



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

Meeting Date: August 20, 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 Stacy Watson, Commissioner Michelle Guran

Staff Present: Assistant Community Development Director Amanda Clement, County Attorney Aaron Kappler, 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 – July 16, 2024, minutes were approved.
- III. BOARD OF ADJUSTMENT – PUBLIC HEARING ITEMS
 1. Variance (Project 20231029), Cristina Lopez-Menijvar, requesting to reduce all setback requirements in the “RR-1” zoning district to allow for placement of a mobile home. The property is located at 496 Holly Hill Rd., in the southern end of Unincorporated Bryan County. PIN#0542027. This item was approved by unanimous vote.
 2. Variance (Project 20240652), Cody Shuman represented by Doris Miller, requesting to reduce the side setbacks in the RR-1 zoning district from 35 feet to 3 feet. The property is located at 233 Pine Ridge Dr. in the northern end of Unincorporated Bryan County. PIN# 0262-057. The item was denied by majority vote.
- IV. PLANNING AND ZONING COMMISSION – PUBLIC HEARING ITEMS
 1. Conditional Use Permit (Project 20240024), Chad Zittrouer with Kern & Co., representing Bandy Bluff LLLP, requesting a conditional use permit for an “Excavation and Mining” (borrow pit) operation in the “A-5” agricultural zoning district. The property is located on Hwy 204 in the northern end of Unincorporated Bryan County. PIN# 037-033. This item was recommended for approval to the Board of Commissioners by unanimous vote.
 2. Conditional Use Permit (Project 20240688), Chance Warren with Arabella Capital, requesting a conditional use permit to develop a self-storage unit in the “B-2” zoning district. The property is located on Hwy 17 in the southern end of Unincorporated Bryan County. PIN# 0471-001-03. This item was recommended for approval to the Board of Commissioners by unanimous vote.
- V. OTHER BUSINESS

Chairman Falls notified the community that the Community Development Department is accepting applications for two Planning and Zoning Commission vacancies that will occur in early 2025.

VI. ADJOURNMENT – Meeting was adjourned at 8:02 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: August 21, 2024