

Board of Commissioner's Meeting Room, Richmond Hill



BRYAN COUNTY  
PLANNING & ZONING COMMISSION AND BOARD OF ADJUSTMENT  
MINUTES

Meeting Date: August 15, 2023

Meeting Time: 6:30 p.m.

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

Absent: Stephanie Falls, Chairman

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

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

II. APPROVAL OF MINUTES

1. Commissioner Guran made a motion to approve the July 18, 2023, minutes, a second was made by Commissioner Pecenka. Vote 5:0, motion carried.

## III. BOARD OF ADJUSTMENT – PUBLIC HEARING ITEMS

1. Variance (Project 20230298), Margie Crowley, requesting a variance to reduce the required minimum lot width from 250' to 207' for property fronting on an arterial roadway. The property is located at 8840 US Hwy 17, in the southern end of Unincorporated Bryan County. PIN# 042-016.
  - a. Commissioner Guran made a motion to open the public hearing. A second was made by Commissioner Bowes. Vote 5:0, motion carried.
  - b. Sara Farr-Newman presented the variance request. She stated staff recommended approval.
  - c. Commissioner Bowes made a motion to close the public hearing. A second was made by Commissioner Guran. Vote 5:0, motion carried.
  - d. Commissioner Bowes made a motion to approve the variance request. A second was made by Commissioner Pecenka. Vote 5:0, motion carried.
2. Appeal (Project 20230530). Bettie and Jim Bransfield, appealing the issuance of a Temporary Fence Permit issued for property located at 13822 Hwy 144 in the southern end of Unincorporated Bryan County. PIN# 0601-107-01
  - a. Commissioner Watson made a motion to open the public hearing. A second was made by Commissioner Guran. Vote 5:0, motion carried.
  - b. Amanda Clement presented the appeal request. She affirmed the staff's decision to issue the Temporary Fence Permit.
  - c. Jim and Bettie Bransfield, appellant, 13870 Hwy 144, spoke against the staff's decision to issue the temporary fence permit.
  - d. Dee Dee Williams, Eldora Rd., offered her landscaping opinion.
  - e. Commissioner Guran made a motion to close the public hearing. A second was made by Commissioner Pecenka. Vote 5:0, motion carried.
  - f. Commissioner Floyd initiated a three-minute recess. The meeting was adjourned at 7:08 and resumed at 7:11.
  - g. Commissioner Watson made a motion to modify the department's decision to issue the temporary fence permit by amending the start date of the issuance of the temporary fence permit to commence on March 24, 2023. A second was made by Commissioner Guran. Vote 4:1, motion carried. Commissioner Bowes opposed the decision to modify the temporary fence permit.

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

1. Sketch Plat (Project 20230511), Patterson Farner with Pulte, requesting sketch plat approval for 690 lots in the Waterways Township Subdivision. The Property is located on Oak Level Rd in the southern end of Unincorporated Bryan County. PIN# 075-001
  - a. Commissioner Watson made a motion to open the public hearing. A second was made by Commissioner Pecenka. Vote 5:0, motion carried.

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- b. Sara Farr-Newman presented the sketch plat request. She stated that staff recommended denial.
  - c. Jeffrey Keating, 180 Wildlife View Ct. N, spoke against the request.
  - d. John Engelke, 106 Lafayette Dr., spoke against the request.
  - e. Tara Morin, 105 Long Creek Ln., spoke against the request.
  - f. Natalie Brucker, 795 Waterways Parkway South, spoke against the request.
  - g. Ron Miracle, with Pulte Group, asked for a one-month deferral.
  - h. Commissioner Pecenka made a motion to close the public hearing. A second was made by Commissioner Bowes. Vote 5:0, motion carried.
  - i. Commissioner Pecenka made a motion to defer this item for one month. A second was made by Commissioner Watson. Vote 5:0, motion carried.
2. Rezoning (Project 20230500), William Marks, requesting to rezone 1.50 acres from "RR-1" to "RR-1.5". The property is located at 167 Carlos Coward Rd., in the northern end of Unincorporated Bryan County. PIN # 026050.
    - a. Commissioner Guran made a motion to open the public hearing. A second was made by Commissioner Bowes. Vote 5:0, motion carried.
    - b. Brett Kohler presented the rezoning request. He stated that staff recommended approval.
    - c. Williams Marks, applicant at 167 Carlos Cowart Rd., 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 5:0, motion carried.
    - e. Commissioner Guran made a motion to approve the rezoning request. A second was made by Commissioner Watson. Vote 5:0, motion carried.
3. Rezoning (Project 20230502) Jonathan Felix, representing John and Megan Mowry, requesting to rezone 182.94 acres from "RR-1" to "A-5". The property is located at 2812 Hwy 67 South, in the northern end of Unincorporated Bryan County. PIN # 017005.
    - a. Commissioner Pecenka made a motion to open the public hearing. A second was made by Commissioner Guran. Vote 5:0, motion carried.
    - b. Brett Kohler presented the rezoning request. He stated that staff recommended approval.
    - c. Jim Willis with Homes of Integrity, spoke in favor of the request.
    - d. Commissioner Watson made a motion to close the public hearing. A second was made by Commissioner Pecenka. Vote 5:0, motion carried.
    - e. Commissioner Guran made a motion to approve the rezoning request. A second was made by Commissioner Watson. Vote 5:0, motion carried.
4. Zoning Conditions Amendment (Project 20220325) Scott Allison with Coleman Company, representing Blichton Investments 1, LLC, requesting an amendment to Bryan County Ordinance No. 2021-5, adopted under Rezoning Case Z#237-20 for the "Conley Tract". Specifically, the amendment seeks to remove the condition which prohibits the issuance of building permits for vertical construction until all required water and sewer infrastructure is installed and accepted by the County. The property is located on Eldora Road in the northern end of Unincorporated Bryan County. PIN# 028-031.
    - a. Commissioner Guran made a motion to open the public hearing. A second was made by Commissioner Watson. Vote 5:0, motion carried.
    - b. Amanda Clement presented the request. She stated that staff recommended

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approval.

- c. DeeDee Williams, 1347 Eldora Rd., spoke regarding the request.
- d. Scott Allison, Coleman Company, spoke in favor of the request.
- e. Commissioner Carswell 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 zoning condition amendment for the “Conley Tract”. A second was made by Commissioner Guran. Vote 5:0, motion carried.

- 5. Zoning Conditions Amendment, Scott Allison with Coleman Company, representing Blitchton Investments 1 LLC requesting an amendment to Bryan County Ordinance No. 2021-6, adopted under Rezoning Case Z#238-20 for the “Davis Tract”. Specifically, the amendment seeks to remove the condition which prohibits the issuance of building permits for vertical construction until all required water and sewer infrastructure is installed and accepted by the county. The property is located on Eldora Road in the northern end of Unincorporated Bryan County. PIN# 033-024-01.
  - A. Commissioner Bowes made a motion to open the public hearing. A second was made by Commissioner Guran. Vote 5:0, motion carried.
  - B. Amanda Clement presented the request. She stated that staff recommended approval.
  - C. Scott Allison, Coleman Company, 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 5:0, motion carried.
  - E. Commissioner Bowes made a motion to approve the zoning condition amendment for the “Davis Tract”. A second was made by Commissioner Carswell. Vote 5:0, motion carried.

V. OTHER BUSINESS

No other business

VI. ADJOURNMENT

The meeting was adjourned by Chairman Floyd at 7:51 p.m.

Approved on this 19 day of September, 2023 by action of the Commission.

Stephanie Falls  
Stephanie Falls, Chairman

ATTEST [Signature]  
Dawn Monaco, Secretary to the Commission