



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

**Meeting Date: September 20, 2022**  
**Meeting Time: 6:30 p.m.**  
**Board of Commissioner's Meeting Room**  
**42 N. Courthouse St., Richmond Hill, Georgia**

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

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

- I. CALL TO ORDER – Meeting was called to order at 6:30 p.m.
- II. APPROVAL OF MINUTES – The August 16, 2022 meeting minutes were approved.
- III. BOARD OF ADJUSTMENT – PUBLIC HEARING ITEMS  

None
- IV. PLANNING AND ZONING COMMISSION – PUBLIC HEARING ITEMS
  1. Conditional Use Permit (Project 20220149), Michael Dukes with L & L Used Cars, requesting a Conditional Use Permit for a one acre portion of land located on Highway 280 to allow for a used car lot in the B-2 zoning district. Property is located at 7528 Hwy 280, in Unincorporated Bryan, PIN# 025-045. This item was recommended for approval to the Board of Commissioners by unanimous vote.
  2. Re-zoning (Project 20220625), Matt Anderson representing Valerie Conner, requesting the re-zoning of 1.5 acres from the A-5 zoning district to RR-1.5 zoning district. Property is located at 201 Deloach Rd., in Unincorporated Bryan County. PIN# 002-046. This item was recommended for approval to the Board of Commissioners by unanimous vote.
  3. Sketch Plat (Project 20220625), Matt Anderson representing Valerie Conner, requesting to subdivide and create a 1.5 acre lot from a 6.85 acre tract of land. Property is located at 201 Deloach Rd., in Unincorporated Bryan County. PIN# 002-046. This item was recommended for approval to the Board of Commissioners by unanimous vote.

4. Sketch Plat (Project 20220603), TR Long Engineering representing Watergrass LLC, requesting sketch plat approval for Phase 3 of the Watergrass subdivision. Property is located on Belfast River Rd., in Unincorporated Bryan County. PIN# 057-107. This item was recommended for approval to the Board of Commissioners by unanimous vote.
5. Text Amendment, to amend Article V, Section 521, Exhibit 521 – “Summary of Lot Area, Height and Setback Requirements for Industrial and Public/Institutional Districts” and Article VII, Section 807, Subsection (c) Building Design – Paragraph (1) Materials and Finished, of the Bryan County Unified Development Ordinance. This item was recommended for approval to the Board of Commissioners by unanimous vote.

V. ADJOURNMENT – Meeting was adjourned at 7:31 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: September 21, 2022**