



City of Brookland, Arkansas Planning and Zoning Commission

Public Hearing:

Brett Duncan – 9935 HWY 49B – Conditional Use – 30’ x 50’ and 30’ x 100’ buildings:
 Tim Redden (Greensboro Farms) was present to discuss this request with the commissioners. Redden wants to add (5) additional buildings to this property-(2) for personal use to store items used in his business as a builder/developer and (3) for commercial rented storage units. There is an existing structure on the property. The property is currently zoned A-1. Although there was a misunderstanding with the number of buildings Redden is requesting to add to the property, according to Shawn Dacus, City of Brookland building inspector, the correct number of additional buildings was advertised in the local newspaper as being (5). According to Dacus, he is not aware of another instance in Brookland where personal and commercial use buildings are located on the same property. No one was present to speak against this request.

Planning & Zoning Commission Meeting:

Date of Meeting: **June 6, 2023**
 Type of Meeting: **Regular**
 Called to order at: **7:00 PM** by Chairman Gary Hill

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

Previous meeting minutes:

Motion by: Martin Crain
 Second by: Samantha Sparks
 To: Approve the meeting minutes dated May 2, 2023, as written
 Discussion: None
 For: 4 Against: 0 Motion: Passed 4-0

Agenda:

1. **Brett Duncan – 9935 HWY 49B – Conditional Use – 30’ x 50’ and 30’ x 100’ buildings:**
 Tim Redden was present before the commission to request the addition of (5) buildings to this property for both personal and commercial use. Because the property is currently zoned for A-1, the commissioners discussed tabling this issue until the city’s attorney, Kevin Orr, is present and can help determine if both types of buildings (personal and commercial) can be included in an A-1 zoned property, or if there needs to be an additional request from Redden for rezoning in order to comply with the city’s zoning code.
 Motion by: Martin Crain
 Second by: Sonny Crain
 To: Postpone the request until the next regular meeting

Discussion: None

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

2. Hidden Creek Subdivision Phase 3- Final Plat Approval:

Joshua Hurd, representing Mark Morris Construction, was present to request final approval of the subdivision plat with drainage improvements.

Motion by: Sonny Crain

Second by: Martin Crain

To: Approve the Hidden Creek Subdivision Phase-3 final plat application

Discussion: None

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

3. McDonald's Building Plans Approval:

Shawn Dacus, City of Brookland Building Inspector, spoke on this issue. Dacus brought the site plans before the commission to inspect and approve the façade facing HWY 49, ensuring it follows the HWY 49 overlay district requirements.

Motion by: Martin Crain

Second by: Sonny Crain

To: Approve the building façade for McDonald's (side facing 49N).

Discussion: None

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

4. Family Dollar Tree Building Plans Approval:

Shawn Dacus brought the site plans for Family Dollar Tree before the commission to inspect and approve the façade facing HWY 49, ensuring that it follows the HWY 49 overlay district requirements.

Motion by: Sonny Crain

Second by: Martin Crain

To: Approve the building façade for Family Dollar Tree (side facing 49N).

Discussion: None

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

Gary Hill asked for a motion to adjourn the meeting.

Motion by: Martin Crain

Second by: Samantha Sparks

To: Adjourn the meeting

For: 6 Against: 0 Motion: Passed 6-0

Meeting adjourned at: 7:43 PM