

Brookland Planning Commission Meeting March 3, 2020

The meeting was called to order at 7:00 pm by Chairman Steve Phillips. Commissioners present: Ralph (Sonny) Crain, Samantha Sparks, Gary Hill, Jerry Blair, Chairman Steve Phillips and City Clerk Billy Dacus. Commissioners absent: Tara Reed.

Jerry Blair made a motion to approve the February 4, 2020 Brookland Planning Commission minutes as written. The motion was seconded by Sonny Crain. Chairman Phillips stated motion and second and then opened the motion for discussion. Being no discussion, Chairman Phillips called for a vote. It was announced the motion to approve February 4, 2020 Brookland Planning Commission minutes passed 4 yays to 0 nays.

Jerry Blair made a motion to approve the February 25, 2020 Special Meeting Brookland Planning Commission minutes as written. The motion was seconded by Gary Hill. Chairman Phillips stated motion and second and then opened motion for discussion. Being no discussion, Chairman Phillips called for a vote. It was announced the motion to approve February 25, 2020 Special Meeting Brookland Planning Commission minutes passed 4 yays to 0 nays.

Public Hearing for rezoning the property @ 556 West School requested by Greg Baugh

The Public Hearing was called to order by Chairman Steve Phillips. Commissioners present: Jerry Blair, Gary Hill, Ralph (Sonny Crain), Samantha Sparks, Chairman Steve Phillips and City Clerk Billy Dacus. There were also several others that were present from the floor at the hearing.

Greg Baugh was present at the hearing representing himself for the zoning change. Chairman Steve Phillips asked if there were any discussion or comments from anyone present at the hearing about the re-zoning of 556 West School. This request is to change the zoning from a present Agricultural/Rural Residential (A-1) rating to a General Commercial (C-2) classification. Jerry Blair noted that the comprehensive plan for the city was to zone the area to C-2 when possible. The property currently has a re-zoning sign on the land.

After a waiting period, the meeting was closed @ 7:04 due to no more discussion.

New Business

Greg Baugh – 556 W. School rezone request from A-1 to C-2:

Chair Phillips asked the commission if there was any more discussion about the rezoning request base on the enlightenment of the public hearing. Jerry Blair made a motion to accept & approve the rezoning request at 556 West School from the present zoning of A-1 to a C-2 rating. The motion was seconded by Sonny Crain. Chairman Phillips stated motion and second and then opened the motion for further discussion. Being none, Chairman Phillips called for a vote. It was announced the motion to approve the rezoning of the property @ 556 West School had passed 4 yays to 0 nays. The issue now goes to the City Council for discussion and approval.

McAlister Engineering – Weather’s property preliminary subdivision:

There was no one present at the meeting to represent McAlister Engineering.

Tristan Adkins – 1640 N. Oak feasibility of lot split:

There was no one present at the meeting to represent Tristan Adkins.

Crafton Tull – 8101 Hwy 49N Site Plan review (First Community Bank):

Brad Peterson of Crafton Tull Engineering presented the commission with the early layout plans for the First Community Bank that will be located at the corner of West School Street and Highway 49N. The plans were reviewed by the city engineers who gave their feedback. It was noted that a detention area needed to be shown on the plans. Also, the question as to whether the design for the connector street on the west side of the property might need to be set up with the requirements for a city street. Mr. Peterson said he could draw something showing the detention of water runoff and would check on the details of the city street requirements. Brad also noted that he didn’t want to see a delay in the project for another month if possible. Chair Phillips said that if Crafton Tull could get the plans amended, the commission could setup a possible special meeting to approve the new plans. Mr. Peterson said he would be in contact with the city inspector by the end of the week. Fire Chief Wayne Reece said that he had reviewed the plans and notice there would be a need to add more fire extinguishers and possibility of an additional pull station. Mr. Peterson said those things would be addressed.

Stephen Southard – Continuance of the PUD Pre-Application Conference for 404 West Matthews:

Jason MacDonald of Fisher Arnold addressed the commission again for Stephen Southard about the property @404 West Matthews with the continuance of the PUD Pre-Application Conference from an earlier meeting. He presented the plans of “Concept A” which is the plans that have the multi and single-family homes. This plan has a less density of homes with 0.90-acre park that was not offered by the R-1 “Concept B” that had been offered also. With the proposed (6) 4-plexes and (4) 2-plexes being on the back side of the property then blending to the proposed (10) single-family homes in front of the property closer to W. Matthews street. The park and property entrance would face West Matthews. There was talk of adding different types of screening (landscaping/shrubs and or fencing) in the front areas to help with the appearance and protection. Mr. MacDonald noted that Mr. Southard would self-impose the Jonesboro multi-family building ordinance which would make the multi-family units unique to each other. The commission agreed that this type of blend would be more suitable for the area.

There were some concerns from some citizens who were in attendance. They asked about the traffic flow being increased, drainage, and size of the homes. Mr. MacDonald said a lot of their questions would be addressed in the next steps. He noted the single-family houses would be around 13 to 15 hundred square foot. It was also asked if the housing would be rental. Jason said he didn’t know about the single homes, but the multi-homes would most likely be rental. The next step of the process will be addressed at April’s meeting.

Chairman Phillips asked if there was anything else from the commission. There was none.

Chairman Phillips asked if there was anything from the floor. Joe Banks asked the commission if he could address them with an issue about a lot on Brookland Street. He was asking for a variance for building purposes. Chair Phillips noted that since he was not on the agenda he would need to wait until the next meeting since he had plans that needed to be looked upon. Mr. Banks said he understood and would return at the next meeting.

Mayor Jones said the 2020 Census is coming up very soon and noted the importance of an accurate count. There will be a meeting March 10 for anyone interested in attending. The Mayor also added that a work session for the commission will be needed to review the changes in the PC booklet. A time will be set later.

Sonny Crain made a motion to adjourn. It was seconded by Gary Hill. Chairman Phillips called for a vote. Chairman Phillips announced motion to adjourn passed 4 yays to 0 nays.

Meeting adjourned at 7:42 PM by Chairman Phillips.