

TOWN OF BROOKLET

COUNCIL MEETING

1. CALL MEETING TO ORDER; MAYOR GROOMS
Members present; F. Rich, R. Davis, S. Prosser,
R. Newman, A. Wynn and Attorney Hall.
2. INVOCATION; COUNCILWOMAN PROSSER.
3. APPROVAL OF MINUTES FROM JANUARY. 15, FEBRUARY 5, AND
FEBRUARY 11 MEETINGS. Councilwoman Prosser made a motion to
accept these minutes as written. Motion seconded by
Councilman Wynn and passed with all ayes.
4. APPROVAL OF JANUARY, 2004 FINANCIAL REPORTS.
COUNCILMAN RICH presented a review of the financial
statements and a comparison from previous years. Motion made
to accept the financial reports as presented made by
Councilman Rich. Motion seconded by Councilman Newman and
passed with all ayes.
5. RECOGNITIONS.
 1. BARNEY SINEATH mentioned the foreclosure on 212
Goodman Street and if the city had any interest in the
property.
 2. The status of the 2 acres the Jones offered, is this
contingent on the town furnishing them water? Mayor Grooms
advised it was still in negotiation.
 3. Mr. Sineath asked the status on the quit claim deed
for the property at Mallard & Railroad Street. Attorney Hall
advised it was ready to be signed.
 4. When will the fencing be done for the septic tank
acre? Mayor Grooms advised we had a price and the old fence
was removed and when we are ready.
 5. Is the condemnation for the Julius Circle complete
and what dollar value was appraised. Attorney Hall advised
condemnation was complete and one lot was \$500.00 and one is
\$1,000.00.

JOE ALDRICH presented to council, his plans for property on East Lee Street. He presented a proposal on what he plans to do on Lee Street, which is zoned R-3 (Multi Family Dwelling). He would like to subdivide the property into six individual lots for duplex apartments. There will be six buildings housing two units per building, not sold as units, but each building. It will have a 20 foot private driveway, with a 5 foot buffer zone between the drive and Mr. Kennedy's property. Zoning calls for a 35 foot curb cut which means the Lee Street entrance. The first building will be 65 feet from the street right of way. With the Health Department regulations for duplex, they require you to have the main drain fill plus an alternate. The driveway and the parking spaces are the only land to be covered with concrete. Power lines will be underground. Council members asked questions about covenants and who would do the building. Councilman Newman and Councilman Rich will look at Mr. Aldrich plans and the Town Subdivision regulations to see if this qualifies for subdivision and get back with him.

6. COMMITTEE REPORTS;

COUNCILMAN RICH, no further report.

COUNCILMAN DAVIS, On West Lee Street in front of Mr. Bigwood's house where the curbing ends, the grass is built up so high, the water backs up on the street. Councilman Newman has talked to Eddie with the county to see if he could bring the grater and clip several roads like this. We need to make a list of roads to be clipped. Mr. Davis noted at the well on Mr. Cromley's pond, there is a dip in the road. On the right side of West Lee Street a tree is leaning toward a power line. This is either Gary Denmark or Rod Pye's property. Mayor Grooms talked to Eddie about placing 2 signs on Cromley Road.

COUNCILWOMAN PROSSER understands our garbage truck is ready for pick up. Mayo~ Gooms and Danny will pick it up Friday morning. A thank you letter will be send to Portal for the use of their garbage truck.

COUNCILMAN NEWMAN concerning the clipping of the roads, we also have potholes. One in the driveway of the school. Councilman Newman had county workers doing the demolition work at the cafeteria and they did a good job cleaning up. It is time now to proceed with bids for plumbing, electric and building of the walls. Three bids for each project to be presented a the March meeting. Our Insurance Company needs to be contacted to write coverage for this project.

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COUNCILMAN WYNN; Wednesday afternoon, Georgia Power installed the surge protectors on the water pumps.

CHIEF MUNDY introduced the new Police Officer, Brad Brown. The new in car video systems have been installed and paid for with the grant money. Chief Mundy gave a demonstration on a new "FATAL VISION" education system. David Raith participated in the demonstration.

