



**BULLOCH COUNTY
BOARD OF COMMISSIONERS**

AGENDA • JANUARY 3, 2023

Regular Meeting

Honey Bowen Building Multi-Purpose Room

5:30 PM

1 Max Lockwood Drive, Statesboro, GA 30458

I. CALL TO ORDER, WELCOME MEDIA AND VISITORS

RESOURCE PERSON/FACILITATOR: Chairman Thompson

II. INVOCATION AND PLEDGE

RESOURCE PERSON/FACILITATOR: Commissioner Jappy Stringer

III. ROLL CALL

RESOURCE PERSON/FACILITATOR: Clerk of the Board

IV. APPROVAL OF ZONING AGENDA

RESOURCE PERSON/FACILITATOR: Chairman Thompson

1. Greg T. Sikes submitted an application for a conditional use to allow a natural resource development (surface mine) according to section 503 (b)(13). The property is located on Old River Road at Slater Hagan Road.
2. John C. Craft submitted an application to rezone from R-80 to R-40 to allow the property to be divided into 2 parcels. The property is located at 1786 Pulaski Road.
3. Tambre Herndon submitted an application to rezone 4.91 acres from AG-5 to R-80 to allow the property to be divided into 2 parcels. The property is located at 80 Burnsed Road.
4. Cynthia A. Wycherley submitted an application to rezone 83 acres from HC/AG-5 to LI to allow the development of a manufacturing facility. The property is located on US Hwy. 301 South, 1.4 miles north of the Interstate-16 interchange.
5. Mincey Rentals, LLC submitted an application to rezone 1.39 acres from HC/AG-5 to LI to allow the development of a manufacturing facility. The property is located on US Hwy. 301 South, 1.4 miles north of the Interstate-16 interchange.
6. The Bulloch County Planning and Development Department proposes to amend the Official Zoning Map of Bulloch County to apply the Interstate Gateway Overlay district to three parcels. The parcels are located at or approximate to 4908 US Hwy. 301 South.

V. APPROVAL OF GENERAL AGENDA

RESOURCE PERSON/FACILITATOR: Chairman Thompson

VI. PUBLIC COMMENTS

RESOURCE PERSON/FACILITATOR: Audience

VII. CONSENT AGENDA

1. Minutes Approval: Tuesday December 20th, 2022 08:30 AM

VIII. COMMISSION AND STAFF COMMENTS

RESOURCE PERSON/FACILITATOR: Chairman Thompson

IX. ADJOURN

RESOURCE PERSON/FACILITATOR: Chairman Thompson



Bulloch County Departmental Review

Agenda Item:	1	Meeting Date:	January 3, 2023 (BOC)
Application #:	USE-2022-00032	Application Type:	Conditional Use
Request:	Greg T Sikes has submitted an application for a conditional use of 75.7 acres to allow natural resource development (surface mining) according to section 503 (b)(13). The property is located on Old River Road @ Slater Hagan RD.		
Planning and Zoning Commission Recommendation:	Recommends denial by a 3-1 vote.		
Final Staff Recommendations:	The staff recommends denial of the conditional use request. If approval is granted, staff recommends conditions.		

Applicant:	Greg T, Sikes	Current Zoning:	AG-5
Location:	Slater Hagan RD. @ Old River RD.		
Map #:	172 000004 001	Total acres:	75.83
Future Land Use	AG-5	Acres in Request	Approx. 65
Directions to Property:	Take Old River Road South for approx. 11 miles. At the stop sign continue straight for approx. 6 miles. After you pass McGown LN. the property will be on your right hand side.		

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

Attachment: 1. Greg T. Sikes USE 2022-00032 conditions[2] (Greg T. Sikes Conditional Use Request)



Bulloch County Departmental Review

(7) Is the proposed conditional use consistent with the purpose and intent of the zoning ordinance?	X		
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LAND USE PLANNING IMPACT

Future Land Use Map: The Bulloch County Joint Comprehensive Plan indicates that the property would be appropriate for Rural-Open Areas and/or Natural- Open Areas.

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

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

Neighborhood Character: The proposed use may injure or detract from existing neighborhoods if conditions are not enforced for the development.

Property Values: The proposed use may detract from existing properties if applicant property fails to adhere to ordinances/conditions.

WATER / SEWER IMPACT

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

SOLID WASTE IMPACT

None expected.

ENVIRONMENTAL IMPACT

Impacts are expected to be mitigated according to the requirements by the State of Georgia.

FIRE SERVICE

Fire service is available within 3.6 miles (response time 7 minutes) from the Leefield Fire Department. No additional resources are required.

TRAFFIC IMPACT

The capacity and general condition of the roads accessing the parcel is good. Old River Road South is a county maintained paved road.

SCHOOL IMPACT

Minimal impact is expected on existing schools.

PARKING, ROAD AND DRAINAGE IMPACT

The proposed use will require a traffic impact study. Currently, all drainage is natural. The accessways/driveways to the site should have proper roadside drainage measures. A county driveway/access permit will be required for the property.

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 18 minutes. However, depending on patrolling patterns and the location of deputies at a given time, this response may be greater or lesser.

Attachment: 1. Greg T. Sikes USE 2022-00032 conditions[2] (Greg T. Sikes Conditional Use Request)



Bulloch County Departmental Review

FINAL STAFF RECOMMENDATION

The subject property does not appear to be suitable for the proposed conditional use of natural resource development surfacing mining.

The staff recommends denial of the conditional use request. If approval is granted, staff recommends the following conditions:

- 1) *Access.* If approved, vehicular access is restricted to Old River Road.
- 2) *Operational setbacks.* Mining or excavation operations shall not take place any closer than 500 feet from any residence.
- 3) *Operations plan.* An operation plan containing the following information shall be submitted as part of the application for special use approval:
 - a) Date of commencement of the operation and its expected duration.
 - b) A description of the method of operation, including the disposition of topsoil, overburden and by-products
 - c) A description of the equipment to be used in the extraction process.
 - d) A statement regarding the intended use of explosives, if any, or other hazardous materials, if any, and the methods and procedures proposed for handling, use, storage and disposal of the materials.
 - e) A plan for reclamation of the land upon completion of mining, quarrying, or other excavation.
- 4) *Traffic impact study.* A traffic study shall be submitted to the department of planning and development. The applicant shall address recommendations of the traffic study to mitigate traffic impacts of the proposed facility. Specifically, the study shall identify any state or county maintained road within or adjacent to the property, and shall state any bridge modifications repaving, alterations, turning lanes, signalization, or other road additions or improvements necessary to accommodate the potential increase of traffic volume or weight occasioned by the proposed operations.
- 5) *Blasting and vibrations.* Blasting operations shall not be permitted. Vibration levels at the boundaries of the extraction site shall not exceed a minimum peak velocity of 1.0 inches per second, steady state and 2.0 inches per second impact state.
- 6) *Well impact study.* An analysis of existing wells within one mile of the proposed operations and the potential impacts of such mining, quarrying, or excavation on said wells, along with recommendation to mitigate impacts on said wells. No excavation shall be allowed to lower the water table of the surrounding inhabited properties to the extent there are wells with potable water within 1,000 feet of the excavation area.
- 7) *Reference to state rules and regulations.* A state surface mining permit, and all plans and specifications submitted for such state permit, as required by state law and administrative rules, shall be submitted to the director of public development prior to commencement of operations.
- 8) *Days and hours of operation.* The mining and quarrying operations (excluding routine maintenance of equipment) shall be limited to the following: No operation shall be allowed between the hours of 7:00 p.m. and 7:00 a.m. during the months of November, December, January, February, and March. No operation shall be allowed between the hours of 8:00 p.m. and 6:30 a.m. during the months of April, May, June, July, August, September and October. No operation shall be permitted on Sundays, New Years, Memorial Day, Independence Day, Thanksgiving or Christmas Day.



