

# PLANNING COMMISSION AGENDA

Location: Greenbrier Municipal Building

Date: April 21st 2025

Time: 1830 (6:30pm)

Facilitator: Hunter Thrasher (Chairman)  
Matt Bagby (Vice Chairman)  
Joyce Johnson

Johnny Cardin  
Tim Carter  
Steve McCune

## Agenda Items

Minutes from last month planning commission:

City Council Information:

Public Hearing Rezoning :Whit's End Subdivision  
PUD

Public Hearing Variance : HBH Subdivision

Public Hearing Variance: HBH Subdivision

Public Hearing Special Use Permit: Tractor  
Supply

Old Business

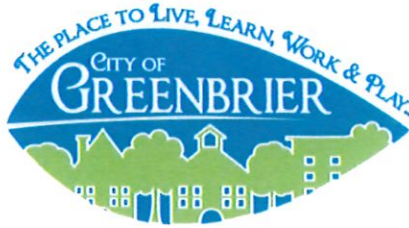
1. Whitts End PUD
- 2.

New Business

1. HBH Minor Subdivision
2. Tractor Supply preliminary

**Public Comment**

**Additional information**



## **Greenbrier Planning Commission 3-20-2025**

<b>Johnny Cardin</b>	<b>Present</b>
<b>Joyce Johnson</b>	<b>Present</b>
<b>Steve McCune</b>	<b>Present</b>
<b>Hunter Thrasher, Chairman</b>	<b>Present</b>
<b>Tim Carter,</b>	<b>Present</b>
<b>Matt Bagby, Vice Chairman</b>	<b>Present</b>

Roll call indicated a quorum was present.

Johnny Cardin made a motion to approve the January minutes as printed. Joyce Johnson seconded, all voted in favor.

### **COUNCIL ACTIONS CONCERNING PLANNING COMMISSION BUSINESS**

Dustin reported revisions were passed; emergency clause and standard notifications.

### **OLD BUSINESS**

#### ***1) Mountain Grove Subdivision PH 1—Final Plat***

First order of business was a final plat approval for Mountain Grove Subdivision Ph 1. It was reported they have health department approval on all lots. Existing streets are in and no curb and gutter are required. It was noted there were 2 lots that were subtracted from the preliminary plat. After discussion, Tim Carter made a motion to approve the final plat. Joyce Johnson seconded, all voted in favor.

#### ***2) Cutler Nursery —Site Plan***

The second request was the site plan approval for Cutler Nursery. There was no representative present. Matt Bagby made a motion to table the request due to no one present. Joyce Johnson seconded, all voted in favor.

**3) *Walmart Fuel Station Green Valley —Site Plan***

The third order of business was a site plan approval for Walmart fuel station. There was discussion regarding the driveways and drainage. It was noted that the Arkansas Department of Transportation had incorporated the Walmart fuel station plans with their plans at Green Valley. After discussion, Steve McCune made a motion to approve the site plan. Matt Bagby seconded, all voted in favor.

**4) *Centennial Subdivision —Final Plat***

The fourth request was a final plat approval for Centennial Subdivision. It was reported the water, sewer and streets are complete. They are waiting on the dedication of right-a-way and bond agreement. After discussion Johnny Cardin made a motion to approve the final plat at Centennial Subdivision. Steve McCune seconded, all voted in favor.

**NEW BUSINESS**

**1) *Whits End Subdivision—Site Plan***

The first order of new business was a site plan approval for Whits End Subdivision. The site is 33 acres with 149 proposed lots connecting several streets including Church St. and Glendale Circle. The property is currently zoned R-1, the developer is requesting to rezone to R-4 to allow for smaller lot sizes. The proposed homes would be single family homes approx. 1600 to 2000 sq. ft.

***Public Hearing —Rezone from R-1 to R-4***

***No one present to speak in favor of the rezone. The following spoke against the rezone:***

***Sean Richards of 8 Glendale Circle***

***Mr. Richards spoke with the concern that Glendale and Church St. were too narrow, this would cause the streets to be unsafe and would increase the traffic.***

***Tim Tyler of 54 Cedar St.***

***Mr. Tyler spoke to the fact that once the property was zoned to R-4 they could do multi-family which includes townhomes, etc. The letters did not specify the zone from and to.***

*Shane Foley of 14 Cloverleaf*

*Mr. Foley is a deacon for Crosspoint Church and was a representative for the church located at 48 Glenn Lane. Mr. Foley was concerned that we did not have enough information at this time on the watershed effect and the impact the subdivision would have. His concern was the increase in water problems in this area, just south of Wilson Farm is a flood hazard area which is located behind the church.*

