

TOWN OF BROOKLET  
PLANNING & ZONING COMMISSION  
MARCH 8, 2005

1. CALL MEETING TO ORDER;

The meeting was called to order at 7:00 pm by BelleGay.

Members present were; Charlie Howell, Bill DeChristopher, & Charles Wilson. Ms. Janie Ruth Smith was sick and did not attend the meeting but had called to voice her approval of the request.

2. REVIEW AND MOTION TO APPROVE FEBRUARY MINUTES.

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

3. WITHDRAWAL OF SPECIAL EXCEPTION REQUEST FOR THE BROOKLET  
FIRST BAPTIST CHURCH.

Ms. Patricia Lane had presented a letter to withdraw the Special Exception Request for the Church. Mr. Howell and Mr. DeChristopher feel we should continue the research on the property because it will probably come up again.

4. LETTER OF RESIGNATION FROM BILL DECHRISTOPHER.

Mr. DeChristopher has been assigned, by council, to the duty of Assistant Zoning Administrator. Names submitted to replace him: Wendy Walker, Kevin McDonald, Norman Schmidt, William Powell and Charles Mallard. Council will make this decision on March 17th.

5. ROMAINE BRADFORD PLANS FOR SHOPPING CENTER.

Mr. Bradford discussed his plans and explained the Sherwood Railway right of way on the East side of his property. He would like to purchase this right of way from the Town of Brooklet. This right of way is currently being used by the city vehicles going to the City Landfill to dump. Their proposal is to buy the right of way and close off the Highway 80 entrance and give the City a 40 ft. paved easement off of Parker Ave. at the back side. This would allow them to have adequate set backs on the front. He plans to put a good buffer on the backside, using a combination of a berme and shrubbery. Mr. Bradford offered to pay the town \$2,500.00 for the right of way which would amount to approximately one acre and ask for a Quit Claim Deed. The Town Attorney and Mr. Bradford's attorney, (Mr. Jones) has been reviewing this information. The Planning and Zoning members agreed to the plan, but feel the attorneys need to be involved and once the ownership of deeds and easements are settled, determine if a Zoning change is needed for the right of way and what can be done to speed up the process. This information will be passed on to council for their opinion.

6. PUBLIC HEARING # 1

APPLICANT; MRS. J. H. HINTON  
AGENT; JAMES B. LANIER, JR.

REZONE REQUEST; R-1 TO C-2 FOR 202 NORTH CONE ST.

Mr. Scott Brookins and Mr. Allan Lamb were present for the hearing. Mr. Lanier was asked to present his plans to the Zoning Commission. Mr. Lanier and Mr. Brookins have an office in Statesboro and would like to move to Brooklet. The parcel they hope to build on is the Cone Street property. He presented sketch #1 which shows the property as it exists as R-1. A survey has not been done at this time, pending the results of this request. Mr. Lanier would like to have the majority portion of the two lots as single family residential facing East Lane Street. Sketch #2 shows the property as it currently exist with required set backs for C-2 on parcel B which results in a buildable area of 570 sq. ft. and parcel A facing Lane street of 25297 sq. ft. The current application is actually to rezone Parcel B which has a frontage width of 35 feet. If this lot is zoned C-2 according to set backs, 60 ft front, 10 ft side, 10 ft back and they stay with this request, the results would be a buildable area of 15x38 or a 570 sq ft building. Mr. Lanier originally planned to build a 1750 sq ft building. Sketch # 3 shows a change in parcel B which is the original parcel B of 35.0' plus 29.7' of parcel A. He will then ask for a front set back variance from the required 60' to 30' and a side set back variance from the required 10' to 7.5'.

Sketch #4 shows the area for septic tank and drainfield located at the rear of the building. There was also a picture of a brick building similar to what they plan to build. Basically, what Mr. Lanier is asking for is the rezone to go to C-2 with a variance on the set backs and would appreciate any consideration on this request. Mr. Lanier asked for questions from Zoning Members. Mr. Wilson asked if diagram # 3 was what they proposed to do. Mr. Lanier advised it was and the # 4 diagram was the same sketch showing the building & parking. He has requested C-2, the Post Office across the street from this property is C-1. He initially wanted C-1, but was advised to go with C-2 which will work, using the variance request. Mr. Wilson asked if his plans were to rezone part of this lot to Commercial and leave one half acre for residential facing Lane Street and will need a variance to be able to put the office, parking and septic tank on this lot. Mr. Lanier advised this was correct. There was a discussion on C-1 and C-2 zones. C-1 is central business district, which would be downtown area. C-2, General Commercial District provides for those business which are users of larger spaces. Mr. Wilson understands what they are trying to do to reserve the residential lot facing Lane Street. By having a light business and a buffer, with the house facing Lane Street identifying the residential district should make a win/win situation. Randy Newman explained about Section 13-8 Prohibited Variances. In no case shall a variance be granted for: A- Reduction of minimum lot size. B. A change in a zoning condition imposed by the council. Section 3-17: Substantial lots of Record: Any lot of record existing at the time of the adoption of this ordinance, which has an area or width which is less than required by this ordinance, shall be subject to the following exceptions and modifications and Sections 3-17.1. The adjoining lots are owned by the same person. Mr. Newman says if you combine two lots and divide them into half, you would have two unusable lots. The only way he thinks they will be able to use the lots of conforming use is to do the minimum allowed for a septic tank and the balance will go with the residential lot. There may be a problem with the required parking spaces for the 1750' office which is one space for each 200 sq ft of gross floor area plus one space for each employee. Mr. Howell feels as Mr. Wilson does about trying to preserve the integrity of the neighborhood and allow them to have efficient use of the property and still stay within the letter of the law. Mr. Lanier talked about the 60' front yard set back making the building blocked out by the blue building. He would like for it to be closer to the street, being visible from the Post Office parking lot. Mr. Wilson feels the parking lot in the back would be the best anyway.

Mr. Howell did a review for the record: We are doing a rezone from R-1 to C-2 with a variance on set backs from 60 to 30 on the front and 10 to 5 on the South side. Mr. Newman asked Mr. Lanier if he thought he would be able to meet the number of parking spaces which is 13 and if not would he want to ask for a variance on parking spaces from 13 to 10. Mr. Lanier advised he would like to do this.

Mr. Wilson made a motion to recommend to Council to honor the rezone request of parcel B from R-1 to C-2 with a variance on the front set back from 60' to 30' and the South side yard from 10' to 5'. Re-Zone a portion of parcel A from R-1 to C-2, which is 29.7 ft. wide by 107.2 feet deep for the purpose of creating parcel B large enough to allow the building they plan to build. Also a variance from 13 parking spaces to 10, with the intent of building a single family dwelling on approximately 21780 sq ft lot A facing East Lane Street.

REFERENCE; 3-17.1 Making the property two useable lots.

Motion seconded by Mr. Howell and passed with all ayes.

Motion to adjourn by Mr. Wilson, seconded by Mr. Howell, passed with all ayes.