

Brooklet Planning and Zoning

Rezone Request, Special Exception, and Variance
Application Form

For Office Use Only	
Fee Paid \$	150.00
Date	4-26
Time	12:28
App. #	RZ2026-001

Name of Owner: Timothy Brock Lee Phone #: 912-536-3053
 Address of Owner: 1100 Pless Clifton Rd Brooklet Cell #: 912-536-5053 Fax #: _____
 City: Brooklet State: GA Zip: 30415
 Owner email: Ogeechee unlimited@gmail.com
 Name of Agent: _____ Phone #: _____
 Address of Agent: _____ Cell #: _____ Fax #: _____
 City: _____ State: _____ Zip: _____
 Agent email: _____

THE APPLICANT NAMED ABOVE AFFIRMS THAT THEY ARE THE OWNER OR AGENT OF THE OWNER OF THE PROPERTY DESCRIBED BELOW AND REQUESTS: (please check the type of request and fill all applicable information legibly and completely).

If application is made by Planning Commission or Mayor and City Council, please choose appropriate choice:

Application made by Planning Commission: ___ Yes or No

Application made by Mayor and City Council: ___ Yes or No

Rezone Request Special Exception ___ Variance ___

Map and Parcel #: B06000061000 Zone Classification: Present: CZ Requested: R3

Plat Attached Yes or ___ No
 Plat Reference: _____ OR
 Legal Description Attached Yes or ___ No
 (by metes and bonds or bearings and distances)

- The area in which the lot proposed to be reclassified is to be located and the street number, if any, or if none, the location with respect to nearby public streets in common use:

509 Rn: 1 Rd St Brooklet GA 30415

- The type and size of structure(s) to be constructed and the specific use of the structure(s):

960 sq ft existing Remodel

- The area of the land proposed to be reclassified stated in square feet if less than one acre, and in acres if one or more:

45 x 125 .25 ACRES 10,890 sq ft.

- Action taken on all prior applications filed for the reclassification of the whole part of the land proposed to be reclassified:

None

- Please state whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property: Yes or No
- Please state whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property: Yes or No
- Please state whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned: Yes or No
- Please state whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools: Yes or No
- Please state if the local government has an adopted land use plan, whether the zoning proposal is in conformity with the policy and intent of the land use plan: Yes or No
- Please state whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal: Yes or No if yes, please state supporting grounds:

Note: Applicant may supplement responses on separate sheet and attached to this application.

T B Lee

Signature of Owner(s)

Timothy B Lee

Printed Name of Owner(s)

Signature of Owner(s)

Printed Name of Owner(s)

RECOMMENDATION OF PLANNING COMMISSION
REGARDING

APPLICATION #: R220216-001

Name of Owner: Timothy Brock Lee Phone #: 912 536 3053
Address of Owner: 1100 Pless Clinton Rd Cell #: 912 536 3053 Fax #: _____
City: Brooklet State: GA Zip: 30415
Owner email: Ogecheeunited@gmail.com
Name of Agent: _____ Phone #: _____
Address of Agent: _____ Cell #: _____ Fax #: _____
City: _____ State: _____ Zip: _____
Agent email: _____

THE APPLICANT NAMED ABOVE AFFIRMS THAT THEY ARE THE OWNER OR AGENT OF THE OWNER OF THE PROPERTY DESCRIBED BELOW AND REQUESTS: (please check the type of request and fill all applicable information legibly and completely).

If application is made by Planning Commission or Mayor and City Council, please choose appropriate choice:

Application made by Planning Commission: ___ Yes or ___ No

Application made by Mayor and City Council: ___ Yes or ___ No

Rezoning Request Special Exception _____ Variance _____

Map and Parcel #: B06000061000 Zone Classification: Present: C2 Requested: R3

Plat Attached Yes or ___ No
Plat Reference: _____ OR
Legal Description Attached Yes or ___ No
(by metes and bonds or bearings and distances)

- The area in which the lot proposed to be reclassified is to be located and the street number, if any, or if none, the location with respect to nearby public streets in common use:

509 Rail Rd ST Brooklet GA 30415

- The type and size of structure(s) to be constructed and the specific use of the structure(s):

700 sq ft existing Remodel

- The area of the land proposed to be reclassified stated in square feet if less than one acre, and in acres if one or more:

45 x 125 .25 acres 10,890 sq ft.

- Action taken on all prior applications filed for the reclassification of the whole part of the land proposed to be reclassified:

_____ *None* _____

- Please state whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property: Yes or No _____

- Please state whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property: Yes _____ or No

- Please state whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned: Yes or No _____

- Please state whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools: Yes _____ or No

- Please state if the local government has an adopted land use plan, whether the zoning proposal is in conformity with the policy and intent of the land use plan: Yes _____ or No

- Please state whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal: Yes _____ or No if yes, please state supporting grounds:

Timothy B Lee

Signature of Owner(s)

Timothy B Lee

Printed Name of Owner(s)

Signature of Owner(s)

