

City of Brookland
Planning Commission Meeting
Tuesday, May 5, 2020

Meeting called to order @ 7:00pm by Chairman Phillips

Roll Call: Jerry Blair, Samantha Sparks, Ralph (Sonny) Crain, Gary Hill, and Chairman Steve Phillips are present.

Chairman Phillips announces a quorum and ask for a motion to approve March 3, 2020 Planning Commission meeting minutes that was in your mail packets. Jerry Blair makes a motion to approve March 3, 2020 Planning Commission Meeting minutes as written. Motion seconded by Sonny Crain. Chairman Phillips announces motion and second and ask if there is any discussion. Being none Chairman Phillips calls for a vote on motion. Chairman Phillips announces motion has passed by a vote of 4 ayes to 0 nays.

New Business

1. Stephen Southard- PUD rezoning pre-application discussion for 404-W. Matthews.
My name is Jason MacDonald with Fisher Arnold Engineering representing Mr. Southard. What I have handed out to you is pre-application requirement documents as required by your guidelines set forth in your planning and zoning book. As we go through our documents you can see they are laid out per your guidelines in your code. Page three (3) shows the suggested changes that were requested by Brookland Planning Commission from March 3, 2020 meeting. First homes are 30 feet from current street with vegetation shown. 12 feet set back on sides with vegetation shown. On the rendering we have a land scape plan, we have some concepts of park we are looking at. Homes, quad plex, and duplex units are still the same. With the changes made we went from 42 living units to 38. With these changes we reduced the density and now have around 58% green space and your requirement in the code is 30% green space. We understand that stormwater drainage is a concern to this area. Probably will be detention area in the northeast corner, the east ditch may need to be bigger so the setback could be 15 feet. Mr. MacDonald states this is kind of where we are at with this project. If this is acceptable to the commission where do, we go from here. What ever you need me to do I will.
Chairman Phillips ask what kind of screening you are planning on the east side. Mr. MacDonald said currently we are looking at privacy fence.
Mr. MacDonald went on to say that as plans are finalized to include drainage for the development setbacks could change. Green space will not be affected by changes and will remain at 58%. We are going to do what we can to be pragmatic to that area.
Chairman Phillips to commissioners, I think this covers everything we discussed at the March 3, meeting. Planning commissioners agreed with this statement.
Commissioner Jerry Blair stated the changes on front side of development makes it more appealing. Mr. MacDonald had mentioned during conversation that Mr. Southard had mentioned making this a gated community. Chairman Phillips said that was not a bad idea. Mr. MacDonald said that was just an idea for project. Mr. MacDonald said Mr. Southard's goal is to have a little more upscale development.

The question of this moving to city council came up. During discussion, re-zone of property to PUD was brought up to Planning Commission. Mayor Jones said zoning will go to city council and public hearing is required. Mr. MacDonald stated this is not a re-zone. Council will just vote to allow PUD or decline PUD for this area. Mr. MacDonald said we are not asking for R-2 we are just doing a blend development. Commissioner Jerry Blair states so you are just wanting to allow a PUD in R-1. Mr. MacDonald states yes, this is just a blended use.

Chairman Steve Phillips: I will entertain a motion to approve preliminary PUD plan to go before the Brookland City Council with the contingency that the developer will self-impose the same building requirements as the City of Jonesboro on multifamily dwellings. Also, Developer will lay out requirements for fencing.

Commissioner Blair states there are trust issues on these agreements in the past. Mr. MacDonald said that is why we will do a letter to present to council on these issues.

Chairman Phillips states he would entertain a motion to approve preliminary PUD plan for 404 W Matthews with a letter from Mr. Southard imposing Jonesboro facade and fencing requirement.

Jerry Blair states I will make that motion.

Chairman Phillips states Jerry Blair has made a motion to approve preliminary PUD plan for 404 W Matthews contingent on a letter from Mr. Southard self-imposing Jonesboro Standards on multi-family including privacy fencing. Ms. Samantha Sparks seconds motion. Chairman Phillips ask if there is any further discussion. Being no further discussion Chairman Phillips calls for a vote. Chairman Phillips announces Motion to forward preliminary plan to city council has passed 4 ayes to 0 nays.

2. Brian Allred- Due to Covid-19 cancellation of April meeting; Chairman Phillips to inform P/C of approval of detailed plans of lot split on Brady Lane
3. First Community Bank-8101 Hwy 49N Site Plan Review- Due to Covid-19 cancellation of April meeting; Chairman Phillips to inform P/C of approval of amendments to previsions.

Chairman Phillips, Mayor Jones, and Building Inspector Shawn Dacus addressed planning commission. Chairman Phillips stated that both items 2 & 3 had already been before the planning commission. Both item 2 & 3 site plans were approved with questions. Brian Allred's site plan had sewer lines that were drawn outside of utility R-O-W and in street R-O-W. First Community Bank site plan had drainage issue. First Community engineer was made aware of issues. First Community Bank engineer re-submitted plans. Civil Engineer John Selig reviewed and approved change corrections. Chairman Phillips stated that both Mr. Allred and Community bank submitted drawings and answers to questions of issues. Chairman Phillips, Mayor Jones, and Shawn Dacus along reviewed revised plans and comments and approved modifications of plans. Do the commissioners have any questions? There were none.

4. Tanner Perkins – regarding variance for placement of 4-plex apartments at 111 Brookland Street. Commissioner Sparks said she received an email stating they would not be here tonight. Chairman Phillips said no action taken. Mayor Jones asked if the P/C needed to do a letter to them stating we have looked at lot size and what they are wanting to develop so they know what to expect when they come before us. Chairman Phillips said that is a good idea because of their lot size and what they are wanting to build is way outside requirement for quad plex. Building Inspector Shawn Dacus was asked to draft a letter along with copies of the code and send to Mr. Perkins.

Chairman Phillips states that completes everything we had on agenda. Chairman Phillips asked if there is anything else from the commission that we need to discuss or talk about. Being none, Chairman Phillips asked if there was anything from the floor. Being none, Chairman Phillips asked Mayor Jones if he had anything.

Mayor Jones talked about the effects of Covid-19 on city revenues and the projected reduction in street fund income. He also mentioned that the loss of funding could mean that less projects can be completed in 2020. He also discussed the 2020 Census and the impact a correct count could potentially have to help increase city revenues. He also encouraged all planning commission members to encourage their friends and neighbors to complete the census forms.

First Community Bank hopefully will break ground next month. Concerning the tornado on March 28, 2020, a lot of people did not know that we had a lot of damage in Brookland. Cotter Cox Seed Warehouse and Busch Agricultural are in the city limits of Brookland. Millions of dollars in damages was done to these two facilities. Busch Agricultural is replacing the building that was destroyed and Cotter Cox is looking at rebuilding. Around 30 homes sustained damage. None were totally destroyed and no major injuries, thank God. It did show us some things we were not prepared for. When power lines, cable lines were destroyed at Farville Curve, Brookland lost all phone service. We will learn from these issues and improve.

Chairman Phillips asked for a motion to adjourn. Commissioner Sparks makes motion to adjourn. Seconded by Sonny Crain. Chairman Phillips states motion and second, calls for a vote. Chairman Phillips announces motion to adjourn has passed 4 ayes to 0 nays. Chairman Phillips announces meeting adjourned at 7:25 pm.