



BRYAN COUNTY
PLANNING & ZONING COMMISSION
MEETING SUMMARY

Meeting Date: September 21, 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 Alex Floyd, and Commissioner Michelle Guran

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

- I. CALL TO ORDER – Meeting was called to order at 6:30 p.m.
- II. APPROVAL OF MINUTES – The August 17, 2021 meeting minutes were approved.
- III. BOARD OF ADJUSTMENT – PUBLIC HEARING ITEMS
 1. V#365-21, Reno Architecture requesting a variance to Article V. Division 4. Section 114-509 of the Unified Development Ordinance to reduce the side and rear for property located at Lot 14 Fancy Hall Dr., Richmond Hill. PIN# 065059. This item was approved by unanimous vote.
- IV. PLANNING AND ZONING COMMISSION – NON PUBLIC HEARING ITEMS
 1. Design Waiver, Billy Reynolds, is requesting a design modification to Appendix B, Article III, Section 302.1 of the Interim Development Ordinance. The property is located at 55 Ft. McAllister Rd, Richmond Hill. The tax map and parcel number is 061303104. This item was approved by majority vote.
- V. PLANNING AND ZONING COMMISSION – PUBLIC HEARING ITEMS
 1. Z#250-21 Coastal Highway LLC, requesting a rezoning for property located on Highway 17. 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. This item was recommended for denial to the Board of Commissioners by majority vote.
 2. Z#234-20, Chesterfield, LLC is requesting an amendment to Bryan County Ordinance No. 2021-2 to amend the zoning conditions that were adopted under Rezoning Case Z#234-20 for the “Blitchton Timberlands Tract” for the development of the Georgia International Commerce Centre (GICC). The property is located on US Hwy 80, Ellabell. The tax map

and parcel numbers are 029023; 03302801; 02902301. This item was recommended for approval to the Board of Commissioners by unanimous vote.

3. Z#235-20, West Port Development Owner, LLC is requesting an amendment to Bryan County Ordinance No. 2021-3 to amend the zoning conditions that were adopted under Rezoning Case Z#235-20 for the "Herbert Warnell Tract". The property is located on US Hwy 80, Ellabell. The tax map and parcel number is 029024. This item was recommended for approval to the Board of Commissioners by unanimous vote.
4. Z#236-20, Warnell Farms, LLC is requesting an amendment to Bryan County Ordinance No. 2021-4 to amend the zoning conditions that were adopted under Rezoning Case Z#236-20 for the "Warnell Farms Tract". The property is located on US Hwy 80, Ellabell. The tax map and parcel number is 028029. This item was recommended for approval to the Board of Commissioners by unanimous vote.

VI. ADJOURNMENT - Meeting was adjourned at 8:00 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: September 22, 2021