

CITY OF BROOKLET

Planning & Zoning

November 11, 2021

Minutes

Members present: Planning and Zoning Administrator Lori Phillips, Nora Lee Edwards, Chris Schneider, and Jason Knight. Ed DiNello was absent. Rebecca Kelly resigned due to becoming a city council member.

I. CALL TO ORDER: Lori Phillips

II. INVOCATION: Chris Schneider

III. APPROVAL OF MINUTES FROM MAY 11, 2021:

Motion to approve.

Motion: Chris Schneider

Second: Nora Lee Edwards

Ayes: Nora Lee Edwards, Chris Schneider, and Jason Knight

Motion carried 3-0

IV. DISCUSSION AND MOTION FOR APPOINTING A PLANNING & ZONING VICE CHAIRPERSON.

No action taken.

V. Application#: TA2021-009

Application Type: Text Amendment

Applicant: City of Brooklet Mayor & Council

Proposed Text Amendment to the City of Brooklet Zoning Ordinance:

AN ORDINANCE TO AMEND SECTION 5-2 OF APPENDIX B-ZONING OF THE CODE OF ORDINANCES OF THE CITY OF BROOKLET BY CHANGING THE MINIMUM LOT AREA IN R-1 AND R-3 ZONING DISTRICTS, AND BY FURTHER CHANGING THE MINIMUMFRONT YARD SETBACKS IN R-1, R-2 AND R-3 ZONING DISTRICTS, THE MINIMUM REAR YARD SETBACKS IN R-1 AND R-2 ZONING DISTRICTS, AND THE MINIMUM SIDE YARD SETBACKS IN R-1 ZONING DISTRICTS, AND FURTHERMORE TO AMEND SECTION 4-1 OF

APPENDIX B- ZONING TO REFLECT THE FOREGOING CHANGES IN LOT SIZE, AND TO REVISE THE BUILDING AREA PERCENTAGES ON LOTS IN R-1, R-2 AND R-3 ZONING DISTRICTS IN RELATION TO THE MINIMUM LOT SIZES ALLOWED IN EACH SUCH ZONING DISTRICT.

VI. DISCUSSION AND QUESTIONS FROM PLANNING & ZONING COMMISSION.

After a brief discussion, the committee as a whole are against the smaller lot sizes and disagrees with the request.

I. DISCUSSION AND QUESTIONS FROM PUBLIC WHO HAS REQUESTED TO SPEAK.

Johnathan Skaggs resides on Leefield road and he is against smaller lot sizes due to an over population of the school system.

I. PLANNING AND ZONING DISCUSSION AND MOTION ON REQUEST.

Motion to deny the requested changes from the city council.

Motion: Chris Schneider

Second: Nora Lee Edwards

Ayes: Nora Lee Edwards, Chris Schneider, and Jason Knight

Motion carried 3-0

II. ZONING ITEM#2:

Application#: RZ2021-007

Application Type: Rezone Request

Applicant: Garland Nessmith

Address: Old Leefield Road (Pecan Orchard)

Map# 136 000046 000

Mr. Garland Nessmith has submitted an application asking to rezone his property (34.75 acres) off of Old Leefield road in Brooklet, GA. The property is currently zoned A-1 (*agricultural district*) and he is requesting that it be rezoned to R-2 (*single-family residential district*). The purpose of the rezone is to allow for single-family residential areas with minimum lot sizes of 15,000 square feet for developing a subdivision.

II. DISCUSSION AND QUESTIONS FROM PLANNING & ZONING COMMISSION.

Applicant agrees for the property to be conditionally zoned R-2, with the condition being that the minimum lot size for the subject property shall a minimum of 21,780 square feet to meet the State of Georgia minimum lot size requirements where septic tanks are utilized.

III. DISCUSSION AND QUESTIONS FROM PUBLIC WHO HAS REQUESTED TO SPEAK.

No discussion.

IV. PLANNING AND ZONING DISCUSSION AND MOTION ON REQUEST.

Motion to make a recommendation to city council to approve the rezone request and annexation.

Motion: Chris Schneider

Second: Nora Lee Edwards

Ayes: Nora Lee Edwards, Chris Schneider, and Jason Knight

Motion carried 3-0

V. DISCUSSION ON ANY UNFINISHED/OTHER BUSINESS.

No other discussion at this time.

VI. MOTION TO ADJORN.

Motion to adjourn.

Motion: Chris Schneider

Second: Nora Lee Edwards

Ayes: Nora Lee Edwards, Chris Schneider, and Jason Knight

Motion carried 3-0