



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

Meeting Date: November 15, 2022
Meeting Time: 6:30 p.m.
Board of Commissioner's Meeting Room
Pembroke, Georgia

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

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

- I. CALL TO ORDER – Meeting was called to order at 6:30 p.m.
- II. APPROVAL OF MINUTES – The September 20 minutes were signed
- III. BOARD OF ADJUSTMENT – PUBLIC HEARING ITEMS
 1. Variance (Project 20220372), Donald Dyches, representing the estate of Mary J. Griner, requesting a Variance to reduce the side setback requirement from 50 feet to 8.9 feet for an existing accessory building. Property is located at 1615 Olive Branch Road, in Unincorporated Bryan County. PIN# 0291044. This item was approved by unanimous vote.
 2. Variance (Project 20220606), Bradley Allison, requesting a Variance to reduce the side setback requirement from 15 feet to 10 feet for an accessory building. Property is located at 487 Davis Road, in Unincorporated Bryan County. PIN# 0632022. This item was approved by unanimous vote.
- IV. PLANNING AND ZONING COMMISSION – PUBLIC HEARING ITEMS
 1. Sketch Plat/Preliminary Plat (Project 20220732), Hussey Gay Bell, representing Savannah Land Holdings, LLC, requesting sketch plat approval for Phase 2 of Waterways Marina Village. Property is located in Waterways Township, in Unincorporated Bryan County. PIN# 075001. This item was recommended for approval to the Board of Commissioners.
 2. Re-Zoning (Project 20220734), Mary Ann Chance, requesting the re-zoning of 2.5 acres of a 10.04 acre tract of land from the “A-5” Agricultural zoning district to the “RR-2.5” Rural Residential zoning district. Property is located at 1913 Wildwood Church Road, in Unincorporated Bryan County. PIN# 01402302. This item was recommended for approval to the Board of Commissioners.

3. Conditional Use Permit (Project 20220744), Coleman Company, representing Raydient LLC, requesting a conditional use permit to allow for a log yard to support timber operations in the "A-5" Agricultural zoning district. Property is located on Belfast Keller Road, in Unincorporated Bryan County. PIN# 055060. This item was recommended for approval to the Board of Commissioners.
4. Re-Zoning (Project 20220499), Thomas & Hutton, representing Haiseal Timber, Inc., requesting a re-zoning from "A-5" Agricultural zoning district to "I-2" General Industrial. Property is located on Old Cuyler Road, in Unincorporated Bryan County. PIN# 035001. This item was recommended for approval to the Board of Commissioners.
5. Comprehensive Plan Amendment (Project 20220499), Thomas & Hutton, representing Haiseal Timber, Inc., requesting an amendment to the Comprehensive Plan's Character Area and Future Land Use Map by changing the classification of property from "Low Density and Agricultural" to "Industrial". Property is located on Old Cuyler Road, in Unincorporated Bryan County. PIN# 035001. This item was recommended for approval to the Board of Commissioners.
6. Text Amendments, to amend the Bryan County Unified Development Ordinance. Proposed amendments include changes to: Article IV, Division 1 – "Minor Plats", Article VI, Division 5 – "Landscaping, Tree Preservation, Buffering and Screening" and Article IV, Division 3 – "Other Community Development Director Actions". These items were recommended for approval to the Board of Commissioners.

V. ADJOURNMENT – Meeting was adjourned at 7:27 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: November 16, 2022