



BRYAN COUNTY
PLANNING & ZONING COMMISSION AND BOARD OF ADJUSTMENT
MINUTES

Meeting Date: September 21, 2021

Meeting Time: 6:30 p.m.

Attendees: Joseph Pecenka, II, Chairman
Boyce Young, Vice Chairman
Ronald Carswell
Alex Floyd
Michelle Guran

Absent: Stacy Watson
Stephanie Falls

Staff: Audra Miller, Community Development Director
Amanda Clement, Asst. Community Development Director
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 Guran made a motion to approve the August 17, 2021 Minutes; and a second was made by Commissioner Carswell. Vote 4:0, motion carried.

III. BOARD OF ADJUSTMENT – PUBLIC HEARING

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 setbacks for property located at Lot 14 Fancy Hall Dr., Richmond Hill. PIN# 065059.

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- a. Commissioner Floyd made a motion to open the public hearing and a second was made by Commissioner Carswell. Vote 4:0, motion carried.
- b. Ms. Farr-Newman presented the request for the side setback reduction to 25' and the rear to 35'. She described the non-conforming lot and stated staff recommended approval of the variance, because the variance criteria were met.
- c. Joy Reno, applicant, spoke in favor of the request.
- d. Janene Wilson, 65 Fancy Hall Dr., addressed her concerns on the setbacks for Fancy Hall as well as the septic and well systems. Ultimately, she spoke in favor of 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 Guran made a motion to approve V#365-21. A second was made by Commissioner Young. Vote 4:0, motion carried.

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.
 - a. Ms. Farr-Newman explained how the IDO design criteria, based on the previous site plan approval, did not allow for the use of metal siding for the sides of the building. She stated based on the unmet criteria, Staff recommended denial.
 - b. Scott Hubs and Billy Reynolds, owners, spoke in favor of the request.
 - c. Commissioner Young made a motion to approve the design waiver as requested. A second was made by Commissioner Guran. Discussion was held by the Commission. Vote 3:1, Commissioner Carswell opposed, motion carried.

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.
 - a. Commissioner Young made a motion to open the public hearing. A second was made by Commissioner Floyd. Vote 4:0, motion carried.
 - b. Ms. Clement presented the application along with the revisions that the applicant had made to increase the buffer width along the southwest property line and to reduce the amount of total units. She further stated that the applicant had also submitted follow-up information to the Engineering Director regarding his concerns with the Traffic Impact Assessment; however, the existing intersections at Kelly Davis and Oak Hill Roads were still shown to be operating at a Level of Service F and therefore did not comply with the LOS standards established by the Unified Development Ordinance. She stated that although the rezoning was found to be consistent with

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- the Comprehensive Plan, staff recommended denial because the request did not satisfy the minimum level of service standards for the County.
- c. Greg Coleman, Coleman Engineering Company, spoke on behalf of Coastal Highway LLC., in favor of the request.
 - d. Duane Bailey, Rick Gardner, Anthony Beasley, Wayne Hendrix, Kerre Benbrooks, and Stewart Key spoke in opposition to the request.
 - e. Mr. Coleman addressed public concerns.
 - f. Commissioner Carswell made a motion to close the public hearing. A second was made by Commissioner Guran. Vote 4:0, motion carried.
 - g. Commissioner Young made a motion to recommend denial of Z#250-21. A second was made by Commissioner Guran. Vote 3:1, Commissioner Floyd opposed, motion carried.

ITEMS 2-4. Amendments to rezoning conditions.

- 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. Clement presented items 2, 3, and 4 on the agenda. She explained that the items involved amendments to the rezoning conditions that were adopted by ordinance as a part of zoning cases Z#234-20, Z#235-20, and Z#236-20. She explained the request was to amend the adopted conditions by deleting Condition Number Six under "General Conditions" in its entirety and by revising Condition Number Two under "Water and Sewer – General Conditions Related to Water and Sewer" to allow building construction to proceed concurrently with the construction of the necessary infrastructure to service the building.
 - c. Commissioner Guran made a motion to close the public hearing. A second was made by Commissioner Floyd. Vote 4:0, motion carried.
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.
 - a. Commissioner Guran made a motion to recommend approval of the requested revisions to Ordinance No.2021-2. A second was made by Commissioner Carswell. Vote 4:0, motion carried.
 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.
 - a. Commissioner Guran made a motion to recommend approval of requested revisions to Ordinance No.2021-3. A second was made by Commissioner Carswell. Vote 4:0, motion carried.

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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.
 - a. Commissioner Guran made a motion to recommend approval of requested revisions to Ordinance No.2021-4. A second was made by Commissioner Carswell. Vote 4:0, motion carried.

V. ADJOURNMENT

Commissioner Young made a motion to adjourn at 8:00 p.m. A second was made by Commissioner Carswell. Vote 4:0, motion carried.

Approved on this 19 day of October, 2021 by action of the Commission.



Joseph Pecenka, Chairman

ATTEST:



Secretary to the Commission