

PLANNING COMMISSION AGENDA

Location: Greenbrier Municipal Building

Date: December 15th 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. Corolla addition
2. Tracy Lane subdivision final plat
3. Wellswood phase 5 final plat

New Business

1. Lot Split Hilltop Manor lot 32

Elections

Public Comment

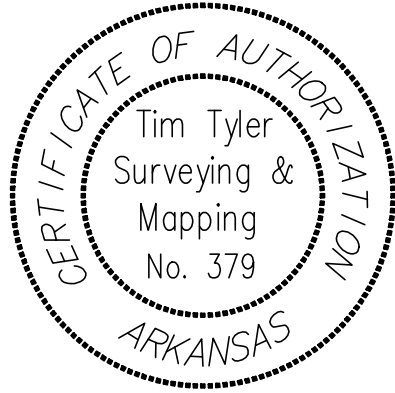
Additional information:

R/W - - - - - N 02°00'29" E 50.00'

PROPOSED ROAD R/W VARIES

N 87°41'15" W 306.82'

TEXAS NH MANAGEMENT LLC
ZONED C-2



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.

Owner/Developer: _____
Texas NH Management LLC. C/O: Jake Butler
2208 Fowler Avenue
Jonesboro, AR 72041

I, Tim 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.

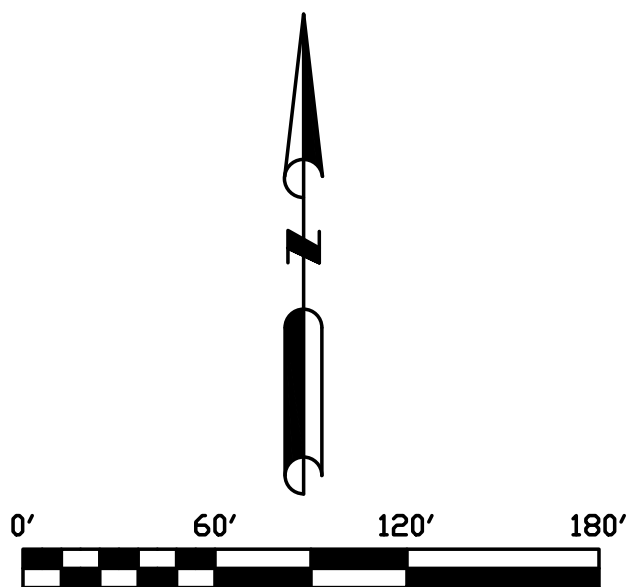
Tim P. Tyler, Registered Land Surveyor No. 1243 State of Arkansas

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.

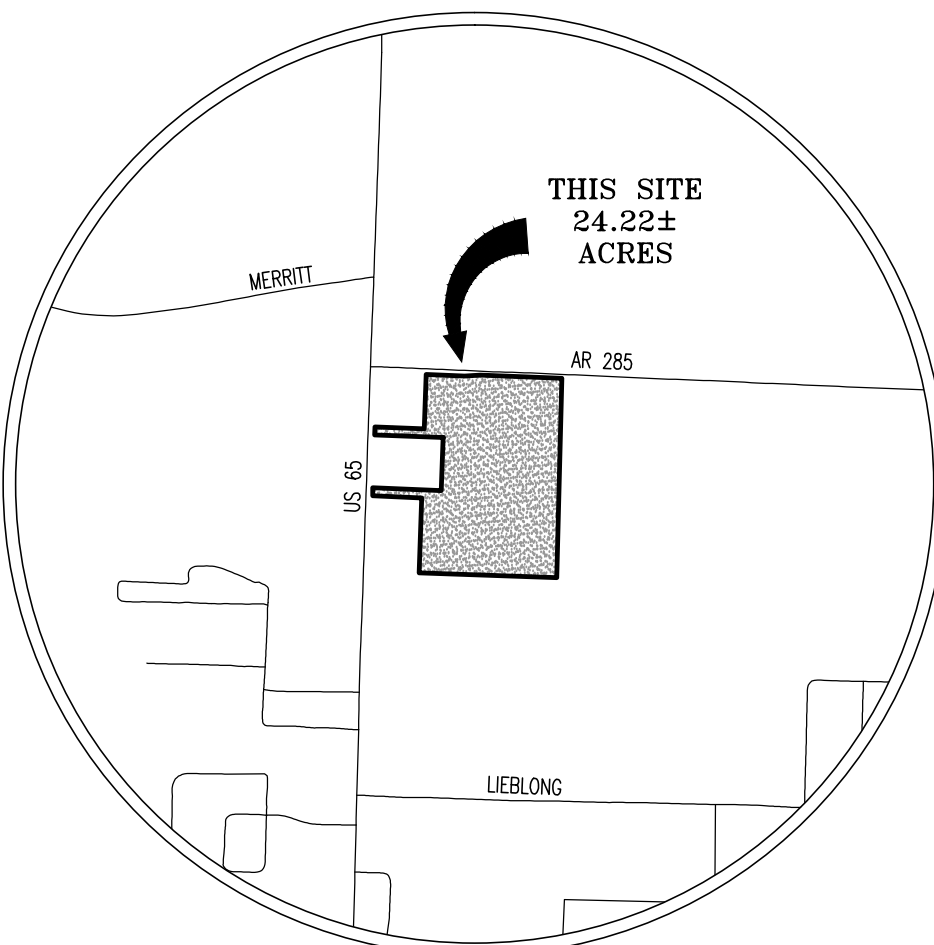
Signed: _____
Date of Execution Greenbrier Planning Commission Chairman

