



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

Meeting Date: November 21, 2023

Meeting Time: 6:30 p.m.

J. Dixie Harn Community Center

91 Lanier Street, Pembroke, GA

Attendees: 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 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 October 17, 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 approved by unanimous vote.
 2. Variance (Project 20230815), Scott Allison with Coleman Company on behalf of Robert Ward, JR, requesting to reduce the side setback requirement of 35 feet in the “RR-1” zoning district to 15 feet. The property is located at 125 Fancy Hall Dr. (Lot 10), in the southern end of Unincorporated Bryan County. PIN# 065-055. This item was approved by majority vote with one abstention.
- IV. PLANNING AND ZONING COMMISSION – PUBLIC HEARING ITEMS
 1. Rezoning (Project 20230221), Rick Wilson, requesting to rezone 4.65 acres from “A-5” to “C-1”. The property is located at 445 Deer Rin Rd., in the northern end of Unincorporated Bryan County. PIN# 029-015-09. This item was recommended for denial to the Board of Commissioners by unanimous vote.

V. OTHER BUSINESS

- a. 2024 Planning and Zoning Commission / Board of Adjustment Meeting Schedule.
- b. Review of the Planning and Zoning Commissioner By-Laws
- c. 224 Nomination for Chair / Vice Chair

VI. ADJOURNMENT – Meeting was adjourned at 7:10 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: November 22, 2023