

**City of Brooklet**  
104 CHURCH ST. BROOKLET, GA 30415 PHONE (912)842-2137

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**January 13, 2026**

**Planning & Zoning Meeting**

7:00 PM

**AGENDA**

**A. Call to order and welcome** - Chairwoman Debra Alexander

**B. Pledge of Allegiance**

**C. Approval of Agenda**

The Planning and Zoning Commission is a recommending body to the City Council. Decisions made tonight will be forwarded by this commission to the Brooklet City Council for final action.

Before we get started with public input, I'll explain how we handle the meeting to help things run smoothly. The timer will start as you begin to speak. To ensure each side for or opposing has an opportunity to speak, here's how we will handle that:

10 minutes - The applicant or one representative of the applicant is allowed up to 10 minutes to present to speak.

3 minutes - Anyone else in favor of the request is **provided** up to 3 minutes total **and** not 3 minutes each.

Opposing: Public input is then received from a group representative and individuals in opposition to the request.

3 minutes - Anyone else in opposition is allowed up to 3 minutes

If requested, the Applicant or representative is provided for up to 2 minutes for response/clarification.

Public input session will then Close for discussion among P&Z Commissioners.

**D. Public Participation-Persons Wishing to Address the Commission**

*Citizens are encouraged to participate in the City of Brooklet Planning & Zoning meetings. The City of Brooklet encourages civility in public disclosure and requests that speakers direct their comments to the Chair. Those attendees wishing to share a document and or comments in writing for inclusion into the public record must email the item to [melissa.petitt@brookletga.us](mailto:melissa.petitt@brookletga.us) no later than 24 hours before the scheduled meeting.*

**E. Zoning Item(s)**

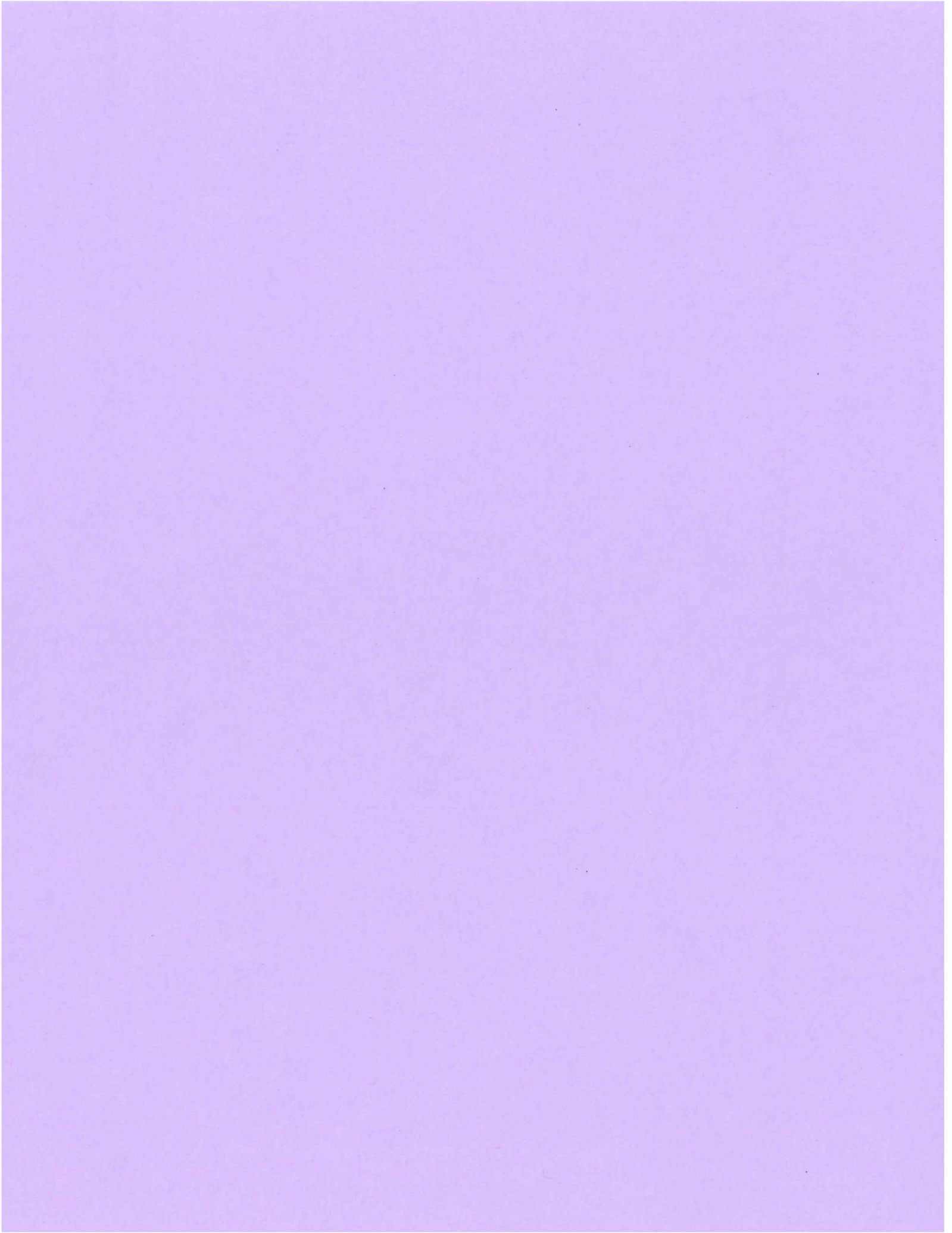
**1. Seth Cannon, resident complaint regarding Bulloch Gin Property:**

This Bulloch Gin property is located at 18624 Hwy 80 East Brooklet, GA 30415 and backs up to Brooklet Plantation Subdivision and The Orchard Subdivision. Map/Parcel is 136 000006 000, Zoning is A-1 (Agricultural) and is approximately 64.0 acres. Mr. Cannon is here to speak on behalf of himself, and Andy Hart is here to speak as a representative on behalf of Bulloch Gin.

- Public Discussion (Persons signed up to speak)
- Discussion from Planning & Zoning Commission

**2. Aaron Carpenter with the Coastal Regional Commission (CRC)- giving a presentation to the Commission on updating Zoning Ordinances.**

**H. Motion to Adjourn**





Carter Crawford &lt;c.crawford@brookletga.us&gt;

**New Fence Behind Brooklet Plantation**

1 message

Seth Cannon &lt;skcannon86@yahoo.com&gt;

To: "c.crawford@brookletga.us" &lt;c.crawford@brookletga.us&gt;

Mr. Cannon's original  
complaint filed to  
the city.

Mon, Jun 30, 2025 at 3:36 PM

Good afternoon, Mr. Crawford. I tried to submit a note through the City website, but it may not have come through. I'm writing to request the City look into the position of the fence that Bulloch Gin has installed which separates their newly acquired property and my property at 1807 Rhett Court.

It appears they have purchased this property and now have installed a 6-8' chain link fence with barbed wire on the property line and I have a couple of questions and concerns:

1. Is there a setback requirement for fences? Since it is directly on the property line, we're concerned how the fence will be properly maintained without impacting our properties or having personnel access the fence from our side.
2. Is there a buffer requirement for separation of Zoning classifications? Looking out of our window while we're eating dinner or enjoying the morning or evening on the back porch now yields an unsightly view of this industrial grade fence and whatever they plan to put on this property (which is a separate subject/concern).

