

## **Brookland Planning Commission Meeting February 1, 2022**

A Public Hearing was called to order at 7:00 pm by Chairman Steve Phillips. This hearing was to address a rezoning request at 100 E School. Zach Jaynes told the commission that he is wanting to rezone the property from R-2 to R-3. Chairman Phillips asked if there was anyone one else present that wanted to comment on this issue. Terry Reynolds, 101 E. School St. asked the commission to consider that this is a high traffic area for children as well as vehicles. After waiting a period with no one else wanting to comment on the topic, the public hearing was adjourned at 7:04 pm.

The Brookland Planning Commission meeting was called to order at 7:05 pm by Chairman Steve Phillips. Commissioners present: Ralph (Sonny) Crain, Gary Hill, Samantha Sparks, Jerry Blair, Chairman Steve Phillips, City Inspector Shawn Dacus, and City Clerk Billy Dacus.

Jerry Blair made a motion to approve the January 4, 2022, Brookland Planning Commission minutes as written. The motion was seconded by Sonny Crain. Chairman Phillips stated motion and second and then opened the motion for discussion. Being no discussion, Chairman Phillips called for a vote. It was announced the motion to approve January 4, 2022, Brookland Planning Commission minutes passed 4 yays to 0 nays.

### **Business**

#### **Zach Jaynes - Rezone request at 100 E School Street from R-2 to R-3:**

Zach Jaynes addressed the commission again about the rezoning that was discussed in the Public Hearing. He noted that he could build a duplex on the property as is now zoned (R-2) but wanted to rezone to R-3 so that he could build a quadplex instead. Jerry Blair said he would like to see the property stay at the R-2 zoning. After further discussion, Sonny Crain made a motion to approve the rezoning of 100 E. School Street from R-2 to R-3. The motion was seconded by Gary Hill. Chairman Phillips stated motion and second and then opened the motion for more discussion. Being none, Chairman Phillips called for a vote. It was announced the motion to approve the rezoning of 100 E. School Street from R-2 to R-3 passed 3 yays (Crain, Hill, & Sparks) to 1 nay (Blair).

#### **Crystal Millsap - wants to ask commission about placement of a rolled ice cream food trailer at 8123 Hwy 49 N (south of ice machine):**

Crystal Millsap asked the commission about the placement of a food trailer at 8123 Hwy 49N. She noted it would be a temporary placement and that it would serve ice cream. She was told that certain overlay requirements would need to be met in this area. Ms. Millsap said she was just wanting to get feedback from the commission and would pass the intel of the requirements to the property owner.

#### **Jimmy Gulley - 404 West Matthews; retirement development:**

Mr. Gulley was not present at last month's meeting, but he was informed that the matter had been taken to the council and that the city attorney was checking into the matter.

#### **Jimmy Gulley - Whispering Hills, Phase 5:**

The recorded plat was passed out to the commission for their reviewing. Steve Phillips asked about the sidewalks. He noted that they were not shown on the plat. Mr. Gulley said that they would be installed

like all the other approved plats in the area. After further reviewing and discussion, Jerry Blair made a motion to approve the recorded plat of Whispering Hills-Phase 5 with the contingency that the sidewalks would be installed. The motion was seconded by Gary Hill. Chairman Phillips stated motion and second and then opened the motion for discussion. Being no discussion, Chairman Phillips called for a vote. It was announced the motion passed 4 yays to 0 nays.

**Hidden Creek Subdivision, Phase 2 - final plat:**

Mark Morris passed out the final plat for Phase 2 of the Hidden Creek Subdivision to the commission to review. After carefully reviewing the plat, Jerry Blair made a motion to approve the final plat for Phase 2 of the Hidden Creek Subdivision. The motion was seconded by Sonny Crain. Chairman Phillips stated motion and second and then opened the motion for discussion. Being no discussion, Chairman Phillips called for a vote. It was announced the motion passed 4 yays to 0 nays.

**8258 Hwy 49 N - Site plan review for new facility for Instant Autos Used Car Dealership:**

Travis McAlister passed out the site plan for Abernathy Instant Autos for a facility that would be located at 8258 Hwy 49N. After carefully reviewing the plans, the commission noticed that the drainage for the property was crossing over to a different lot. It was advised by the commission that the area needed to be one lot before the plans could be approved. Mr. McAlister said that they would work to replat the two lots to one continuous lot.

**Jeremy Gamble - 301 Stevens St - road right of way abandonment; proposal for new residential development layout for 3.81 acres:**

There wasn't anyone at the meeting for this item on the agenda. No action was taken.

Chairman Phillips asked if there was anything else from the commission.

There was none.

Chairman Phillips asked if there was anything from the floor.

Mayor Kenneth Jones noted that the rezoning issue at 101 E. School St. would need to go to the council for their approval.

Jerry Blair made a motion to adjourn. It was seconded by Gary Hill. Chairman Phillips called for a vote. Chairman Phillips announced motion to adjourn passed 4 yays to 0 nays.

Meeting adjourned at 7:44 PM by Chairman Phillips.