Being a part of the NW1/4 SE1/4 of Section 9, T-7-N, R-13-W, Faulkner County, Arkansas more particularly described as follows: Commencing at the NE corner of said NW1/4 SE1/4; thence N89°30'05" W 100.00 feet; thence S01°31'00" W 25.00 feet to the point of beginning; thence S01°31'00" W 124.64 feet; thence N87°59'11" W 86.04 feet; thence N02°00'29" E 469.40 feet; thence N87°41'15" W 306.82 feet to the East right of way of U.S. Highway #65; thence along said right of way, N02°00'29" E 50.00 feet; thence leaving said right of way, S87°41'15" E 427.00 feet; thence N02°00'29" E 351.50 feet; thence N87°41'15" W 427.00 feet to the East right of way of U.S. Highway #65; thence along said right of way, N02°00'29" E 50.00 feet; thence leaving said right of way, S87°41'15" E 307.00 feet; thence N02°00'29" E 340.00 feet to the South right of way of Arkansas State Highway #285; thence along said right of way, S87°41'15" E 240.63 feet; thence N86°38'02" E 100.48 feet; thence S87°41'15" E 508.71 feet to the point of beginning, containing 24.22 acres, more or less.

- Iron pins are set at all lot corners.
- 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 #05045C0050H, Dated 12-19-2006.
- Date of Plat 11-19-2025.
- The error of closure is 1 to 125545.
- Lots with rounded corners are 28' radius unless noted otherwise.



CURVE CHART				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	53.00'	83.25'	74.95'	N 47°00'29" E
C2	28.00'	43.98'	39.60'	N 47°00'29" E
C3	78.00'	20.53'	20.47'	N 09°32'54" E
C4	78.00'	45.30'	44.67'	N 33°43'35" E
C5	78.00'	45.30'	44.67'	S 67°00'07" E
C6	78.00'	11.39'	11.38'	S 87°49'26" W



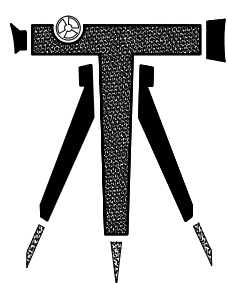
VICINITY MAP
NOT TO SCALE

PROJECT TITLE:

COROLLA ADDITION

INT.	DATE	DESCRIPTION OF REVISION MADE

DATE:	11-19-2025
SCALE:	1 INCH EQUALS 60 FEET
PROJECT JOB NO:	1250697
DRAWN BY:	GEW
REVIEWED BY:	RPG / TPT
STATE CODE:	500-07N-13W-0-09-240-23-1243
SHEET NO.	1 OF 1



Tyler Group

240 SKYLINE DR. STE 3000/CONWAY, AR. 72032

PH: 501.329.1400 / Fax: 501.327.3972 / www.tylergroup.net / email: info@tylergroup.net

