



City of Brookland, Arkansas Planning and Zoning Commission

Date and Time of Meeting: **February 21, 2023**

Type of Meeting: Regular

PUBLIC HEARING:

Gary Hill opened the Public Hearing @ 7 PM for:

- 1) Rezone request CR 741-3.69 acres from A-1 to C-2.**

Commissioners Present/Roll Call: Samantha Sparks, Lachelle Sipes, Sonny Crain, Gary Hill, Martin Crain, John Garrett, City Inspector Shawn Dacus, and City Clerk Julie Thomas.

Absent: None

Gary Hill asked if there was anyone present who wished to speak on this rezoning request.

John Easley, who works for Associated Engineering and represents the property owners, was present and stated that he was available to answer questions on behalf of his clients. Several residents of CR 741 were in attendance. A representative for the residents of CR 741, **Charles Cesare**, spoke in opposition to the rezoning request. He presented articles on rodent/insect infestation in storage buildings as well as statements from residents of the area. **Sonny Crain** suggested the Commission conduct further research on the issue before deciding for or against. **Carie Cesare** spoke against rezoning. **Eric Clark**, local Realtor, spoke against rezoning. **April Roush**, resident of CR 741, spoke against rezoning. **Martin Crain** mentioned taking a closer look at the issues surrounding rezoning that area before finalizing a decision. **John Easley** asked for the issue to be tabled. **Shane Faulkner**, landowner, discussed some of the amenities of his existing storage facility (NEA Storage) located in Brookland and mentioned his intention to build another storage facility on the proposed site. Gary Hill asked if there were any further questions or discussion on the issue. No one responded.

Public Hearing Adjourned at 7:22 PM

Planning Commission Meeting then called to order:

Commissioners Present/Roll Call: Samantha Sparks, Lachelle Sipes, Sonny Crain, Gary Hill, Martin Crain, John Garrett, City Inspector Shawn Dacus, and City Clerk Julie Thomas.

Absent: None

Previous meeting minutes:

Motion by: Sonny Crain

Second by: Martin Crain

To: Approve the meeting minutes dated January 3, 2023, as written

Discussion: None

For: 6 Against: 0 Motion: Passed

Agenda:

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

Motion by: John Garrett

Second by: Martin Crain

To: Table the rezoning request until the next Planning Commission Meeting

Discussion: None

For: 6 Against: 0 Motion: Passed

2. 101 Barnett St.-Brock Fletcher

Brock Fletcher, potential property owner, seeking advice from the commission for possible storage unit development on this site. Currently zoned as R-1. Wanted to know what his possibilities are for further development of this property before closing the deal and investing.

3. Ryan George- Family Dollar Tree Site Plan Application

Motion by: Martin Crain

Second by: John Garrett

To: Approve the site plan application for a Family Dollar/Dollar Tree business along HWY 49 in Brookland, contingent upon the city's engineers approving a proposed drainage plan.

Discussion: None

For: 6 Against: 0 Motion: Passed

4. Brian Allred- lot split- Keith/Brady Ln

No one present to speak on this item.

5. Jeremy Bevill- 301 Stevens Street- preliminary subdivision plans

Motion by: John Garrett

Second by: Lachelle Sipes

To: Approve the architect's preliminary subdivision plans based on submission of a correct application, the developer working with the city on water drainage correction issues, and the developer/architect working with the city's engineer as needed to correct drainage issues.

Discussion: Included Bobby Williams notifying the architects and developer of the need to increase the water main on that side of the street from 2" to 6" and Kenneth Jones speaking about existing drainage issues along the street and that area.

For: 6 Against: 0 Motion: Passed

6. Wayne Koekemoer- abandon ROW/Alley at 202 W Matthews

No one present to speak on this item.

7. Bobby Williams- regarding setbacks on platted lots of record

Motion by: Martin Crain

Second by: Samantha Sparks

To: Postpone approval pending more information on the proposed plan

Discussion: None

For: 6 Against: 0 Motion: Passed

Gary Hill asked for a motion to adjourn the meeting.

Motion by: Martin Crain

Second by: Samantha Sparks

To: Adjourn the meeting

For: Against: 0 Motion: Passed

Meeting adjourned at: 8:41 PM