

BROOKS TOWN COUNCIL
ORDINANCE REVIEW COMMITTEE WORK SESSION

MINUTES

June 22, 2026

Mayor: Dan Langford

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

Town Manager: Maurice Ungaro

Ordinance Committee Members: Dora Hunt
Stacy Moffin
Cami Edge
Ricky Burrell

Ordinance Review:

Mayor Langford, Town Council, Town Manager, and members of the Ordinance Review Committee met to begin a review of the Town's Code of Ordinances, with the initial discussion focused primarily on the Zoning Ordinance.

The group reviewed the history and purpose of the Town's existing zoning districts and discussed permitted, conditional, and prohibited uses within the various districts. Discussion included the Town's residential, mixed-use, institutional, and light assembly/manufacturing districts and whether the existing zoning classifications continue to adequately address the Town's current and future needs.

Discussion focused on maintaining the rural character of Brooks while allowing appropriate residential and business development. Topics included minimum lot sizes, residential density, setbacks, architectural standards, conservation of larger tracts of land, and the potential impact of future development on surrounding properties and the community.

The Town Mixed Use district was also reviewed, including the importance of ensuring that new businesses and development remain compatible with the existing character of the downtown area. Potential commercial and industrial uses, including data centers, were discussed in relation to lot size, setbacks, noise, lighting, and other potential impacts.

The Town's Comprehensive Plan and Future Land Use Map were discussed as tools for guiding future zoning decisions. The group also discussed rural conservation zoning and whether additional zoning classifications or revisions to the zoning map should be considered.

Additional provisions of the Zoning Ordinance were reviewed, including administrative variances and the need to clarify certain requirements. The group also discussed provisions regarding a Planning and Zoning Board.

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

Respectfully Submitted,

Lorey Spohr, Town Clerk