

**TOWN OF BROOKLET
CALLED MEETING
8/07/2008**

1. **CALL MEETING TO ORDER: MAYOR GROOMS**

2. **INVOCATION:** Russell Davis

3. **DISCUSSION AND SUGGESTIONS FOR MUNICIPAL CODE CORPORATION ON THE CODE OF ORDINANCE CHANGES TO BE MADE.**

Appropriateness of the R-2 zoning district regulations

The two issues expressed to us were: lot size in relation to specific suitability; and side setback requirements. The regulations call for a 30 foot side setback in R-1 and R-2 zone. This seems a little excessive, particularly in consideration of the 15,000 minimum square foot requirement. A 15 to 20 foot side setback is more typical. Councilman Newman suggested to leave the 100 foot at the building line; 20 foot on the side set back in the ordinance and the Zoning Administrator can reduce it to 15 feet if a request is made. Councilwoman Wilson asked about reducing the R-1 front yard setbacks; minimum lots on the front of major streets is 75 foot and others is 60 foot. Councilman Newman suggested we go with 60 foot on major roads and 40 foot on minor.

Sign ordinance

The Town expressed the need to review the sign ordinance in relation to the requirements for temporary signs, sign size, and placement. Upon cursory review, the ordinance requirements appear sufficient; however, if there are specific regulations that the Town is consistently addressing, a comprehensive and in-depth analysis may be warranted.

Councilman Newman stated that two years ago they changed the law on political signs; it basically says you can not permit political signs,

therefore, we need to delete political signs from our ordinance. Councilman Newman asked to do some more research on the sign and towers ordinance before making changes and will present all information at the August 21st, 2008 City Council meeting.

Curb cuts Standards

Regarding standards for the number of curb cuts and cul-de-sac standards. Curb cuts; Council agreed to leave as if; no change.

Cul-de-sac Standards

Section 7.1.10 of the Bulloch County Subdivision Regulations states: *All dead end streets shall be provided with a turnaround having a roadway diameter of at least 60 feet and a right-of-way diameter of at least 100 feet. Temporary dead-end streets shall be provided with a turnaround having a 30 foot radius as approved by the public safety director.*

Council decided we would change to the standard, same as the county which would be as stated above.

Manufactured Homes

The Town could consider adopting design standards for manufactured homes to improve appearance and compliance with the existing regulations.

Keep Bulloch Beautiful got an ordinance put in that has certain criteria that a mobile home has to meet. It has to have a solid roof, no solid siding, under pending and no broken windows; basically this allows the county to go in and fix them up. Councilman Newman would like to look at doing something similar here in Brooklet and will have more information from the county to present at the City Council meeting this month.

A mobile home cannot be brought into Brooklet if it is over seven years old, Council has decided to change the ordinance to ten years.

The Town should also consider removing all references to fees within

the body of the ordinance and creating a separate fee schedule for permits and fines. Thus, when fees and fines increase, decrease, or are newly created, the Town can simply amend the fee schedule rather than the entire zoning ordinance.

Mrs. Belle stated that it has already been typed up and will be removed from the ordinance as well as, the permit application form.

4. ADJOURNMENT

Mayor Grooms asked to have a motion to adjourn. Councilman Newman made the motion that we adjourn the meeting, seconded by Councilman Davis and passed with all ayes.