



CITY OF BROOKLET

104 CHURCH ST. BROOKLET, GA 30415 *(912) 842-2137 *FAX (912) 842-5877

Joe Grooms III, Mayor
Nicky Gwinnett, Mayor Pro-Tem
Bradley Anderson, Councilman
Rebecca Kelly, Councilwoman
James Harrison, Councilman
Johnathan Graham, Councilman

City Attorney
Hugh Hunter

City Clerk
Lori Phillips

CITY COUNCIL
MINUTES
June 16, 2022
7:00 PM

Absent: City Clerk Lori Phillips and Councilman Brad Anderson

1. **Call to order and welcome** - Mayor Grooms, III
 - a. Invocation
2. **Pledge of Allegiance to the United States Flag** - Mayor Grooms, III
3. **Consideration of a Motion to Approve the Consent Agenda**
 - a. Goforth Williams, Inc. – repairs to 216 Goodman Street pump station in the amount of \$4,250.00 completed on 05/27/2022.
 - b. Speed Bump Quotes not to exceed \$2,500.00.

MOTION TO APPROVE

MOTION: Rebecca Kelly

SECOND: Nicky Gwinnett

AYES: Nicky Gwinnett, James Harrison, Johnathan Graham, and Rebecca Kelly

NAYES: None

Motion carried 4-0

4. **Consideration of a Motion to Approve the Minutes of the following City Council Meetings:**
 - a. May 5, 2022 Dedicated Work Session
 - b. May 12, 2022 Work Session

c. May 19, 2022 City Council

MOTION TO APPROVE

MOTION: Nicky Gwinnett

SECOND: Rebecca Kelly

AYES: Nicky Gwinnett, James Harrison, Johnathan Graham, and Rebecca Kelly

NAYES: None

Motion carried 4-0

5. Consideration of a Motion to Approve the May Financial Reports as presented

MOTION TO APPROVE

MOTION: Nicky Gwinnett

SECOND: Rebecca Kelly

AYES: Nicky Gwinnett, James Harrison, Johnathan Graham, and Rebecca Kelly

NAYES: None

Motion carried 4-0

6. Recognition of guest

a. Parker Engineering, LLC – Wesley Parker - ARPA State Fiscal Recovery Fund for Water and Sewer Infrastructure Award for Engineering Services - (*Absent*)

7. Public Comments (Agenda Item; *each speaker will be given 2 minutes during public comment*)

a. Terry Foss – 19184 US Hwy 80 East, Brooklet, Georgia

Per Mrs. Foss, lives across from the property being rezoned for the duplexes and storage units that are going to be built, she doesn't see that as anything increasing the value of her property. She does have her residence there, there are cotton fields and peanut fields next to her property and she is not happy about the rezone and she is not sure how much say so she has. She does not know if there has been a feasibility. She knows at the last meeting there was discussion about school buses and stuff having to off into the duplexes, that stretch of highway 80 tends to have a lot of accidents and she thinks it's going to bring a lot of traffic and it's not going to help her home value at all, she's lived here in good peaceful quiet, her family has been here for over 100 years and this is where she came out of Effingham because of all the growth that they have had and she thinks the schools will be over impacted and probably already are, she has great grandkids that go to the school and she is not happy about what is going on and she doesn't know what she can say to stop it or to change the planning, there's going to be a lot of traffic, a lot of noise, a lot of families and she doesn't know if the feasibility is worth this being done.

Per Mayor Grooms, as long as they are within their rights for zoning, there is not a lot I can do about that nor the council. He understands the traffic on highway 80, with the church being involved he can't himself say that they can or cannot, that's just something if they can meet the requirements through P & Z and the bringing it to council, then he has to bring it to council for votes. Per Mayor Grooms, Mrs. Foss, your voice is very important to me but legally I can't, that would be left up to council, on council that someone needs to say, you can stay so or we will go into a reading a little later on the zoning, I can't tell them they can't.

Per Mrs. Foss, in other words, this is a done deal?