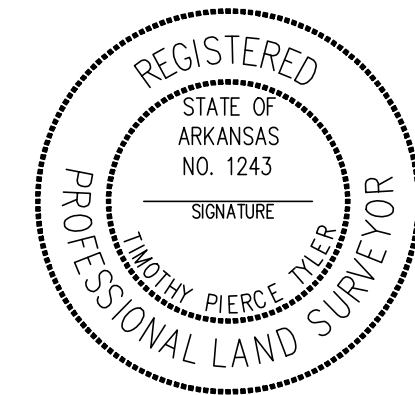
COROLLA ADDITION

BEING A PART OF THE NW1/4 SE1/4 OF SECTION 9, T-7-N, R-13-W
FAULKNER COUNTY, ARKANSAS

PRELIMINARY PLAT

ARKANSAS STATE HIGHWAY #285 80' R/W

P.O.B.
NE CORNER NW1/4 SE1/4
SECTION 9, T-7-N, R-13-W
FAULKNER COUNTY, ARKANSAS



Certificate of Owners

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:

Texas NH Management LLC. C/O: Jake Butler
2208 Fowler Avenue
Jonesboro, AR 72041

Certificate of Surveying Accuracy

I, Tim 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: _____

Tim P. Tyler, Registered Land Surveyor No. 1243 State of Arkansas

Certificate of Preliminary 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.

Signed: _____

Date of Execution _____

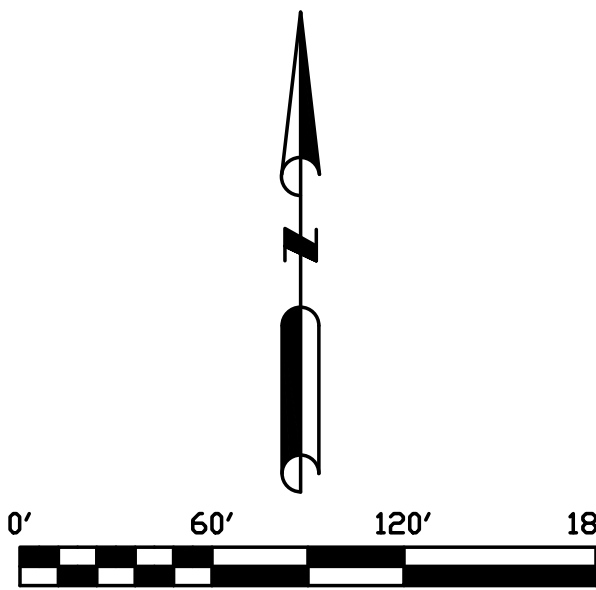
Greenbrier Planning Commission Chairman

Legal Description: (Corolla Addition Lots 1-88)

