



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

Meeting Date: October 17, 2023
Meeting Time: 6:30 p.m.
Board of Commissioners Meeting Room
66 Captain Matthew Freeman Dr.
Richmond Hill, GA

Attendees: Chairman Stephanie Falls, Commissioner 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 6:39 p.m.
- II. APPROVAL OF MINUTES – The September 19, 2023, minutes were approved.
- III. BOARD OF ADJUSTMENT – PUBLIC HEARING ITEMS
 1. Variance (Project 20220239), Evan Hall with Marchese Construction LLC, representing Mt. Sinai Missionary Baptist Church, requesting a variance to reduce the front setback from 60 feet to 35 feet. The property is located at the corner of Port Royal Rd. and Harris Trail Rd., in the southern end of Unincorporated Bryan County. PIN# 055-041. This item was deferred to the November 21 Planning and Zoning Commission meeting.
 2. Variance (Project 20230690), Bill Huttinga, representing Corinth Baptist Church, requesting a variance to increase lot coverage and decrease the number of parking spaces required. The property is located at 19536 HWY 144, in the southern end of Unincorporated Bryan County. PIN# 063-012. This item was approved by unanimous vote.

IV. PLANNING AND ZONING COMMISSION – PUBLIC HEARING ITEMS

1. Conditional Use (Project 20230707), Linda Allen, requesting a conditional use permit to allow for a home bakery in the “PD” zoning district. The property is located at 15 Long Creek Lane, in the southern end of Unincorporated Bryan County. PIN# 068-142. This item was recommended for approval to the Board of Commissioners by unanimous vote.
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 Road in the southern end of Unincorporated Bryan County. PIN # 075-001. This item was recommended for approval to the Board of Commissioners by majority vote.
3. Sketch Plat (Project 20230688), Neil McKenzie with Coleman Company Inc., representing Buckhead Lakes Developers, LLC, requesting sketch plat approval for 73 new lots in the Wexford Subdivision. The property is in the Wexford Subdivision, in the southern end of Unincorporated Bryan County. PIN# 062-060. This item was recommended for approval to the Board of Commissioners by majority vote.
4. Zoning Conditions Amendment (Project 20200615), Michael Roach with Thomas and Hutton, representing GICC-CH/SJP Development, LLC, requesting an amendment to zoning conditions to allow access to their development from Eldora Road. The property is located on US HWY 80, in the northern end of Unincorporated Bryan County. PIN# 029-023; 033-028-01; 029-023-01. This item was recommended for approval to the Board of Commissioners by unanimous vote.

V. OTHER BUSINESS

1. Amanda Clement confirmed the November 21 meeting date with the Planning and Zoning Commissioners.

VI. ADJOURNMENT – Meeting was adjourned at 8:34 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: October 18, 2023