



BRYAN COUNTY
PLANNING & ZONING COMMISSION AND BOARD OF ADJUSTMENT
MINUTES

Meeting Date: May 16, 2023

Meeting Time: 6:30 p.m.

Attendees: Stephanie Falls, Chairman
Alex Floyd, Vice Chairman
Joseph Pecenka
Michelle Guran
Kevin Bowes

Absent: Stacy Watson
Ronald Carswell

Staff: Audra Miller, Community Development Director
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 April 18, 2023 minutes, a second was made by Commissioner Bowes. Vote 4:0, motion carried.

III. BOARD OF ADJUSTMENT – PUBLIC HEARING ITEMS

1. Appeal (Project 20230253), Matthew and Katherine Hankey, appealing a Notice of Violation issued for property located at 13822 HWY 144 in the southern end of Unincorporated Bryan County. PIN# 06010701. Appeal is regarding Unified Development Ordinance section 14-632(d) requiring fences to be constructed of durable fencing materials.
 - 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 appeal request. She affirmed staffs interpretation of the ordinance.
 - c. Matthew and Katherine Hankey, 13822 Hwy 144, spoke in favor of the request.
 - d. Commissioner Pecenka made a motion to close the public hearing. A second was made by Commissioner Guran. Vote 4:0, motion carried.
 - e. Commissioner Floyd made a motion to affirm the decision of the Community Development staff. A second was made by Commissioner Guran. Vote 3:1, motion carried. Commissioner Bowes voted against the staff's decision.

IV. PLANNING AND ZONING COMMISSION – PUBLIC HEARING ITEMS

1. Rezoning (Project 20230221), Rick Wilson, requesting to rezone 4.65 acres from "A-5" to "C-1". Property is located at 445 Deer Run Rd. in the northern end of Unincorporated Bryan County. PIN# 02901509.
 - a. Commissioner Pecenka made a motion to open the public hearing. A second was made by Commissioner Michelle. Vote 4:0, motion carried.
 - b. Brett Kohler presented the request. He stated staff recommended denial or postponing the decision until a later meeting.
 - c. Valerie Jackson, 445 Deer Run Rd., spoke in favor of the request.
 - d. Cindy Harrison, 470 Deer Run Rd., spoke against the request.
 - e. Clisty Hall, 565 Deer Run Rd., spoke against the request.
 - f. Commissioner Guran made a motion to close the public hearing. A second was made by Commissioner Pecenka. Vote 4:0, motion carried.
 - g. Commissioner Guran made a motion to postpone the rezoning request until the September 19 Planning and Zoning Commission Meeting. A second was made by Commissioner Bowes. Vote 4:0, motion carried.

2. Rezoning (Project 20230228), Patrisha Wilson and Deidra Williams, requesting to rezone 8.11 total acres from "RR-1.5" to "I-2". Property is located at 1369 Eldora Rd. and 1347 Eldora Rd. in the northern end of Unincorporated Bryan County. PIN # 028032 and 02803201.
 - 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 or postponing until a later date.
 - c. Patrisha Wilson, 1369 Eldora Rd., spoke in favor of the request.
 - d. Deidra Williams, 1347 Eldora Rd., spoke in favor of the request.
 - e. Commissioner Guran made a motion to close the public hearing. A second was made by Commissioner Bowes. Vote 4:0, motion carried.
 - f. Commissioner Bowes made a motion to approve the rezoning request. A second was made by Commissioner Pecenka. Vote 4:0, motion carried.

3. Project 20230250, Aaron Walker, application to amend lot 10 of the Black Creek Estates Subdivision. Property is located at 30 Aaron Dr. in the northern end of Unincorporated Bryan County. PIN# 02500206.
 - a. Commissioner Guran made a motion to open the public hearing. A second was made by Commissioner Bowes. Vote 4:0, motion carried.
 - b. Brett Kohler presented the request. He stated staff recommended approval.
 - c. Aaron Walker, 35 Aaron Dr., spoke in favor of the request.
 - d. Commissioner Pecenka made a motion to close the public hearing. A second was made by Commissioner Guran. Vote 4:0, motion carried.
 - e. Commissioner Bowes made a motion to approve the rezoning request. A second was made by Commissioner Guran. Vote 4:0, motion carried.

V. OTHER BUSINESS

None.

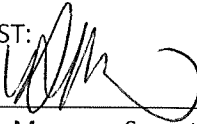
VI. ADJOURNMENT

The meeting was adjourned by Chairman Falls at 7:50 p.m.

Board of Commissioner's Meeting Room, Pembroke

Approved on this 20 day of June, 2023 by action of
the Commission.


Stephanie Falls, Chairman

ATTEST: 
Dawn Monaco, Secretary to the Commission