

Board of Commissioner's Meeting Room, Richmond Hill



BRYAN COUNTY
PLANNING & ZONING COMMISSION
MINUTES

Meeting Date: December 21, 2021

Meeting Time: 6:30 p.m.

Attendees: Boyce Young, Vice Chairman
Stacy Watson
Ronald Carswell
Alex Floyd
Stephanie Falls
Michelle Guran

Absent: Joseph Pecenka II, Chairman

Staff: Audra Miller, Community Development Director
Amanda Clement, Asst. Community Development Director
Sara Farr-Newman, Planner I

I. CALL TO ORDER

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

II. APPROVAL OF MINUTES

Commissioner Guran made a motion to approve the November 16, 2021 Minutes, and a second was made by Commissioner Carswell. Vote 5:0, motion carried.

III. PLANNING AND ZONING COMMISSION – PUBLIC HEARING ITEMS

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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. 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. Ms. Farr-Newman stated that Staff recommended approval with the following conditions:
 - 1) A GDOT permit is approved
 - 2) A TDA is completed and approved
 - c. Olivia Tulloch, Patrick McDonald, Cheryl Sanders, and Angela Spaulding spoke in opposition of the request.
 - d. Commissioner Guran made a motion to close the public hearing. A second was made by Commissioner Carswell. Vote 5:0, motion carried.
 - e. Commissioner Falls made a motion to recommend approval of Z#252-21 from RR-1 to B-2 Zoning with Staff Conditions. A second was made by Commissioner Guran. Vote 5:0, 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 Floyd made a motion to recommend approval of CUP#174-21. A second was made by Commissioner Guran. Vote 5:0, motion carried.
3. Z#254-21, Larry Galbreath, requesting a rezoning from "A-5" Agricultural to "RR-2.5" Rural Residential. Property is located on Highway 144 and Wild Acres Rd., Richmond Hill. PIN# 063-073.
 - a. Commissioner Guran made a motion to open the public hearing. A second was made by Commissioner Falls. Vote 5:0, motion carried.
 - b. Ms. Farr-Newman presented the request and explained if approved, the property owner would divide the property into 3 lots accessed by the private road. She concluded that staff recommended approval.
 - c. Larry Galbreath, owner, was available for comments.
 - d. Commissioner Guran made a motion to close the public hearing. A second was made by Commissioner Watson. Vote 5:0, motion carried.
 - e. Commissioner Falls made a motion to recommend approval of Z#254-21 to rezone from A-5 to RR-2.5. A second was made by Commissioner Carswell. Vote 5:0, motion carried.

IV. OTHER BUSINESS

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1. Adoption of the 2022 Planning and Zoning Commission Schedule
 - a. Ms. Clement presented the 2022 Schedule.
 - b. Commissioner Guran made a motion to approve the 2022 Planning and Zoning Commission Schedule. A second was made by Commissioner Falls. Vote 5:0, motion carried.

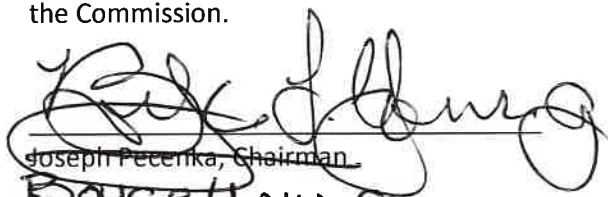
2. 2022 Election of Officers
 - a. Ms. Clement discussed the election and recommended deferral.
 - b. Commissioner Guran made a motion to defer the 2022 election of officers to the January 18, 2022 meeting. A second was made by Commissioner Watson. Vote 5:0, motion carried.

3. Annual Review of By-Laws
 - a. Ms. Clement discussed the by-laws and stated that no official action was needed at that time.

V. ADJOURNMENT

Commissioner Guran made a motion to adjourn at 7:27 p.m. A second was made by Commissioner Watson. Vote 5:0, motion carried.

Approved on this 16 day of March, 2022 by action of the Commission.



Joseph Pecenka, Chairman

ATTEST:



Secretary to the Commission