Obviously, myself and my neighbors within Brooklet Plantation are not happy with the fence placement nor the appearance as we believe it does not respect the look and feel of our neighborhood or a residential area in general. A landscaped buffer seems to be a very reasonable request which would mean Bulloch Gin will need to move their fence inward on their property. Lastly, if this is the way forward, the landscape should be designed with respect of the neighbors along with some form of mutual understanding of maintenance & access.

Please let me know of any questions or comments.

Thanks,  
Seth Cannon  
229-220-5795

Bulloch Gin  
298 Cotton Gin Co.

Email:





Cert. Letter sent to  
Bulloch Gin by  
Carter.

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

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

Carter Crawford, City Manager  
Lori Phillips, City Clerk  
Melissa Pevey, Assistant Clerk  
Ben Perkins, City Attorney

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July 9, 2025

Mr. Andy Hart  
Bulloch Gin  
298 Cotton Gin Lane  
Brooklet, GA 30415

RE: Complaint -Non- Compliance – Brooklet Zoning Ordinance

Dear Mr. Hart,

The City of Brooklet has received a complaint from the Brooklet Plantation neighborhood concerning the Bulloch Gin fencing bordering Brooklet Plantation Subdivision.

After we inspected the fencing, we determined that fence did not comply with the City Zoning Ordinance Sec. 3 – 20 – Required buffers in C- 1 and C- 2 districts and Sec. 3 -15 Screening required. (See attached copies).

Upon receipt of this notice, Bulloch Gin has 60 days to correct the non – compliance of the City Zoning Ordinance.

We ask you in advance to properly address this matter to avoid the City having to take further action.

Sincerely,

A handwritten signature in black ink, appearing to read "H. Carter Crawford".

H. Carter Crawford ICMA CM  
Brooklet City Manager

**Sec. 3-15. - Screening required.**

Wherever screening is required by this ordinance, a durable masonry wall, or fence and hedge of sufficient capacity to provide a visual blind designed to be compatible with the character of adjoining properties, shall be provided. Such fences and walls shall be at least five feet in height measured from the ground along the common lot line of the adjoining properties. Hedges or comparable natural plantings shall be of such variety that an average height of at least five feet could be expected by normal growth within no later than three years from the time of planting.

Sec. 3-20. - Required buffers in C-1 and C-2 districts.

In a C-1 or C-2 district where a lot abuts any residential district, a ten-foot wide buffer shall be provided with screening as specified in section 3-15. Off-street parking associated with such uses shall be governed by this same provision.

CITY OF BROOKLET  
104 Church Street  
P.O. Box 67  
Brooklet, GA 30415

Andy Hart  
3693 Azula Road  
Brooklet, GA 30415

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Mr. Andy Hart  
Bullock bin  
298 Cotton bin lane  
Brooklet, GA 30415

9590 9402 8209 3030 9879 79

## 2. Article Number (Transfer from service label)

7022 3330 0001 4790 2274

PS Form 3871, July 2020 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

### A. Signature

X

**B. Received by (Printed Name)**

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

### 3. Service Type

- |  |   |
|--|---|
| <input type="checkbox"/> Service type                            | <input type="checkbox"/> Priority Mail Express®                     |
| <input type="checkbox"/> Adult Signature                         | <input type="checkbox"/> Registered Mail™                           |
| <input type="checkbox"/> Adult Signature Restricted Delivery     | <input type="checkbox"/> Registered Mail Restricted                 |
| <input type="checkbox"/> Certified Mail®                         | <input type="checkbox"/> Signature Confirmation™                    |
| <input type="checkbox"/> Certified Mail Restricted Delivery      | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery                     |   |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery |   |

Certified Ma

- A receipt (this portic
- A unique identifier fr
- Electronic verificatio
- delivery.
- A record of delivery
- signature) that is rel
- for a specified perio

**Important Reminder:**

- You may purchase (First-Class Mail®, First-Class Mail® or Priority Mail®) service.
- Certified Mail service international mail.
- Insurance coverage with Certified Mail service insurance coverage certain Priority Mail.
- For an additional fee endorsement on the following service:
  - Return receipt service of delivery (includes You can request an electronic version complete PS Form Receipt; attach PS

PS Form 3800, April

### Domestic Return Receipt



7/22/25, 11:53 AM

Bulloch bin response to  
Carter's letter on complain

Planters Telephone Cooperative

craw@planters.net | [Options](#) | [Help](#) | [Log out](#)

BASIC

**Compose new**

**Inbox (506)** [Refresh](#)

**Drafts**

**Sent**

**Spam**

**Trash** [Purge](#)

**Done**

**More Folders** [Manage](#)

[back](#) [Reply](#) [Forward](#) [Delete](#) [Move](#) [More Actions...](#) ▼

**From:** Bulloch Gin <office@bullochgin.com>

**Subject:** fence

**To:** craw@planters.net <craw@planters.net>

**Date:** Wednesday, 16/07/2025 12:19 PM

**Show:** [raw](#) [text](#) [html](#)

Mr. Crawford

As we discussed in our meeting, Bulloch Gin is planning to comply with whatever Brooklet City ordinances are deemed appropriate concerning the fence near Brooklet Plantation neighborhood. Please keep us updated as to exactly what actions the city needs us to complete according to the zoning. We can move the fence to the interior and plant a vegetative buffer this winter when the weather is most suitable for plant survival.

Thank You

Andy Hart

Manager

Bulloch Gin

912-687-1542

**Mail**

**Contacts**

Mr. Cannon's  
property.

 **qPublic.net**<sup>TM</sup> Bulloch County, GA



Overview



Legend

-  Parcels
-  Roads
-  Bulloch County Outlines

Parcel ID 136 000045 033  
Class Code Residential  
Taxing District Brooklet  
Acres 0.72

Owner CANNON SETH K & ALICIA B  
1807 RHETT COURT  
BROOKLET, GA 30415  
Physical Address 1807 RHETT CT  
Fair Market Value Value \$346840

Last 2 Sales			
Date	Price	Reason	Qual
1/9/2015	\$195000	FM	Q
6/11/2010	\$217500	FM	Q

(Note: Not to be used on legal documents)

Date created: 12/9/2025

Last Data Uploaded: 12/9/2025 12:15:05 AM

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GEOSPATIAL

# Bulloch County, GA

## Summary

Parcel Number 136 000045 033  
 Location Address 1807 RHETT CT  
 Legal Description LOT 33 BROOKLET PLANTATION  
 (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 29.349  
 Acres 0.72  
 Neighborhood BROOKLET PLANTATION (21131)  
 Homestead Exemption No (S0)  
 Landlot/District N/A  
 ACC/DES 0 /  
 GMD 1523

[View Map](#)



## Owner

CANNON SETH K & ALICIA B  
 1807 RHETT COURT  
 BROOKLET, GA 30415

## Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	BROOKLET PLANTATION	Lot	31,363	0	0	0.72	1

## Residential Improvement Information

Style Single Family  
 Heated Square Feet 2216  
 Interior Walls Sheetrock  
 Exterior Walls Frame  
 Foundation Slab  
 Attic Square Feet 0  
 Basement Square Feet 0  
 Year Built 2007  
 Roof Type Asphalt Shingles  
 Flooring Type Carpet/Hardwood  
 Heating Type CENT AIR-ELEC-WARM AIR  
 Number Of Rooms 12  
 Number Of Bedrooms 3  
 Number Of Full Bathrooms 3  
 Number Of Half Bathrooms 0  
 Number Of Plumbing Extras 7  
 Value \$301,200  
 Condition Good  
 Fireplaces\Appliances Gas, 1 opening 1  
 House Address 1807 RHETT CT

## Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Prefab Metal Carport	2015	18x21 / 0	1	\$640

## Permits

Permit Date	Permit Number	Type	Description
08/17/2006	633	New Single Family	



## Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
1/9/2015	2282 264	61 191	\$195,000	Valid sale - Fair Market - Improved	MCCORMICK BRANDON & AMBER	CANNON SETH K & ALICIA B
6/11/2010	1995 299	61 190	\$217,500	Valid sale - Fair Market - Improved	CINDOT CONSTRUCTION INC	MCCORMICK BRANDON & AMBER
11/22/2005	1598 253	61 191	\$64,000	Multi Parcel		CINDOT CONSTRUCTION INC
8/10/2005	1568 399	61 191	\$850,000	Multi Parcel		MARLOWE RICHARD L & EVELYN
2/20/2004	1429 489	61 191	\$897,696	Multi Parcel		SCOTT & SCOTT HOLDINGS LLC
1/1/1900		61 191	\$0	No sales price given		ROTYSAL LLC

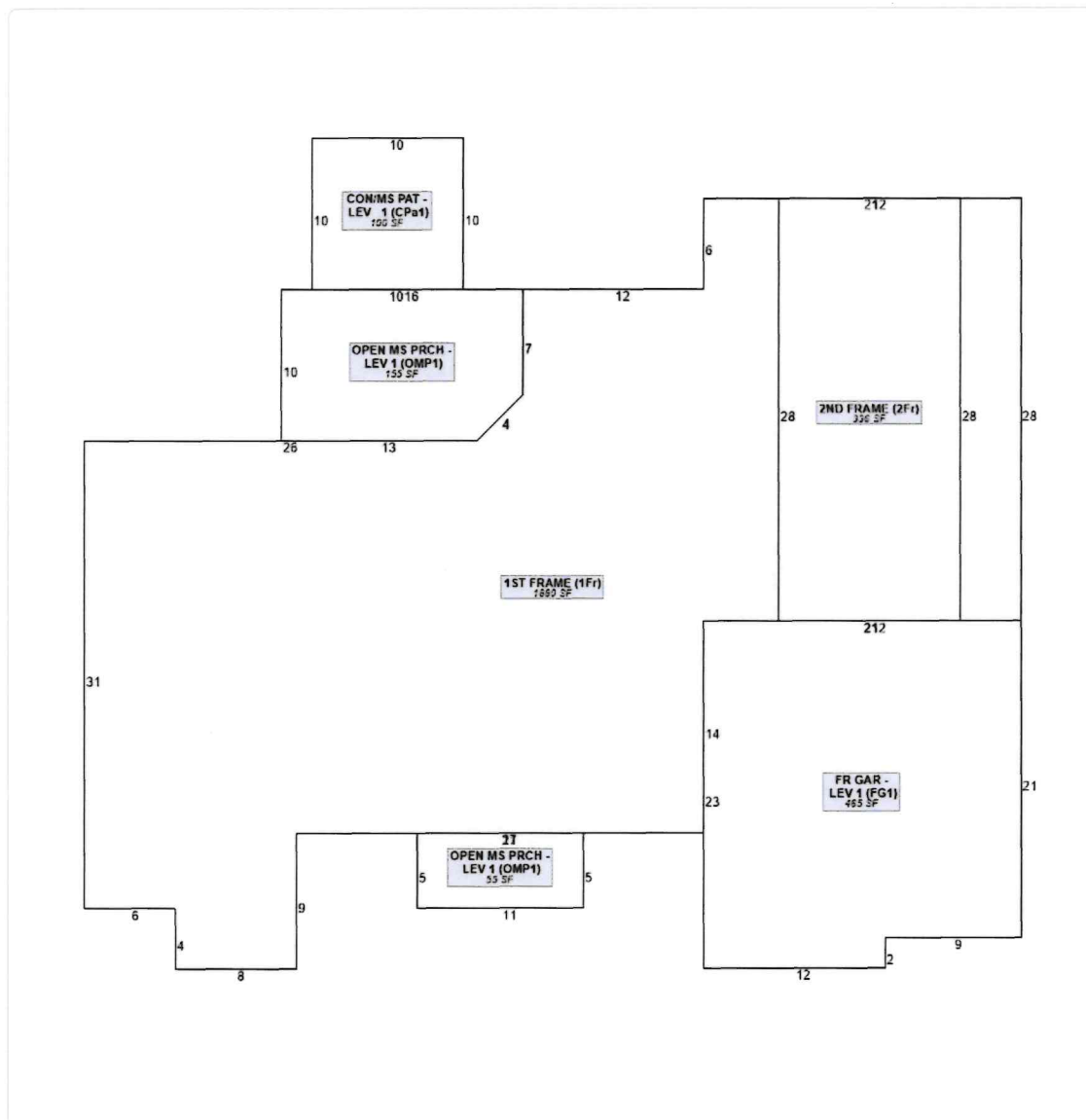
## Valuation

	2025	2024
Land Value	\$45,000	\$45,000
+ Improvement Value	\$301,200	\$278,000
+ Accessory Value	\$640	\$650
= Current Value	\$346,840	\$323,650

## Photos



## Sketches



No data available for the following modules: Assessment Appeals Process, Rural Land, Conservation Use Rural Land, Commercial Improvement Information, Mobile Homes, Prebill Mobile Homes.

[User Privacy Policy](#) | [GDPR Privacy Notice](#)  
Last Data Upload: 1/10/2026, 12:14:08 AM

Developed by



**SCHNEIDER**  
GEOSPATIAL



Cannon's deed

RETURN RECORDED DOCUMENT TO:

SCOTT A. HODGIN, ESQUIRE  
TAULBEE, RUSHING, SNIPES,  
MARSH & HODGIN, LLC  
1209 MERCHANTS WAY, SUITE 201  
STATESBORO, GEORGIA 30458

FILED  
CLERK OF COURT  
2015 JAN 12 PM 2:07

Handwritten signature  
CLERK OF COURT

Handwritten signature  
016-2015-000051

STATE OF GEORGIA ]  
COUNTY OF BULLOCH ]

**LIMITED WARRANTY DEED**

THIS INDENTURE made this 9<sup>th</sup> day of January, 2015, between **BRANDON McCORMICK and ALICIA B. CANNON**, of the County of Bulloch, and of the State of Georgia, (hereinafter referred to as "Grantor") and **SETH K. CANNON and ALICIA B. CANNON**, of the County of Bulloch, and of the State of Georgia, (hereinafter referred to as "Grantee"), ("Grantor" and "Grantee" to include their respective successors, legal representatives and assigns where the context requires or permits).

**WITNESSETH:**

GRANTOR, in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Grantee, all of the following described property, to-wit:


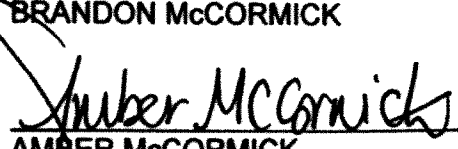
All that certain lot, tract or parcel of land, lying and being in the 1523<sup>rd</sup> G.M. District of Bulloch County, Georgia, depicted as Lot 33, Brooklet Plantation Subdivision, as shown on that certain plat of survey for Brooklet Plantation, prepared by James M. Anderson, Registered Land Surveyor No. 2113, recorded in Plat Book 61, Page 191, Bulloch County records, which plat of survey is by reference incorporated herein as a part of this description.

