

TOWN OF BROOKLET
PLANNING & ZONING MEETING
AUGUST 9, 2005

1. CALL MEETING TO ORDER;

The meeting was called to order by Belle Gay, Zoning Administrator. Members present: Charlie Howell, Norman Schmidt, William Griffith, and Charles Wilson. Ms. Janie Ruth Smith was absent.

2. MOTION TO ADOPT MINUTES FROM JUNE 14, AND JUNE 29, 2005.

Mr. Griffith made a motion to adopt the minutes as written. Motion seconded by Mr. Howell and passed with all ayes.

3. PUBLIC HEARING # 1; MR. DAN McCORKLE, 519 N. CROMLEY RD.

Mr. McCorkle is requesting a rezone on .45 acres from R 4 to R 1. Mr. McCorkle presented his request on the lot which now has an existing house and a mobile home. He plans to destroy the home and remove the mobile home in order to build a new home. His company is now building homes in the subdivision, (1,400 sq ft) and this is the quality home he plans to build on this property. He is here to ask for approval of the demolition process and zoning change to R 1. Mr. Griffith advised Mr. McCorkle of our guidelines being 30,000 sq ft minimum lot size for R-1 zone and would he like to consider requesting R 2 zone which requires only 15,000 sq ft. Mr. McCorkle agreed to the R 2 and advised he has already had the lot evaluated for a septic tank. Mr. McCorkle will go with the request to change the property zone from R 4 to R 2, Single Family Residential Area with a minimum lot size of 15,000 sq ft. Mr. Wilson made a motion to approve the revised request to change the property zone from R 4 to R 2. Motion seconded by Mr. Howell and passed with all ayes.

4. PUBLIC HEARING # 2; MS. BRENDA HAGINS, 511 N. CROMLEY RD.

.40 ACRES AND 513 N. CROMLEY ROAD .30 ACRES, requesting a rezone
On the two lots from R 4 to R 1 or possibly R 2. Mr. Marsh, agent for Ms. Hagan was asked to present the application to the commission. Mr. Marsh also has two small lots to rezone and for the record he advised his plat shows the acreage as .40 and .50. He would like to go with the R 2 zone, Single Family Residential area with minimum lot size of 15,000 sq ft and if the actual size of the lot is .30, he would need the Variance request on setbacks, because of the narrow lot. Lot 511 house will be 12,000 sq ft with an estimated price of \$120,000.00 and lot 513 will be 17,000 sq ft with an estimated price of \$145,000.00. The old trailers will be removed and donated to someone. Mr. Griffith explained we need proof of the lot sizes. The .30 ac would be 12,000 sq ft and if we go to R 2, he has to have a variance. Mr. Wilson feels the only issue we have with this if it is only .30 ac. Mr. Marsh will revise his request to be R 2 if they are willing to accept this.

Mr. Sineath signed up to speak. He informed the commission that this area was a subdivision called Oak Grove and the Zoning Commission needs to recognize the errors made in the zoning maps as it is causing applicants unnecessary time and money. The current Zoning Maps were certified by the mayor and this is the only information Ms. Gay has to go by. To clarify the information, Mr. Wilson reviewed: Rezone R 4 to R 2 with a potential for a variance on lot 513 if it is .30 acres instead of .40 with the same set backs requested of 15 ft. as to the best use of this property and benefit of the community. In relation to what we have on the property now and what is being proposed for the property, does the committee agree this is the best decision to benefit this community and property owner? All members agreed. Mr. DeChristopher reminded Mr. Marsh to keep in mind that the R 2 district allows that the building area should not exceed 15% of the lot area.

Mr. Howell made a motion to approve the request from R4 to R 2 on lot #511 and #513 North Cromley Road. Motion seconded by Mr. Griffith and passed with all ayes.

Mr. Howell made a second motion to approve the Variance on lot # 513 for the set backs to the house to 15 ft side yard and the lot size if it is 12,000 sq ft. Motion seconded by Mr. Griffith and passed with all ayes.

These hearings will be heard by Council on September 15, 2005.

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