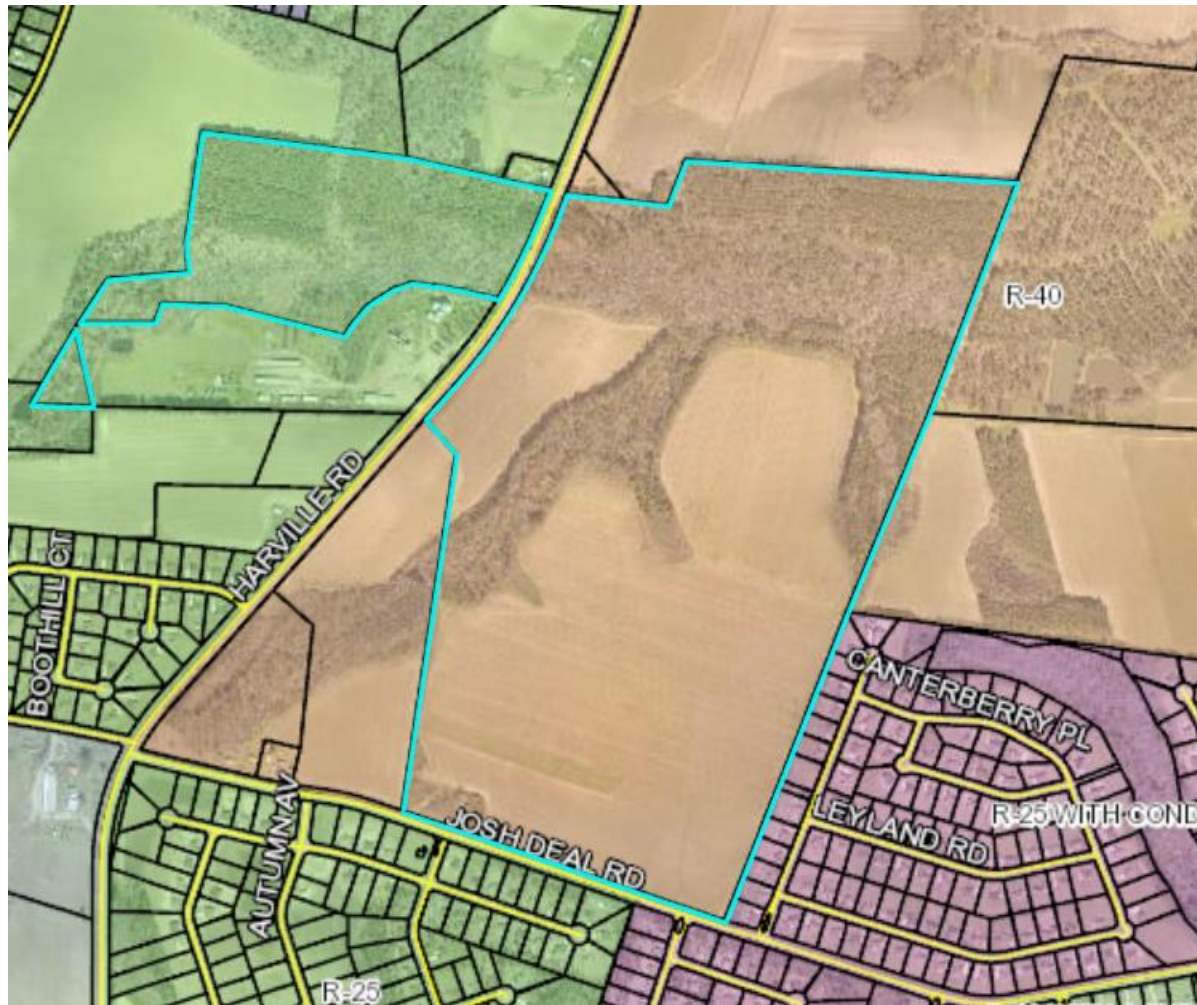


Bulloch County Departmental Review

Existing Zoning Map

Current Parcel Zone: R-40/R-25

Surrounding Parcel Zoning: R-40, R-25 with Conditions, R-25





Bulloch County Departmental Review

Aerial Photo





Bulloch County Departmental Review

R-3 Orange and Green area.





Bulloch County Departmental Review

North



Attachment: 3. Hilda Rushing Virginia Trapnell Stephen Rushing - (Hilda G. Rushing, Virginia R. Trapnell and Stephen H. Rushing Rezone



Bulloch County Departmental Review

East





Bulloch County Departmental Review

South



Attachment: 3. Hilda Rushing Virginia Trapnell Stephen Rushing - (Hilda G. Rushing, Virginia R. Trapnell and Stephen H. Rushing Rezone



Bulloch County Departmental Review

West





Bulloch County Departmental Review




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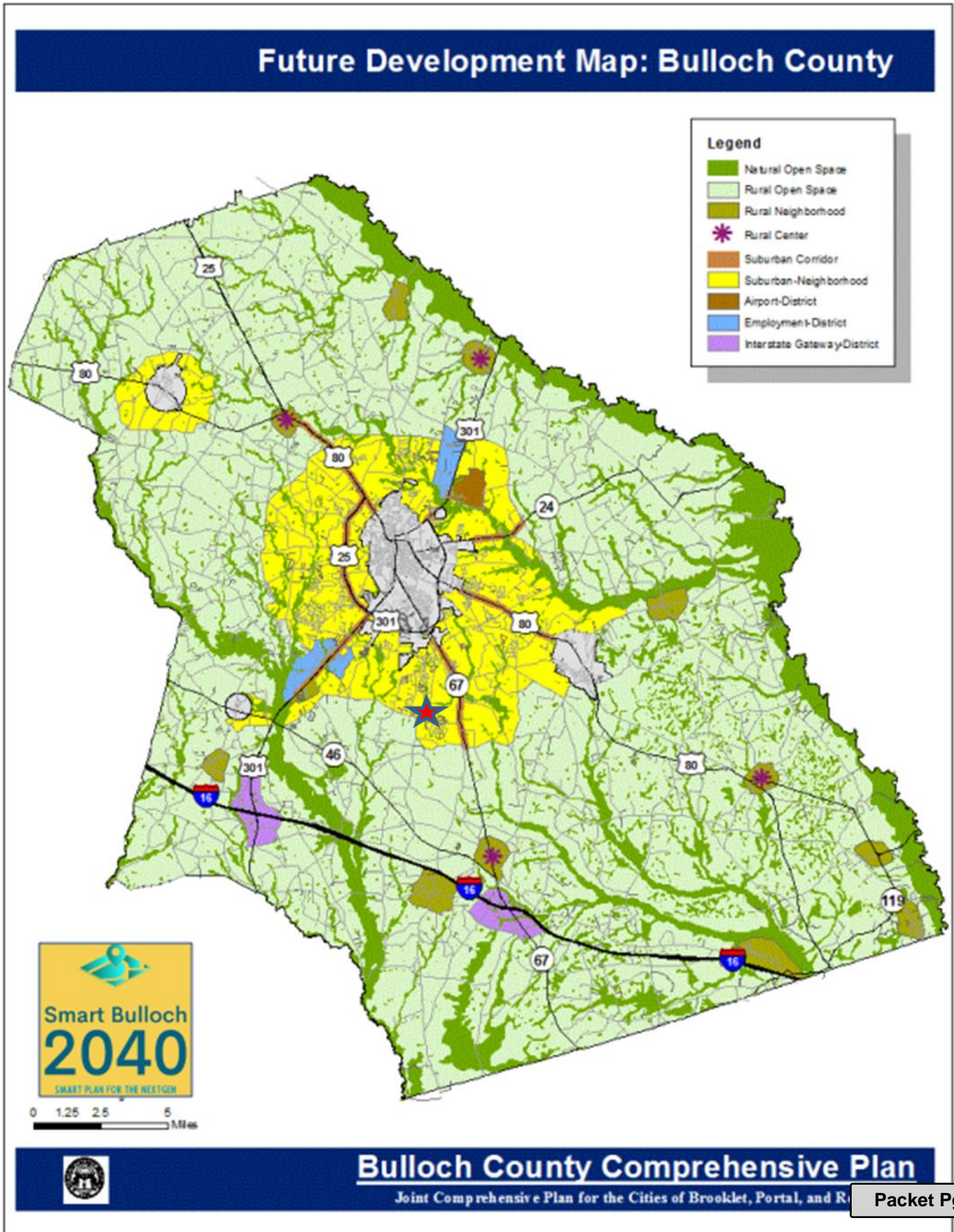
Bulloch County Departmental Review

Smart Bulloch 2040 Comprehensive Plan Character Area

SUBURBAN NEIGHBORHOOD (S-N)		
POLICIES		DESIGN PRINCIPLES
Intent <ul style="list-style-type: none"> Enhance existing suburban neighborhoods and create new suburban neighborhoods with a sense of place and community. 		Site Design <ul style="list-style-type: none"> Shallow-to-moderate building setbacks with green space. Moderate building footprints related to lot size. Master planned projects that consider quality architectural building design with attractive facades, controlled aesthetics, amenities and context sensitive infrastructure.
General Characteristics <ul style="list-style-type: none"> Clustered buildings located close to the street with parking beside or behind the building. 		Density/Intensity <ul style="list-style-type: none"> Scaled civic uses. 2-4 dwelling units per acre.
Application <ul style="list-style-type: none"> Compact and walkable residential development and neighborhood commercial development. Housing diversity and connectivity with nodal concentrations near key crossroads. Connect to public water and sewer if available. 		Green Space <ul style="list-style-type: none"> Informal landscaping for passive use areas. Formal landscaping and appropriate buffers within built areas. Maintain connections between natural features. Neighborhood and community park facilities.
Primary Land Uses <ul style="list-style-type: none"> Civic uses such as places of worship, cemeteries and burial grounds, health facilities, school's passive recreation (including greenways and trails), public parks and community centers. Single family and multi-family residential uses. Neighborhood-scale commercial and office uses. Neighborhood-scale mixed use development. 		Transportation <ul style="list-style-type: none"> Pedestrian facilities (sidewalks/multi-use trails) connected to civic and commercial uses. Moderate vehicular connectivity with managed access, adequate distance between intersections and efficient and safe circulation patterns. Paved roadways and parking, curb and gutter, sidewalks, streetscaping and streetlights.
Zoning Classifications <ul style="list-style-type: none"> R-2, R-3, R-25, GC, NC, PUD 		Infrastructure <ul style="list-style-type: none"> Municipal water (or sewer) proximity. On-site water (private wells or small systems) and sewer (septic or package systems). Abundant private utilities. Low impact development.
Visual Character Description		
Development Pattern	Transportation	Green Space
		
IMPLEMENTATION STRATEGIES		
<ul style="list-style-type: none"> Incorporate and incent design principles into development ordinances, or by zoning conditions. Encourage the use of planned unit developments (PUD's). Develop and promote incentives for amenities, aesthetics, and infill. Implement the Countywide Greenways Master Plan and define priorities for development. 		

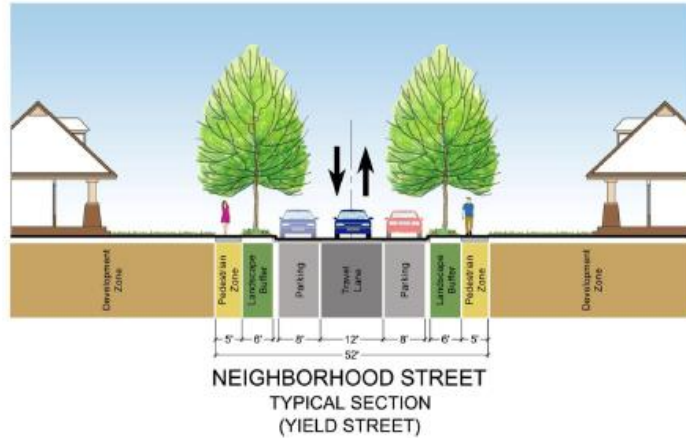


Bulloch County Departmental Review





Bulloch County Departmental Review



Neighborhood Street			
Primary Function	streets within residential developments	Sidewalks	minimum 5 feet on both sides with 5-foot minimum landscape buffer
Access To/From	neighborhood circulation	Parking	on street parking on both sides
Development	sub-division style development	Inappropriate Elements	pedestrian refuge, curb extensions, shoulder, bicycle lanes, midblock pedestrian crossing, medians
Land Uses	single or multi-family residential	Transit	none- access from minor collector
Speed	25 mph with traffic calming elements	Green Infrastructure	private yards or development landscaping
Lane Number / Width	1 lane at 12-14 feet		

Candidate roads: Various – residential development

Conceptual Street Hierarchy – Neighborhood Streets

Bulloch County / City of Statesboro 2035 Long Range Transportation Plan

Figure 6.5





Bulloch County Board of Commissioners Agenda Item Summary

Department Making Request:
Zoning

Meeting Date: November 1, 2022

Requested Motion or Item Title:

Williams Family Limited Partnership submitted a request for a condition modification to the conditions approved by the Board of Commissioners on June 1, 2021. The request is to modify condition #7 landscape buffer requirements. The property is located at 578 Williams Road.

Summary / Background Attach Detailed Summary:

See attached departmental review.

Agenda Category		Financial Impact Statement		
Approval of Zoning Agenda	Budgeted Item?	NO	Amendment or Transfer Required?	NO
<p>Attach Detailed Analysis, If Needed:</p>				
<p style="text-align: center;">Agenda Item Review and Approval</p>				

Review:

Board of Commissioners Pending 11/01/2022 5:30 PM

James Pope Pending

Cindy Steinmann Completed 10/25/2022 2:22 PM

Tom Couch Completed 10/25/2022 2:32 PM

Jeff Akins Completed 10/25/2022 2:32 PM

Patrick Patton Completed 10/25/2022 4:17 PM

Brad Deal Completed 10/26/2022 6:45 AM



Bulloch County Departmental Review

Agenda Item:	4	Meeting Date:	October 13, 2022 (P&Z)
Application #:	RZNE-2022-00055	Application Type:	Condition modification
Request:	Williams Family Limited Partnership submitted a request for a condition modification to the conditions approved by the Board of Commissioners on June 1, 2021. The request is to modify condition #7 landscape buffer requirements. The property is located at 578 Williams Road.		
Final Staff Recommendation:	The Staff Recommends denial of the removal of any buffer requirements.		

Applicant:	Williams Family Limited Partnership	Existing Lots:	1
Location:	Williams Road	Development Acres:	25
Map #:	MS29000002 000	Current Zoning:	AG-5
Future Land Use:	Suburban-Neighborhood	Requested Zoning:	-
Directions to Property:	From Statesboro take Northside Drive and turn left onto Williams Road. Cross Stockyard Road and property will be on the right before the By-pass.		

Rezone Standards	Yes	No	Comment
(1) Is the proposed use suitable in view of the zoning and development of adjacent and nearby property?	X		
(2) Will the proposed use adversely affect the existing use or usability of adjacent or nearby property?	X		
(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	
(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		

LAND USE PLANNING IMPACT

Future Land Use Map: The Bulloch County Joint Comprehensive Plan indicates that the property would be appropriate for suburban-neighborhood character.



Bulloch County Departmental Review

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

Zoning Patterns and Consistency: The proposed use does not appear to be consistent with the zoning patterns in the nearby area.

Neighborhood Character: The proposed use should not injure or detract from existing properties.

Property Values: There is no evidence that the proposed zoning change should injure or detract from existing neighborhoods if property maintained.

WATER / SEWER IMPACT

All properties are subject to on-site septic tank installation and a community water system approval as required by the County Health Department. Soil types and proposed lot sizes are compatible and adequate for septic tank installation.

SOLID WASTE IMPACT

None expected.

ENVIRONMENTAL IMPACT

No impact is expected.

FIRE SERVICE

Fire service is available within 1.9 miles (response time 5 minutes) from the Statesboro District Fire Department. No additional resources are required.

TRAFFIC IMPACT

The capacity and general condition of the roads accessing the proposed development is good. Williams Road is a county maintained paved road.

SCHOOL IMPACT

Minimal impact is expected on existing schools.

PARKING, ROAD AND DRAINAGE IMPACT

The proposed change should not create a significant traffic impact. The accessways/driveways 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 Department is approximately 5 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 condition modification

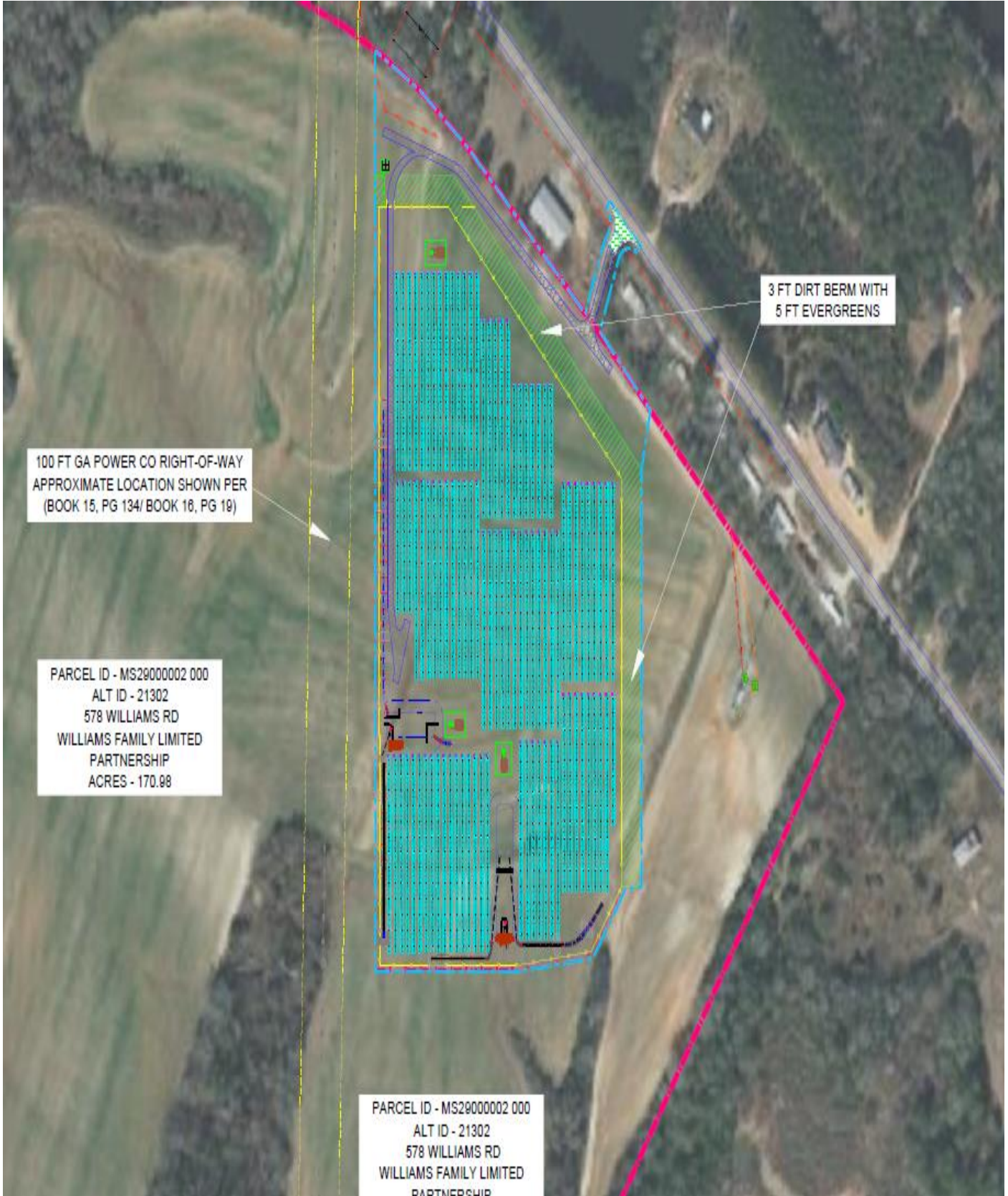


Bulloch County Departmental Review

Participants: : Tom Couch, County Manager; Jeff Akins, County Attorney; Brad Deal, County Engineer, James Pope, Planning and Development Director.

Aerial Photo.







Bulloch County Departmental Review

North





Bulloch County Departmental Review

East



Attachment: 4. Williams Family Limited Partnership rezone R40 to AG5 for solar farm Williams road BOC - (Williams Family Limited Partnership



Bulloch County Departmental Review

West



Attachment: 4. Williams Family Limited Partnership rezone R40 to AG5 for solar farm Williams road BOC - (Williams Family Limited Partnership



Bulloch County Departmental Review

Decision Sheets Containing Condition Number 7

**BULLOCH COUNTY
ZONING DEPARTMENT**
115 NORTH MAIN STREET, STATESBORO, GEORGIA 30458
(912)489-1356

DECISION SHEET

TO: Williams Family Limited Partnership
FROM: Randy Newman
DATE: June 02, 2021
MAP/PAR: MS29000002 000
RE: Conditional Use Request (USE-2021-00006)

On June 01, 2021, the Bulloch County Board of Commissioners heard your request for a conditional use to allow for a 3MW Solar Electric Power Generation Facility. The property is located on Williams Road.

The Board of Commissioners approved your request with the following conditions:

1. All mechanical equipment (including arrays and panels) and outdoor lighting fixtures shall be limited to a height of fifteen feet (15').
2. Invertors, transformers and similar noise producing equipment (not including arrays or panels) shall be placed a minimum of seventy-five feet (75') away from properties abutting adjacent residential properties.
3. Screened chain-link or pressure treated lumber security fencing will be required at a minimum height of six feet (6'), but not at a greater height than eight feet (8') around the perimeter of the facility inside the required setbacks, and it shall be regularly maintained.
4. Textured glass and/or anti-reflective coating shall be used to minimize glare.
5. Any outdoor lighting must be downcast and shielded in such a manner that does not produce glare for traffic along any adjoining roadway or nearby properties.
6. Driveway design and construction shall be approved by the County Engineer, and an encroachment permit and surety shall be required.



Bulloch County Departmental Review

7. A landscape plan shall be submitted to and approved by the Zoning Administrator showing a buffer of fifty feet (50') around the entire facility. The buffer may consist of:
 - a. Evergreen plantings that possess growth characteristics of such a nature as to produce a dense, compact planting screen with an opacity ratio of 60%, and is capable of growing to a height of at least eight (8') feet within six (6) months, and which shall be regularly maintained; and/or,
 - b. Existing trees and other natural vegetation plantings that possess growth characteristics of such a nature as to produce a dense, compact planting screen with an opacity ratio of 60%, and is at least eight (8') feet in height, except that which is necessary for new driveway access. Should such natural vegetation need to be cleared due to decay or other natural causes, landscaping shall be required in a manner consistent with Condition #7.a. and it shall be regularly maintained.

Staff and Applicant Reminders

"Solar Electric Power Generation: Comprises non-residential establishments primarily engaged in operating solar electric power generation facilities. These facilities use energy from the sun to produce electric energy. The electric energy produced in these establishments is provided to electric power transmission systems or to electric power distribution systems and shall be subject to the following conditions, which may not preclude the imposition of additional conditions:

- (1) The developer shall be able to graphically demonstrate to the Zoning Administrator through the use of renderings, photographs or similar credible media that proposed solar collection device or combination of devices shall be designed and located to avoid glare or reflection onto adjacent properties and adjacent roadways and shall not interfere with traffic or create a safety hazard. Screening, using fencing and/or vegetative buffers, shall be provided along all sides that do not collect energy to limit the visual impact of the site and to minimize glare issues.
- (2) The developer of any solar collection device or combination of devices shall provide the following documentation to the Zoning Administrator, before land development begins:
 - a) proof of adequate project financing, along with insurance or surety;
 - b) proof of compliance with regard to interconnection requirements with appropriate public utilities or public utilities regulatory agencies;
 - c) a letter from the Georgia Department of Natural Resources that there are no adverse impacts on historical or cultural resources;
 - d) submission of a site plan that meets the requirements of the County Soil Erosion and Sedimentation Ordinance, and most recent edition of the Georgia Storm Water Management Manual; and,
 - e) an approved right-of-way encroachment permit from the County Engineer to ensure adequate roadside access and drainage.
- (3) Solar panels shall not be placed in the vicinity of any airport in a manner that would interfere with airport flight patterns.
- (4) Any solar collection device or combination of devices that is not operated for a continuous period of 12 months and for which there are no applications pending for permitted use of the structure at the end of such 12-month period, shall be considered abandoned, whether or not the owner or operator intends to make use of the device(s). The owner of an abandoned solar



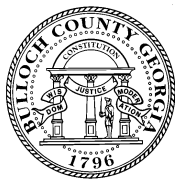
Bulloch County Departmental Review

collection device and the owner of the property where the abandoned solar collection device is located shall be under a duty to remove such device. If such device is not removed within a reasonable time, not to exceed three months, after receipt of notice from the governing authority notifying the owner(s) of such abandonment, the governing authority may remove such device(s) and place a lien upon the property for the costs of removal. The governing authority may pursue all legal remedies available to it to insure that abandoned device(s) are removed. Delay by the governing authority in taking action shall not in any way waive the governing authority's right to take action."

Section 413 (e)

Where a conditional use is granted for a construction activity requiring a building permit, the building permit must be obtained within 12 months of the issuance of the conditional use. Otherwise, the conditional use expires after 12 months.

If you need any more assistance or have any more questions, please feel free to call.