Bulloch County Departmental Review

Participants

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

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Attachment: 1. Greg T. Sikes USE 2022-00032 conditions[2] (Greg T. Sikes Conditional Use Request)



Bulloch County Departmental Review

Existing Zoning Map
Current Parcel Zone: AG5
Surrounding Parcel Zoning: AG5



Attachment: 1. Greg T. Sikes USE 2022-00032 conditions[2] (Greg T. Sikes Conditional Use Request)



Bulloch County Departmental Review

Aerial



Attachment: 1. Greg T. Sikes USE 2022-00032 conditions[2] (Greg T. Sikes Conditional Use Request)



Bulloch County Departmental Review

North



Attachment: 1. Greg T. Sikes USE 2022-00032 conditions[2] (Greg T. Sikes Conditional Use Request)



Bulloch County Departmental Review

East



Attachment: 1. Greg T. Sikes USE 2022-00032 conditions[2] (Greg T. Sikes Conditional Use Request)



Bulloch County Departmental Review

South



Attachment: 1. Greg T. Sikes USE 2022-00032 conditions[2] (Greg T. Sikes Conditional Use Request)



Bulloch County Departmental Review

West

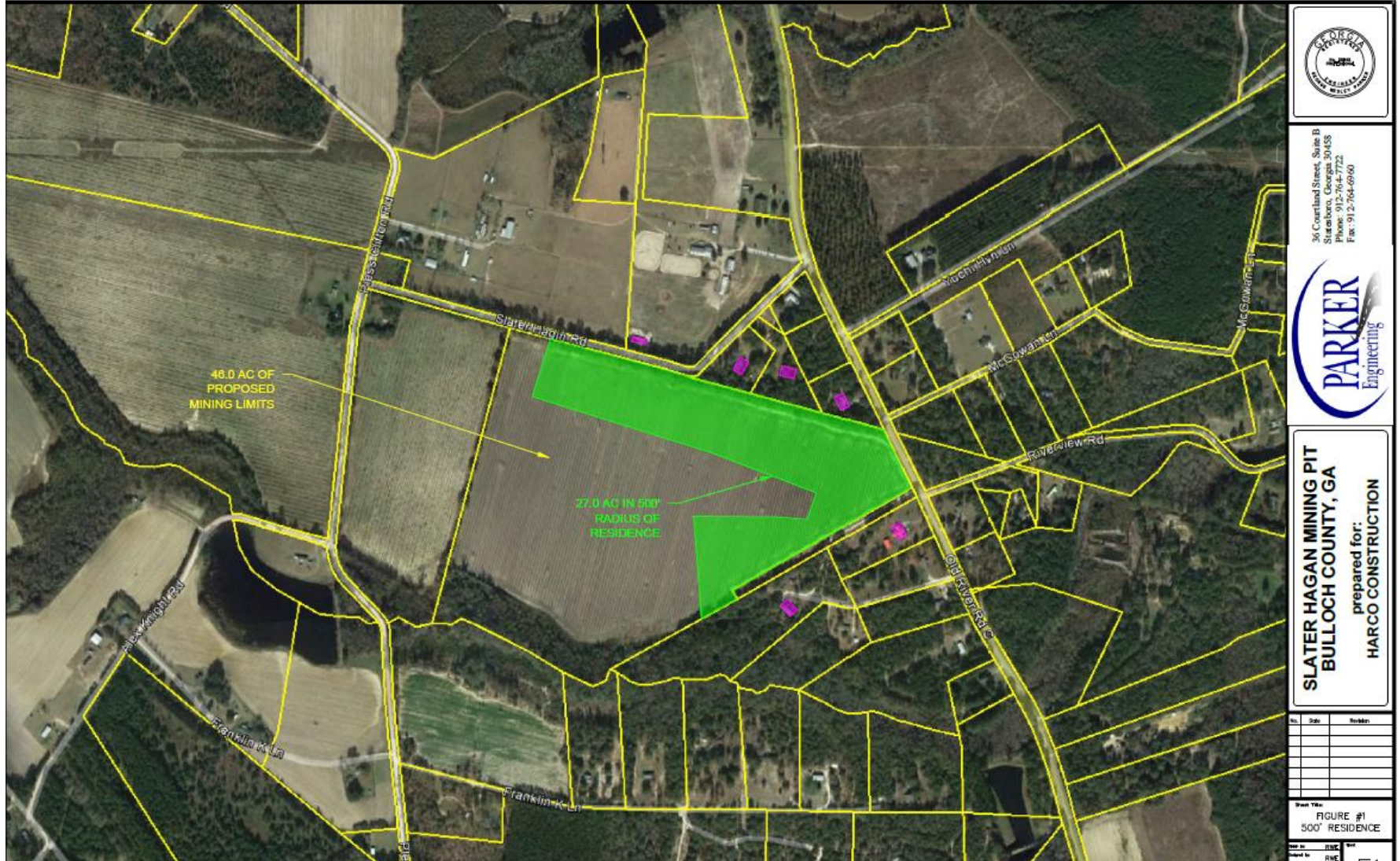


Attachment: 1. Greg T. Sikes USE 2022-00032 conditions[2] (Greg T. Sikes Conditional Use Request)



Bulloch County Departmental Review

Mining Limits 500' from Residences Sketch



Attachment: 1. Greg T. Sikes USE 2022-00032 conditions[2] (Greg T. Sikes Conditional Use Request)



Bulloch County Departmental Review

Agenda Item:	2	Meeting Date:	January 3, 2023 (BOC)
Application #:	RZNE-2022-00061	Application Type:	Rezoning
Request:	John C. Craft is requesting a rezone from R-80 to R-40 to allow the property to be divided into 2 parcels. The property is located at 1786 Pulaski Road.		
Planning and Zoning Commission Recommendation:	Recommends approval by a 4-0 vote.		
Final Staff Recommendation	Staff recommends approval.		

Applicant:	John C. Craft	Acres in Request:	1.88
Location:	1786 Pulaski Hwy	Existing Lots:	1
Map #:	MS09 000002 000	Requested Lots:	2
		Current Zoning:	R-80
Future Land Use:	Residential	Requested Zoning:	R-40
Directions to Property:	From Statesboro take Turn right onto W Main St for 0.2 mi. Turn left onto Johnson St for .1 mi. Turn right onto Denmark St. for 1.4 mi Continue over 301 bypass onto Pulaski Rd 1.7 mi 1786 Pulaski Road will be on your right.		

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 their 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	



Bulloch County Departmental Review

(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		
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LAND USE PLANNING IMPACT

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

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

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

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 water well 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 3.9 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 adequate.

SCHOOL IMPACT

Minimal impact is expected on existing schools.

PARKING, ROAD AND DRAINAGE IMPACT

The proposed change should not create a significant traffic impact. Currently, all drainage is natural with exception to one single family dwelling, roadside drainage ditches and culverts. 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 GIS 911 Coordinator should be contacted prior to any construction.

Attachment: 2. John C. Craft RZNE-2022-0061 (John C. Craft Rezone Request)



Bulloch County Departmental Review

LAW ENFORCEMENT IMPACT

Response time from Bulloch County Sheriff's Department is approximately 15 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 rezone.

The staff recommends approval of the rezone request.

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

Current Zoning Map



Attachment: 2. John C. Craft RZNE-2022-0061 (John C. Craft Rezone Request)



Bulloch County Departmental Review



Attachment: 2. John C. Craft RZNE-2022-0061 (John C. Craft Rezone Request)



Bulloch County Departmental Review

North



Attachment: 2. John C. Craft RZNE-2022-0061 (John C. Craft Rezone Request)



Bulloch County Departmental Review

East



Attachment: 2. John C. Craft RZNE-2022-0061 (John C. Craft Rezone Request)



Bulloch County Departmental Review

South



Attachment: 2. John C. Craft RZNE-2022-0061 (John C. Craft Rezoning Request)



