

CITY OF BROOKLET

Planning & Zoning
104 Church Street
Brooklet, GA 30415
(912) 842-2137

Bill Griffith, Chairman
Jim Stanoff, Vice Chairman
Chris Schneider

Ed DiNello
Greg Schlierf
Lori Phillips, Administrator

June 13, 2023 6:00 PM Agenda

- I. **CALL TO ORDER**
Chairman Griffith
- II. **APPROVAL OF THE AGENDA**
MOTION ____ SECOND ____ AYES ____ NAYES ____ AB ____
- III. **APPROVAL OF MINUTES FROM MAY 9, 2023 MEETING**
MOTION ____ SECOND ____ AYES ____ NAYES ____ AB ____
- IV. **ZONING ITEMS**
 - 1. **APPLICATION RZ 2023-009:**
G3 Ventures LLC., submitted an application to rezone from R-1 (Single-Family Residential) zoning district to C-2 (General Commercial) zoning district to be used as a rental property on the 0.25 acres. The property is located at 320 North Cromley Road.
- IV. **DISCUSSION FROM THE PLANNING & ZONING COMMISSION**
- V. **DISCUSSION AND QUESTIONS FROM PUBLIC WHO HAS REQUESTED TO SPEAK**
- VI. **THE PLANNING COMMISSION RECOMMENDS APPROVAL OF THE REZONING APPLICATION: YES ____ or NO ____**
MOTION ____ SECOND ____ AYES ____ NAYES ____ AB ____
- VII. **ADJOURN**
MOTION ____ SECOND ____ AYES ____ NAYES ____ AB ____

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Planning & Zoning

May 9, 2023

6:00 PM

Minutes

I. CALL TO ORDER

Chairman Griffith

II. APPROVAL OF MINUTES FROM JANUARY 10, 2023 MEETING

Motion to approve.

Motion: Jim Stanoff

Second: Ed DiNello

Ayes: Bill Griffith, Jim Stanoff, Chris Schneider, Ed DiNello, and Greg Schlierf

Nays: None

Motion carried 5-0

III. ZONING ITEMS

1. APPLICATION RZ 2023-006:

G3 Ventures LLC., submitted an application to rezone from R-1 (Single-Family Residential) zoning district to C-2 (General Commercial) zoning district to allow for a cabinet business on the 0.65 acres. The property is located at 407 North Cromley Road.

Present at the hearing was Nicky Gwinnett, the owner of 407 North Cromley Road, he stated that the building on the property was built in 1969 by his stepfather, Mr. Akins and this was done prior to the existing zoning, there was no zoning back then when this was done, so in his opinion, the property was mislabeled when zoning was created in Brooklet. It has always been there and it has always been a business, it's never had a restroom in it, its never had anything that resembles residential and, in the packets, he included two business licenses, one from the City of Statesboro, and later on, one was issued from the City of Brooklet in 1984.

Commissioner Chris Schneider asked if Mr. Gwinnett would be incorporating parcel# 1 into the whole tract, Mr. Gwinnett stated, no, he is not buying it. He also asked about the setbacks

in C-2, the front yard set backs are 60 feet, rear yard set backs are 10 feet, and the side yard setback is 10 feet. Mr. Gwinnett will be putting up a wooden fence to use as a buffer around the property, he also stated that the traffic would not interfere with the current flow of traffic, there is plenty of room on the lot to pull in and turn around if deliveries are made.

2. APPLICATION SE 2023-007:

Deborah Allen and Robert Whitaker submitted an application for a special exception to allow 33,100 square feet of metal self-storage buildings (6); Phase 1 = 15,150 sq. ft. (2 buildings) on 2.41 acres. The property is zoned C-2 (General Commercial) and is located at 434 U.S. Highway 80 East.

