



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

Meeting Date: February 20, 2024
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, Commissioner Stacey Watson, Commissioner Michelle Guran, Commissioner Kevin Bowes

Staff Present: Assistant Community Development Director Amanda Clement, Planner Sara Farr- Newman, Planner Brett Kohler

- I. CALL TO ORDER – Meeting was called to order at 6:30 p.m.
- II. APPROVAL OF MINUTES – The December 19, 2023, minutes were approved.
- III. BOARD OF ADJUSTMENT – PUBLIC HEARING ITEMS

None
- IV. PLANNING AND ZONING COMMISSION – PUBLIC HEARING ITEMS
 1. Rezoning (Project 20220708), Drayton-Parker Companies (Daniel Ben-Yisrael) represented by EMC Engineering Services (Cody Rogers), requesting to rezone 4.91 acres from “A-5” Agricultural to “B-2” General Commercial zoning district. The property is located at 4307 Belfast River Rd. in the southern end of Unincorporated Bryan County. PIN# 057092. This item was recommended for approval to the Board of Commissioners by unanimous vote.
 2. Rezoning (Project 20240029), RaceTrac Inc. represented by Johua Yellin, requesting to rezone 10 acres from “A-5” Agricultural to “C-1” Interchange Commercial zoning district. The property is located at 60 Interchange Centre Blvd. and 11451 E Hwy 280 in the northern end of Unincorporated Bryan County. PIN# 029061 and 029016. This item was recommended for approval to the Board of Commissioners by unanimous vote.

3. Conditional Use (Project 20240027), Judy Price represented by Coleman and Company Inc (Scott Allison), requesting a Conditional Use Permit to operate a mobile concrete batch plant in the "B-2" General Commercial zoning district. The property is located on Highway 204 near Pine Barren Loop Rd. in the northern end of Unincorporated Bryan County. PIN# 03703501. This item was recommended for approval to the Board of Commissioners by unanimous vote.

V. OTHER BUSINESS

None

VI. ADJOURNMENT – Meeting was adjourned at 6:58 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: February 21, 2024