



City of Brookland, Arkansas

Planning and Zoning Commission

Planning & Zoning Commission Meeting:

Date of Meeting: **September 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	A	Martin Crain	P	City Clerk Julie Thomas	P
Sonny Crain	P	Steve Phillips	P		

Previous meeting minutes:

Motion by: Gary Hill

Second by: Martin Crain

To: Approve the meeting minutes dated August 6, 2024, as written

Discussion: None

For: 4 Against: 0 Motion: Passed 4-0

August Special meeting minutes:

Motion by: Martin Crain

Second by: Sonny Crain

To: Approve the special meeting minutes dated August 13, 2024, as written

Discussion: None

For: 4 Against: 0 Motion: Passed 4-0

Agenda:

1. Wade & Scott Todd – Proposed retail sales office of landscape materials @ 8261 HWY 49N:

Scott and Wade Todd from Ozark Mountain Stone Supply were present to inform the commission of their plan to lease land off of HWY 49N for the purpose of a retail landscape business. The Todd’s discussed their plans and asked the committee questions regarding zoning requirements for the HWY 49 Overlay district. Chairman Phillips referenced the zoning code handbook and explained to them several requirements for structures and hardscapes for this zoning district.

2. Bryan Poe – 8288 HWY 49N (Brookland Finance) Site plan review for 1,360 sq. ft. storage building behind existing structure:

No one was present to speak on this issue.

3. Sean Dacus – Clarification of requirements for food truck on undeveloped lot in HWY 49 Overlay District:

Sean Dacus, City of Brookland Inspector, came before the commission to ask about a food truck placement on a lot located at the corner of Honeysuckle and Oak Streets, behind NEA Baptist Clinic, on behalf of an interested individual. Dacus asked the commission about requirements for parking and structural setup. Chairman Phillips reminded Dacus about the requirements for hard structures and a parking lot. This property is within 500 ft. of the centerline of HWY 49N Overlay District; therefore, it falls within the zoning guidelines for that district.

4. Shawn Dacus – Questions pertaining to allowable types of structures & parking lot surface requirements along HWY 49 Overlay District:

Dacus stated that the discussion for item #3 answered questions pertaining to this request.

5. Garrett Dunham, Fisher & Arnold, request final plat approval for Horseshoe Creek:

Garrett Dunham, Fisher & Arnold Architects, came before the commission to request a special meeting for final plat approval of the Horseshoe Creek Subdivision. A special meeting of the Planning and Zoning Commission is set for Thursday, September 12, 2024, at 6:00 PM.

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

Motion by: Martin Crain

Second by: Gary Hill

To: Adjourn the meeting

For: 4 Against: 0 Motion: Passed 4-0

Meeting adjourned at: 7:20 PM