



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

**Meeting Date: June 20, 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 Joseph Pecenka, Commissioner Ronald Carswell, Commissioner Stacey Watson, Commissioner Michelle Guran, Commissioner Kevin Bowes

Staff Present: 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 6:31 p.m.
- II. APPROVAL OF MINUTES – The May 16, 2023 minutes were signed
- III. BOARD OF ADJUSTMENT – PUBLIC HEARING ITEMS
  1. Variance (Project 20230355), Deborah Brant, representing David Mitchell, requesting a variance to reduce all setback requirements in the “RR-1” zoning district to replace manufactured home. Property is located at 465 Holly Hill Rd., in the southern end of Unincorporated Bryan County. PIN# 0542031. This item was approved by unanimous vote.
- IV. PLANNING AND ZONING COMMISSION – PUBLIC HEARING ITEMS
  1. Comprehensive Plan Amendment (Project 20220747), Scott Allison with Coleman Company, representing Silverman Land Holdings 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 Agricultural” to “Industrial”. The Property is located 1606 Warnell Farm Rd., in the northern end of Unincorporated Bryan County. PIN# 028-026 (Stubbs Tract 1). This item was recommended for approval to the Board of Commissioners by majority vote.
  2. Rezoning (Project 20220747), Scott Allison with Coleman Company, representing Silverman Land Holdings LLC, requesting to rezone 298.37 acres from “A-5” to “I-2”. Property is located 1606 Warnell Farm Rd., in the northern end of Unincorporated Bryan County. PIN# 028-026 (Stubbs Tract 1). This item was recommended for approval to the Board of Commissioners by majority vote.
  3. Comprehensive Plan Amendment (Project 20220748), Scott Allison with Coleman Company, representing Silverman Land Holdings 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 Agricultural” to “Industrial”. The

property is located on Highway 80, in the northern end of Unincorporated Bryan County. PIN# 023-001 (Stubbs Tract 2). This item was recommended for approval to the Board of Commissioners by unanimous vote.

4. Rezoning (Project 20220748), Scott Allison with Coleman Company, representing Silverman Land Holdings LLC, requesting to rezone 125.54 acres from "A-5" to "I-2". Property is located on Highway 80, in the northern end of Unincorporated Bryan County. PIN# 023-001 (Stubbs Tract 2). This item was recommended for approval to the Board of Commissioners by unanimous vote.
5. Rezoning (Project 20230249), John Walters, requesting to rezone 10 acres from "A-5" to "RR-2.5". Property is located 840 Dunham Marsh Trail, in the southern end of Unincorporated Bryan County. PIN# 057-004-01. This item was recommended for approval to the Board of Commissioners by unanimous vote.
6. Rezoning (Project 20230343), Holly Young, representing Dozier Enterprises, requesting to rezone 7.72 total acres from "R-15" to "RR-2.5". Property is located at Hwy 144 and Jeans Way, in the southern end of Unincorporated Bryan County. PIN# 0601-102, 0601-103 and 0601-105. This item was recommended for approval to the Board of Commissioners by unanimous vote.

V. OTHER BUSINESS

1. Cemetery Relocation (Project 20220365), Mike Reynolds of Brockington and Associates, Inc., representing Blitchton Bryan Oaks, LLC, requesting to relocate an abandoned cemetery. Property is located on the southwest side of US 80 northwest of its intersection with US 280 E, in the northern end of Unincorporated Bryan County. PIN# 034-014. This item was recommended for approval to the Board of Commissioners by unanimous vote.

VI. 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: June 23, 2023**