



City of Brookland, Arkansas Planning and Zoning Commission

Public Hearing:

1. **Allred Builders** – Variance request of minimum lot width @ 1436 N. Oak Street:
Brian Allred stated that he would like to request a variance of the minimum lot width on the property located at 1436 N. Oak Street. No one else was present to speak on this matter.

2. **Allred Builders** – Rezone request @ 201 & 203 S. Oak Street from R-1 to R-3 with replat request contingent upon zoning approval:
Brian Allred of Allred Builders stated he would like to request the rezoning of 201 & 203 S. Oak Street from R-1 to R-3, as well as a replat of the property, contingent upon the zoning approval. No one else was present to speak on this matter.

3. **BHB Homes** – Conditional use request to build single family homes on lots 1-4 of Wrinkles E. Matthews addition (400 E. Matthews/Zoned R-2) contingent upon replat approval:
Randy Wrinkles of BHB Investments stated that he would like to replat the property at 400 E. Matthews in order to build 1-4 single family homes at the Wrinkles E. Matthews addition. No one else was present to speak on this matter.

Planning & Zoning Commission Meeting:

Date of Meeting: **April 2, 2024**

Type of Meeting: **Regular**

Called to order at: **7:05 PM** by Chairman Steve Phillips

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

Previous meeting minutes:

Motion by: Martin Crain

Second by: Lachelle Sipes

To: Approve the meeting minutes dated March 5, 2024, as written

Discussion: None

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

Agenda:

1. **Allred Builders - Variance request of minimum lot width @ 1436 N. Oak Street:**
Brian Allred came before the commission requesting a variance of minimum lot width (lot 1) at 1436 N. Oak Street.
Motion by: Gary Hill
Second by: Martin Crain

To: Approve the variance request for minimum lot width (lot 1) at 1436 N. Oak Street

Discussion: None

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

2. Allred Builders – Lot split @ 1436 N. Oak Street (contingent upon variance request):

Brian Allred came before the commission requesting a lot split @ 1436 N. Oak Street, contingent upon approval of variance of minimum lot width.

Motion by: Gary Hill

Second by: Sonny Crain

To: Approve the lot split at 1436 N. Oak Street

Discussion: None

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

3. Allred Builders – Rezone request @ 201 & 203 S. Oak Street from R-1 to R-3 with replat request contingent upon zoning approval:

Brian Allred came before the commission requesting a rezoning of 201 & 203 S. Oak Street from R-1 to R-3 in order to build a duplex onto an existing duplex, creating a fourplex.

Motion by: Gary Hill

Second by: Martin Crain

To: Approve a rezoning request @ 201 & 203 S. Oak Street from R-1 to R-3/forward to the city council for full approval

Discussion: None

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

4. BHB Homes -Replat request @ 400 E. Matthews (zoned R-2) into 4 R-2 lots:

Randy Wrinkles of BHB Investments came before the commission requesting a replat of property located at 400 E. Matthews into (4) R-2 lots, in order to build 2 single family homes.

Motion by: Gary Hill

Second by: Martin Crain

To: Approve a replat request of 400 E. Matthews into (4) R-2 lots

Discussion: None

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

5. BHB Homes – Conditional use request to build single family homes on lots 1-2 of Wrinkles E. Matthews addition (400 E. Matthews/zoned R-2) contingent upon replat approval:

Randy Wrinkles of BHB Investments came before the commission requesting to build 2 single family homes on lots 1-2 of Wrinkles E. Matthews addition.

Motion by: Martin Crain

Second by: Lachelle Sipes

To: Approve the conditional use request to build single family homes on lots 1-2 of Wrinkles E. Matthews addition (400 E. Matthews)

Discussion: Commissioner Gary Hill asked if lot # 4 was located along a street. Wrinkles stated that it runs alongside a retention pond.

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

6. Clayton Fletcher – Replat application @ 107 Cherry Street (replat 2 ½ lots into 2 lots):

No one was present to speak on this matter.

7. RCR Investments – Replat of Parcel # 11-155293-05010 (Due South of lift station on Eason Street):

No one was present to speak on this matter.

8. Shawn Dacus – James Walden is requesting a special meeting for the Planning Charette update on April 11, 2024:

Shawn Dacus, City of Brookland inspector, informed the commission that James Walden would like to hold a special meeting on April 11, 2024, to update the commission and city council on the planning charette that was held in the fall of 2023. The special meeting is set for April 11, 2024, @ 7pm.

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

Motion by: Martin Crain

Second by: Samantha Sparks

To: Adjourn the meeting

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

Meeting adjourned at: 7:24 PM