Bulloch County Board of Commissioners Agenda Item Summary

Department Making Request: Zoning	Meeting Date: November 1, 2022				
Requested Motion or Item Title: BFS Ventures, LLC submitted an application to rezone 4.9 acres of a 8.5 acre parcel from AG-5 to R-80 to divide the property into two lots.					
Summary / Background Attach Detailed Summary: See attached departmental review.					
Agenda Category	Financial Impact Statement				
Approval of Zoning Agenda	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">Budgeted Item?</td> <td style="text-align: center;">NO</td> <td style="text-align: center;">Amendment or Transfer Required?</td> <td style="text-align: center;">NO</td> </tr> </table>	Budgeted Item?	NO	Amendment or Transfer Required?	NO
Budgeted Item?	NO	Amendment or Transfer Required?	NO		
Attach Detailed Analysis, If Needed:					
Agenda Item Review and Approval					

Review:

Board of Commissioners	Pending	11/01/2022 5:30 PM
James Pope	Pending	
Tom Couch	Completed	10/25/2022 2:51 PM
Jeff Akins	Completed	10/25/2022 2:51 PM
Patrick Patton	Completed	10/25/2022 4:19 PM
Brad Deal	Completed	10/26/2022 6:38 AM
Cindy Steinmann	Completed	10/26/2022 3:03 PM



Bulloch County Departmental Review

Agenda Item:	5	Meeting Date:	November 1, 2022 (BOC)
Application #:	RZNE-2022-00051	Application Type:	Rezoning
Request:	BFS Ventures, LLC. has submitted an application to rezone 4.9 acres of a 8.5 Acre parcel from AG-5 (Agricultural 5 acres) to R80 (Residential 80,000 sq. ft.).		
Final Staff Recommendation	Staff recommends approval of the rezoning.		
Planning and Zoning Recommendation:	Recommends approval with conditions by a 5-0 vote.		

Applicant:	BFS Ventures LLC	Acres in Request:	4.9
Location:	Simons Road	Existing Lots:	1
Map #:	MS17-000005-005	Requested Lots:	3
Development Name:	-	Current Zoning:	AG-5
Future Land Use:	Rural Neighborhood	Requested Zoning:	R-80
Directions to Property:	From Statesboro travel US Highway 80 West for 4 miles. Turn right on Simons Road. Follow until the intersection of Miller Street EXT. Property will be undeveloped lots on the Left.		

Rezone Standards		Yes	No	Comment
(1)	Is the proposed use suitable in view of the zoning and development of adjacent and nearby property?	X		
(2)	Will the proposed use adversely affect the existing use or usability of adjacent or nearby property?		X	
(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		
(6)	Will the use be consistent with the purpose and intent of the proposed zoning district?	X		



Bulloch County Departmental Review

(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		

Land Use Planning Impact

Future Land Use Map: The Bulloch County Joint Comprehensive Plan indicates that the property would be appropriate for the Rural Neighborhood.

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

Zoning Patterns and Consistency: The proposed change appears to be consistent with the zoning patterns in the nearby area and/or future development map of Bulloch County.

Neighborhood Character: There is no evidence that the proposed change in use may injure or detract from existing parcels.

Neutral Impact: The level of density proposed with this development is appropriate to this area.

Fiscal/Economic Impact

Fiscal Analysis: No economic impact study was performed.

Neutral Impact

School Impact

Student Enrollment Created by New Development: School impact is anticipated. A minimum of 2 new students will in the Statesboro High School.

Neutral Impact: The Statesboro High School feeder system is already at or near capacity.

Water / Sewer Impact

Water System: Privately-owned water wells will be required to be permitted by the Bulloch County Health Department.

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

Neutral Impact: Soil types may pose some limitations for septic tank installations. Soil types on site include: PIA, FsB, CqB.

Solid Waste Impact

Nearest Existing Solid Waste and Recycling Centers: Simons Road Recycling Center

Waste Generation Estimate: 1.8 tons annually.

Neutral Impact: Private collection services are available. No significant impact on the County's Solid Waste Management Plan or Ordinance requirements is expected.



Bulloch County Departmental Review

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 5-7.

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: Soil type is primarily CqB Sandy, Loamy, Clayey

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: Negative impacts needing to be addressed are erosion and pollutants from runoff issues. A stormwater management plan and Hydrology Study is recommended, if approved.

Traffic and Road Infrastructure Impact

ITE Trip Generation Rate: 9.4 per household or 868.48 trip ends per day.

Proposed Road Construction in Development: Internal 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: Simons Road is a local paved street.

Bulloch Transportation Plan Classification for Access Road: Simons Road is a county maintained paved street.

Condition of Access Road: Simons Road is a paved road in adequate condition. Miller Street EXT is a county maintained dirt road.

Intersection Analysis: No traffic study has been performed.

Drainage: The development is located in the Lotts 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: A County permit will be required for the subdivision entrances. Cost for improvements will be paid by the developer.

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 Department

Level of Service Standard (national: 0.6 per 1,000 population): Bulloch County has 33 sworn officers for road patrols. The LOS would be 49.



Bulloch County Departmental Review

Public Safety Unit	Facility Distance / Response Time	LOS Impact or Deficiency	Intangibles
Law Enforcement (Sheriff)	4.6 miles, 6 minutes depending on patrolling patterns	.388 or no full-time equivalent additional officers would be required	Shift of 3 covers 684 square miles
Georgia State Patrol	7.6 miles, 10 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.

EMS and Fire Service Impact

Public Safety Unit	Facility Distance / Response Time	LOS Impact or Deficiency	Intangibles
Fire (Statesboro Fire Department)	Station 1 3.8 miles 7 min. response time	ISO Rating 10	City of Statesboro would need to be called for automatic aid or in event of a hazardous materials spill.
EMS-Rescue (County)	3.9 miles, 7 minutes response time	(-0.276) EMT / Paramedic per 1,000 population	

Neutral Impact: Response times for fire and EMS are adequate.

Recreation-Open Space Impact

Nearest Facilities: Luetta Moore Park (3.6 miles);

NRPA Level of Service – Acreage (9.2 acres per 1,000): Creates 0.07-acre deficiency for public park space.

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 5.8 miles.

Neutral Impact: Proposed development creates minimal public parks facilities LOS deficiencies.



Bulloch County Departmental Review

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
Total	0	0	11
Local Impact Findings	The request is likely to have a neutral impact.		

FINAL STAFF RECOMMENDATION

The subject property appears to be suitable for the proposed density of the request.

The staff recommends approval of the rezone request with the following conditions:

1. **Right-of-Way Dedication:** Thirty (30') feet in width of right-of-way measured from the centerline of Miller Street Extension shall be dedicated in fee simple to Bulloch County from the intersection of Simons Road & Miller Street Extension to the northwestern boundary of the rezoned property if future road paving is needed.

Participants

Participants: Tom Couch, County Manager; Jeff Akins, County Attorney; Brad Deal, County Engineer, James Pope, Planning and Development Director.



Bulloch County Departmental Review

7.5.a

Current Zoning Map
Existing Parcel: R80, AG5
Surrounding Parcel Zoning: AG5, R40



Attachment: 5. BFS ventures RZNE-2022-00051 (BFS Ventures, LLC Rezone Request)



Bulloch County Departmental Review

Aerial Photo of Parcel



Attachment: 5. BFS ventures RZNE-2022-00051 (BFS Ventures, LLC Rezone Request)



Bulloch County Departmental Review

North

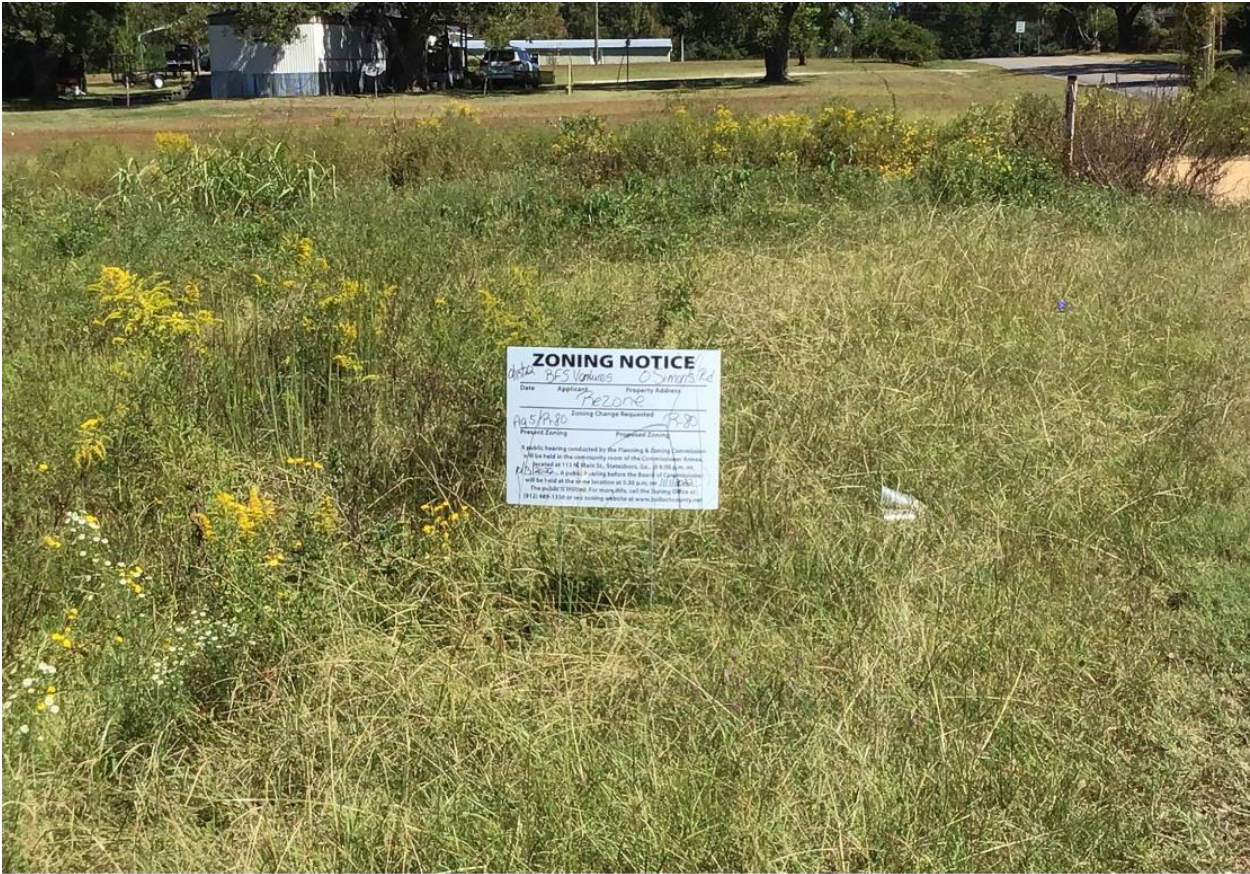


Attachment: 5. BFS ventures RZNE-2022-00051 (BFS Ventures, LLC Rezone Request)



Bulloch County Departmental Review

South



Attachment: 5. BFS ventures RZNE-2022-00051 (BFS Ventures, LLC Rezone Request)

East





Bulloch County Departmental Review

West






Attachment: 5. BFS ventures RZNE-2022-00051 (BFS Ventures, LLC Rezone Request)



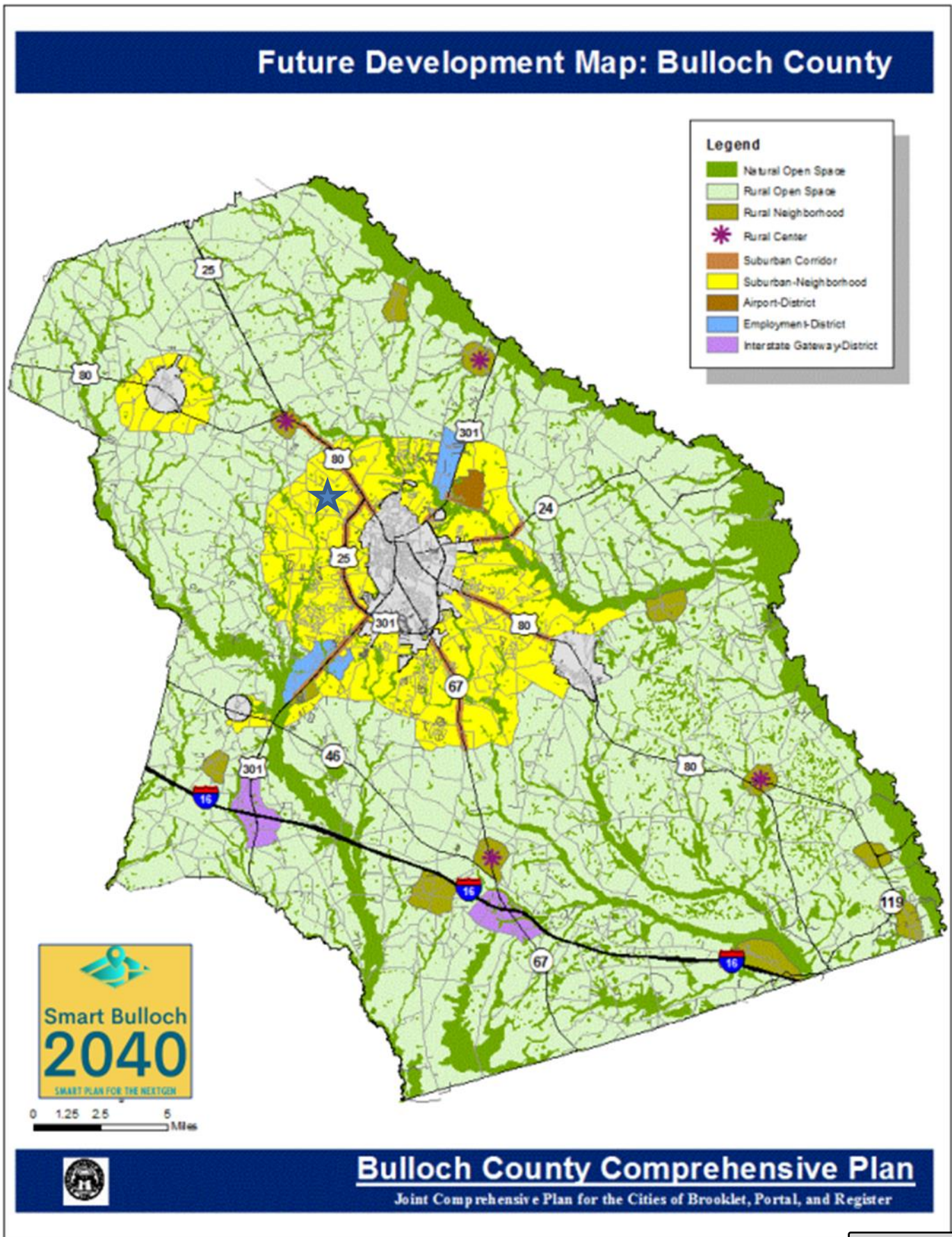
Bulloch County Departmental Review

Smart Bulloch 2040 Comprehensive Plan Character Area

SUBURBAN NEIGHBORHOOD (S-N)		
POLICIES		DESIGN PRINCIPLES
<p>Intent</p> <ul style="list-style-type: none"> Enhance existing suburban neighborhoods and create new suburban neighborhoods with a sense of place and community. <p>General Characteristics</p> <ul style="list-style-type: none"> Clustered buildings located close to the street with parking beside or behind the building. <p>Application</p> <ul style="list-style-type: none"> Compact and walkable residential development and neighborhood commercial development. Housing diversity and connectivity with nodal concentrations near key crossroads. Connect to public water and sewer if available. <p>Primary Land Uses</p> <ul style="list-style-type: none"> Civic uses such as places of worship, cemeteries and burial grounds, health facilities, school's passive recreation (including greenways and trails), public parks and community centers. Single family and multi-family residential uses. Neighborhood-scale commercial and office uses. Neighborhood-scale mixed use development. <p>Zoning Classifications</p> <ul style="list-style-type: none"> R-2, R-3, R-25, GC, NC, PUD 		<p>Site Design</p> <ul style="list-style-type: none"> Shallow-to-moderate building setbacks with green space. Moderate building footprints related to lot size. Master planned projects that consider quality architectural building design with attractive facades, controlled aesthetics, amenities and context sensitive infrastructure. <p>Density/Intensity</p> <ul style="list-style-type: none"> Scaled civic uses. 2-4 dwelling units per acre. <p>Green Space</p> <ul style="list-style-type: none"> Informal landscaping for passive use areas. Formal landscaping and appropriate buffers within built areas. Maintain connections between natural features. Neighborhood and community park facilities. <p>Transportation</p> <ul style="list-style-type: none"> Pedestrian facilities (sidewalks/multi-use trails) connected to civic and commercial uses. Moderate vehicular connectivity with managed access, adequate distance between intersections and efficient and safe circulation patterns. Paved roadways and parking, curb and gutter, sidewalks, streetscaping and streetlights. <p>Infrastructure</p> <ul style="list-style-type: none"> Municipal water (or sewer) proximity. On-site water (private wells or small systems) and sewer (septic or package systems). Abundant private utilities. Low impact development.
Visual Character Description		
Development Pattern	Transportation	Green Space
		
IMPLEMENTATION STRATEGIES		
<ul style="list-style-type: none"> Incorporate and incent design principles into development ordinances, or by zoning conditions. Encourage the use of planned unit developments (PUD's). Develop and promote incentives for amenities, aesthetics, and infill. Implement the Countywide Greenways Master Plan and define priorities for development. 		



Bulloch County Departmental Review



Attachment: 5. BFS ventures RZNE-2022-00051 (BFS Ventures, LLC Rezone Request)

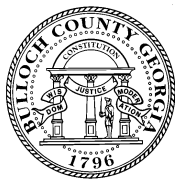


Bulloch County Departmental Review

7.5.a

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Attachment: 5. BFS ventures RZNE-2022-00051 (BFS Ventures, LLC Rezone Request)



Bulloch County Board of Commissioners Agenda Item Summary

Department Making Request:
Zoning

Meeting Date: November 1, 2022

Requested Motion or Item Title:

Moffat Properties submitted an application for a conditional use to allow an equipment rental business with outdoor storage to be located in an HC zone. The property is located at 12130 US Hwy. 301 South.

Summary / Background Attach Detailed Summary:

See attached departmental review.

Agenda Category		Financial Impact Statement		
Approval of Zoning Agenda	Budgeted Item?	NO	Amendment or Transfer Required?	NO
<p>Attach Detailed Analysis, If Needed:</p>				
<p style="text-align: center;">Agenda Item Review and Approval</p>				

Review:

Board of Commissioners

Pending

11/01/2022 5:30 PM



Bulloch County Departmental Review

Agenda Item:	6	Meeting Date:	November 1, 2022 (BOC)
Application #:	USE-2022-00030	Application Type:	Conditional Use
Request:	Moffat Properties submitted an application for a conditional use to allow an equipment rental business with outdoor storage to be located in an HC (Highway Commercial) zone. The property is located at 12130 US Highway 301 South.		
Final Staff Recommendation:	Staff Recommends approval with conditions.		
Planning and Zoning Recommendation:	Recommends approval with conditions by a 5-0 vote.		

Applicant:	Moffat Properties	Current Zoning:	HC
Location:	12130 Highway 301 S.	Requested Zoning:	-
Map #:	MS 43 000008 000	Total Acres:	5.46
Future Land Use:	Equipment Rental	Requested Acres:	5.46
Directions to Property:	From Statesboro, take US Highway 301 south, The property will be on the left approximately 0.5 miles from Veterans Memorial Parkway.		

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		If conditions are applied and enforced. Noise and buffering regulations set forth by the Bulloch County Zoning Ordinance will be required.
(5) Will the hours and manner of operation of the conditional use have no adverse effects on other properties in the area?	X		



Bulloch County Departmental Review

(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 is located along a Suburban Corridor.

Existing Land Use Pattern: There are primarily Commercial Uses in this area.

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

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 zoning change should injure or detract from existing neighborhoods if property is maintained and ordinances/conditions are adhered to. However, failure to enforce any property standards is likely to result in stagnant or lower property values.

WATER / SEWER IMPACT

City of Statesboro water and sewer available

SOLID WASTE IMPACT

Commercial solid waste companies are available. Minor impact to the solid waste disposal stream.

ENVIRONMENTAL IMPACT

No impact is expected.

FIRE SERVICE

Fire service is available within 4.6 miles (response time 8 minutes) from the Statesboro Fire Department. No additional resources are required.

TRAFFIC IMPACT

The capacity and general condition of the road accessing the parcel is good. US Hwy 301 is a state maintained paved road.

SCHOOL IMPACT

Minimal to no impact is expected on existing schools.

PARKING, ROAD AND DRAINAGE IMPACT

The proposed use will not create a significant traffic impact.

E-911 AND EMERGENCY MANAGEMENT IMPACT

Street addresses can be easily assigned.

LAW ENFORCEMENT IMPACT



Bulloch County Departmental Review

Response time from Bulloch County Sheriff's Department is approximately 10 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 subject property appears to be suitable for the proposed conditional use of a commercial Equipment rental business.

The staff recommends approval of the conditional use request with the following conditions:

1. Temporary or portable structures for offices or storage is prohibited.
2. No outside storage of parts or parking of vehicles or equipment with body damage or which are inoperable is prohibited.
3. Vehicles and equipment on display shall be parked and stored on a paved surface on the rear or side lot, or within a building.
4. Vehicles and equipment not on display but approved for repair or service shall be parked and stored on a paved surface in a fully screened location on the rear or side lot with an opaque wall or fence, or within a building.
5. Vehicles and equipment areas shall not encroach a buffer area or a public right-of-way and segregated from employee or service area parking.
6. Adequate access and circulation space must be allocated, specifically identified on a site plan, and reserved on the site for the unloading of vehicles and equipment brought to the site by carriers.
7. All accessory merchandise shall be sold indoors.
8. All service work, maintenance and repair and vehicle washing shall be conducted in an enclosed building that is a permanent structure.
9. All outdoor lighting fixtures must be recessed and downcast and shall not produce glare or a nuisance to drivers or the surrounding properties.
10. Any canopy lighting must be recessed into its ceiling.
11. Roof mounted lighting or backlit awnings are prohibited
12. Signage shall comply with requirement of the zoning or ordinance.
13. Prior to the issuance of a certificate of occupancy a sketch plan, lighting plan and signage plan to the Planning and Zoning office shall be submitted that demonstrates compliance with these conditions.

Participants

Tom Couch, County Manager; Jeff Akins, County Attorney; Brad Deal, County Engineer, Patrick Patton, Development Services Manager, James Pope, Planning and Development Director



Bulloch County Departmental Review

Zoning Map

Current Parcel Zoning: HC

Adjacent Parcel Zoning: HC



Attachment: 7. Moffat Properties USE 2022-00030 - (Moffat Properties Conditional Use)



Bulloch County Departmental Review

Aerial Photo of Parcel



Attachment: 7. Moffat Properties USE 2022-00030 - (Moffat Properties Conditional Use)



Bulloch County Departmental Review

East view



Attachment: 7. Moffat Properties USE 2022-00030 - (Moffat Properties Conditional Use)



Bulloch County Departmental Review

North



Attachment: 7. Moffat Properties USE 2022-00030 - (Moffat Properties Conditional Use)



Bulloch County Departmental Review

South



Attachment: 7. Moffat Properties USE 2022-00030 - (Moffat Properties Conditional Use)

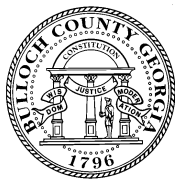


Bulloch County Departmental Review

West



Attachment: 7. Moffat Properties USE 2022-00030 - (Moffat Properties Conditional Use)



Bulloch County Board of Commissioners Agenda Item Summary

Department Making Request:
Zoning

Meeting Date: November 1, 2022

Requested Motion or Item Title:

The Development Authority of Bulloch County submitted an application to rezone 51.97 acres from HC to LI to allow the development of a manufacturing facility. The property is located on US Hwy. 301 South, 1.3 miles north of the Interstate-16 interchange.

Summary / Background Attach Detailed Summary:

See attached departmental review.

Agenda Category		Financial Impact Statement		
Approval of Zoning Agenda	Budgeted Item?	NO	Amendment or Transfer Required?	NO
<p>Attach Detailed Analysis, If Needed:</p>				
<p style="text-align: center;">Agenda Item Review and Approval</p>				

Review:

Board of Commissioners	Pending	11/01/2022 5:30 PM
James Pope	Pending	
Brad Deal	Pending	
Tom Couch	Completed	10/25/2022 3:39 PM
Jeff Akins	Completed	10/25/2022 3:39 PM
Patrick Patton	Completed	10/25/2022 4:19 PM
Cindy Steinmann	Completed	10/26/2022 3:04 PM



Bulloch County Departmental Review

1

Agenda Item:	7	Meeting Date:	November 1, 2022 (BOC)
Application #:	RZNE-2022-00053	Application Type:	Rezoning
Request:	The Development Authority of Bulloch County submitted an application to rezone 51.97 acres from HC (Highway Commercial) to LI (Light Industrial) to allow the development of a manufacturing facility. The property is located on US Hwy 301 South, 1.3 miles north of the Interstate-16 interchange.		
Final Staff Recommendation:	Staff recommends approval with conditions.		
Planning and Zoning Recommendation:	Recommends approval with conditions by a 5-0 vote.		

Applicant:	Development Authority of Bulloch County	Acres in Request:	51.97
Location:	Highway 301 South	Existing Lots:	1
Map #:	049 000022 000	Requested Lots:	1
		Current Zoning:	HC
Future Land Use:	Industrial	Requested Zoning:	LI
Directions to Property:	From Statesboro, take US Highway 301 South to past GA Highway 46. After you pass the traffic light @ 46 travel 2.5 miles. Akins Anderson RD. S. will be on your right, the property will be on your left across 301.		

