



City of Brookland, Arkansas Planning and Zoning Commission Meeting Minutes

Planning and Zoning Commission Meeting:

Date of Meeting: October 6, 2026

Type of Meeting: Regular

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

Present: Samantha Sparks, Jeff Chaplain, Sonny Crain, Martin Crain, Gary Hill, Steve Phillips, and Julie Thomas (Clerk/Treasurer)

Absent:

Previous meeting minutes:

Motion by: Jeff Chaplain

Second by: Martin Crain

To: Approve the meeting minutes dated August 4, 2026

Discussion: None

For: 5 **Against:** 0 **Motion:** Passed 5-0

Motion by: Jeff Chaplain

Second by: Sonny Crain

To: Approve the meeting minutes dated September 1, 2026

Discussion: None

For: 5 **Against:** 0 **Motion:** Passed 5-0

Agenda:

1. John Easley/Associated Engineering – Site plan approval @ Wagner (St. Bernard's) Medical Clinic on HWY 49N (south of McDonald's):

John Easley, with Associated Engineering, came before the commission to request a site plan approval for property located on HWY 49N, the Wagner Medical Clinic, to be located south of McDonald's restaurant.

Motion by: Martin Crain

Second by: Jeff Chaplain

To: Approve the site plans presented for Wagner Medical Clinic

Discussion: Chairman Steve Phillips asked Easley about the materials to be placed on the front side of the proposed structure and reminded him of the HWY 49N Overlay District zoning requirements. Easley stated that the building will be modeled like existing St. Bernard's buildings.

For: 5 **Against:** 0 **Motion:** Passed 5-0

2. Cy Parker – Site plan approval @ 207 B Holman- Laundromat/Commercial office space:

No one was present to speak on this issue.

3. Wood & Associates – Replat/Site Plan Approval on Hwy 49N (Lot North of Brookland Dental):

Carlos Wood, from Wood & Associates, came before the commission to request a replat and site plan approval for property located on HWY 49N, the lot north of the Brookland Dental office building. Chairman Phillips asked about the metal façade proposed for the front of the building(s) and informed Wood that per the HWY 49N Overlay District zoning requirements, the front and part of the sides of building(s), located anywhere within 500ft. distance of the centerline of HWY 49N must include brick, architectural metal, or other approved material included in the zoning code. Wood said it would include what is required.

Motion by: Jeff Chaplain

Second by: Martin Crain

To: Approve the replat request to create 1 large and 2 small lots on this property.

Discussion: None

For: 5 Against: 0 Motion: Passed 5-0

Motion by: Jeff Chaplain

Second by: Sonny Crain

To: Approve the site plan request for this location

Discussion: None

For: 5 Against: 0 Motion: Passed 5-0

4. Garrett Dunnam/Fisher & Arnold – Preliminary Plat Approval @ 400 Pine Log Road Subdivision Development (Property is between Pine Log Road & Kubota 1st Choice)(19.78 Acres +/-):

Garrett Dunnam, with Fisher & Arnold, came before the commission to request a preliminary plat approval for property located @ 400 Pine Log Road.

Motion by: Jeff Chaplain

Second by: Sonny Crain

To: Approve the preliminary plat for property located @ 400 Pine Log Road, as presented

Discussion: None

For: 5 Against: 0 Motion: Passed 5-0

5. Mayor Kenneth Jones – Questions about potentially Rezoning 100 E. Smith Street:

Kenneth Jones, Mayor of Brookland, came before the commission to discuss property located @ 100 E. Smith Street. Jones suggested that changes are potentially coming to zoning in that area and he wanted to know the options for zoning that are possible, in case he is asked. Chairman Phillips indicated that could be zoned commercial, based on the location and adjacent property.

6. Jordan Kohler - Wanting to put Car lot/Mechanic shop at building behind 8223 Hwy 49N (Roof Raiders):

Jordan Kohler, with Roof Raiders, came before the commission to ask about potentially putting in a small car lot and mechanic shop in a building located behind the existing Roof Raiders business, located off of HWY 49N. Chairman Phillips explained the HWY 49N Overlay District zoning requirements, which include a paved parking lot. Commissioner Samantha Sparks read from the Brookland Zoning Code which stated requirements for paved parking lots in this district.

Chairman Phillips asked if there was anything else from the Commission.

Mayor Jones returned to the podium to announce the upcoming Public Meeting for the purpose of informing voters and answering questions from Brookland residents about the potential restructuring of the 2021 bonds with a vote during the November General Election. The meeting is scheduled for Thursday, October 22, 2026, at 7:00 PM at the Brookland High School Auditorium. The meeting will provide an opportunity to inform the public about the proposed 2021 bond refunding and 2027 bond restructuring, as well as projects to be completed with bond funds.

Jones included that the proposed projects were derived from a public meeting/charette, where citizens came together to discuss things the city needs in order to move forward and provide business owners and residents with infrastructure and amenities to secure a good quality of life in Brookland. Jones shared some information about the annual sales tax revenues being used to repay the current bonds and how projections show the bonds should be repaid before their 30-year term. Jones added that the current sales tax has a 'sunset clause' and will end once bonds are repaid. Jones mentioned that the proposed bonds do not change or eliminate the current tax, nor will it add an additional tax. However, it will restructure the current bonds, provide additional funds, and be repaid annually until completed.

During Jones' message, he discussed the costs associated with upgrading two dangerous intersections that go through Brookland, the HWY 49N/School Street intersection and the HWY 49N/Pine Log Road intersection. Jones said that the costs for improving both intersections has increased dramatically over the past few years and added that both are part of the proposed projects to be completed with the bond restructuring. Buddy Couch commented to Jones regarding the HWY 49N/School Street intersection as well as school traffic improvements since school has started. Jones thanked Couch for his efforts to work with the city on the extension of W. Matthews to make an alternative vehicle route to HWY 49N to help make improvements to traffic flow.

Commissioner Martin Crain asked the mayor about a potential through street from HWY 49B to Oak Street to help with school traffic through the city. Jones explained the plan for a potential street to be added around the back of the middle school to help school traffic. City Clerk Julie Thomas asked about the recent decrease in speed through Brookland on HWY 49N from 50 mph to 45 mph and what may have prompted the change. Mayor Jones explained that he received a citizen's phone call which compelled him to reach out to ARDOT and ask them to review the traffic flow through the HWY 49N/School Street intersection. Someone from the floor made a comment about the city clearing out brush from a fence line along Pine Log Road, making it easier to see oncoming traffic, and safer for drivers in that area. Jones said the city worked to clear that area and make it safer for drivers.

Chairman Phillips asked if there was anything else from the floor. No response.

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

Motion by: Jeff Chaplain

Second by: Sonny Crain

To: Adjourn the meeting

For: 5 **Against:** 0 **Motion:** Passed 5-0

Meeting adjourned at: 7:38 PM