



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

**Meeting Date: October 15, 2024**  
**Meeting Time: 6:30 p.m.**  
**Commissioner's 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 Michelle Guran, Commissioner Stacy Watson

Staff Present: Assistant Community Development Director Amanda Clement, 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 – September 17, 2024, minutes were approved.
- III. BOARD OF ADJUSTMENT – PUBLIC HEARING ITEMS  

None
- IV. PLANNING AND ZONING COMMISSION – PUBLIC HEARING ITEMS
  1. Rezoning (Project 20220507), Awning Partners LLC, represented by Robert McCorkle, requesting to rezone 10.66 acres from “RR-1” residential to “I-1” light industrial. The property is located at 12010 US Hwy 280, in the northern end of Unincorporated Bryan County. PIN# 034-018 and 034-019. This item was recommended for approval to the Board of Commissioners.
  2. Amendment to Zoning Conditions (Project 20240027), Clay Moore with Phillips Paving is requesting to amend Condition #1 of the Board’s March 12<sup>th</sup>, 2024, Conditional Use Permit approval, in order to allow the storage of aggregate materials to encroach within the front setback. Property is located on Hwy 204 at Pine Barren Loop Road in the north end of Unincorporated Bryan County. PIN# 037-035-01. This item was recommended for approval to the Board of Commissioners.
  3. Amendment to Zoning Conditions (Project 20240885), Black Creek Development Co. LLC, is requesting to amend the buffer standards for the 50’ buffer parcel to the rear of Lots 157-166 in the Lakes at Black Creek subdivision. The lots and buffer parcel are generally located along a portion of Abigail Circle and Peyton Court. PIN# 019E CA1 and 019E-157 through 019E-166. This item was deferred to the November 19, 2024, Planning and Zoning Meeting.

V. OTHER BUSINESS

None.

VI. ADJOURNMENT – Meeting was adjourned at 6:48 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: October 22, 2024**