

Commissioners Meeting Room, Richmond Hill, GA



BRYAN COUNTY  
PLANNING & ZONING COMMISSION AND BOARD OF ADJUSTMENT  
MINUTES

Meeting Date: June 18, 2024

Meeting Time: 6:30 p.m.

Attendees: Stephanie Falls, Chairman  
Alex Floyd, Vice-Chairman  
Stacy Watson  
Michelle Guran

Absent: Joseph Pecenka  
Ronald Carswell  
Kevin Bowes

Staff: Amanda Clement, Assistant Community Development Director  
Sara Farr-Newman, Planner II  
Dawn Monaco, Planning Technician

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 May 21, 2024, minutes. A second was made by Commissioner Watson. Vote 3:0, motion carried.

III. BOARD OF ADJUSTMENT – PUBLIC HEARING ITEMS

None.

IV. PLANNING AND ZONING COMMISSION – PUBLIC HEARING ITEMS

1. Rezoning (Project 20230334), Stravinski Capital Management, LLC represented by Jason Chambless with Thomas and Hutton Engineering, requesting to rezone 165.2 acres from the "A-5" agricultural zoning district to "I-2" industrial zoning district. The property is located on Hwy 80 in the northern end of Unincorporated Bryan County. PIN# 028-028.

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- a) Commissioner Watson made a motion to open the public hearing. A second was made by Commissioner Guran. Vote 3:0, motion carried.
  - b) Sara Farr-Newman presented the rezoning request. She stated that staff recommended approval of the rezoning request with conditions.
  - c) Jason Chambless, representing the applicant, answered questions regarding the rezoning request.
  - d) Vice-Chairman Floyd made a motion to close the public hearing. A second was made by Commissioner Michelle. Vote 3:0, motion carried.
  - e) Commissioner Watson made a motion to approve the rezoning request with staff conditions as outlined on pages 15 and 16 of the June 18 agenda packet. A second was made by Commissioner Guran. Vote 2:1, motion carried. Vice-Chairman Floyd opposed the motion.
2. Rezoning (Project 20240447), Joan Bacot represented by Robby Bacot, requesting to rezone .68 acres from the "B-2" general commercial zoning district to "R-15" residential zoning district. The property is located at 8430 Highway 17 on the southern end of Unincorporated Bryan County. PIN# 014-003.
- a) Commissioner Watson made a motion to open the public hearing. A second was made by Commissioner Guran. Vote 3:0, motion carried.
  - b) Sara Farr-Newman presented the rezoning request. She stated that staff recommended approval of the rezoning request.
  - c) Robby Bacot, applicant, spoke for the rezoning request.
  - d) Vice-Chairman Floyd made a motion to close the public hearing. A second was made by Commissioner Watson. Vote 3:0, motion carried.
  - e) Commissioner Watson made a motion to approve the rezoning request. A second was made by Commissioner Guran. Vote 3:0, motion carried.

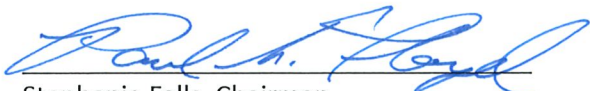
V. OTHER BUSINESS

None.

VI. ADJOURNMENT

The meeting was adjourned by Chairman Falls at 6:40 p.m.

Approved on this 16 day of July, 2024 by action of the Commission.

  
 Stephanie Falls, Chairman *acting chairman*

ATTEST:

  
 Dawn Monaco, Secretary to the Commission