



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

Meeting Date: December 19, 2023
Meeting Time: 6:30 p.m.
Commissioners Meeting Room
66 Captain Matthew Freeman Dr., Richmond Hill, GA

Attendees: Chairman Stephanie Falls, Commissioner Alex Floyd, Commissioner Joseph Pecenka, Commissioner Ronald Carswell via Zoom, Commissioner Stacey Watson, Commissioner Michelle Guran, Commissioner Kevin Bowes

Staff Present: 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 November 21, 2023, minutes were approved.
- III. BOARD OF ADJUSTMENT – PUBLIC HEARING ITEMS

None
- IV. PLANNING AND ZONING COMMISSION – PUBLIC HEARING ITEMS
 1. Rezoning (Project 20220237), Holly Young, representing Shivam Patel, requesting to rezone approximately 9.37 acres from “RR-1” Rural Residential District to “I-1” Light Industrial District. The property is located at 12550 Highway 280 East and 12488 Highway 280 East, in the northern end of Unincorporated Bryan County. PIN# 0341-089 and 0341-090. This item was recommended for approval to the Board of Commissioners by majority vote.
 2. Rezoning (Project 20230947), Jared Mock of Maxwell Reddick and Associates, representing Matt Hollingsworth, requesting to rezone approximately 11.05 acres from “A-5” Agricultural to “B-2” General Commercial District. The property is located on Wilma Edwards Road on the north side of Wilma Edwards Road east of its intersection with GA SR 119, in the northern end of Unincorporated Bryan County. PIN# 019-032-03. This item was recommended for approval to the Board of Commissioners by majority vote with one abstention.
 3. Conditional use (Project 20230947), Jared Mock of Maxwell Reddick and Associates, representing Matt Hollingsworth, requesting a Conditional Use Permit for a “Self-

Storage facility” (Mini Warehouses) to be located on the North side of Wilma Edwards Road east of its intersection with GA SR 119, in the northern end of Unincorporated Bryan County. PIN# 019-032-03. This item was recommended for approval to the Board of Commissioners by majority vote with one abstention.

V. OTHER BUSINESS

1. The 2024 Planning and Zoning Commission / Board of Adjustment Meeting Schedule was approved.
2. Annual Review of the Planning and Zoning Commissioner By-Laws.
3. Chair and Vice Chair appointments for 2024 remain the same.

VI. ADJOURNMENT – Meeting was adjourned at 7:02 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: December 21, 2023