



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

**Meeting Date: September 19, 2023**

**Meeting Time: 6:30 p.m.**

**J. Dixie Harn Community Center**

**Pembroke, GA**

Attendees: Chairman Stephanie Falls, Commissioner Ronald Carswell, Commissioner Stacey Watson, Commissioner Michelle Guran, Commissioner Kevin Bowes

Staff Present: Community Development Director Audra Miller, Planner Sara Farr-Newman, Planner Brett Kohler and Planning Technician Dawn Monaco

- I. CALL TO ORDER – Meeting was called to order at 6:32 p.m.
- II. APPROVAL OF MINUTES – The August 15, 2023, minutes were approved.
- III. BOARD OF ADJUSTMENT – PUBLIC HEARING ITEMS
  1. Variance (Project 20230594, Gary and Jackie Rice, requesting to reduce the side setback from 35 feet to 3 feet. The property is located at 108 Pine Ridge Ct., in the northern end of Unincorporated Bryan County. PIN#0262-044. This request was approved by unanimous vote.
- IV. PLANNING AND ZONING COMMISSION – PUBLIC HEARING ITEMS
  1. Rezoning (Project 20230221), Rich Wilson, requesting to rezone 4.65 acres from “A-5” to “C-1”. The property is located at 445 Deer Run Rd., in the northern end of Unincorporated Bryan County. PIN# 075-001. The request was deferred to the November 21 Planning and Zoning Meeting.
  2. Sketch Plat (Project 20230511), Patterson Farmer with Pulte, requesting sketch plat approval for 690 lots in the Waterways Township subdivision. The property is located on Oak Level Rd. in the southern end of Unincorporated Bryan County. PIN# 075-001. This item was deferred to the October 17 Planning and Zoning Commission Meeting.
  3. Rezoning (Project 20230523), Alivia Duffus, requesting to rezone 21.49 total acres from “RR-1 to “A-5”. The property is located at 1314 Toni Branch Rd., in the northern end of Unincorporated Bryan County. PIN# 026-032, 026-32-001-008, and 026-32-001-007. This item was approved by unanimous vote.
  4. Rezoning (Project 20230547), Richard Goodman, requesting to rezone 6.41 acres from “A-5” to “RR-1”. The property is located at 1737 Sims Rd., in the northern end of

Unincorporated Bryan County. PIN# 011-052. This item was approved by unanimous vote.

V. OTHER BUSINESS

VI. ADJOURNMENT – Meeting was adjourned at 7:13 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: September 20, 2023**