*Dwight Pattison of 3707 Ridge Rd. North Little Rock*

*Mr. Pattison spoke with concerns of the increased traffic on Church St. and if the R-4 zone is passed, there would be other concerns about the subdivision.*

*Donnie Elliott of 15 Burnett Circle*

*Mr. Elliott spoke with concerns that Church St. is too narrow to handle the increased traffic with a shorter distance at Church St. and sharp curves at Glendale Circle and the stop light. He spoke against the rezone.*

*Alan Shelman of 16 Church St.*

*Mr. Shelman stated he moved to Church St. because there was no thru street. He spoke with concerns that the R-4 rezone could be multi-family, he does not want Church St. to be a thru street, it will cause increased traffic and the street is too narrow.*

*Breanna and Brian Marengo of 21 Church St.*

*Mr. and Mrs. Marengo is against the rezone due to the increased traffic at Church St. The street is too narrow, you cannot meet another car. You would not be able to walk in front of your home, it is not good for the neighborhood.*

*Mark Hayes of 14 and 17 Church St.*

*Mr. Hayes spoke against the rezone stating concerns regarding the addition of 25% more traffic, the street is not wide enough, drainage is a concern.*

*Michael West of 6 Glendale Circle*

*Mr. West spoke against rezoning the property from R-1 to R-4 stating that would not be a good thing. He spoke about the good things of the*

*neighborhood such as the aged trees, bigger lots, the quietness of the neighborhood and lots of kids. He would like to keep it just like it is.*

*Kimberly Pavatt of 3 Glendale Circle*

*Ms. Pavatt spoke about the safety concerns the increased traffic would cause when children were outside of the church.*

*John Watts of 9 Glendale Circle*

*Mr. Watts spoke on how perfect the existing neighborhood is. It has a dead end drive, friendly neighbors, in the evening children are playing, it is an ideal place to raise a family.*

*BJ Fox of 12 Church St.*

*Ms. Fox spoke against the rezone from R-1 to R-4. Her concerns were the narrow streets, 149 more families using the entrance /exit to the park. There are no sidewalks on Church St. stating it is not feasible to mix R-1 to R-4.*

**After discussion, regarding the traffic, narrow streets and the R-4 zone, the representative requested to withdraw the Whits End Subdivision site plan approval, the rezone and the public hearing variance.**

## **2) *Wellswood Phase 5***

**Second order of business was a request for the site plan approval for Wellswood Phase 5. After discussion regarding the water, streets and drainage Johnny Cardin made a motion to approve the site plan. Tim Carter seconded, all voted in favor.**

## **3) *Tractor Supply Hwy 65 & 285***

**They are working on a landowner annexation. At the April city council meeting they will present it as a C-2 zone with a special use permit for outdoor displays.**

***Old Business—Johnny Cardin made a motion to place the Cutler Nursery site plan request back on the agenda. Joyce Johnson seconded, all voted to approve. Cody Southerland, was the representative. There was discussion on the following requirements:***

*Privacy fencing separating the southside residential.*  
*24 x 12 office building—hard surface driveways; depth of asphalt parking with required number of parking spaces*  
*Show lighting on plan—any wall packs, dark sky lighting*  
*One entrance, cross access required north to south*  
*Require hard surface toward Hwy. 65 so the gravel is not visible; Prefer hard surface all the way through*  
*Size of parking spaces*  
*Remove at least one of the entrances*  
*Signage —follow ordinance*

*4) Subdivision time frame prior to Sundowner Ordinance*  
Site plans or subdivision plan approvals are good for one year or you can submit to renew ( only renew 1 time) If you don't renew you will be required to start the approval process over. The Sundown Ordinance will be presented at the next Council meeting.

*5) Fence at 1224 S. Broadview*  
After discussion, Joyce Johnson made a recommendation for the city council to take action. Tim Carter seconded, all approved.

Hunter Thrasher made a motion to adjourn, Joyce Johnson seconded.  
Meeting adjourned.

---

*Hunter Thrasher, Chairman*

---

*Shawn Johnston, Secretary*



**CERTIFICATE OF PRELIMINARY PLAT APPROVAL**  
 PURSUANT TO THE GREENBELT SUBDIVISION RULES AND REGULATIONS, AND ALL OF THE CONDITIONS OF APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF SAID RULES AND REGULATIONS.

