

Board of Commissioner's Meeting Room, Richmond Hill



BRYAN COUNTY
PLANNING & ZONING COMMISSION AND BOARD OF ADJUSTMENT
MINUTES

Meeting Date: February 21, 2023

Meeting Time: 6:30 p.m.

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

Absent: Boyce Young
Stacy Watson

Staff: Amanda Clement, Assistant Community Development Director
Sara Farr-Newman, 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 January 17, 2023 minutes, a second was made by Commissioner Carswell. Vote 4:0, motion carried.

III. BOARD OF ADJUSTMENT – PUBLIC HEARING ITEMS

NONE

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IV. PLANNING AND ZONING COMMISSION – PUBLIC HEARING ITEMS

1. Sketch Plat (Project 20230009), Hussey Gay Bell, representing Savannah Land Holdings LLC, requesting Sketch Plat/Preliminary Plat approval for Waterways Parcel 16 & 17. Property is located in Waterways Township off Oak Level Road in the southern end of Unincorporated Bryan County. PIN# 075001.
 - a. Commissioner Guran made a motion to open the public hearing. A second was made by Commissioner Pecenka. Vote 4:0. Motion carried.
 - b. Amanda Clement presented the request. She stated staff recommended approval with conditions.
 - c. Haydon Rollins with Hussey Gay Bell, spoke in favor of the request.
 - d. Commissioner Floyd made a motion to close the public hearing. A second was made by Commissioner Pecenka. Vote 4:0, motion carried.
 - e. Commissioner Floyd made a motion to approve the Sketch Plat with staff conditions outlined on page 10 of the February 21 agenda packet. A second was made by Commissioner Guran. Vote 4:0, motion carried.

2. Conditional Use (Project 20230012), Ronald Rivera with Jokerz Ink Tattoo Studio, requesting to establish a tattoo studio in the "B-2" Zoning District. Property is located at 6320 Hwy 17 S in the southern end of Unincorporated Bryan County. PIN# 0471103.
 - a. Commissioner Pecenka made a motion to open the public hearing. A second was made by Commissioner Guran. Vote 4:0. Motion carried.
 - b. Sara Farr-Newman presented the request. She stated staff recommended approval.
 - c. Ronald Rivera, applicant, 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 4:0, motion carried.
 - e. Commissioner Pecenka made a motion to approve the Conditional Use permit. A second was made by Commissioner Guran. Vote 4:0, motion carried.

3. Conditional Use (Project 20230035), Richard and Michelle Veale with Groovy Grooming, requesting to establish a home service business for dog grooming in the "R-15" Zoning District. Property is located at 40 Alex Drive in the northern end of Unincorporated Bryan County. PIN# 0263082.
 - a. Commissioner Pecenka 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 staff recommended approval.
 - c. Richard and Michelle Veale, applicants, spoke in favor of the request.
 - d. Ezelle Manning, 390 Joshua Circle, spoke against the request.
 - e. Kimberly Herrington, 190 Joshua Circle, spoke against the request.
 - f. John Michael Hancock, 70 Phillip Drive, spoke against the request.
 - g. Commissioner Guran made a motion to close the public hearing. A second was made by Commissioner Pecenka. Vote 4:0, motion carried.
 - h. Commissioner Guran made a motion to approve the Conditional Use Permit. A second was made by Commissioner Pecenka. Vote 2:2, motion ties. Commissioners

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Carswell and Floyd oppose the request. Chairman Falls voted in favor of the motion to break the tie. Final Vote 3:2, motion carried.

V. OTHER BUSINESS

NONE

VI. ADJOURNMENT

The meeting was adjourned by Chairman Falls at 7:11 p.m.

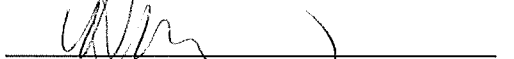
Approved on this 21 day of March, 2023 by action of the Commission.



~~Stephanie Falls, Chairman~~

Alex Floyd, acting chairman

ATTEST:


Dawn Monaco, Secretary to the Commission