TO HAVE AND TO HOLD the above-described property, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of

Grantees forever in FEE SIMPLE.

AND GRANTOR WILL WARRANT and forever defend the right and title to the above-described property unto Grantees against the claims of any persons owning, holding or claiming by, through or under Grantor.

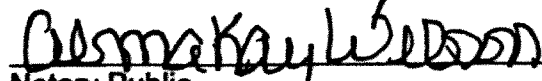
IN WITNESS WHEREOF, the Grantor has hereunto signed and sealed this deed, the day and year above written.

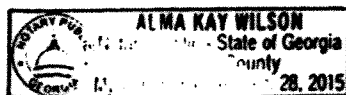
  
\_\_\_\_\_  
BRANDON McCORMICK  
  
\_\_\_\_\_  
AMBER McCORMICK

Signed, sealed and delivered  
in the presence of:

[SEAL]

  
\_\_\_\_\_  
Witness


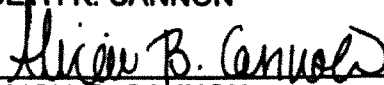
  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 12/28/15



**ACCEPTANCE**

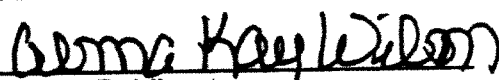
The undersigned Grantee acknowledges that the above-described property is conveyed subject to those certain Restrictive Covenants of record, and by his signature hereto acknowledges the receipt of a copy of the Restrictive Covenants and agrees to be bound by the terms thereof.

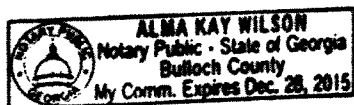
This 9<sup>th</sup> day of January, 2015.

  
\_\_\_\_\_  
SETH K. CANNON  
  
\_\_\_\_\_  
ALICIA B. CANNON

Sworn to and subscribed  
before me:

[SEAL]

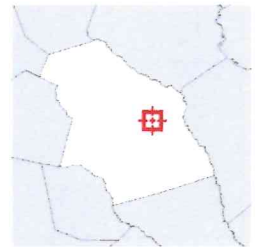
  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 12/28/15



neighbor to Mr.  
Cannon also  
affected by fence



Overview



Legend

- ☐ Parcels
- ☐ Roads
- ☐ Bulloch County Outlines

Parcel ID 136 000045 034  
Class Code Residential  
Taxing District Brooklet  
Acres 0.55

Owner COWAN LOGAN & KATE  
1805 RHETT COURT  
BROOKLET, GA 30415  
Physical Address 1805 RHETT CT  
Fair Market Value Value \$367000

Last 2 Sales			
Date	Price	Reason	Qual
7/19/2017	\$209000	FM	Q
6/17/2016	\$16500	D	U

(Note: Not to be used on legal documents)

Date created: 1/12/2026

Last Data Uploaded: 1/10/2026 12:14:08 AM

Developed by **SCHNEIDER**  
GEOSPATIAL



# Bulloch County, GA

## Summary

Parcel Number 136 000045 034  
 Location Address 1805 RHETT CT  
 Legal Description LOT 34 BROOKLET PLANTATION  
 (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 29.349  
 Acres 0.55  
 Neighborhood BROOKLET PLANTATION (21131)  
 Homestead Exemption No (50)  
 Landlot/District N/A  
 ACC/DES 0 /  
 GMD 1523

[View Map](#)



## Owner

COWAN LOGAN & KATE  
 1805 RHETT COURT  
 BROOKLET, GA 30415

## Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	BROOKLET PLANTATION	Lot	23,958	0	0	0.55	1

## Residential Improvement Information

Style Single Family  
 Heated Square Feet 2379  
 Interior Walls Sheetrock  
 Exterior Walls Alum/Vinyl  
 Foundation Slab  
 Attic Square Feet 0  
 Basement Square Feet 0  
 Year Built 2016  
 Roof Type Asphalt Shingles  
 Flooring Type Carpet/Hardwood  
 Heating Type CENT AIR-ELEC-WARM AIR  
 Number Of Rooms 12  
 Number Of Bedrooms 4  
 Number Of Full Bathrooms 2  
 Number Of Half Bathrooms 1  
 Number Of Plumbing Extras 5  
 Value \$322,000  
 Condition Good  
 House Address 1805 RHETT CT

## Permits

Permit Date	Permit Number	Type	Description
08/24/2016	908	New Single Family	

## Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
7/19/2017	2409 427	61 189	\$209,000	Valid sale - Fair Market - Improved	ROSS LOW VOLTGAGE SYSTEMS LLC	COWAN LOGAN & KATE
6/17/2016	2350 84	61 190	\$16,500	Changed After Sale	JACKSON THOMAS L	ROSS LOW VOLTGAGE SYSTEMS LLC
4/29/2010	1988 402	61 191	\$40,000	Multi Parcel	THE HERITAGE BANK	JACKSON THOMAS L
1/5/2010	1988 398		\$0	No Sale	GAS TRAK INC D/B/A LAND TRAK	THE HERITAGE BANK
1/24/2006	1613 483	61 191	\$160,000	Multi Parcel		GAS TRAK INC D/B/A LAND TRAK
8/10/2005	1568 399	61 191	\$850,000	Multi Parcel		MARLOWE RICHARD L & EVELYN
2/20/2004	1429 489	61 191	\$897,696	Multi Parcel		SCOTT & SCOTT HOLDINGS LLC
1/1/1900		61 191	\$0	No sales price given		ROTUSA LLC