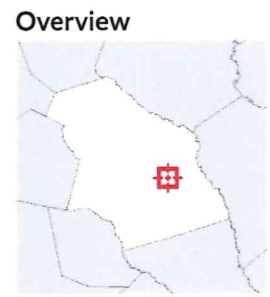
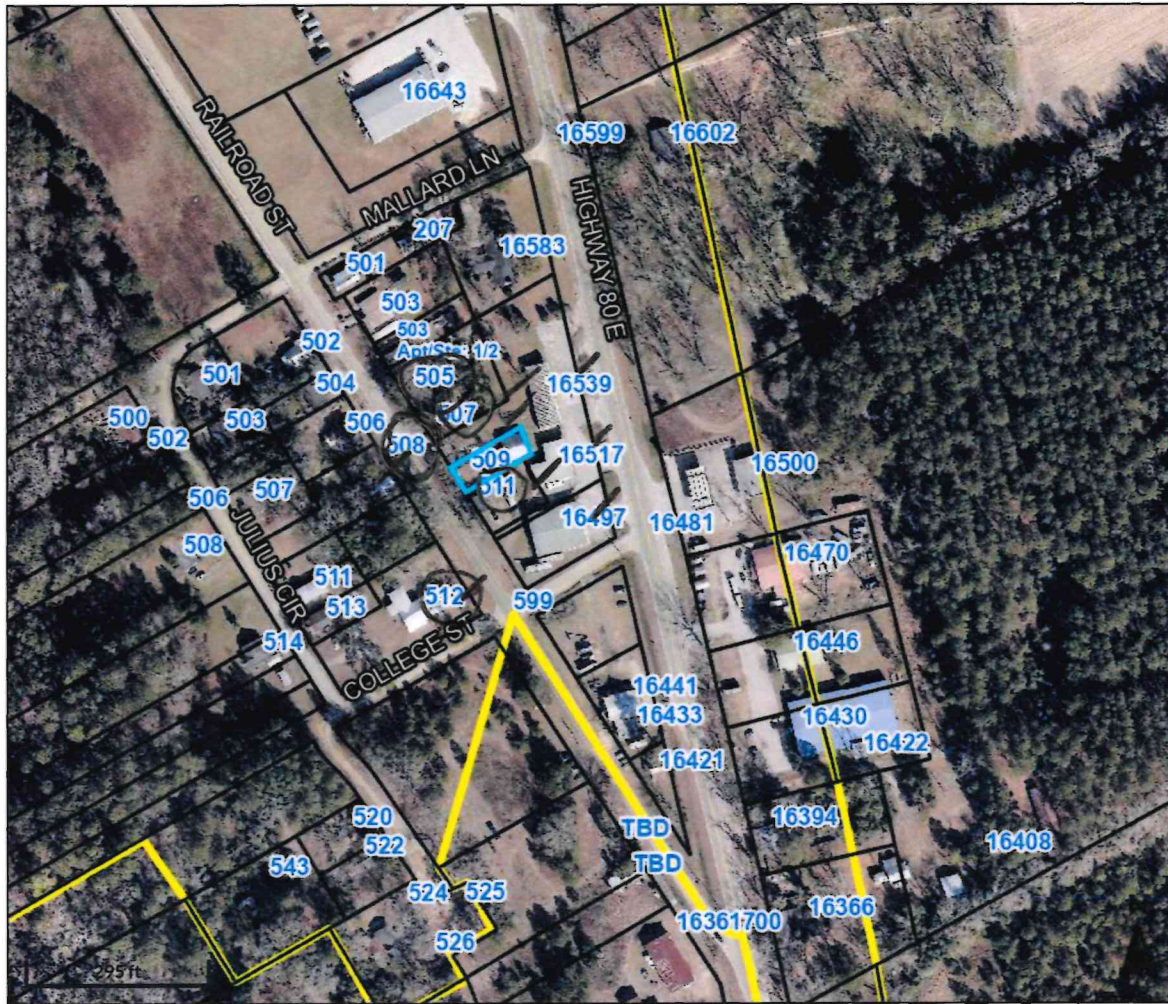
Printed Name of Owner(s)

Note: Additional statements regarding above factors may be made on additional sheet attached to this Recommendation.

The Planning Commission recommends approval of the rezoning application: Yes _____ or _____ No

This _____ day of _____, 20 _____.

Chairman, Planning Commission,
City of Brooklet



- Legend**
- Parcels
 - Address Numbers
 - Roads
 - Bulloch County Outlines

Parcel ID	B06 000061 000	Owner	LEE TIMOTHY B	Last 2 Sales			
Class Code	Residential		1100 PLESS CLIFTON RD	Date	Price	Reason	Qual
Taxing District	Brooklet		BROOKLET, GA 30415	11/6/2018	\$3000	Y	U
Acres	0.25	Physical Address	509 RAILROAD ST	6/2/1972	0	Q	U
		Fair Market Value	Value \$7600				

(Note: Not to be used on legal documents)

Date created: 5/5/2026
 Last Data Uploaded: 5/5/2026 12:12:32 AM

Developed by **SCHNEIDER**
 GEOSPATIAL

505 > RR same owner
 507
 511 RR
 509 RR - owner
 512 RR
 508 RR - owner

On DEED Book 2552 Page 41
On 2/26/2020 Bulloch County Tax Commissioner
113 North Main Street, Suite 101
Statesboro GA 30458

On DEED Book 2552 Page 51
On 2/26/2020 PARTICIPANT ID
7002313303
D2018009325

BK:2483 PG:783-783

FILED IN OFFICE
CLERK OF COURT
12/11/2018 10:49 AM
HEATHER BANKS MCNEAL,
CLERK
SUPERIOR COURT
BULLOCH COUNTY, GA

REAL ESTATE
TRANSFER TAX
PAID: \$0.00
PT-61 016-2018-002876

Reference Deed Book/Page: N/A

State of Georgia
Bulloch County

Tax Parcel ID: B06 000 061 000

SHERIFF'S TAX DEED

THIS INDENTURE, made this 6th day of November 2018, between **James W. Deal**, Tax Commissioner and Ex Officio Sheriff of Bulloch County, and **Earthy Mae McBride, in Rem, All Heirs Known & Unknown**, Defendant in Fieri Facias, as **GRANTOR**, and **Timothy B. Lee**, whose address is: 1100 Pless Clifton Rd., Brooklet GA 30415, as **GRANTEE**.

