



BRYAN COUNTY  
PLANNING & ZONING COMMISSION and BOARD OF ADJUSTMENT  
MINUTES

Meeting Date: April 20, 2021

Meeting Time: 6:30 p.m.

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

Absent: Alex Floyd

Staff: Audra Miller, Community Development Director  
Amanda Clement, Planning Manager  
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 Falls made a motion to approve the March 16, 2021 Minutes, and a second was made by Commissioner Carswell. Vote 5:0, motion carried.

III. PLANNING AND ZONING COMMISSION

1. Z#243-21, Buckel Design Group, LLC, on behalf of Drayton-Parker Companies, LLC, requesting a rezoning for the use of a warehouse. The property is currently zoned C-I and they are requesting I-2. Property is located at 10820 E. Hwy 280, Ellabell. PIN# 030002.
  - a. Commissioner Watson made a motion to open the public hearing. A second was made by Commissioner Young. Vote 5:0, motion carried.

## Board of Commissioner's Meeting Room, Richmond Hill

- b. Ms. Clement presented the request. She stated the concept plan showed the property was compatible with the Comprehensive Plan and the overall zoning scheme within the area. She concluded that staff recommended approval of the rezoning with the following conditions:
  - i. A final Site Development Plan shall be submitted to the County for approval in accordance with Section 114-419 of the Unified Development Ordinance.
  - ii. The developer shall enter into a Water and Sewer Agreement with the County prior to site development plan approval.
  - iii. The developer shall enter into a Traffic Mitigation Agreement with the County prior to site development plan approval.
  - iv. A Minor Subdivision application for the 12.45-acre tract shall be submitted to the County in accordance with Article IV. Division 1. "Minor Plats" of the Unified Development Ordinance, prior to commencing any land disturbing/constructions activity associated with this site.
- c. David Buckel, Buckel Design Group, and Daniel Ben-Yisrael, Drayton-Parker Companies, LLC, spoke in favor of the request.
- d. Commissioner Guran made a motion to close the public hearing. A second was made by Commissioner Carswell. Vote 5:0, motion carried.
- e. Commissioner Falls made a motion to recommend approval of Z#243-21 with the Staff recommendations. A second was made by Commissioner Young. Vote 5:0, motion carried.

Items 2-3. Z#244-21 and CUP#172-21, Honia Anderson with Black Creek Collision, LLC, requesting a rezoning and conditional use to permit a paint and body shop in the "B-2" zoning district.

- a. Ms. Clement advised the Commission that Items 2 and 3 on the agenda were associated, and recommended to keep the public hearing open to cover both items.
- b. Commissioner Carswell made a motion to open the public hearing. A second was made by Commissioner Watson. Vote 5:0, motion carried.
- c. Ms. Clement presented the requests and recounted the applicant's previous application to rezone the subject property to "B-2" in June 2019. She explained that staff recommended denial at that time, and that the property was ultimately rezoned to the "B-1" Neighborhood Commercial Zoning District in order to accommodate their described use for a "hobby shop". She stated a building permit for the commercial building to serve as the "hobby shop" was issued and under construction, but that the applicant had since revealed that they desired to use the commercial building for an automotive paint and body shop. She concluded, that staff recommended denial of the rezoning request, as they did in 2019, since the rezoning to "B-2" did not improve the overall zoning scheme and no substantial zoning changes had been made within the last two years. She further stated that if the rezoning is denied, then the conditional use should be

Board of Commissioner's Meeting Room, Richmond Hill

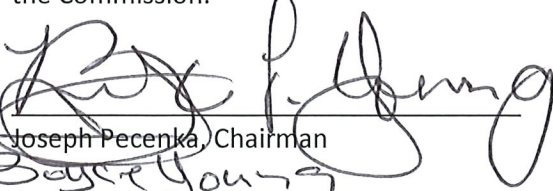
denied as well. However, if the rezoning is approved, then the conditional use should be considered with the following condition:


- i. The development and operation of the automotive paint and body shop must comply with the specific use standards governing "Automobile Repair, Heavy" facilities as stipulated in Section 114-722 of the Unified Development Ordinance.
  - d. Commissioner Guran made a motion to close the public hearing. A second was made by Commissioner Young. Vote 5:0, motion carried.
2. Z#244-21, Honia Anderson with Black Creek Collision, LLC, requesting a rezoning for a paint and body shop. The property is currently zoned B-1 and they are requesting B-2. Property is located at 209 Bill Futch Rd., Black Creek. PIN# 02500101.
- a. Commissioner Young made a motion to recommend denial of Z#244-21. A second was made by Commissioner Watson. Vote 5:0, motion carried.
3. CUP#172-21, Honia Anderson with Black Creek Collision, LLC, requesting a Conditional Use to allow for a paint and body shop. Property is located at 209 Bill Futch Rd., Black Creek. PIN# 02500101.
- a. Commissioner Young made a motion to recommend denial of CUP#172-21. A second was made by Commissioner Falls. Vote 5:0, motion carried.

VI. ADJOURNMENT

Commissioner Watson made a motion to adjourn at 7:07 p.m., and a second was made by Commissioner Young. Vote 5:0, motion carried.

Approved on this 18<sup>th</sup> day of May, 2021 by action of the Commission.

  
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Joseph Pecenka, Chairman

  
Beyer Young

ATTEST:  
  
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Secretary to the Commission