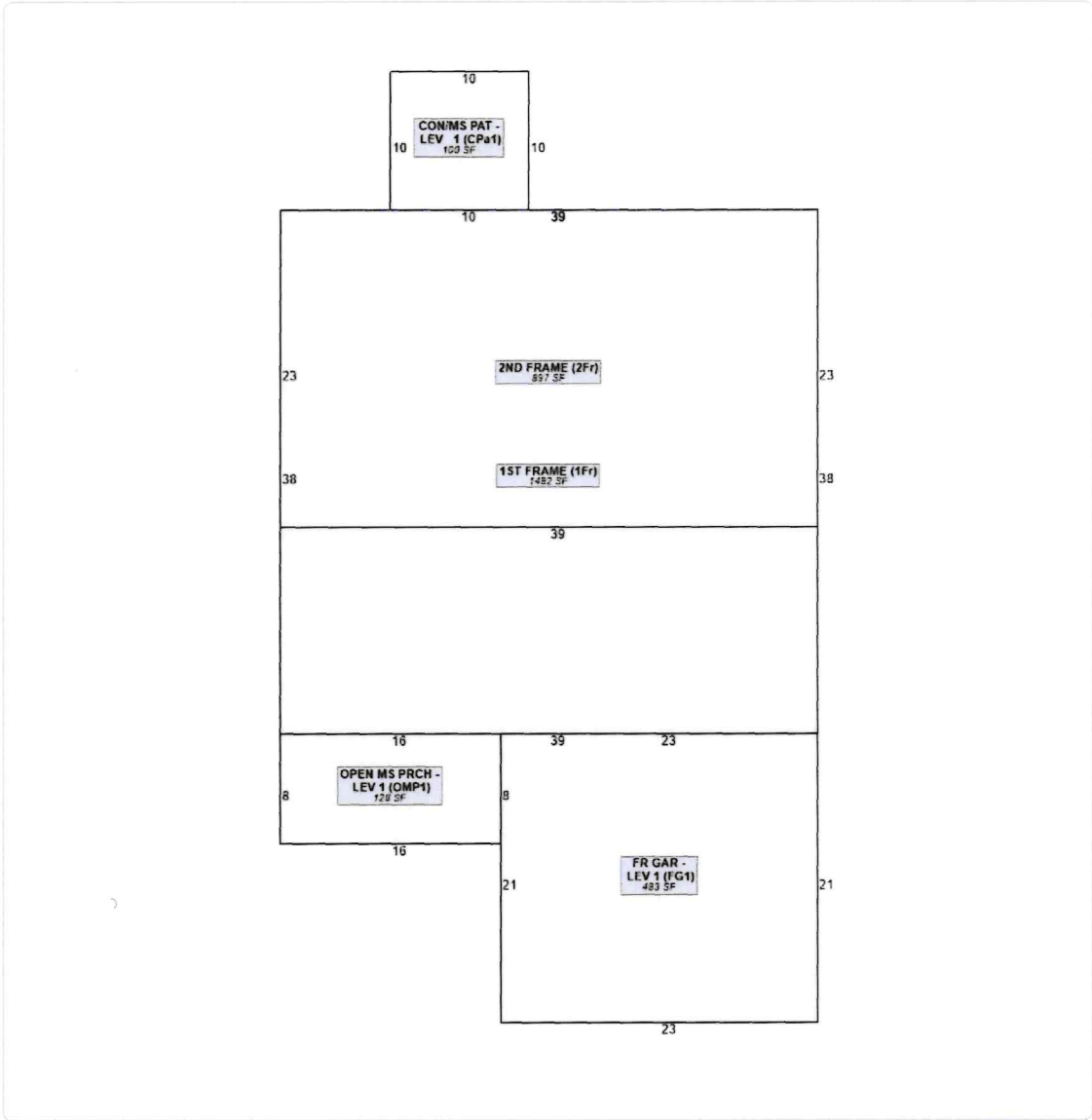
Valuation

	2025	2024
Land Value	\$45,000	\$45,000
+ Improvement Value	\$322,000	\$296,800
+ Accessory Value	\$0	\$0
= Current Value	\$367,000	\$341,800

Photos



Sketches



No data available for the following modules: Assessment Appeals Process, Rural Land, Conservation Use Rural Land, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes.

The Bulloch County Assessor Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation.  
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[Last Data Upload: 1/10/2026, 12:14:08 AM](#)

Contact Us

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**SCHNEIDER**  
GEO SPATIAL



Melissa Petitt &lt;melissa.petitt@brookletga.us&gt;

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**Cannon - Fence at Property Line**

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**Seth Cannon** <skcannon86@yahoo.com>  
To: Melissa Petitt <melissa.petitt@brookletga.us>  
Cc: "bcannon88@yahoo.com" <bcannon88@yahoo.com>

Fri, Dec 19, 2025 at 4:36 PM

Thanks for taking time out of your busy day to discuss this with me today, Melissa. Please find attached copies of my plat & warranty deed.

As discussed, I've also attached a video file (IMG\_8002) showing a module truck in the field shining their lights through our house windows. This video was taken at 11:30pm on 12/18/25. I've also included a couple of iCloud links with videos (too large to attach) below showing similar instances on the same night. This has occurred many nights at all hours of the night. Not only are the lights on the trucks annoying, but the sound of the trucks are as much of a pain. Additionally, the decibel level of the cotton gin itself seems excessively loud at night compared to other times of the day. We can hear it & feel it through the walls of our house. Also, please find attached video of IMG\_5917 which I reported to Mr. Crawford back on July 7, 2025 of a loader riding the property line at 6:30 in the morning. This piece of equipment was 50 feet from my family's beds at that time of the morning, obviously this woke everyone up and was frankly very inconsiderate. These videos are not time stamped, but they contain the meta data in the files. I will take as many videos/photos as needed and will timestamp them going forward.

Not only are these visual nuisances, but also auditory nuisances as the gin's footprint has now expanded closer to an established residential area.

I want to make it very clear, that I'm not trying to be a pest as I understand business/rules/regulations/zoning, but there should be reasonable considerations when determining if a buffer and setback should be required in this situation. That's simply all I'm asking for in this situation.

You have an established residential area that now directly neighbors an industrial setting with large equipment, large trucks, loud & bright operations, and operations at all times of the day and night. One of the main reasons that we purchased this property 10+ years ago was the view of the agriculture (row crops) behind our house along with the peaceful setting. Now that the gin has purchased the property, they are using it to store and handle cotton bales prior to being processed. In doing so, I now have to look at a chainlink fence with barbed wire as if I am a neighbor to a prison. This is not what I purchased 10+ years ago and this change detrimentally impacts the value of my property and way of life.

Best regards

[iCloud Photos - Apple iCloud](#)

**iCloud Photos - Apple iCloud**

View, organize, and share photos and videos with iCloud Photos on the web. Changes will sync across your devices...

[iCloud Photos - Apple iCloud](#)

**iCloud Photos - Apple iCloud**

View, organize, and share photos and videos with iCloud Photos on the web. Changes will sync across your devices...

Mr. Cannon's  
Cont. Complaint  
Of fence.





