

Board of Commissioner's Meeting Room, Richmond Hill



BRYAN COUNTY
PLANNING & ZONING COMMISSION
MINUTES

Meeting Date: August 17, 2021

Meeting Time: 6:30 p.m.

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

Absent: Joe Pecenka II, Chairman
Alex Floyd

Staff: Audra Miller, Community Development Director
Amanda Clement, Asst. Community Development Director
Sara Farr-Newman, Planner II

I. CALL TO ORDER

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

II. APPROVAL OF MINUTES

Commissioner Falls made a motion to approve the July 20, 2021 Minutes, and a second was made by Commissioner Guran. Vote 4:0, motion carried.

III. PLANNING AND ZONING COMMISSION – PUBLIC HEARING ITEMS

1. West Port Development Owner, LLC requesting a Preliminary Plat to establish a 100' wide right-of-way for a new spine road to be located on the "Herbert Warnell Tract" to serve the West Port Development. Property located on US Highway 80, Ellabell. PIN# 029024.
 - a. Commissioner Falls made a motion to open the public hearing and a second was made by Commissioner Carswell. Vote 4:0, motion carried.

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- b. Ms. Clement presented the application and reviewed the previous rezoning and master concept plan approved by the Board of Commissioners in June. She stated that Staff recommended approval with the following conditions.
 - 1) West Port Development Owners, LLC shall enter into a Traffic Contribution Agreement with the County.
 - 2) West Port Development Owners, LLC shall grant a permanent easement to Bryan County for the "Permanent Exclusive Bryan County Utility and Access Easement" shown on the Sketch Plat. Said easement shall be dedicated to the County prior to Construction Plan approval for the 100' right-of-way.
 - c. Jason Chambless, Thomas and Hutton Engineering, spoke on behalf of West Port Development Owners LLC, in favor of the request.
 - d. Janice Jones, 208 Olive Branch Rd., spoke in opposition of the request.
 - e. Commissioner Guran made a motion to close the public hearing. A second was made by Commissioner Falls. Vote 4:0, motion carried.
 - f. Commissioner Watson made a motion to recommend approval of the West Port Development Preliminary Plat with Staff Conditions. A second was made by Commissioner Guran. Vote 4:0, motion carried.
2. Z#250-21 Coastal Highway LLC., requesting a rezoning for property located on Highway 17, Richmond Hill. The property is currently zoned "B-2" General Commercial and "RR-1" Rural Residential and they are requesting "B-2" General Commercial and "R-M" Multi-family Residential for the use of a Commercial/Townhome Development. PIN# 0471001.
 - a. Commissioner Watson made a motion to open the public hearing. A second was made by Commissioner Falls. Vote 4:0, motion carried.
 - b. Ms. Clement presented the application and stated the Comprehensive Plan did plan for this area of the County to be developed under the the "Mixed Use" character area. She further stated that the Engineering Department reviewed the Traffic Impact Assessment that was submitted by the applicant, and requested clarification and additional information from the applicant, which had not yet been received. She recommended deferring the item so that the applicant could provide a response prior to making a formal recommendation.
 - c. Greg Coleman, Coleman Company Inc., spoke on behalf of Coastal Highway LLC., in favor of the request.
 - d. Duane Bailey, Kerre Benbrooks, Michael Sisco, Jennifer Fournier, William Finley, Stewart Key, James Key, Anthony Beasley, Maxine Thompson, Ronnie Strickland, Julia Merns, and Tommy Foster spoke in opposition to the request.
 - e. Commissioner Guran made a motion to close the public hearing. A second was made by Commissioner Carswell. Vote 4:0, motion carried.
 - f. Commissioner Falls made a motion to recommend to defer Z#250-21 until the September 2021 meeting and provide a public hearing.
 - g. Commissioner Falls amended her motion as to defer Z#250-21 until the September 2021 meeting pending a completed traffic impact analysis and to have a public hearing. Commissioner Carswell seconded the motion. Vote 4:0, motion carried.

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3. Melinda Williams, on behalf of Toni Barker, requesting a Final Plat Amendment for Lot #2 of the Brooks Warnell Subdivision to create a new 1.00-acre lot. Property located on Jarrell Road, Ellabell. PIN# 03402502. This item was recommended for approval with staff recommendations to the Board of Commissioners by unanimous vote.
 - a. Commissioner Guran made a motion to open the public hearing. A second was made by Commissioner Carswell. Vote 4:0, motion carried.
 - b. Ms. Farr-Newman presented the application and stated that Staff recommended denial based on the Unified Development Ordinance road standards for subdivisions. However, she stated if approved, Staff would recommend the following conditions:
 - 1) The required plat changes identified in the Staff's review letter from July 19, 2021 (Exhibit B-1) shall be submitted to the Community Development Department prior to final execution and recording of the plat.
 - 2) A septic and/or well permit shall be obtained by the Bryan County Public Health Department prior to final execution and recording of the plat.
 - c. Toni Baker and Melinda Williams, applicants, 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 4:0, motion carried.
 - e. Commissioner Falls made a motion to recommend approval with the Staff Conditions. A second was made by Commissioner Guran. Vote 4:0, motion carried.

ITEMS 4-6. Text Amendments to amend the Bryan County Unified Development Ordinance.

- a. Ms. Miller presented items 4, 5, and 6 on the agenda. She explained that the items involved amendments to the Unified Development Ordinance to aid in the development of properties located within the Industrial Districts.
 - b. Commissioner Falls made a motion to open the public hearing. A second was made by Commissioner Guran. Vote 4:0, motion carried.
4. Text Amendment to amend Article VI, Section 634(b)(5) – “Canopy Retention and Tree Preservation – Trees in Wetlands” of the Bryan County Unified Development Ordinance.
 - a. Commissioner Falls made a motion to recommend approval of the Text Amendment to Article VI, Section 634(b)(5). A second was made by Commissioner Watson. Vote 4:0, motion carried.
 5. Text Amendment to amend Article X, Section 1003(c) – “Roads Without Curbs and Gutter” of the Bryan County Unified Development Ordinance.
 - a. Commissioner Watson made a motion to recommend approval of the Text Amendment to Article X, Section 1003(c). A second was made by Commissioner Falls. Vote 4:0, motion carried.
 6. Text Amendment to amend Article V, Section 521, Exhibit 521 – “Summary of Lot Area, Height and Setback Requirements for Industrial and Public/Institutional Districts” of the Bryan County Unified Development Ordinance.

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- a. Commissioner Falls made a motion to recommend approval of the Text Amendment to Article V, Section 521, Exhibit 521. A second was made by Commissioner Carswell. Vote 4:0, motion carried.

IV. ADJOURNMENT

Commissioner Guran made a motion to adjourn at 8:02 p.m. A second was made by Commissioner Carswell. Vote 4:0, motion carried.

Approved on this 21 day of September, 2021 by action of the Commission.


Joseph Pecenka, Chairman

ATTEST:

Secretary to the Commission