



City of Brookland, Arkansas Planning and Zoning Commission

Date and Time of Meeting: **March 7, 2023**

Type of Meeting: **Regular**

Called to order at 7:00 PM by Chairman Gary Hill

Commissioners Present/Roll Call: Samantha Sparks, Lachelle Sipes, Sonny Crain, Attorney Kevin Orr, Chairman Gary Hill, Martin Crain, and City Clerk Julie Thomas.

Absent: John Garrett

Previous meeting minutes:

Motion by: Martin Crain

Second by: Lachelle Sipes

To: Approve the meeting minutes dated February 21, 2023, as written

Discussion: None

For: 5 Against: 0 Motion: Passed 5-0

Agenda:

1. Shane Faulkner - Rezone request of CR 741-3.69 acres from A-1 to C-2

John Easley asked the commission un-table this issue for consideration of approval. **Shane Faulkner** described his plans for the land and commercial storage units. **Martin Crain** discussed potential traffic issues and tabling the request for a possible 6 months. **Gary Hill** asked about the location of the potential storage units and their planned position on the property. **Carie Cesare** (resident of CR 741) spoke against the rezoning request. **Patty Nall Scott** asked the commission to carefully consider the task of planning and zoning the city in a prudent way. **Charles Cesare** (resident of CR 741) spoke against the rezoning request. **David Loggins** encouraged the commission not to table the issue but to decide for or against at this meeting. **John Easley** spoke in favor of the rezoning request.

Motion by: Martin Crain

Second by: Gary Hill

To: Table the request for a time period of 2 months

For: 2 Against: 3 Motion: Failed 2-3

Roll Call Vote in favor of approving this rezoning request of 3.69 acres on CR 741 from A-1 to C-2:

Samantha Sparks: **No** Lachelle Sipes: **No** Sonny Crain: **No**

Gary Hill: **No** Martin Crain: **No**

Commissioners voted 5-0 against approving the rezoning request of this property.

- 2. Ryan George - Family Dollar/Dollar Tree Site Plan Application; City Engineer's Comments:**
Per Shawn Dacus, city inspector, the city's engineer has not found any concerning issues with the Family Dollar/Dollar Tree site plan application, including drainage issues.
- 3. Fitzgerald Crossing Phase 1 – Preliminary plat; 49 residential lots/commercial lots:**
Motion by: Lachelle Sipes
Second by: Samantha Sparks
To: Approve Fitzgerald Crossing Phase 1 Preliminary plat/Mark Morris developer
Discussion: None
For: 5 Against: 0 Motion: Passed 5-0
- 4. Request by Brian Allred for lot split on Manley Street to be added to agenda:**
Motion by: Martin Crain
Second by: Lachelle Sipes
To: Add the request for lot splits on Manley Street to the Commission's agenda to this meeting
Discussion: None
For: 5 Against: 0 Motion: Passed 5-0
- 5. Brian Allred - lot split- Keith/Brady Ln**
Motion by: Sonny Crain
Second by: Martin Crain
To: Approve lot splits on Keith/Brady Ln
Discussion: per Shawn Dacus, all splits meet R-1 requirements
For: 5 Against: 0 Motion: Passed 5-0
- 6. Brian Allred - lot split- Manley Street Addition**
Motion by: Martin Crain
Second by: Lachelle Sipes
To: Approve lot splits on Manley Street Addition
Discussion: None
For: 5 Against: 0 Motion: Passed 5-0
- 7. Jeremy Bevill - 301 Stevens Street- preliminary subdivision plans; City Engineer's comments:**
Per Shawn Dacus, city inspector, no updated reports have been received regarding drainage issues for this preliminary subdivision plan. This item will be considered at a later date.
- 8. Wayne Koekemoer – abandon ROW/alley at 202 W. Matthews:**
No one is present to speak on this issue; however, the commission is able to vote for abandonment of an alley way.
Motion by: Martin Crain
Second by: Lachelle Sipes
To: Abandon the alley at 202 W. Matthews
Discussion: None
For: 5 Against: 0 Motion: Passed 5-0
- 9. Bobby Williams – regarding setbacks on platted lots of record:**

Mr. Williams wishes to sell part of his property to a developer and is requesting a splitting of his lots in order to satisfy the minimum requirements for lot sizes for housing development. City Attorney Kevin Orr recommended Mr. Williams to retain a legal description of the property describing his ownership of half of lots # 4 and # 6 and bring before the Commission. A variance or conditional use permit would then be required by a developer for further progression of the property.

Gary Hill asked for a motion to adjourn the meeting.

Motion by: Martin Crain

Second by: Sonny Crain

To: Adjourn the meeting

For: 5 Against: 0 Motion: Passed 5-0

Meeting adjourned at: 8:48 PM