Present at the hearing was Robert L. Whitaker (agent) and Deborah Allen (property owner). They are asking for a special exception, the property is zoned C-2, they are looking to build a self-storage facility on the property. They did a basic lane use study and looking at Brooklets buffer zones and everything, he feels like they can do 6 buildings which will house about two hundred and 275 units, that is the total project, long term. They will start with phase one which will be 15,150 square feet, with two buildings. They will begin with no pavement, they will start off with the foundation, the galvanized steel building, they will be non-climate control, exterior door entrances, and they will be 10x10. In the future they may plan on doing RV storage but that is later down the road. This will not be fenced in. The entrance will be off U.S. Highway 80, before you turn at the Dollar General, once they get the recommendation, they will be in contact with G.D.O.T. to discuss the established entrance of the property. They have plans to reach out to Dollar General about sharing their entrance which would help a great deal. They plan on beginning in the next five years, they have a ten-year plan, and they are looking at the future growth. Their primary focus will be residential families. Commissioner Chris Schneider is concerned that at the other end of US HWY 80 is three other self-storage facilities within 1500 feet of each other. Mr. Whitaker stated that from a competitive stand point, he is good, if you build them, they will come.

3. APPLICATION TA 2023-008:

The City of Brooklet submitted the following proposed text amendment.

AN ORDINANCE TO AMEND CERTAIN PORTIONS OF THE ZONING ORDINANCE OF THE CITY OF BROOKLET TO COMPLY WITH THE REVISIONS TO "THE ZONING PROCEDURES LAW" REQUIRED BY HOUSE BILL 1405 PASSED DURING THE 2022 REGULAR SESSION OF THE GEORGIA GENERAL ASSEMBLY, AND OTHER REQUIREMENTS OF SAID BILL

The Georgia Gen. assembly has made certain changes to the Zoning Procedures Law set forth at OCGA § 36-66-1 et seq. The primary changes were to require similar procedures to variances and special exceptions that were required for rezoning matters, and to provide for certain requirements with respect to appeals to Superior Court from the final decision in rezoning matters, variances, and special exceptions.

IV. DISCUSSION FROM THE PLANNING & ZONING COMMISSION

V. DISCUSSION AND QUESTIONS FROM PUBLIC WHO HAS REQUESTED TO SPEAK

VI. PLANNING AND ZONING RECCOMENDATION FOR APPLICATION RZ 2023-006

The Planning Commission recommends approval of the zoning application.

Motion to approve.

Motion: Ed DiNello

Second: Greg Schlierf

Ayes: Bill Griffith, Jim Stanoff, Chris Schneider, Ed DiNello, and Greg Schlierf

Nayes: None

Motion carried 5-0

VII. PLANNING AND ZONING RECCOMANDATION FOR APPLICATION SE 2023-007

The Planning Commission recommends approval of the zoning application.

Motion to approve.

Motion: Jim Stanoff

Second: Chris Schneider

Ayes: Bill Griffith, Jim Stanoff, Chris Schneider, Ed DiNello, and Greg Schlierf

Nayes: None

Motion carried 5-0

VIII. PLANNING AND ZONING RECCOMANDATION FOR APPLICATION TA 2023-008

The Planning Commission recommends approval of the zoning application.

Motion to approve.

Motion: Greg Schlierf

Second: Jim Stanoff

Ayes: Bill Griffith, Jim Stanoff, Chris Schneider, Ed DiNello, and Greg Schlierf

Nayes: None

Motion carried 5-0

IX. ADJOURN

Motion to adjourn.

Motion: Jim Stanoff

Second: Ed DiNello

Ayes: Bill Griffith, Jim Stanoff, Chris Schneider, Ed DiNello, and Greg Schlierf

Nayes: None

Motion carried 5-0

Approved this _____ day of _____, _____.

Bill Griffith, Chairman

Lori Phillips, City Clerk

Brooklet Planning and Zoning

Rezone Request, Special Exception, and Variance
Application Form

For Office Use Only

Fee Paid \$ 150.00
Date 05/01/13
Time 9:02 AM
App. # 1322023-009

Name of Owner: G3 Ventures Phone #: _____
Address of Owner: 211 North Cromley Rd Cell #: (912) 682-4084 Fax #: _____
City: Brooklet State: GA Zip: 30415
Owner email: kitchencraftinc@gmail.com
Name of Agent: _____ Phone #: _____
Address of Agent: _____ Cell #: _____ Fax #: _____
City: _____ State: _____ Zip: _____
Agent email: _____

THE APPLICANT NAMED ABOVE AFFIRMS THAT THEY ARE THE OWNER OR AGENT OF THE OWNER OF THE PROPERTY DESCRIBED BELOW AND REQUESTS: (please check the type of request and fill all applicable information legibly and completely).

