



BRYAN COUNTY
BOARD OF ADJUSTMENT AND PLANNING & ZONING COMMISSION
MEETING SUMMARY

Meeting Date: April 19, 2022
Meeting Time: 6:30 p.m.
Board of Commissioner's Meeting Room
66 Captain Matthew Freeman Dr., Richmond Hill, Georgia

Attendees: Chairman Stephanie Falls, Vice Chairman Alex Floyd, Commissioner Boyce Young, and Commissioner Joseph Pecenka II

Absent: Commissioner Ronald Carswell, Commissioner Michelle Guran and Commissioner Stacy Watson

Staff Present: Community Development Director Audra Miller, Assistant Community Development Director Amanda Clement, Planner Sara Farr-Newman, Planning Technician Dawn Monaco, and Planning Technician Ashley Young

- I. CALL TO ORDER – Meeting was called to order at 6:30 p.m.
- II. APPROVAL OF MINUTES – The March 16, 2022 meeting minutes were approved.
- III. BOARD OF ADJUSTMENT – PUBLIC HEARING ITEM
 1. V#369-22, Corinne Lee and Toby Hansen requesting a variance to the front and side setbacks for property located at 162 Barnard Rd., Richmond Hill, GA. PIN#055-016. This item was approved by majority vote.
- IV. PLANNING AND ZONING COMMISSION – PUBLIC HEARING ITEMS
 1. Z#260-22, Catherine Gregory, on behalf of Blue Ridge Flats LLC, requesting a rezoning for property located at 8382 Highway 280 East, Black Creek, GA. The property is zoned "R-15" Residential and they are requesting "B-2" General Commercial. PIN#0251-040-01. This item was recommended for approval to the Board of Commissioners by unanimous vote.
 2. Z#262-22, Pittman Engineering Co., LLC, on behalf of 20/20 Development, LLC (Cove 2 Coast), requesting a rezoning for lots 17 & 18 in the Coastal Highway Business Park located on Highway 17. The property is zoned "I-2" General Industrial and they are requesting "I-1" Light Industrial. PIN# 048-01-017-001 and 048-01-018-001. This item was recommended for approval to the Board of Commissioners by unanimous vote.
 3. CUP#178-22, Pittman Engineering Co., LLC, on behalf of 20/20 Development, LLC (Cove 2 Coast), requesting a conditional use for enclosed and outdoor boat storage to be located on Lot 16 in the Coastal Highway Business Park located on Highway 17.

PIN# 048-01-016-001. This item was recommended for approval with conditions to the Board of Commissioners by unanimous vote.

4. Planned Development Amendment, Watergrass, LLC, requesting an amendment to the Watergrass Planned Development. Specifically, the amendment will modify the condition requiring a Leisure Path to be installed by allowing a fee-in-lieu-of payment. The property is located on Belfast River Rd. PIN# 057-106. This item was recommended for approval to the Board of Commissioners by unanimous vote.

V. ADJOURNMENT – Meeting was adjourned at 7:06 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: April 20, 2022