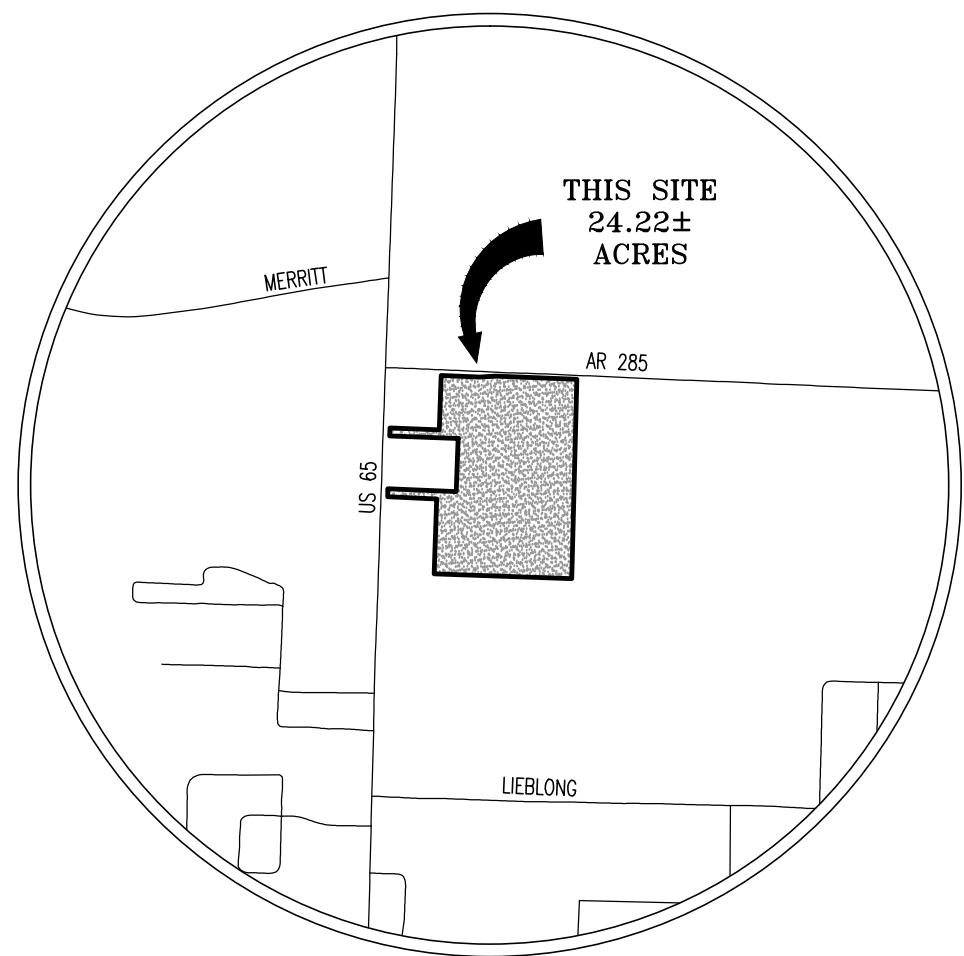
Being a part of the NW1/4 SE1/4 of Section 9, T-7-N, R-13-W, Faulkner County, Arkansas more particularly described as follows: Commencing at the NE corner of said NW1/4 SE1/4; thence N89°30'05"W 100.00 feet; thence S01°31'00"W 25.00 feet to the point of beginning; thence S01°31'00"W 1246.44 feet; thence N87°59'31"W 860.04 feet; thence N02°00'29"E 469.40 feet; thence N87°41'15"W 306.82 feet to the East right of way of U.S. Highway #65; thence along said right of way, N02°00'29"E 50.00 feet; thence leaving said right of way, S87°41'15"E 427.00 feet; thence N02°00'29"E 331.50 feet; thence N87°41'15"W 427.00 feet to the East right of way of U.S. Highway #65; thence along said right of way, N02°00'29"E 50.00 feet; thence leaving said right of way, S87°41'15"E 307.00 feet; thence N02°00'29"E 340.00 feet to the South right of way of Arkansas State Highway #285; thence along said right of way, S87°41'15"E 240.63 feet; thence N86°36'02"E 100.48 feet; thence S87°41'15"E 508.71 feet to the point of beginning, containing 24.22 acres, more or less.

Notes:

- Iron pins are set at all lot corners.
- 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 #05045C00050H, Dated 12-19-2006.
- Date of Plat 11-19-2025.
- The error of closure is 1 to 125545.
- Lots with rounded corners are 28' radius unless noted otherwise.



CURVE CHART			
CURVE	RADIUS	ARC LENGTH	CHORD BEARING
C1	53.00'	83.25'	74.95'
C2	28.00'	43.98'	39.60'
C3	78.00'	20.53'	20.47'
C4	78.00'	45.30'	44.67'
C5	78.00'	45.30'	44.67'
C6	78.00'	11.39'	11.38'



VICINITY MAP
NOT TO SCALE

PROJECT TITLE:

COROLLA ADDITION

INT. DATE DESCRIPTION OF REVISION MADE

DATE:

SCALE:

PROJECT JOB NO:

DRAWN BY:

REVIEWED BY:

STATE CODE:

SHEET NO.

11-19-2025

1 INCH EQUALS 60 FEET

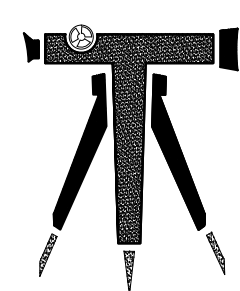
1250697

CEW

RPC / TPT

500-07N-13W-0-09-240-23-1243

1 OF 1



Tyler Group

surveying.mapping.engineering

240 SKYLINE DR. STE 3000/CONWAY, AR. 72032

PH: 501.329.1400 / Fax: 501.327.3972 / www.tylergroup.net / info@tylergroup.net

Certificate of Final 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 Commission Chairman

Notes:

- This property is not zoned.
- Iron pins are set at all lot corners.
- All easements shall be for general utilities and or drainage. All easements are as shown.
- Building lines are 25 feet from Street Right of Way.
- Each Lot is subject to all roadways, easement and building line setbacks as shown on this plat.
- No lots will have access to Linder Road.
- This property is not in the 100 year Flood plain according to Map #05045C0159H panel 159 of 480, Dated 12-19-06.
- This property is serviced by Greenbrier Water & Sewer, and Entergy Electric.