Rezone Standards		Yes	No	Comment
(1)	Is the proposed use suitable in view of the zoning and development of adjacent and nearby property?	X		
(2)	Will the proposed use adversely affect the existing use or usability of adjacent or nearby property?		X	The proposed use should not impact adjacent properties if conditions are enforced.
(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		Additional structures may place a short

Attachment: 7. Development Authority of Bulloch County 2022-00053 - (Development Authority of Bulloch County Rezoning)



Bulloch County Departmental Review

			term strain on public safety.
(5)	Is the proposed use compatible with the purpose and intent of the Comprehensive Plan?	X	
(6)	Will the use be consistent with the purpose and intent of the proposed zoning district?	X	The location is included in a Tax Allocation District created with anticipation of industrial uses near the US 301 and Interstate 16 interchange
(7)	Is the proposed use supported by new or changing conditions not anticipated by the Comprehensive Plan?		X The Comprehensive Plan anticipated industrial land uses in the area.
(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	

Land Use Planning Impact

Future Land Use Map: The Bulloch County Joint Comprehensive Plan indicates that the property would be appropriate for the Interstate Gateway District.

Existing Land Use Pattern: There are primarily rural residential, agricultural, Heavy Industrial and Light Industrial uses at adjacent and nearby properties.

Zoning Patterns and Consistency: The proposed change appears to be consistent with the zoning patterns in the nearby area and/or future development map of Bulloch County.

Neighborhood Character: There is no evidence that the proposed change in use may injure or detract from existing parcels.

Impact: Positive. Light Industrial development is encouraged in this area of the County according to the Future Land Use Plan.

Fiscal/Economic Impact

Property Values: Values for adjacent properties may be enhanced by the proposed development provided the Interstate Gateway Corridor Overlay restrictions are adhered to, and, if enforcement of County land use and property maintenance regulations are applied. However, failure to enforce zoning/land use standards are likely to result in stagnant or lower property values over time.

Neutral Impact: Cost of public service expenditures may be a net positive overtime.



Bulloch County Departmental Review

School Impact

Student Enrollment Created by proposed development: No school impact is anticipated.

Neutral Impact: No school impact is anticipated due to the land use as proposed will not include residential development.

Water / Sewer Impact

Water System: The facility to be located on the parcel will be served by the City of Statesboro water system.

Sewerage: Wastewater will be served by the City of Statesboro using the current infrastructure located on or near the parcel.

Positive Impact: Water and sewer service will be served by the existing City of Statesboro system. The revenue vs required improvements for service are net positive.

Solid Waste Impact

Nearest Existing Solid Waste and Recycling Centers: Commercial solid waste services would be needed to service the location

Waste Generation Estimate: Variable based on tenant.

Neutral Impact: Private collection services are available. No significant impact on the County's Solid Waste Management Plan or Ordinance requirements is expected.

Environmental Impact

Wetlands and Flood Zones: Development as proposed assumes disturbance mitigation for 1.7 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 50%

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 number of different types soils, most of which are suitable for development.

Historic or Archeological Resources: There are no known resources affected.

Resources of Regional or Statewide Importance: Nearby Development of Regional Impact reports indicate the parcel is located in an Area Requiring Special Attention where development is likely to occur.

Neutral Impact: Negative impacts needing to be addressed are erosion and pollutants from runoff issues. A stormwater management plan, Hydrology Study, and wetland permit is required.

Traffic and Road Infrastructure Impact

ITE Trip Generation Rate: 2,470 Trips per Day

Parking: Parking will be subject to the Offstreet Parking and Design Guidelines of Bulloch County.

GDOT Road Classification for Access Road: US 301 is a major arterial.

Bulloch Transportation Plan Classification for Access Road: US Hwy 301 is an arterial route.

Condition of Access Road: Good, will need improvements to serve the proposed use.

Intersection Analysis: No traffic study has been performed.



Bulloch County Departmental Review

Drainage: The development is located in the Lotts 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 drainage. A hydrology study and stormwater management plan will be required. GDOT permits will be required for intersection improvements to US 301.

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 Department

Level of Service Standard (national: 0.6 per 1,000 population): Bulloch County has 33 sworn officers for road patrols. The LOS would be 49.

Public Safety Unit	Facility Distance / Response Time	LOS Impact or Deficiency	Intangibles
Law Enforcement (Sheriff)	14.1 miles, 20 minutes depending on patrolling patterns	.024 or no full-time equivalent additional officers would be required	Shift of 3 covers 684 square miles
Georgia State Patrol	7.1 miles, 11 minutes depending on patrolling patterns	NA	Post #45 located south of Statesboro on US 301

Neutral Impact: The Sheriff's Department's 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
Fire (Register Fire Department)	Register 2.2 miles 5 min. response time	ISO Rating 9	City of Statesboro would need to be called as first responder or in event of a hazardous materials spill.
EMS-Rescue (County)	12.2 miles, 14 minutes response time	(-0.276) EMT / Paramedic per 1,000 population	

Negative Impact: Response times for fire and EMS are adequate but the development may create a staffing deficiency upon build out if current staffing is not increased. In addition, the



Bulloch County Departmental Review

development may provide cause for the County to provide additional equipment if the building proposes any variance to the height limitation of the zone.

Recreation-Open Space Impact

Neutral Impact: No significant impact will be created by the development.

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
Total	2	1	8
Local Impact Findings	The rezoning of the 52.72 acres may have a neutral impact to Bulloch County		

FINAL STAFF RECOMMENDATION

The subject property appears to be suitable for the proposed rezone.

The staff recommends approval of the rezone request with the following conditions:

1. **Use:** The principal use(s) approved for this property shall be limited to light industrial uses where a use is permitted by right.
2. **Zoning Overlay:** All uses are subject to requirements of the Interstate Gateway Overlay Zoning District.
3. **Screening and Buffering:** Screening and buffers will be required according to Sections 405, 406, and 407 of the zoning ordinance.
4. **Access Permit:** An access permit shall be required from Georgia Department of Transportation.
5. **Hydrology Report:** Thirty (30) days prior to applying to the County for a Preliminary Subdivision Plat the applicant/developer shall perform and submit the results of Hydrologic Analysis conforming to an overall Stormwater Management Plan for the entire



Bulloch County Departmental Review

development which shows no adverse impacts to surrounding properties and is subject to approval by the County Engineer.

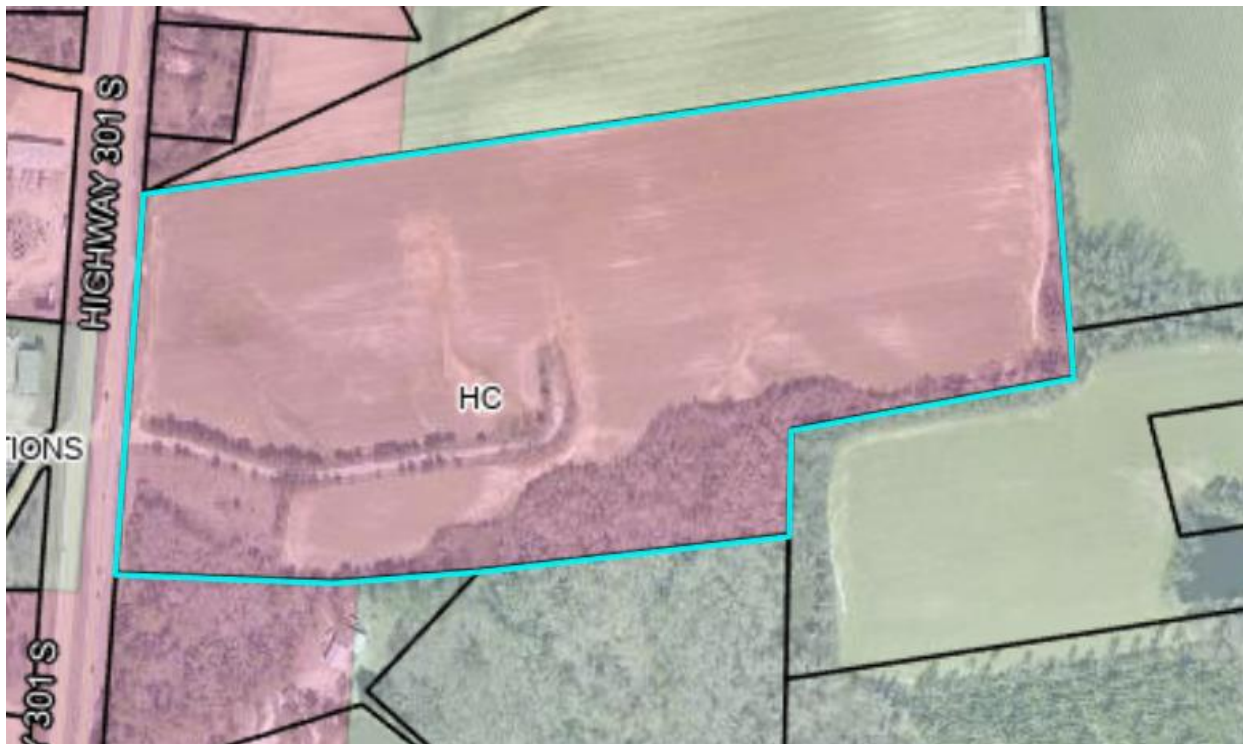
Participants

Participants: Tom Couch, County Manager; Jeff Akins, County Attorney; Brad Deal, County Engineer, James Pope, Planning and Development Director.

Current Zoning Map

Existing Parcel Zone: HC

Adjacent Parcel Zoning: AG-5, HI with Conditions





Bulloch County Departmental Review

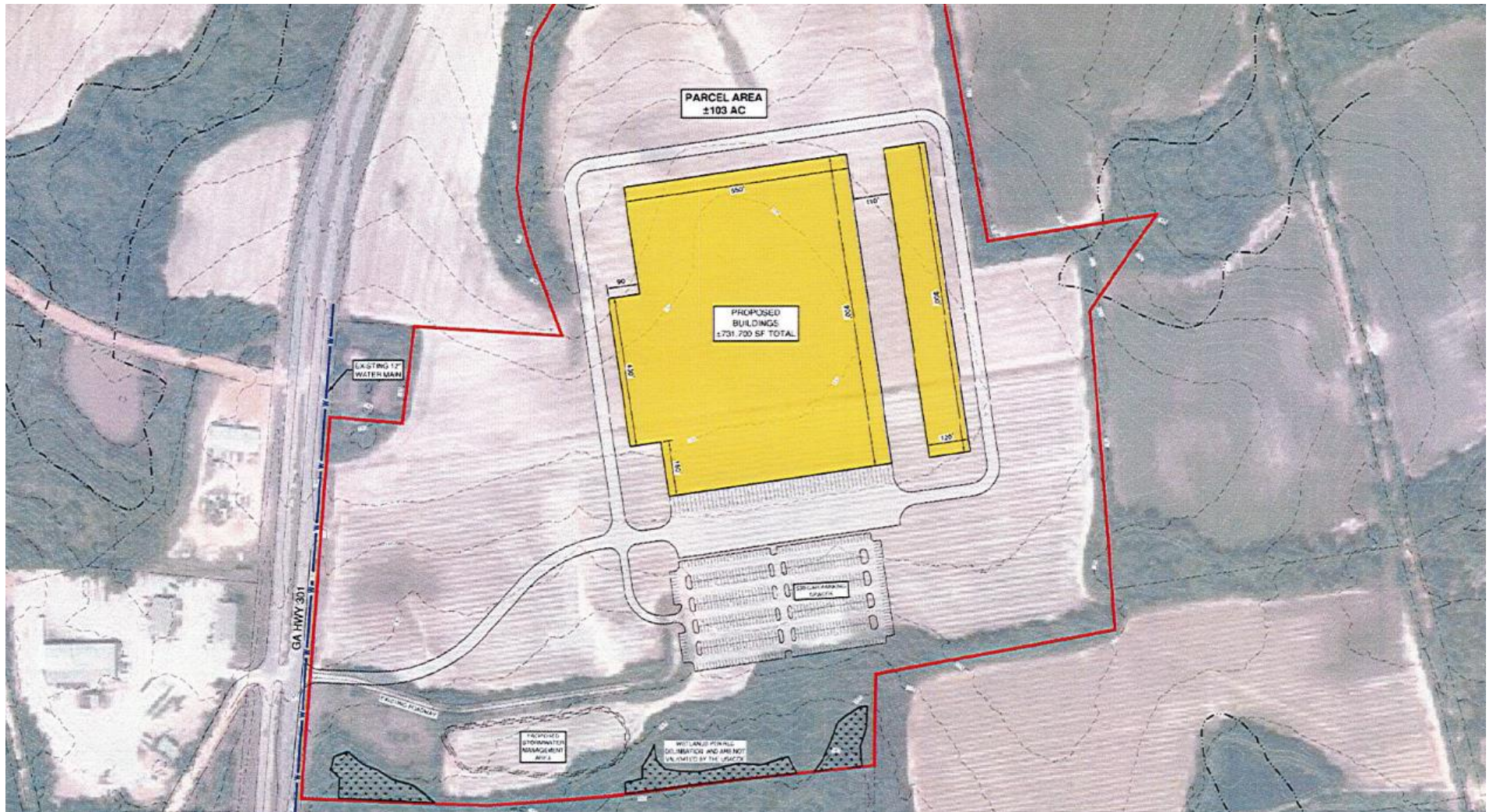
Proposed Site Aerial





Bulloch County Departmental Review

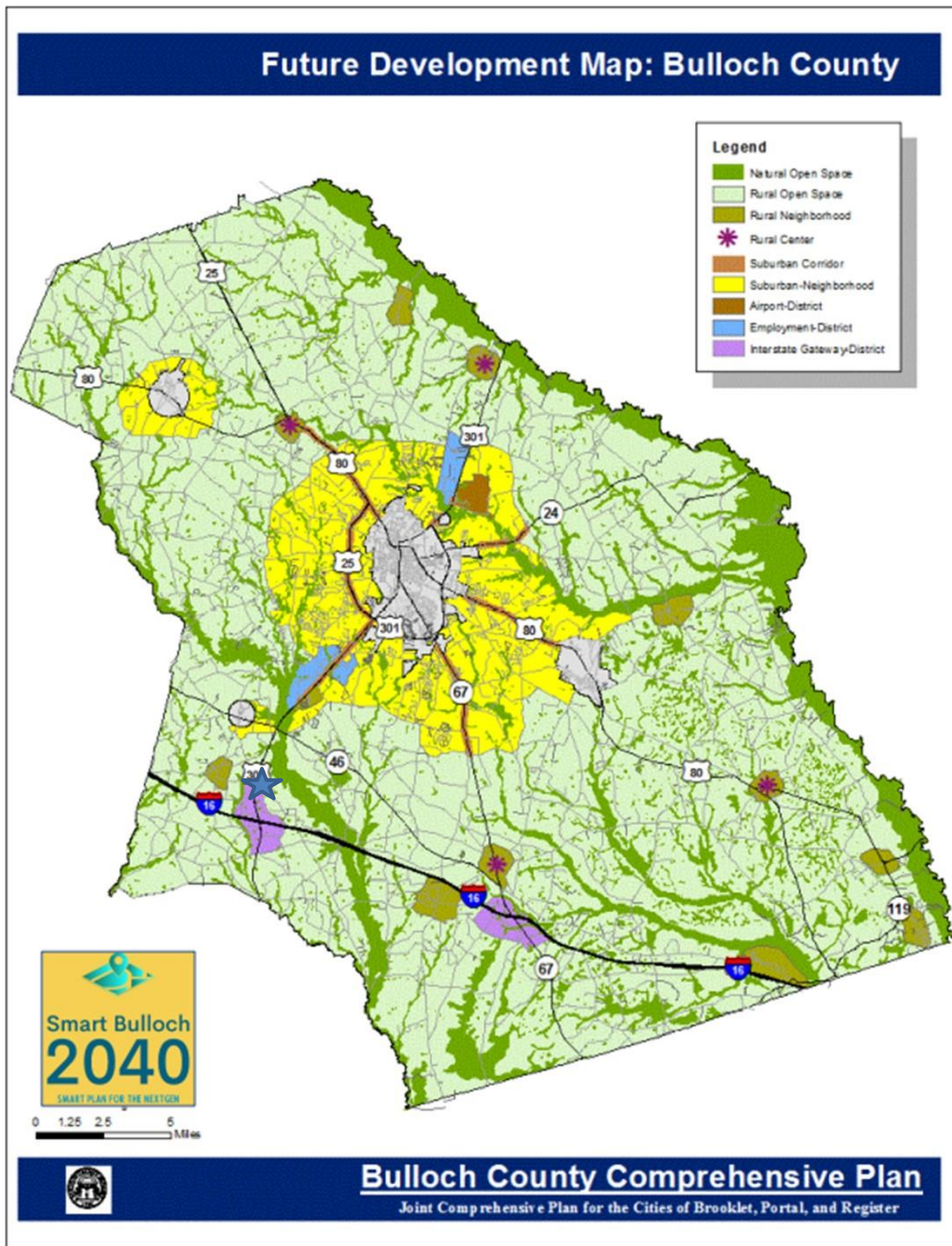
Proposed Site Development Plan





Bulloch County Departmental Review

Future Development Map






Attachment: 7. Development Authority of Bulloch County 2022-00053 - (Development Authority of Bulloch County Rezone)



Bulloch County Departmental Review

Future Land Development Character Area

INTERSTATE GATEWAY DISTRICT (IG-D)		
POLICIES		DESIGN PRINCIPLES
<u>Intent</u> <ul style="list-style-type: none">Enhance and maintain existing highway commercial businesses associated with interstate interchanges to define a visual gateway to Bulloch County, and create industrial or large business facilities to take advantage of the I-16 access and proximity to Savannah's port and shipping facilities.		<u>Site Design</u> <ul style="list-style-type: none">Deep to moderate building setbacks using building structures to frame the site.Moderate to high lot coverage and building footprints related to lot size.Master planned projects that consider quality architectural building design with attractive facades, controlled aesthetics, and context sensitive infrastructure.
<u>General Characteristics</u> <ul style="list-style-type: none">Potential to accommodate large auto oriented commercial and industrial uses catering to I-16 traffic and nearby workforce.		<u>Density/Intensity</u> <ul style="list-style-type: none">Limited civic buildings.1-8 dwelling units per acre.1-4 story buildings.
<u>Application</u> <ul style="list-style-type: none">Planned development for industrial, commercial and residential uses for workers and travelers.Locate on principal arterial where full services, public facilities and routes of potential public transportation are available.		<u>Green Space</u> <ul style="list-style-type: none">Formal landscaping and appropriate buffers between built areas to limit negative noise and visual impacts to surrounding areas.Moderately dense street trees, bushes and planting strips.
<u>Primary Land Uses</u> <ul style="list-style-type: none">Single or multi-family residential (PUD only).Interstate oriented commercial uses.Industrial uses such as low or high intensity manufacturing, assembly, distribution, processing, wholesale trade, etc.Planned business or industrial parks.		<u>Transportation</u> <ul style="list-style-type: none">High vehicular connectivity with managed access with frontage roads, accommodation for heavy vehicles, landscaped parking, limited connections to surrounding development and efficient and safe circulation patterns.Moderate pedestrian environment and facilities (sidewalks/bicycles/multi-use trails).Paved roadways and parking (on-site), curb and gutter, sidewalks, streetscapes and street lighting.
<u>Zoning Classifications</u> <ul style="list-style-type: none">HC, LI, HI, PUD, Interstate Overlay		<u>Infrastructure</u> <ul style="list-style-type: none">Municipal water (and/or sewer).Abundant public utilities.Low impact development.
<u>Visual Character Description</u>		
<u>Development Pattern</u> 	<u>Transportation</u> 	<u>Green Space</u> 
IMPLEMENTATION STRATEGIES <ul style="list-style-type: none">Continue to implement the redevelopment plan for the I-16/U.S. 301 Interstate Gateway District.Prepare a redevelopment plan to establish a similar district at I-16 and State Route 67.		



Bulloch County Departmental Review

East



Attachment: 7. Development Authority of Bulloch County 2022-00053 - (Development Authority of Bulloch County Rezone)



Bulloch County Departmental Review

South



Attachment: 7. Development Authority of Bulloch County 2022-00053 - (Development Authority of Bulloch County Rezone)

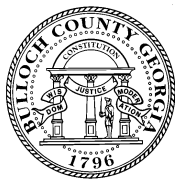


Bulloch County Departmental Review

West



Attachment: 7. Development Authority of Bulloch County 2022-00053 - (Development Authority of Bulloch County Rezone)



Bulloch County Board of Commissioners Agenda Item Summary

Department Making Request:
Zoning

Meeting Date: November 1, 2022

Requested Motion or Item Title:

The Development Authority of Bulloch County submitted an application to rezone 52.72 acres from HC to LI to allow the development of a manufacturing facility. The property is located on US Hwy. 301 South, 1.3 miles north of the Interstate-16 interchange.

Summary / Background Attach Detailed Summary:

See attached departmental review.

Agenda Category		Financial Impact Statement		
Approval of Zoning Agenda	Budgeted Item?	NO	Amendment or Transfer Required?	NO
<p>Attach Detailed Analysis, If Needed:</p>				
<p style="text-align: center;">Agenda Item Review and Approval</p>				

Review:

Board of Commissioners	Pending	11/01/2022 5:30 PM
James Pope	Pending	
Brad Deal	Pending	
Tom Couch	Completed	10/25/2022 3:39 PM
Jeff Akins	Completed	10/25/2022 3:39 PM
Patrick Patton	Completed	10/25/2022 4:19 PM
Cindy Steinmann	Completed	10/26/2022 3:04 PM



Bulloch County Departmental Review

Agenda Item:	8	Meeting Date:	November 1, 2022 (BOC)
Application #:	RZNE-2022-00054	Application Type:	Rezoning
Request:	The Development Authority of Bulloch County submitted an application to rezone 52.72 acres from HC (Highway Commercial) to LI (Light Industrial) to allow the development of a manufacturing facility. The property is located on US Hwy 301 South, 1.3 miles north of the Interstate-16 interchange.		
Final Staff Recommendation	Staff recommends approval with conditions.		
Planning and Zoning Recommendation:	Recommends approval with conditions by a 5-0 vote.		

Applicant:	Development Authority of Bulloch County	Acres in Request:	52.72
Location:	Highway 301 South	Existing Lots:	1
Map #:	049 000019A 000 049 000019 000	Requested Lots:	1
		Current Zoning:	HC
Future Land Use:	Industrial	Requested Zoning:	LI
Directions to Property:	From Statesboro, take US Highway 301 South to past GA Highway 46. After you pass the traffic light @ 46 travel 2.5 miles. Akins Anderson RD. S. will be on your right, the property will be on your left across 301.		

Rezone Standards		Yes	No	Comment
(1)	Is the proposed use suitable in view of the zoning and development of adjacent and nearby property?	X		
(2)	Will the proposed use adversely affect the existing use or usability of adjacent or nearby property?		X	The proposed use should not impact adjacent properties if conditions are enforced.
(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		Additional structures may place a short term strain on public safety.



Bulloch County Departmental Review

(5)	Is the proposed use compatible with the purpose and intent of the Comprehensive Plan?	X		
(6)	Will the use be consistent with the purpose and intent of the proposed zoning district?	X		The location is included in a Tax Allocation District created with anticipation of industrial uses near the US 301 and Interstate 16 interchange
(7)	Is the proposed use supported by new or changing conditions not anticipated by the Comprehensive Plan?		X	The Comprehensive Plan anticipated industrial land uses in the area.
(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		

Land Use Planning Impact

Future Land Use Map: The Bulloch County Joint Comprehensive Plan indicates that the property would be appropriate for the Interstate Gateway District.

Existing Land Use Pattern: There are primarily rural residential, agricultural, Heavy Industrial and Light Industrial uses at adjacent and nearby properties.

Zoning Patterns and Consistency: The proposed change appears to be consistent with the zoning patterns in the nearby area and/or future development map of Bulloch County.

Neighborhood Character: There is no evidence that the proposed change in use may injure or detract from existing parcels.

Impact: Positive. Light Industrial development is encouraged in this area of the County according to the Future Land Use Plan.

Fiscal/Economic Impact

Property Values: Values for adjacent properties may be enhanced by the proposed development provided the Interstate Gateway Corridor Overlay restrictions are adhered to, and, if enforcement of County land use and property maintenance regulations are applied. However, failure to enforce zoning/land use standards are likely to result in stagnant or lower property values over time.

Neutral Impact: Cost of public service expenditures may be a net positive overtime.

School Impact

Student Enrollment Created by proposed development: No school impact is anticipated.



Bulloch County Departmental Review

Neutral Impact: No school impact is anticipated due to the land use as proposed will not include residential development.

Water / Sewer Impact

Water System: The facility to be located on the parcel will be served by the City of Statesboro water system.

Sewerage: Wastewater will be served by the City of Statesboro using the current infrastructure located on or near the parcel.

Positive Impact: Water and sewer service will be served by the existing City of Statesboro system. The revenue vs required improvements for service are net positive.

Solid Waste Impact

Nearest Existing Solid Waste and Recycling Centers: Commercial solid waste services would be needed to service the location

Waste Generation Estimate: Variable based on tenant.

Neutral Impact: Private collection services are available. No significant impact on the County's Solid Waste Management Plan or Ordinance requirements is expected.

Environmental Impact

Wetlands and Flood Zones: Development as proposed assumes disturbance mitigation for 1.7 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 50%

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 number of different types soils, most of which are suitable for development.

Historic or Archeological Resources: There are no known resources affected.

Resources of Regional or Statewide Importance: Nearby Development of Regional Impact reports indicate the parcel is located in an Area Requiring Special Attention where development is likely to occur.

