



BRYAN COUNTY  
PLANNING & ZONING COMMISSION  
SPECIAL CALLED MEETING

**Meeting Date: August 8, 2019**  
**Meeting Time: 7:00 p.m.**  
**66 Captain Matthew Freeman Dr., Richmond Hill, GA 31324**  
**Commissioner's Meeting Room**

- I. CALL TO ORDER
- II. RECOGNITION OF GUESTS
- III. APPROVAL OF MINUTES
- IV. OLD BUSINESS

CUP#159-19, Greg Stephens, requesting a conditional use for a home occupational license located at 727 Channing Dr., Richmond Hill, PIN# 0622-163. **This item was withdrawn by the applicant.**

V#318-19, Angela Watson, requesting a variance to decrease the required minimum lot size for property located at 2086 Homestead Dr., Ellabell, PIN# 0301-027. **This item was withdrawn by the applicant.**

- V. PUBLIC HEARINGS

BOARD OF ADJUSTMENT

V#324-19, John Hopkins, requesting a variance to reduce the recreation area of Belfast River Landing located on Belfast River Rd. Richmond Hill, PIN# 0573-001.

V#325-19, Denise Buckner, requesting a variance to increase length of private road located on Olive Branch Rd. Ellabell, PIN#029-046.

V#323-19, Chris Fettes, requesting a variance to build an accessory structure of 450 square feet located on 19 McDuffie Dr., Richmond Hill, PIN#0673-018.

PLANNING COMMISSION

SD# 3122-19, John Hopkins, applying for a preliminary plat for property located on Belfast River Rd., Richmond Hill, PIN# 0573-001.

SD#3123-19, Denise Buckner, requesting a private road lot split located on Olive Branch Rd., Ellabell, PIN# 029-046.

Z#210-19, Verdell Jones, requesting to rezone property located on Hwy 17 from AR-1 to R-2, PIN# 042-031.

Z#211-19, Bryan County Board of Commissioners, initiating a rezoning of property located on Hwy 144 from AR 1.5 to A-5, PIN# 065-021.

Z#212-19, Bryan County Board of Commissioners, initiating a rezoning of property located at 23287 Hwy 144 from AR 1.5 to A-5, PIN# 065-021-01.

Z#213-19, Bryan County Board of Commissioners, initiating a rezoning of property located on Hwy 144 from AR 1.5 to A-5, PIN# 065-021-02.

Z#214-19, Bryan County Board of Commissioners, initiating a rezoning of property located on Hwy 144 from AR 1.5 to A-5, PIN# 065-021-04.

Z#215-19, Bryan County Board of Commissioners, initiating a rezoning of property located at 23351 Hwy 144 from AR 1.5 to A-5, PIN# 065-021-05.

Z#216-19, Bryan County Board of Commissioners, initiating a rezoning of property located at 23615 Hwy 144 from AR 1.5 to AR 2.5, PIN#065-021-07.

Text amendment to amend Article XI – Uses Permitted in Districts, Section 1110 – “B-1” Neighborhood Commercial Districts and Article XV, Section 1501 – Definitions, of the Bryan County Zoning Ordinance.

VI. OTHER BUSINESS

VII. ADJOURNMENT

Please note that agenda items may not be considered in the exact order listed, and all times shown are tentative and approximate. Documents for the record may be submitted prior to the meeting by email, fax, mail, or in person. For questions about the agenda, contact Planning at [ayoung@bryan-county.org](mailto:ayoung@bryan-county.org) or (912) 653-5252. The meeting is accessible to the disabled. If you need special accommodations to attend or participate in the meeting per the Americans with Disabilities Act (ADA), please contact Planning at (912) 653-5252. This information can be made in alternative format as needed for persons with disabilities.

**Posted: August 7, 2019**