WITNESSETH THAT, WHEREAS, in obedience to writ(s) of Fieri Facias issued against **Earthy Mae McBride, in Rem, All Heirs Known & Unknown**, the Taxpayer and Defendant in Fieri Facias, for unpaid State, County, and School taxes for the year(s) **2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017**, said Tax Commissioner and Ex Officio Sheriff did levy the within described property as property of **Earthy Mae McBride, in Rem, All Heirs Known & Unknown**, serve notice, and, after the same being duly advertised agreeable to law, expose the said property within the legal hours of sale, at public outcry before the Courthouse door in Bulloch County on November 6, 2018, offering the whole said parcel for sale, at which time the GRANTEE herein was the best and highest bidder of said property.

NOW, THEREFORE, in consideration of the sum of **\$3,000.00 DOLLARS**, receipt of which is hereby acknowledged, the said GRANTOR, does grant, bargain, sell, and convey, so far as the Office of Ex Officio Sheriff authorizes him/her, unto the said GRANTEE, heirs and assigns, said property to wit:

All and only that parcel of land designated as Tax Parcel B06 000 061 000, lying and being in the 1523rd GM District, Bulloch County, Georgia, being 0.25 acre more or less, Lot 22, Southern College Subdivision, as shown by Plat recorded in Plat Book 1, page 85, Bulloch County Records, known as 509 Railroad Street, Brooklet Georgia.

TO HAVE AND TO HOLD the said described premises, together with all the rights, members and appurtenances thereof; and also, all the estate, right, title, interest, claim or demand of said Taxpayer and Defendant in Fieri Facias, heirs and assigns, legal, equitable or otherwise whatsoever, in and to the same, unto the said GRANTEE, heirs and assigns, subject to the right of redemption as provided by law. Said property is sold subject to all recorded easements, covenants, and right of ways in the said county land records.

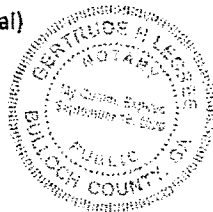
IN WITNESS WHEREOF, the said GRANTOR has signed and sealed this deed, the date first above written.

Signed, Sealed and delivered in the Presence of:

Unofficial Witness

Notary Public

James W. Deal, Tax Commissioner and
Ex Officio Sheriff of Bulloch County, Georgia



BROOKLET, TOWN OF
104 CHURCH STREET
BROOKLET, GA 30415
(912) 842-2137

Miscellaneous Receipts	150.00
PERMIT/FEES	
From: TIMOTHY LEE- 509 RAILROAD ST	
Desc: REZONE FEE- RZ2026-001	
Misc Recpt #: 006384	
ZONING APPLICATION FE	150.00
TOTAL	150.00
CHECK 7179	150.00
TOTAL PAID	150.00
TOTAL TENDERED	150.00
CHANGE	0.00

Payment Date 04/01/26

04/03/26 03:16PM 000000063527 00 MAP

Please reference Section 12-4(C)

ARTICLE XII. - AMENDMENT

Sec. 12-1. - General conditions.

These regulations, including the zoning map, may be amended by the city council (1) on its own motion; (2) on petition; or (3) on recommendation of the planning commission, but no amendment shall become effective unless it shall have been proposed by or shall first have been submitted to the planning commission for review and recommendation. A public hearing shall be held on any such amendment before becoming effective.

Sec. 12-2. - Application procedure.

Section 12-2.1. General. Applications for amendments of this ordinance shall be in the form of proposals for amendment of the text of this ordinance or proposals for amendment of the zoning map. Application for amendment shall be submitted to the zoning administrator and shall include the appropriate fee. Any property for which a zoning amendment is denied cannot be reconsidered, for a zoning amendment, for at least six months after the date of the denial.

Section 12-2.2. Signature of applicant required. Applications shall be made by the owner of the subject property, the authorized agent of the subject property, the planning commission, or the mayor and city council. All applications, other than those initiated by the planning commission or the mayor and city council, shall be signed by the applicant, and shall state his name and address. Any such applicant wishing to request a zoning amendment must have at least 51 percent ownership of the subject property. If the applicant is not the owner, the applicant shall state his relation to the owner and affirm his authority to make application. If the applicant is the planning commission, the application shall be signed by the zoning administrator. If the applicant is the mayor and city council, the application shall be signed by the mayor.

