

Commissioners Meeting Room, Pembroke, GA



BRYAN COUNTY  
PLANNING & ZONING COMMISSION AND BOARD OF ADJUSTMENT  
MINUTES

Meeting Date: July 16, 2024

Meeting Time: 6:30 p.m.

Attendees: Alex Floyd, Vice-Chairman  
Joseph Pecenka  
Stacy Watson  
Michelle Guran  
Kevin Bowes

Absent: Stephanie Falls, Chairman  
Ronald Carswell

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

Commissioner Bowes made a motion to approve the June 18, 2024, minutes. A second was made by Commissioner Watson. Vote 4:0, motion carried.

III. BOARD OF ADJUSTMENT – PUBLIC HEARING ITEMS

None.

IV. PLANNING AND ZONING COMMISSION – PUBLIC HEARING ITEMS

1. Conditional Use Permit (Project 20240518), Jaime Lawhorn, requesting a conditional use permit to operate a home service business for a cottage food bakery in the "R-15" residential zoning district. The property is located at 91 Woodland Way in the southern end of Unincorporated Bryan County. PIN# 0422-132.

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- a) Commissioner Watson made a motion to open the public hearing. A second was made by Commissioner Pecenka. Vote 4:0, motion carried.
  - b) Sara Farr-Newman presented the conditional use permit request. She stated that staff recommended approval of the conditional use permit request.
  - c) Jaime Lawhorn, applicant, spoke for the request.
  - d) Commissioner Guran made a motion to close the public hearing. A second was made by Commissioner Watson. Vote 4:0, motion carried.
  - e) Commissioner Guran made a motion to approve the conditional use permit request. A second was made by Commissioner Watson. Vote 4:0, motion carried.
2. Rezoning (Project 20240526), Yamileth Arcos, represented by Jody Riley, requesting to rezone 2.50 acres from the "A-5" agricultural zoning district to "RR-1" rural residential zoning district. The property is located at 316 Old Olive Branch Rd. in the northern end of unincorporated Bryan County. PIN# 029-047-01.
- a) Commissioner Watson made a motion to open the public hearing. A second was made by Commissioner Bowes. Vote 4:0, motion carried.
  - b) Brett Kohler presented the rezoning request. He stated that staff recommended approval of the rezoning request.
  - c) Mark Heape, 360 Old Olive Branch Rd., voiced concerns regarding the request.
  - d) Commissioner Guran made a motion to close the public hearing. A second was made by Commissioner Pecenka. Vote 4:0, motion carried.
  - e) Commissioner Bowes made a motion to approve the rezoning request. A second was made by Commissioner Watson. Vote 4:0, motion carried.

V. OTHER BUSINESS

None.

VI. ADJOURNMENT

The meeting was adjourned by Chairman Falls at 6:40 p.m.

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

  
Stephanie Falls, Chairman

ATTEST:  
  
Dawn Monaco, Secretary to the Commission