DATE: 4/3/25  
 JOYCE JOHNSON  
 CHAIRMAN  
 GREENBELT PLANNING COMMISSION

**CERTIFICATE OF OWNER**

WE, THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE Laid OFF, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT.

DATE: 4/3/25  
 CIPRESS BAY DEVELOPMENT LLC  
 1 COUNTRY CLUB CIR  
 MAUMELLE, AR 72113  
 INSTRUMENT NO. \_\_\_\_\_

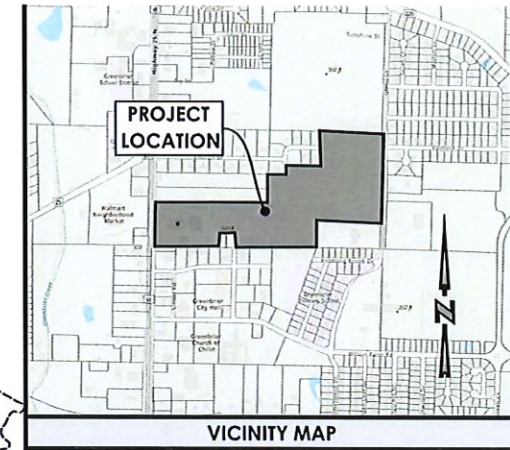
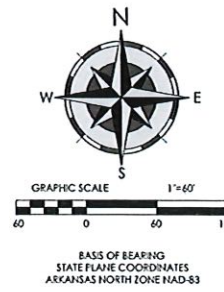
**CERTIFICATE OF PRELIMINARY SURVEYING ACCURACY**  
 I, J. ERIC HOLLOWAY, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE OR VERIFIED BY ME THAT ALL SURVEYING REQUIREMENTS OF THE STATE OF ARKANSAS AND CITY OF GREENBELT SUBDIVISION RULES AND REGULATIONS HAVE BEEN COMPLIED WITH AND FILED FOR RECORD AS REQUIRED.

DATE: 4/3/25  
 J. ERIC HOLLOWAY  
 PROFESSIONAL SURVEYOR NO. 1803, AR



CORNERS			
FORM #	DESCRIPTION	NORTHING	EASTING
1	3" REBAR	32492.00	119255.04
2	3" REBAR	32491.87	119242.10
3	1/2" REBAR	32481.31	119217.44
4	BARROAD SPIKE	32381.91	119243.71
5	1/2" REBAR	32300.80	119313.32
6	3" REBAR	32520.93	119303.45
7	3" REBAR	32530.70	119290.34
8	3" REBAR	32515.86	119270.51
9	3" REBAR	32514.84	119222.04
10	1/2" REBAR	32519.28	119214.38
11	CALCULATED	32519.20	119219.25
12	CALCULATED	32424.54	119214.73
13	3" REBAR	32461.42	119295.02
14	3" REBAR	32465.57	119292.83

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	78.66	50.00	S44°56'21"W	70.80
C2	77.79	50.00	N41°12'37"E	70.20
C3	20.31	100.00	N85°00'47"E	20.18
C4	20.31	100.00	N85°00'47"E	20.18
C5	17.84	100.00	S44°56'21"E	17.92
C6	17.84	100.00	S44°56'21"E	17.92



**PRELIMINARY PLAT OF WHIT'S LANDING, GREENBELT FAULKNER COUNTY, ARKANSAS 4/3/25**

**LEGAL DESCRIPTION:**

Being a part of the N1/2 SE1/4 of Section 21, T-7-N, R-13-W, Faulkner County, Arkansas more particularly described as:  
 Commencing at the NE1/4 SE1/4 of Section 21; thence along the south line of said N1/2 SE1/4, N89 degrees 11 minutes 55 seconds west 550.16 feet, said point being the Point of Beginning; thence N01 degrees 43 minutes 55 seconds east 300.00 feet; thence S89 degrees 11 minutes 57 seconds east 755.41 feet; thence N01 degrees 37 minutes 07 seconds east 1001.00 feet; thence N88 degrees 31 minutes 21 seconds west 732.63 feet; thence S01 degrees 29 minutes 17 seconds west 380.00 feet; thence N88 degrees 34 minutes 49 seconds west 374.24 feet; thence S01 degrees 24 minutes 33 seconds west 114.87 feet; thence N89 degrees 39 minutes 31 seconds west 184.47 feet; thence S01 degrees 20 minutes 24 seconds west 327.77 feet; thence N88 degrees 47 minutes 41 seconds west 475.24 feet; thence S00 degrees 48 minutes 07 seconds west 337.19 feet; thence S89 degrees 11 minutes 55 seconds east 80.30 feet; thence S00 degrees 44 minutes 07 seconds west 154.00 feet; thence S89 degrees 11 minutes 55 seconds east 916.20 feet to the Point of Beginning containing 33.85 acres more or less.

