



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

Meeting Date: August 15, 2023
Meeting Time: 6:30 p.m.
Board of Commissioner's Meeting Room
Richmond Hill, GA

Attendees: Vice Chairman Alex Floyd, Commissioner Joseph Pecenka, Commissioner Ronald Carswell, Commissioner Stacey Watson, Commissioner Michelle Guran, Commissioner Kevin Bowes

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 July 18, 2023 minutes were approved.
- III. BOARD OF ADJUSTMENT – PUBLIC HEARING ITEMS
 1. Variance (Project 20230298), Margie Crowley, requesting a variance to reduce the required minimum lot width from 250' to 207' for property fronting on an arterial roadway. Property is located at 8840 US Hwy 17, in the southern end of Unincorporated Bryan County. PIN# 042-016. This request was approved by unanimous vote.
 2. Appeal (Project 20230530), Bettie and Jim Bransfield, appealing the issuance of a Temporary Fence Permit issued for property located at 13822 Hwy 144 in the southern end of Unincorporated Bryan County. PIN# 0601-107-01. This decision was modified by majority vote.
- IV. PLANNING AND ZONING COMMISSION – PUBLIC HEARING ITEMS
 1. Sketch Plat (Project 20230511), Patterson Farmer with Pulte, requesting sketch plat approval for 690 lots in the Waterways Township subdivision. Property is located on Oak Level Rd. in the southern end of Unincorporated Bryan County. PIN# 075-001. This item was deferred for one month.
 2. Rezoning (Project 20230500), William Marks, requesting to rezone 1.50 acres from "RR-1" to "RR-1.5". Property is located at 167 Carlos Cowart Rd., in the northern end of Unincorporated Bryan County. PIN# 026050. This item was recommended for approval to the Board of Commissioners by unanimous vote.
 3. Rezoning (Project 20230502), Jonathan Felix, representing John Mowry, requested to rezone 182.94 acres from the "RR-1" to "A-5". Property is located at 2812 Hwy 67 S, in

the northern end of Unincorporated Bryan County. PIN# 017005. This item was recommended for approval to the Board of Commissioners by unanimous vote.

4. Zoning Conditions Amendment, Scott Allison with Coleman Company, representing Blitchton Investments 1 LLC, requesting an amendment to Bryan County Ordinance No. 2021-5, adopted under Rezoning Case Z#237-20 for the "Conley Tract". Specifically, the amendment seeks to remove the condition which prohibits the issuance of building permits for vertical construction until all required water and sewer infrastructure is installed and accepted by the County. Property is located on Eldora Road in the northern end of Unincorporated Bryan County. PIN# 028-031. This item was recommended for approval to the Board of Commissioners by unanimous vote.
5. Zoning Conditions Amendment, Scott Allison with Coleman Company, representing Blitchton Investments 1 LLC, requesting an amendment to Bryan County Ordinance No. 2021-5, adopted under Rezoning Case Z#237-20 for the "Davis Tract". Specifically, the amendment seeks to remove the condition which prohibits the issuance of building permits for vertical construction until all required water and sewer infrastructure is installed and accepted by the County. Property is located on Eldora Road in the northern end of Unincorporated Bryan County. PIN# 028-031. This item was recommended for approval to the Board of Commissioners by unanimous vote.

V. OTHER BUSINESS

VI. ADJOURNMENT – Meeting was adjourned at 7:51 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: August 17, 2023