

PLANNING COMMISSION AGENDA

Location: Greenbrier Municipal Building

Date: June 16th 2025

Time: 1830 (6:30pm)

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

Johnny Cardin
Tim Carter
Steve McC

Agenda Items

Minutes from last month planning commission:

City Council Information:

Old Business

1. Whits Landing

New Business

1. Johnson PUD
2. Cedar Knolls and Cedarview Replat
3. Water and Sewer Department Review Request

Public Comment

Additional information:

CERTIFICATE OF PRELIMINARY PLAT APPROVAL
PURSUANT TO THE GREENBRIER 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.

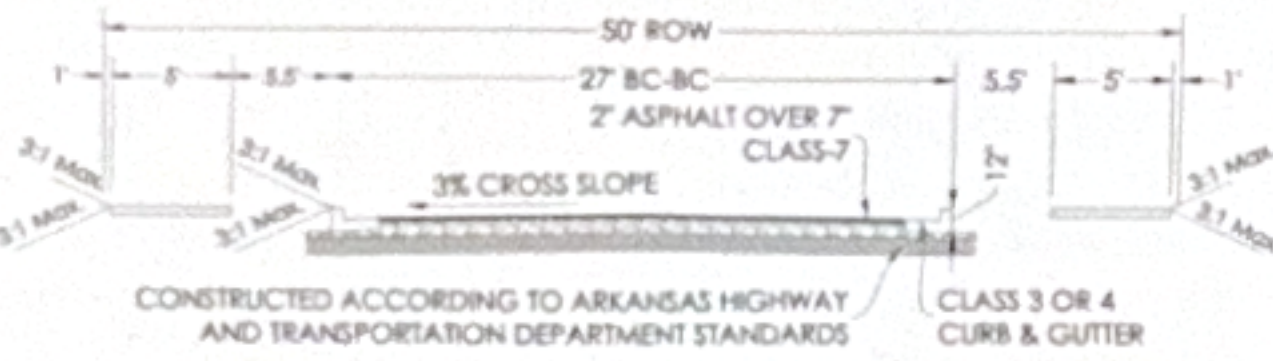
DATE JOYCE JOHNSON
CHAIRMAN
GREENBRIER PLANNING COMMISSION

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 CYPRESS BAY DEVELOPMENT LLC
1 COUNTRY CLUB CIR
MAUMELLE, AR 72113

INSTRUMENT NO.



27' RESIDENTIAL URBAN STREET SECTION
NTS

GENERAL PAVING NOTES

- IN AREAS TO RECEIVE BITUMINOUS PAVING, CONCRETE DRIVEWAYS, OR CURB AND GUTTER, SUBGRADE SHALL BE COMPACTED TO A DENSITY NOT LESS THAN 95% OF MAXIMUM DENSITY OBTAINED AT OPTIMUM MOISTURE CONTENT. (AASHTO T-180).
- FOR AREAS OF SUBGRADE PREPARATION TO RECEIVE CONCRETE SIDEWALKS, SUBGRADE SHALL BE COMPACTED TO A DENSITY OF 90% MAXIMUM. (AASHTO T-180).
- CRUSHED STONE MATERIAL IN EACH COURSE SHALL BE COMPACTED TO A DENSITY OF 98% MAXIMUM (AASHTO T-191).
- TRENCH DRAINS TO BE DETERMINED IN THE FIELD BY THE ENGINEER.

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 GREENBRIER SUBDIVISION RULES AND REGULATIONS HAVE BEEN COMPLIED WITH AND FILED FOR RECORD AS REQUIRED.