Per Mayor Grooms, not yet, this is just the zoning part, we haven't seen a plat yet, once we get those, we will be able to see those things, that will be more questions to ask and answered at that time, right now, this is just for the zoning itself.

Per Mrs. Foss, we had talked last time about if this does go through them having a brick wall, decent fencing, or a few trees in front of the property, that's just not something I want to sit on my front porch and look at all day, no offence to storage people or duplexes or anything like that but it's just not what I want to see across the street from me.

- b. Gilbert Howard – 209 East Lane Street, Brooklet, Georgia
Per Mr. Howard, just to reiterate what Mrs. Foss said, has anyone done a traffic count? Per Cody Rogers with EMC engineering, D.O.T. has not done a study on it, we have done trip generation estimates based on plan uses and densities and it does not have enough traffic coming off the property to warrant a full traffic study through GDOT. It does warrant a right turn lane on to the property, it does not warrant a left turn lane off of the property. There will be a d-cell lane coming from Statesboro way.
- c. Jeff Wells – 207 Warnock Street, Brooklet, Georgia
Per Mr. Wells, has all the same concerns that Mrs. Foss and Mr. Hilbert have. His concern is rentals in general, his ideal situation would be that Brooklet was just single-family residential inside of them and the reason for that is the way people take care of their yard and their town and how much they care, so adding just adding a little bit more, it adds more, so adding traffic does the same thing, and another concern is what resources are going to be used for the additional people living there for police officers, ambulances, or fire departments or anything else and he guesses that he recognizes it is going to be passed and he feels that is unfortunate but it is and he hopes that we take care of our own weight in regards to taxes.

8. Reports from committee members

- a. Mayor Pro-Tem Gwinnett
 - The second generator from USDA was cranked and everything works on it fine, it has like 300 hours on it and runs like a charm.
 - The trailer for the first generator has been ordered and should be here in another week or two which is the one we will use for the portable at the lift station and then the second one will go at city hall.
 - Everything is moving along fairly well.
 - Garbage truck should be repaired hopefully by the end of next week depending on rather or not they receive the parts. We are scheduled with Atlantic waste for Monday and Tuesday of next week, graciously, they were willing to help us out and fill in and send us a truck when we didn't have one until we get the truck back up and running.
- b. Councilman Anderson
 - *(Absent)*
- c. Councilwoman Kelly

- No reports
- d. Councilman Harrison
- Continues working with the Chief on the PD budget
 - Shooting range is coming along nicely
 - Planning for all the future growth coming to Brooklet
 - Councilwoman Kelly asked if Councilman Harrison has gotten with City Clerk Lori Phillips about using a temp service during her maternity leave beginning June 25th through August 15th, he stated yes, he got with her on the Wednesday prior to tonight's meeting when in fact, he did not. Per City Clerk Lori Phillips, he has not met nor communicated concerning this matter since the night of the June work session with her.
- e. Councilman Graham
- In order to have a library, we are looking at a 9-to-12-month time frame with the grant, with the grant it can be a 1 to 1 as far as a match but the state is not looking into us not having a match, if we can't they would like to bring the library regardless.
9. **Report from Police Chief**
- a. Gary M. Roberts
- Gave the monthly PD report
10. **Report from Safety Coordinator**
- a. Jim Stanoff
- The generators are still going on, hopefully we hear something by August.
 - Met with a Georgia Power representative about the meters at the RNCC grounds, he has a meter engineer who takes care of the meters, we are turning off and locking meters that aren't being used until the festival comes around. This will help us save money.
 - Looking into Brooklet possibly having Bingo for the residents
11. **New business**
- a. Application RZ2022-001 - Storage-R-Us Rezone Request recommendation from the Planning and Zoning Commission.
(The Planning and Zoning recommendation to the City Council is to approve the rezone request as requested.)
1. Public Hearing
 2. Action
- MOTION TO APPROVE A FIRST READING AN ORDINANCE TO AMEND THE ZONING MAP OF THE CITY OF BROOKLET TO REZONE A 15.57 ACRE PARCEL LOCATED ON THE SOUTH SIDE OF HIGHWAY 80 IN THE CITY OF BROOKLET OWNED BY STORAGE-R-US, INC. FROM ZONING CLASSIFICATIONS WITHIN SAID 15.57 ACRE TRACT, 13.49 ACRES PRESENTLY BEING ZONED C-2 AND 2.08 ACRES PRESENTLY BEING ZONED 1-1, TO ZONING CLASSIFICATIONS OF C-2 FOR 6.25 ACRES WITHIN SAID PARCEL AND R-3 FOR 9.32 ACRES WITHIN SAID PARCEL, THE SAID 15.57 ACRES BEING REZONED AND BEING SHOWN ON A PLAT OF SURVEY BY JAMES M. ANDERSON, SURVEYOR, DATED DECEMBER 2, 2021, AND RECORDED IN PLAT BOOK 68, PAGE 699, BULLOCH COUNTY, GEORGIA RECORDS.**

