

Commissioners Meeting Room, Pembroke, GA



BRYAN COUNTY
PLANNING & ZONING COMMISSION AND BOARD OF ADJUSTMENT
MINUTES

Meeting Date: May 21, 2024

Meeting Time: 6:30 p.m.

- Attendees: Stephanie Falls, Chairman
Alex Floyd, Vice-Chairman (arrived at 6:50p.m.)
Joseph Pecenka
Ronald Carswell
Stacy Watson
- Absent: 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 Pecenka made a motion to approve the April 16, 2024, minutes. A second was made by Commissioner Carswell. Vote 3:0, motion carried.

III. BOARD OF ADJUSTMENT – PUBLIC HEARING ITEMS

1. Variance (Project 20200615), CH/SJP Development LLC (Chance Raehn) represented by Caitlin Teuton with Thomas & Hutton, requesting a sign variance to increase the size and maximum total area of all sign faces signs allowed under the UDO. The property is located at the Georgia International Commerce Center (GICC) on Hwy 80 in the northern end of Unincorporated Bryan County. Parent PIN# 029-023. **This application has been withdrawn by the applicant.**

Commissioners Meeting Room, Pembroke, GA

2. 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 Watson made a motion to open the public hearing. A second was made by Commissioner Carswell. Vote 3:0, motion carried.
 - b) Brett Kohler presented the variance request. He stated that staff recommended approval with modifications.
 - c) Commissioner Watson made a motion to close the public hearing. A second was made by Commissioner Carswell. Vote 3:0, motion carried.
 - d) Commissioner Carswell made a motion to approve the variance request. Motion withdrawn.
 - e) Commissioner Pecenka made a motion to approve the variance request with staff recommendations numbered 1, 2, and 4 as listed on page 16 of the May 21 agenda packet. Item three is modified to allow for 35 square feet. Vote 3:0, motion carried. A second was made by Commissioner Carswell. Vote 3:0, motion carried.

IV. PLANNING AND ZONING COMMISSION – PUBLIC HEARING ITEMS

1. Rezoning (Project 20240324), Tyler Mikell, requesting to rezone 8.12 acres from “A-5” Agricultural to “RR-2.5” Rural Residential. The property is located at 1371 I G Lanier Rd. in the northern end of Unincorporated Bryan County. PIN# 014-019-04.
 - a) Commissioner Pecenka made a motion to open the public hearing. A second was made by Commissioner Watson. Vote 3:0, motion carried.
 - b) Brett Kohler presented the rezoning request. He stated that staff recommended approval of the rezoning request.
 - c) Commissioner Watson made a motion to close the public hearing. A second was made by Commissioner Pecenka. Vote 3:0, motion carried.
 - d) Commissioner Watson made a motion to approve the rezoning request. A second was made by Commissioner Carswell. Vote 3:0, motion carried.

2. Rezoning (Project 20240345), Jesse France, requesting to rezone 10 acres from “A-5” Agricultural to “RR-2.5” Rural Residential. The property is located at 514 I G Lanier Rd. in the northern end of Unincorporated Bryan County. PIN# 014-003.
 - a) Commissioner Pecenka made a motion to open the public hearing. A second was made by Commissioner Carswell. Vote 3:0, motion carried.
 - b) Brett Kohler presented the rezoning request. He stated that staff recommended approval of the rezoning request.
(Vice-Chairman Floyd arrived at this time and voted upon the remaining items.)
 - 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 Watson made a motion to approve the rezoning request. A second was made by Commissioner Pecenka. Vote 4:0, motion carried.

Commissioners Meeting Room, Pembroke, GA

- 3. Rezoning (Project 20220841), Northpoint Development, Inc., represented by Thomas & Hutton Engineering, requesting to rezone a 259.10 acre-portion of a 455 acre-tract from "A-5" Agricultural to "I-2" General Industrial. The property is located on Eldora Road in the northern end of Unincorporated Bryan County. PIN # 033-028.
 - a) Commissioner Pecenka made a motion to open the public hearing. A second was made by Commissioner Carswell. Vote 4:0, motion carried.
 - b) Amanda Clement presented the rezoning request. She stated that staff recommended approval of the rezoning request with conditions outlined on pages 92 & 93 of the May 21 Agenda and packet.
 - c) Michael Roach of Thomas & Hutton spoke for the request.
 - d) Catherine Cobb, 715 Bell Rd., spoke against the request.
 - e) Wayne Carney, 194 Davis Landing Rd., spoke against the request.
 - f) Star Lee, 1222 Eldora Rd., spoke against the request.
 - g) Ben Kirsch, Ogeechee Riverkeeper Legal Director, spoke against the request.
 - h) Commissioner Floyd made a motion to close the public hearing. A second was made by Commissioner Watson. Vote 4:0, motion carried.
 - i) Commissioner Floyd made a motion to deny the rezoning request. A second was made by Commissioner Pecenka. Vote 3:1, motion carried. Commissioner Watson opposed.

V. OTHER BUSINESS

Mr. Jason Wilson, 419 Old Cuyler Rd., spoke regarding the zoning and condition of properties along Old Cuyler Rd. No action was taken.

VI. ADJOURNMENT

The meeting was adjourned by Chairman Falls at 7:40 p.m.

Approved on this 18 day of June, 2024 by action of the Commission.

Stephanie Falls
Stephanie Falls, Chairman

ATTEST: Dawn Monaco
Dawn Monaco, Secretary to the Commission