



BRYAN COUNTY
PLANNING & ZONING COMMISSION AND BOARD OF ADJUSTMENT
MINUTES

Meeting Date: July 19, 2022

Meeting Time: 6:30 p.m.

Attendees: Stephanie Falls, Chairman
Alex Floyd, Vice Chairman
Joseph Pecenka, II
Ronald Carswell
Michelle Guran
Boyce Young

Absent: Stacy Watson

Staff: Amanda Clement, Assistant Community Development Director
Sara Farr-Newman, Planner II
Brett Kohler, Planner II
Dawn Monaco, Planning Technician

I. CALL TO ORDER

Chairman Falls called the meeting to order at 6:31 p.m.

II. APPROVAL OF MINUTES

Commissioner Carswell made a motion to approve the June 22, 2022 Minutes, a second was made by Commissioner Young. Vote 5:0, motion carried.

III. BOARD OF ADJUSTMENT – PUBLIC HEARING ITEMS

1. V#371-22, 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 Pecenka 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 that staff recommended a one month deferral.
 - c. Commissioner Floyd made a motion to close the public hearing. A second was made by Commissioner Pecenka. Vote 5:0, motion carried.
 - d. Commissioner Floyd made a motion to approve the one month deferral to the August 16 meeting. A second was made by Commissioner Carswell. Vote 5:0, motion carried.
2. V#373-22, Daniel Crawford, requesting a variance to reduce the side setback from 35' to 10' and the rear setback from 50' to 10' for an accessory building in the "RR-1" Zoning District. Property is located on the east side of Highway 144 north of Bryan Fisherman's Co-op Rd., in Unincorporated Bryan County. PIN# 063-010.
 - a. Commissioner Pecenka 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 staff recommended denial of the variance request.
 - c. Daniel Crawford, property owner, spoke in favor 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 Floyd made a motion to deny the variance request V#373-22. A second was made by Commissioner Guran. Vote 5:0, motion carried.
3. V#374-22, Sean Luhmann, requesting a variance to reduce the rear setback from 20' to 15.5' for a screen porch in the Dunham Marsh "PD" Zoning District. Property is located at 395 Sunbury Drive in Unincorporated Bryan County. PIN# 0562-102-01.
 - a. Commissioner Floyd made a motion to open the public hearing. A second was made by Commissioner Pecenka. Vote 5:0, motion carried.
 - b. Sara Farr-Newman presented the request. She stated staff recommended approval of the request.
 - c. Tom Collins of Vinyl Industries, spoke in favor of the request.
 - d. Commissioner Guran made a motion to close the public hearing. A second was made by Commissioner Young. Vote 5:0, motion carried.
 - e. Commissioner Young made a motion to approve the variance request V#374-22. A second was made Commissioner Pecenka. Vote 5:0, motion carried.

Board of Commissioner's Meeting Room, Pembroke

IV. PLANNING AND ZONING COMMISSION – PUBLIC HEARING ITEMS

1. CUP#181-22, Deatra Eaton, requesting a Conditional Use Permit to allow for a home bakery in the "R-15" Zoning District. Property is located at 525 Kelsall Drive, in Unincorporated Bryan County. PIN# 0615-033
 - a. Commissioner Floyd made a motion to open the public hearing. A second was made by Commissioner Guran. Vote 5:0, motion carried.
 - b. Sara Farr-Newman presented the request. She stated staff recommended approval of the Conditional Use Permit request.
 - c. Deatra Eaton, applicant, 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 5:0, motion carried.
 - e. Commissioner Young made a motion to approve CUP#181-22. A second was made by Commissioner Guran. Vote 5:0, motion carried.
2. CUP#182-22, Samuel Brown with The New Church of Christ of the Apostolic, requesting a Conditional Use Permit to allow for a church in the "RR-1" Zoning District. Property is located on the west side of Black Creek Church Rd. north of Murchison Road, in Unincorporated Bryan County. PIN# 0311-098.
 - a. Commissioner Pecenka made a motion to open the public hearing. A second was made by Commissioner Guran. Vote 5:0, motion carried.
 - b. Sara Farr-Newman presented the request. She stated staff recommended a one month deferral.
 - c. Samuel Brown, Pastor, spoke in favor of the request.
 - d. Commissioner Carswell made a motion to close the public hearing. A second was made by Commissioner Pecenka. Vote 5:0, motion carried.
 - e. Commissioner Floyd made a motion to defer CUP#182-22 to the August 16 P&Z meeting. A second was made by Commissioner Pecenka. Vote 5:0, motion carried.

