

Board of Commissioner's Meeting Room, Richmond Hill



BRYAN COUNTY
PLANNING & ZONING COMMISSION AND BOARD OF ADJUSTMENT
MINUTES

Meeting Date: June 20, 2023

Meeting Time: 6:30 p.m.

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

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 6:31 p.m.

II. APPROVAL OF MINUTES

1. Commissioner Floyd made a motion to approve the May 16, 2023 minutes, a second was made by Commissioner Bowes. Vote 6:0, motion carried.
2. Commissioner Floyd made a motion to approve the minutes for the May 16, 2023 special called meeting, a second was made by Chairman Falls. Vote 6:0, motion carried.

III. BOARD OF ADJUSTMENT – PUBLIC HEARING ITEMS

1. Variance (Project 20230355), Deborah Brant, representing David Mitchell, requesting a variance to reduce all setback requirements in the "RR-1" zoning district to replace a manufactured home. Property is located at 465 Holly Hill Rd., in the southern end of Unincorporated Bryan County. PIN# 0542031
 - a. Commissioner Watson made a motion to open the public hearing. A second was made by Commissioner Bowes. Vote 6:0, motion carried.
 - b. Brett Kohler presented the variance 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 6:0, motion carried.
 - d. Commissioner Floyd made a motion to approve the variance request. A second was made by Commissioner Carswell. Vote 6:0, motion carried.

IV. PLANNING AND ZONING COMMISSION – PUBLIC HEARING ITEMS

Items one (1) and two (2) were presented together but voted upon separately.

1. Comprehensive Plan Amendment (Project 20220747), Scott Allison with Coleman Company, representing Silverman Land Holdings LLC, requesting to amend the Comprehensive Plan's Character Area and Future Land Use Map by changing the classification of property from "Low Density and Agriculture" to "Industrial". The property is located at 1606 Warnell Farm Rd., in the northern end of Unincorporated Bryan County. PIN# 028026 (Stubbs Tract One); and
2. Rezoning (Project 20220747), Scott Allison with Coleman Company, representing Silverman Land Holdings LLC, requesting to rezone 298.37 acres from "A-5" to "I-2". Property is located at 1606 Warnell Farm Rd. in the northern end of Unincorporated Bryan County. PIN # 028026 (Stubbs Tract One).
 - a. Commissioner Floyd made a motion to open the public hearing. A second was made by Commissioner Carswell. Vote 6:0, motion carried.
 - b. Amanda Clement presented the request. She stated staff recommended approval.
 - c. Scott Allison with Coleman Company, 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 6:0, motion carried.
 - e. Commissioner Watson made a motion to approve the Comprehensive Plan Amendment request. A second was made by Commissioner Floyd. Vote 5:1, motion carried. Commissioner Bowes voted against the Comprehensive Plan Amendment request.
 - f. Commissioner Guran made a motion to approve the Rezoning request. A second was made by Commissioner Watson. Vote 5:1, motion carried. Commissioner Bowes voted against the Rezoning.

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Items three (3) and four (4) were presented together and voted upon separately.

3. Comprehensive Plan Amendment (Project 20220748), Scott Allison with Coleman Company, representing Silverman Land Holdings LLC, requesting to amend the Comprehensive Plan's Character Area and Future Land Use Map by changing the classification of property from "Low Density and Agricultural" to "Industrial". Property is located on Highway 80, in the northern end of Unincorporated Bryan County. PIN# 023001 (Stubbs Tract Two);
4. Rezoning (Project 20220748), Scott Allison with Coleman Company, representing Silverman Land Holdings LLC, requesting to rezone 125.54 acres from "A-5" to I-2". Property is located on Highway 80, in the northern end of Unincorporated Bryan County. PIN# 023001 (Stubbs Tract Two).
 - a. Commissioner Pecenka made a motion to open the public hearing. A second was made by Commissioner Guran. Vote 6:0, motion carried.
 - b. Amanda Clement presented the request. She stated staff recommended approval.
 - c. Scott Allison with Coleman and Company spoke in favor of the request.
 - d. Commissioner Floyd made a motion to close the public hearing. A second was made by Commissioner Carswell. Vote 6:0, motion carried.
 - e. Commissioner Guran made a motion to approve the Comprehensive Plan Amendment. A second was made by Commissioner Watson. Vote 6:0, motion carried.
 - f. Commissioner Floyd made a motion to approve the rezoning request. A second was made by Commissioner Bowes. Vote 6:0, motion carried.
5. Rezoning (Project 20230249), John Walters, requesting to rezone 10 acres from "A-5" to RR-2.5". Property is located at 840 Dunham Marsh Trail, in the southern end of Unincorporated Bryan County. PIN# 05700401.
 - a. Commissioner Pecenka made a motion to open the public hearing. A second was made by Commissioner Watson. Vote 6:0, motion carried.
 - b. Sara Farr-Neman presented the request. She stated staff recommend approval.
 - c. John Walter, applicant, 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 6:0, motion carried.
 - e. Commissioner Bowes made a motion to approve the rezoning request. A second was made by Commissioner Watson. Vote 6:0, motion carried.
6. Rezoning (Project 20230343), Holly Young, representing Dozier Enterprises, requesting to rezone 7.72 total acres from "R-15" to "RR-2.5". Property is located at Hwy 144 and Jeans Way, in the southern end of Unincorporated Bryan County. PIN# 0601102, 0601103 and 0601105.
 - a. Commissioner Guran made a motion to open the public hearing. A second was made by Commissioner Carswell. Vote 6:0, motion carried.
 - b. Sara Farr-Newman presented the request. She stated staff recommended approval.
 - c. Holly Young, 412 Purple Finch Dr., Pooler, GA, spoke in favor of the request.
 - d. Commissioner Bowes made a motion to close the public hearing. A second was made by Commissioner Pecenka. Vote 6:0, motion carried.

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- e. Commissioner Bowes made a motion to approve the rezoning request with staff recommendations. A second was made by Commissioner Pecenka. Vote 6:0, motion carried.

V. OTHER BUSINESS


- 1. Cemetery Relocation (Project 20220365), Mike Reynolds of Brockington and Associated, Inc., representing Blitchton Bryan Oaks, LLC, requesting to relocate an abandoned cemetery. Property is located on the southwest side of US 80 northwest of its intersection with US 280 E, in the northern end of Unincorporated Bryan County. PIN# 034014.
 - a. Sara Farr-Newman presented the request. She stated staff recommended approval with conditions.
 - b. Mike Reynolds with Brockington Associates, applicant, joined the meeting via zoom and spoke in favor of the request.
 - c. Commissioner Floyd made a motion to approve the relocation of the cemetery. A second was made by Commissioner Watson. Vote 4:2, motion carried. Commissioner Carswell and Commissioner Pecenka voted against the motion.

VI. ADJOURNMENT

The meeting was adjourned by Chairman Falls at 7:27 p.m.

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


Stephanie Falls, Chairman

ATTEST: 
Dawn Monaco, Secretary to the Commission