If application is made by Planning Commission or Mayor and City Council, please choose appropriate choice:

Application made by Planning Commission: ___ Yes or No

Application made by Mayor and City Council: ___ Yes or No

Rezone Request Special Exception ___ Variance ___

Map and Parcel #: B05 000005 000 Zone Classification: Present: R-1 Requested: C-2

Plat Attached Yes or ___ No

Plat Reference: _____ OR _____

Legal Description Attached Yes or ___ No

(by metes and bonds or bearings and distances)

- The area in which the lot proposed to be reclassified is to be located and the street number, if any, or if none, the location with respect to nearby public streets in common use:
320 North Cromley Road

- The type and size of structure(s) to be constructed and the specific use of the structure(s):

Existing rental property

- The area of the land proposed to be reclassified stated in square feet if less than one acre, and in acres if one or more:


0.25 acres / 10,890 square feet

- Action taken on all prior applications filed for the reclassification of the whole part of the land proposed to be reclassified:

None

- Please state whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property: Yes or No
- Please state whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property: Yes or No
- Please state whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned: Yes or No
- Please state whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools: Yes or No
- Please state if the local government has an adopted land use plan, whether the zoning proposal is in conformity with the policy and intent of the land use plan: Yes or No
- Please state whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal: Yes or No if yes, please state supporting grounds:

Note: Applicant may supplement responses on separate sheet and attached to this application.



 Signature of Owner(s)

K. W. (Dick) Lewinette Jr

 Printed Name of Owner(s)

4/28/23

4/28/23

 Signature of Owner(s)

 Printed Name of Owner(s)

**RECOMMENDATION OF PLANNING COMMISSION
REGARDING**

APPLICATION #: _____

Name of Owner: _____ Phone #: _____
Address of Owner: _____ Cell #: (912) 682-4084 Fax #: _____
City: Brooklet State: GA. Zip: 30415
Owner email: kitchencraftinc@gmail.com
Name of Agent: _____ Phone #: _____
Address of Agent: _____ Cell #: _____ Fax #: _____
City: _____ State: _____ Zip: _____
Agent email: _____

THE APPLICANT NAMED ABOVE AFFIRMS THAT THEY ARE THE OWNER OR AGENT OF THE OWNER OF THE PROPERTY DESCRIBED BELOW AND REQUESTS: (please check the type of request and fill all applicable information legibly and completely).

If application is made by Planning Commission or Mayor and City Council, please choose appropriate choice:

Application made by Planning Commission: ___ Yes or No

Application made by Mayor and City Council: ___ Yes or No

Rezone Request Special Exception _____ Variance _____

Map and Parcel #: B05 000005 000 Zone Classification: Present: R-1 Requested: C-2

Plat Attached Yes or _____ No
Plat Reference: _____ OR
Legal Description Attached Yes or _____ No
(by metes and bonds or bearings
and distances)

- The area in which the lot proposed to be reclassified is to be located and the street number, if any, or if none, the location with respect to nearby public streets in common use:

320 North Cromley Road

- The type and size of structure(s) to be constructed and the specific use of the structure(s):

- The area of the land proposed to be reclassified stated in square feet if less than one acre, and in acres if one or more:

0.25 acres / 10,890 square feet

- Action taken on all prior applications filed for the reclassification of the whole part of the land proposed to be reclassified:

None

- Please state whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property: Yes or No
- Please state whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property: Yes or No
- Please state whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned: Yes or No
- Please state whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools: Yes or No
- Please state if the local government has an adopted land use plan, whether the zoning proposal is in conformity with the policy and intent of the land use plan: Yes or No
- Please state whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal: Yes or No if yes, please state supporting grounds:

Signature of Owner(s)

Printed Name of Owner(s)

Signature of Owner(s)

Printed Name of Owner(s)

Note: Additional statements regarding above factors may be made on additional sheet attached to this Recommendation.

