



City of Brookland, Arkansas Planning and Zoning Commission Meeting Minutes

Public Hearing:

Public Hearing called to order at: 7:00 PM

By: Chairman Steve Phillips

- Said Elbastawisy – Rezone request @ 501 Stevens Street. Current zoning is R-2, requesting C-2:**
Harlan Crouch, representative for Said Elbastawisy, was present to request a rezoning of property located at 501 Stevens Street from R-2 to C-2. No one else was present to speak on this issue.
- Pat Jones- Variance request @ 207 Church Street (requesting side building setback of 1’ on the south property line (R-1 District):**
Pat Jones, resident of Brookland, was present to request a side building setback of 1’ on the south side of the property located at 207 Church Street. No one else was present to speak on this issue.

Public Hearing closed at: 7:02 PM

Planning and Zoning Commission Meeting:

Date of Meeting: February 3, 2026

Type of Meeting: Regular

Called to order at: 7:02 PM by Chairman Steve Phillips

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

Previous meeting minutes:

Motion by: Gary Hill

Second by: Martin Crain

To: Approve the meeting minutes dated January 6, 2026, as written

Discussion: None

For: 3 Against: 0 Motion: Passed 3-0

Agenda:

- Said Elbastawisy – Rezone request @ 501 Stevens Street. Current zoning is R-2, requesting C-2:**
Harlan Crouch, representative for Said Elbastawisy, came before the commission to request a rezoning of property located at 501 Stevens Street from R-2 to C-2.

Motion by: Gary Hill

Second by: Samantha Sparks

To: Approve sending the rezoning request for property located @ 501 Stevens Street from R-2 to C-2 to the Brookland City Council for consideration.

Discussion: None

For: 3 Against: 0 Motion: Passed 3-0

2. Pat Jones- Variance request @ 207 Church Street (requesting side building setback of 1' on the south property line (R-1 District):

Pat Jones, resident of Brookland, came before the commission to request a side building setback of 1' on the south side of the property located at 207 Church Street. Jones stated that her husband is disabled and they have been approved for grant to construct a wheelchair accessible home. Her request for the variance is due to the shape of the property the home will be constructed on, along with the shape of the adjoining property, located along Stevens Street. After some discussion with Chairman Steve Phillips regarding the potential placement of the home on the property and the reason for the variance request (which could possibly be unnecessary), it was decided by the commission to table this issue until the next regular monthly meeting. Mrs. Jones agreed with that decision.

3. Chairman Steve Phillips asked if there was anything from the floor. No one responded.

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

Motion by: Martin Crain

Second by: Gary Hill

To: Adjourn the meeting

For: 3 Against: 0 Motion: Passed 3-0

Meeting adjourned at: 7:38 PM