MOTION: James Harrison
SECOND: Rebecca Kelly
AYES: Nicky Gwinnett, James Harrison, and Rebecca Kelly
NAYES: Johnathan Graham
Motion carried 3-1

- b. Application SE2022-002 - Storage-R-Us Special Exception Request recommendation from the Planning and Zoning Commission.
(The Planning and Zoning recommendation to the City Council is to approve the special exception request as requested.)

1. Public Hearing
2. Action

MOTION TO APPROVE THE SPECIAL USE EXCEPTION FOR STORAGE UNITS IN A C-2 DISTRICT OF 6.25 ACRES OF THE 15.57 ACRE TRACT TO BE EFFECTIVE APON ADOPTION OF THE ORDINANCE TO REZONE THE PROPERTY.

MOTION: Rebecca Kelly
SECOND: Nicky Gwinnett
AYES: Nicky Gwinnett, James Harrison, and Rebecca Kelly
NAYES: Johnathan Graham
Motion carried 3-1

- c. Preliminary Plat Review for Woods Edge Subdivision located on Old Leefield Road, JAB Construction recommendation from Planning and Zoning Commission.
(The Planning and Zoning recommendation to the City Council is to approve the preliminary plat review with the following conditions, the City Council has decided that they will no longer except inverted crown roads, however, to help offset the cost of your project, the city council is willing to furnish the materials for the water system construction with no installation labor included as approved per city engineer. Access easements must be granted to the city in writing for any drainage areas that the city would be responsible for maintaining in the future. Installation of sidewalks. City Council has also decided due to the will of the people that all new subdivisions will be required to have sidewalks, however, the requirement to install the sidewalks is the responsibility of each individual lot owner. Therefore, a final C.O. will not be issued until sidewalks are installed on each individual lot. By doing this, this removes the burden from the developer and places it on the individual lot owner, also, it eliminates damage during the construction process. Cul-de-sacs. All cul-de-sacs must have a 45-foot minimum radius. Street lights will be required per the city ordinance.

1. Public Hearing
2. Action

- d. Preliminary Plat Review for The Orchard Subdivision located on Old Leefield Road, recommendation from Planning and Zoning.
(The Planning and Zoning recommendation to the City Council is to recommend to the City Council to approve the preliminary plat review with the following conditions, the City Council has decided that they will no longer except inverted crown roads, however, to help offset the cost of your project, the city council is willing to furnish the materials for the water system construction with no

installation labor included as approved per city engineer. Access easements must be granted to the city in writing for any drainage areas that the city would be responsible for maintaining in the future. Installation of sidewalks. City Council has also decided due to the will of the people that all new subdivisions will be required to have sidewalks, however, the requirement to install the sidewalks is the responsibility of each individual lot owner. Therefore, a final C.O. will not be issued until sidewalks are installed on each individual lot. By doing this, this removes the burden from the developer and places it on the individual lot owner, also, it eliminates damage during the construction process. Cul-de-sacs. All cul-de-sacs must have a 45-foot minimum radius. The existing irrigation well on the property must be sealed off per state requirements and city engineer inspection. The common area is the sole responsibility of the developer/owner/lot owner, etc. The city will not assume any ownership of the common area or any maintenance thereof. Street lights will be required per the city ordinance.)

