

J. Dixie Harn Community Center, Pembroke, GA



BRYAN COUNTY  
PLANNING & ZONING COMMISSION AND BOARD OF ADJUSTMENT  
MINUTES

Meeting Date: September 19, 2023

Meeting Time: 6:30 p.m.

Attendees: Stephanie Falls, Chairman  
Stacy Watson  
Ronald Carswell  
Michelle Guran  
Kevin Bowes

Absent: Alex Floyd, Vice-Chairman  
Joseph Pecenka

Staff: Audra Miller, 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 6:32 p.m.

II. APPROVAL OF MINUTES

1. Commissioner Guran made a motion to approve the August 15, 2023, minutes, a second was made by Commissioner Carswell. Vote 4:0, motion carried.

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## III. BOARD OF ADJUSTMENT – PUBLIC HEARING ITEMS

1. Variance (Project 20230594), Gary and Jackie Rice, requesting to reduce the side setback from 35 feet to 3 feet. The property is located at 108 Pine Ridge Ct., in the northern end of Unincorporated Bryan County. PIN# 0262-044.
  - a. Commissioner Bowes made a motion to open the public hearing. A second was made by Commissioner Carswell. Vote 4:0, motion carried.
  - b. Brett Kohler presented the variance request. He stated staff recommended approval.
  - c. Gary Rice, 108 Pine Ridge Ct., spoke in favor of the request.
  - d. Lois Adams, 915 Blue Gill Rd., spoke against the request for a 3 ft. setback but stated that she would accept a 10 ft. setback.
  - e. Commissioner Watson made a motion to close the public hearing. A second was made by Commissioner Guran. Vote 5:0, motion carried.
  - f. Commissioner Watson made a motion to modify the request from 35 ft. to 10 ft. A second was made by Commissioner Guran. Vote 4:0, motion carried.

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

1. Rezoning (Project 20230211). Rick Wilson, requesting to rezone 4.65 acres from “A-5” to “C-1”. The property is located at 445 Deer Run Rd., in the northern end of Unincorporated Bryan County. PIN# 029-0015-09.
  - a. Commissioner Guran made a motion to open the public hearing. Vote 4:0, motion carried.
  - b. Brett Kohler presented the rezoning request. He stated that staff recommended denial.
  - c. Zachary and Valerie Jackson, 445 Deer Run Rd. spoke on behalf of the applicant in favor of the request but asked for a 2-month deferral.
  - d. Commissioner Watson made a motion to close the public hearing. A second was made by Commissioner Guran. Vote 4:0, motion carried.
  - e. Commissioner Guran made a motion to defer this rezoning request to the November 21 Planning and Zoning Commission meeting. A second was made by Commissioner Carswell. Vote 4:0, motion carried.
2. Sketch Plat (Project 20230511), Patterson Farmer with Pulte, requesting sketch plat approval for 690 lots in the Waterways Township subdivision. The property is located on Oak Level Road in the southern end of Unincorporated Bryan County. PIN # 075-001.
  - a. Commissioner Guran made a motion to defer the sketch plat approval to the October 17 Planning and Zoning meeting. A second was made by Commissioner Bowes. Vote 4:0, motion carried.
3. Rezoning (Project 20230523), Alivia Duffus, requesting to rezone 21.49 total acres from “RR-1” to “A-5”. Property is located at 1314 Toni Branch Rd., in the northern end of Unincorporated Bryan County. PIN# 026-032, 026-32-001-008, and 026-32-001-007.

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- a. Commissioner Guran made a motion to open the public hearing. A second was made by Commissioner Carswell. Vote 4:0, motion carried.
  - b. Sara Farr-Newman presented the rezoning request. She stated that staff recommended approval.
  - c. Clifton Duffus, spoke in favor of the rezoning request.
  - d. Gerrald Brady, 61 Lake Rd. spoke in favor of the rezoning request.
  - e. Commissioner Guran made a motion to close the public hearing. A second was made by Commissioner Carswell. Vote 4:0, motion carried.
  - f. Commissioner Watson made a motion to approve the rezoning request. A second was made by Commissioner Guran. Vote 4:0, motion carried.
4. Rezoning (Project 20230547), Richard Goodman, requesting to rezone 6.41 acres from "A-5" to "RR-1". The property is located at 1737 Sims Rd., in the northern end of Unincorporated Bryan County. PIN# 011-052.
- a. Commissioner Bowes made a motion to open the public hearing. A second was made by Commissioner Guran. Vote 4:0, motion carried.
  - b. Brett Kohler presented the request. He stated that staff recommended approval.
  - c. Commissioner Carswell made a motion to close the public hearing. A second was made by Commissioner Bowes. Vote 4:0, motion carried.
  - d. Commissioner Bowes made a motion to approve the rezoning request. 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 7:13 p.m.

Approved on this 17 day of October, 2023 by action of the Commission.

  
Stephanie Falls, Chairman

ATTEST:   
Dawn Monaco, Secretary to the Commission