

Board of Commissioner's Meeting Room, Richmond Hill



BRYAN COUNTY
PLANNING & ZONING COMMISSION
MINUTES

Meeting Date: June 15, 2021

Meeting Time: 6:30 p.m.

Attendees: Joseph Pecenka, II, Chairman
Boyce Young, Vice Chairman
Ronald Carswell
Michelle Guran
Alex Floyd
Stephanie Falls
Stacy Watson arrived at 6:33 p.m.

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 May 18, 2021 Minutes, and a second was made by Commissioner Carswell. Vote 5:0, motion carried.

III. PLANNING AND ZONING COMMISSION

Items 1 and 2. Comprehensive Plan Amendment and Rezoning request for VTRE Development, LLC.

- a. Chairman Pecenka announced that items 1 and 2 on the agenda would be combined for one public hearing.
- b. Commissioner Young made a motion to open the public hearing. A second was made by Commissioner Carswell. Vote 5:0, motion carried.

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- c. Ms. Clement presented the Comprehensive Plan and Rezoning applications. She stated the requests were being made in order to accommodate an extension to the adjacent development taking place on the "Kelly Tract" and to provide for a secondary access. She reviewed the criteria for a Comprehensive Plan amendment and stated that staff found grounds for the request based upon subsequent events which had occurred since the last update which altered or changed the character of the area of the County in which the subject property was located. She stated that if the rezoning is approved, then the Comprehensive Plan Amendment should be approved as well. She then reviewed the criteria for the rezoning and stated that staff had some concerns about the addition of more intense uses which could be permitted under the "I-2" General Industrial district, but overall supported the request due to the need for the secondary access. She therefore recommended that a condition be placed on the rezoning that would limit further development of the site, beyond its specified and intended use. She stated Staff recommended approval of the rezoning, subject to the following condition:
 - i. The development of the parcels shall generally conform to the intended use of the property, which is to provide a secondary access to the adjacent "Kelly Tract", as depicted on the submitted conceptual plan.
 - d. Tre Wilkins, Thomas and Hutton Engineering, spoke on behalf of VTRE Development LLC, in favor of the request.
 - e. Tenell Davis, Clara Rouse, Angela Davis, and Arthur Smith spoke in opposition to the request, stating their concerns regarding additional truck traffic, noise, and buffering.
 - f. Commissioner Young made a motion to close the public hearing, and a second was made by Commissioner Watson. Vote 6:0, motion carried.
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.
 - a. Commissioner Falls made a motion to defer the request for the Comprehensive Plan Amendment, with a recommendation to the Developer that they hold a community meeting. Commissioner Guran seconded the motion.
 - b. Discussion was held between the Commissioners and staff regarding the recommendation for a community meeting. Commissioner Guran stated the intent for the meeting is to afford the property owners who would be impacted by the development, the chance to be well informed about the development, prior to the commission making a recommendation.
 - c. Commissioner Falls amended her motion. She motioned to defer the request of the Comprehensive Plan Amendment until next month, July 2021, with a recommendation that the Developer host a community meeting that would be

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well advertised and hopefully attended by the residence. Commissioner Watson seconded the motion.

- d. Additional discussion was held regarding whether the July 2021 meeting should be re-advertised as a public hearing. It was clarified between the Commission and staff that the intent would be to hold an additional public hearing and that staff would re-advertise the request.
 - e. Commissioner Falls amended her motion again to defer the request for the Comprehensive Plan Amendment until next month, July 2021, with a recommendation that the Developer host a community meeting, and that another public hearing be advertised for the July meeting. A second was made by Commissioner Guran. Vote 6:0, motion carried.
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.
 - a. Commissioner Falls made a motion to defer Z#242-21 until next month, July 2021, with the recommendation that the Developer have a community meeting with the residents, and that another public hearing be advertised for the July meeting. A second was made by Commissioner Guran. Vote 6:0, motion carried.
 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.
 - a. Commissioner Floyd made a motion to open the public hearing. A second was made by Commissioner Young. Vote 6:0, motion carried.
 - b. Ms. Clement presented the request, stating that the application lacked sufficient information to support the request for a rezoning. She asked that the item be deferred for additional information from the applicant.
 - c. Anthony Zimlich, applicant, agreed to the deferral.
 - d. Commissioner Guran made a motion to close the public hearing. A second was made by Commissioner Carswell. Vote 6:0, motion carried.
 - e. Commissioner Falls made a motion to defer Z#245-21 until next month, July 2021, for more information from the applicant. A second was made by Commissioner Guran. Vote 6:0, motion carried.

Items 4-8. Bryan County Board of Commissioners Comprehensive Plan Amendment and County Initiated Rezonings, Case Z#246-21, Z#247-21, Z#248-21, and Z#249-21.

- a. Commissioner Pecenka advised the Commission that Items 4 – 8 on the agenda were associated, and recommended to keep the public hearing open to cover the associated items.
- b. Commissioner Young made a motion to open the public hearing. A second was made by Commissioner Watson. Vote 6:0, motion carried.
- c. Ms. Miller presented the rezoning request for items 4-8 to rezone from "A-5" to "I-2" and explained the UDO required the Comprehensive Plan and the rezoning

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request be consistent. She stated that if approved, Staff recommended that the conditions outlined on pages 109-125 of the Agenda Packet be included. Additionally, Ms. Miller requested that condition #1 for the buffer requirements listed on page 111 of the packet be revised to be applied to the Groover Hill Community located along the Groover Hill Rd., Jernigan Rd., Pridgen Ln., and the east property line of the Annie Griffin tract, which is parcel 0303-039.