Neutral Impact: Negative impacts needing to be addressed are erosion and pollutants from runoff issues. A stormwater management plan, Hydrology Study, and wetland permit is required.

Traffic and Road Infrastructure Impact

ITE Trip Generation Rate: 2,470 Trips per Day

Parking: Parking will be subject to the Offstreet Parking and Design Guidelines of Bulloch County.

GDOT Road Classification for Access Road: US 301 is a major arterial.

Bulloch Transportation Plan Classification for Access Road: US Hwy 301 is an arterial route.

Condition of Access Road: Good, will need improvements to serve the proposed use.

Intersection Analysis: No traffic study has been performed.

Drainage: The development is located in the Lotts Creek Drainage Basin. Currently all drainage is natural; no man-made improvements to the parcel are known other than roadside drainage



Bulloch County Departmental Review

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 drainage. A hydrology study and stormwater management plan will be required. GDOT permits will be required for intersection improvements to US 301.

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 Department

Level of Service Standard (national: 0.6 per 1,000 population): Bulloch County has 33 sworn officers for road patrols. The LOS would be 49.

Public Safety Unit	Facility Distance / Response Time	LOS Impact or Deficiency	Intangibles
Law Enforcement (Sheriff)	14.1 miles, 20 minutes depending on patrolling patterns	.024 or no full-time equivalent additional officers would be required	Shift of 3 covers 684 square miles
Georgia State Patrol	7.1 miles, 11 minutes depending on patrolling patterns	NA	Post #45 located south of Statesboro on US 301

Neutral Impact: The Sheriff's Department's 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
Fire (Register Fire Department)	Register 2.2 miles 5 min. response time	ISO Rating 9	City of Statesboro would need to be called as first responder or in event of a hazardous materials spill.
EMS-Rescue (County)	12.2 miles, 14 minutes response time	(-0.276) EMT / Paramedic per 1,000 population	

Negative Impact: Response times for fire and EMS are adequate but the development may create a staffing deficiency upon build out if current staffing is not increased. In addition, the development may provide cause for the County to provide additional equipment if the building proposes any variance to the height limitation of the zone.



Bulloch County Departmental Review

Recreation-Open Space Impact

Neutral Impact: No significant impact will be created by the development.

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
Total	2	1	8
Local Impact Findings	The rezoning of the 52.72 acres may have a neutral impact to Bulloch County		

FINAL STAFF RECOMMENDATION

The subject property appears to be suitable for the proposed rezone.

The staff recommends approval of the rezone request with the following conditions:

1. **Use:** The principal use(s) approved for this property shall be limited to light industrial uses where a use is permitted by right.
2. **Zoning Overlay:** All uses are subject to requirements of the Interstate Gateway Overlay Zoning District.
3. **Screening and Buffering:** Screening and buffers will be required according to Sections 405, 406, and 407 of the zoning ordinance.
4. **Access Permit:** An access permit shall be required from Georgia Department of Transportation.
5. **Hydrology Report:** Thirty (30) days prior to applying to the County for a Preliminary Subdivision Plat the applicant/developer shall perform and submit the results of Hydrologic Analysis conforming to an overall Stormwater Management Plan for the entire development which shows no adverse impacts to surrounding properties and is subject to approval by the County Engineer.



Bulloch County Departmental Review

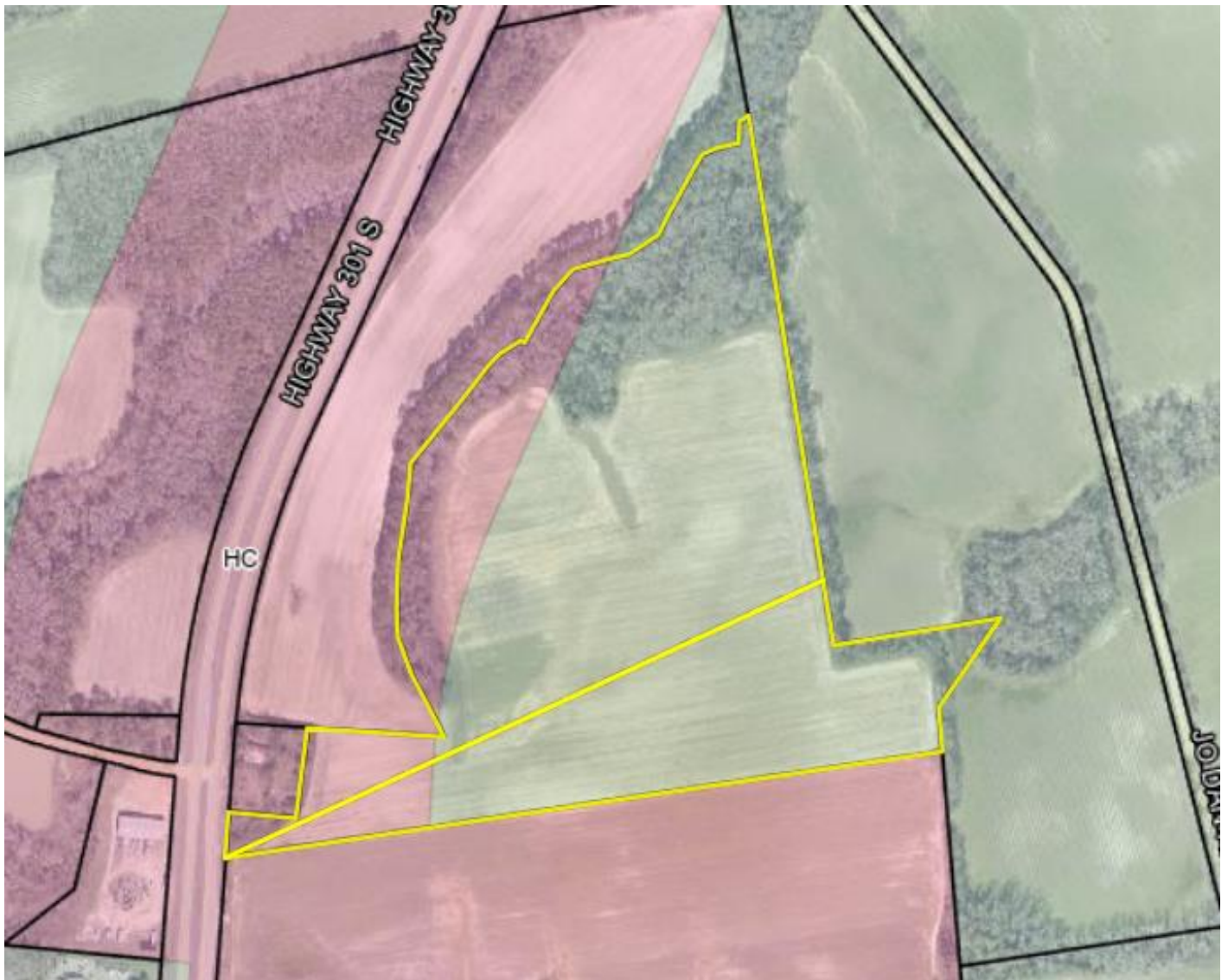
Participants

Participants: Tom Couch, County Manager; Jeff Akins, County Attorney; Brad Deal, County Engineer, James Pope, Planning and Development Director.

Current Zoning Map

Existing Parcel Zone: HC/AG-5

Adjacent Parcel Zoning: HC



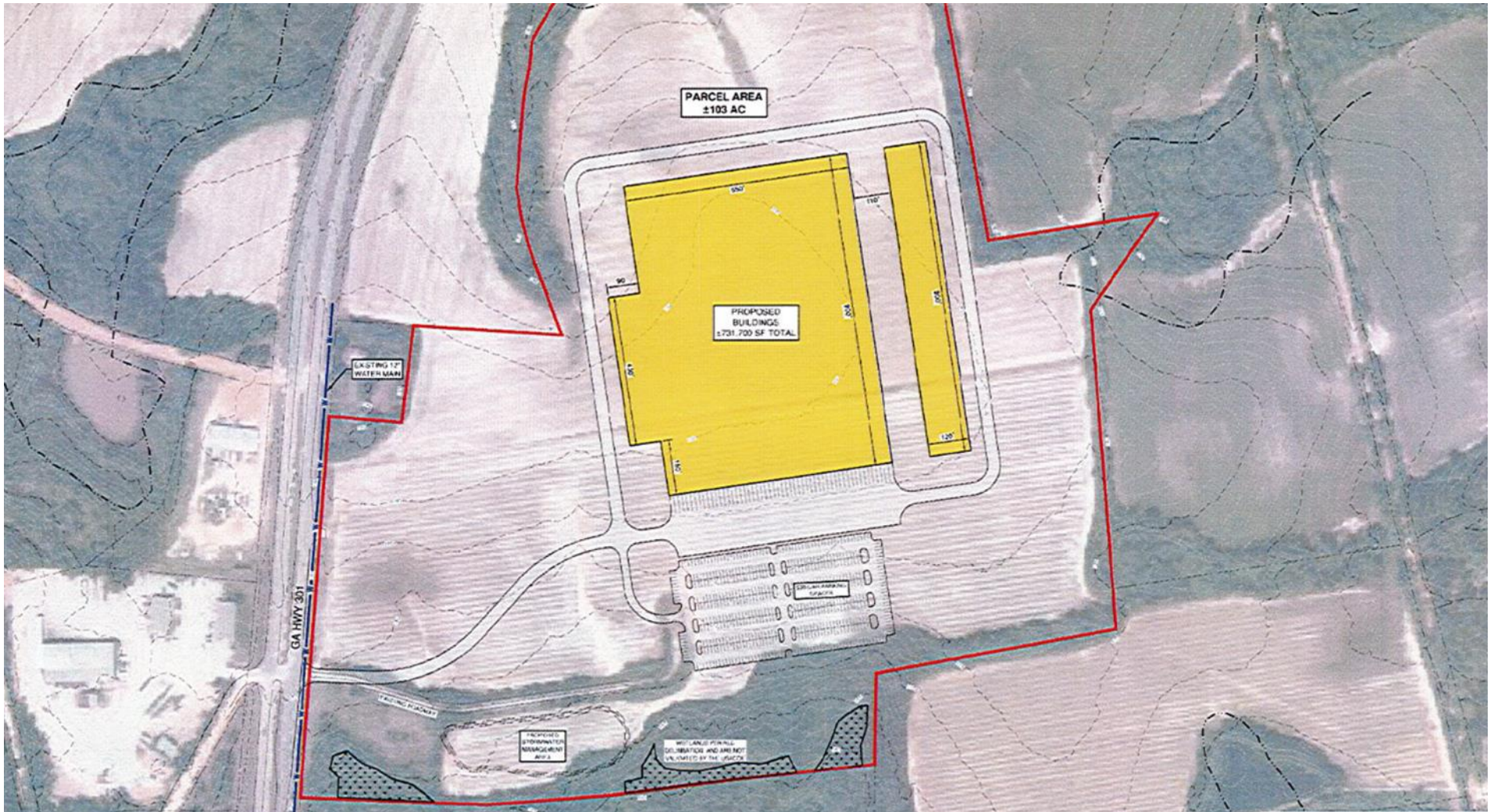


Bulloch County Departmental Review

Aerial Photo of Property

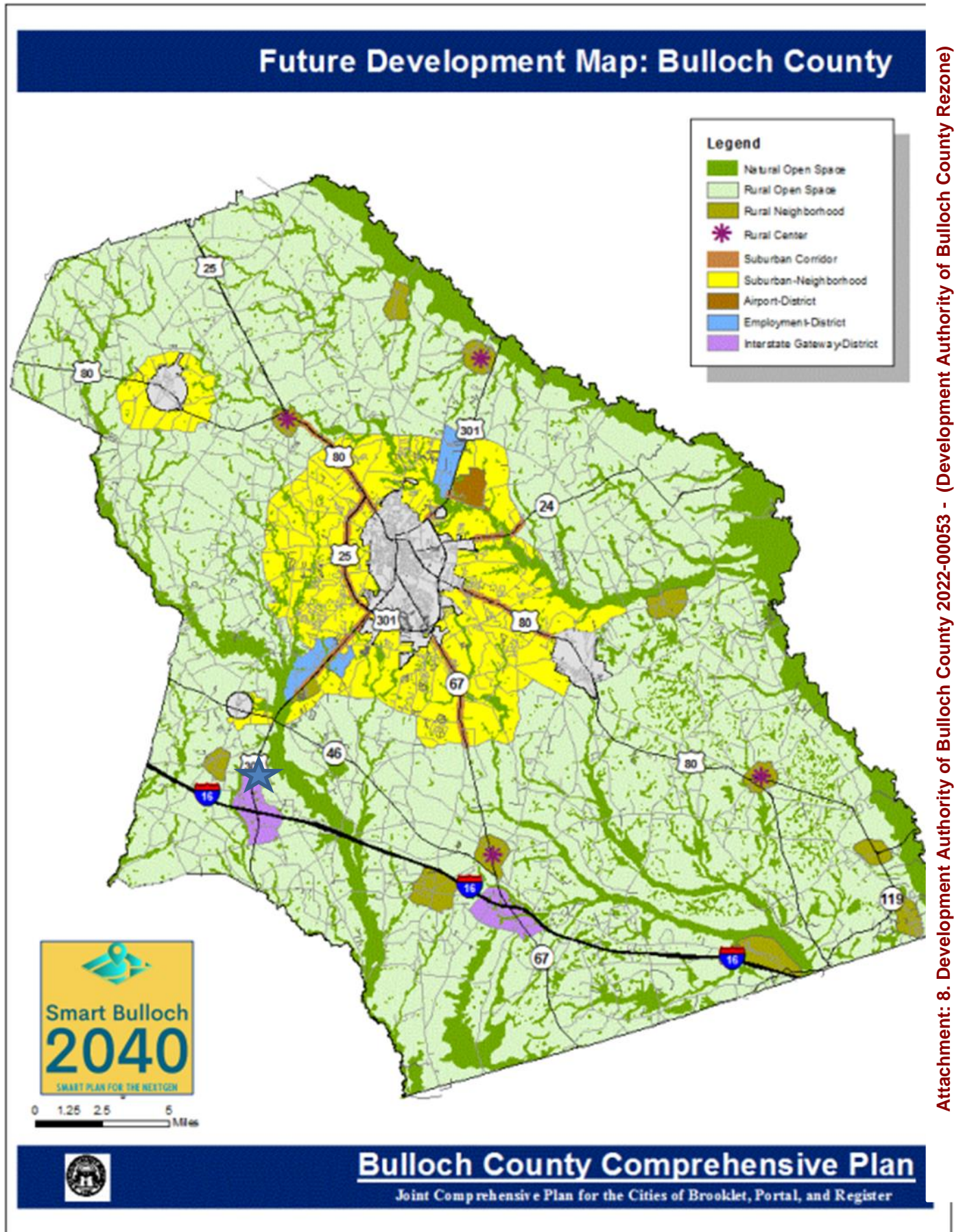


Proposed Site Development








Bulloch County Departmental Review





Bulloch County Departmental Review

Future Land Development Character Area

INTERSTATE GATEWAY DISTRICT (IG-D)		
POLICIES		DESIGN PRINCIPLES
Intent <ul style="list-style-type: none">Enhance and maintain existing highway commercial businesses associated with interstate interchanges to define a visual gateway to Bulloch County, and create industrial or large business facilities to take advantage of the I-16 access and proximity to Savannah's port and shipping facilities.		Site Design <ul style="list-style-type: none">Deep to moderate building setbacks using building structures to frame the site.Moderate to high lot coverage and building footprints related to lot size.Master planned projects that consider quality architectural building design with attractive facades, controlled aesthetics, and context sensitive infrastructure.
General Characteristics <ul style="list-style-type: none">Potential to accommodate large auto oriented commercial and industrial uses catering to I-16 traffic and nearby workforce.		Density/Intensity <ul style="list-style-type: none">Limited civic buildings.1-8 dwelling units per acre.1-4 story buildings.
Application <ul style="list-style-type: none">Planned development for industrial, commercial and residential uses for workers and travelers.Locate on principal arterial where full services, public facilities and routes of potential public transportation are available.		Green Space <ul style="list-style-type: none">Formal landscaping and appropriate buffers between built areas to limit negative noise and visual impacts to surrounding areas.Moderately dense street trees, bushes and planting strips.
Primary Land Uses <ul style="list-style-type: none">Single or multi-family residential (PUD only).Interstate oriented commercial uses.Industrial uses such as low or high intensity manufacturing, assembly, distribution, processing, wholesale trade, etc.Planned business or industrial parks.		Transportation <ul style="list-style-type: none">High vehicular connectivity with managed access with frontage roads, accommodation for heavy vehicles, landscaped parking, limited connections to surrounding development and efficient and safe circulation patterns.Moderate pedestrian environment and facilities (sidewalks/bicycles/multi-use trails).Paved roadways and parking (on-site), curb and gutter, sidewalks, streetscapes and street lighting.
Zoning Classifications <ul style="list-style-type: none">HC, LI, HI, PUD, Interstate Overlay		Infrastructure <ul style="list-style-type: none">Municipal water (and/or sewer).Abundant public utilities.Low impact development.
Visual Character Description		
Development Pattern 	Transportation 	Green Space 
IMPLEMENTATION STRATEGIES <ul style="list-style-type: none">Continue to implement the redevelopment plan for the I-16/U.S. 301 Interstate Gateway District.Prepare a redevelopment plan to establish a similar district at I-16 and State Route 67.		



Bulloch County Departmental Review

North



Attachment: 8. Development Authority of Bulloch County 2022-00053 - (Development Authority of Bulloch County Rezoning)



Bulloch County Departmental Review

East



Attachment: 8. Development Authority of Bulloch County 2022-00053 - (Development Authority of Bulloch County Rezone)



Bulloch County Departmental Review

South



Attachment: 8. Development Authority of Bulloch County 2022-00053 - (Development Authority of Bulloch County Rezone)

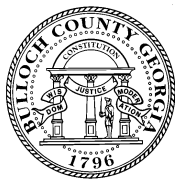


Bulloch County Departmental Review

West



Attachment: 8. Development Authority of Bulloch County 2022-00053 - (Development Authority of Bulloch County Rezoning)



Bulloch County Board of Commissioners Agenda Item Summary

Department Making Request:
Zoning

Meeting Date: November 1, 2022

Requested Motion or Item Title:

James Anderson submitted an application for a conditional use to allow a business office to be located in a HC zone. The property is located at 12114 US Hwy. 301 South.

Summary / Background Attach Detailed Summary:

See attached departmental review.

Agenda Category		Financial Impact Statement		
Approval of Zoning Agenda	Budgeted Item?	NO	Amendment or Transfer Required?	NO
<p>Attach Detailed Analysis, If Needed:</p>				
<p style="text-align: center;">Agenda Item Review and Approval</p>				

Review:

Board of Commissioners	Pending	11/01/2022 5:30 PM
James Pope	Pending	
Tom Couch	Completed	10/25/2022 3:38 PM
Jeff Akins	Completed	10/25/2022 3:38 PM
Patrick Patton	Completed	10/25/2022 4:18 PM
Cindy Steinmann	Completed	10/26/2022 3:04 PM
Brad Deal	Completed	10/27/2022 6:18 AM



Bulloch County Departmental Review

Agenda Item:	9	Meeting Date:	November 1, 2022 (BOC)
Application #:	USE-2022-00031	Application Type:	Conditional Use
Request:	James Anderson submitted an application for a conditional use to allow a business office to be located in a highway commercial zone. The property is located at 12114 US Highway 301 South.		
Staff Recommendation:	Staff Recommends approval with conditions.		
Planning and Zoning Recommendation:	Recommends approval with conditions by a 5-0 vote.		

Applicant:	James Anderson	Current Zoning:	HC
Location:	12114 US Hwy 301 S	Requested Zoning:	-
Map #:	MS43000005 000	Total Acres:	3.19
Proposed Land Use:	Equipment Rental	Requested Acres:	3.19
Directions to Property:	From Statesboro take US Highway 301 S. The property will be approximately 0.6 miles on your left once you pass Veterans Memorial Parkway.		

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		If conditions are in place and enforced.
(5) Will the hours and manner of operation of the conditional use have no adverse effects on other properties in the area?	X		Noise and buffering regulations set forth by the Bulloch County Zoning Ordinance will be required.
(6) Will the height, size, or location of the buildings or other structures on the property be compatible with the height, size	X		



Bulloch County Departmental Review

or location of buildings or other structures on neighboring properties?			
(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 is located in a Suburban Corridor character area.

Existing Land Use Pattern: There are primarily Commercial Uses in this area.

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

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 zoning change should injure or detract from existing neighborhoods if property is maintained and ordinances/conditions are adhered to. However, failure to enforce any property standards is likely to result in stagnant or lower property values.

WATER / SEWER IMPACT

City of Statesboro water and sewer are available.

SOLID WASTE IMPACT

Commercial solid waste companies are available. Minor impact to the solid waste disposal stream.

ENVIRONMENTAL IMPACT

No impact is expected.

FIRE SERVICE

Fire service is available within 4.6 miles (response time 8 minutes) from the Statesboro Fire Department. No additional resources are required.

TRAFFIC IMPACT

The capacity and general condition of the road accessing the parcel is good. US Hwy 301 is a state maintained paved road.

SCHOOL IMPACT

Minimal impact is expected on existing schools.

PARKING, ROAD AND DRAINAGE IMPACT

The proposed use will not create a significant traffic impact. Currently, drainage is controlled with measures in place within the existing parking lot. The accessways/driveways to the site appear to have proper roadside drainage measures. If driveways are determined to be in need of widening, a GDOT driveway permit will be required.

E-911 AND EMERGENCY MANAGEMENT IMPACT

Street addresses can be easily assigned. The County Emergency Management Director should be contacted prior to construction.



Bulloch County Departmental Review

LAW ENFORCEMENT IMPACT

Response time from Bulloch County Sheriff's Department is approximately 10 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:

1. Temporary or portable structures for offices or storage is prohibited.
2. No outside storage of parts or parking of vehicles or equipment with body damage or which are inoperable is prohibited.
3. Vehicles and equipment and building materials shall be parked and stored on a paved surface on the rear or side lot, or within a building.
4. Vehicles and equipment not on display but approved for repair or service shall be parked and stored on a paved surface in a fully screened location on the rear or side lot with an opaque wall or fence, or within a building.
5. Vehicles and equipment areas shall not encroach a buffer area or a public right-of-way and segregated from employee or service area parking.
6. Adequate access and circulation space must be allocated, specifically identified on a site plan, and reserved on the site for the unloading of vehicles and equipment brought to the site by carriers.
7. All service work, maintenance and repair and vehicle washing shall be conducted in an enclosed building that is a permanent structure.
8. All outdoor lighting fixtures must be recessed and downcast and shall not produce glare or a nuisance to drivers or the surrounding properties.
9. Any canopy lighting must be recessed into its ceiling.
10. Roof mounted lighting or backlit awnings are prohibited
11. Signage shall comply with requirement of the zoning or ordinance.
12. Prior to the issuance of a certificate of occupancy a sketch plan, lighting plan and signage plan to the Planning and Zoning office shall be submitted that demonstrates compliance with these conditions.

Participants

Tom Couch, County Manager; Jeff Akins, County Attorney; Brad Deal, County Engineer, Patrick Patton, Development Services Manager, James Pope, Planning and Development Director



Bulloch County Departmental Review

Zoning Map

Current Parcel Zoning: HC

Adjacent Parcel Zoning: HC, PUD



Attachment: 10. James Anderson RZNE 2022-00031 - (James Anderson Conditional Use)



Bulloch County Departmental Review

Aerial Photo of Parcel



Attachment: 10. James Anderson RZNE 2022-00031 - (James Anderson Conditional Use)



Bulloch County Departmental Review

North



Attachment: 10. James Anderson RZNE 2022-00031 - (James Anderson Conditional Use)



Bulloch County Departmental Review

East



Attachment: 10. James Anderson RZNE 2022-00031 - (James Anderson Conditional Use)



Bulloch County Departmental Review

South



Attachment: 10. James Anderson RZNE 2022-00031 - (James Anderson Conditional Use)

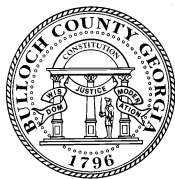


Bulloch County Departmental Review

West



Attachment: 10. James Anderson RZNE 2022-00031 - (James Anderson Conditional Use)



Bulloch County Board of Commissioners Agenda Item Summary

Department Making Request:
Clerk of Board

Meeting Date: November 1, 2022

Requested Motion or Item Title:

Public hearing regarding the proposed amendments to the Comprehensive Plan.

Summary / Background Attach Detailed Summary:

Agenda Category

Financial Impact Statement

Public Hearing- Zoning

Budgeted Item?

NO

**Amendment or
Transfer Required?**

NO

Attach Detailed Analysis, If Needed:

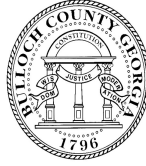
Agenda Item Review and Approval

Review:

Board of Commissioners

Pending

11/01/2022 5:30 PM



BULLOCH COUNTY
BOARD OF COMMISSIONERS
MINUTES • OCTOBER 18, 2022

Regular Meeting

North Main Annex Community Room

8:30 AM

115 North Main St, Statesboro, GA 30458

I. CALL TO ORDER, WELCOME MEDIA AND VISITORS

Chairman Thompson welcomed guests and called the meeting to order.

II. INVOCATION AND PLEDGE

Commissioner Stringer gave the invocation and Pledge of Allegiance.

III. ROLL CALL

Mrs. Olympia Gaines, Clerk of the Board, performed the roll call for the commissioners and staff.

