

Board of Commissioner's Meeting Room, Pembroke



BRYAN COUNTY
PLANNING & ZONING COMMISSION AND BOARD OF ADJUSTMENT
MINUTES

Meeting Date: March 16, 2022

Meeting Time: 6:30 p.m.

Attendees: Boyce Young, Acting Chairman
Joseph Pecenka, II, arrived at 6:32 p.m.
Stephanie Falls
Ronald Carswell
Alex Floyd
Stacy Watson

Absent: Michelle Guran

Staff: Audra Miller, Community Development Director
Assistant Community Development Director Amanda Clement
Sara Farr-Newman, Planner I
Ashley Young, Planning Technician

I. CALL TO ORDER

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

II. APPROVAL OF MINUTES

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

III. BOARD OF ADJUSTMENT – PUBLIC HEARING ITEMS

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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.
 - a. Commissioner Floyd made a motion to open the public hearing and a second was made by Commissioner Watson. Vote 5:0, motion carried.
 - b. Ms. Farr-Newman presented the request. She stated staff recommended denial of the variance, because the conditions were not a hardship.
 - c. Seth Norwood, representative for the property owner, spoke in favor of the request.
 - d. Commissioner Watson made a motion to close the public hearing. A second was made by Commissioner Pecenka. Vote 5:0, motion carried.
 - e. Commissioner Watson made a motion to approve V#368-22. A second was made by Commissioner Falls. Vote 5:0, motion carried.

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.
 - a. Commissioner Pecenka made a motion to open the public hearing. A second was made by Commissioner Falls. Vote 5:0, motion carried.
 - b. Mrs. Clement presented the request and gave an overview of the property. She stated that Staff recommended approval with the following conditions:
 - 1) All required GDOT approvals/permits shall be obtained prior to the issuance of construction plan approval.
 - 2) All on-site improvements to include the site access points at Hwy 17 and Sgt. Michael Larson Drive shall be constructed prior to the approval of a final plat.
 - 3) All other off-site improvements required by GDOT (and as specified in the approved TIA) shall be constructed and operational prior to the issuance of the first certificate of occupancy.
 - 4) If the proposed parking alternative is approved, then the covenants and restrictions for the development should adequately address parking rules and regulations for the community. A copy of the covenants and restrictions shall be submitted to the County prior to the approval of a final plat.
 - c. Greg Coleman with Coleman Company spoke in favor of the request.
 - d. Commissioner Falls made a motion to close the public hearing and a second was made by Commissioner Floyd. Vote 5:0, motion carried.
 - e. Commissioner Watson made a motion to recommend approval with staff conditions and a second was made by Commissioner Falls. Discussion was held between Commissioners. Vote 4:1, Commissioner Carswell opposed, motion approved.

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.
 - a. Commissioner Falls made a motion to open the public hearing and a second was made by Commissioner Pecenka. Vote 5:0, motion carried.

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- b. Mrs. Farr-Newman presented items 2 & 3. She stated based on 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. Also, she explained that Staff recommended approval of the associated sketch plat (item #3 on the agenda) with the following conditions:
 - 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.
 - c. Andy Hitt, applicant, spoke in favor of the request.
 - d. Commissioner Falls made a motion to close the public hearing and a second was made by Commissioner Floyd. Vote 5:0, motion carried.
 - e. Commissioner Falls made a motion to recommend approval of Z#256-21 and a second was made by Commissioner Carswell. Vote 5:0, motion carried.
3. Sketch Plat, Vicki Hitt requesting a sketch plat approval for property located along Rathlin Rd. PIN# 062-045.
 - a. Commissioner Pecenka made a motion to recommend approval of the sketch plat with staff conditions and a second was made by Commissioner Floyd. Vote 5:0, motion carried.
 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.
 - a. Commissioner Pecenka made a motion to open the public hearing and a second was made by Commissioner Carswell. Vote 5:0, motion carried.
 - b. Mrs. Farr-Newman explained Staff recommended approval as the applicant would need to rezone in order to combine the two parcels for a single family home.
 - c. Harry Ferrel, applicant, spoke in favor of the request.
 - d. Commissioner Pecenka made a motion to close the public hearing and a second was made by Commissioner Falls. Vote 5:0, motion carried.
 - e. Commissioner Floyd made a motion to recommend approval of Z#258-21 and a second was made by Commissioner Falls. Vote 5:0, motion carried.
 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.
 - a. Commissioner Falls made a motion to open the public hearing and a second was made by Commissioner Watson. Vote 5:0, motion carried.
 - b. Mrs. Clement presented the request and gave a brief history of the Planned Development. She stated if approved, staff would recommend the following conditions:

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- 1) In order to minimize the impacts of the gravel driveway on future adjacent property owners, and in keeping with the character of the neighborhood, the paved portion of the driveway should extend to the rear property lines of the adjacent lots 42 and 43.
 - 2) The lot development standards of the "A-5" zoning district, for setbacks, lot coverage, etc. shall apply to the new home site, which is identified on the amended Master Plan as Single family Residential Outparcel (Lot #91).
 - c. Neil McKenzie, representative for the property owner, spoke in favor of the request.
 - d. David & Jennifer Van Buran, owners of lot 42, spoke on the request.
 - e. Commissioner Pecenka made a motion to close the public hearing and a second was made by Commissioner Carswell. Vote 5:0, motion carried.
 - f. Commissioner Pecenka made a motion to recommend approval of the request to remove the condition pertaining to the requirement for a connector trail between the Magnolia Hill and Wexford Subdivisions. A second was made by Commissioner Falls. Vote 4:1, Commissioner Watson opposed, motion carried.
 - g. Commissioner Floyd made a motion to recommend denial of the PD Single Family Home. A second was made by Commissioner Watson. Vote 3:2, Commissioners Pecenka and Falls opposed. Motion carried.
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.
- a. Commissioner Pecenka made a motion to open the public hearing and a second was made by Commissioner Watson. Vote 5:0, motion carried.
 - b. Mrs. Clement presented the request. She concluded that Staff recommended approval of the Conditional Use permit for Multi-Family (apartment) dwellings, subject to the following conditions:
 - 1) The maximum net density for the project shall be limited to 12 units/acre.
 - 2) The development shall comply with the recommendations identified within the approved Traffic Impact Study prepared by southeastern Engineering, Inc. dated January 4, 2022.
 - c. Doug Morgan with EMC Engineering, on behalf of Darin Foy, spoke in favor of the request.
 - d. Andrea Farmer of 478 Hogan Dr. and Samantha Byrd of 66 Palmer Place, spoke in opposition of the request.
 - e. Commissioner Pecenka made a motion to close the public hearing and a second was made by Commissioner Carswell. Vote 5:0, motion carried.
 - f. Commissioner Watson made a motion to recommend approval of CUP#176-21 with staff conditions and a second was made by Commissioner Pecenka. Discussion was held between Commissioners. Commissioner Watson then amended his motion to include an added condition to limit the height of the buildings along the rear property line to two stories. Vote 5:0, motion approved.
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.
- a. Commissioner Pecenka made a motion to open the public hearing and a second was made by Commissioner Falls. Vote 5:0, motion carried.

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- b. Mrs. Farr-Newman presented the conditional use request for a home bakery.
 - c. Becca Aronowitz, applicant, spoke in favor of the request.
 - d. Robin Thompson and Julie Pecenka spoke in favor of the request.
 - e. Commissioner Falls made a motion to close the public hearing and a second was made by Commissioner Pecenka. Vote 5:0, motion carried.
 - f. Commissioner Floyd made a motion to recommend approval of CUP#17-21. Commissioner Pecenka seconded the motion. Vote 5:0, motion carried.
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.
- a. Commissioner Falls made a motion to open the public hearing and a second was made by Commissioner Watson. Vote 5:0, motion carried.
 - b. Mrs. Clement presented items 8 & 9. She explained the applicant's intent to combine two properties for industrial development. She stated the recent changes to the Comprehensive Plan and Future Land Use Map supported industrial development in this area, and that Staff recommended approval of both requests.
 - c. Commissioner Pecenka made a motion to close the public hearing and a second was made by Commissioner Falls. Vote 5:0, motion carried.
 - d. Commissioner Pecenka made a motion to recommend approval of the Comprehensive Plan Amendment. Commissioner Floyd seconded the motion. Vote 5:0, motion carried.
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.
- a. Commissioner Falls made a motion to recommend approval of Z#259-21. Commissioner Floyd seconded the motion. Vote 5:0, motion carried.

V. OTHER BUSINESS

1. Election of Officers
 - a. Chairman Pecenka nominated Commissioner Falls as Chairman and a second was made by Commissioner Carswell. Vote 5:0, motion carried.
 - b. Commissioner Falls nominated Commissioner Floyd as Vice Chairman and a second was made by Commissioner Watson. Vote 5:0, motion carried.

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VI. ADJOURNMENT

Commissioner Pecenka made a motion to adjourn at 9:17 p.m. A second was made by Commissioner Falls. Vote 5:0, motion carried.

Approved on this 19 day of April, 2022 by action of the Commission.



Stephanie Falls, Chairman

ATTEST:


Secretary to the Commission