- d. Ralph Forbes, Thomas and Hutton representing the Savannah Harbor I-16 Corridor Joint Development Authority, spoke in favor of the request.
 - e. Commissioner Young made a motion to close the public hearing. A second was made by Commissioner Watson. Vote 6:0, motion carried.
4. Z#246-21 Bryan County Board of Commissioners, requesting a rezoning for a portion of a parcel of land located south of Hwy 280 and west of I-16. The property is currently zoned A-5, and they are proposing I-2. PIN# 030-007.
 - a. Commissioner Falls made a motion to recommend approval of Z#246-21 with the conditions listed on page 109-125 of the Planning and Zoning Commission Packet. A second was made by Commissioner Guran.
 - b. Discussion was held regarding clarification that the rezoning was from A-5 to I-2 and as to whether the requested revision to condition #1 of the buffer requirement was included in the motion.
 - c. Commissioner Falls amended her motion to recommend approval of Z#246-21 to rezone from A-5 to I-2 with the conditions listed on page 109-125 of the Planning and Zoning Commission Packet and with the amendment to condition #1 of the buffer requirements in order to be applied to the parcel 0303-039. A second was made by Commissioner Carswell. Commissioner Floyd recused himself from the vote. Vote 5:0, motion carried.
 5. Bryan County Board of Commissioners, requesting a Comprehensive Plan Amendment to amend the North Bryan Character Areas and Future Land Use Map, by changing the classification of parcel # 030012 currently classified as "Low density and Agricultural" and "Community Crossroads" to "Mixed Use".
 - a. Commissioner Young made a motion to recommend approval of Comprehensive Plan Amendment to amend the North Bryan Character Areas and Future Land Use Map, by changing the classification of parcel # 030012 currently classified as "Low density and Agricultural" and "Community Crossroads" to "Mixed Use". A second was made by Commissioner Floyd. Vote 6:0, motion carried.
 6. Z#247-21 Bryan County Board of Commissioners, requesting a rezoning for a parcel of land located on the South side of Hwy 280, east of Blackcreek Church Road and west of Aspen Lane. The property is currently zoned A-5 and RR-1, and they are proposing I-2. PIN# 030-012.
 - a. Commissioner Falls made a motion to recommend approval of Z#247-21 to rezone from A-5 to I-2 with the conditions listed on page 109-125 of the Planning and Zoning Commission Packet and with the amendment to condition #1 of the

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buffer requirements in order to be applied to the parcel 0303-039. A second was made by Commissioner Guran. Vote 6:0, motion carried.

7. Z#248-21 Bryan County Board of Commissioners, requesting a rezoning for a portion of a parcel of land located west of Jernigan Road and approximately 3,530 feet South of Hwy 204. The property is currently zoned A-5, and they are proposing I-2. PIN# 030-025.
 - a. Commissioner Falls made a motion to recommend approval of Z#248-21 to rezone from A-5 to I-2 with the conditions listed on page 109-125 of the Planning and Zoning Commission Packet and with the amendment to condition #1 of the buffer requirements in order to be applied to the parcel 0303-039. A second was made by Commissioner Guran. Vote 6:0, motion carried.
8. Z#249-21 Bryan County Board of Commissioners, requesting a rezoning for a parcel of land located on the east side of Jernigan Road, South of Pridgen Lane and west of Interstate 16. The property is currently zoned A-5, and they are proposing I-2. PIN# 030-026.
 - a. Commissioner Falls made a motion to recommend approval of Z#249-21 to rezone to I-2 with the conditions listed on page 109-125 of the Planning and Zoning Commission Packet and with the amendment to condition #1 of the buffer requirements in order to be applied to the parcel 0303-039. A second was made by Commissioner Guran. Vote 6:0, motion carried.
9. Text amendments to Article III, Section 366(o) of the Bryan County Unified Development Ordinance and Article 3 – Roadways of the Bryan County Engineering Design Manual.
 - a. Commissioner Falls made a motion to open the public hearing. A second was made by Commissioner Guran. Vote 6:0, motion carried.
 - b. Ms. Clement explained the text amendment was being proposed in conjunction with recommended changes of the Engineering Design Manual.
 - c. Kirk Croasmun, Bryan County Engineering Director, addressed the commission and reviewed the proposed changes.
 - d. Commissioner Guran made a motion to close the public hearing, and Commissioner Floyd seconded the motion. Vote 6:0, motion carried.
 - e. Commissioner Young made a motion to recommend approval of Text amendments to Article III, Section 366(o) of the Bryan County Unified Development Ordinance and Article 3 – Roadways of the Bryan County Engineering Design Manual. A second was made by Commissioner Watson. Vote 6:0, motion carried.

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IV. ADJOURNMENT

Commissioner Young made a motion to adjourn at 8:19 p.m. A second was made by Commissioner Guran. Vote 6:0, motion carried.

Approved on this 20th day of July, 2021 by action of the Commission.



Joseph Pecenka, Chairman

ATTEST:



Secretary to the Commission