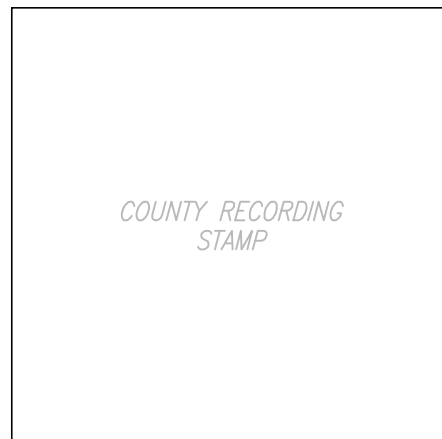
* Certificate of Engineering Accuracy

I Stacy Akin hereby certify that this plat correctly represents a plat made by me and that engineering requirements of the Greenbrier Land Subdivision and Development Code have been complied with.

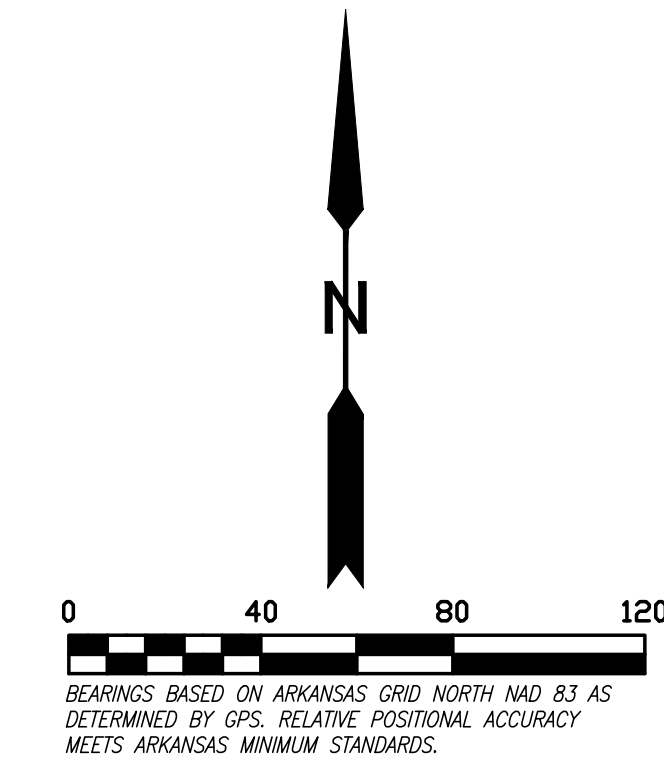
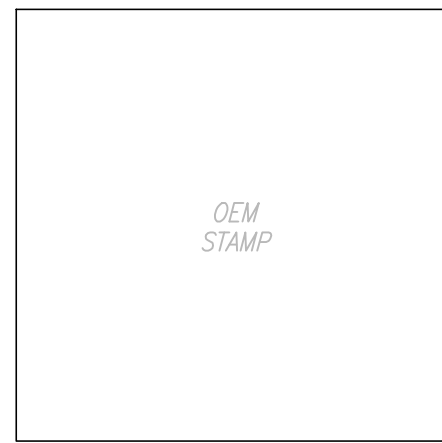
Signed on: _____

Stacy Akin, Arkansas Professional Engineer

* Certificate of Recording:



Signed _____
Circuit Clerk, Nancy Eastham

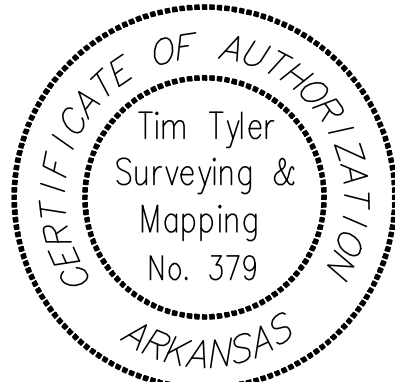


LEGAL DESCRIPTION (Tracy Lane Subdivision Phase-1 Lots 1-24):

Being a part of the NE1/4 NE1/4 of Section 33, and a part of the NW1/4 NW1/4 of Section 34, T-7-N, R-13-W, Faulkner County, Arkansas more particularly described as follows:

Beginning at the NW Corner of said NW1/4 NW1/4 of Section 34; thence along the North line of said NW1/4 NW1/4, S88°50'49"E 131.31 feet; thence leaving said North line, S22°13'43"E 578.41 feet; thence N88°43'35"W 55.87 feet; thence S69°23'33"W 341.93 feet to a point on the Centerline of Linder Road; thence along said Centerline, N40°25'48"W 373.39 feet; thence continuing along said Centerline, N33°30'09"W 120.34 feet; thence N27°11'40"W 317.30 feet to a point on the North line of said NE1/4 NE1/4 of Section 33; thence leaving said Centerline, along said North line, S88°50'58"E 479.49 feet to the point of beginning, containing 7.56 acres more or less.