7. OTHER BUSINESS FROM CITY COUNCIL.

1. NOMINATION OF A REPRESENTATIVE TO KEEP "BULLOCH BEAUTIFUL". Wendy Walker or Bill DeChristopher. Councilman Newman made motion to nominate Wendy Walker. Motion seconded by Councilman Wynn and passed with all ayes.

2. SECOND READING OF THE SIGN ORDINANCE. Attorney Hall advised we should advertise this text amendment before the second reading. Councilman Rich made a motion we adopt the following Text Amendment; Motion seconded by Councilwoman Prosser and passed with all ayes.

EXHIBIT A
STATE OF GEORGIA
CITY OF BROOKLET

AMENDMENT TO THE CODE OF ORDINANCES OF
BROOKLET, GEORGIA

BE IT ORDAINED by the Brooklet City Council that Section 8-9, CHANGEABLE COPY SIGNS (a) is hereby amended to read as follows:

(a) Changeable Copy Signs are permitted as an integral part of any permanent signs which meet all other requirements of this article, and further subject to the following restrictions.

(1) The total display area of any sign containing changeable copy panels shall not exceed the size limitations imposed elsewhere in this article.

(2) Changeable copy signs will only be allowed as part of the original construction and erection of a sign which complies with the specifications required by this article or as part of a significant structural alteration to an existing sign, and thus being an integral part of that sign.

3, MR, SAMMY GLISSON has agreed to continue to cut grass at the Cemetery at the same price of \$310.00. Councilman Newman made a motion to accept this offer. Motion seconded by Councilman Davis and passed with all ayes.

4, PUBLIC HEARINGS;

#1. Special Exception for Metal Building.

Joe Grooms, 517 Hwy. 80 East

Mayor Grooms asked Mayor Pro TernProsser to take his seat as he is involved with this hearing. Mr. Grooms was asked if he had anything to present to council. He advised this had passed the Bulloch County Zoning Board and the Brooklet Planning & Zoning Commission. There was no public input. Councilman Newman explained the Special Exception for metal buildings was to make sure they fit in the surroundings. He mentioned Craig Sanders building not being finished off. Ms. Grooms advised council that Mr. Sanders plans for shutters, to paint the post, put up rails and plant shrubs. He has not finished. Councilman Newman asked Ms. Grooms her plans. She will have french doors at the front with 6 X 6 grid, big columns, rails and colors are white and green. Mayor Pro TernProsser asked for a motion on the hearing. Councilman Rich made a motion to accept the Planning & Zoning recommendation to allow the metal building as mentioned. Motion seconded by Councilman Newman and passed with all ayes.

#2. Gloria Grooms Re-Zone from C-2 to R-1

204 East Lee Street.

Barney Sineath signed up to speak. He asked if the application included a plat and a recorded deed. According to the tax map, there is a road behind the house. Spot Zoning in I-I section. Ms. Grooms advised she bought the house as a residence and when council agreed to make it C-2 they asked if she went out of business to change back to R-1. Councilman Rich advised it would have been a non conforming use in that it was a smaller lot than zoning requires. Councilman Rich felt this would be a good time to bring up the area of East Lee Street down to Warnock which is all zoned I-I (light industrial). A discussion was held at the February Planning & Zoning meeting to consider Re-Zoning the entire block to R-1. Councilwoman Prosser agrees with Councilman Rich on this subject. Ms. Grooms advised when the property was bought there was no copy of the plat. Councilman Wynn said when the C-2 request was honored, this cleared the property of anything which was grandfathered in. The property does not meet the new requirements for R-1.