Bulloch County Departmental Review

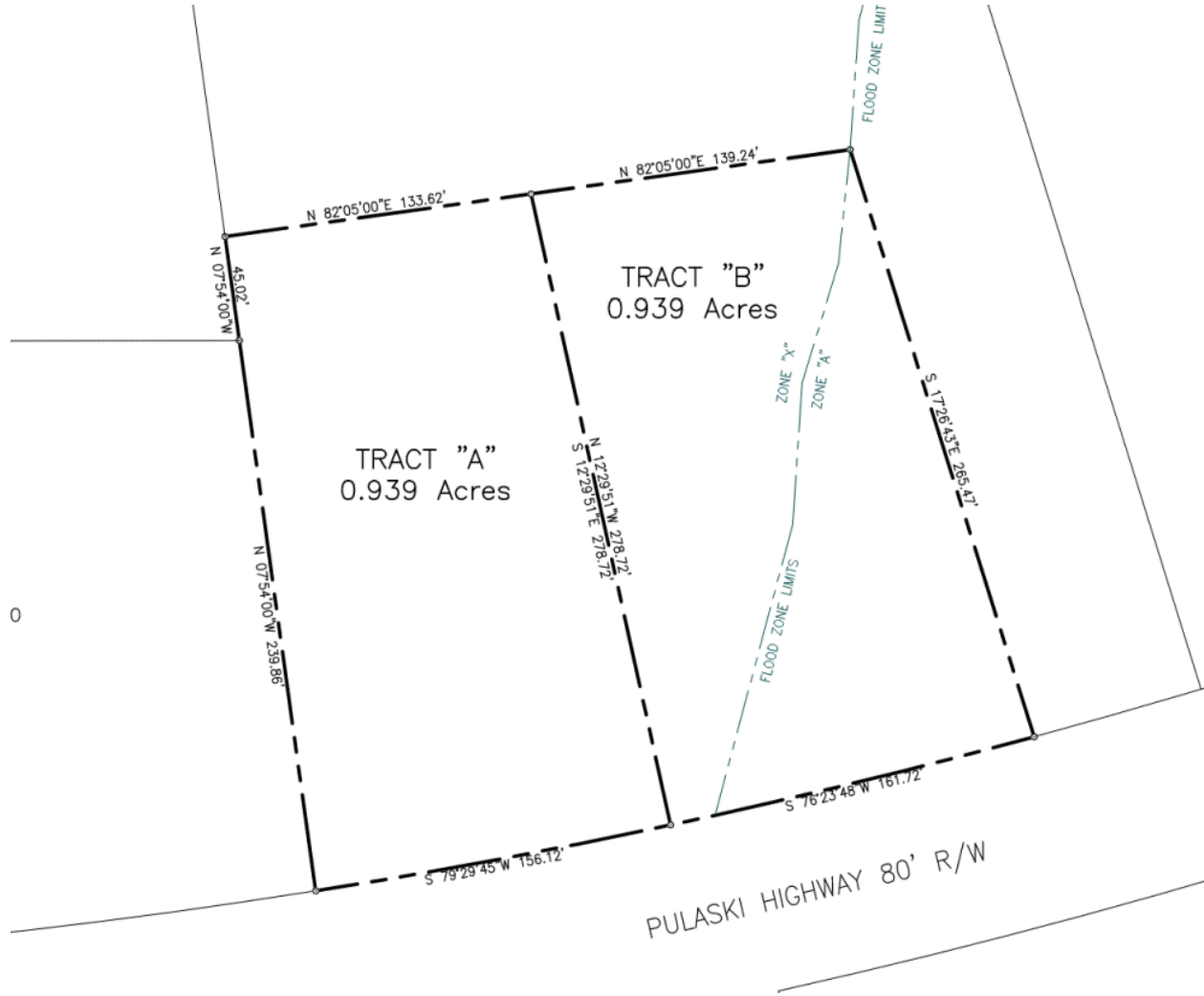
West



Attachment: 2. John C. Craft RZNE-2022-0061 (John C. Craft Rezoning Request)



Bulloch County Departmental Review



Attachment: 2. John C. Craft RZNE-2022-0061 (John C. Craft Rezone Request)



Bulloch County Departmental Review

Agenda Item:	3	Meeting Date:	January 3, 2023 (BOC)
Application #:	RZNE-2022-00067	Application Type:	Rezoning
Request:	Tambre Herndon is requesting to rezone 4.91 acres from AG-5 to R-80 to allow the property to be divided into 2 parcels. The property is located at 80 Burnsed Road.		
Planning and Zoning Commission Recommendation:	Recommends approval by a 4-0 vote.		
Final Staff Recommendation:	The staff recommends approval of the rezone request.		

Applicant:	Tambre Herndon	Acres in Request:	4.91
Location:	80 Burnsed Rd.	Existing Lots:	1
Map #:	155 000001 001	Requested Lots:	2
		Current Zoning:	AG-5
Future Land Use:	Rural Open Space	Requested Zoning:	R-80
Directions to Property:	From Statesboro turn right onto GA-67 S/Fair Rd. Continue to follow GA-67 S12.5 mi. Turn left onto GA-46 E3.5 mi. Take Lawrence Church Rd to Jim Futch Rd. (3.7 mi). Turn right onto Red Hill Church Rd 0.8 mi. Turn left onto Lawrence Church Rd 1.9 mi. Turn left onto McCoy Rd 0.7 mi Turn right onto Jim Futch Rd Destination will be 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 rural open space.

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

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

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 water well 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 10.7 miles (response time 18 minutes) from the Nevil's District Fire Department. No additional resources are required.

TRAFFIC IMPACT

The capacity and general condition of the roads accessing the proposed development is adequate.

SCHOOL IMPACT

Minimal impact is expected on existing schools.

PARKING, ROAD AND DRAINAGE IMPACT

The proposed change should not create a significant traffic impact. Currently, all drainage is natural with exception to one single family dwelling, roadside drainage ditches and culverts. The accessways/driveways to the site should have proper roadside drainage measures.

E-911 AND EMERGENCY MANAGEMENT IMPACT

Attachment: 3. Tambre Herndon RZNE-2022-0067 (Tambre Herndon Rezone Request)



Bulloch County Departmental Review

Street addresses can be easily assigned. The County GIS 911 Coordinator should be contacted prior to any construction.

LAW ENFORCEMENT IMPACT

Response time from Bulloch County Sheriff's Department is approximately 15 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 rezone.

The staff recommends approval of the rezone request.

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

Current Zoning Map

Current Zoning: AG-5
Surrounding Parcel Zoning: AG-5



Attachment: 3. Tambre Herndon RZNE-2022-0067 (Tambre Herndon Rezone Request)



Bulloch County Departmental Review

Aerial Photo

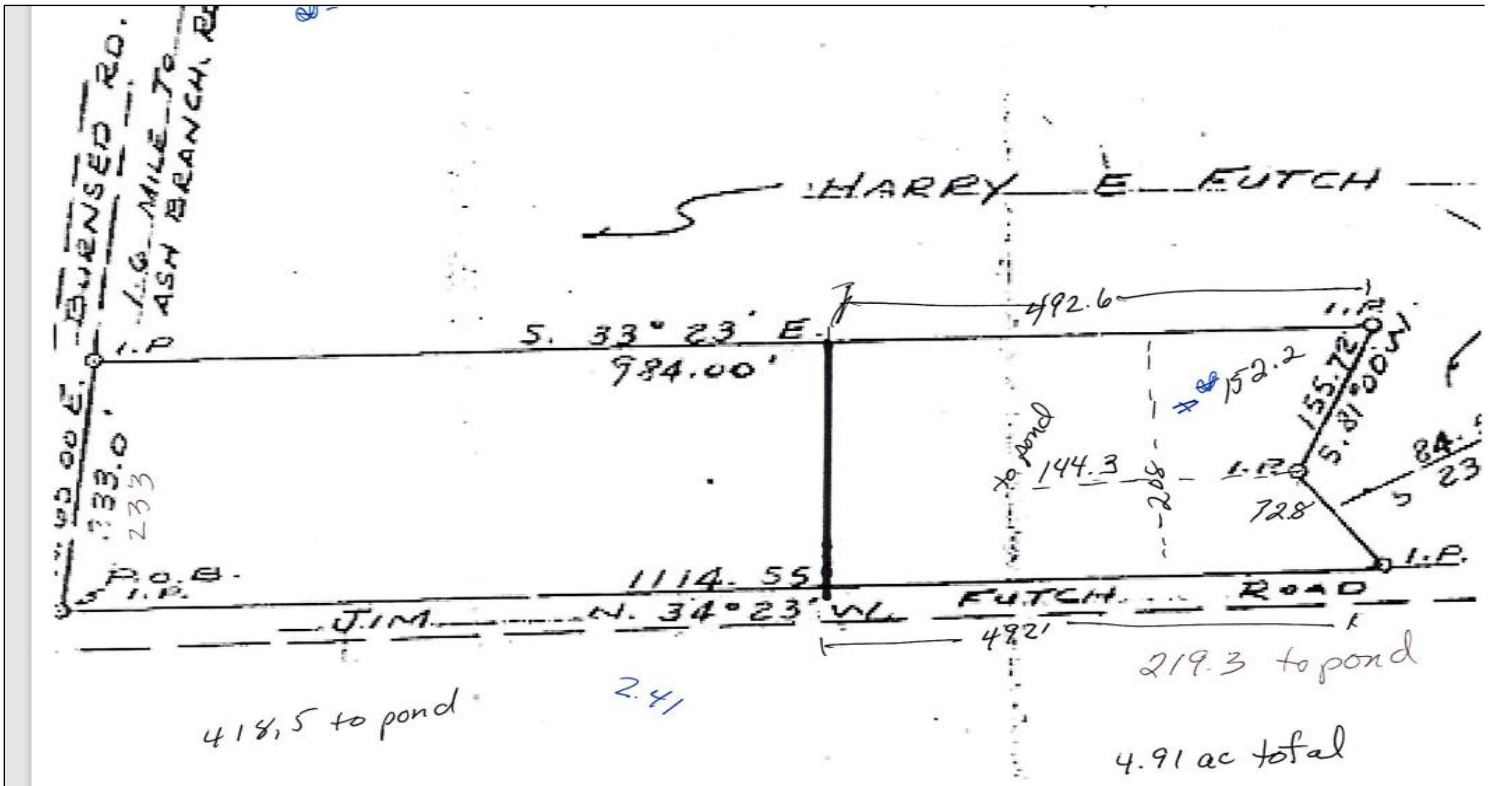


Attachment: 3. Tambre Herndon RZNE-2022-0067 (Tambre Herndon Rezone Request)



