

Board of Commissioner's Meeting Room, Pembroke



BRYAN COUNTY
PLANNING & ZONING COMMISSION AND BOARD OF ADJUSTMENT
MINUTES

Meeting Date: November 15, 2022

Meeting Time: 6:30 p.m.

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

Absent: Stacey Watson
Joseph Pecenka

Staff: Audra Miller, Community Development Director
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 6:30 p.m.

II. APPROVAL OF MINUTES

Commissioner Guran made a motion to approve the September 20, 2022 Minutes, a second was made by Commissioner Carswell. Vote 4:0, motion carried.

Board of Commissioner's Meeting Room, Pembroke

III. BOARD OF ADJUSTMENT – PUBLIC HEARING ITEMS

1. Variance (Project 20220372), Donald Dyches, representing the estate of Mary J. Griner, requesting a Variance to reduce the side setback requirement from 50 feet to 8.9 feet for an existing accessory building. Property is located at 1615 Olive Branch Rd., in Unincorporated Bryan County. PIN# 0291044.
 - a. Commissioner Floyd made a motion to open the public hearing. A second was made by Commissioner Carswell. Vote 4:0. Motion carried.
 - b. Brett Kohler presented the request. He stated staff recommended denial.
 - c. Donald Dyches, applicant representing the estate of Mary Griner, spoke in favor of the request.
 - d. Commissioner Young made a motion to close the public meeting. A second was made by Commissioner Guran. Vote 4:0, motion carried.
 - e. Commissioner Young made a motion to approve the variance request with the condition that the approval applies to the existing structure only and will not apply to future structures. A second was made by Commissioner Guran. Vote 4:0, motion carried.

2. Variance (Project 20220606), Bradley Allison, requesting a Variance to reduce the side setback requirement from 15 feet to 10 feet for an accessory building. Property is located at 487 Davis Rd., in Unincorporated Bryan County. PIN# 0632022
 - a. Commissioner Young made a motion to open the public hearing. A second was made by Commissioner Carswell. Vote 4:0, motion carried.
 - b. Brett Kohler presented the request. He stated staff recommended denial.
 - c. Bradley Allison, 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 4:0, motion carried.
 - e. Commissioner Young made a motion to approve the variance request. A second was made by Commissioner Guran. Vote 4:0, motion carried.

IV. PLANNING AND ZONING COMMISSION – PUBLIC HEARING ITEMS

1. Sketch Plat/Preliminary Plat (Project 20220732), Hussey Gay Bell, representing Savannah Land Holdings, LLC, requesting sketch plat approval for Phase 2 of Waterways Marina Village. Property is located in Waterways Township, in Unincorporated Bryan County. PIN# 075001.
 - 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 of the request with conditions.
 - c. Commissioner Young made a motion to close the public hearing. A second was made by Commissioner Floyd. Vote 4:0, motion carried.

Board of Commissioner's Meeting Room, Pembroke

- d. Commissioner Guran made a motion to approve the Sketch plat with staff conditions as listed on page 50 in the November 15, 2022 agenda packet. A second was made by Commissioner Young. Vote 4:0, motion carried.
2. Re-Zoning (Project 20220734), Mary Ann Chance, requesting the re-zoning of 2.5 acres of a 10.04 acre tract of land from the "A-5" Agricultural zoning district to the "RR-2.5" Rural Residential zoning district. Property is located at 1913 Wildwood Church Road, in Unincorporated Bryan County. PIN# 01402302.
 - 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 of the re-zoning request with staff conditions.
 - c. Mary Ann Chance, applicant, spoke in favor of the request.
 - d. Shannon Gill, 1833 Wildwood Church Rd., spoke in favor of the request.
 - 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 Guran made a motion to approve the re-zoning request provided that the minor plat of the property is approved and a plat recorded. A second was made by Commissioner Floyd. Vote 4:0, motion carried.
 3. Conditional Use Permit (Project 20220744). Coleman Company, representing Raydient LLC, requesting a conditional use permit to allow for a log yard to support timber operations in the "A-5" Agricultural zoning district. Property is located Belfast Keller Rd, in Unincorporated Bryan County. PIN# 055060.
 - a. Commissioner Young 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 Conditional Use Permit with conditions.
 - c. Scott Allison, representing Coleman Company, spoke in favor of the request.
 - d. Commissioner Floyd made a motion to close the public hearing. A second was made by Commissioner Carswell. Vote 4:0, motion carried.
 - e. Commissioner Guran made a motion to approve the conditional use request with the condition that trips cannot exceed a daily average of twenty (20) round trips per day. A second was made by Commissioner Floyd. Vote 4:0, motion carried.

Items four (4) and five (5) were presented together and voted upon separately.

4. Comprehensive Plan Amendment (Project 20220499). Thomas & Hutton, representing Haiseal Timber, Inc., requesting an amendment to the Comprehensive Plan's Character Area and Future Land Use Map by changing the classification of the property from "Low Density and Agriculture" to "Industrial." Property is located on Old Cuyler Rd., in Unincorporated Bryan County. PIN# 035001; and

Board of Commissioner's Meeting Room, Pembroke

5. Re-Zoning (Project 20220499). Thomas & Hutton, representing Haiseal Timber, Inc., requesting to re-zone from "A-5" Agricultural zoning district to "I-2" General Industrial. Property is located on Old Cuyler Rd., in Unincorporated Bryan County. PIN# 035001
 - a. Commissioner Floyd made a motion to open the public hearing. A second was made by Commissioner Carswell. Vote 4:0, motion carried.
 - b. Amanda Clement presented the request. She stated staff recommended approval of the request with conditions
 - c. Jason Chambless with Thomas & Hutton, spoke in favor of the request
 - d. Commissioner Young made a motion to close the public hearing. A second was made by Guran. Vote 4:0, motion carried.
 - e. Commissioner Young made a motion to approve the Comprehensive Plan Amendment with staff recommendations as shown on page 121 of the November 15, 2022 agenda packet. A second was made by Commissioner Guran. Commissioner Floyd voted against the request. Vote 3:1, motion carried.
 - f. Commissioner Young made a motion to approve the request the re-zoning request with staff recommendation as shown on page 128 of the November 15, 2022 agenda packet. A second was made by Commissioner Guran. Commissioner Floyd voted against the request. Vote 3:1, motion carried.

6. Text Amendment, to amend the Bryan County Unified Development Ordinance. Proposed amendments include changes to: Article IV, Division 1 – "Minor Plats", Article VI, Division 5 – "Landscaping, Tree Preservation, Buffering and Screening" and Article IV, Division 3 – "Other Community Development Director Actions"
 - a. Commissioner Floyd made a motion to open the public hearing. A second was made by Commissioner Young. Vote 4:0, motion carried
 - b. Audra Miller presented the request.
 - c. Commissioner Guran made a motion to close the public hearing. A second was made by Commissioner Floyd. Vote 4:0, motion carried.
 - d. Commissioner Guran made a motion to approve the amendments to the Unified Development Ordinance as presented. A second was made by Commissioner Floyd. Vote 4:0, motion carried.

V. OTHER BUSINESS

No other business.

VI. ADJOURNMENT

The meeting was adjourned by Chairman Falls at 7:27 p.m.

Approved on this _____ day of _____, _____ by action of the Commission.

Board of Commissioner's Meeting Room, Pembroke



Stephanie Falls, Chairman

ATTEST: 

Secretary to the Commission