

Board of Commissioner's Meeting Room, Richmond Hill



BRYAN COUNTY  
PLANNING & ZONING COMMISSION and BOARD OF ADJUSTMENT  
MINUTES

Meeting Date: February 16, 2021

Meeting Time: 6:30 p.m.

Attendees: Joseph Pecenka, II, Chairman  
Ronald Carswell  
Michelle Guran  
Stacy Watson  
Stephanie Falls  
Alex Floyd (arrived at 6:33 p.m.)

Absent: Boyce Young, Vice Chairman

Staff: Audra Miller, Community Development Director  
Amanda Clement, Planning Manager  
Ashley Young, Planning Technician

I. CALL TO ORDER

Chairman Pecenka called the meeting to order at 6:30 p.m.

II. APPROVAL OF MINUTES

Commissioner Carswell made a motion to approve the January 6, 2021 Minutes, and a second was made by Commissioner Guran. Vote 4:0, motion carried.

III. OTHER BUSINESS

1. Discuss Digital Meetings. The location and use of digital meeting platforms for future meetings was discussed. No official action was taken.

## VI. PLANNING AND ZONING COMMISSION

1. CUP#171-21, Inman Solar, Conditional Use request in the I-2 district for the use of a solar farm for property located on Bacontown Rd., Pembroke. PIN# 008-016 & 008-017.
  - a. Commissioner Guran made a motion to open the public hearing. A second was made by Commissioner Falls. Vote 5:0, voting member numbers increased due to the arrival of Commissioner Floyd, motion carried.
  - b. Ms. Clement presented the request. She stated the concept plan showed the 25-acre portion of the property that was the subject of the conditional use, with approximately 14 acres to be occupied by the solar equipment. She said that the concept plan showed the utilization of natural vegetation along with a combination of new plantings in order to buffer the equipment from the adjacent roadways and properties. She further informed the commission that the application included a request for relief from Section 114-742(c)(1), to reduce the required buffer along the northern property line from 100 feet to 50 feet. With the railroad along the northern property line and no anticipated adverse impacts from the solar panels, she stated staff recommended approval of the conditional use and the reduction of the buffer, with the following conditions:
    - i. A final Site Development and Landscape/Buffer Plan conforming to the specific supplemental use regulations governing Solar Energy Systems as set forth in Section 114-742 of the UDO shall be submitted for review and approval prior to the commencement of any land disturbing/construction activities on site. The location of all improvements shown on the site development plans shall conform with the general footprint and layout shown on Exhibit A-1.
    - ii. A final Decommissioning Plan shall be submitted in accordance with Section 114-742(f), prior to the issuance of a site development permit.
  - c. Mr. Steve Chiariello, representative for Inman Solar, spoke in favor of the request and presented a revised concept plan and photographs to the commission for their consideration. Said documents were submitted into the official record, to be kept on file in the County's Community Development Department office.
  - d. Commissioner Falls made a motion to close the public hearing. A second was made by Commissioner Carswell. Vote 5:0, motion carried.
  - e. Commissioner Falls made a motion to recommend approval of CUP#171-21 as recommended by staff, but with a revision to condition # 1 in order to require conformance with the revised concept plan presented during the public hearing. Commissioner Guran seconded the motion. Vote 4:0, Commissioner Floyd abstained from the vote, motion carried.

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VI. ADJOURNMENT

Commissioner Watson made a motion to adjourn at 7:12 p.m., and a second was made by Commissioner Carswell. Vote 5:0, motion carried.

Approved on this 16<sup>th</sup> day of March, 2021 by action of the Commission.

  
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Joseph Pecenka, Chairman

ATTEST:

  
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Secretary to the Commission