

Board of Commissioners Meeting Room, Richmond Hill, GA



BRYAN COUNTY
PLANNING & ZONING COMMISSION AND BOARD OF ADJUSTMENT
MINUTES

Meeting Date: October 17, 2023

Meeting Time: 6:30 p.m.

Attendees: Stephanie Falls, Chairman
Alex Floyd, Co-Chairman
Joseph Pecenka
Stacy Watson
Ronald Carswell
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 6:39 p.m.

II. APPROVAL OF MINUTES

1. Commissioner Guran made a motion to approve the September 19, 2023, minutes. A second was made by Commissioner Carswell. Vote 6:0, motion carried.

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III. BOARD OF ADJUSTMENT – PUBLIC HEARING ITEMS

1. Variance (Project 20220239), Evan Hall with Marchese Construction, LLC, representing Mt. Sinai Missionary Baptist Church, requesting a variance to reduce the front setback from 60 feet to 35 feet. The property is located at the corner of Port Royal Rd. and Harris Trail Rd., in the southern end of Unincorporated Bryan County. PIN# 055-041.
 - a. Commissioner Guran made a motion to open the public hearing. A second was made by Commissioner Watson. Vote 6:0, motion carried.
 - b. Brett Kohler presented the variance request. He stated staff recommended denial.
 - c. Evan Hall with Marchese Construction, LLC, requested a one-month deferral to the November 21 Planning and Zoning meeting.
 - d. Reverend Floyd Hartford, 27 Reese Dr., spoke in favor of the request.
 - e. Commissioner Bowes made a motion to close the public hearing. A second was made by Commissioner Pecenka. Vote 6:0, motion carried.
 - f. Commissioner Floyd made a motion to defer the variance request to the November 21 Planning and Zoning meeting. A second was made by Commissioner Guran. Vote 6:0, motion carried.
2. Variance (Project 20230690), Bill Huttinga, representing Corinth Baptist Church, requesting a variance to increase lot coverage and decrease the number of parking spaces required. The property is located at 19536 HWY 144, in the southern end of Unincorporated Bryan County. PIN# 063-012.
 - 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 variance request. She stated that staff recommended approval.
 - c. Commissioner Floyd made a motion to close the public hearing. A second was made by Commissioner Carswell. Vote 6:0, motion carried.
 - d. Commissioner Bowes made a motion to approve the variance request. A second was made by Commissioner Guran. Vote 6:0, motion carried.

IV. PLANNING AND ZONING COMMISSION – PUBLIC HEARING ITEMS

1. Conditional Use (Project 20230707), Linda Allen, requesting a conditional use permit to allow for a home bakery in the “PD” zoning district. The property is located at 15 Long Creek Lane, in the southern end of Unincorporated Bryan County. PIN# 068-142.
 - a. Commissioner Guran made a motion to open the public hearing. A second was made by Commissioner Floyd. Vote 6:0, motion carried.
 - b. Sara Farr-Newman presented the conditional use permit request. She stated that staff recommended approval.
 - c. Linda Allen, applicant at 15 Long Creek Lane, spoke in favor of the conditional use permit request.
 - d. Commissioner Bowes made a motion to close the public hearing. A second was made by Commissioner Floyd. Vote 6:0, motion carried.
 - e. Commissioner Bowes made a motion to approve the conditional use permit request. A second was made by Commissioner Guran. Vote 6:0, motion carried.

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2. Sketch Plat (Project 20230511), Patterson Farmer with Pulte Group, 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 Floyd made a motion to open the public hearing. A second was made by Commissioner Guran. Vote 6:0, motion carried.
 - b. Sara Farr-Newman presented the request. She stated that staff recommended approval of the sketch plat with revised conditions and a five-year extension between the sketch plat approval and start of construction.
 - c. Audra Miller, Community Development Director, clarified the revised conditions set by the Engineering Department and Community Development.
 - d. CJ Chance of Hussey, Gay, Bell, spoke in favor of the request and agreed with the revised conditions apart from item #5.
 - e. Steven Abney, 415 Ridgeway Park Dr. North, spoke against the request.
 - f. John Engelke, 106 Lafayette Dr., spoke against the request.
 - g. Tara Morin, 105 Long Creek Ln, spoke against the request.
 - h. Rob Mayer, Pulte Group, spoke in favor of the request.
 - i. Beth Remmes, 360 Ridgewood Park Dr. North, made comments regarding the request.
 - j. Michael Ellison, Savannah Land Holdings, spoke in favor of the request.
 - k. Commissioner Guran made a motion to close the public hearing. A second was made by Commissioner Carswell. Vote 6:0, motion carried.
 - l. Commissioner Watson made a motion to approve the sketch plat request with the revised condition and a five-year extension between the sketch plat approval and start of construction. Vote 5:1, motion carried. Commissioner Bowes votes against the request.

3. Sketch Plat (Project 20230688), Neil McKensie with Coleman Company Inc., representing Buckhead Lakes Developers, LLC, requesting sketch plat approval for 73 new lots in the Wexford Subdivision. The property is in the Wexford Subdivision, in the southern end of Unincorporated Bryan County. PIN# 062-060.
 - a. Commissioner Floyd 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 rezoning request. She stated that staff recommended approval with the condition that the leisure path construction and layout plans are provided and approved prior to the approval of construction plans for Phase 3A.
 - c. Neil McKenzie, Coleman Company, spoke in favor of the sketch plat approval and accepted staff recommended conditions.
 - d. Courtney Shanks, 92 Wexford Dr., spoke against the request.
 - e. Joshua Waxenbaum, 216 Wexford Dr., spoke against the request.
 - f. Jose Victoria, 99 Wexford Dr., spoke against the request.
 - g. Micah Turnquist, 253 Wexford Dr., spoke against the request.
 - h. Ben Kirsh, Legal Director for the Ogeechee Riverkeepers, spoke regarding the request.
 - i. Commissioner Guran made a motion to close the public hearing. A second was made by Commissioner Bowes. Vote 6:0, motion carried.

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- j. Commissioner Pecenka made a motion to approve the sketch plat with staff's conditions. A second was made by Commissioner Watson. Vote 5:1, motion carried. Commissioners Bowes voted against the request.
4. Zoning Conditions Amendment (Project 20200615), Michael Roach with Thomas and Hutton, representing GICC-CH/SJP Development, LLC, requesting an amendment to zoning conditions to allow access to their development from Eldora Rd. The property is located on US HWY 80, in the northern end of Bryan County. PIN# 029-023; 033-028-01; 029-023-01.
- a. Commissioner Floyd made a motion to open the public hearing. A second was made by Commissioner Pecenka. Vote 6:0, motion carried.
 - b. Amanda Clement presented the request. She stated that staff recommended approval with conditions noted in the memorandum dated October 10, 2023, provided in the October 17 agenda packet.
 - c. Michael Roach, Thomas and Hutton, spoke in favor of the zoning condition amendment.
 - 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 Bowes made a motion to approve the request to amend the zoning condition with staff's recommended conditions. A second was made by Commissioner Watson. Vote 6:0, motion carried.

V. OTHER BUSINESS

Amanda Clement confirmed the November meeting date with the Commissioners.

VI. ADJOURNMENT

The meeting was adjourned by Chairman Falls at 8:34 p.m.

Approved on this 21 day of November, 2023 by action of the Commission.


Stephanie Falls, Chairman

ATTEST: 
Dawn Monaco, Secretary to the Commission