

Commissioners Meeting Room, Richmond Hill, GA



BRYAN COUNTY
PLANNING & ZONING COMMISSION AND BOARD OF ADJUSTMENT
MINUTES

Meeting Date: February 20, 2024

Meeting Time: 6:30 p.m.

Attendees: Stephanie Falls, Chairman
Alex Floyd, Co-Chairman
Joseph Pecenka
Stacy Watson
Ronald Carswell
Michelle Guran
Kevin Bowes

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

I. CALL TO ORDER

Chairman Falls called the meeting to order at 6:30 p.m.

II. APPROVAL OF MINUTES

Commissioner Guran made a motion to approve the December 19, 2023, minutes. A second was made by Commissioner Carswell. Vote 6:0, motion carried.

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” Agriculture 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.
 - a) Commissioner Floyd made a motion to open the public hearing. A second was made by Commissioner Bowes. Vote 6:0, motion carried.
 - b) Sara Farr-Newman presented the rezoning request. She stated that staff recommended approval with conditions.
 - c) Daniel Ben-Yisrael, applicant, spoke in favor of the request.
 - d) Sue Eubanks, 4511 Belfast River Rd., spoke against the request.
 - e) Commissioner Guran made a motion to close the public hearing. A second was made by Commissioner Bowes. Vote 6:0, motion carried.
 - f) Commissioner Floyd made a motion to approve the rezoning request with conditions as outlined on pages 12 and 13 of the February 20 agenda and packet. A second was made by Commissioner Guran. Vote 6:0, motion carried.
2. Rezoning (Project 20240029), RaceTrac Inc. represented by Joshua Yellin, requested 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.
 - a) Commissioner Guran made a motion to open the public hearing. A second was made by Commissioner Watson. Vote 6:0, motion carried.
 - b) Brett Kohler presented the rezoning request. He stated that staff recommended approval with conditions.
 - c) Joshua Yellin, representative, spoke in favor of the request.
 - d) Commissioner Bowes made a motion to close the public hearing. A second was made by Commissioner Guran. Vote 6:0, motion carried.
 - e) Commissioner Bowes made a motion to approve the rezoning request with conditions as outlined on page 37 of the February 20 agenda and packet. A second was made by Commissioner Guran. Vote 6:0, motion carried.
3. Conditional Use (Project 20240027), Judy Price represented by Coleman and Company Inc. (Scott Allison), requested a conditional use permit to operate a mobile concrete batch plants 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.
 - a) Commissioner Guran made a motion to open the public hearing. A second was made by Commissioner Carswell. Vote 6:0, motion carried.
 - b) Amanda Clement presented the conditional use permit request. She stated that staff recommended approval with conditions.
 - c) Scott Allison, representative, spoke in favor of the request.
 - d) Commissioner Guran made a motion to close the public hearing. A second was made by Commissioner Carswell. Vote 6:0, motion carried.

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- e) Commissioner Bowes made a motion to approve the conditional use permit request with conditions as outlined on page 61 of the February 20 agenda and packet. A second was made by Commissioner Carswell. Vote 6:0, motion carried.

V. OTHER BUSINESS

None


VI. ADJOURNMENT

The meeting was adjourned by Chairman Falls at 6:58 p.m.

Approved on this 19 day of March, 2024 by action of the Commission.


Stephanie Falls, Chairman *via Chair*

ATTEST:


Dawn Monaco, Secretary to the Commission