1. Public Hearing
Per CJ Chance the engineer and representative for the Orchard Subdivision,
2. Action

Per City Attorney Hugh Hunter, his opinion is that if the council is going to follow the recommendation that the P and Z committee has made then you would have to amend your ordinance and the developers, since they applied under the current ordinance would likely have an argument that they have an invested right to proceed under the current ordinance if they want to but they may not want to, they may like some or all of your changes so it really depends on what they want to do.

1. *The recommendation that all new subdivisions will be required to have sidewalks, but that the obligation to install sidewalks shall be the responsibility of each individual lot owner, is inconsistent with Article 5, section 2 of the current subdivision ordinance, which provides a temporary incentive to the general rule that sidewalks must be installed by the Subdivider. The temporary incentive, which expires the earlier of June 30, 2024, or the repeal of this section, provides of the subdivider shall not be required to install sidewalks. It does not, however, provide that each individual lot owner must install sidewalks. It is my recommendation that the ordinance is amended if in fact, that is what Council wishes to do.*
2. *The current Article V, section 2, does not presently provide for the city furnishing materials for the water system construction with no installation labor, except as a temporary incentive, which expired December 31, 2020. If Council wishes to do this, it is my recommendation that the ordinance be amended accordingly.*
3. *I would also note that Article V, section 2, is not expressly prohibit inverted crown roads. However, Article IV, section 7, provides geometric standards and other requirements of streets. We would need to ask Wesley Parker, but this probably means that inverted crown roads are presently not acceptable under the current ordinance.*
4. *The recommendation on cul-de-sacs is that all cul-de-sacs must have a 45-foot minimum radius. Article IV, section 6, presently provides that "They shall be provided at the closed in with a turnaround having a property line radius of at least 60 feet with an outside pavement radius of at least 50 feet." Therefore, if Council wishes to change the requirement regarding cul-de-sacs, it is my recommendation that the ordinance is amended accordingly.*

MOTION TO TABLE ITEMS 11(C) AND 11(D) UNTIL A SPECIAL CALLED MEETING CAN BE SCHEDULED BEFORE THE END OF JUNE 2022.

MOTION: Nicky Gwinnett

SECOND: Johnathan Graham

AYES: Nicky Gwinnett, James Harrison, Johnathan Graham, and Rebecca Kelly

NAYES: None

Motion carried 4-0

- e. Approve the City of Brooklet Spending Resolution for July 2022

MOTION TO APPROVE

MOTION: Rebecca Kelly

SECOND: Nicky Gwinnett

AYES: Nicky Gwinnett, James Harrison, Johnathan Graham, and Rebecca Kelly

NAYES: None

Motion carried 4-0

12. Old business

- a. **Second reading and motion to approve** to amend the code of ordinances of the City of Brooklet, specifically, Chapter 10 on Animals, to prevent the owners and harborers of certain animals from running at large in the city, to define the term "harborer", and to provide a progressive scale of fines for violating chapter 10 on animals.

MOTION TO APPROVE THE SECOND READING AND ADOPTION

MOTION: James Harrison

SECOND: Nicky Gwinnett

AYES: Nicky Gwinnett, James Harrison, Johnathan Graham, and Rebecca Kelly

NAYES: None

Motion carried 4-0

13. Consideration of a Motion to adjourn

MOTION TO APPROVE

MOTION:

SECOND: Rebecca Kelly

AYES: Nicky Gwinnett, James Harrison, Johnathan Graham, and Rebecca Kelly

NAYES: None

Motion carried 4-0

Approved this _____ day of _____, _____.

Joe A. Grooms, III, Mayor

Lori Phillips, City Clerk