



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

Meeting Date: August 16, 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 Michelle Guran and Commissioner Stacy Watson

Absent: Commissioner Joseph Pecenka, Commissioner Ronald Carswell

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

- I. CALL TO ORDER – Meeting was called to order at 6:30 p.m.
- II. APPROVAL OF MINUTES – The July 19 meeting minutes were approved.
- III. BOARD OF ADJUSTMENT – PUBLIC HEARING ITEM
 1. Variance (Project 20220111), 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. **Item was administratively withdrawn.**
 2. Variance (project 20220508), Anthony Foster, requesting a variance to reduce the rear setback from 35’ to 12’ and the side setback from 15’ to 12’ for an accessory building in the “R-15” Zoning District. Property is located at 28 Broken Bit Road, in Unincorporated Bryan County. PIN# 025-17-002-103. This item was approved by majority vote.
 3. Variance (Project 20210515), Richard Edwards with Olive Branch Baptist Church, requesting a Variance to reduce the minimum required parking and increase the maximum permitted lot coverage in the “A-5” Zoning District. Property is located at 55 Heape Drive, in Unincorporated Bryan County. PIN# 029-050, 024-040-01 and 029-051-01. This item was approved by unanimous vote.

IV. PLANNING AND ZONING COMMISSION – PUBLIC HEARING ITEMS

1. Conditional Use Permit (Project 20220397), 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 approved by unanimous vote.
2. Conditional Use (Project 20220491), Judy Mingledorff with Glen Echo Historic Home and Grounds, requesting a Conditional Use Permit to allow for a Rural Even Venue in the “A-5” Zoning District. Property is located at 370 Bird Smith Cemetery Road. PIN# 032-003. This item was approved by unanimous vote.
3. Rezoning (Project 20220510), Clarence Hill, requesting to rezone approximately 1.29 acres from the “RR-1” Rural Residential Zoning District to “B-2” General Commercial. Property is located at 217 Ellabell Loop Road, in Unincorporated Bryan County. PIN# 0311-188. This item was denied by majority vote.

V. OTHER BUSINESS

Amanda Clement informed the Commissioners and public of the Comprehensive Plan Public Workshops to be held on August 23, 5pm-7:30pm at the Board of Education, 8810 Hwy 280 and August 25, 5pm-7:30pm in the BOC Hearing Room 66 Captain Matthew Freeman Dr.

VI. ADJOURNMENT – Meeting was adjourned at 7:27p.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 17, 2022