



## City of Brookland, Arkansas Planning and Zoning Commission

Date and Time of Meeting: 1/3/2023 7:00 PM

Type of Meeting: Regular

### **PUBLIC HEARING:**

Gary Hill opened the Public Hearing @ 7 PM for:

- 1) Rezone request of W. School Street/CR 741-Mark Morris, Owner/Developer, from C2 to R1.

Commissioners Present/Roll Call: Ralph (Sonny) Crain, Gary Hill, John Garrett, City Inspector Shawn Dacus, and City Clerk Julie Thomas.

Absent: Samantha Sparks, Steve Phillips

Others Present: Mayor Kenneth Jones

Gary Hill asked if there was anyone present to speak on this issue. Mark Morris, owner of the land, responded. Morris explained he wanted to rezone a portion of this land to R1 to build a subdivision of 100+- houses, similar to the Hidden Creek subdivision. Gary Hill asked the Planning Commission if there were any questions. None were asked. Jim Gulley, from the floor, asked about the lot sizes for the homes, where they would be located (within the lot), and if Morris planned to leave a portion of the land commercial along School Street. Morris responded the lot sizes would be about 70 (feet) by 130 (feet) and that he would leave about 330 feet commercial along School Street. Gary Hill asked for questions from the floor. None were asked. Gary Hill then closed the Public Hearing on this issue.

### **Planning Commission Meeting then called to order.**

Called by: Gary Hill

Commissioners Present/Roll Call: Ralph (Sonny) Crain, Gary Hill, John Garrett, City Inspector Shawn Dacus, and City Clerk Julie Thomas.

Absent: Samantha Sparks, Steve Phillips

Others Present: Mayor Kenneth Jones

Mayor Jones opened the meeting by reading a letter dated December 29, 2022, from Steve Phillips resigning from the Planning Commission effective immediately. His resignation is accepted.

Mayor Jones conducted the meeting temporarily to assist in the election of leadership positions on the Planning Commission. Mayor Jones asked for nominations for Chairman.

Motion by: Sonny Crain

Second by: John Garrett

To: Nominate Gary Hill as Planning Commission Chairman

Discussion: None  
For: 3  
Against: 0  
Motion: Passed 3-0

Mayor Jones then called for nominations for a Vice-Chairman of the Planning Commission.

Motion by: John Garrett  
Second by: Sonny Crain  
To: Nominate John Garrett as Planning Commission Vice-Chairman  
Discussion: None  
For: 3  
Against: 0  
Motion: Passed 3-0

### **Previous meeting minutes:**

Mayor Jones assisted the new officers in reviewing and voting on the Planning Commission's previous meeting minutes from November 2022. City Clerk Julie Thomas explained that the previous meeting minutes had an error on the date. It was originally dated October 4, 2022. They should have been dated November 1, 2022. The corrected minutes have been handed out for review and adoption. Gary Hill then asked for a motion to approve.

Motion by: Gary Hill  
Second by: John Garrett  
To: Approve the meeting minutes dated November 1, 2022  
Discussion: None  
For: 3  
Against: 0  
Motion: Passed 3-0

### **Agenda Business:**

#### **1. Rezone request for W. School/CR 741 by Mark Morris from C2 to R1**

Mark Morris, Owner/Developer, stated that he would like to request to rezone roughly 40 acres of land from commercial to single-family housing. He stated he will be leaving the land along School Street zoned as commercial because of its location. He stated it should be able to fit around 100 lots (for homes). Mayor Jones asked if there were any questions from the Planning Commission. John Garrett had none. Gary Hill stated the lot sizes were appropriate. Morris stated he would bring subdivision plans to the commission later on. Julie Thomas asked about the access from CR 741 to School Street and if it would be the only access available. Morris stated that was the plan. He explained that there is an additional access from 741 southbound towards Jonesboro. He also stated that more access onto School Street may cause more traffic congestion.

Mayor Jones asked if there were any questions from the floor. Sharon Hopkins asked if this was a first reading of the rezoning request. Mayor Jones stated that the purpose of this initial request was to decide whether or not it is appropriate for the land use plan and if so, then it will go before the city council to be officially rezoned. Hopkins asked about how many homes would be built. Hopkins stated she was not in favor of this (development). She explained that she felt smaller homes often eventually become rental homes, bring more crime, and devalue existing homes in the area. Morris stated he is building homes for sale, not rent. Hopkins stated that homes in her neighborhood were becoming rental homes, as well as the homes built along (West) School Street. Clerk Thomas asked about the average square footage of the homes to be built. Morris explained they would be between 1850-2150 square footage. John Garrett asked what size the lots would be. Morris stated they would be roughly 70 feet wide by 130-135 feet deep. Mayor Jones stated that he would have to bring the plat information before the commission.

Clerk Thomas asked if the commission was tasked with approving the rezoning request. Mayor Jones explained that the job of the commission was to approve or not approve the rezoning request to go before the city council for official rezoning.

Motion by: Sonny Crain

Second by: John Garrett

To: Approve sending this request to the City Council for official rezoning

Discussion: None

For: 3

Against: 0

Motion: Passed 3-0

## **2. Minton Engineering – Brookland Public Schools detention area**

City Inspector Shawn Dacus explained that per the November 1, 2022, Planning Commission meeting, the Brookland Public Schools track and field facility was approved by the PC on the contingency that a drainage outlet would be added. On December 2, 2022, Minton Engineering sent a revised grading plan and addendum. John Selig agreed to the add in the contingency as per the PC requirements. This is just an update to a previous matter. No votes required.

Gary Hill asked if there were any further questions from the Planning Commission. There were none.

Gary Hill asked if there were any new requests from the floor.

### **New Requests:**

1. Jim Gulley of Gulley Plumbing and Construction, LLC, requested a permit to build an additional building to his lot along HWY 49 in an overlay district. He currently owns an existing building (40x60 ft) on this property and wants to build an additional building (40x60 ft) for use by his tenant who runs a sign shop business. He understands the building requirements for this district and plans to build in compliance. He explained how his existing structure is currently in compliance with the building code.

Motion by: John Garrett  
Second by: Sonny Crain  
To: Approve the request for a building permit for Gulley Plumbing and Construction, LLC  
Discussion: None  
For: 3  
Against: 0  
Motion: Passed 3-0

Gary Hill asked for a motion to adjourn the meeting.

Motion by: John Garrett  
Second by: Sonny Crain  
To: Adjourn the meeting  
For: 3  
Against: 0  
Motion: Passed 3-0  
Meeting adjourned at: 7:29 PM