Bulloch County Departmental Review

Proposed Lot Subdivision Sketch



Attachment: 3. Tambre Herndon RZNE-2022-0067 (Tambre Herndon Rezzone Request)



Bulloch County Departmental Review

North



Attachment: 3. Tambre Herndon RZNE-2022-0067 (Tambre Herndon Rezone Request)



Bulloch County Departmental Review

East



Attachment: 3. Tambre Herndon RZNE-2022-0067 (Tambre Herndon Rezone Request)



Bulloch County Departmental Review

South



Attachment: 3. Tambre Herndon RZNE-2022-0067 (Tambre Herndon Rezone Request)



Bulloch County Departmental Review

West



Attachment: 3. Tambre Herndon RZNE-2022-0067 (Tambre Herndon Rezoning Request)



Bulloch County Departmental Review

Attachment: 3. Tambre Herndon RZNE-2022-0067 (Tambre Herndon Rezone Request)



Bulloch County Departmental Review

1

Agenda Item:	4	Meeting Date:	January 3, 2023 (BOC)
Application #:	RZNE-2022-00068	Application Type:	Rezoning
Request:	Cynthia A Wycherley submitted an application to rezone 83 acres from HC/AG-5 (Highway Commercial) (Agriculture 5 acres) to LI (Light Industrial) to allow the development of a manufacturing facility. The property is located on US Hwy 301 South, 1.4 miles north of the Interstate-16 interchange.		
Planning and Zoning Commission Recommendation:	Recommends approval with conditions by a 4-0 vote.		
Final Staff Recommendation:	Staff recommends approval with conditions.		

Applicant:	Cynthia A. Wycherley	Acres in Request:	83
Location:	Highway 301 South	Existing Lots:	1
Map #:	049 000018 000	Requested Lots:	1
		Current Zoning:	HC/AG-5
Future Land Use:	Interstate Gateway	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.		

Rezoning 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: 4. Cynthia A Wycherley RZNE 2022-00068 (Cynthia A. Wycherley Rezoning Request)



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	
(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.

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

Attachment: 4. Cynthia A Wycherley RZNE 2022-00068 (Cynthia A. Wycherley Rezzone Request)



Bulloch County Departmental Review

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 23.9 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 ditches and culverts. The access way/driveways to primary structures should have proper roadside drainage measures installed.



Bulloch County Departmental Review

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 83 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:

- Use:** The principal use(s) approved for this property shall be limited to light industrial uses where a use is permitted by right.
- Zoning Overlay:** All uses are subject to requirements of the Interstate Gateway Overlay Zoning District.
- Screening and Buffering:** Screening and buffers will be required according to Sections 405, 406, and 407 of the zoning ordinance.

Participants

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

Attachment: 4. Cynthia A Wycherley RZNE 2022-00068 (Cynthia A. Wycherley Rezone Request)

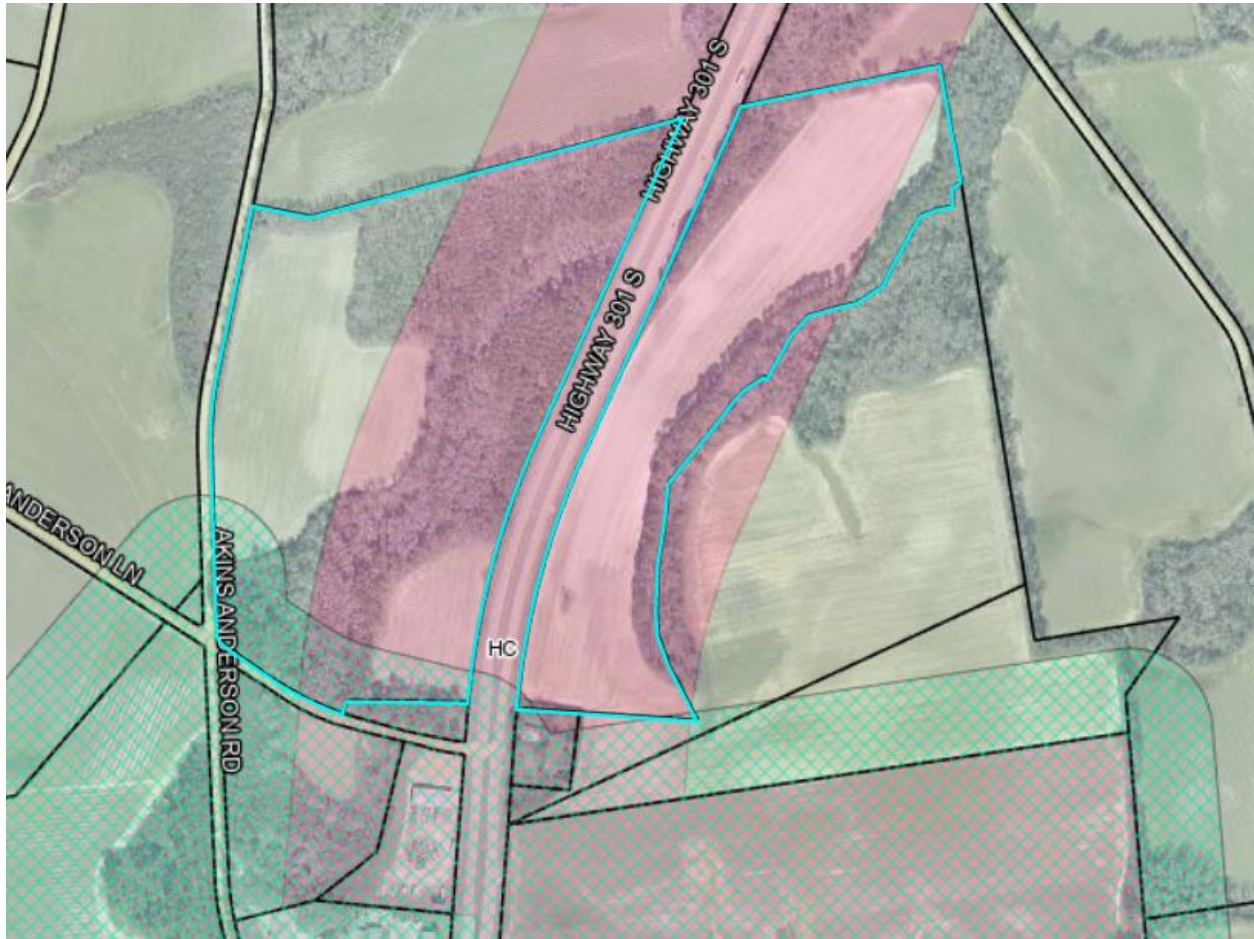


Bulloch County Departmental Review

Current Zoning Map

Existing Parcel Zone: HC & AG5

Adjacent Parcel Zoning: AG-5, LI with Conditions, HI with Conditions



Attachment: 4. Cynthia A Wycherley RZNE 2022-00068 (Cynthia A. Wycherley Rezone Request)



