

Board of Commissioner's Meeting Room, Pembroke



BRYAN COUNTY  
PLANNING & ZONING COMMISSION AND BOARD OF ADJUSTMENT  
MINUTES

Meeting Date: March 21, 2023

Meeting Time: 6:30 p.m.

Attendees: Alex Floyd, Vice Chairman  
Ronald Carswell  
Michelle Guran  
Joseph Pecenka  
Stacy Watson  
Kevin Bowes

Absent: Stephanie Falls

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 Floyd called the meeting to order at 6:30 p.m.

II. APPROVAL OF MINUTES

Commissioner Pecenka made a motion to approve the February 21, 2023 minutes, a second was made by Commissioner Carswell. Vote 4:0, motion carried.

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## III. BOARD OF ADJUSTMENT – PUBLIC HEARING ITEMS

1. Variance (Project 20230084), Joshua Burke, requesting a variance to reduce the side setback requirement from 15 ft. to 5 ft. and the rear setback requirement from 35 ft. to 5 ft. Property is located at 174 Belle Island Ct., in the southern end of Unincorporated Bryan County. PIN# 0714-018.
  - a. Commissioner Guran made a motion to open the public hearing. A second was made by Commissioner Pecenka. Vote 4:0, motion carried.
  - b. Sara Farr-Newman presented the request. She stated staff recommended denial.
  - c. James Joshua Burke, applicant, spoke in favor of the request.
  - d. Tracy and Heather Wilkerson, 140 Belle Island Lane, spoke against the request.
  - e. Aaron Young, 55 Belle Island Way, spoke against the request.
  - f. Email received from Marvin Vickery, 203 Belle Island Ct, read by acting Chairman Floyd, 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 Pecenka made a motion to deny the variance request. A second was made by Commissioner Guran. Vote 4:0, motion carried.

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

1. Re-zoning (Project 20230025), Virginia Spell, requesting to re-zone 4.04 acres from the "A-5" zoning district to the "RR-2.5" zoning district. Property located at 2381 Bill Futch Rd., in the northern end of Unincorporated Bryan County. PIN# 024-013.
  - a. Commissioner Guran 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 approval.
  - c. Commissioner Guran made a motion to close the public hearing. A second was made by Commissioner Carswell. Vote 4:0, motion carried.
  - d. Commissioner Watson made a motion to approve the rezoning request with staff recommendations. A second was made by Commissioner Guran. Vote 4:0, motion carried.

Commissioner Kevin Bowes arrived at 6:51 p.m. and voted on remaining agenda items beginning at line 3.d.

Items 2 (two) and 3 (three) were presented together but voted upon separately.

2. Re-zoning (Project 20230080), Scott Allison with Coleman Co., representing Jonny Young, requesting to re-zone 6.12 acres from the "RR-1" zoning district to the "A-5" zoning district. Property is located at 215 Fox Rd., in the southern end of Unincorporated Bryan County. PIN# 0601123; and
3. Conditional Use (Project 20230080), Scott Allison with Coleman Co., representing Jonny Young, requesting a Conditional use Permit to allow animal boarding for dogs in the "A-5" zoning district. Property is located at 215 Fox Rd., in the southern end of Unincorporated Bryan County. PIN# 0601123.
  - a. Commissioner Guran made a motion to open the public hearing. A second was made by Commissioner Carswell. Vote 4:0. Motion carried.

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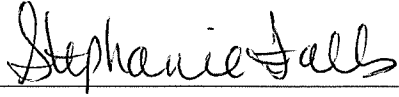
- b. Sara Farr-Newman, presented the requests. She stated staff recommended approval of the rezoning and the conditional use permit with conditions.
  - c. Scott Allison, Coleman and Co., spoke in favor of the request.
  - d. Commissioner Guran made a motion to close the public hearing. A second was made by Commissioner Pecenka. Vote 5:0, motion carried.
  - e. Commissioner Pecenka made a motion to approve the re-zoning request. A second was made by Commissioner Guran. Vote 5:0, motion carried.
  - f. Commissioner Pecenka made a motion to approve the Conditional Use Permit with no conditions. A second was made by Commissioner Guran. Vote 5:0, motion carried.
4. Conditional Use w/ Variance (Project 20230088), Byron Lewis with Rooster's Bar-N, requesting a Conditional Use to establish an accessory structure for an existing tavern. Applicant is also requesting a variance to reduce the structure's front setback. Property is located at 6930 Hwy 280 in the northern end of Unincorporated Bryan County. PIN# 0261008.
- a. Commissioner Guran made a motion to open the public hearing. A second was made by Commissioner Carswell. Vote 5:0, motion carried.
  - b. Amanda Clement presented the request. She stated staff recommended denial of the conditional use permit and variance request.
  - c. Commissioner Guran made a motion to close the public hearing. A second was made by Commissioner Pecenka. Vote 5:0, motion carried.
  - d. Commissioner Carswell made a motion to approve the conditional use permit and variance request. There was no second, motion failed.
  - e. Commissioner Guran made a motion to deny the conditional use permit and variance request. A second was made by Commissioner Watson. Vote 4:1, motion carried. Commissioner Pecenka, Commissioner Guran, Commissioner Watson, Commissioner Bowes voted in favor of the motion. Commissioner Carswell voted against the motion.
- V. OTHER BUSINESS
- a. Newly appointed Commissioner Kevin Bowes was introduced by Amanda Clement.
  - b. The meeting with county attorney Aaron Kappler was rescheduled to the May 16 meeting.

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VI. ADJOURNMENT

The meeting was adjourned by Vice Chairman Floyd at 7:37 p.m.

Approved on this 18 day of April, 2023 by action of the Commission.



Stephanie Falls, Chairman

ATTEST



Dawn Monaco, Secretary to the Commission