

Brookland Planning Commission Meeting January 5, 2021

The meeting was called to order at 7:00 pm by Chairman Steve Phillips. Commissioners present: Ralph (Sonny) Crain, Gary Hill, Samantha Sparks, Jerry Blair, Chairman Steve Phillips, City Inspector Shawn Dacus, Attorney Kevin Orr, Mayor Jones, and City Clerk Billy Dacus.

Appoint a Chair & Co-Chair for the commission for 2021:

Chair Phillips called for nominations for 2021 Chairperson. Jerry Blair made a motion for Steve Phillips to continue as Chairperson of the Brookland Planning Commission in 2021. The motion was seconded by Sonny Crain. Chair Phillips stated motion and second and then opened the floor for any further discussion. Being none, Chair Phillips called for a vote. It was announced motion to appoint Steve Phillips as Chairperson for the Brookland Planning Commission for 2021 had passed, 4 Yays to 0 Nays.

Chair Phillips called for nominations for Co-Chairperson. Steve Phillips made a motion for Jerry Blair to continue as Co-Chairman of the Brookland Planning Commission in 2021. The motion was seconded by Gary Hill. Chair Phillips stated motion and second and then opened the floor for any further discussion. Being none, Chair Phillips called for a vote. It was announced motion to appoint Jerry Blair as Co-Chairman for the Brookland Planning Commission for 2021 had passed 4 Yays to 0 Nays.

Jerry Blair made a motion to approve the December 14, 2021 Brookland Planning Commission minutes as written. 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 to approve December 14, 2021 Brookland Planning Commission minutes passed 4 yays to 0 nays.

New Business

Kimberly B. Dale - Ice machine on Hwy 49:

Kimberly B. Dale addressed the Commission again about putting a commercial self-service ice machine @ 8127 U.S. 49. She passed out pictures and some drawings for the area. It was discussed about how the drive would be surfaced. The commission stated that it is required to have payment or concrete in the area. Ms. Dale asked about coffee shop next door not having a paved/concrete drive around their facility. Mayor Jones spoke explaining when Brookland Planning Commission was approached for Meals to Go, it was asked to be installed on a temporary basis. However, when the city inspector at the time wrote the Conditional Use Permit (CO) it was supposed to be a 1-year Temporary Certificate of Occupancy. Temporary CO would give the business an opportunity to see if it would be successful. Instead, a permanent Certificate of Occupancy was given. Mayor Jones went on to explain that the chat drive was in place before being annexed into City of Brookland. Ms. Dale stated they would move the ice machine back and build a concrete parking area for one (1) car for customer purchasing ice from their machine. More information will be gathered to see if a chat driveway up to the concrete platform will be acceptable and approved by the landowner.

GSB Properties - Preliminary review of commercial development - 556 W School Street to be an 8-unit strip mall; 550 W School Street to be a car wash:

No one was present at the meeting.

Jimmy Gulley - Whispering Hills Phase 5:

Jimmy Gulley addressed the commission asking for the approval for Whispering Hills Phase 5. The drawings were passed out to the commission to review. After carefully reviewing the drawings, Jerry Blair made a motion to approve the plans for Phase 5 of Whispering Hills. The motion was seconded by Samantha Sparks. Chairman Phillips stated motion and second and then opened the motion for discussion. Being no further discussion, Chairman Phillips called for a vote. It was announced the motion to approve the plans for Phase 5 of Whispering Hills passed 4 yays to 0 nays.

Jimmy Gulley – Final Plat for Gatlin Crossing:

Jimmy Gulley addressed the commission asking for the approval for the final plat for Gatlin Crossing. The drawings were passed out to the commission to review. After carefully reviewing the drawings, Jerry Blair made a motion to approve the plans for the final plat for Gatlin Crossing. The motion was seconded by Gary Hill. Chairman Phillips stated motion and second and then opened the motion for discussion. Being no further discussion, Chairman Phillips called for a vote. It was announced the motion to approve the final plat for Gatlin Crossing passed 4 yays to 0 nays.

Chairman Phillips asked if there was anything else from the commission. Mayor Jones passed out the new Zoning and Subdivision booklets approved by the City Council, Ordinance 2020-19 & Ordinance 2020-20 on December 14, 2020, to the Commission. Mayor Jones stated any development that comes before the Brookland Planning Commission will fall under the new regulations as adopted.

Chairman Phillips asked if there was anything from the floor. Jimmy Gulley asked about zoning for new developments. He wanted to know when he needed to start the zoning process. It was noted that it would be better to request the zoning changes on the front end of the development.

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

Meeting adjourned at 7:40 PM by Chairman Phillips.