Bulloch County Departmental Review

Proposed Site Aerial

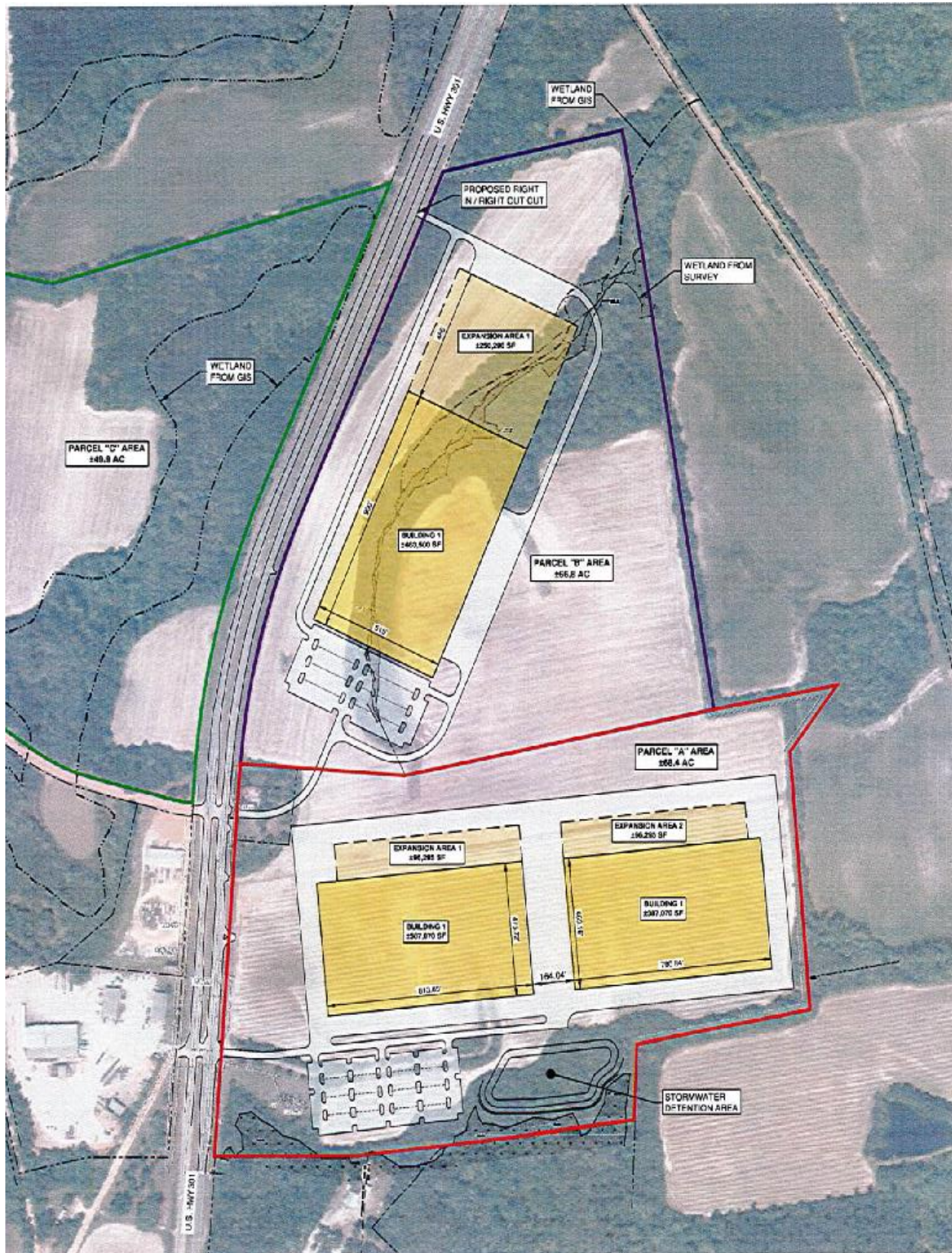


Attachment: 4. Cynthia A Wycherley RZNE 2022-00068 (Cynthia A. Wycherley Rezone Request)



Bulloch County Departmental Review

Proposed Site Development Sketch

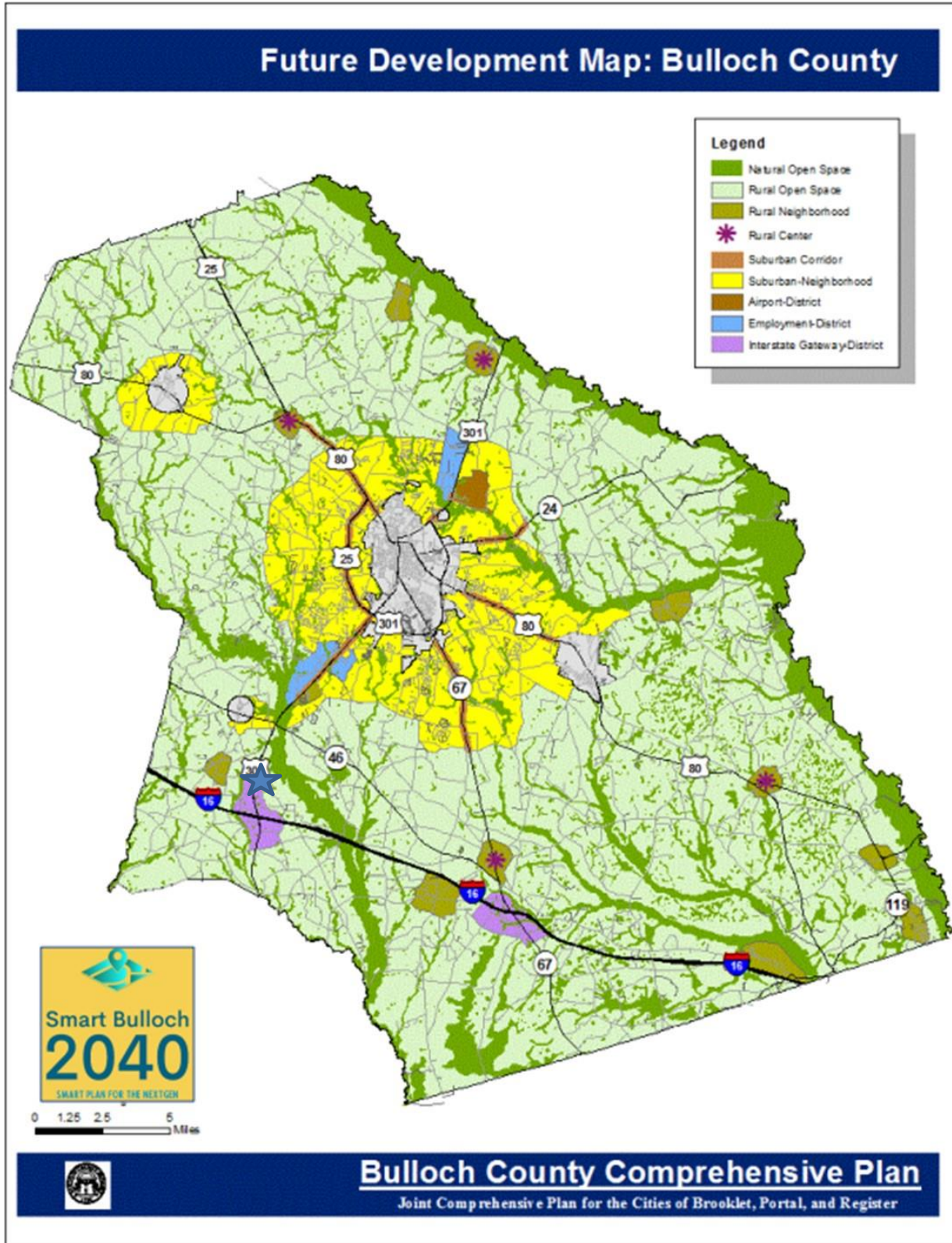


Attachment: 4. Cynthia A Wycherley RZNE 2022-00068 (Cynthia A. Wycherley Rezone Request)



Bulloch County Departmental Review

Future Development Map






Attachment: 4. Cynthia A Wycherley RZNE 2022-00068 (Cynthia A. Wycherley Rezoning Request)