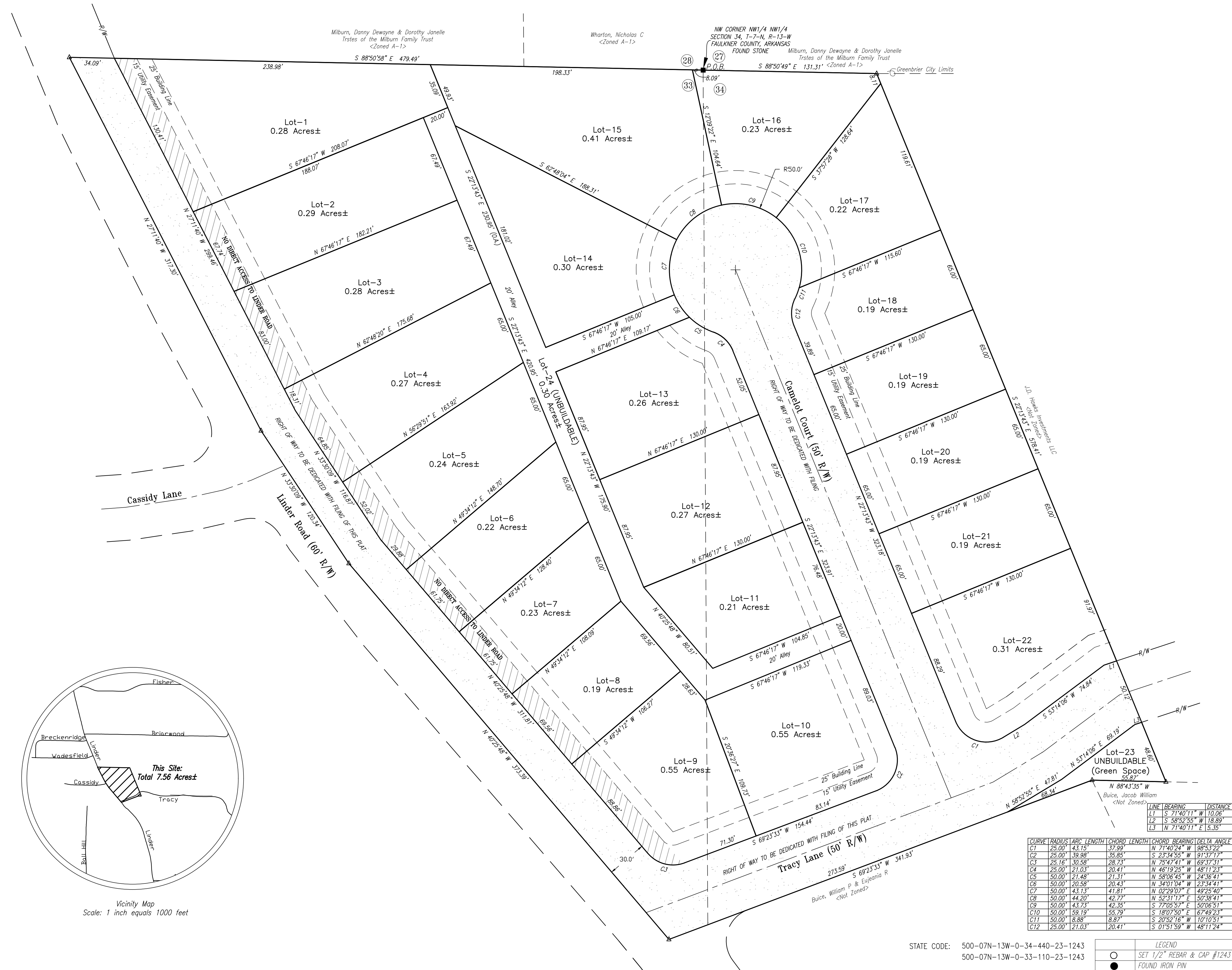
Subject to all roadways, easements and reservations that are of record or physically in place.



