

Commissioners Meeting Room, Pembroke, GA



BRYAN COUNTY
PLANNING & ZONING COMMISSION AND BOARD OF ADJUSTMENT
MINUTES

Meeting Date: March 19, 2024

Meeting Time: 6:30 p.m.

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

Absent: Stephanie Falls, Chairman

Staff: Amanda Clement, Assistant Community Development Director
Sara Farr- Newman, Planner II
Brett Kohler, Planner II

I. CALL TO ORDER

Vice Chairman Floyd called the meeting to order at 6:37 p.m.

II. APPROVAL OF MINUTES

Commissioner Guran made a motion to approve the February 20, 2023, minutes. A second was made by Commissioner Bowes. Vote 5:0, motion carried.

III. BOARD OF ADJUSTMENT – PUBLIC HEARING ITEMS

1. Variance (Project 20200615), CH/SJP Development LLC (Chance Raehn) represented by Caithlin Teuton with Thomas & Hutton, requesting a sign variance to increase the size and maximum total area of all sign faces allowed under the UDO. The property is located at

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the Georgia International Commerce Center (GICC) on Hwy 80 in the northern end of Unincorporated Bryan County. Parent PIN# 029-023.

- a) Commissioner Bowes made a motion to open the public hearing. A second was made by Commissioner Guran. Vote 5:0, motion carried.
- b) Sara Farr-Newman presented the rezoning request. She stated that staff recommended a deferral to the May 21 Planning and Zoning Meeting.
- c) Commissioner Pecenka made a motion to close the public hearing. A second was made by Commissioner Carswell. Vote 5:0, motion carried.
- d) Commissioner Watson made a motion to defer the variance request to the May 21 Planning and Zoning meeting. A second was made by Commissioner Guran. Vote 5:0, motion carried.

IV. PLANNING AND ZONING COMMISSION – PUBLIC HEARING ITEMS

Items one (1) and two (2) were presented together but voted upon separately.

1. Rezoning (Project 20240134), Tommy Eaton represented by Mark Eaton, requesting to rezone 6.95 acres from “RR-1” Rural Residential Zoning District to “A-5” Agriculture Zoning District. The property is located at 376 Harveytown Rd. in the northern end of Unincorporated Bryan County. PIN# 0211-027.
2. Conditional Use Permit (Project 20240134), Tommy Eaton represented by Mark Eaton, requesting a conditional use permit to allow an outdoor dog kennel to operate in the “A-5” Agricultural Zoning District. The property is located at 376 Harveytown Rd. in the northern end of Unincorporated Bryan County. PIN# 0211-027.
 - a) Commissioner Bowes made a motion to open the public hearing. A second was made by Commissioner Guran. Vote 5:0, motion carried.
 - b) Brett Kohler presented the rezoning request. He stated that staff recommended approval with conditions.
 - c) Tommy Eaton, the applicant, spoke in favor of the requests.
 - d) Jerry Williams, 7 Harveytown Rd., spoke against the requests.
 - e) Commissioner Pecenka made a motion to close the public hearing. A second was made by Commissioner Guran. Vote 5:0, motion carried.
 - f) Commissioner Guran made a motion to approve the rezoning request with. A second was made by Commissioner Bowes. Vote 5:0, motion carried.
 - g) Commissioner Bowes made a motion to approve the conditional use permit request with staff conditions as outlined on page 73 of the March 19 Agenda and Packet. A second was made by Commissioner Guran. Vote 4:1, motion carried. Commissioner Carswell voted against the conditional use permit request.
3. Conditional Use Permit (Project 20240026), Veteran Carriers Ranch, represented by Peter Rossi, requesting a conditional use permit to allow for a Rural Event Venue to operate in the “A-5” zoning district. The property is located at 1159 Wildwood Church Rd. in the northern end of Unincorporated Bryan County. PIN# 015-006 and 015-005.
 - a) Commissioner Guran made a motion to open the public hearing. A second was made by Commissioner Pecenka. Vote 5:0, motion carried.
 - b) Brett Kohler presented the conditional use permit request. He stated that staff recommended approval with conditions.

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- c) Peter Rossi, representative for the applicant, 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 Watson made a motion to approve the conditional use permit request with staff conditions as outlined on page 96 of the March 19 Agenda and Packet. A second was made by Commissioner Pecenka. Vote 5:0, motion carried.
4. Text Amendments to Article V, Section 513, Exhibit 513 – “Summary of Lot Area, Height and Setback Requirements for Residential Districts”; Article V, Section 517, Exhibit 517 – “Summary of Lot Area, Height and Setback Requirements for Commercial Districts”; and Section 115-610 - “Structure Height”, of the Bryan County Unified Development Ordinance.
- a) Commissioner Guran made a motion to open the public hearing. A second was made by Commissioner Bowes. Vote 5:0, motion carried.
 - b) Amanda Clement presented the text amendment. She stated that staff recommended approval.
 - c) Commissioner Bowes made a motion to close the public hearing. A second was made by Commissioner Guran. Vote 5:0, motion carried.
 - d) Commissioner Guran made a motion to approve the Text Amendment request as presented. A second was made by Commissioner Guran. Vote 5:0, motion carried.
5. Text Amendment to Article VII, Section 748 – “Truck Stops”, of the Bryan County Unified Development Ordinance.
- a) Commissioner Bowes made a motion to open the public hearing. A second was made by Commissioner Guran. Vote 5:0, motion carried.
 - b) Amanda Clement presented the Text Amendment request. She stated that staff recommended approval.
 - c) Commissioner Watson made a motion to close the public hearing. A second was made by Commissioner Guran. Vote 5:0, motion carried.
 - d) Commissioner Bowes made a motion to approve the Text Amendment request. A second was made by Commissioner Carswell. Vote 5:0, motion carried.

V. OTHER BUSINESS

None

VI. ADJOURNMENT

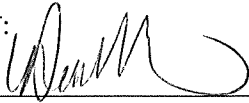
The meeting was adjourned by Vice Chairman Floyd at 7:21 p.m.

Approved on this 19 day of April, 2024 by action of the Commission.


Stephanie Falls, Chairman

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ATTEST:

A handwritten signature in black ink, appearing to read 'Dawn Monaco', written over a horizontal line.

Dawn Monaco, Secretary to the Commission