**GENERAL NOTES:**

- ALL FRONT BUILDING SETBACKS ARE 15'. ALL REAR YARD SETBACKS ARE 20' UNLESS OTHERWISE NOTED.
- ALL LOTS HAVE A 10' DRAINAGE AND UTILITY EASEMENT ACROSS THE FRONT & A 5' DRAINAGE AND UTILITY EASEMENT ALONG THE SIDES UNLESS OTHERWISE NOTED.
- CURRENT ZONING OF R1. PROPOSED ZONING OF PLATTED PROPERTY USED FOR SINGLE FAMILY RESIDENTIAL HOUSING.
- OPEN SPACE TRACTS ARE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
- OPEN SPACE TRACTS ARE ACCESS AND DRAINAGE & UTILITY EASEMENTS.
- WATER IS SUPPLIED BY GREENBELT WATER WORKS.
- WASTEWATER DISPOSAL IS SUPPLIED BY GREENBELT WATER WORKS.
- ALL CURB RADI ON STREETS ARE 25.00 FEET UNLESS OTHERWISE NOTED.
- ALL STRUCTURES HAVE A FINISHED FLOOR ELEVATION AT LEAST 1.0' ABOVE NATURAL GROUND.

**FLOOD STATEMENT:**

GRAPHIC FLOODING OF THE INFORMATION SHOWN ON FLOOD INSURANCE RATE MAP NO. 66045C0187H, DATED DECEMBER, 2006, INDICATES THAT SOME PORTIONS OF THE SITE LIE WITHIN FEMA ZONE X AND NO PARTS OF THE PROJECT LIE WITHIN A SPECIAL FLOOD HAZARD AREA.

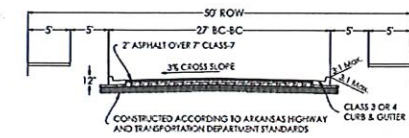
TOTAL PARCEL SIZE	33.85 ACRES
PROPOSED USAGE	SINGLE FAMILY RESIDENTIAL
COMMON OPEN SPACE	4.817 ACRES (14.23%)
LENGTH OF NEW ROADS	6896 LF
MINIMUM LOT SIZE	0.126 AC
# OF LOTS (RESIDENTIAL)	149 LOTS
LOTS PER GROSS ACRE	4.40 LOTS/ACRE
AVERAGE LOT SIZE	0.142 AC

ACREAGE PER 40	
NW 1/4, SE 1/4, SECTION 21	28.98 ACRES
NW 1/4, SE 1/4, SECTION 21	15.97 ACRES
TOTAL	33.85 ACRES

LEGEND	
	PROPOSED
	BOUNDARY FINAL
	BUILDING SETBACK
	EASEMENT
	FD MONUMENT (AS NOTED)

**OPEN SPACE:**

TRACT A	1.768 AC
TRACT B	1.792 AC
TRACT C	0.095 AC
TRACT D	0.434 AC
TRACT E	0.728 AC
TOTAL	4.817 AC



**27' URBAN RESIDENTIAL SECTION**

**Holloway Engineering, Surveying & Civil Design**  
 200 Casey Drive  
 Maumelle, AR 72113  
 (501) 851-3366  
 www.holloway-eng.com

DESCRIPTION  
 REV. DATE

PRELIMINARY PLAT OF WHIT'S LANDING, GREENBELT FAULKNER COUNTY, ARKANSAS 4/3/25

PRELIMINARY PLAT



4/3/25



JOB NO.: 2024-110  
 DATE: 4/3/25  
 SHEET NUMBER:

C0.01



# HBH SUBDIVISION

LYING IN THE W1/2 SE1/4 OF SECTION 15, T-7-N, R-13-W  
 FAULKNER COUNTY, ARKANSAS  
**FINAL PLAT**

**Certificate of Owner:**

We the undersigned, owners of the real estate shown and described herein, do hereby certify that we have laid off, platted, and subdivided and do hereby lay off, plat, subdivide said real estate in accordance with this plat and do hereby dedicate to the use of the public the (streets, alleys, drives, easements, etc.) as shown on said plat.