Note: Items three (3) and four (4) were presented under one public hearing and voted upon by separate motions.

3. Thomas and Hutton Engineering, on behalf of the applicant Stravinski Capital Management, LLC, requesting a Comprehensive Plan Amendment to amend the North Bryan County Character Areas and Future Land Use Map, by changing the classification of property located on Warnell Farm Road from Low Density Agricultural to Industrial. PIN# 028-030 and 028-027; and
4. Thomas and Hutton Engineering, on behalf of the applicant Stravinski Capital Management, LLC, requesting a rezoning for 544.48 acres located on Warnell Farm Road. The property is zones "A-5" Agricultural and they are requesting "I-2" General Industrial. PIN# 028-030 and 028-027.
 - a. Commissioner Floyd 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. She stated staff recommended approval with conditions.
 - c. Jason Chambless with Thomas and Hutton Engineering spoke in favor of the request.

Board of Commissioner's Meeting Room, Pembroke

- d. Gregory Potter with Stravinski Capital Management, LLC spoke in favor of the request.
- e. Commissioner Carswell made a motion to close the public hearing. A second was made by Commissioner Pecenka. Vote 5:0, motion carried.
- f. Commissioner Guran made a motion to approve the Comprehensive Plan amendment. A second was made by Commissioner Carswell. Vote 5:0, motion carried.
- g. Commissioner Guran made a motion to approve the rezoning request with staff recommendations as outlined on page 101 in the July agenda packet. A second was made by Commissioner Young. Vote 5:0, motion carried.

Note: Items five (5) and six (6) were presented under one public hearing and voted upon separately.

- 5. Steve Croy with Silverman Land Holding, 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
- 6. 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 Pecenka 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. She stated staff did not receive enough information to be able to add to the staff report to update the staff recommendation.
 - c. Steve Croy with Silverman Land Holdings, LLC, spoke in favor of the requests.
 - d. Dee Williams, 1347 Eldora Rd., spoke against the requests.
 - e. Star Lee, 1118 Eldora Rd., spoke against the requests.
 - f. Patrisha Wilson, 1369 Eldora Rd., spoke against the requests.
 - g. Wayne Carney, 2189 Eldora Rd., spoke against the requests.
 - h. Billy Conley, owner of the property, spoke in favor of the requests.
 - i. Commissioner Young made a motion to close the public hearing. A second was made by Commissioner Pecenka. Vote 5:0, motion carried.
 - j. Commissioner Young recused himself from voting on these items due to personal involvement.
 - k. Commissioner Floyd made a motion to approve the amendment for the "Conley Tract" seeking to remove the condition which prohibits access to Eldora Rd. There was no second to approve, motion failed.
 - l. Commissioner Pecenka made a motion to deny the amendment to Bryan County Ordinance No. 2021-5 for the "Conley Tract". A second was made by Commissioner Carswell. Vote 3:1, with Commissioner Floyd voting against, motion carried.

Board of Commissioner's Meeting Room, Pembroke

- m. Commissioner Floyd made a motion to approve the amendment for the "Davis Tract" seeking to remove the condition which prohibits access to Eldora Rd. There was no second to approve the amendment, motion failed.
- n. Commissioner Guran made a motion to deny the amendment to Ordinance No. 2021-6 for the "Davis Tract" seeking to remove the condition which prohibits access to Eldora Rd. A second was made by Commissioner Carswell. Vote 3:1, with Commissioner Floyd voting against, motion carried.

V. ADJOURNMENT

Commissioner Pecenka made a motion to adjourn at 7:50 p.m. A second was made by Commissioner Carswell. Vote 5:0, motion carried.

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



Stephanie Falls, Chairman

ATTEST:


Secretary to the Commission