



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

**Meeting Date: June 22, 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, Commissioner Ronald Carswell, Commissioner Michelle Guran and Commissioner Stacy Watson

Absent: Commissioner Joseph Pecenka, II

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

- I. CALL TO ORDER – Meeting was called to order at 6:30 p.m.
- II. APPROVAL OF MINUTES – The May 17, 2022 meeting minutes were approved.
- III. BOARD OF ADJUSTMENT – PUBLIC HEARING ITEM
  1. Thomas and Hutton Engineering, on behalf of CRG, requesting a variance to Section 114-629(d) of the Unified Development Ordinance to reduce the width of the buffer that is required when adjacent to an “A-5” Agricultural zoning district. Property is located at 2008 Interstate Centre Boulevard, in Unincorporated Bryan County, and is zoned “I-2” General Industrial. PIN# 029-250-001-007. This item was recommended for deferral to the July 19th meeting by unanimous vote.
  2. V#372-22, Dave and Cristal Thornton requesting a variance to reduce the minimum rear yard setback for a swimming pool in the “R-15” zoning district for property located at 416 Ogeechee Drive, in Unincorporated Bryan County. PIN# 0611-089. This item was approved by unanimous vote.
- IV. PLANNING AND ZONING COMMISSION – PUBLIC HEARING ITEMS
  1. Coleman Company, on behalf of Buckhead Lake Developers, LLC, requesting a Sketch Plat for Phase 2 of the Wexford Subdivision. Property is located on Belfast River Road, in Unincorporated Bryan County. PIN# 062-060. This item was recommended for approval with staff conditions to the Board of Commissioners by unanimous vote.
  2. Steve Croy with Silverman Land Holdings, LLC, on behalf of the property owners,

requesting an amendment to Bryan County Ordinance No. 2021-5, adopted under Rezoning Case Z#237-20 for the "Conley Tract. Specifically, the amendment seeks to remove the condition which prohibits access to Eldora Road. Property is located on Eldora Road, in Unincorporated Bryan County. PIN# 028-031. This item was recommended for deferral to the July 19th meeting by unanimous vote.

3. Steve Croy with Silverman Land Holdings, LLC, on behalf of the property owners, requesting an amendment to Bryan County Ordinance No. 2021-6, adopted under Rezoning Case Z#238-20 for the "Davis Tract". Specifically, the amendment seeks to remove the condition which prohibits access to Eldora Road. PIN# 033-024-01. This item was recommended for deferral to the July 19th meeting by unanimous vote.
4. Bryan County Board of Commissioners, initiating an application to amend the Comprehensive Plan's Future Land Use Map for approximately 786.70 acres by changing the designated Character Area from Low Density Agricultural and Mixed Use to Mixed Use. Property is generally located off of Jernigan Road, in Unincorporated Bryan County. PIN# 035-005 and 036-005. This item was recommended for approval with to the Board of Commissioner by unanimous vote.
5. Bryan County Board of Commissioners, initiating an application to rezone approximately 786.70 acres from the "A-5" Agricultural District to the "I-2" General Industrial District. Property is generally located off of Jernigan Road, in Unincorporated Bryan County. PIN# 035-005 and 036-005. This item was recommended for approval with staff conditions to the Board of Commissioner by unanimous vote.

V. OTHER BUSINESS

Audra Miller informed the Board of a Continued Education opportunity in partnership with the City of Pembroke for a Planning 101 workshop with the Cark Vinson Institute.

VI. ADJOURNMENT – Meeting was adjourned at 7:28 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 24, 2022**