Bulloch County Departmental Review

Future Land Development Character Area

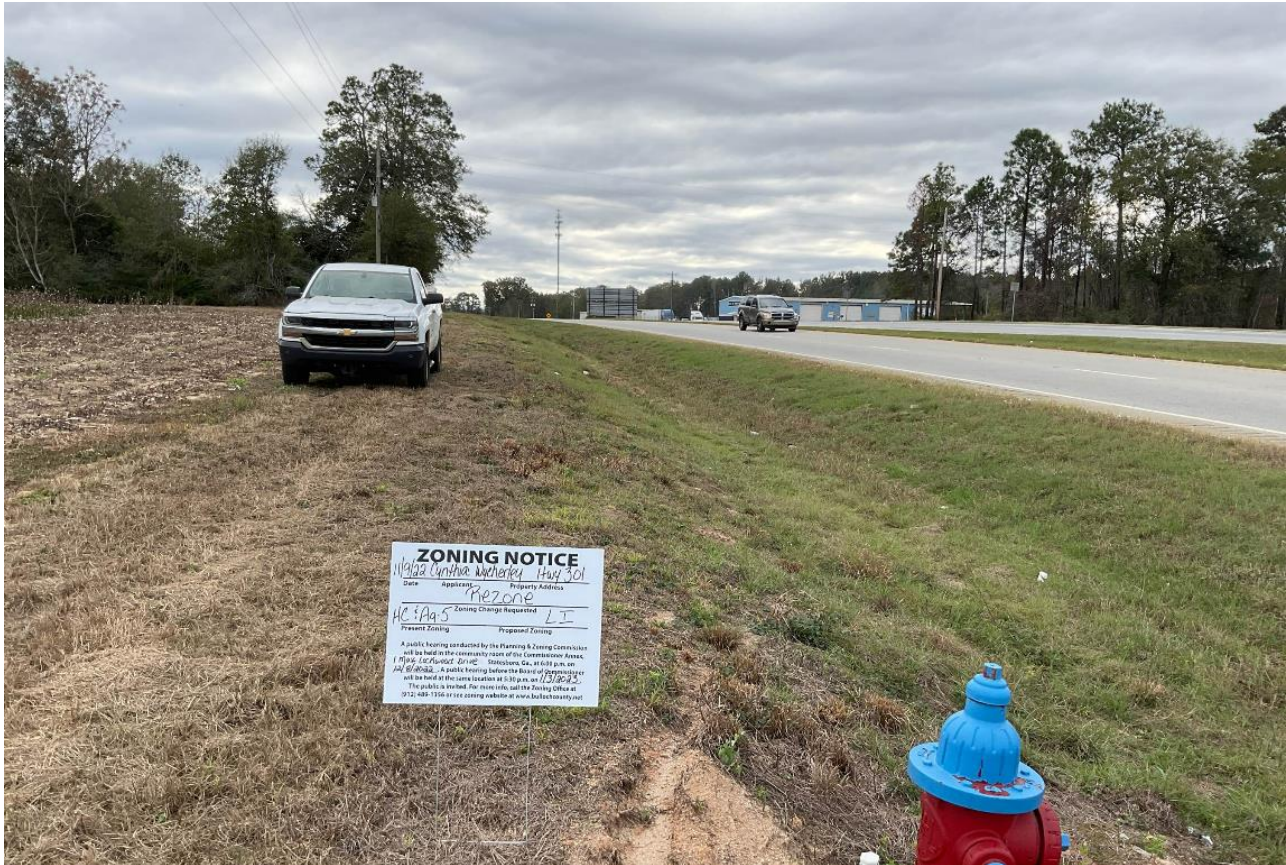
INTERSTATE GATEWAY DISTRICT (IG-D)		
POLICIES	DESIGN PRINCIPLES	
<p>Intent</p> <ul style="list-style-type: none"> Enhance and maintain existing highway commercial businesses associated with interstate interchanges to define a visual gateway to Bulloch County, and create industrial or large business facilities to take advantage of the I-16 access and proximity to Savannah's port and shipping facilities. 	<p>Site Design</p> <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. 	
<p>General Characteristics</p> <ul style="list-style-type: none"> Potential to accommodate large auto oriented commercial and industrial uses catering to I-16 traffic and nearby workforce. 	<p>Density/Intensity</p> <ul style="list-style-type: none"> Limited civic buildings. 1-8 dwelling units per acre. 1-4 story buildings. 	
<p>Application</p> <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. 	<p>Green Space</p> <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. 	
<p>Primary Land Uses</p> <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. 	<p>Transportation</p> <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. 	
<p>Zoning Classifications</p> <ul style="list-style-type: none"> HC, LI, HI, PUD, Interstate Overlay 	<p>Infrastructure</p> <ul style="list-style-type: none"> Municipal water (and/or sewer). Abundant public utilities. Low impact development. 	
Visual Character Description		
<p><i>Development Pattern</i></p> 	<p><i>Transportation</i></p> 	<p><i>Green Space</i></p> 
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. 		

Attachment: 4. Cynthia A Wycherley RZNE 2022-00068 (Cynthia A. Wycherley Rezoning Request)



Bulloch County Departmental Review

North



Attachment: 4. Cynthia A Wycherley RZNE 2022-00068 (Cynthia A. Wycherley Rezone Request)



Bulloch County Departmental Review

East



Attachment: 4. Cynthia A Wycherley RZNE 2022-00068 (Cynthia A. Wycherley Rezzone Request)



Bulloch County Departmental Review

South



Attachment: 4. Cynthia A Wycherley RZNE 2022-00068 (Cynthia A. Wycherley Rezone Request)



Bulloch County Departmental Review

West



Attachment: 4. Cynthia A Wycherley RZNE 2022-00068 (Cynthia A. Wycherley Rezzone Request)



Bulloch County Departmental Review

1

Agenda Item:	5	Meeting Date:	January 3, 2023 (BOC)
Application #:	RZNE-2022-00069	Application Type:	Rezoning
Request:	Mincey Rentals, LLC has submitted an application to rezone 1.39 acres from HC/AG-5 (Highway Commercial) (Agriculture 5 acres) to LI (Light Industrial) to allow the development of a manufacturing facility. The property is located on US Hwy 301 South, 1.4 miles north of the Interstate-16 interchange.		
Planning and Zoning Commission Recommendation:	Recommends approval with conditions by a 4-0 vote.		
Final Staff Recommendation:	Staff recommends approval with conditions.		

Applicant:	Mincey Rentals	Acres in Request:	1.39
Location:	4908 Highway 301 South	Existing Lots:	1
Map #:	049 000020 000	Requested Lots:	1
		Current Zoning:	HC/AG-5
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. IBO Anderson RD. 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: 5. Mincey rentals RZNE 2022-00069 (Mincey Rentals, LLC Rezoning Request)

1



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	
(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.

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

Attachment: 5. Mincey rentals RZNE 2022-00069 (Mincey Rentals, LLC Rezone Request)



Bulloch County Departmental Review

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 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 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: 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 ditches and culverts. The access way/driveways to primary structures should have proper roadside drainage measures installed.



Bulloch County Departmental Review

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 1.39 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.

Participants

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



Bulloch County Departmental Review

Current Zoning Map

Existing Parcel Zone: HC

Adjacent Parcel Zoning: AG-5, LI with Conditions, HI with Conditions



Attachment: 5. Mincey rentals RZNE 2022-00069 (Mincey Rentals, LLC Rezoning Request)



Bulloch County Departmental Review

Proposed Site Aerial

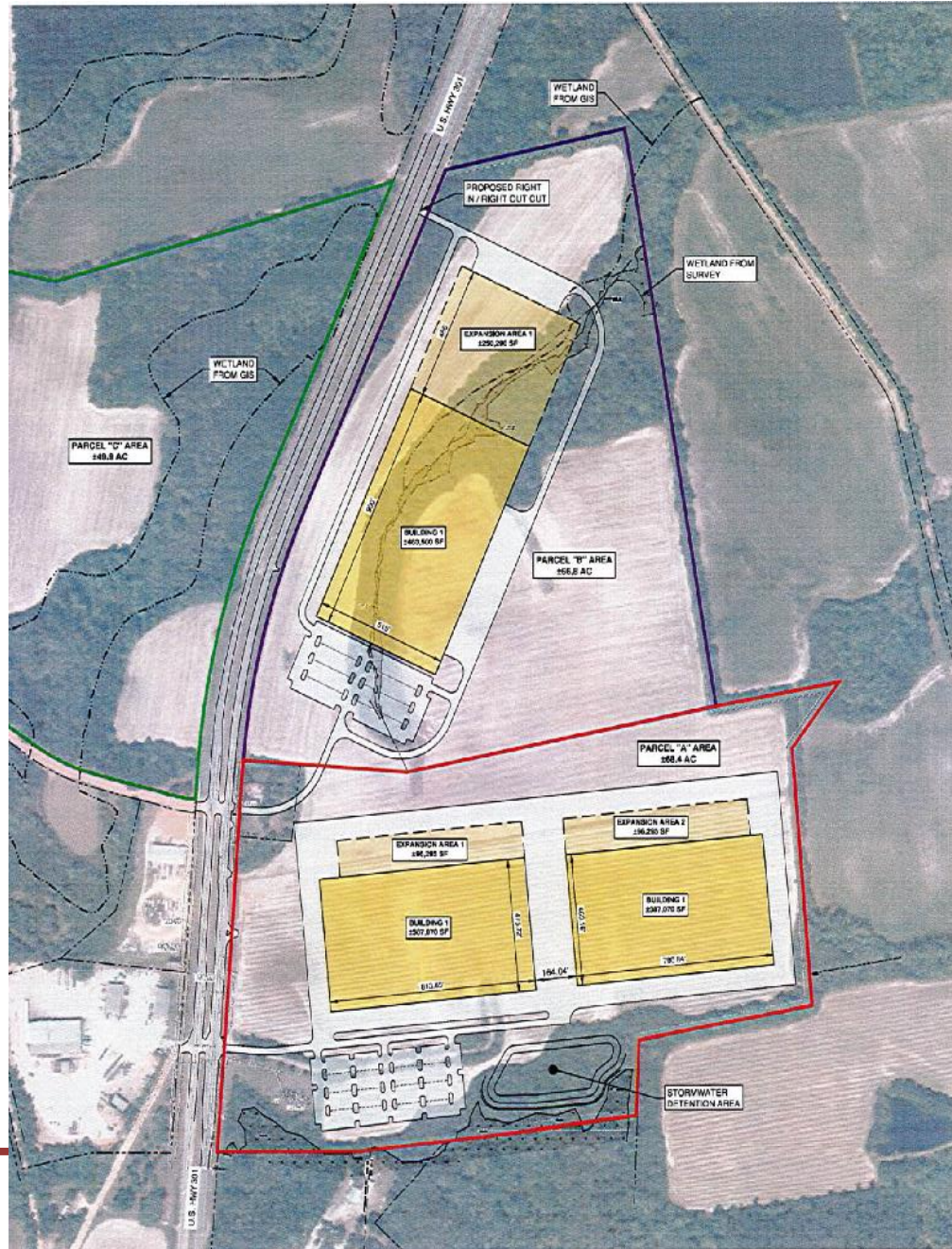


Attachment: 5. Mincey rentals RZNE 2022-00069 (Mincey Rentals, LLC Rezone Request)



