



BRYAN COUNTY
PLANNING & ZONING COMMISSION AND BOARD OF ADJUSTMENT
MINUTES

Meeting Date: July 20, 2021

Meeting Time: 6:30 p.m.

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

Absent: Michelle Guran

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

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 June 15, 2021 Minutes, and a second was made by Commissioner Carswell. Vote 5:0, motion carried.

III. BOARD OF ADJUSTMENT – PUBLIC HEARING

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.

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- a. Commissioner Falls 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 request and described the existing Church and planned addition. She stated staff recommended denial of the variance, because the variance criteria were not met; but stated if the variance were approved, then staff would recommend that a condition be added to require a compaction report be completed to ensure that the soils are adequate for parking and emergency access.
- c. Ray Butler, applicant, spoke in favor of the request.
- d. Commissioner Falls made a motion to close the public hearing. A second was made by Commissioner Young. Vote 5:0, motion carried.
- e. Commissioner Young made a motion to approve V#364-21 with the condition recommended by Staff to require a compaction report. A second was made by Commissioner Watson. Vote 5:0, motion carried.

IV. PLANNING AND ZONING COMMISSION - PUBLIC HEARING

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 as they were related to one another.
 - b. Commissioner Watson made a motion to open the public hearing and a second was made by Commissioner Falls. Vote 5:0, motion carried.
 - c. Ms. Clement presented the Comprehensive Plan and Rezoning applications. She referred to the previous meeting where Staff recommended approval for both items and the conditions advised by Staff for the rezoning request, Z#242-21.
 - d. Jason Chambless, Thomas and Hutton Engineering, spoke on behalf of VTRE Development LLC, in favor of the request.
 - e. Public speakers opposed were Tennell Davis, Clara Rouse, and Teresa Smith.
 - f. Commissioner Young made a motion to close the public hearing. A second was made by Commissioner Carswell. Vote 5:0, 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 Floyd made a motion to recommend approval for the 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. A second was made by Commissioner Falls. Vote 5:0, motion carried.

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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 Young made a motion to recommend approval of Z#242-21 with Staff recommendations. A second was made by Commissioner Watson. Vote 5:0, 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 and a second was made by Commissioner Watson. Vote 5:0, motion carried.
 - b. Ms. Clement presented the rezoning proposal that was deferred from the June Meeting and presented the concept plan and narrative that was submitted by the applicant.
 - c. Anthony Zimlich, applicant, spoke in favor of the request.
 - d. Commissioner Falls made a motion to close the public hearing. A second was made by Commissioner Young. Vote 5:0, motion carried.
 - e. Commissioner Floyd made a motion to recommend approval of Z#245-21. A second was made by Commissioner Falls. Vote 3:2, Commissioner Carswell and Commissioner Young opposed. Motion approved 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.
 - a. Commissioner Falls made a motion to open the public hearing and a second was made by Commissioner Carswell. Vote 5:0, motion carried.
 - b. Ms. Clement presented the request, describing the area and the review criteria. She stated based on the criteria that Staff recommended approval with the following conditions:
 - i. Additional plantings shall be provided along the southwest property line in order to enhance the existing buffer and soften the visual impact of the tower from Highway 204. The buffer and landscape plan shall be submitted in conjunction with the building permit for review.
 - ii. The tower and fenced compound shall be designed to accommodate at least four or more providers in accordance with Section 113-30(2) of the Bryan County Telecommunications Antennas ordinance.
 - iii. The tower shall be setback at least 315' from the northwest and southwest property lines.
 - c. Stacy Monroe, ATT consultant, spoke on behalf of Parallel Infrastructure, in favor of the request.

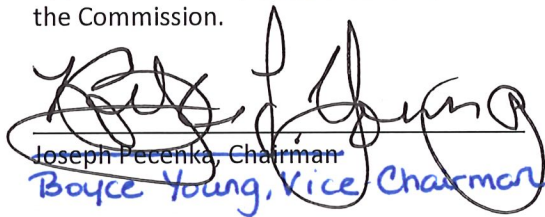
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- d. Commissioner Falls made a motion to close the public hearing. A second was made by Commissioner Carswell. Vote 5:0, motion carried.
 - e. Commissioner Watson made a motion to recommend approval of CUP#173-21 with conditions recommended by Staff. A second was made by Commissioner Falls. Vote 5:0, motion carried.
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.
- a. Commissioner Falls made a motion to open the public hearing and a second was made by Commissioner Floyd. Vote 5:0, motion carried.
 - b. Ms. Farr-Newman presented the text amendments.
 - c. Commissioner Young made a motion to close the public hearing. A second was made by Commissioner Carswell. Vote 5:0, motion carried.
 - d. Commissioner Falls made a motion to recommend approval of the text amendments. A second was made by Commissioner Carswell. Vote 5:0, motion carried.

V. ADJOURNMENT

Commissioner Falls made a motion to adjourn at 8:22 p.m. A second was made by Commissioner Carswell. Vote 5:0, motion carried.

Approved on this 17th day of August, 2021 by action of the Commission.



 Joseph Pecenka, Chairman
 Boyce Young, Vice Chairman

ATTEST:



 Secretary to the Commission