***Section 12-2.3. Application for zoning map amendment.* An application for a zoning map amendment shall include the information listed in subparagraphs (A) through (M) below. An incomplete application shall not be considered and shall be returned to the applicant for completion.**

The application shall show:

- A. The area in which the lot proposed to be reclassified is located and the street number, if any, or if none, the location with respect to the nearby public streets in common use;**
- B. A plat of the lot in question, or a description by metes and bounds, bearings, and distances of the lot, or if the boundaries conform to the lot boundaries within a subdivision for which the plat is recorded in the land records of the county, then the lot, block, and subdivision designations with appropriate plat reference;**
- C. The present zoning classification and the classification proposed for such lot;**
- D. The type and size of structure(s) to be constructed and the specific use of the structure;**
- E. The name and address of the owners of the land;**

- F. The area of the land proposed to be reclassified stated in square feet if less than one acre, and in acres if one or more;**
- G. The application number, date of application, and action taken on all prior applications filed for the reclassification of the whole part of the land proposed to be reclassified;**
- H. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;**
- I. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;**
- J. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;**
- K. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;**
- L. If the local government has an adopted land use plan, whether the zoning proposal is in conformity with the policy and intent of the land use plan; and,**
- M. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.**

Sec. 12-3. - Referral to planning commission.

After acceptance of any application for amendment, the zoning administrator shall transmit a copy to each member of the planning commission for their review and recommendation. Further, the zoning administrator will provide a copy of the application to each city council member and the mayor. The planning commission shall have a 60-day period subsequent to the receipt of the application by the zoning administrator within which to make its recommendation to the city council. Before taking action on a proposed amendment, the planning commission shall hold a public hearing thereon. At least 15 days prior to the hearing, notice shall be published in a newspaper of general circulation which shall state the time, date and place of the hearing, and shall include the location of the property, the present zoning classification of the property, and the proposed zoning classification of the property. A notice of the date, time and place of hearing shall be sent by the zoning administrator via certified mail to the applicant and adjacent property owners. The planning commission shall investigate and make a written recommendation with respect to each of the factors itemized in subsection 12-2.3. If the planning commission fails to submit a recommendation within such 60-day period, it shall be deemed to have approved the requested change or departure.

Sec. 12-4. - City council hearing procedure.

- A. *Hearing called.* Upon receiving the recommendation of the planning commission, and before taking action on proposed amendment, the city council shall hold a public hearing thereon. At least 15 days, but not more than 45 days prior to the hearing, notice shall be published in a newspaper of general circulation which shall state the time, place, and purpose of the hearing. If a zoning map amendment is initiated by a party other than the mayor and city council, then the notice, in addition to the above requirements of this

subsection, shall include the location of the property, the present zoning classification of the property, and the proposed zoning classification of the property.

B. *Notice to interested parties.* A notice of the date, time and place of hearing shall be sent by the zoning administrator via certified mail to the applicant and adjacent property owners. All application files shall be placed in the custody of the zoning administrator, and shall be open to the public for inspection during regular office hours.

C. *Policies and procedures.* The public hearing shall be conducted by the city council. No one may speak until recognized by the presiding official, and then each speaker must state his name and address. Those who intend to speak shall sign up with the clerk prior to the meeting. The applicant shall speak first, and present the application and any evidence, opinions or witnesses. The opponents to the proposed change shall present their opposition, evidence, opinions and witnesses. The applicant may have an opportunity for rebuttal. A minimum time period of ten minutes per side for presentation of data, evidence and opinions for each shall be provided. Additional time may be allowed by majority vote of the council, but an equal amount of additional time must be awarded to each side if any is awarded.

D. *Public notice of policies and procedures.* The policies and procedures listed in subparagraph (C) above shall be available to the public as a printed handout at every public hearing.

Sec. 12-5. - Posting of property.

A. *Erection of sign.* Within 15 days prior to the public hearings held by both the planning commission and the city council, a sign provided by the city shall be erected by the zoning administrator, which sign shall read as follows:

NOTICE TO THE PUBLIC

ZONING/SPECIAL EXCEPTION/VARIANCE NOTICE

The following change for a zoning amendment/special exception/variance in the Town of Brooklet has been requested (date) by (applicant) (property address) (application request & acreage) (present zoning) (proposed amendment/special exception/variance). A public hearing conducted by the Planning Commission will be held at Brooklet City Hall, 202 East Lee Street [now 104 Church Street] at (time) on (date). A public hearing before the City Council will be held at the same location at (time) on (date). The public is invited. For more information, call the zoning office at (912) 489-1356 or the City Clerk at (912) 842-2137.

Sec. 12-6. - City council decision.

In taking action on an application, the city council may approve the application, approve the application with zoning conditions if for a zoning map amendment, approve the application for less property than requested, approve a zoning classification other than that requested by the applicant if for a zoning map amendment, table a decision on the application for a period not exceeding 45 days, or deny the application, whichever is in the public interest pursuant to the standards set forth in section 12-2.3 (H) through (M). The city council may allow the application to be withdrawn if so requested by the applicant, in which case it may be resubmitted within six months.

Sec. 12-7. - Appeal.

The granting or denial of an amendment may be appealed by any aggrieved party, including members of the planning commission or city council, by filing an appeal. The decision of the city council may be appealed to superior court by seeking a writ of mandamus within 30 days of the decision, otherwise it is final.

ARTICLE IV. - ZONING DISTRICTS

Sec. 4-1. - Establishment of districts.

In order that the purposes of this ordinance as defined in article 1[1] may be accomplished, there are hereby established within the City of Brooklet, Georgia, the zoning districts identified as follows:

Section 4-1.1. A-1 agricultural district. The purpose of these districts is to provide single-family residential areas within minimum lot sizes of three acres, said areas being protected from the depreciating effects of small lot development, and also permitting rural agricultural uses.

