



BRYAN COUNTY
PLANNING & ZONING COMMISSION AND BOARD OF ADJUSTMENT
MINUTES

Meeting Date: September 20, 2022

Meeting Time: 6:30 p.m.

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

Absent: Michelle Guran

Staff: Audra Miller, Community Development Director
Amanda Clement, Assistant Community Development Director
Sara Farr-Newman, Planner II
Brett Kohler, Planner II
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 Watson made a motion to approve the August 16, 2022 Minutes, a second was made by Commissioner Young. Vote 5:0, motion carried.

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III. BOARD OF ADJUSTMENT – PUBLIC HEARING ITEMS

None.

IV. PLANNING AND ZONING COMMISSION – PUBLIC HEARING ITEMS

1. Conditional Use Permit (Project 20220149), Michael Dukes with L & L Used Cars, requesting a conditional Use Permit for a one acre portion of land located on Highway 280 to allow for a used car lot in the B-2 zoning district. Property is located at 7528 Hwy 280, in Unincorporated Bryan County. PIN# 025045.
 - a. Commissioner Young 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 with conditions.
 - c. Michael Dukes, applicant, spoke in favor of the request.
 - d. Commissioner Young 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 the Conditional Use permit request with staff conditions as outlined on pages 15-16 in the September agenda packet. A second was made by Commissioner Carswell. Vote 5:0, motion carried.

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

2. Re-zoning (Project 20220625), Matt Anderson representing Valerie Conner, requesting the re-zoning of 1.5 acres from the A-5 zoning district to RR-1.5 zoning district. Property is located at 201 Deloach Rd., in Unincorporated Bryan County. PIN# 002046; and
3. Sketch Plat (Project 20220603). Matt Anderson representing Valerie Conner, requesting to subdivide and create a 1.5 acre lot from a 6.85 acre tract of land. Property is located at 201 Deloach Rd., in Unincorporated Bryan County. PIN# 002046.
 - a. Commissioner Watson 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 both the rezoning and sketch plat requests.
 - c. Matt Anderson, representing the 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 Floyd made a motion to approve the re-zoning request with staff conditions that the subdivision of the property is approved and a plat recorded. A second was made by Commissioner Watson. Vote 5:0, motion carried.
 - f. Commissioner Floyd made a motion to approve the sketch plat request with staff conditions as outlined on page 64 in the September agenda packet. A second was made by Commissioner Watson. Vote 5:0, motion carried.

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4. Sketch Plat (Project 20220603). TR Long Engineering, representing Watergrass LLC, requesting sketch plat approval for Phase 3 of the Watergrass Subdivision. Property is located on Belfast River Rd., in Unincorporated Bryan County. PIN# 057107.
 - a. Commissioner Floyd made a motion to open the public hearing. A second was made by Commissioner Young. Vote 5:0, motion carried.
 - b. Sara Farr-Newman presented the request. She stated that staff recommended approval of the request with conditions.
 - c. Jamie Stuckey, TR Long Engineering, spoke in favor of the request.
 - d. Mr. Kevin Purdum, 2683 Belfast River Rd., spoke against the request.
 - e. Mrs. Charlene Purdum, 2683 Belfast River Rd., spoke against the request.
 - f. Commissioner Young made a motion to close the public hearing. A second was made by Commissioner Carswell. Vote 5:0, motion carried.
 - g. Commissioner Floyd made a motion to approve the request with staff conditions as outlined on page 81 in the September agenda packet. A second was made by Commissioner Pecenka. Vote 5:0, motion carried.

5. Text Amendment, to amend Article V, Section 521, Exhibit 521 _ "Summary of Lot Area, Height and Setback Requirements for Industrial and Public/Institutional Districts" and Article VIII, Section 801m=, Subsection (c) Building Design – Paragraph (1) Material and Finished, of the Bryan County Unified Development Ordinance.
 - a. Commissioner Pecenka made a motion to open the public hearing. A second was made by Commissioner Watson. Vote 5:0, motion carried.
 - b. Audra Miller presented the request.
 - c. Commissioner Floyd made a motion to close the public hearing. A second was made by Pecenka. Vote 5:0, motion carried.
 - d. Commissioner Pecenka made a motion to approve the request. A second was made by Commissioner Watson. Vote 5:0, motion carried.

V. OTHER BUSINESS

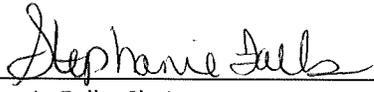
1. Rebecca Ricker, 65 Kilkenny Rd. spoke about drainage issues on her property stemming from surrounding properties.
2. Amanda Clement informed the Commissioners that no applications were received for the October meeting date so that meeting will be canceled.

VI. ADJOURNMENT

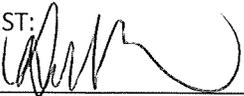
Commissioner Young made a motion to adjourn at 7:31 p.m. A second was made by Commissioner Watson. Vote 5:0, motion carried.

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Approved on this 15 day of November, 2022 by action of the Commission.



Stephanie Falls, Chairman

ATTEST: 

Secretary to the Commission