



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

**Meeting Date: July 19, 2022**  
**Meeting Time: 6:30 p.m.**  
**Board of Commissioner's Meeting Room**  
**42 N. Courthouse Street, Pembroke, Georgia**

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

Absent: Commissioner Stacy Watson

Staff Present: Assistant Community Development Director Amanda Clement, Planner Sara Farr-Newman, Planner Brett Kohler, Planning Technician Dawn Monaco

- I. CALL TO ORDER – Meeting was called to order at 6:31 p.m.
- II. APPROVAL OF MINUTES – The June 22, 2022 meeting minutes were approved.
- III. BOARD OF ADJUSTMENT – PUBLIC HEARING ITEM
  1. V#371-22, 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 deferred to the August 16 meeting by unanimous vote.
  2. V#373-22, Daniel Crawford, requesting a variance to reduce the side setback from 35’ to 10’ and the rear setback from 50’ to 10’ for an accessory building in the “RR-1” Zoning District. Property is located on the east side of Highway 144 north of Bryan Fisherman’s Co-op Rd, in Unincorporated Bryan County. PIN# 063-010. This item was denied by majority vote.
  3. V#374-22, Sean Luhmann, requesting a variance to reduce the rear setback from 20’ to 15.5’ for a screen porch in the Dunham Marsh “PD” Zoning District. Property is located at 395 Sunbury Drive in Unincorporated Bryan County. PIN# 0562-102-01. This item was approved by majority vote.

IV. PLANNING AND ZONING COMMISSION – PUBLIC HEARING ITEMS

1. CUP#181-22, Deatra Eaton, requesting a Conditional Use Permit to allow for a home bakery in the “R-15” Zoning District. Property is located at 525 Kelsall Drive, in Unincorporated Bryan County. PIN# 0615-033. This item was recommended for approval to the Board of Commissioners by unanimous vote.
2. CUP#182-22, Samuel Brown with The New Church of Christ of the Apostolic, requesting a Conditional Use Permit to allow for a church in the “RR-1” Zoning District. Property is located on the west side of Black Creek Church Road north of Murchison Road, in Unincorporated Bryan County. PIN# 0311-098. This item was recommended for deferral to the August 16 meeting by unanimous vote.
3. Thomas and Hutton Engineering, on behalf of the applicant Stravinski Capital Management, LLC, requesting a Comprehensive Plan Amendment to amend the North Bryan County Character Areas and Future Land Use Map, by changing the classification of property located on Warnell Farm Road from Low Density Agricultural to Industrial. PIN# 028-030 and 028-027. This item was recommended for approval to the Board of Commissioners by unanimous vote.
4. Thomas and Hutton Engineering, on behalf of the applicant Stravinski Capital Management, LLC, requesting a rezoning for 544.48 acres located on Warnell Farm Road. The property is zoned “A-5” Agricultural and they are requesting “I-2” General Industrial. PIN# 028-030 and 028-027. This item was recommended for approval with staff conditions to the Board of Commissioners by unanimous vote.
5. 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 denial to the Board of Commissioners by a vote of 3:1
6. 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 denial to the Board of Commissioners by a vote of 3:1.

V. OTHER BUSINESS

There was no other business to discuss.

VI. ADJOURNMENT – Meeting was adjourned at 7:50 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: July 21, 2022**