



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

**Meeting Date: April 18, 2023**  
**Meeting Time: 6:30 p.m.**  
**Board of Commissioner's Meeting Room**  
**Richmond Hill, GA**

Attendees: Chairman Stephanie Falls, Vice Chairman Alex Floyd, Commissioner Ronald Carswell, Commissioner Joseph Pecenka, Commissioner Stacy Watson, Commissioner Kevin Bowes

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

- I. CALL TO ORDER – Meeting was called to order at 6:31 p.m.
- II. APPROVAL OF MINUTES – The March 21, 2023 minutes were signed
- III. PLANNING AND ZONING COMMISSION – PUBLIC HEARING ITEMS
  1. Conditional Use Permit (Project 20220424), Chad Zittrouer with Kern & Co., LLC, requesting a Conditional Use for a surface mine in the "A-5" zoning district. Property is located at 106 Croft Road and 281 Bell Road in the northern end of Unincorporated Bryan County. PIN# 033-001 and 033-003. This item was recommended for approval to the Board of Commissioners by unanimous vote.
  2. PD Amendment (Project 20230002), James Stuckey with T.R. Long Engineering, representing Watergrass, LLC, requesting a PD Amendment to remove Phase 3 from the Watergrass Subdivision "PD" Master Plan. Property is located in the Watergrass Subdivision on Belfast River Road in the southern end of Unincorporated Bryan County. Parent Parcel PIN# 057-107. This item was recommended for approval to the Board of Commissioners by unanimous vote.
  3. Rezoning (Project 20230002), James Stuckey with T.R. Long Engineering, representing Watergrass, LLC, requesting to rezone 32.60 acres from "PD" to "A-5". Property is located in the Watergrass Subdivision on Belfast River Road in the southern end of Unincorporated Bryan County. Parent Parcel PIN# 057-107. This item was recommended for approval to the Board of Commissioners by unanimous vote.
  4. Subdivision (Project 20230165), Wilton Thompson, representing Sarah Zipperer, requesting to subdivide one acre from a 3.65-acre parcel. Property is located at 216 Emiline Lane, in the northern end Unincorporated Bryan County. PIN# 0271-032. This item was recommended for approval to the Board of Commissioners by unanimous vote.
  5. Rezoning (Project 20230143), Kathleen Myers, requesting to rezone 3.93 acres from "RR-2.5" to "RR-1". Property is located at 250 Roberts Rd., in the northern end Unincorporated Bryan County. PIN# 028-020. This item was recommended for approval to the Board of Commissioners by unanimous vote.

IV. BOARD OF ADJUSTMENT – PUBLIC HEARING ITEMS

1. Variance (Project 20230143), Kathleen Myers, requesting a variance to reduce the side setback requirement for an existing shed. Property is located at 250 Roberts Rd., in the northern end Unincorporated Bryan County. PIN# 028-020. This item was approved by unanimous vote.

V. OTHER BUSINESS

1. Workshop with the county attorney, Aaron Kappler will be at the May 16 Planning and Zoning Commission meeting.

VI. ADJOURNMENT – Meeting was adjourned at 7:25 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: April 19, 2023**