Date of Execution: \_\_\_\_\_

Owner/Developer: HBH Development LLC C/O: Shayne Hobbs  
 2115 Washington Ave.  
 Conway, AR 72032

Source of Title: 2017-03317, L2019-01365

**Certificate of Surveying Accuracy:**

I, Tim P. Tyler, hereby certify that this plat correctly represents a boundary survey made by me and all monuments shown hereon actually exist their location, size, type and material are correctly shown.

Date of execution: \_\_\_\_\_

Tim P. Tyler, Arkansas Professional Land Surveyor #1243

**Certificate of Final Plat Approval:**

Pursuant to the Greenbrier Land Subdivision and Development Code, and all of the conditions of approval having been completed, this document is hereby executed under the authority of said Rules and Regulations.

Date of execution: \_\_\_\_\_

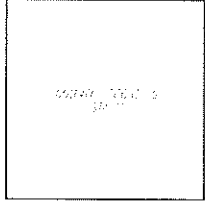
Greenbrier Planning Director

Legal Description: (HBH Subdivision, Lots 1, 2, & 3)

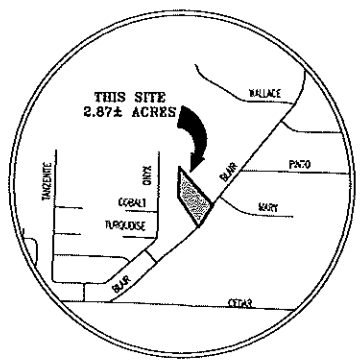
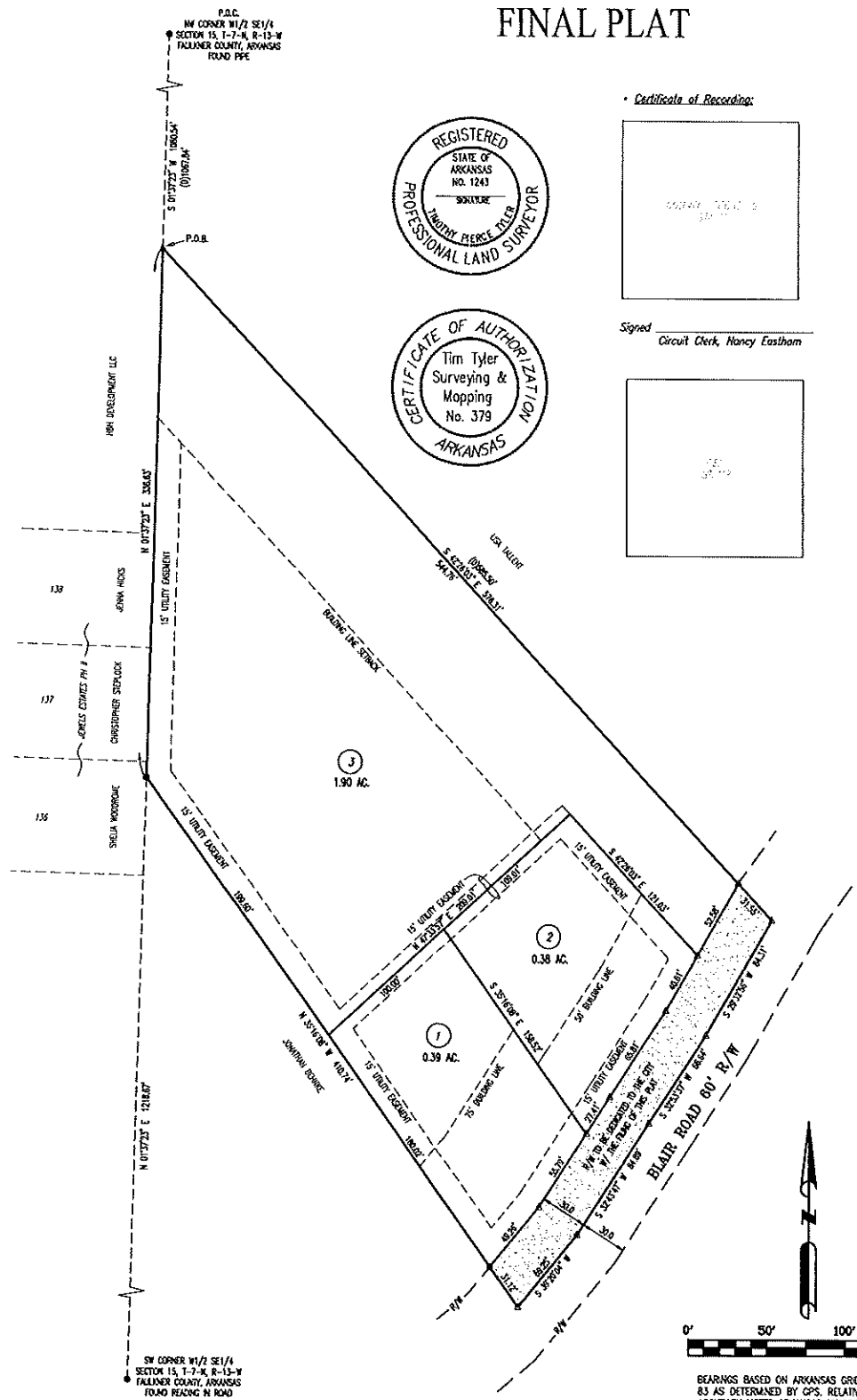
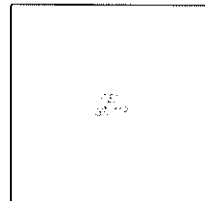
Being a part of the W1/2 SE1/4 of Section 15, T-7-N, R-13-W, Faulkner County, Arkansas more particularly described as: Commencing at the NW corner of said W1/2 SE1/4, thence along said West line of said W1/2 SE1/4, S01°37'23"W 1080.54 feet (deeded 1067.84 feet) to the Point of Beginning; thence leaving said West line, S42°26'03"E 576.31 feet (deeded 585.50 feet) to the centerline of Blair Road; thence along said centerline, S29°32'56"W 84.31 feet; thence S32°53'37"W 66.64 feet; thence S32°43'47"W 84.89 feet; thence S39°20'04"W 59.25 feet; thence leaving said centerline, N35°16'08"W 410.74 feet to the West line of said W1/2 SE1/4; thence along said West line, N01°37'23"E 336.63 feet to the Point of Beginning, containing 2.87 acres, more or less.