6/2/25
DATE J. ERIC HOLLOWAY
PROFESSIONAL SURVEYOR NO. 1803, AR

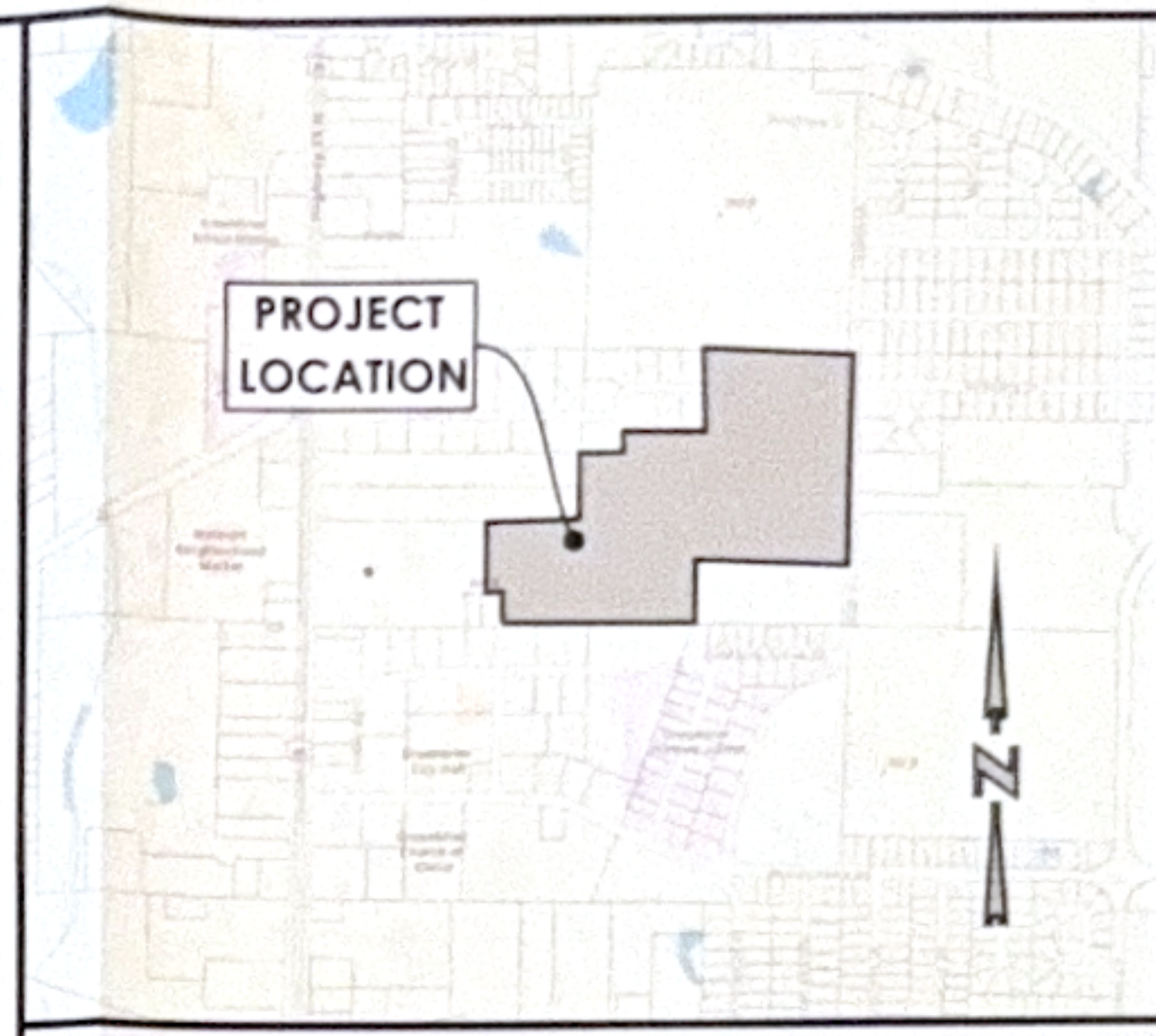
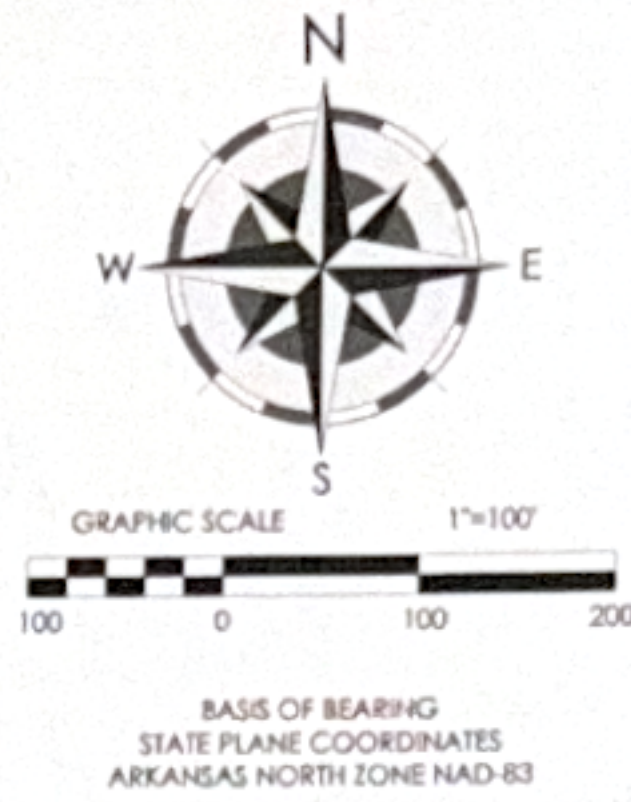
CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY

