



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

**Meeting Date: March 21, 2023**  
**Meeting Time: 6:30 p.m.**  
**Board of Commissioner's Meeting Room**  
**Pembroke, GA**

Attendees: Vice Chairman Alex Floyd, Commissioner Ronald Carswell, Commissioner Joseph Pecenka, Commissioner Michelle Guran, 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 6:30 p.m.
- II. APPROVAL OF MINUTES – The February 21, 2023 minutes were signed
- III. BOARD OF ADJUSTMENT – PUBLIC HEARING ITEMS
  1. Variance (Project 20230084, Joshua Burke, requesting a variance to reduce the side setback requirement from 15ft. to 5ft. and the rear setback requirement from 35ft. to 5ft. Property is located at 174 Belle Island Ct., in the southern end of Unincorporated Bryan County. PIN# 0714018. This item was denied by unanimous vote.
- IV. PLANNING AND ZONING COMMISSION – PUBLIC HEARING ITEMS
  1. Re-zoning (Project 20230025), Virginia Spell, requesting to re-zone 4.04 acres from the "A-5" zoning district to the "RR-2.5" zoning district. Property is located at 2381 Bill Futch Rd., in the northern end of Unincorporated Bryan County. PIN#024013. This item was recommended for approval to the Board of Commissioners by unanimous vote.
  2. Re-zoning (Project 20230080), Scott Allison with Coleman Co., representing Jonny Young, requesting to re-zone 6.12 from the "RR-1" zoning district to the "A-5" zoning district. Property is located at 215 Fox Rd., in the southern end of Unincorporated Bryan County. PIN# 0601123. This item was recommended for approval to the Board of Commissioners by unanimous vote.
  3. Conditional Use (Project 20230080) Scott Allison with Coleman Co., representing Jonny Young, requesting a Conditional Use Permit to allow animal boarding for dogs in "A-5" zoning district. Property is located at 215 Fox Rd., in the southern end of Unincorporated Bryan County. PIN#0601123. This item was recommended for approval to the Board of Commissioners by unanimous vote.

4. Conditional Use with Variance (Project 20230088), Byron Lewis with Rooster's Bar-N, requesting a Conditional Use permit to establish an accessory structure for an existing tavern. Applicant is also requesting a variance to reduce the structures from setback. Property is located at 6930 Hwy 280 in the northern end of Unincorporated Bryan County. PIN# 0261008. This item was recommended for denial to the Board of Commissioners by majority vote.
- V. OTHER BUSINESS
1. Introduction of new Planning and Zoning Commissioner, Kevin Bowes.
  2. The meeting with the new county attorney, Aaron Kappler, was rescheduled to the May Planning and Zoning meeting.
- VI. ADJOURNMENT – Meeting was adjourned at 7:37 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: March 22, 2023**