

J. Dixie Harn Community Center, Pembroke, GA



BRYAN COUNTY  
PLANNING & ZONING COMMISSION AND BOARD OF ADJUSTMENT  
MINUTES

Meeting Date: November 21, 2023

Meeting Time: 6:30 p.m.

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

Staff: Amanda Clement, Assistant Community Development Director  
Brett Kohler, Planner II  
Dawn Monaco, Planning Technician

I. CALL TO ORDER

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

II. APPROVAL OF MINUTES

1. Commissioner Pecenka made a motion to approve the October 17, 2023, minutes. A second was made by Commissioner Bowes. Vote 5:0, motion carried.

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 45 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 Carswell. Vote 5:0, motion carried.

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- b. Brett Kohler presented the variance request. He stated staff recommended approval with recommendations.
  - c. David Allgire, spoke for the applicant Marchese Construction, 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 Pecenka made a motion to approve the variance request with staff's recommendations as outlined in the Memorandum on page 7 of the Agenda and packet. A second was made by Commissioner Watson. Vote 5:0, motion carried.
2. Variance (Project 20230815), Scott Allison with Coleman Company on behalf of Robert Ward, JR, requesting to reduce the side setback requirement of 35 feet in the "RR-1" zoning district to 15 feet. The property is located at 125 Fancy Hall Dr., Lot 10, in the southern end of Unincorporated Bryan County. PIN# 065-055.
- a. Commissioner Pecenka 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 variance request. He stated that staff recommended approval.
  - c. Scott Allison with Coleman Company, 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 5:0, motion carried.
  - e. Commissioner Bowes made a motion to approve the variance request. A second was made by Commissioner Watson. Vote 4:0, motion carried. Commissioner Pecenka abstained.

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

1. Rezoning (Project 20230221), 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# 029-015-09.
- a. Commissioner Pecenka 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 denial.
  - c. Zachary Jackson, 445 Deer Run Rd., spoke on behalf of the applicant, in favor of the request.
  - d. Clisty Hall, 565 Deer Run Rd., spoke against the request.
  - e. JoAnn Fortner, 550 Deer Run Rd., spoke against the request.
  - f. Robert Phillips, 164 Deer Run Rd., spoke against the request.
  - g. Commissioner Watson made a motion to close the public hearing. A second was made by Commissioner Carswell. Vote 5:0, motion carried.
  - h. Commissioner Watson made a motion to deny the rezoning request. A second was made by Commissioner Bowes. Vote 5:0, motion carried.

## V. OTHER BUSINESS

1. The following items were discussed, with no action being taken:
- a. 2024 Planning and Zoning Commissioner / Board of Adjustment Meeting schedule.
  - b. Review of the Planning and Zoning Commission By-Laws

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c. 2024 Nominations for Chair / Vice Chair

VI. ADJOURNMENT

The meeting was adjourned by Chairman Floyd at 7:10p.m.

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

  
Stephanie Falls, Chairman

ATTEST:   
Dawn Monaco, Secretary to the Commission