Section 4-1.2. R-1 single-family residential district. The purpose of this district is to provide single-family residential areas with minimum lot sizes of 22,000 square feet, said areas being protected from the depreciating effects of small lot development and excessive density and from the encroachment of those uses which are incompatible to a desirable residential environment. The building area shall not exceed 25 percent of the lot area.

Section 4-1.3. R-2 single-family residential district. The purpose of this district is to provide single-family residential areas with minimum lot sizes [of] 15,000 square feet, said areas being protected from the depreciating effects of small lot development and excessive density and from the encroachment of those uses which are incompatible to a desirable residential environment. The building area shall not exceed 25 percent of the lot area.

Section 4-1.4. R-3 multi-family residential district. The purpose of this district is to provide orderly development of high density residential areas for one[-family], two[-family] and multi-family dwellings, said areas being protected from the encroachment of those uses which are incompatible to a desirable residential environment. The minimum lot size shall be 10,000 square feet. The building area shall not exceed 30 percent of the lot area.

Section 4-1.5. R-4 manufactured home community district. The purpose of this manufactured home community district is to provide areas within the city exclusively for manufactured home residences and for buildings directly related to the operation of the manufactured home community. Manufactured home communities shall be a minimum of three acres with manufactured home spaces of at least 10,000 square feet each. See [section 6-3](#).

Section 4-1.6. C-1 central business district. The purpose of this district shall be to enhance and protect shopping facilities in the central business district of the city.

Section 4-1.7. C-2 general commercial district. The purpose of the general commercial district is to provide for those business activities which are larger users of space than commercial uses serving the central commercial district and to provide for those business activities which cater to the

needs of individual neighborhoods, and highway business areas.

Section 4-1.8. I-1 light industrial district. The purpose of this district shall be to provide and protect areas for those industrial uses which do not create noise, odor, smoke, dust, and which do not possess other objectionable characteristics which might be detrimental to surrounding neighborhoods, or to the other uses permitted in the district.

Section 4-1.9. I-2 Heavy industrial district. The purpose of the heavy industrial district, is to provide a location for those industrial operations and processes which are not considered nuisances but which have objectionable characteristics such as noise, odor, smoke, or dust.

Section 4-1.10. F-H flood hazard district. The purpose of the flood hazard district is to identify areas of the city that have been defined by the U.S. Department of Housing and Urban Development as being subject to periodic flooding and to limit development to uses that will be least damaged by flooding.

(Ord. of 12-16-2021(2))

Sec. 4-2. - Zoning map.

The boundaries of each district are shown on a map entitled "Official Zoning Map of Brooklet, Georgia," which is dated the date of the adoption of this ordinance, is certified by the mayor as the "Official Zoning Map of Brooklet, Georgia," is kept in the zoning administrator's office, where it is available for public inspection, and is incorporated herein by reference.

The original "Official Zoning Map of Brooklet, Georgia" shall be on file in the office of the zoning administrator at all times. Said map shall accurately show all map amendments made in accordance with the provisions of this ordinance, and the date when said amendments became effective. It shall be the duty of the zoning administrator to insure that the "Official Zoning Map of Brooklet, Georgia" is displayed and available for public inspection and accurately shows all amendments approved by the city council.

Sec. 4-3. - Interpretation of zoning district boundaries.

When uncertainty exists with respect to the location of boundaries of any zoning district as shown on the "Official Zoning Map of Brooklet, Georgia", the following rules shall apply:

Section 4-3.1. Where district boundaries are depicted as approximately following the center-lines of streets or highways, centerlines of streams or drainage ways, street lines, or highway rights-of-way lines, such centerlines, street lines, or highway rights-of-way lines shall be construed to be such boundaries.

Section 4-3.2. Where district boundaries are so depicted that they approximately follow the lot lines, such lots shall be construed to be said boundaries.

Section 4-3.3. Where district boundaries are so depicted that they are approximately parallel to the centerlines of streets, highways, or railroads, or rights-of-way of same, such district boundaries shall be construed as being parallel thereto and at such distance therefrom as indicated on the zoning map. If no distance is given, such dimension shall be determined by the use of the scale shown on said zoning map.

Section 4-3.4. Where a district boundary line divides a lot in single ownership at the time of enactment of this ordinance, the district containing the larger portion of area may be extended to the remainder without recourse to amendment procedure; provided, however, that the property owner gives notice of said use to the designated official.

Sec. 5-2. - Development standards.

Within the various zoning districts as indicated on the "Zoning Map of Brooklet, Georgia" no building or structure, shall be constructed or erected except, as indicated in the following schedule:

District	Minimum Lot Area (sq. ft.)	Minimum Lot Width At Building Line (feet)	Minimum Front Yard Set Back From Street Right-Of-Way Or Property Line		Minimum Rear Yard Depth (feet)	Minimum Side Yard Depth (feet)	Maximum Height (feet)
			Major Streets	All Other Streets			
A-1	3 Acres	200	75	60	20	20 each side	35
R-1	22,000	100	45	35	20	15 each side	35
R-2	15,000	80	40	30	20	10 each side	35
R-3	Single Family 10,000/Dwelling Multi-Family 10,000/ Dwelling	70	30	20	20	10 each side	50
R-4	10,000/Dwelling	60	75	60	20	10 each side	15
C-2	15,000	50	75	60	10	10	35

