

Summary of changes in V3.2

1. **New CAFO definition and RA prohibition.** V3.2 adds a definition for **Concentrated Animal Feeding Operation (CAFO)**. It uses the USDA 1,000-animal-unit concept but establishes a Brooks-specific threshold of **300 animal units / 30% of the listed livestock quantities**. In the RA district, the previous prohibited-use list of **commercial feedlots, commercial poultry houses, and commercial hog farms** is changed to **Concentrated Animal Feeding Operations and commercial poultry houses**. This is a meaningful change because “commercial hog farms” and “commercial feedlots” are no longer separately listed in the same manner.
2. **New Data Center prohibition in RA, TR, TMX, I, & LAM districts.** V3.2 adds **Data Center**, defined as a centralized facility housing computer systems, servers, and related IT equipment, expressly including **cryptocurrency activities**.
3. **Administrative Variance cross-reference added.** The older draft directly defines an Administrative Variance as allowing the Zoning Administrator to grant setback variances of up to 20%. V3.2 changes that entry to “**Administrative Variance: See ‘Variance, Administrative’**”. The later definition also corrects an apparent typo from “twenty(2) percent” to **twenty (20) percent**.
4. **Farm Stand is broadened geographically.** The older definition requires a farm stand to sell produce **grown on site**. V3.2 instead defines it as selling **Georgia-grown farm produce**. This potentially allows a farm stand to sell qualifying produce grown elsewhere in Georgia rather than only produce grown on the subject property.
5. **Carry-out food definition is broadened.** The older draft says a carry-out food establishment “**has no seats for customers inside**.” V3.2 changes this to say the establishment “**may or may not have seats**” inside. This is one of the more consequential definitional changes because businesses with indoor seating can now potentially qualify under the carry-out definition.
6. **Paving definition changes.** The older definition of “Paved” excluded **crushed gravel, stone, rock, dirt, sand and grass** from qualifying as paved surfaces. V3.2 removes crushed gravel/stone/rock from that exclusion, leaving dirt, sand and grass.
7. **Historic District gets an actual definition.** The older draft essentially contains an empty “Historic District” entry. V3.2 defines it as a district designated **nationally or locally for preservation of historic resources**.
8. **Yard Art is defined.** The older draft lacked a definition. V3.2 defines yard art and allows old farm equipment as yard art in the RA district.
9. **Professional office/profession language is broadened.** The list of professions is expanded to expressly include **accountants and consultants**, along with the existing architects, artists, dentists, engineers, lawyers, physicians, realtors, etc., and adds “and the like.”
10. **Planning & Zoning fallback authority is added.** V3.2 adds language stating that **in the absence of a Planning and Zoning Board, Mayor and Council will rule on such matters**. This is a governance/procedural addition.
11. **TR construction requirements are tightened/clarified.** The older TR language required new construction on piers or with a **raised slab foundation**. V3.2 changes this to a **raised masonry/slab foundation**. It continues to prohibit slab-on-grade construction.

12. **New TR garage placement requirement.** V3.2 adds a requirement that **front-loaded garages be set back from the front façade by at least one-third of the house depth**. This requirement does not appear in the earlier draft.
13. **TR water/septic language changes.** The older draft broadly states that TR lots may use public water and private wells/septic systems. V3.2 states that **if a private well and septic system are used, the lot must be at least one acre**. Since the listed TR minimum lot size is already one acre, this is partly clarification but should still be noted.
14. **TMX private water/septic minimum doubles.** This is significant. The older Town Mixed Use standard required a **0.5-acre minimum** when private systems are used. V3.2 changes that to a **one-acre minimum**.
15. **TMX permitted-use terminology is clarified.** “Art” becomes **Art galleries**, and “Antique” becomes **Antique stores**. This narrows/clarifies what those categories mean.
16. **District telecommunications use reworded.** The earlier draft lists a **wireless telecommunications facility** as a conditional use in the Institutional district. V3.2 changes it to “communications tower”.
17. **LAM conditional uses are reduced.** In the Light Assembly Manufacturing district, the earlier draft includes **junk yards, sexually oriented businesses, and tattoo parlors** as conditional uses. Those three uses are removed in V3.2. The remaining conditional uses include mini-warehouses, pawn shops, personal care homes, recycling centers and communication towers.
18. **LAM side setback changed.** The earlier **30-foot minimum side-yard setback** was changed in V3.2 to **50 feet**.
19. **Lot coverage language is corrected throughout.** Several district tables previously said impervious surface/structures “**exceed**” a percentage of lot area when the evident intent was the opposite. V3.2 changes these to “**shall not exceed**”. This occurs in RA (15%), TR (35%), TMX (85%), Institutional (75%), and LAM (50%).
20. **Sign standards identify the districts more clearly.** V3.2 expressly states that **PS-01 applies to Town Mixed Use and Institutional districts**, while **PS-02 applies to Light Assembly Manufacturing**.
21. **Sign calculation terminology is clarified.** The PS-01 standard changes “one square foot per 1 foot of front façade” to **one square foot per 1 linear foot**, and the example is similarly revised to linear feet.
22. **Parking signs added to exempt public signs.** The exempt-sign language now expressly includes **parking signs** among public signs erected in performance of public duties.
23. **Holiday sign removal period is filled in.** The older draft appears to have a missing number (“removed no later than ___ days”). V3.2 specifies **10 days following the holiday**.
24. **Telecommunications residential setback is materially reduced/changed.** The older draft required a tower adjacent to residentially zoned property to meet the greater of **2× tower height or 500 feet**. V3.2 changes this to **at least 1.5× the tower height**.
25. **Telecommunications tower-separation provision appears to contain a new drafting error.** V3.2's tower-separation text is changed to “**two thousand five hundred (2,500) feet**” for towers over 100 feet. The earlier draft used **1,500 feet**.

26. **Planning & Zoning Board residency language is clarified.** V3.2 expressly states that members must **reside within Town limits.**
27. **Appeal routing changes.** In the earlier draft, appeals of Planning & Zoning Board variance/administrative-appeal decisions were presented directly to **Town Council within 30 days.** V3.2 changes the procedure so an appeal must be presented to the **Town Manager within 30 days for presentation to the Mayor and Council.** This is a substantive procedural change.

Other cleanup/editorial changes

There are numerous smaller corrections: “Amend or Amendment” becomes “Amendment”; “aggrieved party” becomes “party” in the Appeal definition; “Lot, Through” becomes **“Lot, Through or Double Frontage”**; “Monopole” changes “antenna” to plural “antennas”; “U-Pick Orchard” becomes **“U-Pick Orchard/Farm”**; various missing words are restored; “storm water” becomes “stormwater”; “low lying” becomes “low-lying”; and several punctuation, hyphenation, capitalization, and grammatical errors are corrected.