Bulloch County Departmental Review

Proposed Site Development Sketch

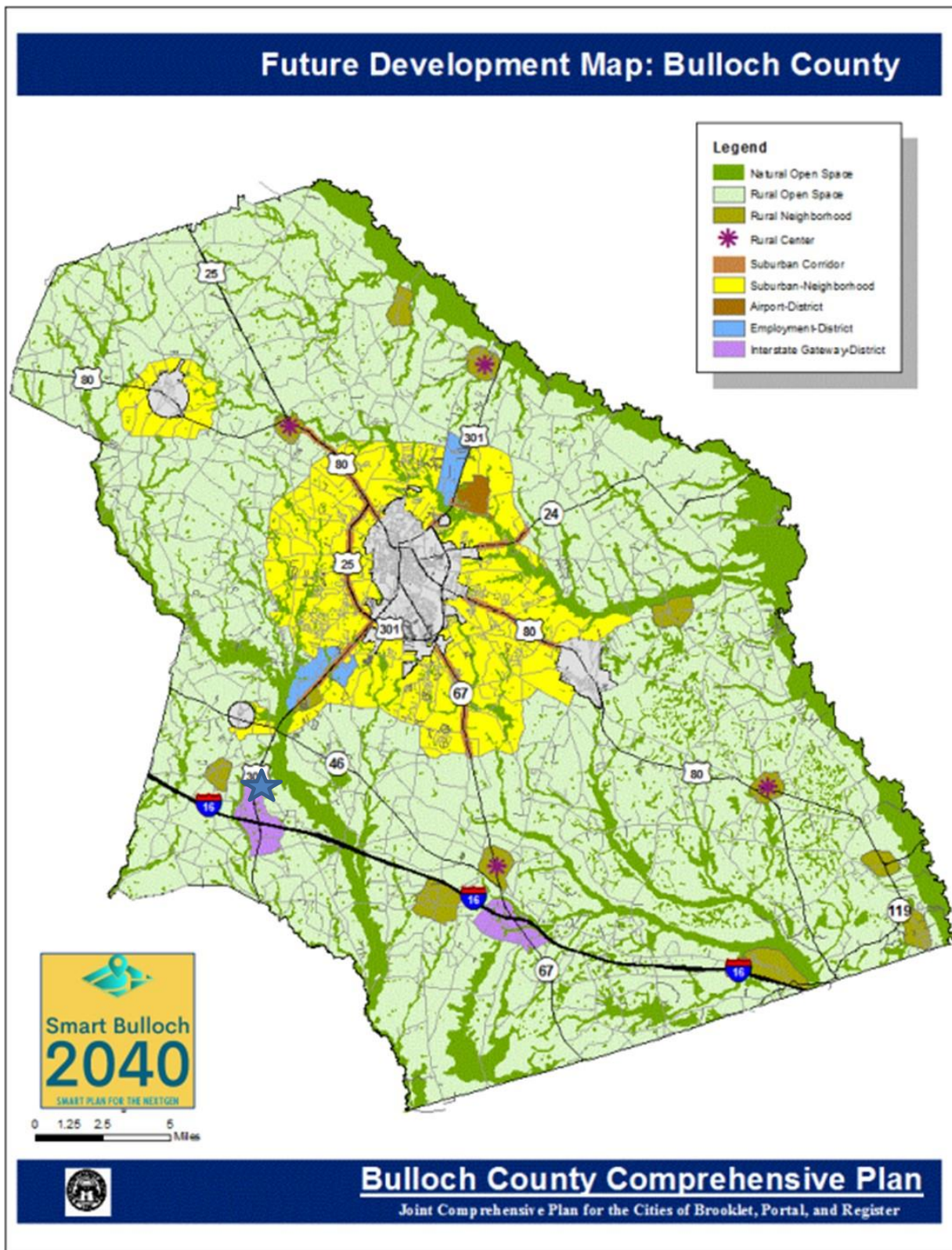


Attachment: 5. Mincey rentals RZNE 2022-00069 (Mincey Rentals, LLC Rezone Request)



Bulloch County Departmental Review

Future Development Map



Attachment: 5. Mincey rentals RZNE 2022-00069 (Mincey Rentals, LLC Rezoning Request)



Bulloch County Departmental Review

Future Land Development Character Area

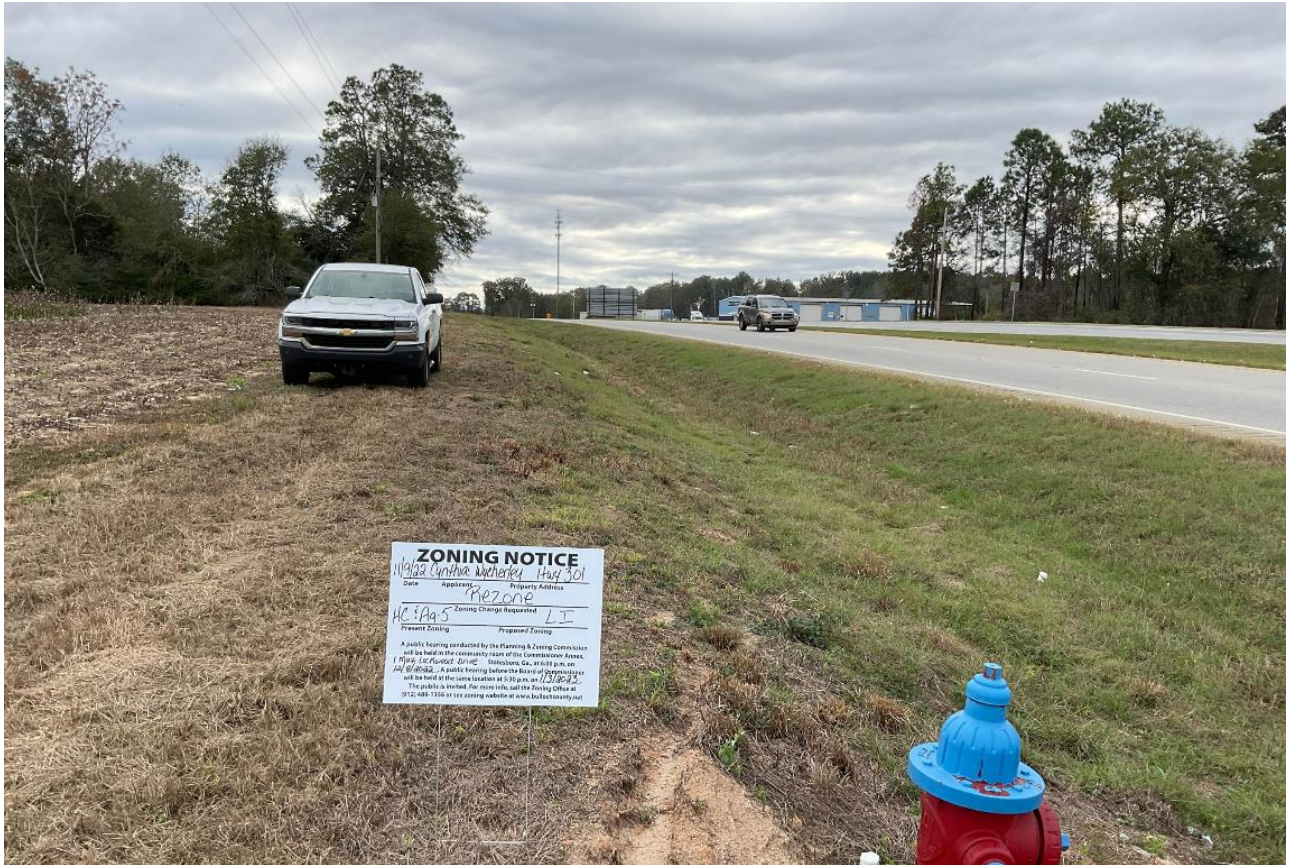
INTERSTATE GATEWAY DISTRICT (IG-D)		
POLICIES	DESIGN PRINCIPLES	
<p>Intent</p> <ul style="list-style-type: none"> Enhance and maintain existing highway commercial businesses associated with interstate interchanges to define a visual gateway to Bulloch County, and create industrial or large business facilities to take advantage of the I-16 access and proximity to Savannah's port and shipping facilities. 	<p>Site Design</p> <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. 	
<p>General Characteristics</p> <ul style="list-style-type: none"> Potential to accommodate large auto oriented commercial and industrial uses catering to I-16 traffic and nearby workforce. 	<p>Density/Intensity</p> <ul style="list-style-type: none"> Limited civic buildings. 1-8 dwelling units per acre. 1-4 story buildings. 	
<p>Application</p> <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. 	<p>Green Space</p> <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. 	
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<p>Zoning Classifications</p> <ul style="list-style-type: none"> HC, LI, HI, PUD, Interstate Overlay 	<p>Infrastructure</p> <ul style="list-style-type: none"> Municipal water (and/or sewer). Abundant public utilities. Low impact development. 	
Visual Character Description		
<i>Development Pattern</i>	<i>Transportation</i>	<i>Green Space</i>
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. 		

