

Board of Commissioner's Meeting Room, Pembroke



BRYAN COUNTY  
PLANNING & ZONING COMMISSION AND BOARD OF ADJUSTMENT  
MINUTES

Meeting Date: January 17, 2023

Meeting Time: 6:30 p.m.

Attendees: Stephanie Falls, Chairman  
Alex Floyd, Vice Chairman  
Boyce Young  
Stacey Watson  
Ronald Carswell

Absent: Michelle Guran  
Joseph Pecenka

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 6:30 p.m.

II. APPROVAL OF MINUTES

Commissioner Floyd made a motion to approve the December 20, 2022 minutes, a second was made by Commissioner Young. Vote 4:0, motion carried.

III. BOARD OF ADJUSTMENT – PUBLIC HEARING ITEMS

1. Variance (Project 20220932), AAA Sign Co., representing EnMarket 826, requesting a variance for the height and square footage of each freestanding sign, an additional freestanding sign, reduction of freestanding sign spacing, and the overall square footage

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permitted for signage. Property is located at 15163 HWY 144, in Unincorporated Bryan County. PIN# 061303103.

- a. Commissioner Watson made a motion to open the public hearing. A second was made by Commissioner Carswell. Vote 4:0. Motion carried.
- b. Sara Farr-Newman presented the request. She stated staff recommended denial.
- c. Doug Carroll, property owner, spoke in favor of the request.
- d. Bobbie Stevens, AAA Sign Co., spoke in favor of the request
- e. Commissioner Young made a motion to close the public meeting. A second was made by Commissioner Floyd. Vote 4:0, motion carried.
- f. Commissioner Young made a motion to approve the variance request. A second was made by Commissioner Watson. Vote 3:1, motion carried. Commissioner Young, Commissioner Floyd and Commissioner Watson voted in favor of the variance request. Commissioner Carswell voted against the variance request.

IV. PLANNING AND ZONING COMMISSION – PUBLIC HEARING ITEMS

NONE

V. OTHER BUSINESS

- 1. Adoption of the revised Planning and Zoning Commission By-Laws
  - a. Commissioner Watson made a motion to approve the revised Planning and Zoning Commission By-Laws. A second was made by Commissioner Young. Vote 4:0, motion carried.

VI. ADJOURNMENT

The meeting was adjourned by Chairman Falls at 6:59 p.m.

Approved on this 21 day of February, 2023 by action of the Commission.

Stephanie Falls  
Stephanie Falls, Chairman

ATTEST: [Signature]  
Secretary to the Commission