



City of Brookland, Arkansas Planning and Zoning Commission Meeting Minutes

Public Hearing:

Public Hearing called to order at: 7:00 PM

By: Steve Phillips

1. Horizon Land Surveying LLC – Rezone 432 Dixie Road from R-1 to C-2:

Danny Burns, with Horizon Land Surveying, LLC, was present to request a rezone of property located @ 432 Dixie Road, from R-1 to C-2. No one else was present to speak at the public hearing.

Public Hearing closed at: 7:01 PM

Planning and Zoning Commission Meeting:

Date of Meeting: August 4, 2026

Type of Meeting: Regular

Called to order at: 7:01 PM by Chairman Steve Phillips

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

Absent: Samantha Sparks, Jeff Chaplain

Previous meeting minutes:

Motion by: Sonny Crain

Second by: Gary Hill

To: Approve the meeting minutes dated June 2, 2026, as written

Discussion: None

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

Agenda:

1. Horizon Land Surveying LLC – Rezone 432 Dixie Road from R-1 to C-2:

Danny Burns, with Horizon Land Surveying, LLC, came before the council to request a rezoning of property located @ 432 Dixie Road, from R-1 to C-2.

Motion by: Gary Hill

Second by: Martin Crain

To: Approve the request to rezone 432 Dixie Road from R-1 to C-2

Discussion: None

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

****Jeff Chaplain joined the meeting at 7:04 PM.**

2. Brackett-Krennerich & Associates – Wagner (St. Bernard’s) Medical Clinic on HWY 49N (south of McDonald’s):

John Easley came before the council to request preliminary site approval for property located on HWY 49N (south of McDonald’s).

Motion by: Sonny Crain

Second by: Jeff Chaplain

To: Approve the preliminary site plans for property located on HWY 49N (south of McDonald’s).

Discussion: None

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

3. Cy & Buddie – 207 B Holman- Laundromat/Commercial office space concept:

Buddie Hardcastle and Cy Parker came before the commission to ask questions about property located @ 207 B Holman St. Hardcastle and Parker are interested in putting in a laundromat on this site and had questions about zoning requirements for that part of town, building setbacks, and the parking lot touching the sidewalk. Chairman Steve Phillips answered their questions on all issues. Hardcastle and Parker said they would be back as needed if they continue with their plans.

4. Wood & Associates – Replat on HWY 49N (Lot north of Brookland Dental):

No one was present to speak on this issue.

5. Logan Cato – Proposed manufactured home park @ CR 933 (Oak Brook Park LLC):

Tyson Bayird, Elizabeth Puckett, and Logan Cato, with EA Oakbrook, LLC, came before the commission to ask questions about possibly rezoning an existing property, adjacent to one already zoned for RMH. The group discussed extending the existing mobile home park and possibly adding an RV park to the site. City of Brookland Engineer, Mike Bishop advised the group that there are separate state regulations regarding RV parks. Bayird and Cato also asked about the possibility of putting a laundromat close to or on that same location and the possibility of rezoning that property. Chairman Phillips advised Bayird and Cato of the required process for applying for a rezoning, advertising, and holding a public hearing, and then presenting a request for preliminary site approval. Phillips also advised Bayird and Cato to check the depths of the existing sewer main of the RMH to see if extending it is even possible. Both said they would return to the commission in the future as they proceed with their plans.

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

Chairman Phillips asked if there was anything from the floor.

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

Motion by: Jeff Chaplain

Second by: Martin Crain

To: Adjourn the meeting

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

Meeting adjourned at: 7:34 PM