I-1	15,000	50	75	60	30/100 Where Abutting A Residential District	30/100 Where Abutting A Residential District	50
I-2	15,000	50	75	40	30/100 Where Abutting A Residential District	30/100 Where Abutting A Residential District	50

Unless otherwise provided in this ordinance, no dwelling shall be constructed, erected, or located within the City of Brooklet which contains less than the minimum square footage of heated living space set forth below:

- a. Single-family dwelling: 1,200 square feet;
- b. Multi-family dwellings:
 1. Each apartment (defined, section 2-6) designed for occupancy by two families living independently of one another: 1,500 square feet;
 2. Each apartment (defined, section 2-6) designed for occupancy by three families living independently of one another: 2,250 square feet;
 3. Each apartment (defined, section 2-6) designed for occupancy by four families living independently of one another: 3,000 square feet;
 4. For apartments (defined, section 2-6) designed for occupancy by five or more families living independently of one another, each unit shall have at least 288 square feet.
Provided further, the average square footage per unit shall be at least 576 square feet.
- c. Manufactured homes: 320 square feet. (See section 2-38.)

(Ord. of 5-18-2017(2); Ord. of 9-23-2019(2); Ord. of 8-20-2020(2), §§ 1—3(Exh. A); Ord. of 12-16-2021(2))

Bulloch County, GA

Summary

Parcel Number B06 000061 000
 Location Address 509 RAILROAD ST
 Legal Description 509 RAILROAD/LT 22
 (Note: Not to be used on legal documents)
 Class R3-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning C-2
 Tax District Brooklet (District 02)
 Millage Rate 29.349
 Acres 0.25
 Neighborhood BROOKLET URBAN (02505)
 Homestead Exemption No (S0)
 Landlot/District N/A
 ACC/DES 0 /
 GMD 1523



[View Map](#)

Owner

[LEE TIMOTHY B](#)
 1100 PLESS CLIFTON RD
 BROOKLET, GA 30415

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	0082 - PRIMARY - 2	Acres	0	0	0	0.25	0

Residential Improvement Information

Style Single Family
 Heated Square Feet 960
 Interior Walls Sheetrock
 Exterior Walls Alum/Vinyl
 Foundation Piers
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 1950
 Roof Type Metal
 Flooring Type Carpet/Hardwood
 Heating Type NONE -NONE-NONE
 Number Of Rooms 5
 Number Of Bedrooms 3
 Number Of Full Bathrooms 1
 Number Of Half Bathrooms 0
 Number Of Plumbing Extras 0
 Value \$100
 Condition Poor
 House Address 509 RAILROAD ST

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
11/6/2018	2483 783	185	\$3,000	Tax Sale	MCBRIDE EARTHY MAE	LEE TIMOTHY B
6/2/1972			\$0	No Sale	HAGINS JOE LOUIS	MCBRIDE EARTHY MAE