Attendee Name	Title	Status	Arrived
Ray Mosley	Commissioner	Present	
Anthony Simmons	Commissioner	Present	
Curt Deal	Commissioner	Present	
Roy Thompson	Chairman	Present	
Walter Gibson	Commissioner	Present	
Jappy Stringer	Commissioner	Present	
Timmy Rushing	Vice-Chairman	Present	

The following staff were present: County Manager Tom Couch, Assistant County Manager Cindy Steinmann, County Attorney Jeff Akins, Chief Financial Officer Kristie King, Assistant Financial Officer Breanna Haydon, Senior Accountant Peyton Fuller, Purchasing Manager Faye Bragg, Human Resources Director Cindy Mallett, Public Works Director Dink Butler, Public Safety Director Ted Wynn, Statesboro-Bulloch Parks and Recreation Director Eddie Cannon, Community Relations Manager Broni Gainous, County Engineer Brad Deal, Special Projects Manager Randy Newman, Mental Health and Drug Court Coordinator Karen McClain, Planning and Development Director James Pope, GIS Coordinator Paul Conner, Deputy EMS Director Brian Hendrix, Deputy Public Safety Director Lee Eckles, Interim Fire Chief Ben Tapley, Administrative Assistant Etta Diemert, Administrative Assistant Alexis Knox, E-911 Director Kelly Barnard, Warden Randy Tillman, Captain Marcus NeSmith, and Sheriff Noel Brown.

IV. APPROVAL OF GENERAL AGENDA

Chairman Thompson called for changes and/or modifications to the General Agenda. Hearing none, he called for a motion to approve the General Agenda as presented.

1. A motion was made to approve the General Agenda as presented.

Minutes Acceptance: Minutes of Oct 18, 2022 8:30 AM (Consent Agenda)

RESULT:	Approved [Unanimous]
MOVER:	Jappy Stringer, Commissioner
SECONDER:	Ray Mosley, Commissioner
AYES:	Ray Mosley, Anthony Simmons, Curt Deal, Walter Gibson, Jappy Stringer, Timmy Rushing

V. PUBLIC COMMENTS

Chairman Thompson called for public comments from the audience at large or in writing.

Marcus Toole provided access to information regarding the County's policies and how they impact the cost of housing. He stated the current policies for road paving are antiquated and not equitable to all residents living on a road they desire to have paved.

VI. PRESENTATION

Chairman Thompson called on Human Resources Director Cindy Mallett to begin the presentation. Mrs. Mallett provided background information regarding the Management Development Program. She stated the participants in the program were required to complete a group community service project.

Administrative Assistant Alexis Knox stated the participants were divided up and assigned to special groups. She stated the group was responsible for creating a recreational space for Safe Haven that included a basketball pad and landscaping. Ms. Knox stated the group also worked on the installment of bluebird boxes at the recreational parks throughout the County. She stated the goal of the bluebird boxes is to bring awareness to the nesting habits of bluebirds. Ms. Knox stated the group also purchased board games and other play activity resources for the children in Safe Haven. She stated the funding for the project was donated by local businesses and the funding for the board games and other play resources was donated by the family of the late Terri Harville.

Assistant County Manager Cindy Steinmann thanked the group for their dedication and completion of the project.

VII. CONSENT AGENDA

A motion was made to approve the Consent Agenda as presented.

RESULT:	Approved [Unanimous]
MOVER:	Walter Gibson, Commissioner
SECONDER:	Anthony Simmons, Commissioner
AYES:	Ray Mosley, Anthony Simmons, Curt Deal, Walter Gibson, Jappy Stringer, Timmy Rushing

1. Minutes Approval: Tuesday October 4th, 2022 05:30 PM
2. Minutes of Oct 10, 2022 5:30 PM
3. 2498: Approve a contract for Stryker ProCare Services in the amount of \$18,044.80 (See Exhibit #2022-248).
4. 2506: Approve a contract renewal for long leaf pine straw with Brian T. Powell Enterprises, Inc., in the amount of \$37,375.00 to be split between Parks and Recreation and Transportation departmental budgets (See Exhibit #2022-249).
5. 2509: Approve a 2022 BJA FY22 Adult Discretionary Grant Program Award in the amount of \$739,172.00 from the Office of Justice Programs (See Exhibit #2022-250).

6. 2510: Approve a proposal from Woodcock Builders for renovations to the Human Resources Office in the amount of \$12,800.00 (See Exhibit #2022-251).
7. 2513: Approve an amendment to the budgets for Fiscal Year 2022 by appropriating amounts in each fund for various activities (See Exhibit#2022-252).
8. 2515: Approve the appointment of Nandi Marshall to the Bulloch County Health Board to serve a term beginning January 1, 2023 and ending December 31, 2029.
9. 2516: Approve the appointment of Andy Ellis to the Library Board of Trustees to fill the unexpired term of Que'Andra Campbell beginning October 18, 2022 and ending June 30, 2024.

VIII. NEW BUSINESS

1. 2507: Approve a bid from Atmax Equipment Company for two 223 Mower Max All-In-One Boom Mowers in the amount of \$399,044.00.

Chairman Thompson called on Public Works Director Dink Butler to initiate discussion on the matter.

Mr. Butler stated the Atmax Equipment Company is able to provide the County with two 223 Mower Max all-in-one boom mowers due to their ability to provide the necessary equipment with the shortest delivery time. He stated they are compatible with the majority of the department's current motors. Mr. Butler stated the equipment is covered under a two-year warranty and the Fleet Department is able to provide any required maintenance after the expiration of the warranty.

After some discussion, a motion was made to approve a bid from Atmax Equipment Company for two 223 Mower Max all-in-one boom mowers in the amount of \$399,044.00 (See Exhibit #2022-253).

RESULT:	Approved [Unanimous]
MOVER:	Ray Mosley, Commissioner
SECONDER:	Anthony Simmons, Commissioner
AYES:	Ray Mosley, Anthony Simmons, Curt Deal, Walter Gibson, Jappy Stringer, Timmy Rushing

IX. WORK SESSION- RETIREMENT PLAN

Chairman Thompson called on the Employee Retirement Plan Study Group to initiate discussion on the matter.

Captain Marcus NeSmith provided a copy of the Due Diligence Report summarizing the initiation of the project and associated activities taken by staff and the Employee Retirement Plan Study Group in evaluating plan options, providing employee communication and education, and collecting employee feedback.

After some discussion, Chairman Thompson stated a request was made to defer taking action to amend the County's retirement plan until the November 1, 2022 meeting.

Commissioner Mosley offered a motion to defer taking action to amend the County's retirement plan until the November 1, 2022 meeting. Commissioner Simmons seconded the motion and the motion was tied with a 3:3 vote. Commissioner Mosley, Commissioner Simmons, and Commissioner Gibson voted in favor of the motion and Commissioner Stringer, Commissioner Rushing, and Commissioner Deal all voted in opposition to the motion. Chairman Thompson voted in favor of the motion to break the tie. The motion carried 4:3.

X. COMMISSION AND STAFF COMMENTS

Chairman Thompson called for general comments from the commissioners and staff.

County Manager Tom Couch stated there will be a farewell reception for Mrs. Gaines on Friday, October 21, 2022 at 3pm. He stated the Board will hold a Town Hall meeting on November 14, 2022, at 5:30 pm at the Willow Hill Heritage and Renaissance Center located at 4235 Willow Hill Road, Portal, Georgia.

XI. ADJOURN

Hearing no further comments, Chairman Thompson called for a motion to adjourn the meeting.

1. A motion was made to adjourn the meeting.

RESULT:	Approved [Unanimous]
MOVER:	Curt Deal, Commissioner
SECONDER:	Timmy Rushing, Commissioner
AYES:	Ray Mosley, Anthony Simmons, Curt Deal, Walter Gibson, Jappy Stringer, Timmy Rushing

Chairman

Attest: _____

Olympia Gaines, Clerk

Minutes Acceptance: Minutes of Oct 18, 2022 8:30 AM (Consent Agenda)



Bulloch County Board of Commissioners Agenda Item Summary

Department Making Request:
County Manager

Meeting Date: November 1, 2022

Requested Motion or Item Title:

Motion to approve an amendment to the Bulloch County Service Delivery Strategy by the City of Brooklet

Summary / Background Attach Detailed Summary:

The City of Brooklet is requesting an amendment to the Bulloch County Service Delivery Strategy to provide water services to a recently annexed parcel on Old Leefield Road. Please see the attached documents for review.

Agenda Category		Financial Impact Statement		
Consent Agenda	Budgeted Item?	NO	Amendment or Transfer Required?	YES
<p>Attach Detailed Analysis, If Needed:</p>				
<p style="text-align: center;">Agenda Item Review and Approval</p>				

Review:

James Pope Pending

Tom Couch Pending 10/26/2022 2:58 PM

Cindy Steinmann Completed 10/27/2022 9:32 AM

Jeff Akins Completed 10/27/2022 9:46 AM

Board of Commissioners Pending 11/01/2022 5:30 PM



SERVICE DELIVERY STRATEGY

FORM 1

COUNTY: **BULLOCH**

I. GENERAL INSTRUCTIONS:

1. FORM 1 is required for **ALL** SDS submittals. Only one set of these forms should be submitted per county. The complete forms shall clearly present the collective agreement reached by all cities and counties that were party to the service delivery strategy.
2. List each local government and/or authority that provides services included in the service delivery strategy in Section II below.
3. List all services provided or primarily funded by each general purpose local government and/or authority within the county that are continuing *without change* in Section III, below. (It is acceptable to break a service into separate components if this will facilitate description of the service delivery strategy.)

OPTION A <i>Revising or Adding to the SDS</i>	OPTION B <i>Extending the Existing SDS</i>
<ol style="list-style-type: none"> 4. List all services provided or primarily funded by each general purpose local government and authority within the county which are revised or added to the SDS in Section IV, below. (It is acceptable to break a service into separate components if this will facilitate description of the service delivery strategy.) 5. For each service or service component listed in Section IV, complete a separate, updated <i>Summary of Service Delivery Arrangements</i> form (FORM 2). 6. Complete one copy of the <i>Certifications</i> form (FORM 4) and have it signed by the authorized representatives of participating local governments. [Please note that DCA cannot validate the strategy unless it is signed by the local governments required by law (see Instructions, FORM 4).] 	<ol style="list-style-type: none"> 4. In Section IV type, "NONE." 5. Complete one copy of the <i>Certifications for Extension of Existing SDS</i> form (FORM 5) and have it signed by the authorized representatives of the participating local governments. [Please note that DCA cannot validate the strategy unless it is signed by the local governments required by law (see Instructions, FORM 5).] 6. Proceed to step 7, below. <div data-bbox="841 1184 1533 1409" style="background-color: #000080; color: white; padding: 10px; text-align: center;"> <p>For answers to most frequently asked questions on Georgia's Service Delivery Act, links and helpful publications, visit DCA's website at http://www.dca.ga.gov/development/PlanningQualityGrowth/programs/servicedelivery.asp, or call the Office of Planning and Quality Growth at (404) 679-5279.</p> </div>

7. If any of the conditions described in the existing *Summary of Land Use Agreements* form (FORM 3) have changed or if it has been ten (10) or more years since the most recent FORM 3 was filed, update and include FORM 3 with the submittal.
8. Provide the completed forms and any attachments to your regional commission. The regional commission will upload digital copies of the SDS documents to the Department's password-protected web-server.

NOTE: ANY FUTURE CHANGES TO THE SERVICE DELIVERY ARRANGEMENTS DESCRIBED ON THESE FORMS WILL REQUIRE AN UPDATE OF THE SERVICE DELIVERY STRATEGY AND SUBMITTAL OF REVISED FORMS AND ATTACHMENTS TO THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS UNDER THE "OPTION A" PROCESS DESCRIBED, ABOVE.

II. LOCAL GOVERNMENTS INCLUDED IN THE SERVICE DELIVERY STRATEGY:

In this section, list all local governments (including cities located partially within the county) and authorities that provide services included in the service delivery strategy.

Bulloch County
 City of Statesboro
 Town of Brooklet
 Town of Portal
 Town of Register
 Development Authority of Bulloch County
 Statesboro Housing Authority
 Statesboro Convention and Visitors Bureau
 Statesboro-Bulloch County Land Bank Authority

III. SERVICES INCLUDED IN THE EXISTING SERVICE DELIVERY STRATEGY THAT ARE BEING EXTENDED WITHOUT CHANGE:

In this section, list each service or service component already included in the existing SDS which will continue as previously agreed with no need for modification.

Airport
 Animal Shelter/Control
 Code Enforcement
 Courts
 Development Services
 Downtown Development
 Economic Development
 Elections and Voter Registration
 Emergency 911
 Emergency Management
 Emergency Medical and Rescue
 Engineering
 Fire Protection
 Housing and Urban Redevelopment
 Indigent Defense
 Jail
 Law Enforcement
 Library
 Natural Gas
 Parks and Recreation
 Planning and Zoning
 Public Health Services
 Public Housing
 Recycling
 Road and Street Construction
 Road and Street Maintenance
 Senior Citizens Program/Title 3
 Social Services /Public Health
 Solid Waste Collection/Recycling
 Solid Waste Disposal
 Stormwater
 Tourism
 Wastewater

IV. SERVICES THAT ARE BEING REVISED OR ADDED IN THIS SUBMITTAL:

In this section, list each new service or new service component which is being added and each service or service component which is being revised in this submittal. For each item listed here, a separate Summary of Service Delivery Arrangements form (FORM 2) must be completed.

Water



SERVICE DELIVERY STRATEGY

FORM 2: Summary of Service Delivery Arrangements

Instructions:

Make copies of this form and complete one for each service listed on FORM 1, Section IV. Use EXACTLY the same service names listed on FORM 1. Answer each question below, attaching additional pages as necessary. If the contact person for this service (listed at the bottom of the page) changes, this should be reported to the Department of Community Affairs.

COUNTY: **BULLOCH**

Service: **Water**

1. Check one box that best describes the agreed upon delivery arrangement for this service:

- a.) ☐ Service will be provided countywide (i.e., including all cities and unincorporated areas) by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):
- b.) ☐ Service will be provided only in the unincorporated portion of the county by a single service provider. (If this box is checked, identify the government, authority or organization providing the service.):
- c.) ☐ One or more cities will provide this service only within their incorporated boundaries, and the service will not be provided in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.):
- d.) ☐ One or more cities will provide this service only within their incorporated boundaries, and the county will provide the service in unincorporated areas. (If this box is checked, identify the government(s), authority or organization providing the service.):
- e.) ☒ Other (If this box is checked, **attach a legible map delineating the service area of each service provider**, and identify the government, authority, or other organization that will provide service within each service area.): **City of Statesboro, Town of Brooklet, Town of Portal, Town of Register**

2. In developing this strategy, were overlapping service areas, unnecessary competition and/or duplication of this service identified?

☐ **Yes** (if "Yes," you must attach additional documentation as described, below)

☒ **No**

If these conditions will continue under this strategy, **attach an explanation for continuing the arrangement** (i.e., overlapping but higher levels of service (See O.C.G.A. 36-70-24(1)), overriding benefits of the duplication, or reasons that overlapping service areas or competition cannot be eliminated).

If these conditions will be eliminated under the strategy, **attach an implementation schedule** listing each step or action that will be taken to eliminate them, the responsible party and the agreed upon deadline for completing it.

SDS FORM 2, continued

3. List each government or authority that will help to pay for this service and indicate how the service will be funded (e.g., enterprise funds, user fees, general funds, special service district revenues, hotel/motel taxes, franchise taxes, impact fees, bonded indebtedness, etc.).

Local Government or Authority	Funding Method
City of Statesboro	SPLOST, Water-Sewer Fund, User Fees, Grants, CDBG
Town of Brooklet	SPLOST, User Fees, Grants, CDBG
Town of Portal	SPLOST, User Fees, Grants, CDBG
Town of Register	SPLOST, User Fees, Grants, CDBG

4. How will the strategy change the previous arrangements for providing and/or funding this service within the county?

Grants and CDBG funding has been added as additional funding methods. New service area map for Town of Brooklet has been attached. Other water service area maps for other municipalities are attached but remained unchanged.

5. List any formal service delivery agreements or intergovernmental contracts that will be used to implement the strategy for this service:

Agreement Name	Contracting Parties	Effective and Ending Dates
N/A		

6. What other mechanisms (if any) will be used to implement the strategy for this service (e.g., ordinances, resolutions, local acts of the General Assembly, rate or fee changes, etc.), and when will they take effect?

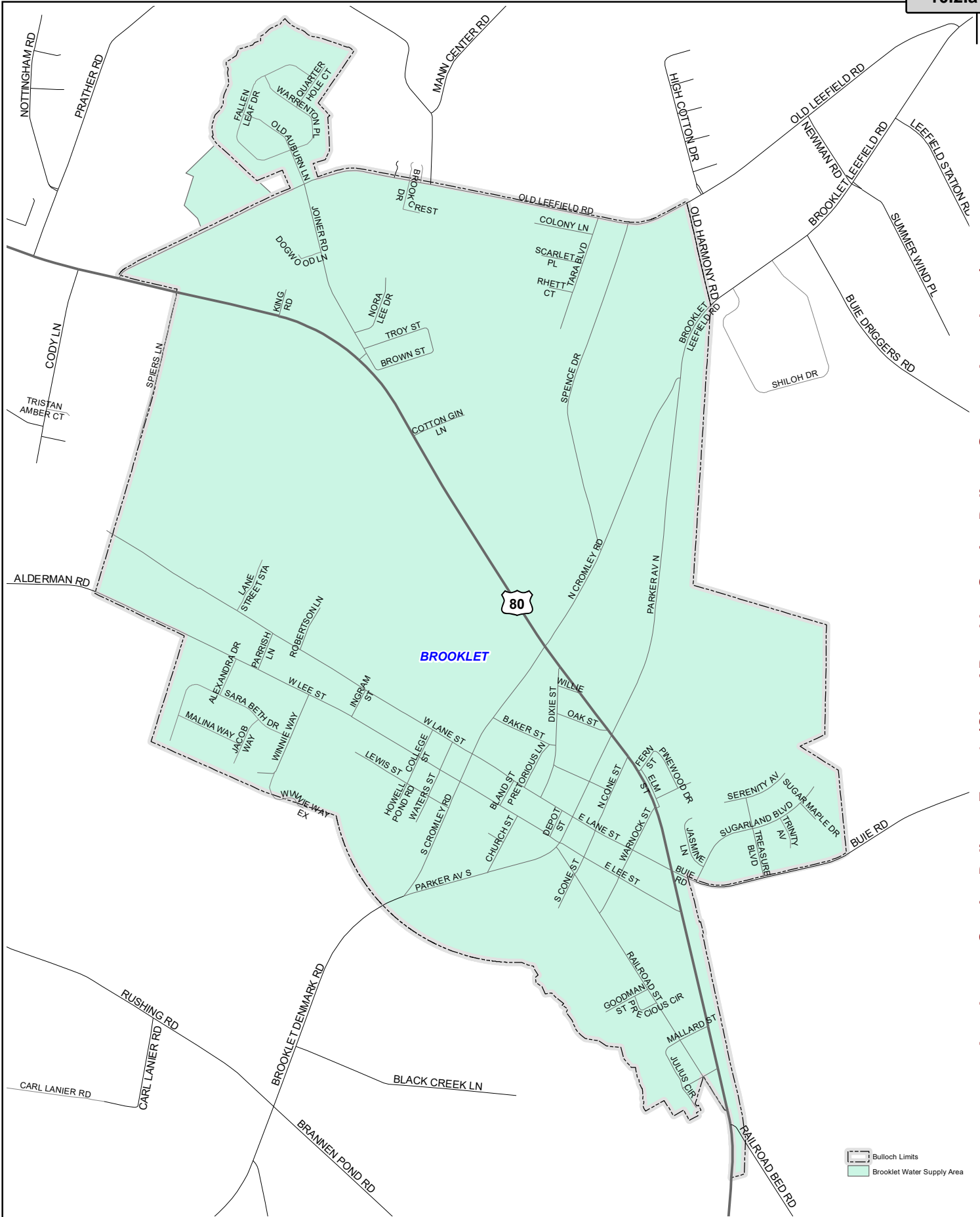
None

7. Person completing form: **Robert Ellis, Parker Engineering**
 Phone number: **912-764-7722** Date completed: 09/22/22

8. Is this the person who should be contacted by state agencies when evaluating whether proposed local government projects are consistent with the service delivery strategy? ☐ Yes ☒ No

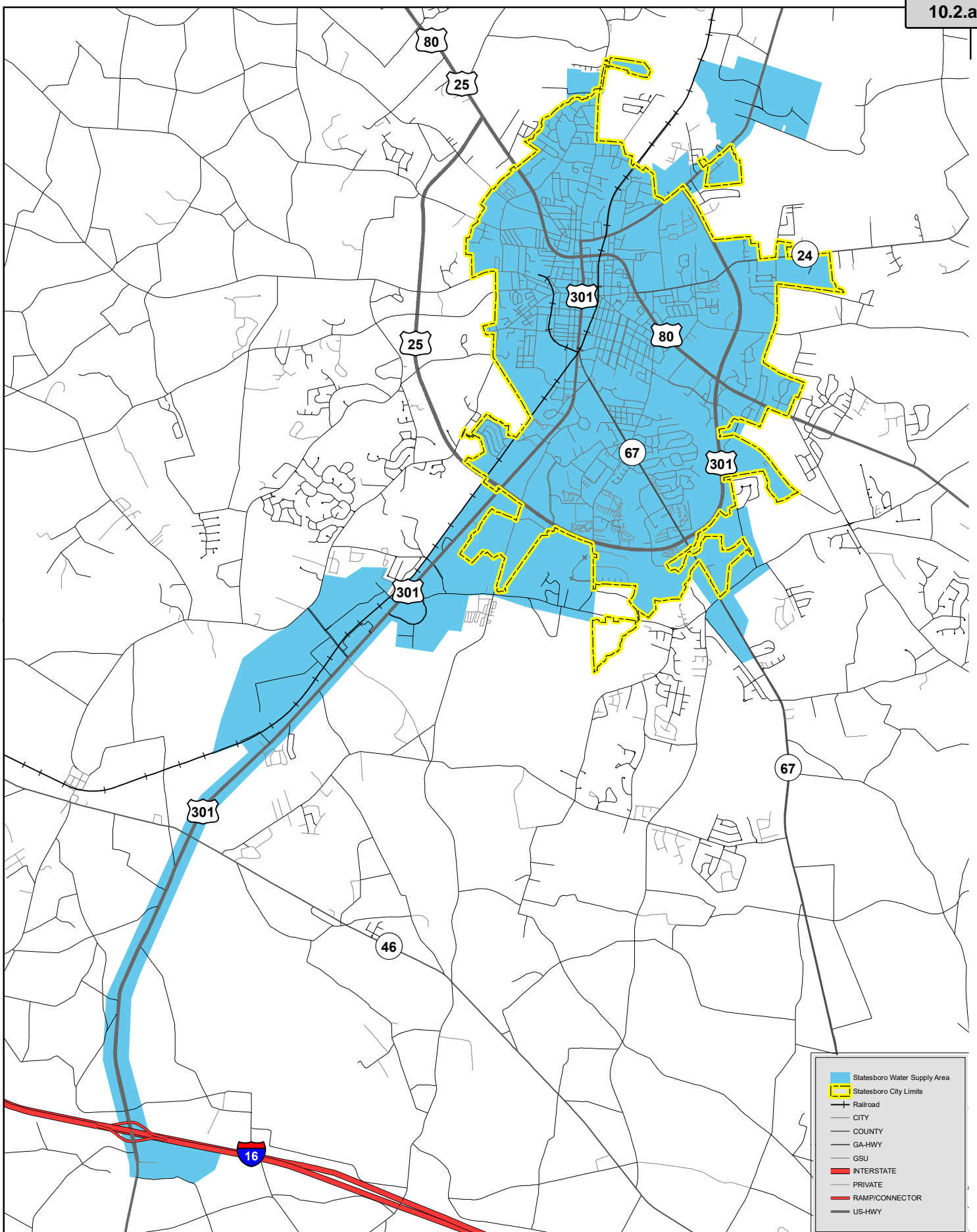
If not, provide designated contact person(s) and phone number(s) below:

TOM COUCH, BULLOCH COUNTY MANAGER, 912-764-6245; CHARLES PENNY, CITY OF STATESBORO CITY MANAGER, 912-764-5468



Town of Brooklet, Georgia Water Supply & Distribution

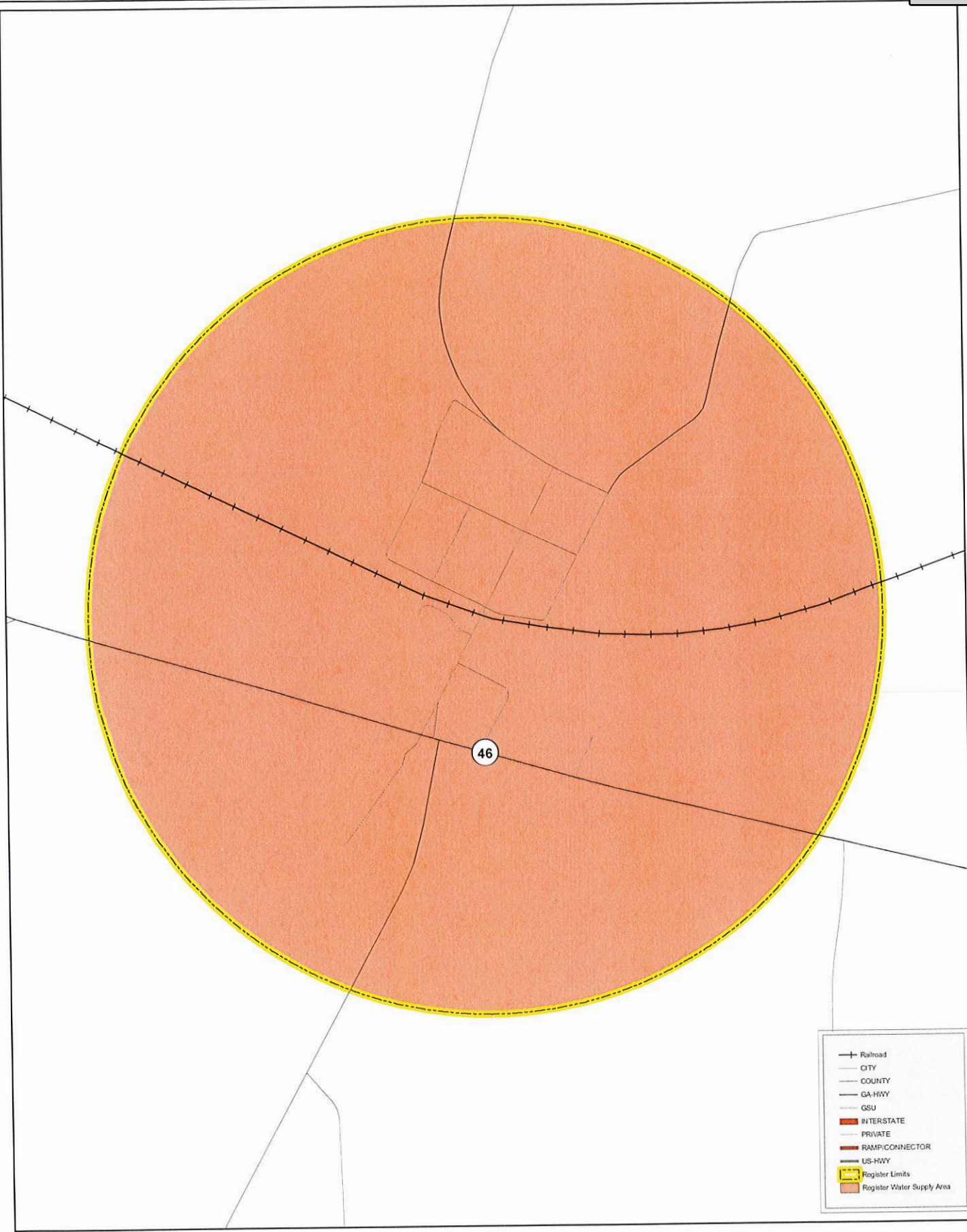




0 0.45 0.9 1.8 Miles

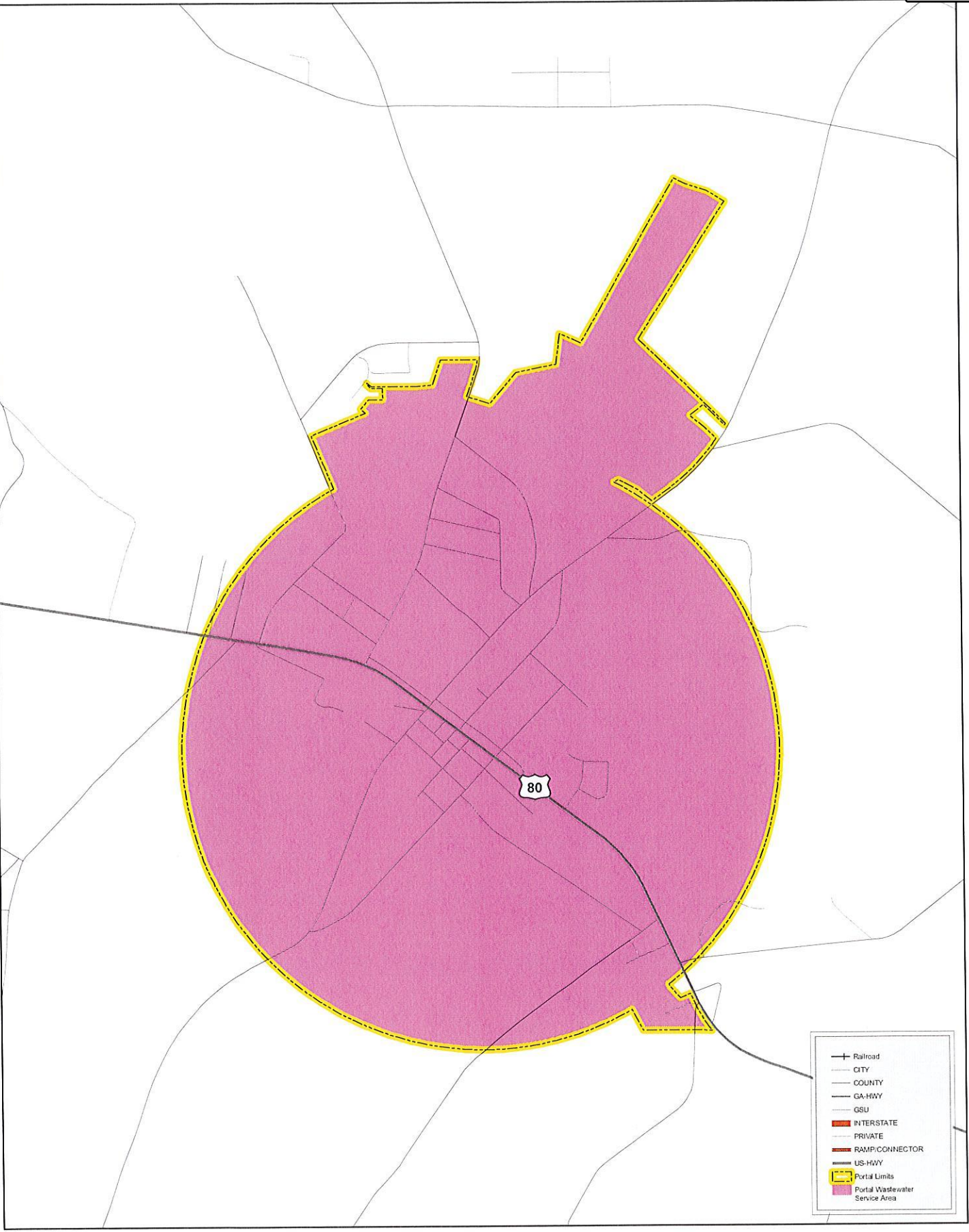
CITY OF STATESBORO WATER SUPPLY & DISTRIBUTION





**CITY OF REGISTER
WATER SUPPLY & DISTRIBUTION**





**CITY OF PORTAL
WASTEWATER SERVICE AREA**





SERVICE DELIVERY STRATEGY FORM 4: Certifications


Instructions:

This form must, at a minimum, be signed by an authorized representative of the following governments: 1) the county; 2) the city serving as the county seat; 3) all cities having a 2010 population of over 9,000 residing within the county; and 4) no less than 50% of all other cities with a 2010 population of between 500 and 9,000 residing within the county. Cities with a 2010 population below 500 and local authorities providing services under the strategy are not required to sign this form, but are encouraged to do so.

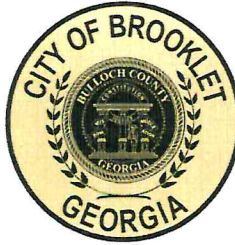
COUNTY: BULLOCH

We, the undersigned authorized representatives of the jurisdictions listed below, certify that:

1. We have executed agreements for implementation of our service delivery strategy and the attached forms provide an accurate depiction of our agreed upon strategy (O.C.G.A. 36-70-21);
2. Our service delivery strategy promotes the delivery of local government services in the most efficient, effective, and responsive manner (O.C.G.A. 36-70-24 (1));
3. Our service delivery strategy provides that water or sewer fees charged to customers located outside the geographic boundaries of a service provider are reasonable and are not arbitrarily higher than the fees charged to customers located within the geographic boundaries of the service provider (O.C.G.A. 36-70-24 (20); and
4. Our service delivery strategy ensures that the cost of any services the county government provides (including those jointly funded by the county and one or more municipalities) primarily for the benefit of the unincorporated area of the county are borne by the unincorporated area residents, individuals, and property owners who receive such service (O.C.G.A. 36-70-24 (3)).

JURISDICTION	TITLE	NAME	SIGNATURE	DATE
<u>BULLOCH COUNTY</u>	Chairman	Roy Thompson		
<u>CITY OF STATESBORO</u>	Mayor	Jonathan McCollar		
<u>TOWN OF BROOKLET</u>	Mayor	Joe Grooms		10/07/22
<u>TOWN OF PORTAL</u>	Mayor	Billy Boggs		
<u>TOWN OF REGISTER</u>	Mayor	Donnie Roberts		

Attachment: Service Delivery Form 1 (City of Brooklet- Service Delivery Strategy Amendment)



CITY OF BROOKLET

104 CHURCH ST. BROOKLET, GA 30415 *(912) 842-2137 *FAX (912) 842-5877

Joe Grooms III, Mayor
 Nicky Gwinnett, Mayor Pro-Tem
 Bradley Anderson, Councilman
 Rebecca Kelly, Councilwoman
 James Harrison, Councilman
 Johnathan Graham, Councilman

City Attorney
 Hugh Hunter

City Clerk
 Lori Phillips

September 22, 2022

Roy Thompson
 Chairman
 Bulloch County
 115 N Main Street
 Statesboro, GA 30458

RE: City of Brooklet, Service Delivery Strategy Amendment

Dear Mr. Thompson,

The City of Brooklet wishes to amend Bulloch County's Service Delivery Strategy to provide water services to a recently annexed parcel (Parcel #: 135 000022 000) on Old Leefield Road. This parcel will include a proposed 22-lot subdivision called Woods Edge. A copy of the amended City of Brooklet Water Supply and Distribution map is attached for your review.

It is our understanding that each entity must vote on any amendments to the Service Delivery Strategy. Please email City Clerk, Lori Phillips, at lori.phillips@brookletga.us with the results of your vote (Approval or Rejection). If all entities approve this amendment, I will send a signature form to everyone to finalize the amendment.

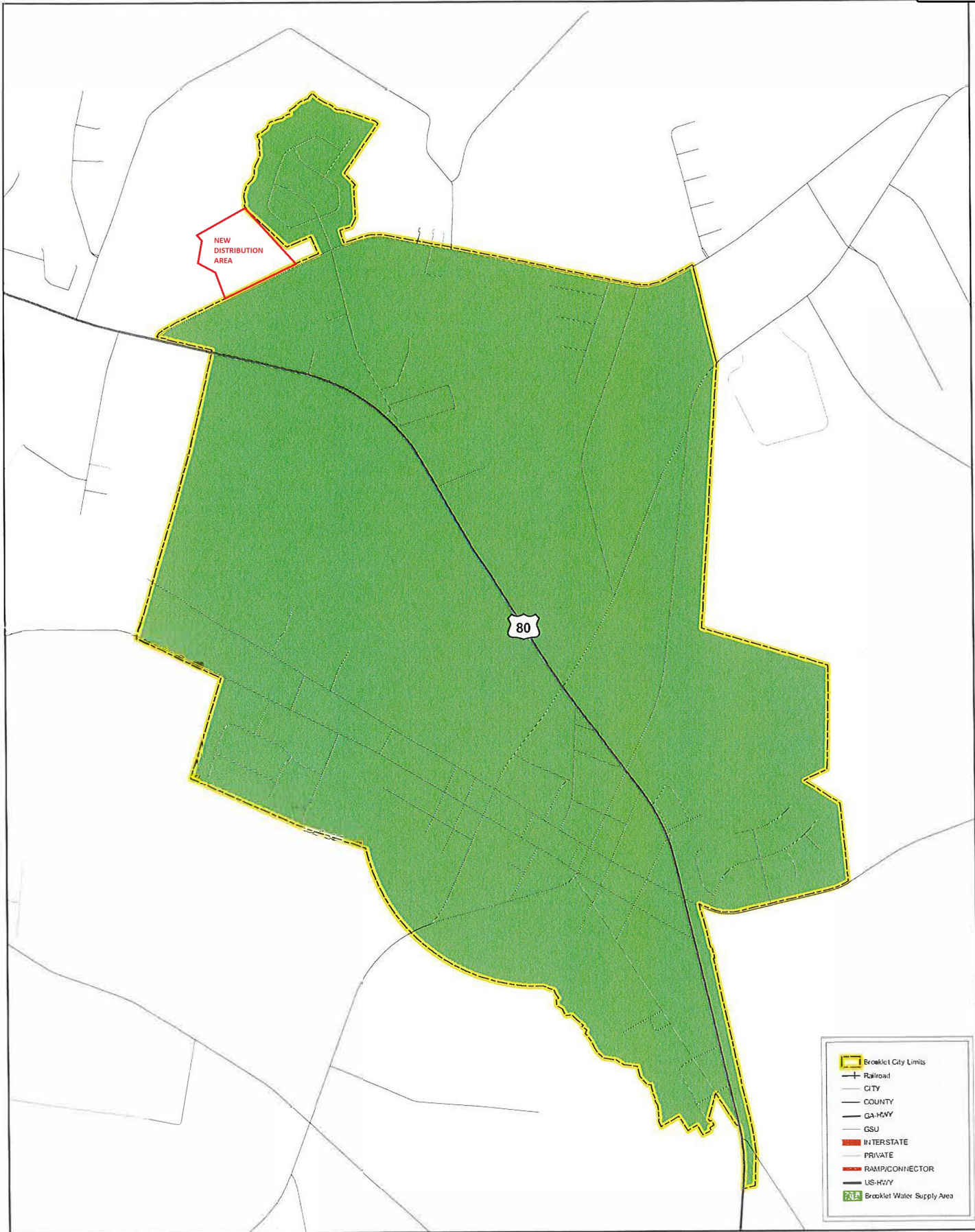
I appreciate your cooperation. Please feel free to call with any questions.

Sincerely,

Joe Grooms III, Mayor of Brooklet

CC: Lori Phillips, City Clerk of Brooklet

Attachment: Service Delivery Strategy Amendment Letter_BC (City of Brooklet- Service Delivery Strategy Amendment)



**CITY OF BROOKLET
WATER SUPPLY & DISTRIBUTION**



Attachment: Service Delivery Strategy Amendment Letter_BC (City of Brooklet- Service Delivery Strategy Amendment)



**Bulloch County Board of Commissioners
Agenda Item Summary**

Department Making Request:
Zoning

Meeting Date: November 1, 2022

Requested Motion or Item Title:
Motion to adopt a resolution for a Streetlight Tax District for Broadmoor Estates.

Summary / Background Attach Detailed Summary:
Resolution attached.

Agenda Category		Financial Impact Statement		
Consent Agenda	Budgeted Item?	NO	Amendment or Transfer Required?	NO
<p>Attach Detailed Analysis, If Needed:</p>				
<p align="center">Agenda Item Review and Approval</p>				

Review:
Board of Commissioners Pending 11/01/2022 5:30 PM

**STATE OF GEORGIA
COUNTY OF BULLOCH**

THE BULLOCH COUNTY BOARD OF COMMISSIONERS

RESOLUTION # 2022 - ____

TO ESTABLISH A SPECIAL STREETLIGHT DISTRICT FOR BROADMOOR ESTATES SUBDIVISION F/K/A THE GABLES SUBDIVISION; TO AUTHORIZE THE ASSESSMENT AND COLLECTION OF FEES FOR SAID SPECIAL STREETLIGHT DISTRICT; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, Article IX, Section II, Paragraph VI of the Constitution of the State of Georgia provides that special districts may be created for the provision of local government services within such districts, and that fees, assessments, and taxes may be levied and collected within such districts to pay, wholly or partially, the cost of providing such services therein and to construct and maintain facilities therefor; and

WHEREAS, Article IX, Section II, Paragraph VI of the Constitution of the State of Georgia further provides that such special districts may be created by county ordinance or resolution; and

WHEREAS, pursuant to said constitutional provision, the Bulloch County Board of Commissioners has enacted an ordinance governing the creation of special streetlight districts, which ordinance is codified in Chapter 12, Article IV, Division 2 of the Code of Ordinances of Bulloch County, Georgia (hereinafter "the Ordinance"); and

WHEREAS, Section 12-103(a) of the Ordinance provides that new special streetlight districts may be created upon submission of a proper petition and resolution of the Board of Commissioners as provided in the Ordinance; and

WHEREAS, Section 12-107(a) of the Ordinance provides that 75 percent of the owners of lots within the proposed special streetlight district must sign a petition for the creation of a special streetlight district for the petition to be presented to the Board of Commissioners for consideration; and

WHEREAS, Section 12-107(a) of the Ordinance further provides that unless 100 percent of the lot owners have signed the petition, a public hearing shall be held by the Board of Commissioners after having been advertised one time in the official organ of the County, and that a sign or signs shall be posted in the proposed special streetlight district giving notice of the public hearing, at least 10 days before the public hearing; and

WHEREAS, in accordance with the procedures set forth in the Ordinance, the owners of residential lots in Broadmoor Subdivision, formerly known as The Gables Subdivision, have submitted a petition for the creation of a special streetlight district for

said subdivision, said petition having been signed by 100% of the owners of residential lots in said subdivision, and therefore no public hearing on said matter is required;

NOW THEREFORE, BE IT RESOLVED by the Bulloch County Board of Commissioners as follows:

SECTION 1. A special streetlight district is hereby created for Broadmoor Estates Subdivision, formerly known as The Gables Subdivision. Said special streetlight district shall include all of those certain tracts or parcels of land designated as Lots 1 through 7, according to a plat of survey dated February 28, 2018 prepared by John A. Dotson, Registered Land Surveyor, for Donald P. Nesmith and recorded in Plat Book 67, Pages 364-365, Bulloch County Records. A copy of said plat is attached hereto and made a part of this resolution by reference.

SECTION 2. The effective date of the creation of the special streetlight district for Broadmoor Estates Subdivision, formerly known as The Gables Subdivision, shall be January 1, 2023. Annual fees and charges for electricity for the streetlights in Broadmoor Estates Subdivision and for administering the special streetlight district shall be assessed against each lot in said special streetlight district and included on the ad valorem tax bill for each lot as provided in the Ordinance. Such assessments shall commence with the ad valorem tax bill for each lot for the calendar year 2023, and continue for each succeeding year thereafter until and unless said special streetlight district is terminated by resolution or ordinance of the Bulloch County Board of Commissioners. The County shall begin paying electricity charges for said special streetlight district in January of 2024, and the County shall not assume any obligation or have any liability for any expenses of the street lights in said special streetlight district that may be incurred prior to January 1, 2024.

SECTION 3. Pursuant to Section 12-103(e) of the Ordinance, each year the County shall charge an administrative fee of fifteen percent (15%) of the total charges of the utility company for said special streetlight district for the preceding year.

RESOLUTION APPROVED AND ADOPTED this 1st day of November, 2022.

BOARD OF COMMISSIONERS OF
BULLOCH COUNTY, GEORGIA

By: _____
Roy Thompson, Chairman

Attest: _____
Thomas M. Couch, County Manager

(SEAL)

Attachment: 20221019_RESOLUTION #2022 - (Resolution for a Streetlight District - Broadmoor Estates)

9247802728
PARTICIPANT ID
P2018000086
BK:67 PG:364-364
FILED IN OFFICE
CLERK OF COURT
04/24/2018 04:54 PM
HEATHER BANKS MCNEAL
CLERK
SUPERIOR COURT
BULLOCH COUNTY, GA

Heather Banks McNeal

**CERTIFICATE OF APPROVAL FOR RECORDING
BUILDING AND ZONING OFFICIAL**

THE SUBDIVISION PLAT AS SHOWN HEREON, HAS BEEN FOUND TO COMPLY WITH THE BULLOCH COUNTY SUBDIVISION REGULATIONS AND WAS APPROVED BY THE BUILDING AND ZONING OFFICIAL ON THE 1ST DAY OF April, 2018, FOR RECORDING IN THE OFFICE OF CLERK OF COURT OF BULLOCH COUNTY, GEORGIA.

[Signature] 3/19/18
BUILDING & ZONING ADMINISTRATOR DATE
[Signature] 3/19/18
COUNTY ENGINEER DATE

HEALTH DEPARTMENT APPROVAL

THIS SUBDIVISION IS APPROVED FOR GENERAL DEVELOPMENT UNDER CURRENT RULES AND REGULATIONS CONCERNING ON-SITE SEWAGE MANAGEMENT PROMULGATED BY THE BULLOCH COUNTY BOARD OF HEALTH. EACH INDIVIDUAL LOT MUST STAND ON ITS OWN MERIT.

[Signature] 3/24/18
ENVIRONMENTAL HEALTH SERVICES DATE

PROJECT DIRECTORY

DEVELOPER: DONALD P. NESMITH
12 CLAYTON LANE
STATESBORO, GA 30461
PHONE: 912-764-7239

SURVEYOR: MAXWELL-REDDICK AND ASSOCIATES, INC.
40 JOE KENNEDY BOULEVARD
STATESBORO, GA 30458
PHONE: 912-489-7112
FAX: 912-489-7125

ENGINEER: MAXWELL-REDDICK AND ASSOCIATES, INC.
40 JOE KENNEDY BOULEVARD
STATESBORO, GA 30458
PHONE: 912-489-7112
FAX: 912-489-7125

CERTIFICATE OF ACCURACY

I hereby certify that this Plat is a true, correct and accurate survey as required by the Bulloch County Subdivision Regulations, and was prepared from an actual survey of the property made under my supervision, and that monuments shown have been located and placed to the specifications set forth in said regulations.

[Signature] 03/06/2018
John A. Dotson - GA, RLS #2500 Date



MAXWELL-REDDICK
AND ASSOCIATES
ENGINEERING &
LAND SURVEYING
40 JOE KENNEDY BLVD
STATESBORO, GA 30458
(912) 489-7112 OFFICE
(912) 489-7125 FAX

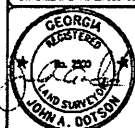
11405 MATTHEW REDDICK RD
SUITE 475
ALPHARETTA, GA 30009
(404) 975-1410 OFFICE

SURVEYOR CERTIFICATIONS

As required by subsection (c) of D.C.G.A. Section 15-6-47, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certifications, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcels. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in D.C.G.A. Section 15-6-47.

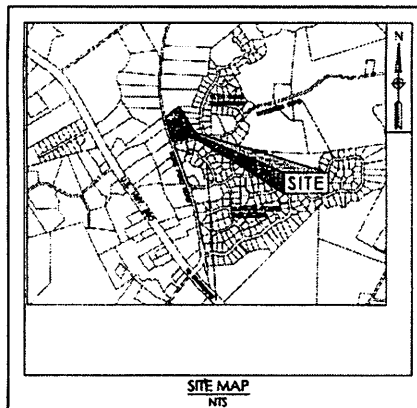
[Signature] 03/06/2018
John A. Dotson - GA, RLS #2500 Date

**CERTIFICATE OF
AUTHORIZATION & LICENSE**



WETLANDS NOTE

"ALL TIDEAL AND NON-TIDEAL TRIBUTARIES, MARSH AREAS AND WETLANDS ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR THE STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. OWNERS ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE OF THESE PROTECTED AREAS WITHOUT PROPER PERMIT APPLICATION AND APPROVAL FROM THOSE AGENCIES."
WETLANDS WERE DELINEATED BY MACK THOMAS, JR. ON SEPT. 01, 2017



SITE MAP
NTS

**CERTIFICATE OF OWNERSHIP
AND DEDICATION
INDIVIDUALS**

It is hereby certified that I am the owner of the property shown and described hereon and that I hereby dedicate all streets, alleys, walks, parks and other sites to public or private use as noted. It is further certified that the streets, drainage system, sewer system and water system in _____ Subdivision as shown on the plat dated _____ prepared by Maxwell-Reddick and Associates have (has) been installed in accordance with the Preliminary Plat (Construction Drawings) approved (Date) _____. It is understood this is not an assumption of maintenance by the governing authority. This dedication is for the public's right of ingress and egress only.

[Signature] 3-12-18
Donald P. Nesmith Date
12 Clayton Lane
Statesboro, GA 30461
[Signature] 3-12-18
Witness Date



OWNER OF RECORD

DONALD P. NESMITH
12 CLAYTON LANE
STATESBORO, GA 30461
PHONE: 912-764-7239

LEGEND:

CRBS = CAPPED REBAR SET
CRSF = CAPPED REBAR FOUND
RFB = REBAR FOUND
IPF = IRON PIPE FOUND
CMF = CONCRETE MONUMENT FOUND
RAD = RADIUS
C = CHORD DISTANCE
N/P = NOW ON FORMERLY
BSL = BUILDING SETBACK LINE
SCMS = SUBDIVISION CONTROL MONUMENT SET
(CONTROL MONUMENTS ARE CONCRETE MONUMENTS WITH ALUMINUM DISK.)

NOTES:

UNLESS OTHERWISE NOTED, 1/2" REBAR WITH ORANGE CAPS SET ON ALL LOT CORNERS AND 1/2" REBAR WITH YELLOW CAPS SET ON ALL INTERMEDIATE POINTS.

DEVELOPERS HEREBY RESERVE A 15' UTILITY EASEMENT ALONG THE FRONT OF ALL LOTS FOR UTILITY INSTALLATION.

NO NOTIFICATION YIELDS ARE PERMITTED WITHIN THE 50' WETLAND BUFFER AREA OR WITHIN 100' OF ANY WELL.

EASEMENT NOTE:

EASEMENTS NOT SHOWN AS EXISTING ON THIS PLAT ARE PROPOSED AND ARE TO BE CREATED IN CONJUNCTION WITH THIS PLAT AND/OR TRANSFER OF LOTS. TYPICAL ORANGE EASEMENTS ARE 10 FEET ON EACH SIDE OF PROPERTY LINE.