TRACY LANE SUBDIVISION PHASE I

Final Plat

Part of the NW1/4 NW1/4 of Section 34 and a part of the NE1/4 NE1/4 of Section 33, T-7-N, R-13-W
FAULKNER COUNTY, ARKANSAS



* Certificate of Owner:

I the undersigned, owner of the real estate shown and described herein, do hereby certify that I have laid off, platted, and subdivided and do hereby lay off, plat, subdivide said real estate in accordance with this plat.

Date of Execution: _____

Owner/Developer:
Tom Watson Construction LLC (C/O: Tom Watson)
1550 Briley Drive
Conway, AR 72034

Source of Title: Instrument# L202509514

T Tyler Group
surveying-mapping-engineering

240 SKYLINE DR. STE 3000/CONWAY, AR 72032
PH: 501-329-1400 / Fax: 501-321-3272 / www.tylergroup.net / email: info@tylergroup.net

DATE:	12-2-2025
SCALE:	1 INCH EQUALS 40 FEET
PROJECT JOB NO:	123-0337
DRAWN BY:	TGP/PBH
REVIEWED BY:	RPG
SHEET NO.	1 OF 1

DATE:	
SCALE:	
PROJECT JOB NO:	
DRAWN BY:	
REVIEWED BY:	
SHEET NO.	

DATE:	
SCALE:	
PROJECT JOB NO:	
DRAWN BY:	
REVIEWED BY:	
SHEET NO.	

PROJECT TITLE:
Tracy Lane Subdivision Phase I
Final Subdivision
Part of Section 34, T-7-N, R-13-W
Part of Section 33, T-7-N, R-13-W

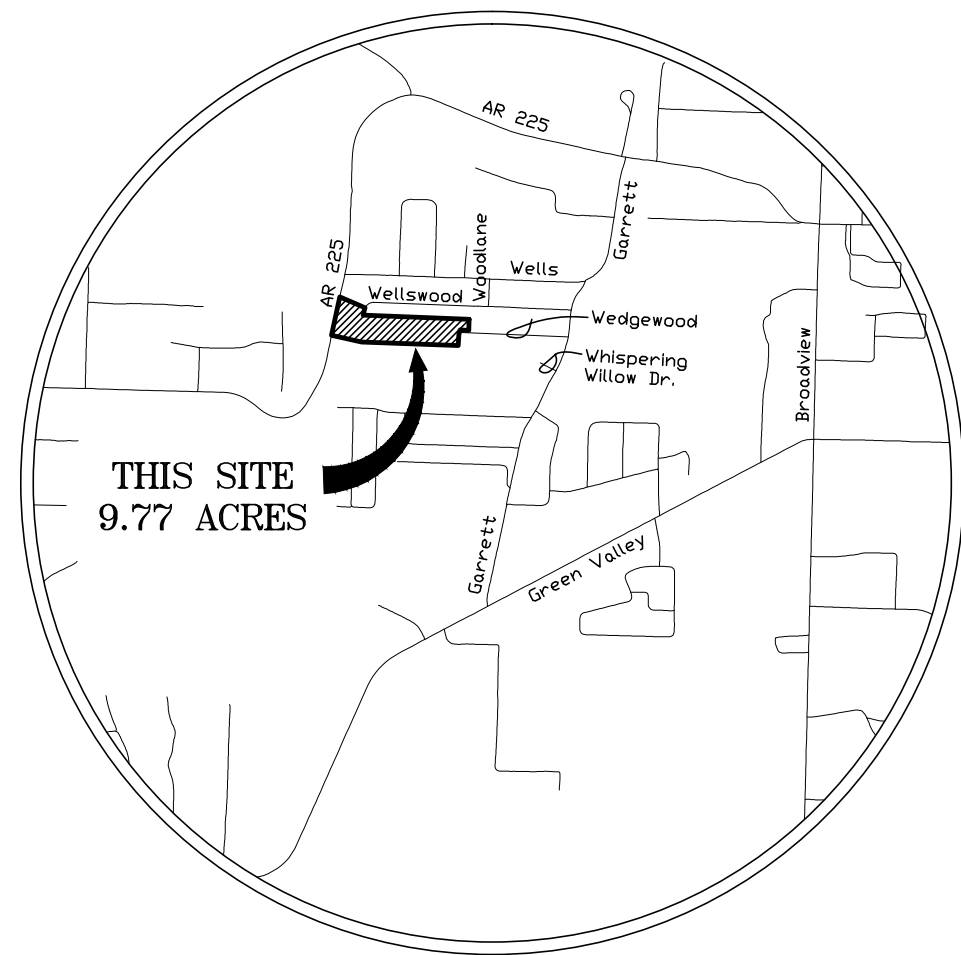
STATE CODE: 500-07N-13W-0-34-440-23-1243
500-07N-13W-0-33-110-23-1243

