

BROOKLET PLANNING & ZONING MEETING
104 CHURCH ST.
BROKLET, GA. 30415
AUGUST 14, 2007

1. **CALL MEETING TO ORDER:**

BELLE GAY, ZONING ADMINISTRATOR

Members Present: Charles Mallard, Charles Wilson, Charlie Howell and Linda Kimble. William Griffith was absent.

2. **MOTION TO ADOPT MINUTES FROM JULY 10TH MEETING:**

Motion made by Charles Mallard, seconded by Charlie Howell and passed with all ayes.

3. **PUBLIC HEARING #1.**

APPLICANT: NANCY SPIVEY

164 OLD LEEFIELD RD.

Ms. Spivey has made application this property existing of 3 acres be rezoned from A-1 (Agriculture) to R-3 (Multi-Family Dwelling). Ms. Spivey was asked to present her request to the commission. She plans to convert their existing single family dwelling into a duplex apartment and live in one side and rent out the other side. Surrounding areas are A-1, R-1 and R-3. The existing home has 2,000 square feet and a closed in garage. The Health Department will need to check out the septic tank before the addition is done. There was no public participation, following a brief discussion and questions, a motion was made by Charles Mallard to make a recommendation to council the property be rezoned to R-3. Motion seconded by Linda Kimble and passed with all ayes.

4. **PUBLIC HEARING #2.**

APPLICANT: JACK LOWE

AGENT: AMANDA KING

731 W. LANE ST.

Mr. Lowe applied for a rezone request from A-1 to R-1 on this one acre parcel in order for a single family to be built on this site. Ms. King was asked to present the application. She and her husband are owners of King Construction and they have built several homes in Brooklet. They plan to build a single family dwelling on this one acre on Lane Street. Mr. Lowe has recently moved the small house from his location. Mr. Mallard asked about the 3.27 acres behind this lot and

how it would be made assessable. Ms. King advised they would create an easement to the 3.27 acres. Mr. Mallard also spoke about the Old Railroad bed right of way and the paving on West Lane Street which stops prior to Mr. Metzger's house. In October 2000, Mr. Lowe paid Ellis Wood Paving Co. \$31,855.00 to pave West Lane Street from Parrish Lane to 723 West Lane Street and the street was signed over to the Town of Brooklet. This was done according to subdivision regulations. There was no public participation. Charles Wilson made a motion to recommend to Council the approval this request change from A-1 to R-1. Motion seconded by Charles Mallard and passed with all ayes.

5. **Other Discussion:** The Land use plan for Brooklet, done by Bulloch County was reviewed. Charles Mallard wants to find out what the city really wants long term and work on this plan.

Barney Sineath has approached Belle Gay about his property 320 Railroad Street Property (Old Junior High School) which is zoned R-1. He feels this was improperly zoned and would like Planning & Zoning Commission to consider changing this to I-1. They do not feel like this area is conducive to Industrial Zoning and the Commission is not obligated to change any property. Mr. Sineath has previously applied for a rezone change which was denied.

Charlie Howell made a motion to adjourn the meeting. Motion seconded by Charles Wilson and passed with all ayes.