ACCORDING TO F.I.R.M. FOR COMMUNITY NUMBER 130019, MAP NO. 13031, PANEL NO. 125 D, WITH AN EFFECTIVE REVERSE DATE OF 01/05/2010, THIS PROPERTY LIES WITHIN ZONE "X". ZONE "X" IS NOT A SPECIAL FLOOD HAZARD ZONE INUNDATED BY THE 100-YR. FLOOD.

CURRENT ZONING - R-40 WITH CONDITIONS
R-40 MINIMUM SETBACKS: (UNLESS OTHERWISE NOTED)
FRONT - 40'
SIDE - 10'
REAR - 10'

SUBJECT PROPERTY IS A PORTION OF TAX MAP 073, PARCEL 070

REFERENCES:
PLAT PREPARED FOR RED-ME PARTNERSHIP, BY LAMAR D. REDDICK, DATED MAY 29, 1995.

PLAT BOOK 37, PAGE 016
PLAT BOOK 50, PAGE 030

PRECISION DATA
E.C.C. FIELD
REBAR PER ANGLE
ADJ. METHOD
E.O.C. PLAN
1/19/18
01/19/18
01/19/18
1/19/18

FIELD EQUIPMENT
MAGNETIC LOCATOR
TOPCON
SURV. 403

DRAWN BY: JAD
FIELD WORK: 02-01-2018
DATE: FEB. 28, 2018
JOB NO.: 2017-087 RE
SCALE: 1" = 60'

DRAWING NUMBER
1
1 OF 2 SHEETS

Packet Pg. 165



Bulloch County Board of Commissioners Agenda Item Summary

Department Making Request:
Clerk of Board

Meeting Date: November 1, 2022

Requested Motion or Item Title:

Approve the reappointment for Cathy Shiver to the Health Board to serve term beginning January 1, 2023 and ending December 31, 2029.

Summary / Background Attach Detailed Summary:

Agenda Category		Financial Impact Statement		
Consent Agenda	Budgeted Item?	NO	Amendment or Transfer Required?	NO
<p>Attach Detailed Analysis, If Needed:</p>				
<p style="text-align: center;">Agenda Item Review and Approval</p>				

Review:

Board of Commissioners

Pending

11/01/2022 5:30 PM



Bulloch County Board of Commissioners Agenda Item Summary

Department Making Request:
Clerk of Board

Meeting Date: November 1, 2022

Requested Motion or Item Title:

Approve the appointment for Catherine Hendrix to the Health Board to fill the unexpired term of Mary Woods to serve a term beginning January 1, 2023 and ending December 31, 2028.

Summary / Background Attach Detailed Summary:

Agenda Category		Financial Impact Statement		
Consent Agenda	Budgeted Item?	NO	Amendment or Transfer Required?	NO
<p>Attach Detailed Analysis, If Needed:</p>				
<p style="text-align: center;">Agenda Item Review and Approval</p>				

Review:

Board of Commissioners

Pending

11/01/2022 5:30 PM



Bulloch County Board of Commissioners Agenda Item Summary

Department Making Request:
Engineering

Meeting Date: November 1, 2022

Requested Motion or Item Title:

Motion to adopt a resolution authorizing the acceptance of roads in Eagle Village Estates.

Summary / Background Attach Detailed Summary:

Developers have requested that the County accept dedication of and title to the above-referenced roads. County Engineer Brad Deal has inspected the roads and determined that they comply with all applicable County requirements. Adoption of the attached resolution will implement acceptance of these roads and authorize Chairman Thompson to accept a deed from the developers. Approval is recommended.

Agenda Category		Financial Impact Statement		
Consent Agenda	Budgeted Item?	NO	Amendment or Transfer Required?	NO
<p>Attach Detailed Analysis, If Needed:</p>				
Agenda Item Review and Approval				

Review:

Jeff Akins Completed 10/20/2022 2:31 PM

Brad Deal Completed 10/20/2022 4:20 PM

Board of Commissioners Pending 11/01/2022 5:30 PM

**STATE OF GEORGIA
COUNTY OF BULLOCH**

THE BULLOCH COUNTY BOARD OF COMMISSIONERS

RESOLUTION # 2022-_____

WHEREAS, Section 6.5 of Appendix B-Subdivision Regulations of the Code of Ordinances of Bulloch County, Georgia provides that "the county shall not accept title to or assume responsibility for maintaining any street until at least one (1) year after the street has been paved and until at least 50% of the lots have been built upon"; and

WHEREAS, the streets described in Exhibit "A" attached hereto and incorporated herein by reference have been paved for at least one (1) year and at least 50% of the lots in the subdivisions where said streets are located have been built upon; and

WHEREAS, the County Engineer has inspected said streets and determined that they comply with Bulloch County's standards, specifications, and regulations; and

WHEREAS, out of public necessity and for the good of the citizens of Bulloch County, the Bulloch County Board of Commissioners desires to accept the dedication of and title to said streets on behalf of Bulloch County;

NOW THEREFORE, BE IT RESOLVED that the Bulloch County Board of Commissioners hereby accepts the dedication of and title to those subdivision streets described in Exhibit "A," which is attached hereto and incorporated herein by reference, and further hereby authorizes the Chairman of the Bulloch County Board of Commissioners to accept and authorize the recording of deeds from the owners of said streets conveying title in same to Bulloch County.

SO BE IT RESOLVED this 1st day of November, 2022.

**BOARD OF COMMISSIONERS OF
BULLOCH COUNTY, GEORGIA**

By: _____
Roy Thompson, Chairman

Attest: _____
Thomas M. Couch, County Manager

Attachment: Resolution (Acceptance of Roads in Eagle Village Estates)

EXHIBIT A

All of those certain tracts or parcels of land lying, situate and being in the 48th G.M. District of Bulloch County, Georgia, and being depicted on a subdivision plat of Eagle Village Estates, Phase I, prepared by James M. Anderson, Registered Land Surveyor, dated February 25, 2002 and recorded in Plat Book 61, Page 433, Bulloch County Records, and more particularly described and identified as all subdivision roads, streets, right-of-ways and adjoining cul-de-sacs designated as Parrot Drive, Swallowtail Drive and Blackbird Drive, on the above-referenced plat. Said plat above referred to is by reference incorporated herein and made a part of this description for all purposes.

Subject to all covenants and utility easements of record, including, but not limited to, those shown on the above-referenced plat.

Easement Reservation: Grantor reserves a utility easement for water, sewage, electricity, cable television, internet, gas, and other utility purposes in said right-of-ways, as well as an easement for Grantor and other landowners of property adjoining the right-of-ways to perform landscaping on the shoulder of right of way.

Subject to easements previously granted for water, electricity, sewage, telephone, cable television and other utilities, if any.

All of those certain tracts or parcels of land lying, situate and being in the 48th G.M. District of Bulloch County, Georgia, and being depicted on a subdivision plat of Eagle Village Estates, Phase II, prepared by James M. Anderson, Registered Land Surveyor, dated March 19, 2002 and recorded in Plat Book 61, Page 469, Bulloch County Records, and more particularly described and identified as all subdivision roads, streets, right-of-ways and adjoining cul-de-sacs designated as Parrot Drive, Swallowtail Drive, Cockatoo Drive and Blackbird Drive, on the above-referenced plat. Said plat above referred to is by reference incorporated herein and made a part of this description for all purposes.

Subject to all covenants and utility easements of record, including, but not limited to, those shown on the above-referenced plat.

Easement Reservation: Grantor reserves a utility easement for water, sewage, electricity, cable television, internet, gas, and other utility purposes in said right-of-ways, as well as an easement for Grantor and other landowners of property adjoining the right-of-ways to perform landscaping on the shoulder of right of way.

Subject to easements previously granted for water, electricity, sewage, telephone, cable television and other utilities, if any.

All of those certain tracts or parcels of land lying, situate and being in the 48th G.M. District of Bulloch County, Georgia, and being depicted on a subdivision plat of Eagle Village Estates, Phase III, prepared by James M. Anderson, Registered Land Surveyor, dated September 26, 2003, and recorded in Plat Book 62, Page 332, Bulloch County

Records, and more particularly described and identified as all subdivision roads, streets, right-of-ways and adjoining cul-de-sacs designated as Parrot Drive and Swallowtail Drive, on the above-referenced plat. Said plat above referred to is by reference incorporated herein and made a part of this description for all purposes.

Subject to all covenants and utility easements of record, including, but not limited to, those shown on the above-referenced plat.

Easement Reservation: Grantor reserves a utility easement for water, sewage, electricity, cable television, internet, gas, and other utility purposes in said right-of-ways, as well as an easement for Grantor and other landowners of property adjoining the right-of-ways to perform landscaping on the shoulder of right of way.

Subject to easements previously granted for water, electricity, sewage, telephone, cable television and other utilities, if any.

**Bulloch County Board of
Commissioners**

Memo

To: Jeff Akins, County Attorney

From: Brad Deal, County Engineer



Date: February 4, 2022

Re: County Acceptance of Roads in Eagle Village Estates Phase 1 Subdivision

The roads in the above subdivision were inspected for acceptance by the County. This review includes Parrot Drive, Swallowtail Drive (excluding the section west of parcel 104 000010 032), Owl Drive, Cockatoo Drive, and Blackbird Drive. These roads appear to have been constructed according to County requirements, and the owner has completed work on a corrective list that was provided by my office. I approve County acceptance of the road rights of way. Let me know if you have any questions.



Bulloch County Board of Commissioners Agenda Item Summary

Department Making Request:
Tax Commissioner

Meeting Date: November 1, 2022

Requested Motion or Item Title:

Motion to approve an amendment to the CIP Budget for the purchase of a new software program for property tax in the amount of \$35,000.00.

Summary / Background Attach Detailed Summary:

Please see the attached explanation and proposal from GA-TCS.

Agenda Category		Financial Impact Statement		
Consent Agenda	Budgeted Item?	YES	Amendment or Transfer Required?	YES
<p>Attach Detailed Analysis, If Needed:</p>				
<p style="text-align: center;">Agenda Item Review and Approval</p>				

Review:

Kristie King	Completed	10/24/2022 9:34 AM
Tom Couch	Completed	10/25/2022 6:15 AM
Jeff Akins	Completed	10/25/2022 6:15 AM
Cindy Steinmann	Completed	10/25/2022 2:21 PM
Amanda Sullivan	Completed	10/27/2022 11:01 AM
Olympia Gaines	Completed	10/27/2022 11:01 AM
Board of Commissioners	Pending	11/01/2022 5:30 PM



by K&G Consulting Services, LLC

GA-TCS Proposal Prepared for Leslie Akins Bulloch County Tax Commissioner



Attachment: GATCS Proposal-Bulloch County (002) (CIP Budget Amendment Request-Tax Commissioner)



by K&G Consulting Services, LLC

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Application Setup	4
Maintenance	4
Support Details.....	4
Contact Information	5
Cost of License & Support.....	5



by K&G Consulting Services, LLC

The following proposal is respectively prepared by K&G Consulting Services, LLC for the Bulloch County Tax Commissioners Office at the request of Leslie Akins, the Tax Commissioner. The proposal provides general information regarding the functionality of GA-TCS (Georgia Tax Collection System), application setup, maintenance, support details and the cost of the license and support.

Application Information

GA-TCS is a product of K&G Consulting Services, LLC with Gregg Reese and Tracy Thomas as leads in providing the development. Gregg and Tracy are instrumental in the operation and development of the WinGAP CAMA system used by 145 Georgia counties. They are both retired Department of Revenue Local Government Service agents with a combined experience of over 75 years in the Georgia ad valorem tax field. Their knowledge of ad valorem tax law combined with that of two other employees, Mark Loyd and Mark Lovett, who are former Local Government Services agents is unparalleled.

GA-TCS is built on a Microsoft SQL Server backend which allows the system to leverage the power of data handling under SQL Server. The use of Microsoft SQL Server, also, opens communication avenues with other applications such as WinGAP which is used in the Tax Assessors Office.

The application provides the full functionality that is required by the Tax Commissioners office in conjunction with system communication and seamless integration with the appraisal data in the Tax Assessors Office. GA-TCS is being built with direct input and guidance of interested Tax Commissioners around Georgia.

Functionality will include but not be limited to the following:

- Maintenance of ownership and addresses information for accounts
- Payment recording
- Access to billing history
- Bill creation and printing
- Daily reporting
- FiFa's
- Recording of intangibles
- General Ledger
- Distributions
- Audits
- Digest Creation
- 5-year history
- Escrow Account Maintenance
- Customized reporting functionality
- Document management



by K&G Consulting Services, LLC

- Setup of Credit Card and Online Payments (optional)
 - K&G Consulting Services will provide a preferred vendor
 - County will have the option of contracting for this service through any other third party vendor

Application Setup

GA-TCS will be installed on the Tax Commissioners current hardware if the hardware and network are compatible with Microsoft SQL Server operations. If the hardware/network is not compatible, specifications will be provided for a system upgrade. System upgrades will be the responsibility of the County.

Maintenance

GA-TCS will be maintained and upgraded to meet the dictates of the Georgia Legislature. New concepts and ideas as presented by GA-TCS users will be integrated into the application on a continuous basis. Upgrading the application will be at the discretion of the County user.

Support Details

K&G Consulting Services, LLC will be fully responsible for application support. Support will be provided primarily with remote services, email, telephone and text. Direct contact with support agents will be available throughout working hours. After-hour support will also be available on a scheduled basis. Onsite support will be provided when the situation dictates.



by K&G Consulting Services, LLC

Contact Information

Gregg Reese
5040 Ridge Rd
Norwood GA 30821
706-699-2286
gregg@gatcs.net

Tracy Thomas
521 Bethlehem Rd
Nahunta GA 31553
706-834-7924
tracy@gatcs.net

Cost of License & Support

Operating license and first year maintenance for GA-TCS will be provided for the sum of \$35,000.00. Invoicing will not occur until the system is installed and deemed functional by the user. The operating license will cover unlimited users. The operating license fee also covers the cost of converting the previous 7 years of system's data to the GA-TCS format. Additional years can be converted at a cost of \$750.00 per year.

Any costs charged by the previous vendor for data access and/or export are not covered under license and support. Such cost will be paid by the County.

An annual support fee of \$17,500.00 will be assessed after the first full year of usage. The support fee covers all maintenance, upgrades and assistance by the K&G Consulting Services team.



Bulloch County Board of Commissioners Agenda Item Summary

Department Making Request:
Engineering

Meeting Date: November 1, 2022

Requested Motion or Item Title:

Motion to adopt a resolution for approval of a Contract for Acquisition of Right of Way for a Federal or State-Aid Project with the Georgia Department of Transportation for the S&S Greenway Phase 3 Project.

Summary / Background Attach Detailed Summary:

For the construction of the S&S Greenway Phase 3 project, the County will be required to acquire a small amount of right of way, less than one acre in size, as well as some temporary construction easements. Because the project has federal funding, Bulloch County will be required to follow the Georgia Department of Transportation (GDOT) Right of Way Acquisition Policies and Procedures as well as the requirements of the Federal-Aid Highway Act of 1970. This contract stipulates that Bulloch County will follow the procedures specified by GDOT for acquiring right of way. Bulloch County will utilize TSPLOST funds for acquisition of the right of way.

Agenda Category	Financial Impact Statement			
Consent Agenda	Budgeted Item?	YES	Amendment or Transfer Required?	NO

Attach Detailed Analysis, If Needed:

Agenda Item Review and Approval

Review:

Board of Commissioners	Pending	11/01/2022 5:30 PM
Tom Couch	Pending	
Eddie Canon	Completed	10/27/2022 8:49 AM
Randy Newman	Completed	10/27/2022 9:09 AM
Cindy Steinmann	Completed	10/27/2022 9:33 AM
Jeff Akins	Completed	10/27/2022 9:44 AM

A RESOLUTION

Motion to adopt a resolution for approval of a Contract for Acquisition of Right of Way for a Federal or State-Aid Project with the Georgia Department of Transportation for the S&S Greenway Phase 3 Project.

Olympia Gaines, Clerk to the Board

Roy Thompson, Chairman

**CONTRACT FOR ACQUISITION OF RIGHT OF WAY
FEDERAL OR STATE-AID PROJECT
Non-Reimbursable**

PROJECT: N/A
LOCAL GOVERNMENT: Bulloch County
STATE ROUTE: N/A
LOCAL GOVERNMENT ROAD: S &S Greenway
P. I. NO.: 0016632

STATE OF GEORGIA

COUNTY OF BULLOCH

This Agreement made and entered into this ____ day of _____, _____ by and between the **DEPARTMENT OF TRANSPORTATION** (hereinafter called the **DEPARTMENT**) and **BULLOCH COUNTY** (hereinafter called the **LOCAL GOVERNMENT**).

- ☐ **CFDA # 20.205 Highway Plan and Construction Cluster**
☐ **CFDA # 20.219 Recreation Trails Program**

WITNESSTH THAT:

WHEREAS, the **DEPARTMENT** and the **LOCAL GOVERNMENT** propose to let to construction the above indicated project located on S & S GREENWAY - PHASE III, without cost to the **DEPARTMENT** except as hereinafter specified; and

WHEREAS, the **DEPARTMENT** is authorized to enter into this contract with the **LOCAL GOVERNMENT** by virtue of Section 32-2-2 (a) of the Official Code of Georgia Annotated; and

WHEREAS, the **LOCAL GOVERNMENT** is authorized to enter into this contract by virtue of Sections 32-3-3 (e), 32-4-41 (5), 32-4-42 (a) and 32-4-61 of the Official Code of Georgia Annotated and that **certain resolution of the Board of Commissioners adopted** the ____ day of _____, _____; and

WHEREAS, said rights of way are to be acquired by the **LOCAL GOVERNMENT** in accordance with certain specified requirements of the Federal-Aid Highway Act of 1970, as amended, and regulations of the **DEPARTMENT** in order for the construction cost of said project to be eligible for Federal participation; and

NOW, THEREFORE, in consideration of Ten (\$10.00) Dollars in hand paid to the **LOCAL GOVERNMENT**, the receipt of which is hereby acknowledged, and the mutual promises and covenants hereinafter set out, the **DEPARTMENT** and the **LOCAL GOVERNMENT** agree as follows:

ITEM I

The **LOCAL GOVERNMENT** shall ensure at the time of closing that the legal descriptions and plats in hand reflect the latest revised or current required right of way and/or easements.

Rights of way lying on a designated state or federal route (on-system) are to be acquired in the **DEPARTMENT'S** name by the **LOCAL GOVERNMENT** when closed by deed. Rights of way lying on a designated state or federal route (on-system) requiring condemnation are to be condemned in the **LOCAL GOVERNMENT'S** name and then transferred to the **DEPARTMENT** by quit claim deed after the condemnation is complete and after the **LOCAL GOVERNMENT** has full and final possession of the right of way. Rights of way lying on a non-designated state or federal route (off-system) are to be acquired in the **LOCAL GOVERNMENT'S** name by the **LOCAL GOVERNMENT** when closed by deed and remain in the **LOCAL GOVERNMENT'S** name. Rights of way lying on a non-designated state or federal route (off-system) requiring condemnation are to be condemned in the **LOCAL GOVERNMENT'S** name and remain in the **LOCAL GOVERNMENT'S** name.

The **LOCAL GOVERNMENT** is responsible for properly flagging, staking, and marking all required right of way and all required easement (temporary or permanent) surveyed boundary lines PRIOR to the appraiser inspecting and appraising the property and PRIOR to the on-site Negotiation Agent meeting with the property owner to review the required right of way and/or required easement(s).

Each valuation and damage expert utilized on this project must be selected from the **DEPARTMENT'S** "Approved Appraiser List". The **DEPARTMENT** shall review and approve each selection prior to the **LOCAL GOVERNMENT** contracting with the appraiser. All appraisals will be submitted to the **DEPARTMENT** for review, for approval and to establish fair market value prior to negotiations.

ITEM II

The **LOCAL GOVERNMENT** will provide without cost to the **DEPARTMENT**, all legal counsel and services associated with the Acquisition of Rights of Way, including, but not limited to, the preparation and filing of all condemnation petitions in the name of the **LOCAL GOVERNMENT**.

ITEM III

The **LOCAL GOVERNMENT** will without cost to the **DEPARTMENT**, demolish and remove in their entirety all buildings, walls, fences, gates, underground storage tanks, signs or any other improvement or structures of any nature or description, lying wholly or partially situated within the right of way and/or easement area. The demolition and removal shall be in accordance with procedures approved by the **DEPARTMENT**.

Any and all contaminated properties will require **DEPARTMENT** approval before being acquired by the **LOCAL GOVERNMENT**.

The **LOCAL GOVERNMENT** also agrees and binds itself in accordance with Title 40 of the Georgia Code, that it will not pass any laws, rules, regulations or ordinances which penalize, hinder or otherwise obstruct the free movement of vehicular traffic on said roadway, including angle parking, nor erect any traffic signals, towers, lights on said right of way without written consent of the **DEPARTMENT**.

ITEM IV

During the life of this contract and prior to completion of the construction work and final acceptance of the project by the **DEPARTMENT**, the **LOCAL GOVERNMENT** agrees not to use convict labor in any way on or in connection with this project.

ITEM V

To the extent allowed by law, the **LOCAL GOVERNMENT** will without cost to the **DEPARTMENT**, defend and hold harmless the **DEPARTMENT** for any and all suits, if any should arise, involving property titles associated with the acquisition of Rights of Way, including any liability or consequential damages resulting from personal injury, property damages, or inverse condemnation related thereto, except that which is the result of the sole negligence of the **DEPARTMENT**.

ITEM VI

Once the environmental clearance is obtained and the right of way plans are approved, the **LOCAL GOVERNMENT** can begin acquisition activities; however, if the approved environmental document is not current within six (6) months from the plan approval date, an environmental re-evaluation will be required and right of way negotiations and acquisition cannot be initiated until the approval of the re-evaluation.

ITEM VII

The **LOCAL GOVERNMENT** will, in the right of way acquisition procedure, observe and comply with Title 49 Code of Federal Regulations Part 24; Title 23 Code of Federal Regulations Part 710; Georgia Laws 1972, p. 931, as amended; and, in accordance with the requirements as outlined in the Relocation Assistance Manual prepared by the **DEPARTMENT**. The **LOCAL GOVERNMENT** will be responsible for making payments to owners as required under this procedure for any incidental expenses for the transfer of real property for rights of way purposes and any other moving and relocation expenses as required under the law and determined to be proper by the **DEPARTMENT**. Appeals of relocation assistance benefits will be submitted to the **DEPARTMENT** for review. Response to an appeal will be the responsibility of the **DEPARTMENT**. The **LOCAL GOVERNMENT** will, in their acquisition of the right of way, comply with the procedures set forth in Attachment No. 1 - Memorandum of Instructions, attached hereto. During the performance of this contract, the **LOCAL GOVERNMENT** will also comply with the Regulations of the U. S. Department of Transportation relative to nondiscrimination in State Aid or Federally-assisted programs of said Department in accordance with the stipulations as indicated under APPENDIX A and APPENDIX E of Attachment No. 2, attached hereto.

The **LOCAL GOVERNMENT** shall also comply with all provisions as set forth in Attachment No. 2 - The United States Department of Transportation (USDOT) Standard Title VI/Non-Discrimination Assurances, DOT Order No. 1050.2A, attached hereto, inclusive of APPENDIX A, APPENDIX B, APPENDIX C, APPENDIX D, and APPENDIX E of Attachment No. 2.

ITEM VIII

Where determined to be desirable by Department Inspectors, the **LOCAL GOVERNMENT** will provide without cost to the **DEPARTMENT**, rodent control measures as required by the U.S. Department of Transportation prior to the demolition or removal of improvements located within the right of way of the project. The measures employed shall be in accordance with procedures approved by State and local laws and regulations governing rodent control.

ITEM IX

The **LOCAL GOVERNMENT** will make ample provisions each year for the proper maintenance of said roadway after completion of the proposed improvements for off-system projects.

ITEM X

This contract is the total agreement between the **DEPARTMENT** and the **LOCAL GOVERNMENT**, and no modification of this contract shall be binding unless attached hereto and signed by both the **DEPARTMENT** and the **LOCAL GOVERNMENT**. No representation, promise or inducement not included in this contract shall be binding upon either the **DEPARTMENT** or the **LOCAL GOVERNMENT**.

ITEM XI

1. **TIME IS OF THE ESSENCE IN THIS CONTRACT.**
2. **TERM OF CONTRACT. UNLESS OTHERWISE AMENDED BY THE MUTUAL WRITTEN AGREEMENT OF THE PARTIES HERETO, THIS CONTRACT WILL EXPIRE NO LATER December 31, 2024.**
3. This Agreement is made and entered into in Fulton County, Georgia, and shall be governed and construed under the laws of the State of Georgia.
4. If any provision of this Agreement is determined to be invalid or unenforceable, the remaining provisions shall remain in force and unaffected to the fullest extent permitted by law and regulation.
5. This Agreement shall inure to the benefit of, and be binding upon the parties hereto, and their respective heirs, executors, successors and assigns.
6. Should any provision of this Agreement require judicial interpretation, it is agreed that the court interpreting or construing the same shall not apply a presumption that the terms hereof shall be more strictly construed against one party by reason of the rule of construction that a document is to be construed more strictly against the party who itself or through its agent prepared the same, it being agreed that the agents of all parties have participated in the preparation hereof.
7. The Preamble, Recitals, Exhibits, Addendums and Appendices hereto are a part of this Agreement and are incorporated herein by reference.

