



BRYAN COUNTY
PLANNING & ZONING COMMISSION and BOARD OF ADJUSTMENT
MEETING AGENDA

Meeting Date: November 16, 2021
Meeting Time: 6:30 p.m.
Board of Commissioner's Meeting Room
42 N. Courthouse Street, Pembroke

Attendees: Chairman Joseph Pecenka II, Commissioner Ronald Carswell, Commissioner Stephanie Falls, Commissioner Alex Floyd, and Commissioner Michelle Guran

Staff present: Community Development Director Audra Miller, 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 October 19, 2021 meeting minutes were approved.
- III. BOARD OF ADJUSTMENT – PUBLIC HEARING ITEMS
 1. V#366-21, Jason Godwin, requesting a variance from Section 114-509(a) to reduce the side setbacks from 40 feet to 25 feet for property located at 45 Amarula Ln., Richmond Hill. PIN# 065124. This item was approved by unanimous vote.
- IV. PLANNING AND ZONING COMMISSION – PUBLIC HEARING ITEMS
 1. Z#252-21, T. R. Long Engineering, on behalf of Ashley Boland, requesting a rezoning to allow for the use of a self-storage / mini-warehouse facility. The property is zoned “RR-1” Rural Residential and they are requesting “B-2” General Commercial. Property is located on Highway 17 at Clarktown Road. PIN# 0422-074-01. This item was deferred to the December 21, 2021 Planning and Zoning Commission meeting.
 2. CUP#174-21, T. R. Long Engineering, on behalf of Ashley Boland, requesting a conditional use to allow for the use of a self-storage / mini-warehouse facility. Property is located on Highway 17 at Clarktown Road. PIN# 0422-074-01. This item was deferred to the December 21, 2021 Planning and Zoning Commission meeting.
 3. Z#253-21, Andrew McCumber, South Georgia Property Management, requesting a rezoning for an 8.18-acre portion of a 27.24-acre tract of land located on Wilma Edwards Road. The property is zoned “A-5” Agricultural and they are requesting “RR-1.5” Rural Residential. PIN# 024-030. This item was recommended for approval to the Board of Commissioners by unanimous vote.

4. Sketch Plat, Andrew McCumber, South Georgia Property Management, requesting Sketch Plat approval to establish six (6) single family home lots on Wilma Edwards Road. PIN# 024-030. This item was recommended for approval with staff recommendations to the Board of Commissioners by unanimous vote.
- V. OTHER BUSINESS
1. Establishment of a deadline to submit applications for the January meeting in 2022. December 3, 2021 was accepted as the application deadline.
- VI. ADJOURNMENT – Meeting was adjourned at 7:15 p.m.

Please note that agenda items may not be considered in the exact order listed, and all times shown are tentative and approximate. Documents for the record may be submitted prior to the meeting by email, fax, mail, or in person. For questions about the agenda, contact Planning at ayoung@bryan-county.org or (912) 653-5252. The meeting is accessible to the disabled. If you need special accommodations to attend or participate in the meeting per the Americans with Disabilities Act (ADA), please contact Planning at (912) 653-5252. This information can be made in alternative format as needed for persons with disabilities.

Posted: November 17, 2021