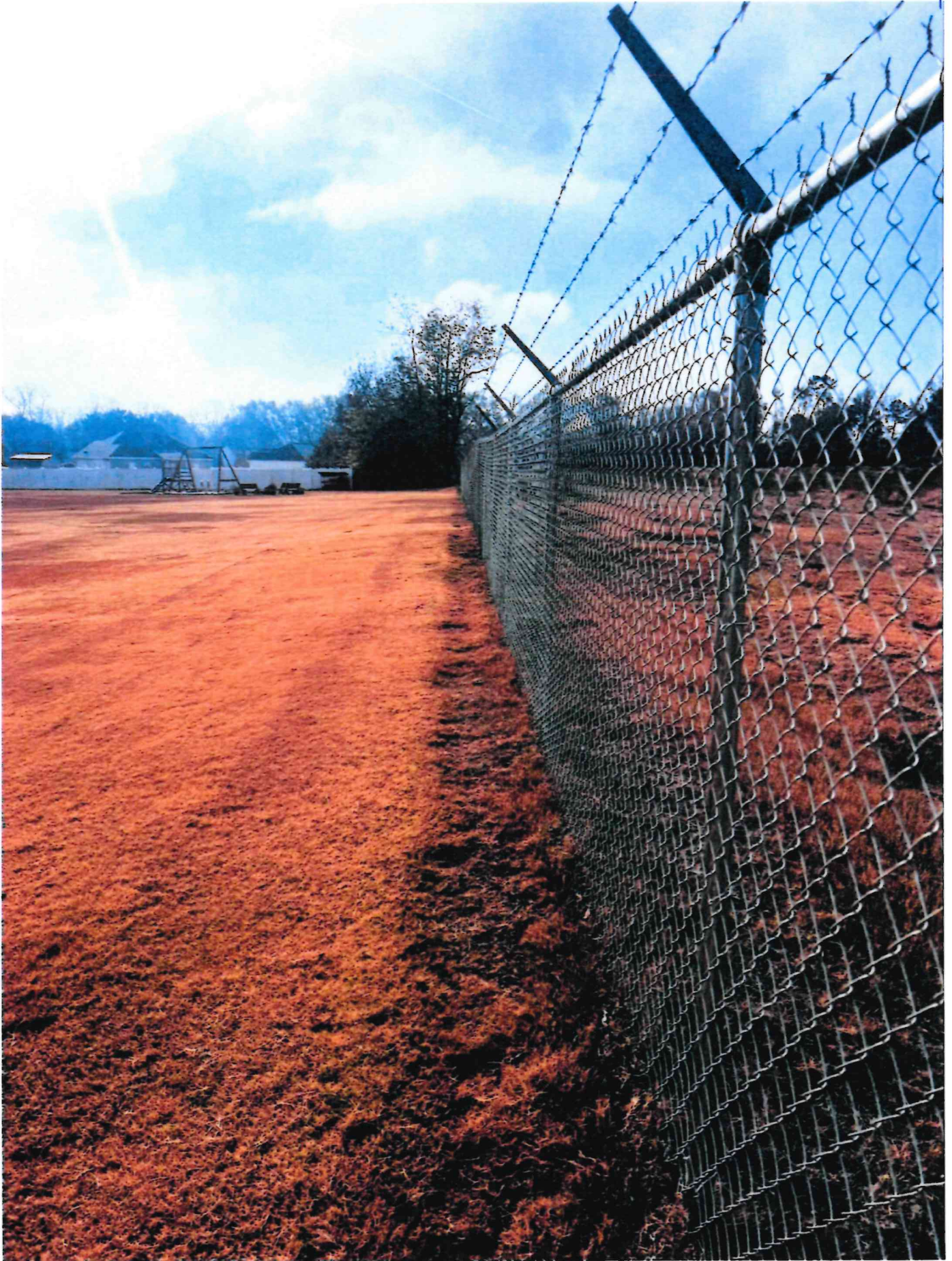
View of fence from Cannon's back porch



Side view of Cannon's — barbed  
wire top.

11/20/25, 4:17 PM

processed-1A140110-6DA8-4728-89BC-D38CC1EEB220.jpeg





On Thu, Dec 18, 2025 at 9:20 AM Seth Cannon <[skcannon86@yahoo.com](mailto:skcannon86@yahoo.com)> wrote:

Thanks Lori. How do I need to proceed with this process? Do I need to schedule to be at a meeting or is there an email address I can reach out to?

Thanks,  
Seth Cannon

---

**From:** Lori Phillips <[lori.phillips@brookletga.us](mailto:lori.phillips@brookletga.us)>

**Sent:** Thursday, December 18, 2025 9:10:54 AM

**To:** Seth Cannon <[skcannon86@yahoo.com](mailto:skcannon86@yahoo.com)>

**Cc:** Melissa Petitt <[melissa.petitt@brookletga.us](mailto:melissa.petitt@brookletga.us)>; [melissa.pevey@brookletga.us](mailto:melissa.pevey@brookletga.us)  
<[melissa.pevey@brookletga.us](mailto:melissa.pevey@brookletga.us)>

**Subject:** Re: Cannon - Fence at Property Line

Good morning, Seth,

Regarding the fence at 1807 Rhett Court, formal complaints involving land use regulations or property line disputes—which may include potential code violations—are typically brought before the Planning and Zoning Board.

This is the standard procedure to formally determine the merit of the complaint and establish an official recommendation or ruling. I have confirmed with former City Manager Paul Dyal and City Attorney Ben Perkins that this has historically been the city's approach for handling these types of issues.

Please let me know if you have any questions.

Thank you,

**Lori M. Phillips**  
**City Clerk | Interim City Manager**  
City of Brooklet  
[104 Church Street](https://brookletga.us)  
P.O. Box 67  
Brooklet, GA. 30415  
Phone: (912) 842-2137  
Fax: (912) 842-5877  
<https://brooklet.municipalimpact.com>



Lori's Response  
to Mr. Cannon to  
bring complaint to  
PZ Commission.



Melissa Petitt &lt;melissa.petitt@brookletga.us&gt;

**Bulloch Gin**

3 messages

**Melissa Petitt** <melissa.petitt@brookletga.us>

To: Seth Cannon &lt;skcannon86@yahoo.com&gt;

Bcc: Lori Phillips &lt;lori.phillips@brookletga.us&gt;, Debra ALEXANDER &lt;debra.alexander@brookletga.us&gt;

Wed, Dec 24, 2025 at 11:30 AM

Hello Seth,

Thank you for providing your plat and deed.

I have been in contact with Mr. Andy Hart (Bulloch Gin), who is interested in resolving this matter amicably. He has expressed a willingness to discuss potential solutions with you directly, such as relocating the fence or planting a buffer.

Please let me know if you would like me to provide you with his phone number so you can discuss an agreement together. Regardless of any private resolution, we will proceed with the Planning and Zoning meeting on January 13th to ensure the final outcome is officially documented and the complaint is closed on the record.

Best,

**Melissa Petitt**

Assistant City Clerk / Planning and Zoning Administrator

104 Church St.

Brooklet, GA 30415

Phone: Office (912) 842-2137 Cell (912) 433-2187

Email: [melissa.petitt@brookletga.us](mailto:melissa.petitt@brookletga.us)

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**Seth Cannon** <skcannon86@yahoo.com>

To: Melissa Petitt &lt;melissa.petitt@brookletga.us&gt;

Wed, Dec 24, 2025 at 11:41 AM

Thanks for following up during this busy time, Melissa. It is greatly appreciated. Please provide Mr. Hart's contact info and I'll reach out to him to see if we can come to a resolution.

Many thanks and Merry Christmas!

Thanks,

12/30/25, 4:28 PM

City of Brooklet Mail - Bulloch Gin

Seth Cannon

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**From:** Melissa Petitt <[melissa.petitt@brookletga.us](mailto:melissa.petitt@brookletga.us)>

**Sent:** Wednesday, December 24, 2025 11:30:30 AM

**To:** Seth Cannon <[skcannon86@yahoo.com](mailto:skcannon86@yahoo.com)>

**Subject:** Bulloch Gin

[Quoted text hidden]

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**Melissa Petitt** <[melissa.petitt@brookletga.us](mailto:melissa.petitt@brookletga.us)>

To: Seth Cannon <[skcannon86@yahoo.com](mailto:skcannon86@yahoo.com)>

Wed, Dec 24, 2025 at 11:48 AM

You are welcome!

Andy Hart 912-687-1542.

I will reach out to you the first week in January to confirm your availability for the meeting and put you on the agenda.

