

BROOKS TOWN COUNCIL

ORDINANCE REVIEW COMMITTEE WORK SESSION

MINUTES

August 3, 2026

Mayor:	Dan Langford
Council Members Present:	Bishop Watts Brian Davis Scott Israel Ted Britt
Town Manager:	Maurice Ungaro – Absent
Council Member Absent	Sara Nelson
Ordinance Committee Members:	Dora Hunt Stacy Moffin Cami Edge Ricky Burrell

Ordinance Review:

Mayor Langford, Town Council, and members of the Ordinance Review Committee continued their review of proposed revisions to the Town's Zoning Ordinance. In the absence of M. Ungaro, the group reviewed the redlined draft previously prepared and distributed for consideration.

The group reviewed the administrative variance provisions and discussed whether the Zoning Administrator's authority should remain limited to setbacks or be expanded to include other requirements, such as road frontage. The importance of maintaining appropriate limitations on administrative variance authority was also discussed.

The definition of a farm stand was reviewed, including whether produce sold at a roadside stand should be required to be grown on-site or whether the definition should be broadened. Possible permitting requirements and the need to further define qualifying farm produce were also discussed.

Additional definitions and provisions within the Zoning Ordinance were reviewed for clarity and consistency. Topics included food service facilities, hog farms and livestock operations, zoning diagrams, and other terminology contained within the ordinance.

The group also reviewed permitted and prohibited uses within the Town's zoning districts. Discussion included data centers, cryptocurrency mining operations, telecommunications towers and antennae, and whether additional restrictions or legal review may be necessary for certain uses.

Planning and Zoning Board provisions were discussed, including the role and membership of the Board and the process for addressing zoning matters when a Planning and Zoning Board is not active.

The group discussed a potential amendment within the Residential Agriculture (RA) District that would allow certain farm implements to be used as decorative yard art. The need to clearly define "farm implements" within the Zoning Ordinance was also discussed.

A potential amendment concerning recreational vehicles (RVs) was also reviewed. Discussion included RV storage and placement, temporary occupancy, wastewater disposal, and existing provisions governing the use of RVs within the Town. The group considered whether additional clarification or revisions may be appropriate.

Items requiring additional research, clarification, or input from the Town Manager and Town Attorney will be reviewed further as the ordinance review process continues.

The next Ordinance Review Committee Work Session is scheduled for August 31, 2026, at 6:00 p.m. at Town Hall.

The work session was for review and discussion purposes only. No formal action was taken.

Respectfully Submitted,

Lorey Spohr, Town Clerk