

Board of Commissioner's Meeting Room, Pembroke



BRYAN COUNTY
PLANNING & ZONING COMMISSION AND BOARD OF ADJUSTMENT
MINUTES

Meeting Date: November 16, 2021

Meeting Time: 6:30 p.m.

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

Absent: Boyce Young, Vice Chairman
Stacy Watson

Staff: Audra Miller, 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 Carswell made a motion to approve the October 19, 2021 Minutes, and a second was made by Commissioner Falls. Vote 4:0, motion carried.

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.

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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'. She described the site conditions and septic placement difficulties. She stated staff recommended approval of the variance, because the variance criteria were met.
- c. The HOA Representative 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 Guran made a motion to approve V#365-21. A second was made by Commissioner Floyd. Vote 4:0, motion carried.
- f. Commissioner Guran amended her motion to approve V#365-21 according to the resolution. A second was made by Commissioner Floyd. Vote 4:0, motion carried.

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.
 - a. Chairman Pecenka requested to have Z#252-21 and CUP#174-21 presented together.
 - b. Commissioner Carswell made a motion to open the public hearing and a second was made by Commissioner Falls. Vote 4:0, motion carried.
 - c. Ms. Farr-Newman presented the request for the rezoning and conditional use. She explained that Staff recommended deferral due to not having a completed traffic impact analysis.
 - d. Cheryl Sanders, Patrick McDonald, and Olivia Tulip spoke in opposition of the request.
 - e. Commissioner Falls 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 deferral of Z#252-21 until the December Meeting and to hold a public hearing. A second was made by Commissioner Guran. Vote 4:0, motion carried.
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.
 - a. Commissioner Falls made a motion to recommend deferral of CUP#174-21 until the December Meeting and to hold a public hearing. A second was made by Commissioner Carswell. Vote 4:0, motion carried.
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.
 - a. Chairman Pecenka requested to have Z#253-21 and the Sketch Plat presented together.

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- b. Commissioner Carswell made a motion to open the public hearing and a second was made by Commissioner Floyd. Vote 4:0, motion carried.
 - c. Ms. Farr-Newman presented the request for the rezoning and Sketch Plat. She explained that Staff recommended approval as the request was in conformance with the County's Comprehensive Plan's Character Area and Future Land Use Map. Additionally, she explained the public hearing requirement for the plat as the property had been subdivided within the 5 year stipulation. In conclusion, she said if approved, Staff had the following recommendations:
 - 1) The property owner must file an application with the County's Public Health Department for final review and approval of the use of individual septic systems. Public Health approval will need to be obtained prior to the recording of the final plat.
 - 2) A final plat, following the County's Plat Requirement checklist, will need to be submitted for final execution and recording.
 - d. Harron Lee, spoke on behalf of Mr. McCumber and South Georgia Properties, 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 Falls made a motion to recommend approval of Z#253-21. A second was made by Commissioner Guran. Vote 3:0, motion carried. Commissioner Floyd abstained from the 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.
- a. Commissioner Falls made a motion to recommend approval of the Sketch Plat for Andrew McCumber with the Staff recommendations. A second was made by Commissioner Guran. Vote 3:0, motion carried. Commissioner Floyd abstained from the vote.

V. OTHER BUSINESS


- 1. Establishment of a deadline to submit applications for the January meeting in 2022.
 - a. Commissioner Guran made a motion to have the January application deadline set for December 3, 2021. A second was made by Commissioner Floyd. Vote 4:0, motion carried.

VI. ADJOURNMENT

Commissioner Floyd made a motion to adjourn at 7:15 p.m. A second was made by Commissioner Carswell. Vote 4:0, motion carried.

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



Joseph Pecenka, Chairman
Boye Young, Vice Chairman

ATTEST:



Secretary to the Commission