The Planning Commission recommends approval of the rezoning application: Yes or No

This _____ day of _____, 20 ____.

Chairman, Planning Commission,
City of Brooklet

Summary

Parcel Number B05 000005 000
 Location Address 320 NORTH CROMLEY RD
 Legal Description 320 N CROMLEY RD
 [Note: Not to be used on legal documents]
 Class R3-Residential
 [Note: This is for tax purposes only. Not to be used for zoning.]
 Zoning R-1
 Tax District Brooklet (District 02)
 Millage Rate 28.429
 Acres 0.25
 Neighborhood BROOKLET URBAN (02505)
 Homestead Exemption No (50)
 Landlot/District N/A
 ACC/DES 0/
 GMD 1523



[View Map](#)

Owner

PUGHSLEY ROBERT L
 320 NORTH CROMLEY ROAD
 BROOKLET, GA 30415

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	0021 - PRIMARY - 2	Acres	0	0	0	0.25	0

Residential Improvement Information

Style Single Family
 Heated Square Feet 768
 Interior Walls Sheetrock
 Exterior Walls Alum/Vinyl
 Foundation Piers
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 1950
 Roof Type Other
 Flooring Type Carpet/Hardwood
 Heating Type CENT AIR-ELEC-WARM AIR
 Number Of Rooms 4
 Number Of Bedrooms 2
 Number Of Full Bathrooms 1
 Number Of Half Bathrooms 0
 Number Of Plumbing Extras 0
 Value \$35,340
 Condition Good
 House Address 320 NORTH CROMLEY

Accessory Information

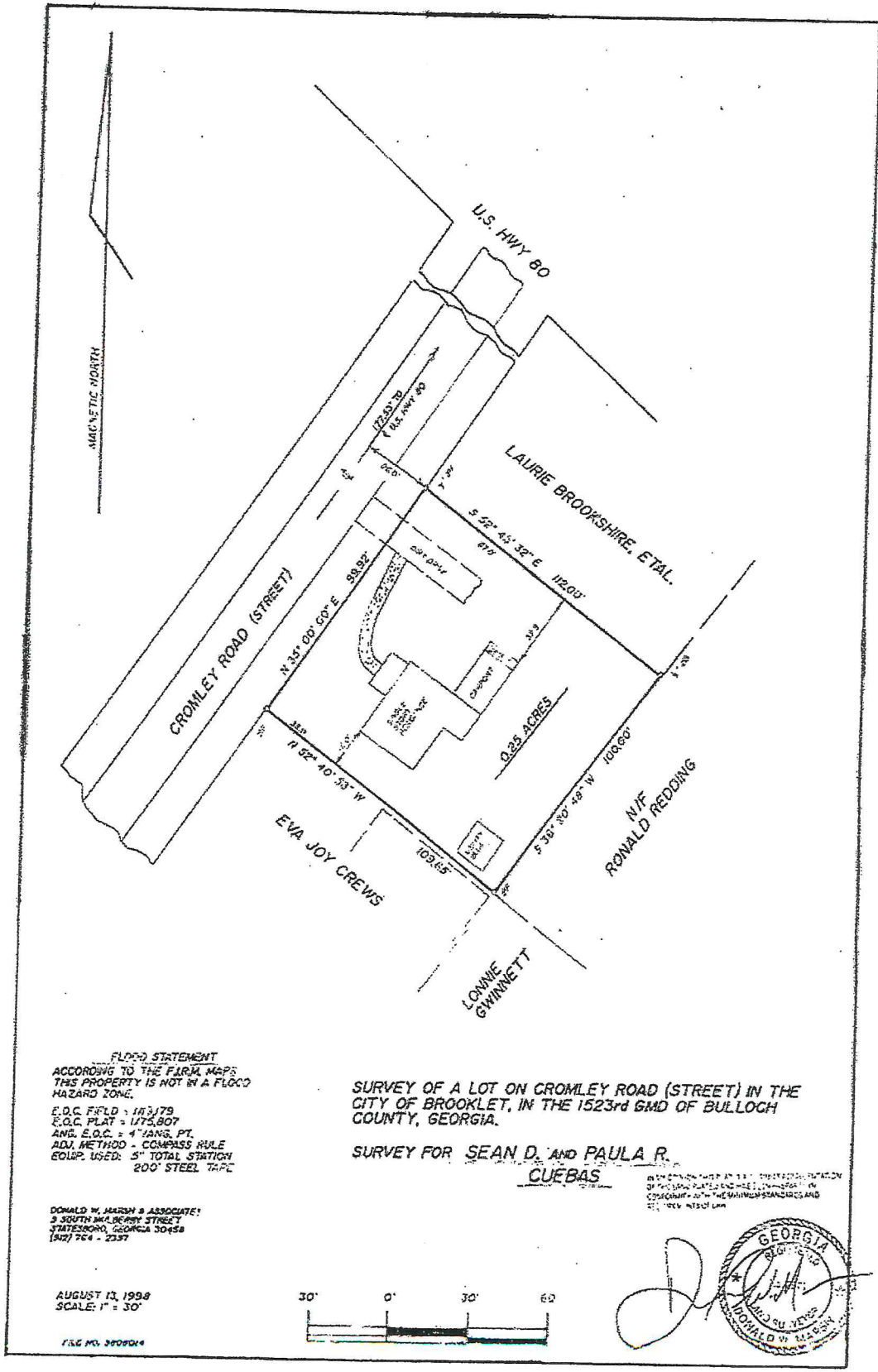
Description	Year Built	Dimensions/Units	Identical Units	Value
Utility Shed, Frame	1950	12x28 / 0	0	\$477

