



BRYAN COUNTY  
PLANNING & ZONING COMMISSION and BOARD OF ADJUSTMENT  
MINUTES

Meeting Date: March 16, 2021  
Meeting Time: 6:30 p.m.

Attendees: Joseph Pecenka, II, Chairman  
Boyce Young, Vice Chairman  
Alex Floyd  
Ronald Carswell  
Michelle Guran  
Stephanie Falls

Absent: Stacy Watson

Staff: Audra Miller, Community Development Director  
Amanda Clement, Planning Manager  
Sara Farr-Newman, Planner II  
Ashley Young, Planning Technician

I. CALL TO ORDER

Chairman Pecenka called the meeting to order at 6:30 p.m.

II. APPROVAL OF MINUTES

Commissioner Young made a motion to approve the February 16, 2021 meeting minutes. A second was made by Commissioner Carswell. Vote 5:0, motion carried.

III. BOARD OF ADJUSTMENT

1. V#362-21, Wayne Carney, for a Variance to Section 114-509(a) of the Unified Development Ordinance to reduce the front setback for property located on Davis Landing Road, Ellabell, GA, PIN#033 008.

Pembroke Commissioner's Office

- a. Commissioner Floyd made a motion to open the public hearing, and a second was made by Commissioner Carswell. Vote 5:0, motion carried.
- b. Ms. Farr-Newman presented the application, describing the location off of Davis Landing road. She stated the requested 30' front setback, a reduction of the 50' required, would make building on the property easier for meeting the flood standards and avoiding potential wetlands, and noted the unique property conditions, to include the location of an existing building, standing water, and elevation changes as necessitating the need for the variance. She stated staff recommended approval of the variance, because the variance criteria were met.
- c. Mr. Wayne Carney, applicant, described the need to encroach on the front setback in order to build a home and avoid wet areas on the property.
- d. Commissioner Young made a motion to close the public hearing, and a second was made by Commissioner Carswell. Vote 5:0, motion carried.
- e. Commissioner Young made a motion to accept the recommendations of staff and approve V#362-21, and a second was made by Commissioner Floyd. Vote 5:0, motion carried.

IV. ADJOURNMENT

Commissioner Floyd made a motion to adjourn the meeting at 6:43 p.m., and a second was made by Commissioner Carswell. Vote 5:0, motion carried.

Approved on this 20<sup>th</sup> day of April, 2021 by action of the Commission.



Joseph Pecenka, Chairman

ATTEST:



Secretary to the Commission