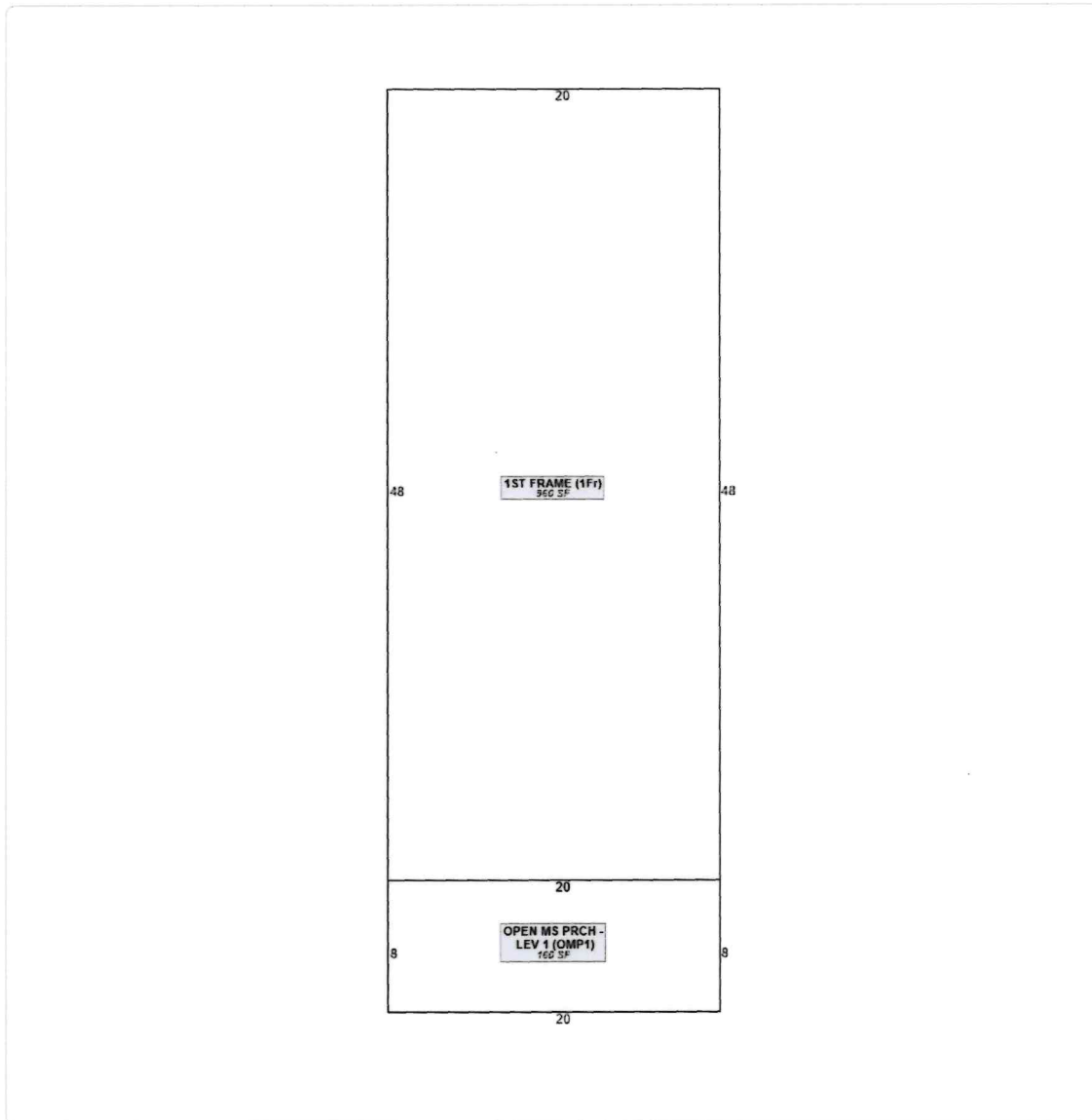
Valuation

	2025	2024
Land Value	\$7,500	\$7,500
+ Improvement Value	\$100	\$90
+ Accessory Value	\$0	\$0
= Current Value	\$7,600	\$7,590

Photos



Sketches



No data available for the following modules: Assessment Appeals Process, Rural Land, Conservation Use Rural Land, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Permits.



509 Railroad st.

Front view
porch / house

4/8/26, 9:30 AM

509 Railroad St.

20260408_081242.jpg



Front Right

4/8/26, 9:29 AM

509 Railroad St.

20260408_081437.jpg



Front left

4/8/26, 9:30 AM

509 Railroad St.

20260408_081315.jpg



Right side / Back

<https://mail.google.com/mail/u/0/?#inbox?projector=1>

4/8/26, 9:29 AM

509 Railroad St.

20260408_081403.jpg



Left back side

4/8/26, 9:29 AM

509 Railroad St.

20260408_081412.jpg



Left back side

4/8/26, 9:29 AM

509 Railroad St.

20260408_081343.jpg



Back view of
house

4/8/26, 9:30 AM

509 Railroad St.

20260408_081338.jpg



Back yard / house

4/8/26, 9:30 AM

509 Railroad St.

20260408_081303.jpg



Back yard

509 Railroad St. reposted 4/23/26 @ 10:42A



NOTICE TO THE PUBLIC
ZONING/SPECIAL EXCEPTION/VARIANCE NOTICE
The following change for a zoning amendment/special exception/variance in the Town of Brooklet has been requested on
4/11/26 by Timothy Lee 509 Railroad St.
Date Applicant Property Address
R-3 0.25 AC
Application request & acreage
C-2 Rezone / RZ2026-001
Present Zoning Proposed amendment/special exception/variance
Special Exception
A public hearing conducted by the Planning Commission will be held at Brooklet City Hall, 104 Church Street at 1:00 on June 9th a public hearing before the City Council will be held at the same location at 1:00 on July 16th.
The public is invited. For more information, call the City Clerk at (912) 842-2137.

PUBLIC HEARING LEGAL NOTICE

Application Number: RZ20226-001
Classification: C-2, General Commercial
Map/Parcel: B06 000061 000

Notice is hereby given that the Planning and Zoning Commission of the City of Brooklet will hold a Public Hearing on June 9, 2026, at 7:00 p.m. at Brooklet City Hall, located at 104 Church Street, Brooklet, GA to consider the following request:

On April 1, 2026, Timothy Lee applied to rezone 0.25 acres from C-2, General Commercial to R-3, Multi-Family Residential to remodel the existing home and update the property in the City of Brooklet. The property is located at 509 Railroad Street Brooklet, GA 30415.

Anyone with special needs relating to handicapped accessibility or foreign language shall contact the Zoning Office at (912) 842-2137 prior to the date above.

Melissa Pevey
Planning & Zoning Administrator
Publish 05/14/26

CITY OF BROOKLET

PUBLIC HEARING NOTICE

PROPOSED REZONING REQUEST

Notice is hereby given that a request has been filed by **Timothy Lee** to rezone property located at **509 Railroad Street, Brooklet, Georgia 30415**.

Property Information

- Current Zoning: **C-2 General Commercial**
- Requested Zoning: **R-3 Multi-Family Residential**
- Parcel Size: Approximately **0.25 acres**

The Brooklet Planning Commission will conduct a Public Hearing on this request:

Date: June 9, 2026
Time: 7:00 p.m.
Location: Brooklet City Hall
104 Church Street
Brooklet, Georgia

All interested citizens are invited and encouraged to attend. People wishing to comment on the proposed rezoning may do so at the public hearing.