I, J. ERIC HOLLOWAY, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A PLAT MADE BY ME, AND THAT ENGINEERING REQUIREMENTS OF THE GREENBRIER SUBDIVISION RULES AND REGULATIONS HAVE BEEN COMPLIED WITH.

6/2/25
DATE J. ERIC HOLLOWAY
PROFESSIONAL ENGINEER,
AR NO. 18898

CORNERS			
POINT #	DESCRIPTION	NORTHING	EASTING
1	3/8" REBAR	324892.00	1198253.04
2	3/8" REBAR	324705.57	1197292.93
3	3/8" REBAR	324861.42	1197295.00
4	CALCULATED	324862.34	1197214.73
5	CALCULATED	325199.70	1197219.25
6	1/2" REBAR	325189.28	1197714.38
7	3/8" REBAR	325516.76	1197722.24
8	3/8" REBAR	325515.86	1197906.51
9	3/8" REBAR	325630.70	1197909.34
10	3/8" REBAR	325620.93	1198303.46
11	1/2" REBAR	326000.80	1198313.32
12	RAILROAD SPIKE	325981.91	1199045.71
13	1/2" REBAR	324981.31	1199017.44
14	3/8" REBAR	324991.87	1198262.10

LEGEND	
PROPOSED	DESCRIPTION
	BOUNDARY FINAL
	BOUNDARY ADJOINER
	EASEMENT
	BUILDING SETBACK
	FD MONUMENT (AS NOTED)
	CALCULATED POINT
	WATER LINE
	FIRE HYDRANT
	SANITARY SEWER LINE
	SANITARY SEWER MANHOLE
	STORM DRAINAGE PIPE
	CURB INLET/JUNCTION BOX



VICINITY MAP

PRELIMINARY PLAT
WHIT'S LANDING
GREENBRIER, FAULKNER COUNTY, ARKANSAS
6/2/25
ZONED "R-1"

LEGAL DESCRIPTION (FURNISHED):

All of Tract 2 and part of Tract 1 as shown on survey dated February 19, 2024 by Timothy Pierce Tyler, more particularly described as follows:

Commencing at the Southeast corner of the North half of the Southeast quarter of Section 21, Township 7 North, Range 13 West, Faulkner County, Arkansas thence along the South line of said North half North 89 degrees 11 minutes 55 seconds West 756 feet to the Point of Beginning; thence continuing along said South line North 89 degrees 11 minutes 55 seconds West 960.20 feet; thence leaving said South line North 00 degrees 46 minutes 07 seconds East 156.00 feet; thence North 89 degrees 11 minutes 55 seconds West 80.30 feet; thence North 00 degrees 46 minutes 07 seconds East 337.19 feet; thence South 88 degrees 47 minutes 41 seconds East 475.24 feet; thence North 01 degrees 20 minutes 24 seconds East 327.77 feet; thence South 89 degrees 39 minutes 31 seconds East 184.47 feet; thence North 01 degrees 24 minutes 33 seconds East 114.87 feet; thence South 88 degrees 34 minutes 49 seconds East 394.24 feet; thence North 01 degrees 29 minutes 17 seconds East 380 feet to a point on the North line of said North half of the Southeast quarter; thence along said North line South 88 degrees 31 minutes 21 seconds East 732.63 feet to the Northeast corner of said Southeast quarter; thence leaving said North line along the East line of said Southeast quarter South 01 degrees 37 minutes 07 seconds West 1001.00 feet; thence North 89 degrees 11 minutes 57 seconds West 755.41 feet; thence South 01 degrees 43 minutes 55 seconds West 300.00 feet to the Point of Beginning containing 33.851 acres more or less.

