

Commissioners Meeting Room, Richmond Hill, GA



BRYAN COUNTY
PLANNING & ZONING COMMISSION AND BOARD OF ADJUSTMENT
MINUTES

Meeting Date: December 19, 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: Amanda Clement, Assistant Community Development Director
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

Commissioner Bowes made a motion to approve the November 21, 2023, minutes. A second was made by Commissioner Guran. Vote 6:0, motion carried.

III. BOARD OF ADJUSTMENT – PUBLIC HEARING ITEMS

None

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IV. PLANNING AND ZONING COMMISSION – PUBLIC HEARING ITEMS

1. Rezoning (Project 20220237), Holly Young, representing Shivam Patel, requesting to rezone approximately 9.37 acres from “RR-1” Rural Residential District to “I-1” Light Industrial District. The property is located at 12550 Highway 280 East and 12488 Highway 280 East, in the northern end of Unincorporated Bryan County. PIN# 0341-089 and 0341-090.
 - a) Commissioner Pecenka made a motion to open the public hearing. A second was made by Commissioner Guran. Vote 6:0, motion carried.
 - b) Amanda Clement presented the rezoning request. She stated that staff recommended approval with conditions.
 - c) Holly Young, applicant, spoke in favor of the request.
 - d) Commissioner Guran made a motion to close the public hearing. A second was made by Commissioner Bowes. Vote 6:0, motion carried.
 - e) Commissioner Pecenka made a motion to approve the rezoning request with the staff recommended conditions outlined on page 13 of the December 19 Planning and Zoning Agenda and Packet. A second was made by Commissioner Guran. Vote 5:1, motion carried. Vice Chairman Floyd voted against the request.

Items 2 (two) and 3 (three) were presented together but voted upon separately.

2. Rezoning (Project 20230947), Jared Mock of Maxwell Reddick and Associates, representing Matt Hollingsworth, requesting to rezone approximately 11.05-acres from “A-5” Agricultural to “B-2” General Commercial District. The property is located on Wilma Edwards Road on the north side of Wilma Edwards Road east of its intersection with GA SR 119, in the northern end of Unincorporated Bryan County. PIN# 019-032-03.
3. Conditional Use (Project 20230947), Jared Mock of Maxwell Reddick and Associates, representing Matt Hollingsworth, requesting a Conditional Use Permit for a "Self-storage facility" (Mini Warehouses) to be located on the north side of Wilma Edwards Road east of its intersection with GA SR 119, in Unincorporated Bryan County, Georgia. PIN# 019-032-03.
 - a) Commissioner Guran made a motion to open the public hearing. A second was made by Commissioner Bowes. Vote 6:0, motion carried.
 - b) Brett Kohler presented the rezoning request. He stated that staff recommended approval.
 - c) Matt Hollingsworth, applicant, spoke in favor of the request.
 - d) Jared Mock, representative of the applicant, 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 Bowes made a motion to approve the rezoning request. A second was made by Commissioner Watson. Vote 5:0, motion carried. Vice Chairman Alex Floyd abstained.
 - g) Commissioner Watson made a motion to approve the conditional use permit request. A second was made by Commissioner Guran. Vote 5:0, motion carried. Vice Chairman Alex Floyd abstained.

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V. OTHER BUSINESS

1. Adoption of the 2024 Planning and Zoning Commission / Board of Adjustment Meeting schedule.
 - a) Commissioner Bowes made a motion to approve the 2024 Planning and Zoning Commission / Board of Adjustment meeting schedule. A second was made by Commissioner Guran. Vote 6:0, motion carried.
2. Annual Review of the Planning and Zoning Commission By-Laws. The Planning and Zoning Commission By-Laws were reviewed, with no changes or action taken at this meeting.
3. Nominations for Chair and Vice Chair for 2024
 - a) Commissioner Guran voted to keep Chairman Falls and Vice Chairman Floyd appointed in current positions. A second was made by Commissioner Watson. Vote 6:0, motion carried.
4. Ben Kirsch, Legal Director with the Ogeechee Riverkeepers, informed the Commissioners of a grant that was awarded to the Ogeechee Riverkeepers to provide assistance to local governments with updating and reviewing local ordinances.

VI. ADJOURNMENT

The meeting was adjourned by Chairman Floyd at 7:02 p.m.

Approved on this 20 day of February, 2024 by action of the Commission.



Stephanie Falls, Chairman

ATTEST:



Dawn Monaco, Secretary to the Commission