



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

Meeting Date: December 20, 2022
Meeting Time: 6:30 p.m.
Board of Commissioner's Meeting Room
Richmond Hill, Georgia

Attendees: Chairman Stephanie Falls, Vice Chairman Alex Floyd, Commissioner Boyce Young, Commissioner Ronald Carswell, Commissioner Stacey Watson, Commissioner Joseph Pecenka 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 November 15 minutes were signed
- III. BOARD OF ADJUSTMENT – PUBLIC HEARING ITEMS
 1. Variance (Project 20220854), Matthew and Emily Baum, requesting a Variance to reduce the rear setback requirements from 35 ft to 26 ft. Property is located at 83 Wysteria Dr., in Unincorporated Bryan County. PIN# 0625061. This item was approved by unanimous vote.
 2. Variance (Project 20220868), Yash Desai with Stature Investments LLC, requesting a Variance to reduce the buffer from 50 ft. to 25 ft. along the I-16 off ramp. Property is located at Hwy 280 and Interstate Exchange, in Unincorporated Bryan County. PIN# 029005 and 030001. This item was approved by majority vote.
- IV. PLANNING AND ZONING COMMISSION – PUBLIC HEARING ITEMS
 1. Re-Zoning (Project 20220849), Jacob Richardson, representing Robert and Gwendolyn Conley, requesting to rezone a 1.58 acre portion of a 20.25 acre tract from “A-5” to “RR-1.5 “. Property is located 745 Shumantown Rd., in Unincorporated Bryan County. PIN# 03002101. This item was recommended for approval to the Board of Commissioners by unanimous vote.
 2. Re-Zoning (Project 20220859), Scott Allison with Coleman Company, representing Kevin Smith, requesting to rezone 3.5 acres from “RR-1” to “RR-2.5 “. Property is located at 251 Lincoln Trail, in Unincorporated Bryan County. PIN# 0700501. This item was recommended for approval to the Board of Commissioners by unanimous vote.

3. Re-Zoning (Project 20220736), Marc Liverman with Atlantic Coast Consulting, representing First City Associates, LLLP, requesting to rezone 4.02 acres from the "PD" Planned Development Zoning District to the "C-1" Interchange Commercial Zoning District. Property is located 4480 Hwy 80, in Unincorporated Bryan County. PIN# 03401402 and 03401403. This item was recommended for approval to the Board of Commissioners by unanimous vote.
4. Comprehensive Plan Amendment, (Project 20220736), Marc Liverman with Atlantic Coast Consulting, representing Blitchton Bryan Oaks, LLC, requesting to amend the Comprehensive Plan's Character Area and Future Land Use Map by changing the classification of property from "Low Density and Agriculture"/"Commercial Corridor" to "Industrial". Property is located on Highway 280, in Unincorporated Bryan County. PIN# 034014. This item was recommended for denial to the Board of Commissioners by majority vote.
5. Re-Zoning (Project 20220365), March Liverman with Atlantic Coast Consulting, representing Blitchton Bryan Oaks, LLC, requesting to rezone 104.59 acres from the "PD" Planned Development Zoning District to the "I-2" General Industrial Zoning District. Property is located on Highway 280, in Unincorporated Bryan County. PIN# 034014. This item was recommended for denial to the Board of Commissioners by unanimous vote.

V. OTHER BUSINESS

1. The 2023 Planning and Zoning Commission / Board of Adjustment Meeting Schedule was approved.
2. Annual Review of the Planning and Zoning Commissioner By-Laws.
3. Chair and Vice-Chair appointments for 2023 to remain the same.

VI. ADJOURNMENT – Meeting was adjourned at 7:36 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: December 22, 2022