**CITY OF BROOKLET**

Planning & Zoning

104 Church Street

Brooklet, GA 30415

(912) 842-2137

**Melissa Pevey, Debra Alexander, Rene Keene, Ginny Macaluso, Nathan Nall, David Bircher**

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**August 13, 2024**

**6:00 PM**

**AGENDA**

1. **Call to order and welcome – Chair, Debra Alexander**
2. **PLEDGE OF ALLEGIANCE - Ginny Macaluso**
3. **Approval of minutes from June 11, 2024, Planning and Zoning Meeting**

MOTION\_\_\_\_SECOND\_\_\_\_AYES\_\_\_\_NAYS\_\_\_\_AB\_\_\_\_

1. **ZONING ITEMS**
2. **RZ 2022-003: Sketch Plan**

**Shelton Hughes submitted a sketch plan application for approval on the 77.63acre track for the development of a single-family/multi-family subdivision. This property is located off Highway 80 East, a portion of parcel #136 000022 000.**

**Presenter: Haydon Rollins, Hussey-Gay-Bell.**

1. **TEXT AMENDMENT TA2024-020:**

**Amendment to Section 1. Subdivision Ordinance Article I – IN GENERAL, Sec. 2 – Additional Definitions shall be amended to add the following:**

**Major Subdivision means any subdivision resulting in 50 or more lots.**

**Minor subdivisions means any subdivision of property resulting in more than three lots but less than 50 lots.**

**Amendment to Section 2. Subdivision Ordinance Article VI – FINAL PLAT, Sec. 2 – Review of Final Plat shall be amended and read as follows:**

* **(a) Minor Subdivisions - For Minor Subdivisions, the final plat shall be submitted to the zoning administrator for approval following review and approval from all necessary departments, including the building inspector and city engineer if necessary. Upon review of a plat that complies with all the requirements of the subdivision regulations, including the requirements as stated in Article IV and Article V, the final plat may be approved by the zoning administrator. The zoning administrator may, in his/her discretion, refer the final plat to the city council for consideration. The final plat may be approved, disapproved, or approved subject to modifications.**
* **(b) Major Subdivisions - For major subdivisions, the final plat shall be submitted to city council by the zoning administrator for approval following review and approval from all necessary departments, including the building inspector and city engineer if necessary. No final plat for a major subdivision shall be acted upon by the city council without affording a hearing thereon, notice of time and place of which shall be provided to the subdivider not less than five days before the date of such hearing. The zoning administrator may recommend approval, approval subject to modifications, or denial of the final plat at the hearing. Upon review of a plat that complies with all the requirements of the subdivision regulations, including the requirements as stated in Article IV and Article V, the final plat may be approved by city council. The final plat may be approved, disapproved, or approved subject to modifications.**
1. **DISCUSSION FROM THE PUBLIC WHO HAVE SIGNED UP TO SPEAK, THERE IS A 10 MINUTE TIME LIMIT TOTAL FOR EACH TOPIC. ONLY THOSE SIGNED TO SPEAK WILL BE CALLED.**
2. **THE FLOOR IS NOW CLOSED TO THE PUBLIC AND IS NOW OPEN FOR DISCUSSION BY THE PLANNING & ZONING COMMISSION.**
3. **Motion made to recommend to the City Council to approve, disapprove, or approve subject to modifications.**

 MOTION\_\_\_\_SECOND\_\_\_\_AYES\_\_\_\_NAYS\_\_\_\_AB\_\_\_\_

 **Motion made to recommend to the City Council to approve, disapprove Text Amendment TA2024-020**

 MOTION\_\_\_\_SECOND\_\_\_\_AYES\_\_\_\_NAYS\_\_\_\_AB\_\_\_\_

1. **MOTION TO ADJOURN**

 MOTION\_\_\_\_SECOND\_\_\_\_AYES\_\_\_\_NAYS\_\_\_\_AB\_\_\_\_