



Planning and Zoning Commission Meeting Minutes

Public Hearing:

Public Hearing called to order at: 7:02 PM

By: Chairman Steve Phillips

1. **James Walden/Garver: Discuss adoption of the Brookland 2040 Comprehensive Plan, a revised Zoning Code, and updated Zoning Map:**

James Walden, from Garver, opened the public hearing by presenting a draft of the Brookland 2040 Comprehensive Plan, a revised zoning code, as well as an updated zoning map. Walden discussed proposed changes to the zoning code created from recent state legislation. No one else asked to speak on this issue.

Public hearing closed at 7:29 PM

Planning and Zoning Commission Meeting:

Date of Meeting: December 2, 2025

Type of Meeting: Regular

Called to order at: 7:29 PM by Chairman Steve Phillips

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

Previous meeting minutes:

Motion by: Sonny Crain

Second by: Martin Crain

To: Approve the meeting minutes dated October 7, 2025, as written

Discussion: None

For: 3 Against: 0 Motion: Passed 3-0

Agenda:

1. **James Walden/Garver: Discuss adoption of the Brookland 2040 Comprehensive Plan, a revised Zoning Code, and updated Zoning Map:**

James Walden, with Garver, came before the commission to present a draft of the 2040 Brookland Comprehensive Plan, a revised zoning code, as well as an updated zoning map. Attorney Kevin Orr asked if there were changes to the proposed zoning map. Walden answered that there is no change to the zoning map within the city limits. The new map removes the 0.5-mile area outside the current city limits that the planning commission could enforce the subdivision planning regulations. The 2025 state legislature removed this boundary.

Motion by: Martin Crain

Second by: Gary Hill

To: Approve the Adoption of the 2040 Brookland Comprehensive Plan, the revised zoning code, and the updated zoning map and send to the City Council for approval.

Discussion: None

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

2. Shawn Dacus, City of Brookland Inspector, Update on Horseshoe Creek Subdivision:

Shawn Dacus, City of Brookland Inspector, came before the commission to give an update on the Horseshoe Creek Subdivision. Dacus reminded the commission that there was a contingency for their plat approval based on the submission of a Bill of Assurances and As-Builds. Dacus told the commission that those have both been submitted.

3. Chairman Steve Phillips asked if there was anything from the floor. No one responded.

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

Motion by: Sonny Crain

Second by: Martin Crain

To: Adjourn the meeting

For: 3 Against: 0 Motion: Passed 3-0

Meeting adjourned at: 7:38 PM