{REMAINDER OF PAGE LEFT INTENTIONALLY BLANK}

IN WITNESS WHEREOF, this instrument has been and is executed on behalf of the **DEPARTMENT** by the Commissioner of the **DEPARTMENT** and on behalf of **LOCAL GOVERNMENT** being duly authorized to do so by the Board of Commissioners.

Executed on Behalf of the
**GEORGIA DEPARTMENT OF
TRANSPORTATION**

this ____ day of

_____, 20 ____.

APPROVED

BY: _____
COMMISSIONER

Executed on Behalf of
BULLOCH COUNTY

this ____ day of

_____, 20 ____.

BY: _____
CHAIRMAN

This Contract was approved by the
Bulloch County Board of Commission at
a meeting held on _____

[SEAL]

[SEAL]

ATTEST:

COUNTY MANAGER

TREASURER

COUNTY FEI# _____

Attachment: 2022.11.1 0016632 Bulloch ROW Agreement (GDOT Right of Way Contract for S&S Greenway Project)

RESOLUTION OF THE LOCAL GOVERNMENT

STATE OF GEORGIA

BULLOCH COUNTY

BE IT RESOLVED by the **LOCAL GOVERNMENT** Board of Commissioners and it is hereby resolved, that the foregoing attached Agreement, relative to **P.I. 0016632**, located in **Bulloch County** be entered into by the **LOCAL GOVERNMENT** Board of Commissioners, and that _____ as Board of Commissioner Chairman, and _____ as County Manager, be and they are, thereby authorized and directed to execute the same for and in behalf of said Board of Commissioners.

PASSED AND ADOPTED, this _____ day of _____, 20 ____.

ATTEST:

COUNTY MANAGER

BY: _____
CHAIRMAN

STATE OF GEORGIA

BULLOCH COUNTY

I, _____ as County Manager of the Bulloch County Board of Commissioners do hereby certify that I am custodian of the books and records of the same, and that the above and foregoing copy of the original is now on file in my office, and was passed by the Board of Commissioners.

Witness by hand and official signature, this the _____ day of _____, 20 ____.

BY: _____
COUNTY MANAGER

Attachment: 2022.11.1 0016632 Bulloch ROW Agreement (GDOT Right of Way Contract for S&S Greenway Project)

ATTACHMENT NO. 1

MEMORANDUM OF INSTRUCTIONS

These instructions are to set forth the procedures necessary for the Political Subdivisions of the State of Georgia to follow when acquiring right of way on highway projects where it is proposed to acquire or construct said project with Federal participation for on system projects. On systems projects are those on designated state or federal routes. The Political Subdivision shall make every effort to acquire expeditiously all real property when authorized to proceed.

The Political Subdivision may, when they consider it appropriate, attempt to secure the right of way by donation. To assure the property owner is fully informed of his rights, the request for donation must be made in writing and also set forth that they are entitled to receive just compensation, if they so desire. A letter prepared by the Department will be made available to use as a guide. If a property owner requests payment of just compensation, the provisions of paragraph one (1) must be followed.

Nothing herein shall be construed to prevent a person whose real property is being acquired from making a gift or donation of such property, or any part thereof, or of any compensation paid therefore, after such person has been fully informed of his right to receive just compensation for the acquisition of his property.

1. At the initiation of negotiations each owner must be fully informed of his right to receive just compensation for the acquisition of his property. In order to assure just compensation is being offered, the following steps must be taken:
 - A) A General Certified Appraiser and other valuation damage experts, who is on the Department's approved list, must utilize an appropriate valuation method (appraisal/data book/cost estimate) as determined by the Department.
 - B) The appraiser must give the owner or his designated representative an opportunity to accompany him during his inspection of the property. A statement is to be in the report that this opportunity was provided.
 - C) The report must be adequately documented to support the conclusion of the appraiser and shall be prepared in accordance with the guidelines set forth by the Department.
 - D) The Department must review the appraisal and approve in writing the estimated amount of just compensation to be offered to the property owner.
 - E) The offer must be made in writing for the full amount of the aforesaid estimate of just compensation. Where appropriate, the written offer must state separately the amount for the real property being acquired and the amount attributable to damages to the remaining property.
2. No person occupying real property shall be required to move from his home, farm, or business without at least three (3) months written notice or two (2) months written notice from the time of the closing or condemnation.
3. The Department will furnish copies of letters, settlement and disbursement statements and such other forms as it may deem necessary or desirable.
4. Copies of all letters, forms, deeds and status reports used in the acquisition of Rights of Way for this project must be forwarded to the Department upon request, for future reference.
5. The LOCAL GOVERNMENT will be responsible for determining benefits and preparing relocation assistance packages. Packages must be submitted to the Department for review and approval prior to offers of benefits being made.
6. Any consultant contracted for negotiation services for the acquisition of right of way for the LOCAL GOVERNMENT must hold either a Real Estate License and be affiliated with a broker, or hold a Real Estate Brokers License in accordance with Title 43, Chapter 40 of the Official Code of Georgia Annotated. Said consultant must attend any present and all future mandatory training classes required by the DEPARTMENT.

APPENDIX "A"

- A. **COMPLIANCE WITH REGULATIONS:** The contractor shall comply with the regulations relative to nondiscrimination in Federally-assisted programs of the Department of Transportation, Title 49, Codes of Federal Regulations, Part 21, as they may be amended from time to time, (hereinafter referred to as the regulations), which are herein incorporated by reference and made a part of this contract.
- B. **NONDISCRIMINATION:** The contractor, with regard to the work performed by it during the contract, shall not discriminate on the grounds of race, color or national origin in the selection and retention of sub- contractors, including procurement of materials and leases of equipment. The contractor shall not participate either directly or indirectly in the discrimination prohibited by Section 21.5 of the regulations, including employment practices when the contract covers a program set forth in APPENDIX "B" of the regulations.
- C. **SOLICITATIONS FOR SUB-CONTRACTS, INCLUDING PROCUREMENT OF MATERIALS AND EQUIPMENT:** In all solicitation either by competitive bidding or negotiation made by the contractor for work to be performed under a sub-contract, including procurement of materials or leases of equipment, each potential sub-contractor or supplier shall be notified by the contractor of the contractor's obligations under this contract and the regulations relative to nondiscrimination on the grounds of race, color or national origin.
- D. **INFORMATION AND REPORTS:** The contractor shall provide all information and reports required by the regulations, or directives issued pursuant thereto, and shall permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the State Department of Transportation or the Federal Highway Administration to be pertinent to ascertain compliance with such regulation or directives. Where any information required of a contractor is in the exclusive possession of another who fails or refuses to furnish this information, the contractor shall so certify to the State Department of Transportation, or the Federal Highway Administration as appropriate, and shall set forth what efforts it has made to obtain the information.
- E. **SANCTIONS FOR NONCOMPLIANCE:** In the event of the contractor's noncompliance with the nondiscrimination provisions of this contract, the State Department of Transportation shall impose such contract sanctions as it or the Federal Highway Administration may determine to be appropriate, including, but not limited to:
1. Withholding of payments to the contractor or under the contract until the contractor complies, and/or
 2. Cancellation, termination or suspension of the contract, in whole or in part.
- F. **INCORPORATION OF PROVISIONS:** The contractor shall include the provisions of Paragraphs "A" through "F" in every sub-contract, including procurement of materials and leases of equipment, unless exempt by the regulations, or directives issued pursuant thereto. The contractor shall take such

action with respect to any sub-contract or procurement as the State Department of Transportation or Federal Highway Administration may direct as a means of enforcing such provisions including sanctions for non-compliance: Provided, however, that, in the event a contractor becomes involved in, or is threatened with, litigation with a sub-contractor or supplier as a result of such direction, the contractor may request the State Department of Transportation to enter into such litigation to protect the interest of the State, and, in addition, the contractor may request the United States to enter into such litigation to protect the interest of the United States.

The United States Department of Transportation (USDOT) Standard Title VI/Non-Discrimination
Assurances
DOT Order No. 1050.2A

The Georgia Department of Transportation (herein referred to as the "Recipient"), **HEREBY AGREES THAT**, as a condition to receiving any Federal financial assistance from the U.S. Department of Transportation (DOT), through the Federal Highway Administration, is subject to and will comply with the following:

Statutory/Regulatory Authorities

- Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d et seq., 78 stat. 252), (prohibits discrimination on the basis of race, color, national origin);
- 49 C.F.R. Part 21 (entitled Non-discrimination in Federally-Assisted Programs Of The Department Of Transportation-Effectuation Of Title VI Of The Civil Rights Act Of 1964);
- 28 C.F.R. section 50.3 (U.S. Department of Justice Guidelines for Enforcement of Title VI of the Civil Rights Act of 1964);

The preceding statutory and regulatory cites hereinafter are referred to as the "Acts" and "Regulations," respectively.

General Assurances

In accordance with the Acts, the Regulations, and other pertinent directives, circulars, policy, memoranda, and/or guidance, the Recipient hereby gives assurance that it will promptly take any measures necessary to ensure that:

"No person in the United States shall, on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity, for which the Recipient receives Federal financial assistance from DOT including the Federal Highway Administration.

The Civil Rights Restoration Act of 1987 clarified the original intent of Congress, with respect to Title VI and other Non-discrimination requirements (The Age Discrimination Act of 1975, and Section 504 of the Rehabilitation Act of 1973), by restoring the broad, institutional-wide scope and coverage of these non-discrimination statutes and requirements to include all programs and activities of the Recipient, so long as any portion of the program is Federally assisted.

Specific Assurances

More specifically, and without limiting the above general Assurance, the Recipient agrees with and gives the following Assurances with respect to its Federally assisted Federal Highway Program:

1. The Recipient agrees that each "activity," "facility," or "program," as defined in §§ 21.23(b) and 21.23(e) of 49 C.F.R. § 21 will be (with regard to an "activity") facilitated, or will be (with regard to a "facility") operated or will be (with regard to a "program") conducted in compliance with all requirements imposed by, or pursuant to the Acts and the Regulations.

2. The Recipient will insert the following notification in all solicitations for bids, Requests for Proposals for work, or material subject to the Acts and the Regulations made in connection with all Federal Highway Programs and, in adapted form, in all proposals for negotiated agreements regardless of funding *source*:

"The Georgia Department of Transportation, in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252, 42 U.S.C. §§ 2000d to 2000d-4) and the Regulations, hereby notifies all bidders that it will affirmatively ensure that any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full and fair opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award."

3. The Recipient will insert the clauses of Appendix A and E of this Assurance in every contract or agreement subject to the Acts and the Regulations.
4. The Recipient will insert the clauses of Appendix B of this Assurance, as a covenant running with the land, in any deed from the United States effecting or recording a transfer of real property, structures, *use*, or improvements thereon or interest therein to a Recipient.
5. That where the Recipient receives Federal financial assistance to construct a facility, or part of a facility, the Assurance will extend to the entire facility and facilities operated in connection therewith.
6. That where the Recipient receives Federal financial assistance in the form, or for the acquisition of real property or an interest in real property, the Assurance will extend to rights to space on, over, or under such property.
7. That the Recipient will include the clauses set forth in Appendix C and Appendix D of this Assurance, as a covenant running with the land, in any future deeds, leases, licenses, permits, or similar instruments entered into by the Recipient with other parties:
 - a. for the subsequent transfer of real property acquired or improved under the applicable activity, project, or program; and
 - b. for the construction or use of, or access to, space on, over, or under real property acquired or improved under the applicable activity, project, or program.
8. That this Assurance obligates the Recipient for the period during which Federal financial assistance is extended to the program, except where the Federal financial assistance is to provide, or is in the form of, personal property, or real property, or interest therein, or structures or improvement thereon, in which case the Assurance obligated the Recipient, or any transferee for the longer of the following periods:
 - a. the period during which the property is used for a purpose for which the Federal financial assistance is extended, or for another purpose involving the provision of similar services or benefits; or
 - b. the period during which the Recipient retains ownership or possession of the property

9. The Recipient will provide for such methods of administration for the program as are found by the Secretary of Transportation or the official to whom he/she delegates specific authority to give reasonable guarantee that it, other recipients, sub-recipients, sub-grantees, contractors, subcontractors, consultants, transferees, successors in interest, and other participants of Federal financial assistance under such program will comply with all requirements imposed or pursuant to the Acts, the Regulations, and this Assurance.
10. The Recipient agrees that the United States has a right to seek judicial enforcement with regard to any matter arising under the Acts, the Regulations, and this Assurance.

By signing this ASSURANCE, the Georgia Department of Transportation also agrees to comply (and require any sub-recipients, sub-grantees, contractors, successors, transferees, and/or assignees to comply) with all applicable provisions governing the Georgia Department of Transportation access to records, accounts, documents, information, facilities, and staff. You also recognize that you must comply with any program or compliance reviews, and/or complaint investigations conducted by Georgia Department of Transportation. You must keep records, reports, and submit the material for review upon request to the Georgia Department of Transportation, or its designee in a timely, complete, and accurate way. Additionally, you must comply with all other reporting, data collection, and evaluation requirements, as prescribed by law or detailed in program guidance.

Georgia Department of Transportation gives this ASSURANCE in consideration of and for obtaining any Federal grants, loans, contracts, agreements, property, and/or discounts, or other Federal-aid and Federal financial assistance extended after the date hereof to the recipients by the U.S. Department of Transportation under the Federal Highway Program. This ASSURANCE is binding on Georgia, other recipients, sub-recipients, sub-grantees, contractors, subcontractors and their subcontractors', transferees, successors in interest, and any other participants in the Federal Highway Program. The person(s) signing below is authorized to sign this ASSURANCE on behalf of the Recipient.

Georgia Department of Transportation
(Name of Recipient)

by 
(Signature of Authorized Official)

DATED 07/15/20

APPENDIX A

During the performance of this contract, the contractor, for itself, its assignees, and successors in interest (hereinafter referred to as the "contractor") agrees as follows:

1. **Compliance with Regulations:** The contractor (hereinafter includes consultants) will comply with the Acts and the Regulations relative to Non-discrimination in Federally-assisted programs of the U.S. Department of Transportation, (hereinafter referred to as DOT), Title 49, Code of Federal Regulations, part 21, as they may be amended from time to time, which are herein incorporated by reference and made a part of this contract.
2. **Non-discrimination:** The contractor, with regard to the work performed by it during the contract, will not discriminate on the grounds of race, color, or national origin in the selection and retention of subcontractors, including procurements of materials and leases of equipment. The contractor will not participate directly or indirectly in the discrimination prohibited by the Acts and the Regulations, including employment practices when the contract covers any activity, project, or program set forth in Appendix B of 49 CFR Part 21.
3. **Solicitations for Subcontracts, Including Procurements of Materials and Equipment:** In all solicitations, either by competitive bidding, or negotiation made by the contractor for work to be performed under a subcontract, including procurements of materials, or leases of equipment, each potential subcontractor or supplier will be notified by the contractor of the contractor's obligations under this contract and the Acts and the Regulations relative to Non- discrimination on the grounds of race, color, or national origin.
4. **Information and Reports:** The contractor will provide all information and reports required by the Acts, the Regulations, and directives issued pursuant thereto and will permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the Recipient or Federal Highway Administration to be pertinent to ascertain compliance with such Acts, Regulations, and instructions. Where any information required of a contractor is in the exclusive possession of another who fails or refuses to furnish the information, the contractor will so certify to the Recipient or the Federal Highway Administration) as appropriate and will set forth what efforts it has made to obtain the information.
5. **Sanctions for Noncompliance:** In the event of a contractor's noncompliance with the Non-discrimination provisions of this contract, the Recipient will impose such contract sanctions as it or the Federal Highway Administration may determine to be appropriate, including, but not limited to:
 - a. withholding payments to the contractor under the contract until the contractor complies; and/or
 - b. cancelling, terminating, or suspending a contract, in whole or in part.

Incorporation of Provisions: The contractor will include the provisions of paragraphs one through six in every subcontract, including procurements of materials and leases of equipment, unless exempt by the Acts, the Regulations and directives issued pursuant thereto. The contractor will take action with respect to any subcontract or procurement as the Recipient or the Federal Highway Administration may direct

as a means of enforcing such provisions including sanctions for noncompliance. Provided, that if the

contractor becomes involved in, or is threatened with litigation by a subcontractor, or supplier because of such direction, the contractor may request the Recipient to enter into any litigation to protect the interests of the Recipient. In addition, the contractor may request the United States to enter into the litigation to protect the interests of the United States.

APPENDIX B

CLAUSES FOR DEEDS TRANSFERRING UNITED STATES PROPERTY

The following clauses will be included in deeds effecting or recording the transfer of real property, structures, or improvements thereon, or granting interest therein from the United States pursuant to the provisions of Assurance 4:

NOW, THEREFORE, the U.S. Department of Transportation as authorized by law and upon the condition that the GDOT will accept title to the lands and maintain the project constructed thereon in accordance with and in compliance with **Title 23 U.S. Code § 107**, the Regulations for the Administration of Federal Aid for Highways; the policies and procedures prescribed by the Federal Highway Administration of the U.S. Department of Transportation in accordance and in compliance with all requirements imposed by Title 49, Code of Federal Regulations, U.S. Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Non-discrimination in Federally-assisted programs of the U.S. Department of Transportation pertaining to and effectuating the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252; 42 U.S.C. § 2000d to 2000d-4), does hereby remise, release, quitclaim and convey unto the GDOT all the right, title and interest of the U.S. Department of Transportation in and to said lands described in Exhibit A attached hereto and made a part hereof.

(HABENDUM CLAUSE)

TO HAVE AND TO HOLD said lands and interests therein unto GDOT and its successors forever, subject, however, to the covenants, conditions, restrictions and reservations herein contained as follows, which will remain in effect for the period during which the real property or structures are used for a purpose for which Federal financial assistance is extended or for another purpose involving the provision of similar services or benefits and will be binding on the GDOT, its successors and assigns.

The GDOT, in consideration of the conveyance of said lands and interests in lands, does hereby covenant and agree as a covenant running with the land for itself, its successors and assigns, that (1) no person will on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination with regard to any facility located wholly or in part on, over, or under such lands hereby conveyed [,] [and]* (2) that GDOT will use the lands and interests in lands and interests in lands so conveyed, in compliance with all requirements imposed by or pursuant to Title 49, Code of Federal Regulations, U.S. Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Non-discrimination in Federally-assisted programs of the U.S. Department of Transportation, Effectuation of Title VI of the Civil Rights Act of 1964, and as said Regulations and Acts may be amended [, and (3) that in the event of breach of any of the above-mentioned non- discrimination conditions, the Department will have a right to enter or re-enter said lands and facilities on said land, and that above described land and facilities will thereon revert to and vest in and become the absolute property of the U.S. Department of Transportation and its assigns as such interest existed prior to this instruction].*

(*Reverter clause and related language to be used only when it is determined that such a clause is necessary in order to make clear the purpose of Title VI.

APPENDIX C

CLAUSES FOR TRANSFER OF REAL PROPERTY ACQUIRED OR IMPROVED UNDER THE ACTIVITY, FACILITY, OR PROGRAM

The following clauses will be included in deeds, licenses, leases, permits, or similar instruments entered into by the GDOT pursuant to the provisions of Assurance 7(a):

- A. The (grantee, lessee, permittee, etc. as appropriate) for himself/herself, his/her heirs, personal representatives, successors in interest, and assigns, as a part of the consideration hereof, does hereby covenant and agree [in the case of deeds and leases add "as a covenant running with the land"] that:
 - 1. In the event facilities are constructed, maintained, or otherwise operated on the property described in this (deed, license, lease, permit, etc.) for a purpose for which a U.S. Department of Transportation activity, facility, or program is extended or for another purpose involving the provision of similar services or benefits, the (grantee, licensee, lessee, permittee, etc.) will maintain and operate such facilities and services in compliance with all requirements imposed by the Acts and Regulations (as may be amended) such that no person on the grounds of race, color, or national origin, will be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of said facilities.
- B. With respect to licenses, leases, permits, etc., in the event of breach of any of the above Non-discrimination covenants, GDOT will have the right to terminate the (lease, license, permit, etc.) and to enter, re-enter, and repossess said lands and facilities thereon, and hold the same as if the (lease, license, permit, etc.) had never been made or issued.*
- C. With respect to a deed, in the event of breach of any of the above Non-discrimination covenants, the GDOT will have the right to enter or re-enter the lands and facilities thereon, and the above described lands and facilities will there upon revert to and vest in and become the absolute property of the GDOT and its assigns.*

(*Reverter clause and related language to be used only when it is determined that such a clause is necessary to make clear the purpose of Title VI.)

APPENDIX D

CLAUSES FOR CONSTRUCTION/USE/ACCESS TO REAL PROPERTY ACQUIRED UNDER THE ACTIVITY, FACILITY OR PROGRAM

The following clauses will be included in deeds, licenses, permits, or similar instruments/agreements entered into by GDOT pursuant to the provisions of Assurance 7(b):

- A. The (grantee, licensee, permittee, etc., as appropriate) for himself/herself, his/her heirs, personal representatives, successors in interest, and assigns, as a part of the consideration hereof, does hereby covenant and agree (in the case of deeds and leases add, "as a covenant running with the land") that (1) no person on the ground of race, color, or national origin, will be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of said facilities, (2) that in the construction of any improvements on, over, or under such land, and the furnishing of services thereon, no person on the ground of race, color, or national origin, will be excluded from participation in, denied the benefits of, or otherwise be subjected to discrimination, (3) that the (grantee, licensee, lessee, permittee, etc.) will use the premises in compliance with all other requirements imposed by or pursuant to the Acts and Regulations, as amended, set forth in this Assurance.
- B. With respect to (licenses, leases, permits, etc.), in the event of breach of any of the above Non-discrimination covenants, GDOT will have the right to terminate the (license, permit, etc., as appropriate) and to enter or re-enter and repossess said land and the facilities thereon, and hold the same as if said (license, permit, etc., as appropriate) had never been made or issued.*
- C. With respect to deeds, in the event of breach of any of the above Non-discrimination covenants, GDOT will there upon revert to and vest in and become the absolute property of GDOT and its assigns.*

(*Reverter clause and related language to be used only when it is determined that such a clause is necessary to make clear the purpose of Title VI.)

APPENDIX E

During the performance of this contract, the contractor, for itself, its assignees, and successors in interest (hereinafter referred to as the "contractor") agrees to comply with the following non- discrimination statutes and authorities; including but not limited to:

Pertinent Non-Discrimination Authorities:

- Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d et seq., 78 stat. 252), (prohibits discrimination on the basis of race, color, national origin); and 49 CFR Part 21.
- The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, (42 U.S.C. § 4601), (prohibits unfair treatment of persons displaced or whose property has been acquired because of Federal or Federal-aid programs and projects);
- Federal-Aid Highway Act of 1973, (23 U.S.C. § 324 et seq.), (prohibits discrimination on the basis of sex);
- Section 504 of the Rehabilitation Act of 1973, (29 U.S.C. § 794 et seq.), as amended, (prohibits discrimination on the basis of disability); and 49 CFR Part 27;
- The Age Discrimination Act of 1975, as amended, (42 U.S.C. § 6101 et seq.), (prohibits discrimination on the basis of age);
- Airport and Airway Improvement Act of 1982, (49 USC § 471, Section 47123), as amended, (prohibits discrimination based on race, creed, color, national origin, or sex);
- The Civil Rights Restoration Act of 1987, (PL 100-209), (Broadened the scope, coverage and applicability of Title VI of the Civil Rights Act of 1964, The Age Discrimination Act of 1975 and Section 504 of the Rehabilitation Act of 1973, by expanding the definition of the terms "programs or activities" to include all of the programs or activities of the Federal-aid recipients, sub-recipients and contractors, whether such programs or activities are Federally funded or not);
- Titles II and III of the Americans with Disabilities Act, which prohibit discrimination on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities (42 U.S.C. §§ 12131-12189) as implemented by Department of Transportation regulations at 49 C.F.R. parts 37 and 38;
- The Federal Aviation Administration's Non-discrimination statute (49 U.S.C. § 47123) (prohibits discrimination on the basis of race, color, national origin, and sex);
- Executive Order 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations, which ensures Non-discrimination against minority populations by discouraging programs, policies, and activities with disproportionately high and adverse human health or environmental effects on minority and low-income populations;
- Executive Order 13166, Improving Access to Services for Persons with Limited English Proficiency, and resulting agency guidance, national origin discrimination includes discrimination because of Limited English proficiency (LEP). To ensure compliance with Title VI, you must take reasonable steps to ensure that LEP persons have meaningful access to your programs (70 Fed. Reg. at 74087 to 74100);

Title IX of the Education Amendments of 1972, as amended, which prohibits you from discriminating because of sex in education programs or activities (20 U.S.C. 1681 et seq).



Bulloch County Board of Commissioners Agenda Item Summary

Department Making Request:
Public Works

Meeting Date: November 1, 2022

Requested Motion or Item Title:

Motion to approve the change order to Woods BW15.51 Mowers in place of Modern Ag Predator Mowers.

Summary / Background Attach Detailed Summary:

Availability of Modern Ag Predator mowers changed and are not available. A better alternative mower, Woods BW15.51 mowers, are available at original quoted price. Public Works is seeking the approval of the change order to take delivery of substituted mowers.

Agenda Category		Financial Impact Statement		
Consent Agenda	Budgeted Item?	YES	Amendment or Transfer Required?	NO
<p>Attach Detailed Analysis, If Needed:</p>				
<p style="text-align: center;">Agenda Item Review and Approval</p>				

Review:

Kristie King Completed 10/27/2022 8:36 AM

Jeff Akins Completed 10/27/2022 9:47 AM

Tom Couch Pending

Cindy Steinmann Pending

Board of Commissioners Pending 11/01/2022 5:30 PM