GENERAL NOTES:

- ALL FRONT BUILDING SETBACKS ARE 25'. ALL REAR YARD SETBACKS ARE 25' UNLESS OTHERWISE NOTED. ALL INTERIOR SIDE YARD SETBACKS ARE 8'. ALL EXTERIOR SIDE YARD SETBACKS ARE 25'.
- ALL LOTS HAVE A 10' DRAINAGE AND UTILITY EASEMENT ACROSS THE FRONT & A 5' DRAINAGE AND UTILITY EASEMENT ALONG THE SIDES UNLESS OTHERWISE NOTED.
- "R-1" 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 GREENBRIER WATER WORKS.
- WASTEWATER DISPOSAL IS SUPPLIED BY GREENBRIER 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.
- OPEN SPACE TRACTS ARE DRAINAGE & UTILITY AND ACCESS EASEMENTS.

ACREAGE PER 40

NE 1/4, SE 1/4, SECTION 21	28.579 ACRES
NW 1/4, SE 1/4, SECTION 21	5.272 ACRES
TOTAL	33.851 ACRES

OPEN SPACE:

TRACT A	0.962 AC
TRACT B	0.379 AC
TRACT C	0.424 AC
TRACT D	0.400 AC
TRACT E	0.145 AC
TOTAL	2.310 AC

TOTAL PARCEL SIZE	33.851 ACRES
PROPOSED USAGE	SINGLE FAMILY RESIDENTIAL
COMMON OPEN SPACE	2.310 ACRES (6.82%)
LENGTH OF NEW ROADS	6716 LF
MINIMUM LOT SIZE	0.156 AC
# OF LOTS (RESIDENTIAL)	128 LOTS
LOTS PER GROSS ACRE	3.78 LOTS/ACRE
AVERAGE LOT SIZE	0.264 AC

FLOOD STATEMENT:

GRAPHIC PLOTTING OF THE INFORMATION SHOWN ON FLOOD INSURANCE RATE MAP NO. 05045C0157H, 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.



200 Casey Drive
Maumelle, AR 72113
(501) 851-3366
www.holloway-eng.com

WHIT'S LANDING
GREENBRIER, FAULKNER COUNTY, ARKANSAS

PRELIMINARY PLAT



JOB NO.: 24-110
DATE: 6/2/25
SHEET NUMBER:

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: _____
Kaitlyn & Cody Stell
3 Longfield Drive
Greenbrier, AR 72058

Source of Title : Deed Book 2023 Page 12113

Certificate of Surveying Accuracy:

I Timothy P. Tyler, hereby certify that this plat correctly represents a boundary survey made by me and boundary markers and lot corners shown hereon actually exist and their location, type and material are correctly shown and all minimum requirements of the Arkansas Minimum Standards for Land Surveyors have been met.

Date of Execution: _____

Signed: _____
Tim P. Tyler Registered Land Surveyor
No. 1243 State of Arkansas

Certificate of Preliminary Plat Approval
This plat has been given preliminary plat approval only, and has not been approved for recording as a public record.
This Certificate shall expire
Date of Execution: _____

Chairman, Greenbrier Planning Commission

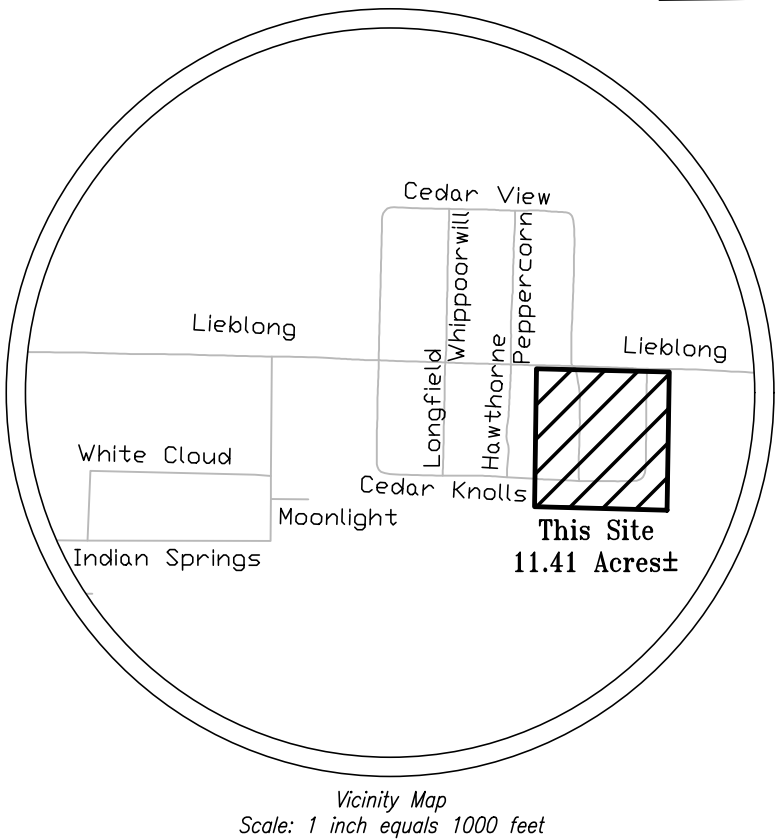
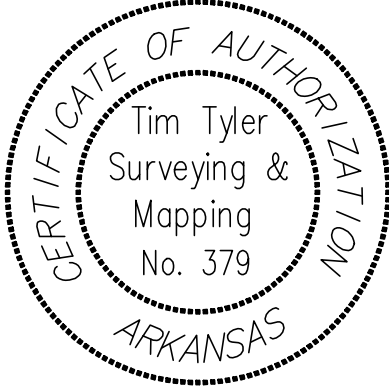
NOTES:

Iron pins are set at all lot corners and at points of curve. Lots with rounded corners are 25' radius unless noted otherwise. Distances on curves are chord distances. Every lot must slope to a street or to a drainage easement. All easements shall be for general utilities and or drainage. Building lines are as noted. All easements are dedicated to the public.
This property is not in the 100 year flood plain according to Map#05045C0284H, Dated 12-19-2006.
This property is serviced by Greenbrier Public Water and Sewer - Greenbrier, Arkansas, Faulkner County.
This property is zoned R-1.
Date of survey: May 29, 2025.
15' UE is to denote a 15' Utility Easement.
25' BL is to denote a 25' Building Line.
No Lots will front Lieblong Road.
The error of closure is 1 to 112545.
This plat was prepared by Tim P. Tyler, Arkansas Professional Land Surveyor No. 1243
240 Skyline Drive, Suite 3000, Conway Arkansas 72032 Phone 501-329-1400

LEGAL DESCRIPTION (CEDAR KNOLL & CEDAR VIEW REPLAT):

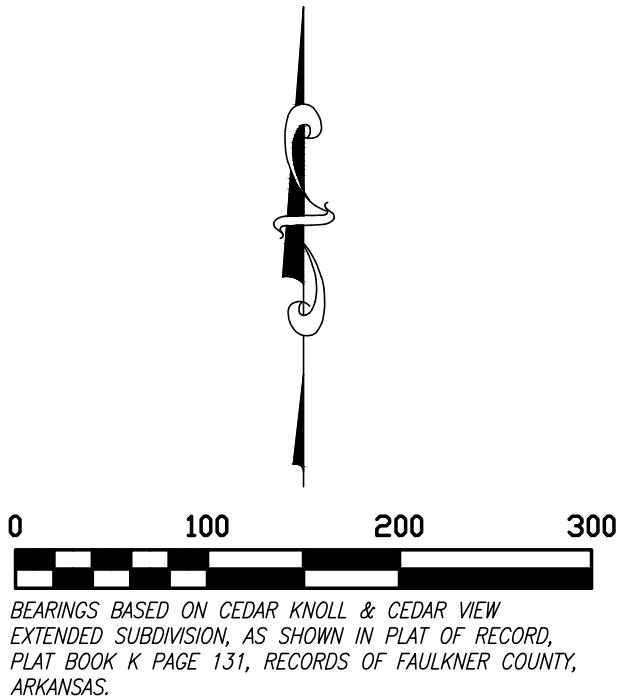
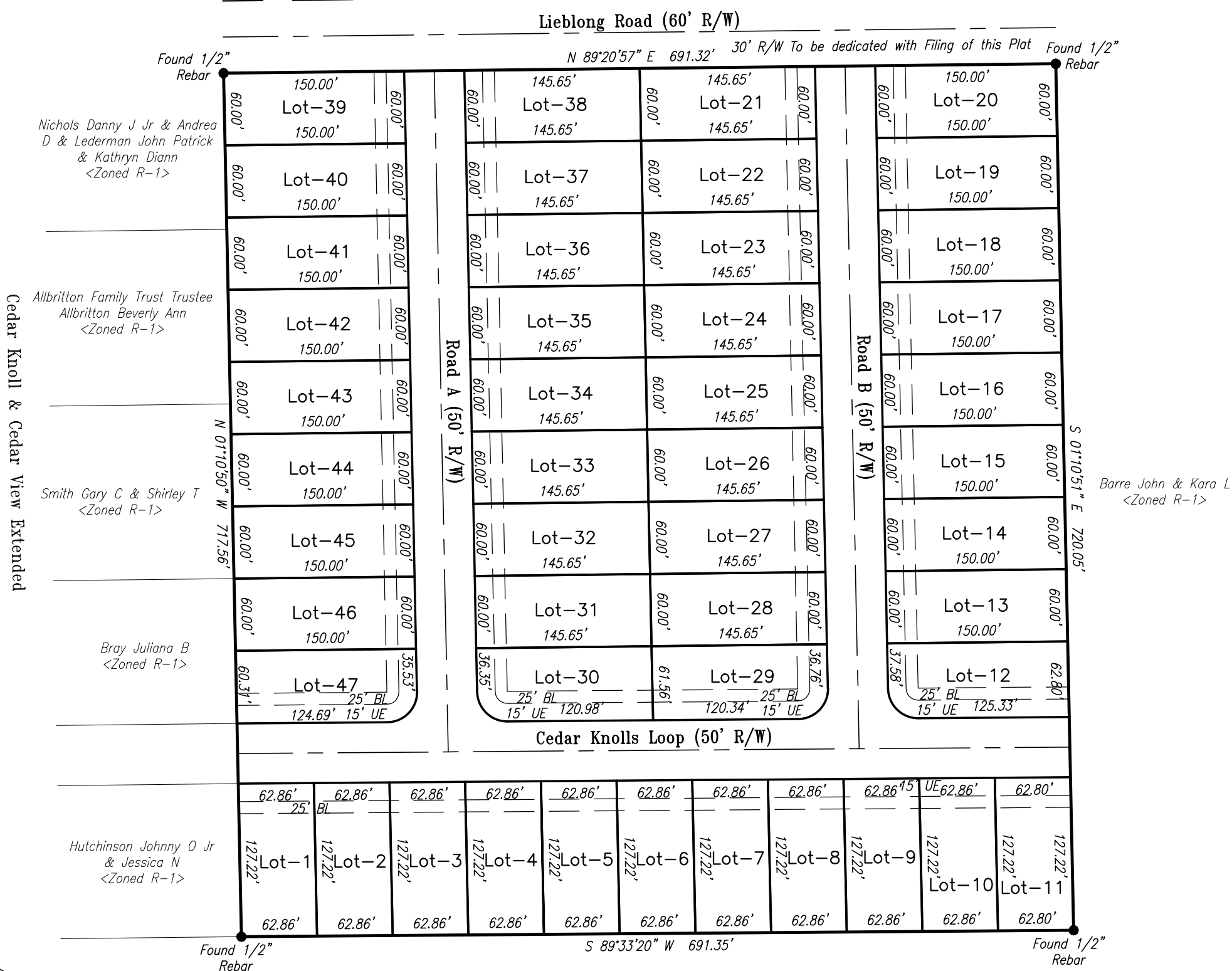
Being a replat of Lot-2 of Cedar Knoll & Cedar View Extended, as shown in Plat of Record, Plat Book K Page 131, Records of Faulkner County, Arkansas.

LEGEND	
●	FOUND IRON PIN



CEDAR KNOLL & CEDAR VIEW REPLAT

BEING LOT-2 OF CEDAR KNOLL & CEDAR VIEW EXTENDED (BOOK K PAGE 131)
FAULKNER COUNTY, ARKANSAS



surveying, mapping, engineering

240 SKYLINE DR. STE 3000/CONWAY, AR. 72032
PH: 501.329.1400 / Fax: 501.327.3972 / www.tylergroup.net / email: info@tylergroup.net

DATE:	6-3-2025
SCALE:	1 INCH EQUALS 100 FEET
PROJECT JOB NO:	125-0335
DRAWN BY:	PBH
REVIEWED BY:	RPG
SHEET NO.	1 OF 1

PROJECT TITLE:

CEDAR KNOLL & CEDAR VIEW
REPLAT

BEING LOT 2 OF
CEDAR KNOLL & CEDAR VIEW EXTENDED
FAULKNER COUNTY, ARKANSAS

