

**BROOKS TOWN COUNCIL
ORDINANCE REVIEW COMMITTEE WORK SESSION
MINUTES**

July 13, 2026

The Ordinance Review Committee Work Session was called to order at 6:03 p.m.

Mayor: Dan Langford

Council Members Present: Bishop Watts
Scott Israel
Ted Britt
Sara Nelson

Absent: Brian Davis

Town Manager: Maurice Ungaro

Ordinance Committee Members: Dora Hunt
Stacy Moffin
Cami Edge

Absent: Ricky Burrell

Ordinance Review:

Mayor Langford, Town Council, Town Manager, and members of the Ordinance Review Committee continued their review of the Town's Zoning Ordinance.

M. Ungaro presented a PowerPoint presentation he prepared regarding Rural Conservation Zoning, including examples of conservation development, preservation of open space, and alternative approaches to traditional residential subdivision development. The presentation included examples from other communities and illustrated how conservation zoning may be used to preserve rural character, agricultural land, natural resources, and open space while allowing residential development.

The group discussed proposed standards for a potential Rural Conservation District, including minimum parcel and lot sizes, road frontage, setbacks, shared access, infrastructure, and preservation of open space. Family compounds and how they could potentially be addressed within the Town's zoning regulations were also discussed.

Discussion included the use of conservation easements and homeowners/property owners' associations as possible methods for protecting and maintaining common or preserved areas. The group also considered how conservation standards could affect property owners, future development, and the Town's ability to maintain its rural character.

The group discussed potential commercial and industrial uses, including data centers, and the Town's ability to regulate such uses through zoning standards. Topics included appropriate locations, minimum

acreage, setbacks, noise, lighting, access to utilities, and other potential impacts on surrounding properties.

Additional discussion included administrative variances and the need to review certain provisions of the existing Zoning Ordinance for clarity and consistency.

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

Respectfully Submitted,

Lorey Spohr, Town Clerk