



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

Meeting Date: May 21, 2024
Meeting Time: 6:30 p.m.
Commissioners Meeting Room
42 N. Courthouse St., Pembroke, GA

Attendees: Chairman Stephanie Falls, Vice Chairman Alex Floyd, Commissioner Joseph Pecenka, Commissioner Ronald Carswell, Commissioner Stacy Watson

Staff Present: Assistant Community Development Director Amanda Clement, 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 – April 16, 2024, minutes were approved.
- III. BOARD OF ADJUSTMENT – PUBLIC HEARING ITEMS
 1. Variance (Project 20200615), CH/SJP Development LLC (Chance Raehn) represented by Caitlin Teuton with Thomas & Hutton, requesting a sign variance to increase the size and maximum total area of all sign faces signs allowed under the UDO. The property is located at the Georgia International Commerce Center (GICC) on Hwy 80 in the northern end of Unincorporated Bryan County. Parent PIN# 029-023. **This application was withdrawn by the applicant.**
 2. 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 approved by unanimous vote.
- IV. PLANNING AND ZONING COMMISSION – PUBLIC HEARING ITEMS
 1. Rezoning (Project 20240324), Tyler Mikell, requesting to rezone 8.12 acres from “A-5” Agricultural to “RR-2.5” Rural Residential. The property is located at 1371 I G Lanier Rd. in the northern end of Unincorporated Bryan County. PIN# 014-019-04. This item was recommended for approval to the Board of Commissioners by unanimous vote.

2. Rezoning (Project 20240345), Jesse France, requesting to rezone 10 acres from "A-5" Agricultural to "RR-2.5" Rural Residential. The property is located at 514 I G Lanier Rd. in the northern end of Unincorporated Bryan County. PIN# 014-003. This item was recommended for approval to the Board of Commissioners by unanimous vote.
3. Rezoning (Project 20220841), Northpoint Development, Inc., represented by Thomas & Hutton Engineering, requesting to rezone a 259.10 acre-portion of a 455 acre-tract from "A-5" Agricultural to "I-2" General Industrial. The property is located on Eldora Road in the northern end of Unincorporated Bryan County. PIN # 033-028. This item was recommended for denial to the Board of Commissioners by majority vote.

V. OTHER BUSINESS

Mr. Jason Wilson, 419 Old Cuyler Rd., spoke regarding the zoning and condition of properties along Old Cuyler Rd. No action was taken.

VI. ADJOURNMENT – Meeting was adjourned at 7:40 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: May 22, 2024