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
5/13/2004	0145400015	0005600188	\$46,000	Valid sale - Fair Market - Improved		PUGHSLEY ROBERT L
	0096500247	0005600188	\$0	No Sale		CUEBAS PAULA R
	0096500236	0005600188	\$0	NM		CUEBAS PAULA R &
	0041400272	0005600188	\$20,000	Valid sale - Fair Market - Improved	WHITE WE	ALDRICH CECIL & LUCILLE

Valuation

	2022
Land Value	\$12,400
+ Improvement Value	\$35,340
+ Accessory Value	\$477
= Current Value	\$48,217



FLDPP STATEMENT
 ACCORDING TO THE FIRM MAPS
 THIS PROPERTY IS NOT IN A FLCCO
 HAZARD ZONE.
 E.O.C. F.I.L.D. = 11/3/79
 E.O.C. PLAT = 1/175,807
 ANG. E.O.C. = 4" ANG. PT.
 ADJ. METHOD - COMPASS RULE
 EQUIP. USED: 5" TOTAL STATION
 200' STEEL TAPE

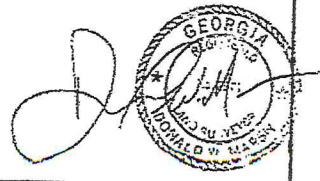
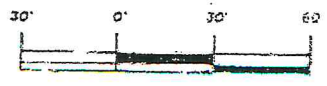
SURVEY OF A LOT ON CROMLEY ROAD (STREET) IN THE
 CITY OF BROOKLET, IN THE 1523rd GMD OF BULLOCH
 COUNTY, GEORGIA.