Attachment: 5. Mincey rentals RZNE 2022-00069 (Mincey Rentals, LLC Rezoning Request)



Bulloch County Departmental Review

North



ZONING NOTICE

Melissa Cynthia Mincey LLC Hwy 301
 Date: _____ Applicant: _____ Property Address: _____

Rezoning
 Zoning Change Requested: _____

MC-1Aa-5
 Proposed Zoning: _____

A public hearing conducted by the Planning & Zoning Commission will be held in the community room of the Commission Annex, 1000 W. Highway 301, Statesboro, GA, at 6:00 p.m. on 12/14/2022. A public hearing before the Board of Supervisors will be held at the same location at 5:30 p.m. on 12/21/22. The public is invited. For more info, call the Zoning Office at 912-489-7100 or see zoning website at www.bullochcounty.net

Attachment: 5. Mincey rentals RZNE 2022-00069 (Mincey Rentals, LLC Rezoning Request)



Bulloch County Departmental Review

East



Attachment: 5. Mincey rentals RZNE 2022-00069 (Mincey Rentals, LLC Rezone Request)



Bulloch County Departmental Review

South



Attachment: 5. Mincey rentals RZNE 2022-00069 (Mincey Rentals, LLC Rezone Request)



Bulloch County Departmental Review

West



Attachment: 5. Mincey rentals RZNE 2022-00069 (Mincey Rentals, LLC Rezone Request)



Bulloch County Departmental Review

Agenda Item:	6	Meeting Date:	January 3, 2023 (BOC)
Application #:	RZNE-2022-00085	Application Type:	County Initiated Map Amendment
Request:	The Bulloch County Planning and Development Department proposes to amend the Official Zoning Map of Bulloch County to apply the Interstate Gateway Overlay district to three parcels. The parcels are located at or approximate to 4908 US Hwy 301 South.		
Planning and Zoning Commission Recommendation:	Recommends approval by a 4-0 vote.		

Applicant:	Bulloch County	Current Zoning:	AG-5, HC
Location:	Approximate to 4908 US Hwy 301 S.	Existing Lots:	3
Map #:	049 000018 000 049 000019 000 049 000019A 000	Current Zoning:	AG-5, HC, LI with Conditions
Future Land Use:	Interstate Gateway District	Requested Zoning:	Interstate Gateway Overlay
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. IBO Anderson RD. will be on your right, the property will be on your left across 301.		

Staff proposes the following amendment to the Zoning Ordinance Bulloch County:

STATE OF GEORGIA
COUNTY OF BULLOCH

AMENDMENT TO THE CODE OF ORDINANCES OF
BULLOCH COUNTY, GEORGIA

BE IT ORDAINED by the Bulloch County Board of Commissioners that the “Official Zoning Map, Bulloch County, Georgia” is hereby amended to apply/zone the Interstate Gateway Overlay District to parcels identified by the Bulloch County Tax Assessor as: 049 000018 000, 049 000019 000, 049 000019A 000; and as exhibited below:

Attachment: 6. Interstate Gateway Corridor Overlay RZNE BOC [Revision 1] (Bulloch County Planning & Development Amend the Official



Bulloch County Departmental Review



Attachment: 6. Interstate Gateway Corridor Overlay RZNE BOC [Revision 1] (Bulloch County Planning & Development Amend the Official



BULLOCH COUNTY
BOARD OF COMMISSIONERS
MINUTES • DECEMBER 20, 2022

Regular Meeting

Honey Bowen Building Multi-Purpose Room

8:30 AM

1 Max Lockwood Drive, Statesboro, GA 30458

I. CALL TO ORDER, WELCOME MEDIA AND VISITORS

Chairman Thompson called the meeting to order and welcomed media and visitors.

II. INVOCATION AND PLEDGE

Commissioner Anthony Simmons gave the invocation and pledge of allegiance.

III. ROLL CALL

Clerk of the Board Venus Mincey-White performed the roll call for the Commissioners.

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, Probate Court Judge Lorna DeLoach, Tax Commissioner Leslie Akins, Planning and Development Director James Pope, Chief Financial Officer Kristie King, Assistant Chief Financial Officer Breanna Haydon, County Engineer Brad Deal, Senior Accountant Peyton Fuller, County Parks and Recreation Director Eddie Cannon, Athletics Superintendent Darryl Hopkins, Public Safety Director Ted Wynn, Public Works Director Dink Butler, EMS Director Doug Vickers, Community Relations Manager Broni Gainous, Fire Chief Ben Tapley, Sergeant Tim Miller, Clerk of the Board Venus Mincey-White

IV. APPROVAL OF GENERAL AGENDA

Chairman Thompson asked if there was any other discussion or modifications from the County Manager or the Commissioners. There being none, Chairman Thompson asked for a motion to approve the General Agenda as presented.

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

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

V. PUBLIC COMMENTS

Chairman Thompson called for public comments. There being none, he moved on to the Consent Agenda (See Exhibit #2022-334).

VI. CONSENT AGENDA

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

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

1. Minutes Approval: Tuesday December 6th, 2022 05:30 PM
2. Minutes Approval: Monday December 12th, 2022 08:30 AM
3. Executive Session Minutes Approval: Tuesday, December 6th, 2022
4. Special Called Joint City and County Meeting Minutes
5. Approve the purchase of a 2024 EONE Typhoon Rescue Pumper from Fireline for \$624,890.00 (See Exhibit# 2022-335)
6. Grant a 2023 alcoholic beverage renewal license for package retail beer and wine sales to certain establishments with a current 2022 license (See Exhibit# 2022-336).
7. Approve a Resolution to Accept Roads in Weatherstone Subdivision (See Exhibit# 2022-337).
8. Appoint Kathy Newton to a six-year term on the Bulloch County Board of Tax Assessors commencing on January 1, 2023 and ending on December 31, 2028.
9. Accept the lowest bid for the purchase of copiers from Digital Office Equipment in the amount of \$27,760.78 (See Exhibit# 2022-338).
10. Reappoint Benjy Thompson to the Savannah Harbor-Interstate 16 Corridor Joint Development Authority for a four-year term beginning on January 1, 2023 and ending on December 31, 2027.
11. Accept a proposal from and authorize the County Manager to negotiate and enter into a professional services agreement with TPR Consulting LLC of Macon, Georgia (See Exhibit# 2022-339).

VII. COMMISSION AND STAFF COMMENTS

Chairman Thompson opened the floor for Commission and Staff comments.

County Manager Tom Couch wished everyone a safe, wonderful and joyous holiday season. Mr. Couch stated that within the next week, administration will be preparing a calendar to include budget meetings, workshops, and other business in preparation for Hyundai developments and the new year.

Chairman Thompson asked all the Commissioners to come forward to present a Proclamation recognizing Commissioner Walter Gibson for his service to the community and his tenure as a Commissioner.

Community Relations Manager Broni Gainous recited the Proclamation. Chairman Thompson presented a framed copy of the Proclamation to Mr. Gibson. Mr. Gibson thanked everyone and encouraged the Commissioners to continue with their good works and stated that it has been an honor working with them.

Chairman Thompson presented Mr. Gibson with his name plate. The remaining Commissioners also expressed sentiments of gratitude for his service.

VIII. SWEARING IN: TOBY CONNER, TIMMY RUSHING AND ANTHONY SIMMONS

Chairman Thompson called Probate Court Judge Lorna DeLoach forward to swear in incoming Commissioner Toby Conner and reelected Commissioners Timmy Rushing and Anthony Simmons.

Judge DeLoach administered the Official Oath of County Commissioner and Loyalty Oath governed by the State of Georgia to Toby Conner, Timmy Rushing and Anthony Simmons accordingly.

IX. ADJOURN

Chairman Thompson announced that refreshments would be served after the meeting adjourned.

- Chairman Thompson asked for a motion to adjourn.

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

Chairman

Attest: _____
Venus Mincey-White,
Clerk of the Board

Minutes Acceptance: Minutes of Dec 20, 2022 8:30 AM (Consent Agenda)