- Notes:**
- Zoning of this property is R-1.
  - All easements shall be for general utilities and/or drainage.
  - All easements are as shown.
  - Building lines are as shown.
  - This property is not in the 100 year Flood plain according to Map #05045C0200H panel 200 of 480, Dated 12-19-06.

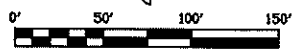
**Certificate of Recording:**



Signed \_\_\_\_\_  
 Circuit Clerk, Nancy Eastham



VICINITY MAP  
 NOT TO SCALE



BEARINGS BASED ON ARKANSAS GRID NORTH AD 83 AS DETERMINED BY GPS. RELATIVE POSITIONAL ACCURACY MEETS ARKANSAS MINIMUM STANDARDS.

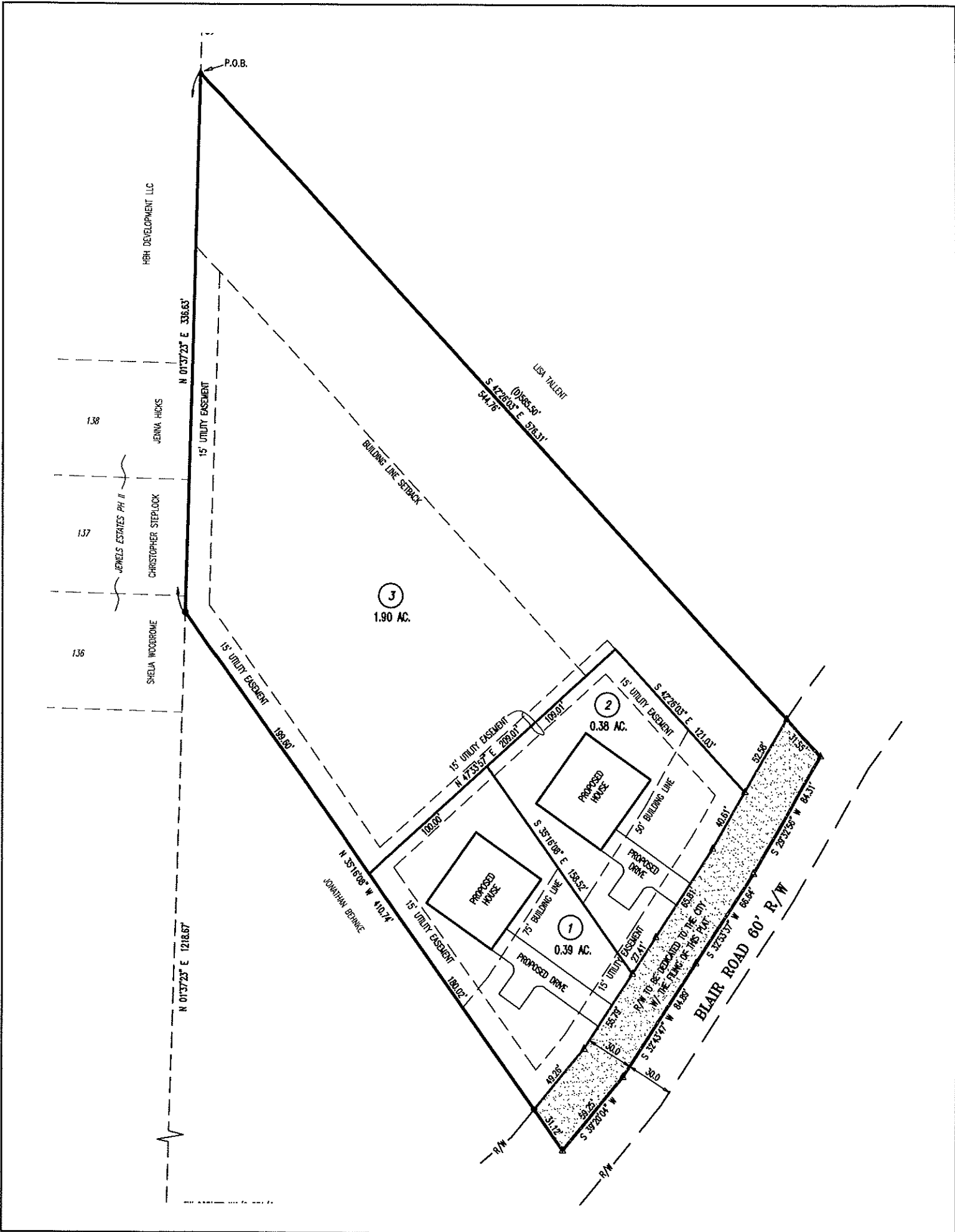
PROJECT TITLE:  
**HBH SUBDIVISION**

INT.	DATE	DESCRIPTION OF REVISION MADE

DATE:	4-2-2025
SCALE:	1 INCH EQUALS 50 FEET
PROJECT JOB NO.:	1250197
DRAWN BY:	GW
REVIEWED BY:	RPC
STATE CODE:	500-07N-13W-0-15-200-23-1243
SHEET NO.:	1 OF 1

**Tyler Group**  
 surveying.mapping.engineering  
 1240 SKYLINE DR. STE 3000/CONWAY, AR, 72032  
 Pk. 501.323.1400 / Fax: 501.327.3372 / www.tylergroup.net / email: info@tylergroup.net





PREPARED BY:  
**SEA**  
 13747 MONTFORT DR  
 SUITE 275  
 DALLAS, TX 75240  
 214-478-9988

PREPARED FOR:  
**TEXAS NH  
 MANAGEMENT, LLC**  
 2208 FOWLER AVENUE,  
 JONESBORO, AR 72401

PRELIMINARY - FOR REVIEW ONLY  
 THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION  
 WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT  
 DATE: 02/27/20  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]

PROJECT NOTES:  
 1. LIGHTING LOCATIONS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE ARCHITECT SHALL CONFIRM LOCATIONS AND FOR PHOTO-METRIC VALUES.  
 2. STRIPING ON CONCRETE TO BE YELLOW AND STRIPING ON ASPHALT TO BE WHITE.  
 3. DIMENSIONS ARE SHOWN TO FACE OF CURB.  
 4. DETECTABLE WARNING SURFACES (REMARKED COMES) SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES - ETHIC LIGHT-ON-DARK OR DARK-ON-LIGHT.

