

## **Brookland Planning Commission Meeting October 4, 2022**

A Public Hearing was called to order at 7:00 pm by Chairman Steve Phillips. The first item of the hearing was to address the variance request for a side setback at 100 E. School Street by Zach Jaynes. He was requesting a 12' side setback on the east side instead of the standard 25' setback. He said that he needed the extra footage for the parking area. The commission allowed time for anyone else to speak about the issue. Terry Reynolds of 101 E. School Street addressed his concern with the development being raised higher than the road and was concerned about possible flooding. Mr. Jaynes assured the commission that the development was set on a small grade that would allow the water to run to the south away from the road. With no one else to speak, that portion of the hearing was close at 7:06 and the public hearing moved to item number two.

The second item of the hearing was to address the rezoning request for 249 Brady Lane from A-1 to R-1 by Matthew and Holly Gordon. Holly presented the request to the commission. The commission allowed time for anyone else to speak about the issue. With no one else to speak, the hearing was closed at 7:07.

The meeting was called to order at 7:07 pm by Chairman Steve Phillips. Commissioners present: Ralph (Sonny) Crain, Gary Hill, John Garrett, Chairman Steve Phillips, City Inspector Shawn Dacus, and City Clerk Billy Dacus. Absent: Samantha Sparks.

Sonny Crain made a motion to approve the September 6, 2022, Brookland Planning Commission minutes as written. The motion was seconded by John Garrett. 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 September 6, 2022, Brookland Planning Commission minutes passed 3 yays to 0 nays.

### **Business**

#### **Zach Jaynes - 100 E School St - Variance request:**

The commission reviewed the variance request by Zach Jaynes at 100 E. School Street that was discussed earlier in the public hearing. Mr. Jaynes passed out some drawings showing the realignment. John Garrett made a motion to accept the east side setback variance from 25' to 12'. 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 3 yays to 0 nays.

#### **Matthew or Holly Gordon - 249 Brady Lane - Rezone A-1 to R-1:**

The commission reviewed the rezoning request by Matthew and Holly Gordon at 249 Brady Lane that was discussed earlier in the public hearing. John Garrett made a motion to accept the rezoning request by the Gordon's at 249 Brady Lane. 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 3 yays to 0 nays.

#### **Zach Williams - food truck @ 8298 Hwy 49 N:**

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

**Kevin Robinson - 200 Stevens Street; has questions regarding developing the property:**

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

**Shelay Johnson - 115 Sophie Dr - Residential Daycare Application:**

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

**Mayor Jones - discuss streetlights and street signs:**

The mayor said that the commission needs to think about adding guidelines for streetlights and street signs before construction of the development. This would help people and emergency responders find the areas when necessary. It was discussed that they could be added to the building permit process.

**Jimmy Gulley – Sidewalk placement - Phase 5 – Whispering Hills; amend/correct:**

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 Jones said that the city was still working on the Sports Complex issues. He was hoping to discuss the issue when the city council meets again in the following week. He noted that "all the people need to get involved and it is going to take all of us".

John Garrett made a motion to adjourn. It was seconded by Sonny Crain. Chairman Phillips called for a vote. Chairman Phillips announced motion to adjourn passed 3 yays to 0 nays.

Meeting adjourned at 7:22 PM by Chairman Phillips.