

TOWN OF BROOKLET
PLANNING & ZONING MEETING
SEPTEMBER 14, 2004

1. CALL MEETING TO ORDER;

The meeting was called to order shortly after 6:00 PM by Belle Gay.
Members present; Charles Wilson, Charlie Howell and Bill DeChristopher (late).
Janie Ruth Smith was absent because of an injury.

Public attendance; Nadine Walker, Nancy and Wayne Spivey, Dale Joiner and
Stephen Waters, and agents with Axis Investment Co., LLC, Barbara J. Heneisen,
Jack Heneisen and Aaron Ussery.

2. REVIEW OF MINUTES OF APRIL MEETING. (NEXTELL TOWER)

Motion made by Mr. Wilson to accept the minutes as written. Motion seconded
by Mr. Howell and passed with all ayes.

3. PUBLIC HEARING #1

APPLICATION #RZ-22-020

APPLICANT; DALE JOINER

AGENT; BARBARA J. HENEISEN/AXIS INV. CO. LLC.

Request to re-zone 10 acres at 300 Old Leefield Road from A-I Agriculture to
R-3 Multi Family Dwelling. They plan to build 17 units on this property.

No one signed up to speak on the public side. Mr. Jack Heneisen presented the
plat showing one single road of 500 feet with an outlet on to Old Leefield Road. The lots
are 20,000 square feet and over. He also showed pictures of a project they have
completed South of Statesboro on Old Riggs Mill Road. The apartments each have two
bedrooms and two baths on each side. Mr Wilson asked if they maintained the road.
Mr. Heneisen advised they would keep up the road and deed it over to the City.
Mr. Wilson wanted to know if the remainder of Mr. Joiner's property would remain A-I.
Mr. Joiner will leave the other property as A-I and he does not foresee any issues with the
surrounding owners because the 18 acre field is on Joiner Road. Mr. Wilson asked how
many duplex would be one one septic tank. One building would be served by a 1,500
gallon tank. There will be two separate water meters for each building. Mr. Wilson also
inquired if the buildings were to be sold or rented, or both. Sometimes they are sold to
multiple owners, or a person may buy a unit to live in and rent out the other side. Each
apartment consist of 1,000 square foot for a total of 2,000 for the complete building.
The two unit buildings sell in the area of \$116,000.00 and rent for one side would run
\$550.00 to \$600.00.

Mr. Howell questioned the adjoining property owners of their concern. Mr. Spivey was concerned about the number of units in the small area and also the increased traffic on Old Leefield Road. The curve in this area is overgrown with bushes and he is concerned for the School Bus coming out of the Complex. Nadine Walker agreed the road already needs attention. There is no School Bus sign on this road. Mr. Howell understands the concerns of property and people density but, at this stage of growth, he does not think this is excessive but he does feel if the property is approved to be re zoned, the issue of the traffic needs to be addressed. Mr. Spivey is us just looking for a safe environment for the families involved. Mrs. Walker feels there is different needs for some people and other needs for other people. _Mr. Dechristopher's biggest concern is the density. It seems we are forcing single family residents in 30,000 sq ft, why would we think of cutting the sq ft in half for two families. In larger cities, residents are piled on top of each other, but it does not make sense for Brooklet. He feels Brooklet should be holding a tight reign on what is going on as far as building and put up first class accommodations to bring in first class people. Mr. Waters feels this type of housing is good for young people starting out to build or buy a new home. Mr. Howell read Article 4- Section 4-1.4. R-3 Multi Family Residential District minimum lot size 30,000 sq ft and the wording from Section 5-2, Development Standards Schedule for R-3 Lot size 10,000 sq ft which was the information the AXIS plans were designed from but they were using approximately 21,000 sq ft because the County requires 20,000 sq ft. Realizing there was a discrepancy in the ordinance, the discussion went to what changes should be made to work this out. Mr. Wilson feels we need to clarify this problem before we go any further. Other members agreed. He feels there is a misprint and asked if we could go back to the review before the ordinance was adopted in March 2004 and find the problem. Mr. Wilson made a motion to table this issue and call another meeting for September 21, at 7:00 PM. Motion seconded by Mr. Dechristopher and passed with all ayes.

With no other business, Mr Howell made a motion to adjourn the meeting. Motion seconded by Mr. Wilson and passed with all ayes.