



BRYAN COUNTY
PLANNING & ZONING COMMISSION
MEETING SUMMARY

Meeting Date: August 17, 2021
Meeting Time: 6:30 p.m.
Board of Commissioner's Meeting Room
66 Captain Matthew Freeman Drive, Richmond Hill

Attendees: Acting Chairman Boyce Young, Commissioner Ronald Carswell, Commissioner Michelle Guran, Commissioner Stephanie Falls, and Commissioner Stacy Watson

Staff present: Community Development Director Audra Miller, Asst. Community Development Director Amanda Clement, and Planner Sara Farr-Newman

- I. CALL TO ORDER – Meeting was called to order at 6:30 p.m.
- II. APPROVAL OF MINUTES – The June 20, 2021 meeting minutes were approved.
- III. PLANNING AND ZONING COMMISSION – PUBLIC HEARING ITEMS
 1. West Port Development Owner, LLC requesting a Preliminary Plat to establish a 100' wide right-of-way for a new spine road to be located on the "Herbert Warnell Tract" to serve the West Port Development. Property located on US Highway 80, Ellabell. PIN# 029024. This item was recommended for approval with staff recommendations to the Board of Commissioners by unanimous vote.
 2. Z#250-21 Coastal Highway LLC., requesting a rezoning for property located on Highway 17, Richmond Hill. The property is currently zoned "B-2" General Commercial and "RR-1" Rural Residential and they are requesting "B-2" General Commercial and "R-M" Muti-family Residential for the use of a Commercial/Townhome Development. PIN# 0471001. This item was deferred to the September 21, 2021 Planning and Zoning Commission meeting.
 3. Melinda Williams, on behalf of Toni Barker, requesting a Final Plat Amendment for Lot #2 of the Brooks Warnell Subdivision to create a new 1.00-acre lot. Property located on Jarrell Road, Ellabell. PIN# 03402502. This item was recommended for approval with staff recommendations to the Board of Commissioners by unanimous vote.
 4. Text Amendment to amend Article VI, Section 634(b)(5) – "Canopy Retention and Tree Preservation – Trees in Wetlands" of the Bryan County Unified Development Ordinance. This item was recommended for approval to the Board of Commissioners by unanimous vote.

5. Text Amendment to amend Article X, Section 1003(c) – “Roads Without Curbs and Gutter” of the Bryan County Unified Development Ordinance. This item was recommended for approval to the Board of Commissioners by unanimous vote.
6. Text Amendment to amend Article V, Section 521, Exhibit 521 – “Summary of Lot Area, Height and Setback Requirements for Industrial and Public/Institutional Districts” of the Bryan County Unified Development Ordinance. This item was recommended for approval to the Board of Commissioners by unanimous vote.

IV. ADJOURNMENT – Meeting was adjourned at 8:02 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: August 19, 2021