

BROOKS TOWN COUNCIL
ORDINANCE REVIEW COMMITTEE WORK SESSION

MINUTES

August 31, 2026

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

Call to Order:

The Ordinance Review Committee Work Session was called to order at 6:00 p.m. The purpose of the meeting was to continue and conclude the review of the proposed revisions to the Town of Brooks Zoning Ordinance.

Zoning Ordinance Review:

The Committee reviewed the revised red-line draft of the Zoning Ordinance. The Committee noted that most revisions incorporated comments and recommendations from the previous work sessions and consisted primarily of clerical corrections, definition clarifications, inconsistency corrections, and other editing changes. No substantial new uses had been added except where specifically discussed during the work session.

Concentrated Animal Feeding Operations (CAFO):

The Committee reviewed the definition of a Concentrated Animal Feeding Operation and the proposed prohibition of that use within the Residential/Agricultural District. The draft defines a CAFO by reference to the United States Department of Agriculture and identifies applicable livestock thresholds. The RA District draft lists Concentrated Animal Feeding Operations as a prohibited use.

Discussion included whether the Town should establish restrictions below the formal CAFO threshold. The work session established no additional limitation.

Data Centers, Cryptocurrency Mining and Similar Uses:

The Committee discussed whether to permit data centers, cryptocurrency mining operations, and similar high-intensity technology uses within the Town. The Town Attorney advised that the Town may prohibit specific uses through its zoning regulations.

Discussion included the size and intensity of large data-center developments, utility and energy demands, surrounding land-use impacts, and examples of data-center development occurring elsewhere in Fayette County. A citizen also provided information regarding data-center development and the potential tax revenues and energy-related sales tax associated with those facilities.

The consensus was to prohibit data centers and cryptocurrency mining operations and to develop appropriate definitions, so the ordinance clearly identifies the prohibited uses. The Committee also discussed including the uses among the prohibited uses within applicable zoning districts.

The Town Mixed Use District currently identifies pawn shops, tattoo parlors, and sexually oriented businesses as prohibited uses and contains handwritten directions to add telecommunications-related restrictions. The Light Assembly Manufacturing District also contains a specific prohibited-use section that was reviewed as part of this discussion.

Telecommunication Towers and Antennae:

The Committee also reviewed Article 31.6, Telecommunication Towers and Antennae. The ordinance presently contains extensive requirements addressing tower location, registration, landscaping, setbacks, separation, applications, and approval procedures.

Concern was expressed that some of the existing restrictions may be unnecessarily restrictive and could effectively prevent needed telecommunications infrastructure from being located within the Town.

The Committee discussed:

- prohibiting commercial telecommunications towers in the Town Mixed Use (TMX) and Town Residential (TR) districts;
- reviewing tower separation requirements based upon an actual distance rather than relying solely upon zoning-district boundaries;
- the existing 1,500-foot separation requirement for certain towers and whether that distance should be increased;
- requiring appropriate landscaping for new tower sites; and
- maintaining an inventory of telecommunications towers located within the Town.

The draft currently requires towers over 100 feet in height to be located at least 1,500 feet from another tower over 100 feet in height. It also requires landscaping surrounding tower facilities.

Brian Davis agreed to review the Town map and applicable distances so the Committee could consider an appropriate separation requirement.

Light Assembly Manufacturing District Standards:

The Committee reviewed the proposed district standards for the Light Assembly Manufacturing District. The Committee discussed the minimum side-yard setback shown in the draft and directed staff to revise the minimum side-yard requirement to 50 feet. The draft reviewed during the meeting showed a 10-foot minimum side-yard setback.

The Committee also identified a clerical correction in Article 31.3.5 regarding franchise architecture.

Decorative Yard Art/Farm Implements:

The Committee revisited the proposed use of farm implements as decorative yard art within the Residential/Agricultural District.

The Committee generally agreed that legitimate farm implements should be allowed as decorative yard art within the RA District without imposing an acreage requirement. The Committee discussed the need to clearly define both “farm implement” and “yard art” so that the provision would not unintentionally apply to unrelated inoperable vehicles or other materials.

Bishop Watts agreed to provide additional information or suggested language concerning the definition of yard art.

The Committee directed that the allowance applies within the Residential/Agricultural District, rather than establishing a one-acre minimum property requirement.

Administrative Appeals – Article 31.7.7:

The Committee reviewed the administrative appeal provisions contained in Article 31.7.7. The draft provides that decisions of the Planning and Zoning Board regarding variances and administrative appeals may be appealed to Town Council within 30 days.

Discussion focused on clarifying the appeal process and the Town Manager's role. Direction was given to revise the provision so that appeals are submitted through the Town Manager within the applicable time period and then transmitted to the Mayor and Council for consideration. The language is to be revised to clearly establish the administrative process and applicable deadlines.

Additional Editorial Revisions:

The Committee identified several additional clerical and formatting corrections, including updating the Table of Contents after all revisions, additions, and deletions are complete and ensuring consistent terminology and cross-references throughout the document. The current draft's Table of Contents lists Articles 31.1 through 31.7 and will need final updating once the ordinance revisions are complete.

Next Steps

After reviewing the remaining comments, the Mayor summarized the Committee's revisions and direction. The consensus was that the red-line draft should be updated to incorporate the agreed-upon revisions.

The Committee determined that an additional Ordinance Review Committee work session was not necessary. Once the revisions are incorporated, the updated red-line draft will be posted to the Town's website for public review before proceeding through the formal ordinance amendment process.

Adjournment

With no further business for discussion, the work session concluded at 7:10 p.m.

Respectfully Submitted,

Lorey Spohr, Town Clerk