

Board of Commissioner's Meeting Room, Richmond Hill



BRYAN COUNTY
PLANNING & ZONING COMMISSION AND BOARD OF ADJUSTMENT
MINUTES

Meeting Date: June 22, 2022

Meeting Time: 6:30 p.m.

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

Absent: Joseph Pencenka, II

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

I. CALL TO ORDER

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

II. APPROVAL OF MINUTES

Commissioner Carswell made a motion to approve the May 17, 2022 minutes, a second was made by Commissioner Watson. Vote 5:0, motion carried.

III. BOARD OF ADJUSTMENT – PUBLIC HEARING ITEMS

1. Thomas and Hutton Engineering, on behalf of CRG, requesting a variance to Section 114-629(d) of the Unified Development Ordinance to reduce the width of the buffer that is required when adjacent to an "A-5" Agricultural zoning district. Property is located at 2008 Interstate Centre Boulevard, in Unincorporated Bryan County, and is zoned "I-2" General Industrial. PIN # 029-250-001-007.
 - a. Commissioner Guran made a motion to open the public hearing. A second was made by Commissioner Floyd. Vote 5:0, motion carried.
 - b. Amanda Clement presented the request. She stated staff recommended a one month deferral.
 - c. Commissioner Guran made a motion to close the public hearing. A second was made by Commissioner Carswell. Vote 5:0, motion carried.
 - d. Commissioner Young made a motion to approve a one month deferral. A second was made by Commissioner Watson. Vote 5:0, motion carried.

2. V#372-22, Dave and Cristal Thornton requesting a variance to reduce the minimum rear yard setback for a swimming pool in the "R-15" zoning district for property located at 416 Ogeechee Drive, in Unincorporated Bryan County. PIN# 0611-089.
 - a. Commissioner Guran made a motion to open the public hearing. A second was made by Commissioner Carswell. Vote 5:0, motion carried.
 - b. Sara Farr-Newman presented the request. She stated that staff recommended approval of the variance.
 - c. Commissioner Guran made a motion to close the public hearing. A second was made by Commissioner Carswell. Vote 5:0, motion carried.
 - d. Commissioner Watson made a motion to approve V#372-22 as presented. A second was made by Commissioner Young. Vote 5:0, motion carried.

IV. PLANNING AND ZONING COMMISSION – PUBLIC HEARING ITEMS

1. Coleman Company, on behalf of Buckhead Lake Developers, LLC, requesting a Sketch Plat for Phase 2 of the Wexford Subdivision. Property is located on Belfast River Road, in Unincorporated Bryan County. PIN# 062-060.
 - a. Commissioner Guran made a motion to open the public hearing. A second was made by Commissioner Carswell. Vote 5:0, motion carried.
 - b. Amanda Clement presented the request and gave an overview of the property and surrounding area. She stated that Staff recommended approval of the Sketch Plat with three conditions.
 - c. Neil McKenzie spoke on behalf the applicant in favor of the request and accepting staffs conditions.
 - d. Jimmy Morales, 39 Hanover Place, requested clarification of how this request would affect his property.

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- e. Commissioner Young made a motion to close the public hearing and return to this item to allow Mr. McKenzie and Mr. Morales to discuss his concerns. A second was made by Commissioner Carswell. Vote 5:0, motion carried.
- f. Commissioner Watson made a motion to re-open the public hearing. A second was made by Commissioner Guran. Vote 5:0, motion carried.
- g. Jimmy Morales, 39 Hanover Place, spoke in favor of the request.
- h. Commissioner Guran made a motion to close the public hearing. A second was made by Commissioner Carswell. Vote 5:0, motion carried.
- i. Commissioner Guran made a motion to approve a Sketch Plat with the recommended staff conditions as follows: 1. The final plat shall show the full 60' ROW width for the temporary hammerhead turn-around and emergency access drive. The ROW shall terminate 10' from the north end of the proposed temporary gravel road and extend down to the existing road ROW on the south end. 2. In the event the hammerhead road is not extended to the north in the future, then the developer will be responsible for constructing a permanent cul-de-sac bulb with a 60' radius at the end of Hanover Place. The construction of the permanent cul-de-sac shall be completed prior to final plat approval for the last phase in the Wexford development. 3. Construction details for the temporary turnaround, permanent cul-de-sac bulb, and emergency access drive must be provided with the applicable construction plans for approval. A second was made by Commissioner Watson. Vote 5:0, motion carried.