For additional information, please contact:

Lori Phillips

City Clerk

(912) 842-2137

Posted: May 14, 2026

Statesboro Herald

1 Proctor Street | P.O. Box 888 | Statesboro, GA 30459 | 912.764.9031

City of Brooklet Legals
P O Box 67
Brooklet GA 30415

AFFIDAVIT OF PUBLICATION

STATE OF GEORGIA
COUNTY OF BULLOCH

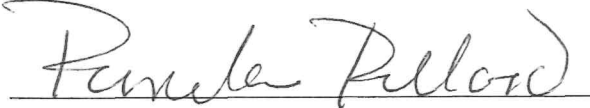
Personally appeared before me, the undersigned officer duly authorized by law to administer oaths, Jan Melton, who, after being duly sworn states under oath, of her own personal knowledge, the following:

I am employed by the Statesboro Herald, the legal organ of Bulloch County, Georgia, as its Sales Manager.

The newspaper published a Public Hearings for City of Brooklet Legals *Zoning Notice 73152*, which ran on the following dates:
Statesboro Herald: 5/14/2026.



Sworn to and subscribed before me 5/14/2026



Pamela Pollard
Notary Public
My commission expires 2/27



NOTICE TO THE PUBLIC ZONING NOTICE

The following change for a REZONE, in the City of Brooklet has been requested on April 1, 2026 by Timothy Lee with respect to property located at 509 Railroad Street Brooklet, GA 30415, the same being approximately 0.25 acres with a current zoning classification of C-2, General Commercial and a requested zoning classification of R-3, Multi-Family Residential. A public hearing conducted by the Planning Commission will be held at Brooklet City Hall, 104 Church Street at 7:00 p.m. June 9, 2026. The public is invited. For more information, you may call the zoning administrator, Melissa Petitt at (912) 842-2137.
Publish 5/14/26
73152 5.14.26 RL

PUBLIC HEARING LEGAL NOTICE

Application Number: RZ2026-001
Classification: C-2 (General Commercial)
Map/Parcel: B06 000061 000

Notice is hereby given that the Mayor and City Council of the City of Brooklet will hold a Public Hearing on July 16, 2026, at 7:00 p.m. at Brooklet City Hall, located at 104 Church Street, Brooklet, GA to consider the following request:

On April 1, 2026, Timothy Lee applied to rezone 0.25 acres from C-2, General Commercial to R-3, Multi-Family Residential to remodel the existing home and update the property in the City of Brooklet. The property is located at 509 Railroad Street Brooklet, GA 30415.

Anyone with special needs relating to handicapped accessibility or foreign language shall contact the Zoning Office at (912) 842-2137 prior to the date above.

Melissa Petitt
Planning & Zoning Administrator
Publish 06/18/26

CITY OF BROOKLET

PUBLIC HEARING NOTICE

PROPOSED REZONING REQUEST

Notice is hereby given that a request has been filed by **Timothy Lee** to rezone property located at **509 Railroad Street, Brooklet, Georgia 30415**.

Property Information

- Current Zoning: **C-2 General Commercial**
- Requested Zoning: **R-3 Multi-Family Residential**
- Parcel Size: Approximately **0.25 acres**

The Mayor and City Council of the City of Brooklet will conduct a Public Hearing on this request:

Date: July 16, 2026
Time: 7:00 p.m.
Location: Brooklet City Hall
104 Church Street
Brooklet, Georgia

All interested citizens are invited and encouraged to attend. People wishing to comment on the proposed rezoning may do so at the public hearing.

For additional information, please contact:

Lori Phillips

City Clerk

(912) 842-2137

Posted: May 14, 2026

Statesboro Herald

1 Proctor Street | P.O. Box 888 | Statesboro, GA 30459 | 912.764.9031

City of Brooklet Legals
P O Box 67
Brooklet GA 30415

AFFIDAVIT OF PUBLICATION

STATE OF GEORGIA
COUNTY OF BULLOCH

Personally appeared before me, the undersigned officer duly authorized by law to administer oaths, Jan Melton, who, after being duly sworn states under oath, of her own personal knowledge, the following:

I am employed by the Statesboro Herald, the legal organ of Bulloch County, Georgia, as its Sales Manager.

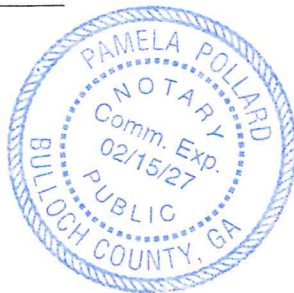
The newspaper published a Public Hearings for City of Brooklet Legals *Public Hearing 72926*, which ran on the following dates: *Statesboro Herald: 5/14/2026*.



Sworn to and subscribed before me 5/14/2026



Pamela Pollard
Notary Public
My commission expires 2/27



PUBLIC HEARING LEGAL NOTICE
Application Number: RZ2026-001
Classification: C-2 (General Commercial)
Map/Parcel: B06 000061 000
Notice is hereby given that the Mayor and City Council of the City of Brooklet will hold a Public Hearing on June 18, 2026, at 7:00 p.m. at Brooklet City Hall, located at 104 Church Street, Brooklet, GA to consider the following request: On April 1, 2026, Timothy Lee applied to rezone 0.25 acres from C-2, General Commercial to R-3, Multi-Family Residential to remodel the existing home and update the property in the City of Brooklet. The property is located at 509 Railroad Street Brooklet, GA 30415. Anyone with special needs relating to handicapped accessibility or foreign language shall contact the Zoning Office at (912) 842-2137 prior to the date above.
Melissa Petitt
Planning & Zoning Administrator
Publish 05/14/26
72926 5.14.26 RL