



## Greenbrier Planning Commission 4-21-2025

<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.

Joyce Johnson made a motion to approve the March minutes as amended. Steve McCune seconded, all voted in favor.

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

Dustin reported the City Council voted to take action regarding the fence at 122 S. Broadview.

Joyce Johnson made a motion to address the special use permit for outdoor display sales for Tractor Supply. Tim Carter seconded, all voted in favor.

#### **Public Hearing - Special Use Permit / Tractor Supply**

The property is zoned C-2. The special use permit is for outside display sales. There will be a garden center located in a fenced area outside.

*Tim Tyler of 54 Cedar St. spoke regarding a minor subdivision / annexation of the 40 acres.*

There was no one present to speak against the special use permit. Public hearing closed.

Joyce Johnson made a motion to approve the special use permit for Tractor Supply. Matt Bagby seconded, all voted in favor.

## NEW BUSINESS

### *1) Tractor Supply Preliminary site plan*

There was regarding cross access - north to south, parking spaces up to code, there are 110 spaces and will need to add 15 more. This will require a minor subdivision of land to split two lots. Drainage and minor subdivision plans will be required. After discussion, Matt Bagby made a motion to table the preliminary site plan approval for Tractor Supply. Steve McCune seconded, all voted in favor.

### *Public Hearing—Rezoning: Whit's End Subdivision*

The representative for the development at Whit's End Subdivision is requesting a rezone from R-1 to a PUD (Planned Union Development). The proposed subdivision will be 149 lots of single family homes. The minimum square footage heated / cooled will be 1700 sq. ft. The PUD allows the city to be specific with what happens on the property, only R1 type housing can go in. There has been discussion regarding plans to widen Church St., and add speed bumps when Church St. ties in. The addition of a dry retention pond will keep the development from adding to the drainage concerns. There would be 3 entrances and exits for the subdivision.

*Tim Tyler of 54 Cedar St. spoke that it would be better to not lower the standards of an R-1 zone by changing the zone from an R-1 to a PUD. Mr. Tyler suggested the need to change the ordinance book if lowered.*

*The following were present to speak against the rezone from R-1 to PUD:*

**Donnie Elliott of 15 Burnett Circle**

*Mr. Elliott's concern was that the PUD will reduce standards, they should be kept as high as possible.*

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

*Mr. Pattison spoke of the increased housing. He would like to know what is the advantage of rezoning from R-1 to PUD.*

**Allen Shelman of 16 Church St.**

*Mr. Shelman is against Church St. and Glendale connecting to the new development, speed bumps and the setbacks for PUD.*

**BJ Fox of 12 Church St.**

*Ms. Fox has concerns regarding the increased traffic on Church St. with the stop light, Matthews Park traffic, events, Church St. and Glendale a dead end street. She does not want a speedway or highway in front of her home.*

**Brian Marengo of 21 Church St.**

*Mr. Marengo spoke with concerns about the increased traffic, the difficulty of getting out of driveways, decrease in value of homes, the increased drainage issues on Church St.*

**Wayne Pavatt of 3 Glendale Circle**

*Mr. Pavatt was okay for subdivision and new homes, stating they need to build on other land not property joined to Church St.*

**Andrew Watson of 264 Sawmill Rd**

*Mr. Watson spoke against the rezone. His mother lives at 2 Glendale Circle. He does not want a thorofare, the rezone will run property values down and the 15 ft. rear setback.*

**Michael West of 6 Glendale Circle**

*Mr. West spoke against the rezone, with concerns the rezone would cause a decrease in property values. He said Greenbrier is a beautiful town, he wants it to stay that way. He asks the PC to not allow this to happen and to say no to the decrease in the setbacks.*

**The representative for the developer spoke in response to the public concerns:**

**Only 20% change in setbacks**

**Dry retention pond —development will not add to drainage concerns**

**Green areas maintained.**

## **PUBLIC HEARING CLOSED**

**After discussion, the Planning Commission recommended 3 options to rezone:**

- 1. Recommend approval to City Council**
- 2. Deny the rezone request —Appeal**
- 3. No recommendation to City Council**

**Tim Carter made a motion to deny the rezone request from R-1 to PUD for Whit's End Subdivision. Johnny Cardin seconded with request for a roll call vote.**

**Johnny Cardin —deny**

**Joyce Johnson— deny**

**Matt Bagby—deny**

**Steve McCune—deny**

**Tim Carter—deny**

**The Planning Commission denied the request to rezone.**

2) *Public Hearing Variance —HBH Subdivision*

**Tim Tyler of 54 Cedar St.**

*Mr. Tyler spoke regarding Lot 2 of the minor subdivision plat. This lot is less than 10 acres, the developer is requesting a variance for no curb and gutter and a waiver for the sidewalks.*

*No one present to speak for or against.*

**Public Hearing Closed.**

**Joyce Johnson made a motion to approve the variance for the curb & gutter, and waiver for the sidewalk at HBH Subdivision. Steve McCune seconded, all voted in favor.**

3) *HBH Minor Subdivision—Shane Hobbs*

**The request was a minor subdivision plat approval for HBH subdivision. After review, Steve McCune made a motion to approve the minor subdivision plat for HBH / Shane Hobbs. Joyce Johnson seconded, all voted in favor.**

4) *Sundowner Ordinance—Discussion*

**There was much discussion on the Sundowner Ordinance. After discussion, Hunter Thrasher recommended a re-visit at next month's Planning Commission meeting.**

**Tim Carter made a motion to adjourn, Joyce Johnson seconded. Meeting adjourned.**

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*Hunter Thrasher, Chairman*

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*Shawn Johnston, Secretary*

