

Board of Commissioner's Meeting Room, Richmond Hill



BRYAN COUNTY  
PLANNING & ZONING COMMISSION AND BOARD OF ADJUSTMENT  
MINUTES

Meeting Date: April 18, 2023

Meeting Time: 6:30 p.m.

Attendees: Stephanie Falls, Chairman  
Alex Floyd, Vice Chairman  
Ronald Carswell  
Joseph Pecenka  
Stacy Watson  
Kevin Bowes

Absent: Michelle Guran

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 6:31 p.m.

II. APPROVAL OF MINUTES

Commissioner Pecenka made a motion to approve the March 21, 2023 minutes, a second was made by Commissioner Carswell. Vote 5:0, motion carried.

III. PLANNING AND ZONING COMMISSION – PUBLIC HEARING ITEMS

1. Conditional Use Permit (Project 20220424), Chad Zittrouer with Kern & Co., LLC, requesting a Conditional Use for a surface mine in the "A-5" zoning district. Property is located at 106 Croft Rd. and 281 Bell Rd. in the northern end of Unincorporated Bryan County. PIN # 033001 and 033003.
  - a. Commissioner Floyd made a motion to open the public hearing. A second was made by Commissioner Pecenka. Vote 5:0, motion carried.

## Board of Commissioner's Meeting Room, Richmond Hill

- b. Amanda Clement presented the request. She stated staff recommended approval with the conditions.
- c. Chad Zittrouer, Kern & Co, LLC, spoke in favor of the request.
- d. Elizabeth "Betsy" Arata, 717 Bell Rd., spoke against the request.
- e. Commissioner Pecenka made a motion to close the public hearing. A second was made by Commissioner Carswell. Vote 5:0, motion carried.
- f. Commissioner Floyd made a motion to deny the conditional use request. A second was made by Commissioner Carswell. Upon further discussion regarding road bond requirements, Commissioner Floyd requested to withdraw his motion. Motion was withdrawn with no objection.
- g. Commissioner Floyd made a motion to approve the conditional use request with staff conditions outlined on page 11 of the April agenda packet, a road bond requirement and a buffer requirement. A second was made by Commissioner Pecenka. Vote 5:0, motion carried.

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

- 2. PD Amendment (Project 20230002), James Stuckey with T.R. Long Engineering, representing Watergrass, LLC, requesting a PD Amendment to remove Phase 3 from the Watergrass Subdivision "PD" Master Plan. Property is located in the Watergrass Subdivision on Belfast River Road in the southern end of Unincorporated Bryan County. Parent parcel # 057107; and
- 3. Rezoning (Project 20230002), James Stuckey with T.R. Long Engineering, representing Watergrass, LLC, requesting to rezone 32.60 acres from "PD" to "A-5". Property is located in the Watergrass Subdivision on Belfast River Road in the southern end of Unincorporated Bryan County. Parent parcel # 057107.
  - 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 requests. She stated staff recommended approval of the PD Amendment with conditions and approval of the rezoning request.
  - c. Trent Long, TR Long Engineering, spoke in favor of the request.
  - d. Kevin Purdum, 2683 Belfast River Rd., spoke regarding the development.
  - e. Commissioner Pecenka made a motion to close the public hearing. A second was made by Commissioner Bowes. Vote 5:0, motion carried.
  - f. Commissioner Pecenka made a motion to approve the PD Amendment with staff conditions outlined on page 37 of the April 18 agenda packet. A second was made by Commissioner Bowes. Vote 5:0, motion carried.
  - g. Commissioner Pecenka made a motion to approve the rezoning request. A second was made by Commissioner Bowes. Vote 5:0, motion carried.

4. Subdivision (Project 20230165), Wilton Thompson, representing Sarah Zipperer, requesting to subdivide one acre from a 3.65-acre parcel. Property is located at 216 Emiline Lane, in the northern end of Unincorporated Bryan County. PIN # 0271032.
    - a. Commissioner Floyd made a motion to open the public hearing. A second was made by Commissioner Pecenka. Vote 5:0, motion carried.
    - b. Amanda Clement presented the request. She stated staff recommended approval with conditions.
    - c. Wilton Thompson, 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 Bowes made a motion to approve the subdivision with staff recommendation as outlined on page 87 of the April 18 agenda packet. A second was made by Commissioner Carswell. Vote 5:0, motion carried.
  
  5. Rezoning (Project 201230143), Kathleen Myers, requesting to rezone 3.93 acres from "RR-2.5" to "RR-1". Property is located at 250 Roberts Rd., in the northern end of Unincorporated Bryan County. PIN # 028020.
    - a. Commissioner Pecenka made a motion to open the public hearing. A second was made by Commissioner Floyd. Vote 5:0, motion carried.
    - b. Amanda Clement presented the request. She stated staff recommended approval with no conditions.
    - c. Commissioner Floyd made a motion to close the public hearing. A second was made by Commissioner Carswell. Vote 5:0, motion carried.
    - d. Commissioner Watson made a motion to approve the rezoning request. A second was made by Commissioner Carswell. Vote 5:0, motion carried.
- IV. BOARD OF ADJUSTMENT – PUBLIC HEARING ITEMS
1. Variance (Project 20230143), Kathleen Myers, requesting a variance to reduce the side setback requirement for an existing shed. Property is located at 250 Roberts Rd., in the northern end of Unincorporated Bryan County. PIN # 028020.
    - a. Commissioner Floyd 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.
    - c. Commissioner Bowes made a motion to close the public hearing. A second was made by Commissioner Carswell. Vote 5:0, motion carried.
    - d. Commissioner Floyd made a motion to approve the variance request. A second was made by Commissioner Bowes. Vote 5:0, motion carried.
- V. OTHER BUSINESS
- a. Amanda Clement reminded the Commission about the workshop with the County Attorney, Aaron Kappler, at the May 16 Planning and Zoning Commission.

Board of Commissioner's Meeting Room, Richmond Hill

VI. ADJOURNMENT

The meeting was adjourned by Chairman Falls at 7:25 p.m.

Approved on this 16 day of May, 2023 by action of the Commission.

  
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Stephanie Falls, Chairman

ATTEST:   
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Dawn Monaco, Secretary to the Commission