

Commissioners Meeting Room, Richmond Hill, GA



BRYAN COUNTY  
PLANNING & ZONING COMMISSION AND BOARD OF ADJUSTMENT  
MINUTES

Meeting Date: August 20, 2024

Meeting Time: 6:30 p.m.

Attendees: Stephanie Falls, Chairman  
Alex Floyd, Vice-Chairman  
Joseph Pecenka  
Ronald Carswell  
Stacy Watson  
Michelle Guran

Absent: Kevin Bowes

Staff: Amanda Clement, Assistant Community Development Director  
Aaron Kappler, County Attorney  
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 July 16, 2024, minutes. A second was made by Commissioner Guran. Vote 5:0, motion carried.

III. BOARD OF ADJUSTMENT – PUBLIC HEARING ITEMS

1. Variance (Project 20231029), Cristina Lopez-Menijvar, requesting to reduce all setback requirements in the “RR-1” zoning district to allow for placement of a mobile home. The property is located at 496 Holly Hill Rd., in the southern end of Unincorporated Bryan County. PIN# 0542027.
  - a) Commissioner Floyd made a motion to open the public hearing. A second was made by Commissioner Carswell. Vote 5:0, motion carried.
  - b) Brett Kohler presented the variance request. He stated that staff recommended approval of the variance request.
  - c) Commissioner Pecenka made a motion to close the public hearing. A second was made by Commissioner Floyd. Vote 5:0, motion carried.

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- d) Commissioner Pecenka made a motion to approve the variance request. A second was made by Commissioner Guran. Vote 5:0, motion carried.
2. Variance (Project 20240652), Cody Shuman, represented by Doris Miller, requesting to reduce the side setbacks in the "RR-1" zoning district from 35 feet to 3 feet. The property is located on 233 Pine Ridge Dr., in the northern end of Unincorporated Bryan County. PIN# 0262057.
    - a) Commissioner Pecenka 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 variance request. He stated that staff recommended denial of the variance request.
    - c) Amanda Clement clarified the actions requested of the Board of Adjustment.
    - d) Cody Shuman, applicant at 233 Pine Ridge Dr., spoke in favor of the request.
    - e) Doris Miller, representative, 233 Pine Ridge Dr., spoke in favor of the request.
    - f) Brian Dehaan, 261 Pine Ridge Dr., spoke in favor of the request.
    - g) Charles Orrel, 275 Pine Ridge Dr., spoke in favor of the request.
    - h) Charles Coleman, 570 Mack English Rd., spoke in favor of the request.
    - i) Cecil Gayheart, 69 Pine Ridge Dr., spoke against the request.
    - j) Aaron Kappler, county attorney, addressed the commissioners.
    - k) Commissioner Floyd made a motion to close the public hearing. A second was made by Commissioner Carswell. Vote 5:0, motion carried.
    - l) Commissioner Guran made a motion to deny the variance request. A second was made by Commissioner Carswell. Vote 4:1, motion carried. Commissioner Floyd opposed the motion.

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

1. Conditional Use Permit (Project 20240024), Chard Zittrouer with Kern & Co., representing Bandy Bluff LLLP, requestion a conditional use permit for an "excavation and mining" (borrow pit) operation in the "A-5" agricultural zoning district. The property is located on Hwy 204 in the northern end of unincorporated Bryan County. PIN#037033.
  - a) Commissioner Guran made a motion to open the public hearing. A second was made by Commissioner Floyd. Vote 5:0, motion carried.
  - b) Brett Kohler presented the conditional use permit request. He stated that staff recommended approval of the conditional use request with conditions.
  - c) Chad Zittrouer, Kern & Co., spoke in favor of the request.
  - d) Jonathan and Elizabeth Black, 824 Pine Barren Rd., expressed concerns about the request.
  - e) Rob Lee with Bandy Bluff LLC, spoke in favor of the request.
  - f) Commissioner Pecenka made a motion to close the public hearing. A second was made by Commissioner Guran. Vote 5:0, motion carried.
  - g) Commissioner Pecenka made a motion to approve the conditional use request with staff conditions as outlined on pages 76 and 77 of the August 20 agenda and packet. A second was made by Commissioner Guran. Vote 5:0, motion carried.
2. Conditional Use Permit (Project 20240688), Chance Warren with Arabella Capital, requesting a conditional use permit to develop a self-storage unit in the "B-2" zoning

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district. The property is located on Hwy 17 in the southern end of Unincorporated Bryan County. PIN# 047100103.

- a) Commissioner Guran made a motion to open the public hearing. A second was made by Commissioner Carswell. Vote 5:0, motion carried.
- b) Brett Kohler presented the conditional use permit request. He stated that staff recommended approval of the conditional use request with conditions.
- c) Kennon Strowd, Roberts Civil Engineering spoke in favor of the request.
- d) Commissioner Guran made a motion to close the public hearing. A second was made by Commissioner Carswell. Vote 5:0, motion carried.
- e) Commissioner Floyd made a motion to approve the conditional use permit request with conditions as outlined of page 98 of the August 20 agenda and packet. A second was made by Commissioner Watson. Vote 5:0, motion carried.

### 3. OTHER BUSINESS

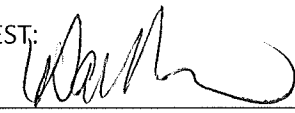
Chairman Falls notified the community that the Community Development Department is accepting applications for two Planning and Zoning Commission vacancies that will occur in early 2025.

### 4. ADJOURNMENT

The meeting was adjourned by Chairman Falls at 8:02 p.m.

Approved on this 17 day of September, 2024 by action of the Commission.

  
Stephanie Falls, Chairman

ATTEST:   
Dawn Monaco, Secretary to the Commission