



City of Brookland, Arkansas Planning and Zoning Commission

Public Hearing:

Called to order at: 7:00 PM

By: Chairman Steve Phillips

1. Bryan Poe – Conditional Use request @ 8288 HWY 49N to build a 1,360 sq. ft. storage building behind existing business (Brookland Finance):

Bryan Poe was present to request a conditional use permit to build a storage building behind his existing business @ 8288 HWY 49N. No one was present to oppose this request.

2. Gary Hill – 25 Brady Lane – Variance request of the maximum fence height past the front lot line of the residence. Maximum is 4 ft., requesting variance of 1 ft. to build a 5 ft. fence:

Gary Hill was present to request a variance of the maximum fence height from 4ft. to 5ft. past the front lot line of his residence. No one was present to oppose this request.

Public Hearing closed at: 7:03 PM

Planning & Zoning Commission Meeting:

Date of Meeting: **December 3, 2024**

Type of Meeting: **Regular**

Called to order at: **7:03 PM** by Chairman Steve Phillips

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		

Previous meeting minutes:

Motion by: Martin Crain

Second by: Gary Hill

To: Approve the meeting minutes dated November 5, 2024, as written

Discussion: None

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

Agenda:

1. Bryan Poe – Conditional use request @ 8288 HWY 49N (behind Brookland Finance) to build a 1,360 sq. ft. storage building behind existing commercial business:

Bryan Poe was present to request a conditional use permit to build a storage building behind his existing business @ 8288 HWY 49N.

Motion by: Sonny Crain

Second by: Lachelle Sipes

To: Approve the conditional use request @8288 HWY 49N to build a 1,360 sq. ft. storage building

Discussion: None

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

2. Gary Hill – 25 Brady Lane variance request of the maximum fence height past the front lot line of the residence. Maximum is 4 ft., requesting variance of 1 ft. to build a 5 ft. fence:

Gary Hill was present to request a variance of the maximum fence height from 4ft. to 5ft. past the front lot line of his residence.

Motion by: Martin Crain

Second by: Gary Hill

To: Approve the variance request of maximum fence height from 4ft. to 5ft. past the front lot line.

Discussion: None

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

3. Stephanie Cliff – food truck @ 622 N Holman:

No one was present to speak on this item.

4. Tyler & Megan Vaughn – food truck @ N. Oak and Honeysuckle Drive:

No one was present to speak on this item.

5. Civil Engineer Associates – Plan Review Phase 1 (Brookland PD) of Brookland Municipal Center:

Tim Cooper, from Cooper & Mixon Architects, was available to answer questions from the commission about phase 1 of the Brookland Municipal Center/Brookland PD building.

6. Billy McGee – questions about building a 4-Plex on property behind the Brookland PD Building:

Billy McGee, a resident of Brookland, came before the commission to ask questions and get information about possibly building a 4-Plex multi-family residential structure on a property he is interested in purchasing behind the Brookland PD building. McGee asked about the current zoning of the property, lot size requirements, setbacks, and right of way. Chairman Phillips answered his questions by referring directly to the Brookland Zoning Code. After some discussion and questions, McGee stated that he would follow up with Shawn Dacus, city inspector, by obtaining measurements of the property, to ascertain whether or not it would be suitable for a 4-plex. McGee said he would follow up with planning commission as he needed for this project.

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

Motion by: Sonny Crain

Second by: Lachelle Sipes

To: Adjourn the meeting

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

Meeting adjourned at: 7:35 PM