SURVEY FOR SEAN D. AND PAULA R.
CUEBAS

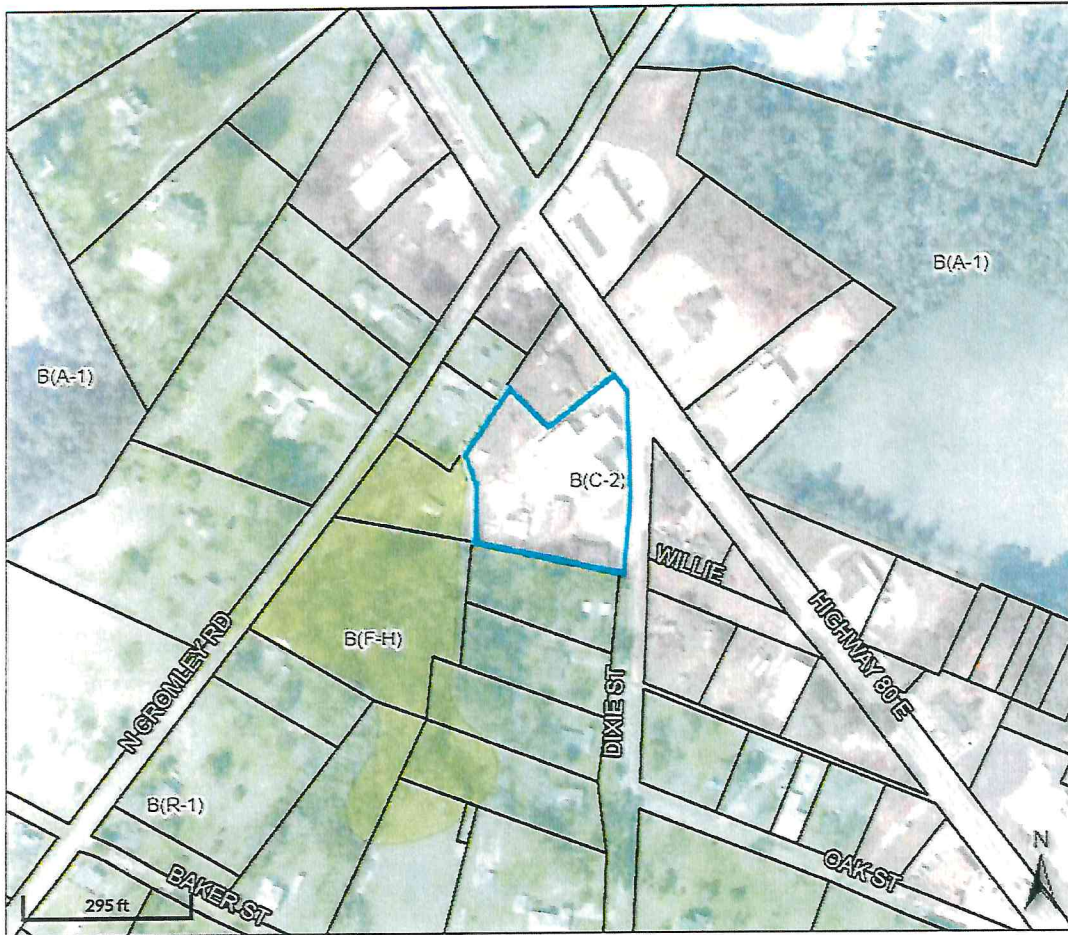
DONALD W. MARSH & ASSOCIATES
 3 SOUTH WALBERRY STREET
 STATESBORO, GEORGIA 30460
 (912) 764 - 2337

IN WITNESS WHEREOF, I, THE DISTRICT CLERK OF
 BULLOCH COUNTY, GEORGIA, HAVE CAUSED THIS
 SURVEY TO BE RECORDED IN THE PUBLIC RECORDS OF
 BULLOCH COUNTY, GEORGIA, THIS 11th DAY OF AUGUST,
 1998.

AUGUST 11, 1998
 SCALE: 1" = 30'



F.S.C. NO. 3009014



Overview

Legend

- County TAD
- Parcels
- Roads
- Zoning**
- AG-5
- B(A-1)
- B(C-1)
- B(C-2)
- B(F-H)
- B(I-1)
- B(R-1)
- B(R-2)
- B(R-3)
- B(R-4)
- CP
- GC
- GC WITH CONDITIONS
- HC
- HC WITH CONDITIONS
- HI
- HI WITH CONDITIONS
- LI
- LI WITH CONDITIONS
- MHP
- NC
- NC WITH CONDITIONS
- P(AG)
- P(HC)
- P(MFR)
- P(MHP)
- P(NC)
- P(PIN)
- P(SFR)
- PUD

BROOKLET, TOWN OF
104 CHURCH STREET
BROOKLET, GA 30415
(912) 842-2137

Miscellaneous Receipts 150.00
PERMIT/FEES
From: NICKY GWINETT
Desc: CROMLEY ROAD
Misc Recpt #: 004390

TOTAL 150.00

CASH 150.00

TOTAL PAID 150.00
Payment Date 05/01/23

05/03/23 09:02AM 000000050659 RAS
Duplicate Receipt