

Commissioners Meeting Room, Richmond Hill, GA



BRYAN COUNTY  
PLANNING & ZONING COMMISSION AND BOARD OF ADJUSTMENT  
MINUTES

Meeting Date: April 16, 2024

Meeting Time: 6:30 p.m.

Attendees: Stephanie Falls, Chairman  
Alex Floyd, Co-Chairman  
Joseph Pecenka  
Ronald Carswell  
Kevin Bowes

Absent: Stacy Watson  
Michelle Guran

Staff: Audra Miller, Community Development Director  
Amanda Clement, Assistant Community Development Director  
Kirk Croasmun, County Engineer  
Aaron Kappler, County Attorney (Virtually)  
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 6:30 p.m.

II. APPROVAL OF MINUTES

Commissioner Floyd made a motion to approve the March 19, 2024, 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 20220868), Colin McCosh with Pilot Travel Centers, LLC, represented by EMC Engineering, requesting to increase the size of the electric message center, the canopy sign, directional signs, and the maximum total area of all signs. The property is located at 130 Interstate Exchange Way in the northern end of Unincorporated Brayn County. PIN#030-001-01.
  - a) Commissioner Pecenka 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 that staff recommended a deferral to the May 21 Planning and Zoning Meeting to be held in Pembroke.
  - c) Commissioner Pecenka made a motion to close the public hearing. A second was made by Commissioner Carswell. Vote 4:0, motion carried.
  - d) Commissioner Floyd made a motion to defer the variance application to the May Planning and Zoning meeting on May 21. A second was made by Commissioner Bowes. Vote 4:0, motion carried.
  
2. Variance (Project 20240183), Jeremy Clark, requesting to decrease the front and rear setbacks to 50 feet from 35 feet. The property is located on Deer Rd., Lot 25, in Bryan Acres Subdivision on the southern end of Unincorporated Bryan County. PIN# 0421-077.
  - a) Commissioner Pecenka made a motion to open the public hearing. A second was made by Commissioner Bowes. Vote 4:0, motion carried.
  - b) Sara Farr-Newman presented the variance request. She stated that staff recommended approval.
  - c) Sean Lykins, 200 Gill Rd., voiced drainage concerns regarding the request.
  - d) Josh Galbreath, 396 Abbey Dr., spoke for the request on behalf of the applicant.
  - e) Commissioner Pecenka made a motion to close the public hearing. A second was made by Commissioner Bowes. Vote 4:0, motion carried.
  - f) Commissioner Pecenka made a motion to approve the variance application. A second was made by Commissioner Carswell. Vote 4:0, motion carried.
  
3. Variance (Project 20240277), Turnstone Group, LLC, requesting to increase the building height restriction from 35 feet to 50 feet and reduce the required roof pitch. The property is located at 350 Interstate Exchange Way in the northern end of Unincorporated Bryan County. PIN# 030-001-02.

This item was administratively withdrawn.

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

1. Conditional Use Permit (Project 20230512), Travis Burke with Coleman Company, requesting a conditional use permit to operate a borrow pit on a 49.62-acre portion of land in the "A-5" Agricultural zoning district. The property is located on Highway 144 in the southern end of Unincorporated Bryan County. PIN# 063-001.
  - a) Commissioner Bowes made a motion to open the public hearing. A second was made by Commissioner Pecenka. Vote 4:0, motion carried.
  - b) Sara Farr-Neman presented the conditional use permit request. She stated that staff

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- recommended approval with conditions.
- c) Wesley Green with Coleman Company, spoke for the request.
  - d) James Cundiff, 87 Lower Creek, voiced concerns about the request.
  - e) Commissioner Bowes made a motion to close the public hearing. A second was made by Commissioner Pecenka. Vote 4:0, motion carried.
  - f) Commissioner Pecenka made a motion to approve the conditional use permit application with staff's conditions outlined on pages 86 and 87 of the April 16 agenda and packet. A second was made by Commissioner Floyd. Vote 4:0, motion carried.
2. Sketch Plat (Project 20240163), Savannah Land Holding LLC, represented by Hussey Gay Bell, requesting sketch plat approval for 204 new lots in the Waterways Township subdivision. The property is in Waterways Township Subdivision, in the southern end of Unincorporated Bryan County. PIN# 075-001.
- a) Commissioner Bowes 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 sketch plat approval request. She stated that staff recommended denial.
  - c) Kirk Croasmun, County Engineer, spoke about the request.
  - d) Dan Deichert, Savannah Land Holding, spoke about the request.
  - e) Aaron Kappler, County Attorney, spoke about the request.
  - f) Michael Nelson, Waterways Township, spoke about the request.
  - g) Chairman Falls asked for a recess. Commissioner Bowes made a motion for recess. A second was made by Commissioner Carswell. Vote 4:0, motion carried.
  - h) Commissioner Floyd made a motion to resume the meeting. A second was made by Commissioner Carswell. Vote 4:0, motion carried.
  - i) Commissioner Pecenka made a motion to close the public hearing. A second was made by Commissioner Carswell. Vote 4:0, motion carried.
  - j) Commissioner Pecenka made a motion to approve the sketch plat application with conditions. A second was made by Commissioner Floyd. Vote 3:1, motion carried. Commissioner Carswell voted against the request.

#### V. OTHER BUSINESS

None

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VI. ADJOURNMENT

The meeting was adjourned by Chairman Falls at 7:26 p.m.

Approved on this 21 day of May, 2024 by action of the Commission.

  
Stephanie Falls, Chairman

ATTEST:  
  
Dawn Monaco, Secretary to the Commission