Note: Items two (2) and three (3) were presented under one public hearing and voted upon together.

2. Steve Croy with Silverman Land Holdings, LLC, on behalf of the property owners, requesting an amendment to Bryan County Ordinance No. 2021-5, adopted under Rezoning Case Z#237-20 for the "Conley Tract". Specifically, the amendment seeks to remove the condition which prohibits access to Eldora Road. Property is located on Eldora Road, in Unincorporated Bryan County. PIN# 028-031; and
3. Steve Croy with Silverman Land Holdings, LLC, on behalf of the property owners, requesting an amendment to Bryan County Ordinance No. 2021-6, adopted under Rezoning Case Z#238-20 for the "Davis Tract". Specifically, the amendment seeks to remove the condition which prohibits access to Eldora Road. PIN# 033-024-01.
 - a. Commissioner Guran made a motion to open the public hearing. A second was made by Commissioner Young. Vote 5:0, motion carried.
 - b. Amanda Clement presented the request for items two (2) and three (3). She stated that Staff recommended both items to be deferred to the July meeting. Amanda Clement informed the Commissioners that there are four (4) public comments submitted via email that have been provided to them for consideration. The comments were submitted by Nate Fichthorn, Jennifer Langston-Fichthorn, Donna S. McClellan and Patrisha Wilson.
 - c. Tara Anderson, 1475 Eldora Rd., spoke against the request.
 - d. Star Lee, 1118 Eldora Rd., spoke against the request.
 - e. Mrs. Stephens, Eldora Rd. spoke against the request.
 - f. Wayne Carney, 2189 Eldora Rd. spoke against the request.

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- g. Deidre Williams, Eldora Rd. spoke against the request.
- h. Steve Croy, Silverman Land Holdings, LLC, spoke in favor of the request and accepted Staff's recommendation to defer this application to the July meeting.
- i. Commissioner Guran made a motion to close the public hearing. A second was made by Commissioner Carswell. Vote 5:0, motion carried.
- j. Commissioner Guran made a motion to defer items two (2) and three (3) to the July meeting. A second was made by Commissioner Carswell. Vote 5:0, motion carried.

Note: Items four (4) and five (5) were presented together under one public hearing and voted upon by separate motions.

- 4. Bryan County Board of Commissioners, initiating an application to amend the Comprehensive Plan's Future Land Use Map for approximately 786.70 acres by changing the designated Character Area from Low Density Agricultural and Mixed Use to Mixed Use. Property is generally located off of Jernigan Road, in Unincorporated Bryan County. PIN# 035-005 and 036-005; and
- 5. Bryan County Board of Commissioners, initiating an application to rezone approximately 786.70 acres from the "A-5" Agricultural District to the "I-2" General Industrial District. Property is generally located off of Jernigan Road, in Unincorporated Bryan County. PIN# 035-005 and 036-005.
 - a. Commissioner Guran made a motion to open the public hearing. A second was made by Commissioner Carswell. Vote 5:0, motion carried.
 - b. Amanda Clement presented the requests. She stated that Staff recommended approval of both the amendment to the Comprehensive Plan's Future Land Use Map and the rezoning, with conditions.
 - c. Commissioner Young made a motion to close the public hearing. A second was made by Commissioner Watson. Vote 5:0, motion carried.
 - d. Commissioner Watson made a motion to approve the request for an amendment to the Comprehensive Plan's Future Land Use Map as recommended by Staff. A second was made by Commissioner Carswell. Vote 5:0, motion carried.
 - e. Commissioner Watson made a motion to approve the request for the rezoning as recommended by Staff, with conditions as outlined on page 102 in the June agenda packet. A second was made by Commissioner Guran. Vote 5:0, motion carried.

V. OTHER BUSINESS

- 1. Community Development Director, Audra Miller notified the Commissioners that the City of Pembroke is arranging a Planning 101 workshop with the Carl Vinson Institute. If any Commissioners are interested they can contact herself or Amanda Clement. They are measuring interest at this time, no date has been set.

VI. ADJOURNMENT

Commissioner Carswell made a motion to adjourn at 7:28 p.m. A second was made by Commissioner Watson. Vote 5:0, motion carried.

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

Stephanie Falls
Stephanie Falls, Chairman

ATTEST:
[Signature]
Secretary to the Commission