

November 3, 2022
Statesboro GA
Honey Bowen Building Multi-Purpose Room

Steering Committee Meeting 2 Minutes

The Bulloch County Comprehensive Plan Amendment Steering Committee met at 10:00am in the Multi-Purpose Room of the Honey Bowen Building. Chairman Thompson welcomed committee members followed by Mr. Charles Chandler giving the invocation.

The following committee members were present: Roy Thompson, Anthony Simmons, Curt Deal, Jeanne Anne Marsh, Charles Chandler, Will Groover, Wade McElveen, Benjy Thompson, Charles Wilson. The following staff was present: County Manager Tom Couch, Assistant County Manager Cindy Steinmann, County Attorney Jeff Akins, Fire Chief Ben Tapley, Fire Inspector Joe Carter, County Engineer Brad Deal, Permit Supervisor Missy Hagan and Planning and Development Director James Pope.

Committee Members Wade McElveen and Will Groover County began the discussion by stating that they had met with farmers, individuals, and residents and provided a handout with concerns. One concern was the potential of creating leapfrog developments if areas are not planned carefully. The second concern was the water well locations and their impacts on the area. They proposed an impact fee study be conducted due to the long-term cost of development using county services. They also expressed concerns regarding the Board of Commissioners making decisions that are not in line with the Planning and Zoning Board's recommendations. They recommended that AG-5 developments should have stricter requirements, including a sketch plan based on the creation of lots, not the creation of new infrastructure. Finally, they reminded the committee of the need for both height and lateral clearance for farming equipment. A consideration was asked that the county focus the growth closer to the Bryan County line.

County Manager Tom Couch discussed the farmers, individuals and residents' concerns. He stated the county hopes to encourage more R-25 density with more restrictions along the Highway 46 corridor. He stated that warehouses will be locating in the Southeast Bulloch area, but the exact location is unknown. Mr. Pope stated it take twenty to thirty years to develop this area which will likely mitigate any potential leapfrog development. Mr. Couch mentioned the possibility of impact fees. However, a decision would have to be made regarding how the fees will be applied(e.g. roads, recreation, etc.).

Mrs. Jeanne Anne Marsh stated the same concern with the Board of Commissioners making decisions that are not cohesive to the Planning and Zoning Board's recommendations. Mr. Couch stated he will address that when he presents the proposed changes to the subdivision regulations.

Before Mr. Couch presented the proposed changes to the subdivision regulations, Mr. McElveen and Mr. Groover expressed their appreciation to the county for listening to their concerns. Mr. Couch assured them that the agriculture community concerns were being taken into consideration.

Chairman Thompson asked for approval of the minutes from the previous meeting held on September 12, 2022. They were approved unanimously.

Mr. Couch presented the proposed subdivision regulations to the committee. The committee had some discussion regarding the proposed changes.

Mr. Pope stated the next meeting is scheduled for November 29, 2022, at 10:00 am. Mr. Couch adjourned the meeting.

After some additional discussion and highlighting of ordinance/development issues experienced by committee members, the meeting was adjourned.