



City of Brookland, Arkansas Planning and Zoning Commission Meeting Minutes

Date of Meeting: August 5, 2025

Type of Meeting: Regular

Called to order at: 7:00 PM by Chairman Steve Phillips

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

Previous meeting minutes:

Motion by: Sonny Crain

Second by: Gary Hill

To: Approve the meeting minutes dated July 1, 2025, as written

Discussion: None

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

Agenda:

1. Sean Gould – Lot split @ 8874 HWY 49B:

No one was present to speak on this issue.

2. David Hall – Site plan application @ 8027 HWY 49N:

David Hall was present to request approval of the site plans for property located @ 8027 HWY 49N.

Motion by: Martin Crain

Second by: Samantha Sparks

To: Approve the site plan application for 8027 HWY 49N as presented

Discussion: None

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

3. Jeff & Tiffany Costner – Dog Washing facility @ 8123 HWY 49N:

Jeff & Tiffany Costner came before the commission to present a rendering of the exterior façade, for their proposed self-service dog washing facility, to be located @ 8123 HWY 49N in Brookland. The planned exterior façade for the shipping container building meets the zoning requirements for the HWY 49 Overlay district. Chairman Phillips advised the Costners that the next step is to present a site plan application for the Planning Commission to approve.

4. Tony Davis – interested in shipping container for bait shop:

Tony Davis, Brookland resident, came before the commission to ask about installing a shipping container on his commercial lot to be used as a bait shop. Chairman Phillips advised Davis that the shipping container must meet all zoning requirements, and the exterior must be covered so as not to look like a shipping container. Phillips also advised Davis that he would need to present a site plan application to the Planning Commission for approval.

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

Motion by: Martin Crain

Second by: Sonny Crain

To: Adjourn the meeting

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

Meeting adjourned at: 7:31 PM