

**TOWN OF BROOKLET  
104 CHURCH STREET  
BROOKLET, GA 30415**

**PLANNING & ZONING MEETING**

**10/09/2007**

1. CALL MEETING TO ORDER- BELLE GAY, ZONING ADMN.  
Members present; Charles Mallard, William Griffith and Linda Kimble. Charlie Howell and Charles Wilson were absent.
2. MOTION TO ADOPT MINUTS FROM AUGUST 14<sup>TH</sup> MEETING.  
Motion made by Mr. Mallard, seconded by Ms. Kimble and passed with all ayes.
3. SKETCH PLAN REVIEW TO APPROVE, DISAPPROVE, OR APPROVE THE PLANS WITH MODIFICATION FOR SUGARLAND SUBDIVISION ON HWY 80 EAST & BUIE ROAD. Mr. Dan McCorkle advised the Zoning Board of the process of the annexation of the 106.27 acres and the zoning of the property To R-1 with lots of 30,000 sq ft or more. Mr. McCorkle has spent a lot of time making this property more attractive and plans to continue the efforts to develop the property by building homes in the price range of \$159,000.00 to \$200,000.00. He has provided the Zoning Department with a copy of the Sketch Plan and Preliminary Plat plan as well. Council was given a chance to review and ask questions. Mr. Mallard asked if he planned to have restrictive covenants for the subdivision. Mr. McCorkle has this in place and plans to work with the City on this. Mr. Mallard asked if the cul-de-sac was supposed to be no more than 500 feet in length. Mr. McCorkle felt that they were in compliance with this, but he would check on it. Mr. Griffith asked about lot # 77, if the narrow strip was a driveway or what. Mr. McCorkle advised it was a 30 foot driveway. Mr. Griffith was concerned about emergency vehicles being able to go down the road. Mr. McCorkle assured him they would.  
Public Participants were allowed to ask questions. Mr. Stanoff wanted to know if there had been a study on the water resources of this subdivision.. Mr. Mallard advised that this was addressed at the time of the annexation request last year. A request has been submitted to E P D to increase the amount of water allocated on our present permit. Mr. Mallard advised that council had discussed this prior to the annexation and the council person in charge of the water department said there would be an adequate supply of water to furnish the subdivision.

There being no other input from the public, Mr. Griffith recommended approval of the Sketch Plan for Sugarland Subdivision. Motion seconded by Ms. Kimble and passed with all ayes.

4. MR. WILLIAM H. DURRENCE has filed an application for a variance request On his property located at 402 Lewis Street. Mr. Durrence was asked to present his request to the Zoning Commission. Mr. Durrence has recently purchased this property and the house sets on the very back side of the property, which has a buffer of red tips, which are very tall and obstructs the view. There is an existing paved driveway to go into the carport which they plan to close in so they can make another bedroom and a small bathroom. They would like to be able to construct a two car shelter. He has approximately 25 feet from the back of the building to the property line which is mostly pavement and also an old shelter which is large enough for only one car, but he needs one large enough for two cars, which would require going near to the edge of the property line. They also need a small storage building, which is supposed to be placed 10 feet away from the property line and that would put it very close to the back side of the house. He is requesting a variance so he can center the building in the back yard. The carport would be just a shelter, not closed in. Mr. Mallard asked if the heated space would extend the original foot print of the house. Mr. Durrence said they would only close off this portion and add the shelter, which should be 20x20 with a one foot overhang. They have not been able to locate a plat and have not had the property surveyed. Mr. Mallard feels we will need to specify that we would grant a Variance of 2 ft or 5 ft which ever it takes to establish the new set back. Mr. Durrence measured the property to be approximately 100 feet deep.

PUBLIC INPUT;

Mr. Stanoff feels if they are already parking on the slab and they plan to put up an open shelter, why not grant the variance to cover the slab which is already in place. Mr. Stanoff will try to help Mr. Durrence find the property line.

Mr. Mallard made a motion to make a recommendation to council to approve a Variance to allow them to construct an open shelter, matching the existing foot print of the concrete parking pad. Motion seconded by Mr. Griffith and passed with all ayes.

Mr. Mallard also made a motion to make a recommendation to council to grant Mr. Durrence a 5 foot Variance on the rear yard set back in order to allow him to build the 2x14 storage building. Motion seconded by Mr. Griffith and passed with all ayes.

With no other discussion, Mr. Mallard made a motion to adjourn. Motion seconded by Mr. Griffith and passed with all ayes.