



BRYAN COUNTY
PLANNING & ZONING COMMISSION
MEETING SUMMARY

Meeting Date: June 15, 2021
Meeting Time: 6:30 p.m.
Board of Commissioner's Meeting Room
66 Captain Matthew Freeman Drive, Richmond Hill

Attendees: Chairman Joseph Pecenka, II, Vice Chairman Boyce Young, Commissioner Ronald Carswell, Commissioner Michelle Guran, Commissioner Stephanie Falls, Commissioner Alex Floyd, and Commissioner Stacy Watson

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

- I. CALL TO ORDER – Meeting was called to order at 6:30 p.m.
- II. APPROVAL OF MINUTES – The May 18, 2021 meeting minutes were approved.
- III. PLANNING AND ZONING COMMISSION – PUBLIC HEARING ITEMS
 1. VTRE Development, LLC, Brent Rogers, requesting a Comprehensive Plan Amendment to amend the North Bryan County Character Areas and Future Land Use Map, by changing the classification of the property located at 11936 US Hwy 280 from Commercial Corridor to Industrial. PIN#s 034-020 & 034-020-01. This item was deferred to the July 20, 2021 meeting.
 2. Z#242-21 VTRE Development, LLC, Brent Rogers, requesting a rezoning for property located at 11936 US Hwy 280. The property is currently zoned RR-1 and they are requesting I-2. PIN#s 034-020 & 034-020-01. This item was deferred to the July 20, 2021 meeting.
 3. Z#245-21 Anthony Zimlich, Sherman and Hemstreet Real Estate Company, requesting a rezoning for property located at 5021 Wilma Edwards Rd., Black Creek. The property is currently zoned RR-1 and they are requesting B-1. PIN# 0251-011. This item was deferred to the July 20, 2021 meeting.
 4. Z#246-21 Bryan County Board of Commissioners, requesting a rezoning for a portion of a parcel of land located south of Hwy 280 and west of I-16. The property is currently zoned A-5, and they are proposing I-2. PIN# 030-007. This item was recommend for approval with staff recommendations to the Board of Commissioners by unanimous vote.

5. Bryan County Board of Commissioners, requesting a Comprehensive Plan Amendment to amend the North Bryan Character Areas and Future Land Use Map, by changing the classification of parcel # 030012 currently classified as “Low density and Agricultural” and “Community Crossroads” to “Mixed Use”. This item was recommend for approval with staff recommendations to the Board of Commissioners by unanimous vote.
6. Z#247-21 Bryan County Board of Commissioners, requesting a rezoning for a parcel of land located on the south side of Hwy 280, east of Blackcreek Church Road and west of Aspen Lane. The property is currently zoned A-5 and RR-1, and they are proposing I-2. PIN# 030-012. This item was recommend for approval with staff recommendations to the Board of Commissioners by unanimous vote.
7. Z#248-21 Bryan County Board of Commissioners, requesting a rezoning for a portion of a parcel of land located west of Jernigan Road and approximately 3,530 feet south of Hwy 204. The property is currently zoned A-5, and they are proposing I-2. PIN# 030-025. This item was recommend for approval with staff recommendations to the Board of Commissioners by unanimous vote.
8. Z#249-21 Bryan County Board of Commissioners, requesting a rezoning for a parcel of land located on the east side of Jernigan Road, south of Pridgen Lane and west of Interstate 16. The property is currently zoned A-5, and they are proposing I-2. PIN# 030-026. This item was recommend for approval with staff recommendations to the Board of Commissioners by unanimous vote.
9. Text amendments to Article III, Section 366(o) of the Bryan County Unified Development Ordinance and Article 3 – Roadways of the Bryan County Engineering Design Manual. This item was recommend for approval to the Board of Commissioners by unanimous vote.

IV. ADJOURNMENT – Meeting was adjourned at 8:19 p.m.

This meeting summary is being provided in accordance with O.C.G.A. § 50-14-1(e)(2)(A). The official minutes of the meeting will be presented for approval at the next regular meeting.

Posted: June 16, 2021