



City of Brookland, Arkansas Planning and Zoning Commission

Public Hearing:

1. **Creative Builders of Jonesboro** – Variance request of lot setbacks (100-109 Weston Cove) in Weston Pointe Subdivision. “To provide more enjoyable backyard and symmetrical distance from curb of the street.”

Joey Speir, of Creative Builders, was present at the public hearing to support his request for a variance in lot setbacks in the Weston Pointe subdivision. Speir explained that he cleaned out and expanded an adjacent ditch (behind several of the subdivision lots), as well as built a detention pond, in order to aid with flooding north of Stevens Street. The cleanout and expansion of the ditch reduced the size of several lots, along the backside, by several feet and Speir explained that without a variance in lot setbacks, the homes, once built, would have very small, narrow backyards. Speir argued that smaller backyards could potentially decrease the appeal of the homes and the entire subdivision, as potential buyers might be detracted from the smaller yard sizes. Speir also explained that, although only 3 or 4 of the proposed lots were affected by the reduction in size, it is necessary to adjust all of the setbacks, rather than those 3 or 4, so that there is a consistent setback throughout the whole subdivision. Speir rationalized that having different setbacks would also negatively affect the value of the entire project. No one else was present to speak on behalf of this request.

Planning & Zoning Commission Meeting:

Date of Meeting: **January 2, 2024**
 Type of Meeting: **Regular**
 Called to order at: **7:07 PM** by Chairman Gary Hill

COMMISSIONER ATTENDANCE: (P = Present A = Absent)					
Samantha Sparks	P	Gary Hill	P	Attorney Kevin Orr	A
Lachelle Sipes	P	Martin Crain	P	City Clerk Julie Thomas	P
Sonny Crain	P	Steve Phillips	P		

Nominate Officers for 2024:

1. **Chairman Nomination:**
 Gary Hill asked for nominations from the commission for a chairman for 2024.
Motion by: Martin Crain
Second by: Gary Hill
To: Nominate Steve Phillips for the 2024 chairman position.
Discussion: None
For: 5 Against: 0 Motion: Passed 5-0

2. **Co-Chairman Nomination:**
 Steve Phillips asked for nominations from the commission for a co-chairman for 2024.
Motion by: Sonny Crain

Second by: Gary Hill

To: Nominate Martin Crain for the 2024 co-chairman position.

Discussion: None

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

Previous meeting minutes:

Motion by: Martin Crain

Second by: Lachelle Sipes

To: Approve the meeting minutes dated December 5, 2023, as written

Discussion: None

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

Agenda:

1. Creative Builders of Jonesboro – Variance request of lot setbacks (100-109 Weston Cove) in Weston Pointe Subdivision. Requested 25' front, 25' side street, 10' side, 10' rear:

Joey Speir, of Creative Builders, was present to request a variance in lot setbacks in the Weston Pointe subdivision. Speir reiterated to the commission that the ditch cleanout and expansion, done in order to assist with drainage and flooding hazards north of Stevens Street, reduced the overall sizes of several proposed lots in Weston Pointe subdivision. Speir again explained that reduced lot sizes could potentially affect the value of the entire project negatively. Chairman Steve Phillips asked Speir about which lots were impacted from the ditch expansion. Speir explained which lots were affected (lots 101, 103, 105). Phillips asked Speir if it was possible to only change the setbacks for the affected lots and Speir explained that he believed different setbacks in the same cul-de-sac would look irregular and could potentially impact the appearance of the entire subdivision negatively.

Motion by: Martin Crain

Second by: Sonny Crain

To: Approve request for setbacks as submitted by Joey Speir for Weston Pointe Subdivision

Discussion: None

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

2. Mark Morris – Fitzgerald Crossing Phase 1A Final Plat Request:

Mark Morris came before the commission requesting a final plat approval for phase 1A of the Fitzgerald Crossing subdivision.

Motion by: Sonny Crain

Second by: Gary Hill

To: Approve the request for a final plat of phase 1A of the Fitzgerald Crossing subdivision.

Discussion: None

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

Chairman Steve Phillips asked for a motion to adjourn the meeting.

Motion by: Martin Crain

Second by: Lachelle Sipes

To: Adjourn the meeting

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

Meeting adjourned at: 7:32 PM