

Board of Commissioner's Meeting Room, Richmond Hill



BRYAN COUNTY
PLANNING & ZONING COMMISSION AND BOARD OF ADJUSTMENT
MINUTES

Meeting Date: April 19, 2022

Meeting Time: 6:30 p.m.

Attendees: Stephanie Falls, Chairman
Alex Floyd, Vice Chairman
Joseph Pecenka, II
Boyce Young

Absent: Michelle Guran
Ronald Carswell
Stacy Watson

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

I. CALL TO ORDER

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

II. APPROVAL OF MINUTES

Commissioner Young made a motion to approve the March 16, 2022 Minutes, a second was made by Commissioner Pecenka. Vote 3:0, motion carried.

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III. BOARD OF ADJUSTMENT – PUBLIC HEARING ITEMS

1. V#369-22, Corinne Lee and Toby Hansen requesting a variance to the front and side setbacks for property located at 163 Barnard Rd., Richmond Hill, GA. PIN#055-016
 - a. Commissioner Pecenka made a motion to open the public hearing and a second was made by Commissioner Floyd. Vote 3:0, motion carried.
 - b. Ms. Farr-Newman presented the request. She stated staff recommended approval of the variance.
 - c. Toby Hansen, property owner and currently of 3541 Fort McAllister Rd, spoke in favor of the request.
 - d. Commissioner Young made a motion to close the public hearing. A second was made by Commissioner Pecenka. Vote 3:0, motion carried.
 - e. Commissioner Young made a motion to approve V#369-22. A second was made by Commissioner Pecenka. Vote 3:0, motion carried.

IV. PLANNING AND ZONING COMMISSION – PUBLIC HEARING ITEMS

1. Z#260-22, Catherine Gregory, on behalf of Blue Ridge Flats, LLC, requesting a rezoning for property located at 8382 Highway 280 East, Black Creek, GA. The property is zoned "R-15" Residential and they are requesting "B-2" General Commercial. PIN#0251-040-01.
 - a. Commissioner Pecenka made a motion to open the public hearing. A second was made by Commissioner Young. Vote 3:0, motion carried.
 - b. Mrs. Clement presented the request and gave an overview of the property and surrounding area. She stated that Staff recommended approval with no stated conditions.
 - c. Ryan Gregory, property owner spoke in favor of the request.
 - d. Catherine Gregory, representative for the owner/applicant, spoke in favor of the request.
 - e. Commissioner Pecenka made a motion to close the public hearing. A second was made by Commissioner Young. Vote 3:0, motion carried.
 - f. Commissioner Floyd made a motion to approve Z#260-22 as presented. A second was made by Commissioner Young. Vote 3:0, motion carried.
2. Z#262-22, Pittman Engineering Co., LLC, on behalf of 20/20 Development, LLC (Cove 2 Coast), requesting a rezoning for lots 17 & 18 in the Coastal Highway Business Park located on Highway 17. The property is zoned "I-2" General Industrial and they are requesting "I-1" Light Industrial. PIN# 048-01-017-001 and 048-01-018-001.
 - a. Commissioner Pecenka made a motion to open the public hearing. A second was made by Commissioner Young. Vote 3:0, motion carried.
 - b. Mrs. Farr-Newman presented the request. She stated that Staff recommended approval with no conditions.
 - c. Jason Bryant with Pittman Engineering spoke in favor of the request.
 - d. Commissioner Young made a motion to close the public hearing. A second was made by Commissioner Pecenka. Vote 3:0, motion carried.

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- e. Commissioner Pecenka made a motion to approve Z#262-22 as requested. A second was made by Commissioner Young. Vote 3:0, motion carries.
3. CUP#178-22, Pittman Engineering Co., LLC, on behalf of 20/20 Development, LLC (Cove 2 Coast), requesting a conditional use for enclosed and outdoor boat storage to be located on Lot 16 in the Coastal Highway Business Park located on Highway 17. PIN# 048-01-016-001.
 - a. Commissioner Pecenka made a motion to open the public hearing. A second was made by Commissioner Young. Vote 3:0, motion carried.
 - b. Mrs. Farr-Newman presented the request. She stated that Staff recommended approval with the condition the fence material is revised to meet the conditional use standards.
 - c. Jason Bryant with Pittman Engineering spoke in favor of the request.
 - d. Commissioner Pecenka made a motion to close the public hearing. A second was made by Commissioner Young. Vote 3:0, motion carried.
 - e. Commissioner Pecenka made a motion to approve CUP#178-22 with the condition the fence material is revised to meet the conditional use standards. A second was made by Commissioner Young. Vote 3:0, motion carried.
 4. Planned Development Amendment, Watergrass, LLC, requesting an amendment to the Watergrass Planned Development. Specifically, the amendment will modify the condition requiring a Leisure Path to be installed by allowing a fee-in-lieu-of payment. The property is located on Belfast River Rd. PIN# 057-106.
 - a. Commissioner Young made a motion to open the public meeting. A second was made by Commissioner Pecenka. Vote 3:0, motion carried.
 - b. Mrs. Audra Miller presented the amendment. She stated that staff recommended approval of amending zoning condition #1.
 - c. There were no speakers for or against the request.
 - d. Commissioner Young made a motion to close the public hearing. A second was made by Commissioner Pecenka. Vote 3:0, motion carried.
 - e. Commissioner Floyd made a motion to amend the condition with the following language "the owner may pay a fee-in-lieu of constructing the leisure path. The terms and conditions of the fee-in-lieu of shall be memorialized in a formal agreement by and between Bryan County and the Owner, or Owner's successor in interest. Should the fee-in-lieu of option be exercised, final ownership and maintenance responsibilities of the Leisure Path shall be permit he terms and conditions of the agreement." A second was made by Commissioner Pecenka. Vote 3:0, motion carried

V. ADJOURNMENT

Commissioner Pecenka made a motion to adjourn at 7:06 p.m. A second was made by Commissioner Young. Vote 3:0, motion carried.

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Approved on this 17 day of May, 2022 by action of the Commission.

Stephanie Falls
Stephanie Falls, Chairman

ATTEST:
[Signature]
Secretary to the Commission