

Brookland Planning Commission Special Meeting July 21, 2020

The meeting was called to order at 7:00 pm by Chairman Steve Phillips. Commissioners present: Samantha Sparks, Gary Hill, Jerry Blair, Chairman Steve Phillips. Ralph (Sonny) Crain and City Clerk Billy Dacus were absent.

New Business

1. Tim Speaks - requesting commercial addition to building at 8400 Hwy 49 N. Mr. Speaks is wanting to do 500 sq. ft. addition to make a "Nutrition Bar"; going to demo out some walls for hair salon in the back and the front part will remain same to rent out area for people to use. Adding 2 store fronts and brick front and both sides to dress building up and make it look better; will leave the back metal. Jerry Blair asked if he was going to improve the parking lot too. He said that the goal is to do curb and parking lot with asphalt and parking spaces after they get the building project done and to add landscape. They are up on lease in their Jonesboro building , so they have to get the salon going and are under a time line to get the Nutrition business going. Jerry Blair asked about distance from property line to building addition, and if the setbacks would be met. Tim said that he did not have the exact numbers, but it was a long way from the property line and that there was enough room. He is adding on a 15' x 35' addition. Chairman Phillips asked if by the time the businesses are open the parking would be finished. Mr. Speaks stated that he was planning on getting the businesses going and then coming back to work on the parking area, but that he didn't know what Brookland's requirements were for parking. Chairman Phillips told him that the commission now requires that the parking area is to be hard surface and is to be complete before the Certificate of Occupancy is issued, but not necessarily the curb. Mr. Speaks stated that he was planning on doing that anyway, so it wouldn't be a problem. Chairman Phillips asked the commission members if they had any further questions regarding this request and there were none. Jerry Blair made a motion to approve the addition on the building at 8400 Hwy 49 N. Seconded by Gary Hill. Motion carries 4 ayes to 0 nays.

2. Pinnacle Investments - Brent Meeks - follow up from August 6, 2019 PC meeting requesting re-plat of 5 lots to 3 lots in "Guest" subdivision on Shelby Street. Mr. Meeks had a previously scheduled meeting, and could not attend. Shana Labouve was present to answer questions about the project. Chairman Phillips asked about what was being requested, since he had just received the paperwork. She stated that they were wanting to re-plat the property into three residential lots, which is currently platted into five lots. After a quick review of the plat, Chairman Phillips stated that there is a request from the fire department that a cul-de-sac was needed at the end of the lots to have enough space to turn a fire truck around. Ms. Labouve stated that Mr. Meeks was under the impression that the ordinance stated that if he broke the property into under four lots, cul-de-sac would not be required; so that is why he broke it into three lots. Chairman Phillips said that he would have to review the ordinance, because he was not aware of that. Chairman Phillips and Jerry Blair asked if Mr. Meeks read that in the fire code, or in the Brookland Zoning Code, and Ms. Labouve said that she was not sure; that he had the understanding if it was less than four lots, a cul-de-sac was not required, because three lots was not considered a subdivision. Chairman Phillips said that it would still have to meet the approval of the fire department. Chairman Phillips asked Chief Wayne Reece if he had any questions. Chief Reece

stated that if the ordinance states that there does not have to be a cul-de-sac then he is okay with it, since there is only going to be three houses. Chief Reece asked if there was going to be any widening of the road, because the road is very narrow and when a fire truck goes down that road, and the outside duals are off the side of the road making it impossible to meet a passing car. Ms. Labouve stated that Mr. Meeks did not discuss anything about the road with her. Chief Reece stated that originally the plan was to divide the lot and build five houses and that was why the cul-de-sac was called for, but if the ordinance says three, then his only concern is the narrow road leading into this area. Chairman Phillips stated that he had just received a copy of the re-plat and had not had time to review it, or look up the zoning code concerning it. Commission members looked through the zoning code to review the definition of a subdivision, which states that it is two or more lots being developed. Chairman Phillips said that since it appears that the re-plat will still fall under the subdivision definition and the road would have to be brought up to code. Commission member will do some more research on this subject and asked if Ms. Lebouve if she or Mr. Meeks could attend the next regular meeting, which is the first Tuesday in August. She stated that Brent could be at that meeting to answer any further questions. She asked if the commission wanted to look at the layout of the houses. Chairman Phillips stated that the commission did not need to see those, it would be reviewed and accepted by the building inspector. Chairman Phillips stated that they would table this subject until the next regular meeting in August.

3. Roland Hollis - requesting re-plat of 100 S Bernis into 4 residential lots. Chairman Phillips asked if it was just one lot now and if he was wanting to make it into four and Mr. Hollis stated yes. Chairman stated that this parcel was surrounded by three streets; S. Bernis, W. Matthews and Church. Chairman Phillips asked if there were any questions. Jerry Blair asked about where the utilities were located to this area and where the sewer lines and water lines were. It was stated that the lot sizes were met. Jerry Blair made motion to approve re-plat of 100 S Bernis into four residential lots. Motion seconded by Samantha Sparks. Motion passes 4 ayes to 0 nays.

4. Brent Phillips - Phase 4 - Brookland Hills Subdivision - approval of preliminary plat. Re-submitting plans because it has been over a year since they were previously approved and that nothing has changed. Jerry Blair made a motion to approve Phase 4 Brookland Hills Subdivision Preliminary Plat. Seconded by Gary Hill. Motion passes 4 ayes to 0 nays.

Jerry Blair made motion to adjourn. Seconded by Gary Hill. Motion passes 4 ayes to 0 nays. Meeting adjourned at 7:19pm.