

Board of Commissioner's Meeting Room, Richmond Hill



BRYAN COUNTY  
PLANNING & ZONING COMMISSION  
MINUTES

Meeting Date: October 19, 2021

Meeting Time: 6:30 p.m.

Attendees: Joseph Pecenka, II, Chairman  
Stacy Watson  
Ronald Carswell  
Alex Floyd  
Stephanie Falls  
Michelle Guran, arrived at 6:33 p.m.

Absent: Boyce Young, Vice Chairman

Staff: Amanda Clement, Asst. Community Development Director  
Sara Farr-Newman, Planner I  
Ashley Young, Planning Technician

I. CALL TO ORDER

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

II. APPROVAL OF MINUTES

Commissioner Falls made a motion to approve the September 21, 2021 Minutes, and a second was made by Commissioner Carswell. Vote 4:0, motion carried.

III. PLANNING AND ZONING COMMISSION – PUBLIC HEARING ITEMS

## Board of Commissioner's Meeting Room, Richmond Hill

1. Z#251-21, Brad Trower with SJC Properties, Inc., requesting a rezoning for Lot 2 in Interstate Centre. The property is zoned "I-2" General Industrial and they are requesting "C-1" Interchange Commercial. Property is located on Oracal Parkway. PIN# 0292002.
  - a. Commissioner Carswell 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 request stating the use for a 40,000 square foot medical facility. She explained that the proposed amendment was found to be consistent with the adopted Comprehensive Plan. She concluded that based on Staff's findings within the report and the request's consistency with the County's Comprehensive Plan's Character Area and Future Land Use Map, staff recommended approval of the requested rezoning with the following conditions:
    - 1) A Transportation Agreement shall be entered into with Bryan County for the proposed development prior to the issuance of a land development/building permit. The capital improvement recovery cost shall be in accordance with the percentage of peak hour volume impact on the US 280 intersection from the development as projected by the TIA.
    - 2) A Water and Sewer agreement shall be entered into with Bryan County for the proposed development prior to the issuance of a land development/building permit. As there is currently no excess wastewater treatment capacity available for the site until approximately February of 2023 a development schedule with corresponding sewer demands shall be incorporated into the agreement.
  - c. Paul Henchy, CEO of St. Josephs Candler spoke in favor of the request.
  - 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 with Staff conditions of Z#251-21. A second was made by Commissioner Falls. Vote 5:0, motion carried.
2. 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.
  - a. Commissioner Guran made a motion to open the public hearing. A second was made by Commissioner Carswell. Vote 5:0, motion carried.
  - b. Ms. Farr-Newman presented the requests for the rezoning and the corresponding conditional use. She explained that the proposed rezoning was compatible with the Comprehensive Plan and Future land use map. However, she stated that Staff recommended deferral pending the submission and review of a Traffic Design Analysis by the County's Engineering Department.
  - c. Brandon Purcell, T.R. Long Engineering, spoke on behalf of Ashley Boland, in favor of the request.
  - d. Patrick McDonald, J. R. Gill, Angela Spaulding, and Dr. Wallace Holland spoke in opposition of the request.

Board of Commissioner's Meeting Room, Richmond Hill

- e. Commissioner Falls made a motion to close the public hearing. A second was made by Commissioner Carswell. Vote 5:0, motion carried.
- f. Commissioner Falls made a motion to recommend deferral of Z#252-21 for the next meeting with a public hearing. A second was made by Commissioner Guran. Vote 5:0, motion carried.
- 3. 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 November 16, 2021 Planning and Zoning Commission meeting.
  - a. Commissioner Falls made a motion to recommend deferral of CUP#174-21 for the next meeting with a public hearing. A second was made by Commissioner Guran. Vote 5:0, motion carried.

V. ADJOURNMENT

Commissioner Watson made a motion to adjourn at 7:30 p.m. A second was made by Commissioner Guran. Vote 5:0, motion carried.

Approved on this 16<sup>th</sup> day of November, 2021 by action of the Commission.

  
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Joseph Pecenka, Chairman

ATTEST:  
  
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Secretary to the Commission

