

Board of Commissioner's Meeting Room, Richmond Hill



BRYAN COUNTY  
PLANNING & ZONING COMMISSION AND BOARD OF ADJUSTMENT  
MINUTES

Meeting Date: August 16, 2022

Meeting Time: 6:30 p.m.

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

Absent: Joseph Pecenka

Staff: Audra Miller, Community Development Director  
Amanda Clement, Assistant Community Development Director  
Sara Farr-Newman, Planner I  
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 July 19, 2022 Minutes, a second was made by Commissioner Guran. Vote 4:0, motion carried.

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## III. BOARD OF ADJUSTMENT – PUBLIC HEARING ITEMS

1. Variance (Project 20220111), 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 zoned "I-2" General Industrial. PIN# 029-250-001-007. **Item has been administratively withdrawn.**
2. Variance (Project 20220508), Anthony Foster, requesting a variance to reduce the rear setback from 35' to 12' and the side setback from 15' to 12' for an accessory building in the "R-15" Zoning District. Property is located at 28 Broken Bit Road, in Unincorporated Bryan County. PIN # 025-17-002-103.
  - a. Commissioner Guran made a motion to open the public hearing. A second was made by Commissioner Floyd. Vote 4:0, motion carried.
  - b. Sara Farr-Newman presented the request. She stated staff recommended denial of the variance request.
  - c. Anthony Foster, 28 Broken Bit Rd., spoke in favor of the request.
  - d. Commissioner Young made a motion to close the public hearing. A second was made by Commissioner Guran. Vote 4:0, motion carried.
  - e. Commissioner Guran made a motion to deny the variance request. A second was made by Commissioner Young. Vote 2:2, with Commissioners Floyd and Watson voting against, motion tied. Chairman Falls voted against the motion to break the tie. Final vote 2:3, motion failed.
  - f. Commissioner Floyd made a motion to approve the variance request. A second was made by Commissioner Watson. Vote 2:2, with Commissioners Guran and Young voting against, motion tied. Chairman Falls voted in favor of the motion to break the tie. Final Vote 3:2, motion carried.
3. Variance (Project 20210515), Richard Edwards with Olive Branch Baptist Church, requesting a Variance to reduce the minimum required parking and increase the maximum permitted lot coverage in the "A-5" Zoning District. Property is located at 55 Heape Drive, in Unincorporated Bryan County. PIN# 029-050, 024-040-01 and 029-051-01.
  - a. Commissioner Watson made a motion to open the public hearing. A second was made by Commissioner Floyd. Vote 4:0, motion carried.
  - b. Sara Farr-Newman presented the request. She stated staff recommended approval of the request with staff conditions.
  - c. Gary Roberts, Deacon at Olive Branch Baptist Church, spoke in favor of the request.
  - d. Commissioner Young made a motion to close the public hearing. A second was made by Commissioner Watson. Vote 4:0, motion carried.
  - e. Commissioner Young made a motion to approve the variance request with staff conditions as follows: A compaction test is provided for the grassed parking to ensure adequate emergency access prior to a Certificate of Occupancy being issued

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and the overflow parking adjacent to Heape Dr. is clearly marked or relocated to ensure the road remains accessible. A second was made Commissioner Watson. Vote 4:0, motion carried.

## IV. PLANNING AND ZONING COMMISSION – PUBLIC HEARING ITEMS

1. Conditional Use Permit (Project 20220397), 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 Road north of Murchison Road, in Unincorporated Bryan County. PIN# 0311-098.
  - 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. She stated staff recommended denial of the request.
  - c. Samuel Brown, Pastor, spoke in favor of the request.
  - d. Gary Roberts, Deacon at Olive Branch Baptist Church, spoke in favor of the request.
  - e. Commissioner Young made a motion to close the public hearing. A second was made by Commissioner Watson. Vote 4:0, motion carried.
  - f. Commissioner Guran made a motion to approve the Conditional Use permit request. A second was made by Commissioner Floyd. Vote 4:0, motion carried.
  
2. Conditional Use Permit (Project 20220491), Judy Mingledorff with Glen Echo Historic Home and Grounds, requesting a Conditional Use Permit to allow for a Rural vent Venue in the "A-5" Zoning District. Property is located at 370 Bird Smith Cemetery Road. PIN# 032-003.
  - a. Commissioner Floyd made a motion to open the public hearing. A second was made by Commissioner Young. Vote 4:0, motion carried.
  - b. Sara Farr-Newman presented the request. She stated staff recommended approval with conditions.
  - c. Commissioner Young made a motion to close the public hearing. A second was made by Commissioner Watson. Vote 4:0, motion carried.
  - d. Commissioner Floyd made a motion to approve the Conditional Use permit request with staff conditions as follows: 1) all events are a maximum of 99 attendees, 2) Should the use expand to larger events in the future the applicant must apply for an amendment to the CUP. A second was made by Commissioner Young. Vote 4:0, motion carried.
  
3. Rezoning (Project 20220510), Clarence Hill, requesting to rezone approximately 1.29 acres from the "RR-1" Rural Residential Zoning District to "B-2" General Commercial. Property is located at 217 Ellabell Loop Road, in Unincorporated Bryan County. PIN# 0311-188.
  - a. Commissioner Watson made a motion to open the public hearing. A second was made by Commissioner Guran. Vote 4:0, motion carried.
  - b. Amanda Clement presented the request. She stated that staff recommended denial.

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- c. Clarence Hill, property owner who addressed the Commission by phone, spoke in favor of the request.
- d. Commissioner Guran 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 deny the request. A second was made by Commissioner Watson. Vote 4:0, motion carried.

V. OTHER BUSINESS

Amanda Clement informed the Commissioners and public of the Comprehensive Plan Public Workshops to be held on August 23, 5pm-7:30pm at the Board of Education, 8810 Hwy 280 and August 25, 5pm-7:30pm in the BOC Hearing Room 66 Captain Matthew Freeman Dr.

VI. ADJOURNMENT

Commissioner Young made a motion to adjourn at 7:27 p.m. A second was made by Commissioner Guran. Vote 4:0, motion carried.

Approved on this 20<sup>th</sup> day of September, 2022 by action of the Commission.

  
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Stephanie Falls, Chairman

ATTEST:

  
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Secretary to the Commission