BENCHMARKS:

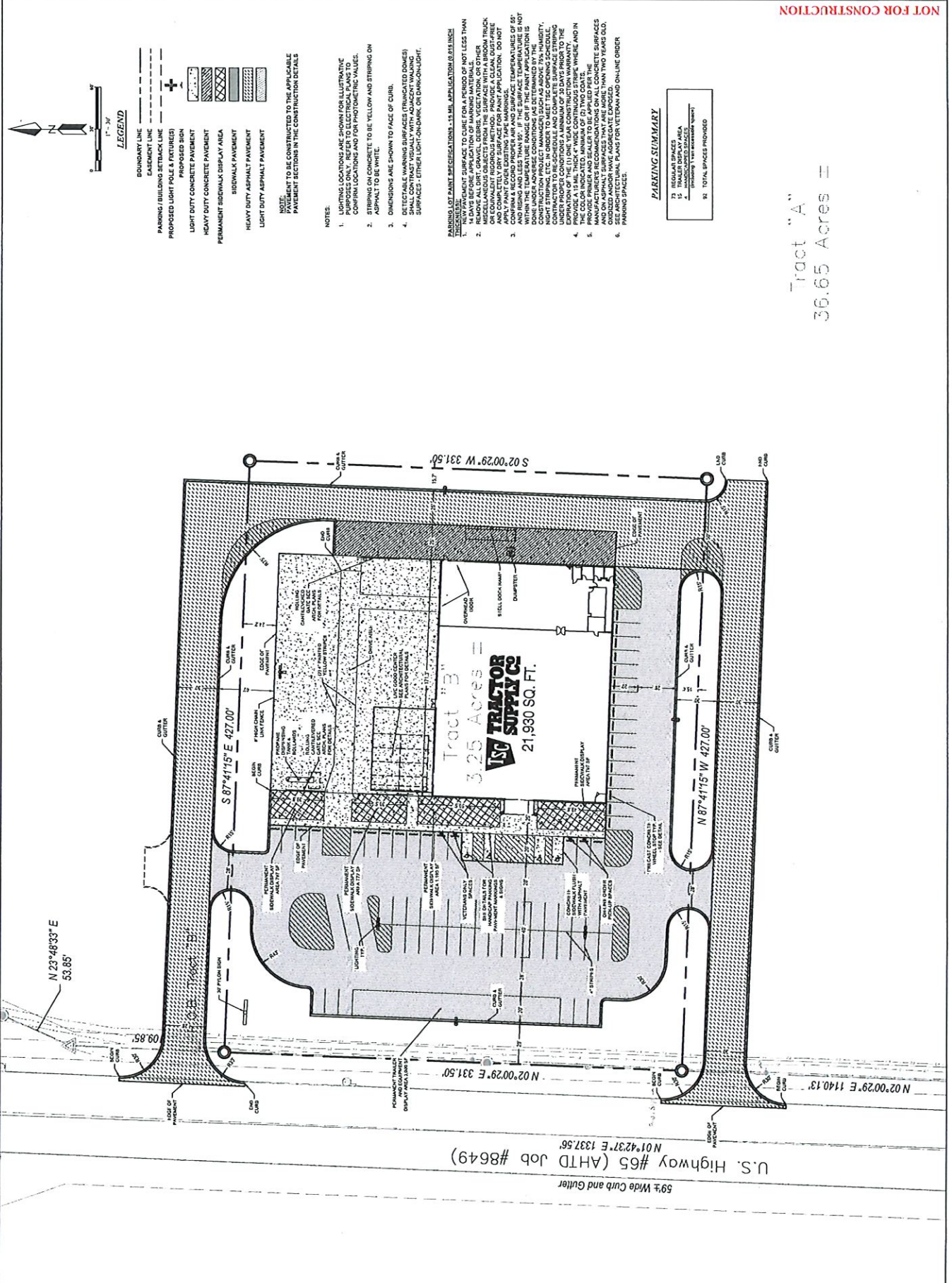
MARK	DESCRIPTION	DATE
BM 1	Corner of Montfort Dr & Fowler Ave	04/27/20
BM 2	Corner of Montfort Dr & Fowler Ave	04/27/20
BM 3	Corner of Montfort Dr & Fowler Ave	04/27/20
BM 4	Corner of Montfort Dr & Fowler Ave	04/27/20

ISSUANCES / REVISIONS

NO.	DATE	BY	DESCRIPTION
1	02/27/20	[Signature]	PERMIT SUBMITTAL

TRACTOR SUPPLY COMPANY  
 TSC GREENBRIER, AR

SITE PLAN



NOT FOR CONSTRUCTION

Tract "A"  
 36.65 Acres ±

U.S. Highway #65 (AHTD Job #8649)  
 N01°42'37"E 1337.56'  
 59± Wide Curb and Gutter  
 N02°00'29"E 331.50'  
 N02°00'29"E 1140.13'



