



CITY OF BROOKLET
104 CHURCH ST. BROOKLET, GA 30415 PHONE (912) 842-2137 FAX (912) 842-5877

L.W. (Nicky) Gwinnett, Jr., Mayor
Hubert Keith Roughton, Mayor Pro-Tem
Bradley Anderson, Councilman
Rebecca Kelly, Councilwoman
Phillip Oliver, Councilman
Sheila Wentz, Councilwoman

Lori Phillips, Int. City Manager
& City Clerk
Melissa Pevey, Assistant Clerk
Ben Perkins, City Attorney

City Council Meeting
January 15, 2026
7:00 PM

AGENDA

- A. Call to Order and Welcome:** Mayor L.W. "Nicky" Gwinnett, Jr.
- B. Invocation and Pledge of Allegiance**
- C. Oath of Office:** Administered by Mayor L.W. "Nicky" Gwinnett, Jr. to:
 - City Council Post #3 – Rebecca Kelly
 - City Council Post #4 – Councilman Phillip Oliver
 - City Council Post #5 – Councilwoman Sheila Wentz
- D. Recognition and Promotion of Police Officers:** Presented by Interim Police Chief Nickki Garman:
 - Officer Justin Odom – Advance Patrol Officer
 - Officer Zachary Stender – Corporal
- E. Public Hearing**
 - 1. Variance Application No.: VA2025-002**
Map/Parcel #: B03 000052 000

Russell Davis, property owner of 404 West Lee Street, Brooklet, GA (0.41 acres), presently zoned R-1, requests a reduction of the rear setback from 10 feet to 5 feet, and a reduction of the side setback from 35 feet to 25 feet, to allow construction of a 15' x 20' (300 square foot) storage building.

2. Public Discussion
3. Discussion from the City Council

F. Public Comments (Agenda Items Only)

Citizens are encouraged to participate in City of Brooklet meetings. The City encourages civility in public discourse and requests that speakers direct all comments to the Chair. Any documents or written comments for inclusion in the public record must be emailed to lori.phillips@brookletga.us no later than 12:00 noon on the day of the meeting.

G. Approval of Agenda

H. Approval of Minutes

- December 18, 2025 City Council Meeting Minutes

I. Approval of December Financial Reports

J. Comments By:

- Interim City Manager / City Clerk – Lori Phillips
- City Attorney – Ben Perkins
- City Engineer – Wesley Parker
- Planning & Zoning Administrator / Assistant City Clerk – Melissa Pevey
- Interim Chief of Police / Sergeant – Nickki Garman
- Safety Coordinator – Johnny Alamia

K. Comments by Council Members:

- Councilmember Sheila Wentz
- Councilmember Brad Anderson
- Councilmember Phillip Oliver
- Councilmember Rebecca Kelly
- Mayor Pro Tem Keith Roughton
- Mayor L.W. “Nicky” Gwinnett, Jr.

L. Ordinances

1. Consideration of a motion to approve the second reading of Ordinance No. 2025-031, amending and restating the Official Zoning Map of Brooklet, Georgia.
2. Consideration of a motion to approve the recommendation of the Planning & Zoning Commission for Variance Application VA2025-002, requesting reductions to the rear and side setbacks at 404 West Lee Street to allow construction of a 15' x 20' storage building.

M. Other Discussion Items

1. Hagan Road Investments, LLC requests consideration to allow the Hunnicutt Tract (21015 Highway 80 East) to receive water and sewer services from the City of Statesboro rather than the City of Brooklet due to distance, cost, and proximity of existing infrastructure. The City of Statesboro has sufficient capacity to serve the tract.
2. Comprehensive Plan Update:
The Department of Community Affairs (DCA) has offered to treat the current comprehensive plan as a full update, extending the next deadline to 2031. If the City prefers to maintain the June 30, 2029, deadline to remain consistent with Bulloch County, the transmittal letter may be amended to use the word "*amendment*" instead of "*update*." The CRC recommends remaining consistent with the rest of the county.
3. Discussion on setting a date and time for a future Town Hall meeting.

N. Executive Session

1. Consideration of a motion to enter Executive Session to discuss Personnel Matters, Real Estate, and/or Potential Litigation in accordance with O.C.G.A. 50-14-3(b).
2. Consideration of a motion to exit Executive Session and re-enter Regular Session for any necessary actions.

O. Consideration of a Motion To elect Mayor Pro Tem, per Brooklet Municipal Code, Section 2.16 of the City Charter.

P. Adjournment