



BRYAN COUNTY  
PLANNING & ZONING COMMISSION AND BOARD OF ADJUSTMENT  
MEETING SUMMARY

**Meeting Date: March 16, 2022**  
**Meeting Time: 6:30 p.m.**  
**Board of Commissioner's Meeting Room**  
**42 N. Courthouse St., Pembroke, Georgia**

Attendees: Chairman Joseph Pecenka II, Vice Chairman Boyce Young, Commissioner Ronald Carswell, Commissioner Stephanie Falls, Commissioner Alex Floyd, and Commissioner Stacy Watson

Absent: Commissioner Michelle Guran

Staff present: Community Development Director Audra Miller, Assistant 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 FOR DECEMBER MEETING – The December 21, 2021 meeting minutes were approved.
- III. BOARD OF ADJUSTMENT – PUBLIC HEARING ITEM  
  
NEW BUSINESS
  1. V#368-22, Seth Norwood with Norwood Construction, on behalf of the property owner Melanie Dameron, requesting a variance to reduce the side yard setback for the construction of a pole barn. PIN# 063-01-086-001. This item was approved by majority vote.
- IV. PLANNING AND ZONING COMMISSION – PUBLIC HEARING ITEMS
  1. Sketch Plat, Coleman Company, LLC, on behalf of Coastal Highway, LLC, requesting a sketch plat for the “River Crossings” subdivision to be located on Highway 17. The property is zoned “B-2” General Commercial and “RM” Multi-family Residential. PIN# 0471-001. This item was recommended for approval, with conditions, to the Board of Commissioners by majority vote.
  2. Z#256-21 – Rezoning, Vicki Hitt requesting a rezoning for property located along Rathlin Rd. The property is zoned “A-5” Agricultural District and they are requesting “RR-2.5” Rural Residential District. PIN# 062-045. This item was recommended for approval to the Board of Commissioners by unanimous vote.

3. Sketch Plat, Vicki Hitt requesting a sketch plat approval for property located along Rathlin Rd. PIN# 062-045. This item was recommended for approval to the Board of Commissioners by unanimous vote.
4. Z#258-21, Harry Ferrel, requesting a rezoning for property located on Michael Drive for the purpose of combining lots to build a single family residence. The property is zoned "R-15" Single Family Residential District and he is requesting "RR-1.5" Rural Residential District. PIN# 063-037. This item was recommended for approval to the Board of Commissioners by unanimous vote.
5. Planned Development Amendment, Coleman Company, LLC, on behalf of Turtle Landing Investments, LLC, requesting an amendment to the Magnolia Hill Planned Development. Specifically, the amendment will modify the location of permitted land uses and remove the condition pertaining to the requirement for a connector trail between the Magnolia Hill and Wexford Subdivisions. The property is located on Belfast River Rd. PIN# 062-120. The request to remove the condition pertaining to the requirement for a connector trail between the Magnolia Hill and Wexford Subdivisions was recommended for approval to the Board of Commissioners by majority vote. The request to amend the PUD Master Plan to allow an additional home on the "outparcel" was recommended for denial to the Board of Commissioners by majority vote.
6. CUP#176-21, EMC Engineering, on behalf of Darin Foy with RMDC, Inc., requesting a Conditional Use to permit multi-family dwellings (apartments) to be located on Harris Trail Rd. PIN#054-047. This item was recommended for approval, with conditions, to the Board of Commissioners by unanimous vote.
7. CUP#177-21, Becca Aronowitz with the Sweet Whimsy Shop, requesting a Conditional Use for a Home Occupation to allow a bakery business to be located at 4350 Castleoak Dr. PIN# 061-66-007-342. This item was recommended for approval to the Board of Commissioners by unanimous vote.
8. Comprehensive Plan Amendment, Thomas and Hutton Engineering, on behalf of the applicant DSP Acquisitions, LLC, requesting a Comprehensive Plan Amendment to amend the North Bryan County Character Areas and Future Land Use Map, by changing the classification of the property located at 11900 Hwy 280 from Commercial Corridor / Low Density Agricultural to Industrial. PIN# 029-001-04 and 029-001-05. This item was recommended for approval to the Board of Commissioners by unanimous vote.
9. Z#259-21, Thomas and Hutton Engineering, on behalf of the applicant DSP Acquisitions, LLC, requesting a rezoning for a 5-acre tract of located at 11900 Hwy 280. The property is zoned "A-5" Agricultural and they are requesting "I-2" General Industrial. PIN# 02-001-04. This item was recommended for approval to the Board of Commissioners by unanimous vote.

V. OTHER BUSINESS

1. 2022 Election of Officers – The Chairman and Vice Chairman were elected.

VI. ADJOURNMENT – Meeting was adjourned at 9:17 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: March 17, 2022**