Merry Christmas and Happy Holidays

**Melissa Petitt**

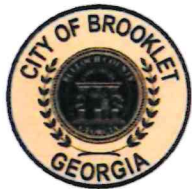
Assistant City Clerk / Planning and Zoning Administrator

104 Church St.

Brooklet, GA 30415

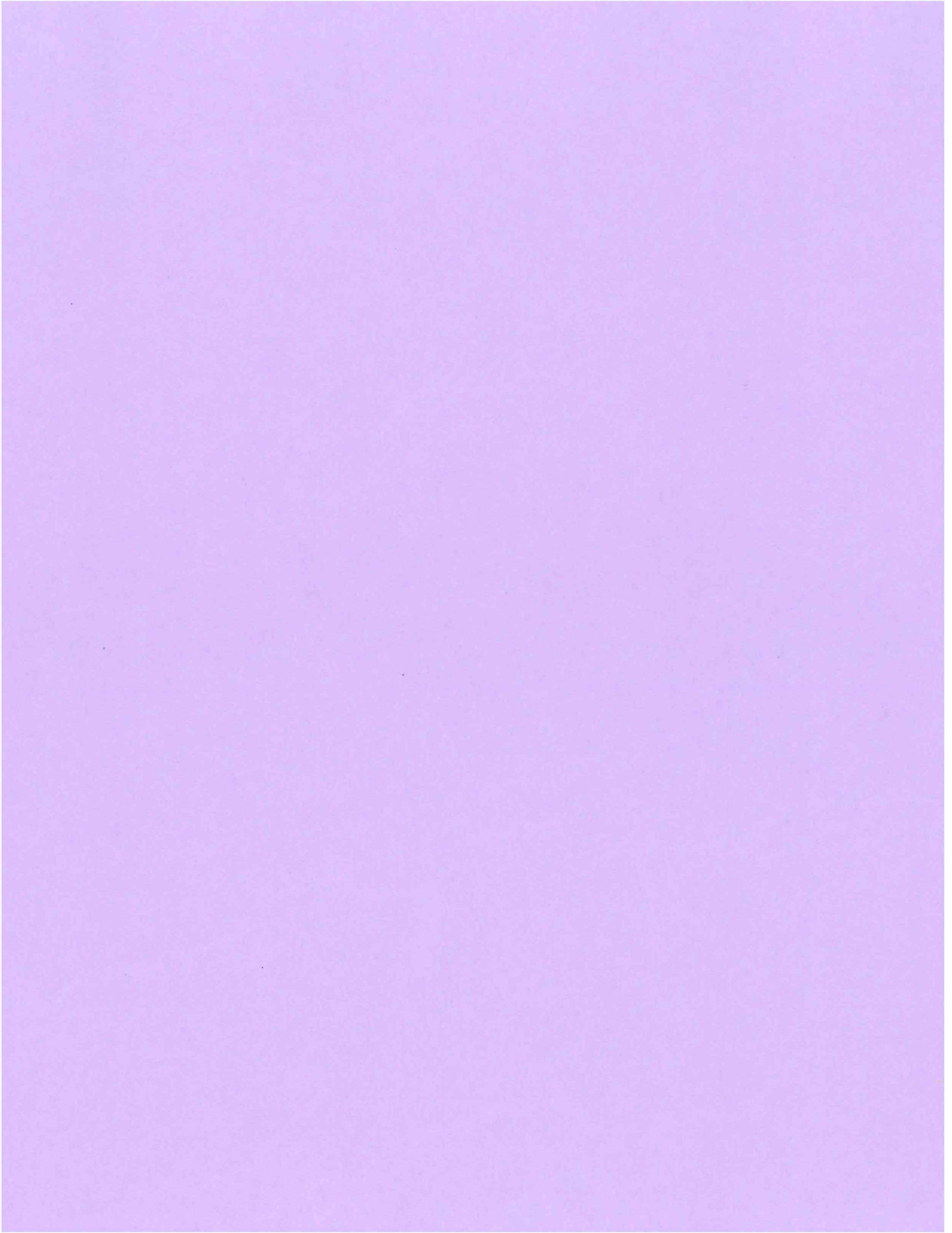
**Phone:** Office (912) 842-2137 Cell (912) 433-2187

**Email:** [melissa.petitt@brookletga.us](mailto:melissa.petitt@brookletga.us)



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[Quoted text hidden]







## 2026 City of Brooklet Zoning Ordinance Update Draft Work Plan

### Project Timeline Summary (January–June 2026)

This handout summarizes the proposed schedule and major milestones for updating the City of Brooklet's zoning ordinance. The purpose of the update is to align the zoning ordinance with the recently adopted Comprehensive Plan, improve clarity and consistency, and ensure the regulations support Brooklet's long-term vision for growth.

#### 1. Phase 1 — Kickoff & Orientation (January)

**Purpose:** Establish direction and confirm project scope.

##### Key Activities

- Planning Commission kickoff meeting
- Confirmation of goals, priorities, and overall approach
- High-level review of the existing zoning ordinance
- Identification of key issues and opportunities

**Deliverables:** Finalized Work Plan, and Confirmed Public Engagement Strategy

#### 2. Phase 2 — Detailed Ordinance Review (February)

**Purpose:** Identify what needs to change and why.

##### Key Activities

- Section-by-section review of zoning districts and standards
- Identification of outdated or inconsistent provisions
- Alignment of zoning districts with Comprehensive Plan character areas
- Review of the permitted use table

**Deliverables:** Zoning Audit Memo, Annotated Zoning Ordinance, and List of Proposed Changes

#### 3. Phase 3 — Public & Stakeholder Engagement (March)

**Purpose:** Gather input before drafting ordinance changes.

##### Key Activities

- Planning Commission work session
- Public meeting or open house
- Targeted stakeholder outreach, as appropriate

## 2026 City of Brooklet Zoning Ordinance Update Draft Work Plan





**Deliverables:** Public Input Summary, and Refined List of Proposed Changes

#### **4. Phase 4 — Drafting the Zoning Updates (April)**

**Purpose:** Prepare a complete draft zoning ordinance.

**Key Activities**

- Draft revisions to zoning districts and use tables
- Develop any new zoning districts or overlay standards
- Improve organization, clarity, and usability
- Internal coordination with staff and legal counsel

**Deliverables:** Full Draft Zoning Ordinances, Redlined Version, and Summary Memo

#### **5. Phase 5 — Review & Revisions (May)**

**Purpose:** Review the Draft.

**Key Activities**

- Planning Commission review and discussion
- City Council Review
- Coordinate with City Attorney
- Revisions based on feedback

