



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

Meeting Date: April 16, 2024
Meeting Time: 6:30 p.m.
Commissioners Meeting Room
66 Captain Matthew Freeman Dr., Richmond Hill, GA

Attendees: Chairman Stephanie Falls, Vice Chairman Alex Floyd, Commissioner Joseph Pecenka, Commissioner Ronald Carswell, Commissioner Kevin Bowes

Staff Present: Community Development Director Audra Miller, County Engineer Kirk Croasmun, Assistant Community Development Director Amanda Clement, County Attorney Aaron Kappler via Teams meeting, Planner Sara Farr- Newman, Planner Brett Kohler, Planning Technician Dawn Monaco

- I. CALL TO ORDER – Meeting was called to order at 6:30 p.m.
- II. APPROVAL OF MINUTES – The March 19, 2024, minutes were approved.
- III. BOARD OF ADJUSTMENT – PUBLIC HEARING ITEMS
 1. Variance (Project 20220868), Colin McCosh with Pilot Travel Centers, LLC, represented by EMC Engineering, requesting to increase the size of the electric message center, the canopy sign, directional signs, and the maximum total area of all signs. The property is located at 130 Interstate Exchange Way in the northern end of Unincorporated Bryan County. PIN#030-001-01. This item was deferred to the May 21, 2024, Planning and Zoning meeting in Pembroke.
 2. Variance (Project 20240183), Jeremy Clark, requesting to decrease the front and rear setbacks to 50 feet from 35 feet. The property is located on Deer Rd., Lot 25, in Bryan Acres Subdivision on the southern end of Unincorporated Bryan County. PIN# 0421-077. This item was approved by unanimous vote.
 3. Variance (Project 20240277), Turnstone Group, LLC, requesting to increase the building height restriction from 35 feet to 50 feet and reduce the required roof pitch. The property is located at 350 Interstate Exchange Way in the northern end of Unincorporated Bryan County. PIN# 030-001-02. This item was withdrawn.
- IV. PLANNING AND ZONING COMMISSION – PUBLIC HEARING ITEMS
 1. Conditional Use Permit (Project 20230512), Travis Burke with Coleman Company, requesting a conditional use permit to operate a borrow pit on a 49.62-acre portion of land in the “A-5” Agricultural zoning district. The property is located on Highway 144 in the southern end of Unincorporated Bryan County. PIN# 063-001. This item was recommended for approval to the Board of Commissioners by unanimous vote.

2. Sketch Plat (Project 20240163), Savannah Land Holding LLC, represented by Hussey Gay Bell, requesting sketch plat approval for 204 new lots in the Waterways Township subdivision. The property is in Waterways Township Subdivision, 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.

V. OTHER BUSINESS

None

VI. ADJOURNMENT – Meeting was adjourned at 7:26 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: April 18, 2024