



BRYAN COUNTY
PLANNING & ZONING COMMISSION AND BOARD OF ADJUSTMENT
MEETING SUMMARY

Meeting Date: July 20, 2021
Meeting Time: 6:30 p.m.
Board of Commissioner's Meeting Room
42 N. Courthouse Street, Pembroke

Attendees: Chairman Joseph Pecenka, II, Vice Chairman Boyce Young, Commissioner Ronald Carswell, Commissioner Stephanie Falls, Commissioner Alex Floyd, and Commissioner Stacy Watson

Absent: Michelle Guran

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

- I. CALL TO ORDER – Meeting was called to order at 6:30 p.m.
- II. APPROVAL OF MINUTES – The June 15, 2021 meeting minutes were approved.
- III. BOARD OF ADJUSTMENT – PUBLIC HEARING ITEMS
 1. V#364-21 Ray Butler with Christ Baptist Church, requesting a variance to Sec. 114-618 of the Unified Development Ordinance in order to reduce the required number of parking spaces. The property is zoned RR-1. Property is located at 3580 Wilma Edwards Rd., Black Creek. PIN# 02501801. This item was approved with staff recommendations by unanimous vote.
- IV. PLANNING AND ZONING COMMISSION – PUBLIC HEARING ITEMS
 1. VTRE Development, LLC, Brent Rogers, requesting a Comprehensive Plan Amendment to amend the North Bryan County Character Areas and Future Land Use Map, by changing the classification of the property located at 11936 US Hwy 280 from Commercial Corridor to Industrial. PIN#s 034-020 & 034-020-01. This item was recommended for approval to the Board of Commissioners by unanimous vote.
 2. Z#242-21 VTRE Development, LLC, Brent Rogers, requesting a rezoning for property located at 11936 US Hwy 280. The property is currently zoned RR-1 and they are requesting I-2. PIN#s 034-020 & 034-020-01. This item was recommend for approval with staff recommendations to the Board of Commissioners by unanimous vote.

3. Z#245-21 Anthony Zimlich, Sherman and Hemstreet Real Estate Company, requesting a rezoning for property located at 5021 Wilma Edwards Rd., Black Creek. The property is currently zoned RR-1 and they are requesting B-1. PIN# 0251-011. This item was recommended for approval to the Board of Commissioners by majority vote.
4. CUP#173-21 HaDisha Gordon, with Parallel Infrastructure, requesting a conditional use to allow for the construction of a new Telecommunications Tower for property located near US Highway 204 and Little Creek. The property is zoned A-5. PIN#036-013. This item was recommend for approval with staff recommendations to the Board of Commissioners by unanimous vote.
5. Text Amendment to amend Article V, titled "Zoning Districts and Uses", Article VII, titled "Supplemental Conditions for Specified Uses", Article VIII titled "Interpretation and Definitions", and Appendix F titled "Consolidated Table of Authorized Land Uses", in order to allow Private Event Venues as a permitted use in the "B-1", "B-2", and "C-1" Zoning Districts, and to allow Rural Event Venues as a conditional use with supplemental conditions in the "A-5" Zoning District. This item was recommended for approval to the Board of Commissioners by unanimous vote.

V. ADJOURNMENT – Meeting was adjourned at 8:22 p.m.

This meeting summary is being provided in accordance with O.C.G.A. § 50-14-1(e)(2)(A). The official minutes of the meeting will be presented for approval at the next regular meeting.

Posted: July 21, 2021