**Deliverable:** Begin Final Draft

#### **Phase 6 — Final Deliverables (June)**

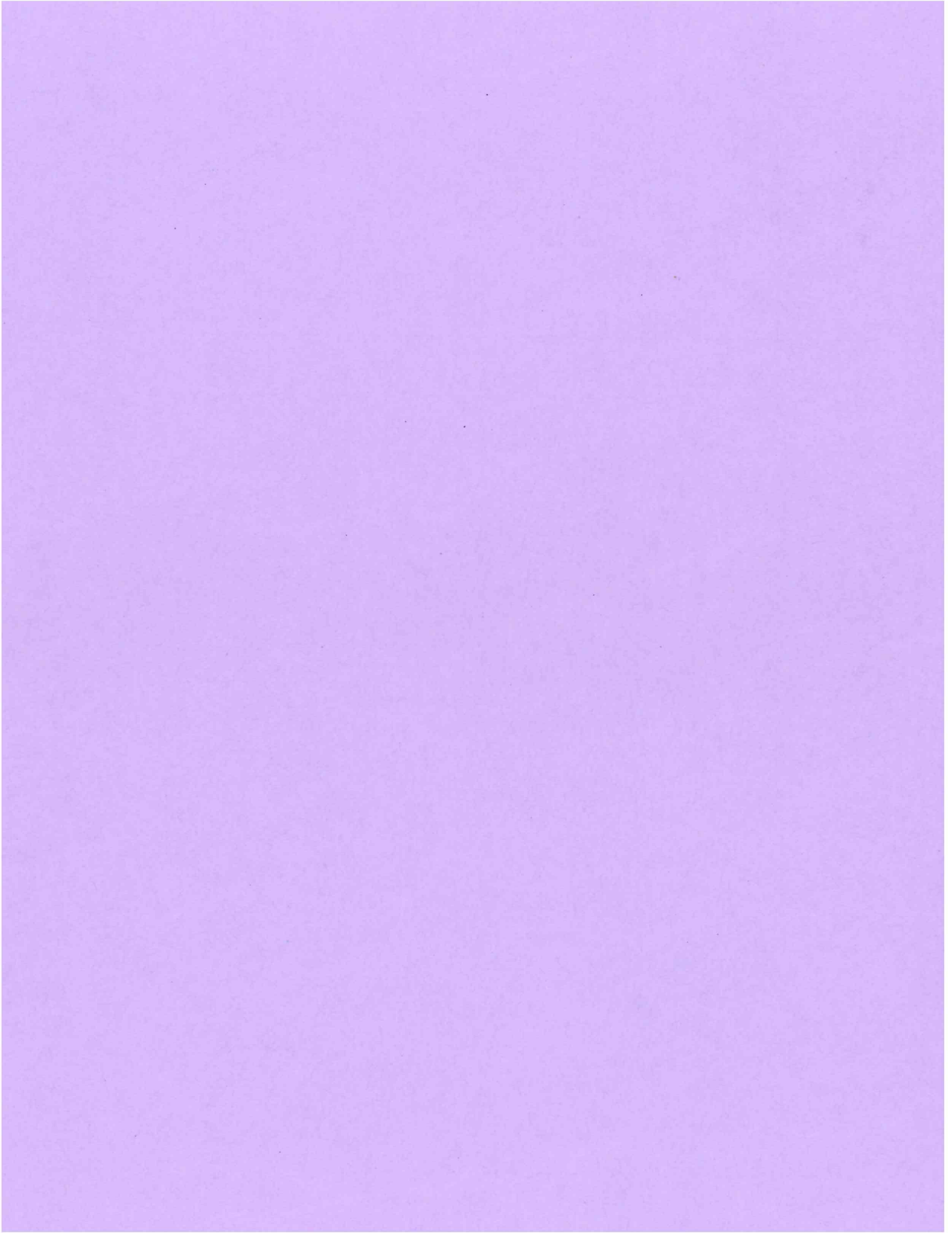
**Purpose:** Prepare a Finalized Zoning Ordinance Draft

**Key Activities**

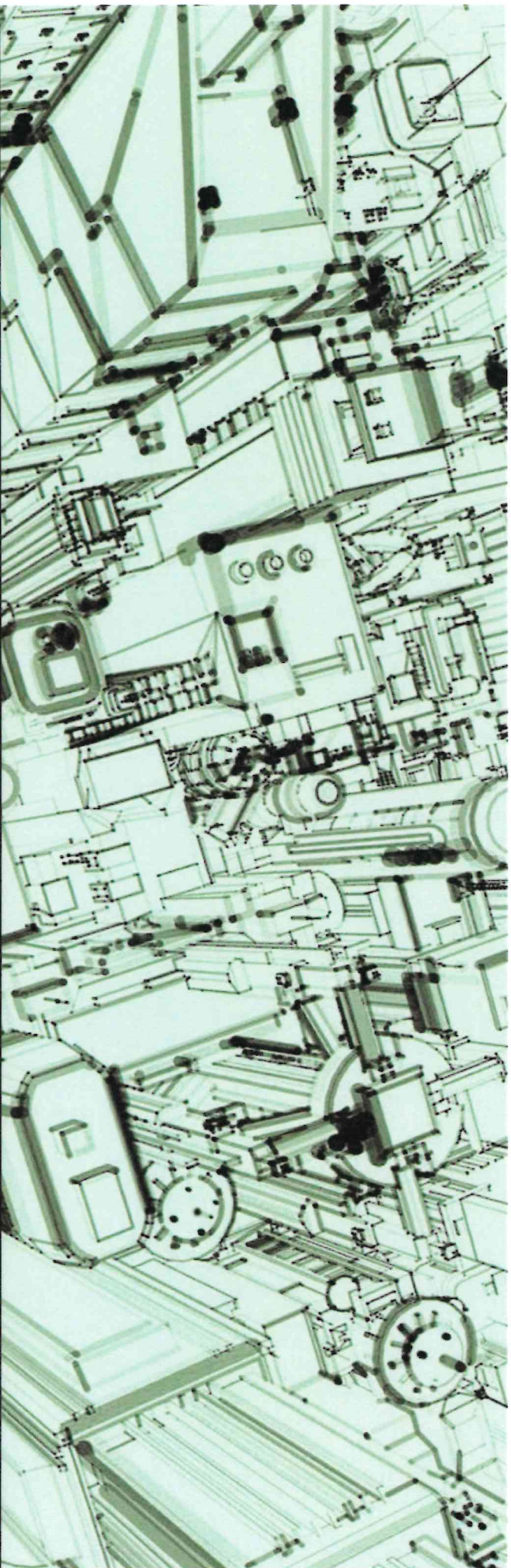
- Public hearings before the Planning Commission and City Council
- Formal adoption of zoning ordinance amendments
- Final formatting and codification

**Deliverables:** Final Clean and Redlined Versions, and Digital Files

**Target Completion Date:** June 30, 2026







# City of Brooklet

Zoning Ordinance Update

January 13, 2026







Planning Commission  
Kickoff



Confirm goals and  
priorities



Identify key issues and  
opportunities

## Phase 1: Kickoff (January)

### Deliverables

- Finalized Work Plan
- Confirmed Public Engagement Strategy



Step 1: section-by-section  
review



Step 2: identify  
inconsistencies, gaps, and  
outdated provisions



Step 3: align ordinances with  
the Comp Plan



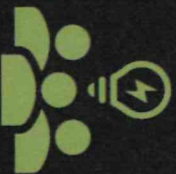
Step 4: review use table

## Phase 2: Detailed Ordinance Review (February)

### Deliverables

- Zoning audit memo
- Annotated zoning ordinance
- Draft list of proposed amendments





Planning Commission  
Work Session #1



Public Meeting or Open  
House

## Phase 3: Public Engagement (March)

### Deliverables

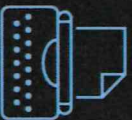
- Public input summary
- Refined list of ordinance changes
- Direction from Planning Commission to proceed with drafting



Step 1: organize existing document



Step 2: revise zoning standards and use tables



Step 3: develop any new districts



Step 4: ensure consistency with Subdivision Ordinance

## Phase 4: Drafting the Zoning Update (April)

### Deliverables

- Full Draft Zoning Ordinance
- Redlined Version
- Summary Memo





Planning Commission  
Review



City Council Review



Coordinate With City  
Attorney

## Phase 5: Review and Revisions (May)

Deliverables

- Begin Final Draft



Public Hearing  
Requirements



Adoption

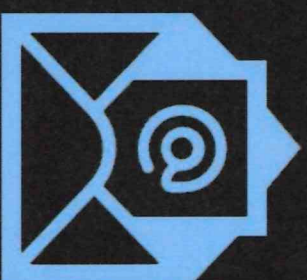
## Phase 6: Final Deliverables (June)

### Deliverables

- Final clean and redlined versions
- Digital files suitable for posting



Questions?



[planning@arc.ga.gov](mailto:planning@arc.ga.gov)