

Commissioners Meeting Room, Pembroke, GA



BRYAN COUNTY
PLANNING & ZONING COMMISSION AND BOARD OF ADJUSTMENT
MINUTES

Meeting Date: September 17, 2024

Meeting Time: 6:30 p.m.

Attendees: Stephanie Falls, Chairman
Alex Floyd, Vice-Chairman
Joseph Pecenka
Ronald Carswell

Absent: Kevin Bowes
Stacy Watson
Michelle Guran

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 Falls called the meeting to order at 6:32 p.m.

II. APPROVAL OF MINUTES

Commissioner Pecenka made a motion to approve the August 20, 2024, minutes. A second was made by Commissioner Carswell. Vote 3:0, motion carried.

III. BOARD OF ADJUSTMENT – PUBLIC HEARING ITEMS

1. Variance (Project 20240772), Troy Padgett represented by Wilson Pickett, requesting to reduce the side setback from 35 feet to 10 feet in the "RR-1" zoning district to allow for an accessory structure. The property is located at 63 Oyster House Rd., in the southern end of Unincorporated Bryan County. PIN# 070-015.
 - a) Commissioner Floyd made a motion to open the public hearing. A second was made by Commissioner Pecenka. Vote 3:0, motion carried.
 - b) Sara Farr-Newman presented the variance request. She stated that staff recommended approval of the variance request.
 - c) Wilson Pickett, applicant/builder, answered questions regarding the request.
 - d) Commissioner Carswell made a motion to close the public hearing. A second was

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made by Commissioner Pecenka. Vote 3:0, motion carried.

- e) Commissioner Floyd made a motion to approve the variance request. A second was made by Commissioner Pecenka. Vote 3:0, motion carried.

IV. PLANNING AND ZONING COMMISSION – PUBLIC HEARING ITEMS

1. Rezoning (Project 20240789), James Moore, requesting to rezone a one-acre portion from “A-5” agriculture to “RR-1” residential. The property is located at 1412 Otter Hole Branch Rd., in the northern end of Unincorporated Bryan County. PIN# 009-015.
 - 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.
 - c) James Moore, applicant, answered questions regarding the request.
 - d) Christopher Meagans, 1556 Otter Hole Branch Rd., raised questions about the rezoning.
 - e) Commissioner Pecenka made a motion to close the public hearing. A second was made by Commissioner Carswell. Vote 3:0, motion carried.
 - f) Commissioner Pecenka made a motion to approve the rezoning request. A second was made by Commissioner Carswell. Vote 2:0, motion carried. Vice Chairman Floyd abstained.

V. 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.

VI. ADJOURNMENT

The meeting was adjourned by Chairman Falls at 6:43 p.m.

Approved on this 15 day of October, 2024 by action of the Commission.


Stephanie Falls, Chairman

ATTEST:


Dawn Monaco, Secretary to the Commission