

Board of Commissioner's Meeting Room, Pembroke



BRYAN COUNTY
PLANNING & ZONING COMMISSION AND BOARD OF ADJUSTMENT
MINUTES

Meeting Date: May 17, 2022

Meeting Time: 6:30 p.m.

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

Absent: Boyce Young
Michelle Guran

Staff: Audra Miller, Community Development Director
Amanda Clement, Assistant Community Development Director
Sara Farr-Newman, Planner II
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 Pecenka made a motion to approve the April 19, 2022 Minutes, a second was made by Commissioner Watson. Vote 4:0, motion carried.

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III. BOARD OF ADJUSTMENT – PUBLIC HEARING ITEMS

1. V#370-22, Samantha Batchelor, requesting a variance to reduce the minimum lot width in the "RR-1" zoning district for property located at 717 O F Lanier Road, in Unincorporated Bryan County. PIN# 014-012.
 - a. Commissioner Pecenka made a motion to open the public hearing and a second was made by Commissioner Watson. Vote 4:0, motion carried.
 - b. Sara Farr-Newman presented the request. She stated staff recommended approval of the variance.
 - c. Samantha Batchlor, 717 O. F. Lanier Rd., spoke in favor of the request.
 - d. Commissioner Pecenka made a motion to close the public hearing. A second was made by Commissioner Floyd. Vote 4:0, motion carried.
 - e. Commissioner Floyd made a motion to approve V#370-22 as presented. A second was made by Commissioner Carswell. Vote 4:0, motion carried.

2. V#371-22, Pittman Engineering CO., LLC, on behalf of Mt. Sinai Church, requesting a variance to reduce the minimum number of required parking spaces for a one-acre tract of land located at the southeast corner of Harris Trail Road and Port Royal Road, in Unincorporated Bryan County, PIN # 055-041.
 - a. Commissioner Pecenka made a motion to open the public hearing. A second was made by Commissioner Carswell. Vote 4:0, motion carried.
 - b. Sara Farr-Newman presented the request. She stated staff recommended approval of the variance.
 - c. Floyd Hartman, property owner, 27 Reese Dr. Richmond Hill, spoke in favor of the request.
 - d. Jason Bryant with Pittman Engineering was available to answer questions.
 - e. Commissioner Floyd made a motion to close the public hearing. A second was made by Commissioner Carswell. Vote 4:0, motion carried.
 - f. Commissioner Pecenka made a motion to approve V#371-22 as presented. A second was made by Commissioner Watson. Vote 4:0, motion carried.

IV. PLANNING AND ZONING COMMISSION – PUBLIC HEARING ITEMS

1. Z#264-22, Edward Meyer, requesting a rezoning for property located at 6288 Hwy 204, in Unincorporated Bryan County. The property is zoned "B-1" Neighborhood Commercial and they are requesting "RR-1" Rural Residential. PIN# 0361-027.
 - a. Commissioner Floyd made a motion to open the public hearing. A second was made by Commissioner Watson. Vote 4:0, motion carried.
 - b. Sara Farr-Newman presented the request and gave an overview of the property and surrounding area. She stated that Staff recommended approval.
 - c. Edward Meyer, property owner, currently of 109 Alexander Way, spoke in favor of the request.
 - d. Commissioner Pecenka made a motion to close the public hearing. A second was made by Commissioner Carswell. Vote 4:0, motion carried.

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- e. Commissioner Pecenka made a motion to approve Z#264-22 as presented. A second was made by Commissioner Carswell. Vote 4:0, motion carried.
2. Z#236-20, Thomas and Hutton Engineering, on behalf of the applicant RP Seaport, LLC, requesting an amendment to Bryan County Ordinance No. 2021-4 to amend the zoning conditions that were adopted under Rezoning Case Z#236-20 for the "Warnell Farms Tract". The property is located on US Hwy 80 in Unincorporated Bryan County. PIN# 028-029.
 - a. Commissioner Pecenka made a motion to open the public hearing. A second was made by Commissioner Floyd. Vote 4:0, motion carried.
 - b. Amanda Clement presented the request. She stated that Staff recommended approval with no conditions.
 - c. Tre Wilkins with Thomas & Hutton, 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 4:0, motion carried.
 - e. Commissioner Watson made a motion to approve Z#236-20 as presented. A second was made by Commissioner Pecenka. Vote 4:0, motion carried.

V. OTHER BUSINESS

1. Amanda Clement and Sara Farr-Newman gave a presentation and overview on the process to update the County's Comprehensive Plan.
2. Audra Miller announced that the Board of Commissioners meeting has been rescheduled from June 14 to June 8 at the Richmond Hill location.

VI. ADJOURNMENT

Commissioner Watson made a motion to adjourn at 7:05 p.m. A second was made by Commissioner Carswell. Vote 4:0, motion carried.

Approved on this 22 day of June, 2022 by action of the Commission.


Stephanie Falls, Chairman

ATTEST:

Secretary to the Commission