Attorney Hall feels Mr. Sineath was correct about the set backs & ect and he believes the council would be allowed to grant the re-zone request with certain stipulations. Councilman Rich advised, regardless of zoning designation, this is still a substandard lot of record. Councilman Newman asked if she planned to leave her business there until the new building is built, and if the property changed to R-1 tonight, tomorrow it becomes residential. Ms. Grooms advised she would be closing the shop. Councilwoman Prosser feels it would benefit Brooklet to become R-1. Attorney Hall made reference to 12-6, taking action on applications. City Council may approve the application with Zoning conditions. Grant the re-zone from C-2 to R-1 conditioned upon Ms. Grooms obtaining a survey itemizing the non conforming set backs. This would make the buyer aware of the set backs. Once the survey is done which itemizes the variance and it is turned in to City Hall, the re-zone would be in effect. Councilman Rich made a motion we grant the Re-Zone request contingent upon Ms. Grooms meeting the above mentioned requirements. Motion seconded by Councilman Wynn and passed with all ayes.

- #3. Joe Grooms/Craig Derst
RiteWay Upholstery 591 Hwy 80 East.
Special Exception for Metal building.

Councilman Newman asked what his plans were for the outside of his building. Mr. Derst will have 2 awnings, 6 windows, shrubbery in front and toward the road. Blue Shutters at windows. Councilman Newman made a motion to accept Planning & Zoning recommendation to allow Mr. Derst to construct the metal building. Motion seconded by Councilman Davis and passed with all ayes.

5. JOE ALDRICH asked to speak on metal buildings. He owns property on Highway 80 and has entertained the idea of having it re-zoned to commercial. He wants to know if this will change again in 3 months. Councilman Wynn thinks we should throw out the metal building ordinance. After looking at what people need and want, Councilman Wynn feels you have a right to a metal building for a commercial business which is very affordable. Councilman Rich mentioned that this was brought up at the last zoning meeting. They are not opposed to a metal building, but they are opposed to a metal building looking like a shed for storage. Councilman Newman reviewed the guidelines on metal buildings from Planning & Zoning ordinance. Councilman Newman made a motion to table the discussion on metal buildings and give council a chance to look at it. Motion seconded by Councilman Rich and passed with all ayes.

6. BUDGET AMENDMENT. All members were provided a copy of the resolution for a Budget amendment to add \$15,000.00 to the sanitation department in order to cover the repairs to the garbage truck. Councilman Newman made a motion to adopt the resolution to amend the budget. Motion seconded by Councilman Rich and passed with all ayes.

Mayor Grooms talked about the disposal of the 1994 F150 truck from the water department and the 3 point back hoe hitch for the old Ford tractor. These items will be advertised for the highest (sealed) bid to be opened at the March meeting. Motion made by Councilman Rich to advertise this in the Statesboro Herald; for sale, as is, to the highest bid. Motion seconded by Councilman Wynn and passed with all ayes.

Mayor Grooms asked Office Catto to address council. He advised, due to the nature of the information, he would like to go into closed session.

Councilman Rich made a motion to close the regular session to go into Executive Session. Motion seconded by Councilman Newman and passed with all ayes.

Councilman Rich made a motion to open regular session, seconded by Councilman Newman and passed with all ayes.

Motion to adjourn by Councilman Rich, Seconded by Councilwoman Prosser passed with all ayes.

RESOLUTION

WHEREAS, the local budget of 2004 was adopted on July 31, 2003

WHEREAS, it is necessary to amend said budget now

THEREFORE BE IT RESOLVED by the Brooklet Town Council, that the following amendments to the budget be made:

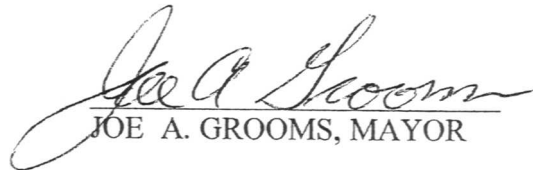
Anticipated revenues	from \$570,985.00	to \$585,985.00
Total Revenues	from \$570,000.00	to \$585,985.00

Appropriations

General Gov.	from	to
Public Safety	from	to
Public Works	from	to
Sanitation/Contingency	from	.00 to \$15,000.00

Total Appropriations	from \$570,985.00	to \$585,985.00
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CHIEF EXECUTIVE OFFICER



JOE A. GROOMS, MAYOR