

Board of Commissioner's Meeting Room, Pembroke



BRYAN COUNTY  
PLANNING & ZONING COMMISSION AND BOARD OF ADJUSTMENT  
MINUTES

Meeting Date: July 18, 2023

Meeting Time: 6:30 p.m.

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

Absent: Michelle Guran  
Kevin Bowes

Staff: Audra Miller, Community Development Director  
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 6:30 p.m.

II. APPROVAL OF MINUTES

1. Commissioner Pecenka made a motion to approve the June 20, 2023 minutes, a second was made by Commissioner Carswell. Vote 4:0, motion carried.

## III. BOARD OF ADJUSTMENT – PUBLIC HEARING ITEMS

1. Variance (Project 20230416), Avery Farrish, requesting a variance to increase lot coverage to 52% and reduce the rear setback from 20 feet to 8 feet for a pool enclosure in the “PD” zoning district. The property is located at 4285 Castleoak Dr., in the southern end of Unincorporated Bryan County. PIN# 06166007320
  - a. Commissioner Floyd 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 variance request. She stated staff recommended denial.
  - c. Avery and Sharonda Farrish, applicants, 4285 Castleoak Dr., spoke in favor of the request.
  - d. William Barnett, 135 McCrady Dr., voiced some concerns with the variance request. After having his concerns addressed, Mr. Barnett was not strongly opposed to the request.
  - e. Commissioner Pecenka made a motion to close the public hearing. A second was made by Commissioner Carswell. Vote 4:0, motion carried.
  - f. Commissioner Pecenka made a motion to approve the variance request to reduce the rear setback requirement from 20 feet to 8 feet for a pool enclosure but deny the request to increase the lot coverage to 52%. A second was made by Commissioner Floyd. Vote 3:1, motion carried. Commissioner Carswell opposed the motion.

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

1. Public Hearing to present a draft of the Bryan County Comprehensive Plan. The purpose of this hearing is to brief the community on the contents of the plan, provide an opportunity for residents to make final suggestions, additions, or revisions, and notify the community of when the plan will be submitted to the Department of Community Affairs for review.
  - a. Commissioner Watson made a motion to open the public hearing. A second was made by Commissioner Pecenka. Vote 4:0, motion carried.
  - b. Glenn Coyne with GMC presented the draft of the Comprehensive Plan.
  - c. Carl Edenfield, Kangeter Rd., requested that his property be reclassified as Industrial on the proposed future land use maps presented in the Comprehensive Plan Draft.
  - d. Charles Kangeter, 2066 Olive Branch Rd., requested that his property be reclassified on the proposed future land use maps presented in the Comprehensive Plan Draft.
  - e. Ricky Kangeter, 1870 Olive Branch Rd., requested that his property be reclassified on the proposed future land use maps presented in the Comprehensive Plan Draft.
  - f. John Gulserian, 312 I. G. Lanier Rd., proposed several changes regarding verbiage and clarification to the Comprehensive Plan Draft.
  - g. Ben Kirsh, Legal Director for the Ogeechee Riverkeepers, requested that the North Bryan Character Areas reflecting the conservation areas along the Ogeechee River be expanded along Canoochee River, and that the South Bryan Character Areas reflecting the conservation areas be expanded to allow for salt marsh migration.

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Also suggested maintaining the rural character of Bryan County.

- h. Preston Andrews, representative for Mr. Edenfield and Mr. Kangeter, acknowledged that their request for their property to be reclassified to industrial on the proposed future land use map will also require submitting a rezoning application.
- i. Commissioner Floyd made a motion to close the public hearing. A second was made by Commissioner Pecenka. Vote 4:0, motion carried.
- j. Commissioner Floyd made a motion to approve the draft of the Comprehensive Plan with the recommendation that the Edenfield and Kangeter properties be reclassified to industrial on the North Bryan Character Area map. A second was made by Commissioner Watson. Vote 4:0, motion carried.

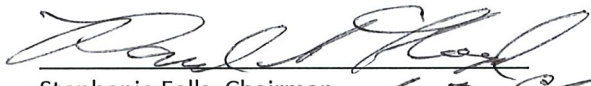
V. OTHER BUSINESS

No other business

VI. ADJOURNMENT

The meeting was adjourned by Chairman Falls at 8:05 p.m.

Approved on this 15th day of August, 2023 by action of the Commission.

  
Stephanie Falls, Chairman *acting chair*  
*Alex Floyd*

ATTEST:

  
Dawn Monaco, Secretary to the Commission