LEGEND
○ SET 1/2" REBAR & CAP #1243
● FOUND IRON PIN

WELLSWOOD SUBDIVISION PHASE 5

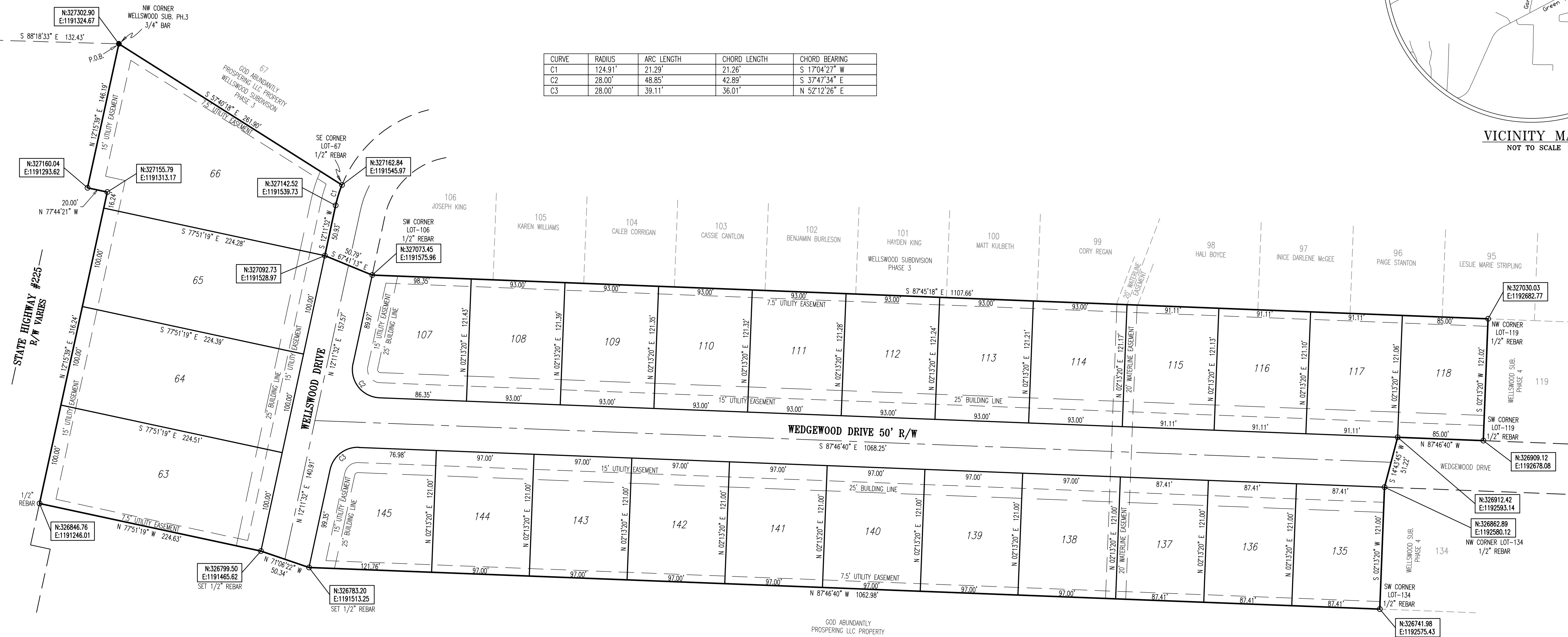
LYING IN THE S1/2 NE1/4 OF SECTION 20, T-7-N, R-13-W
FAULKNER COUNTY, ARKANSAS

FINAL PLAT



VICINITY MAP
NOT TO SCALE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	124.91'	21.29'	21.26'	S 17°04'27" W
C2	28.00'	48.85'	42.89'	S 37°47'34" E
C3	28.00'	39.11'	36.01'	N 52°12'26" E



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:

God Abundantly Prospering LLC
120 N. Broadview Street
Greenbrier, AR 72058

Source of Title: Doc# 2009-23584

Certificate of Final 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 Commission Chairman

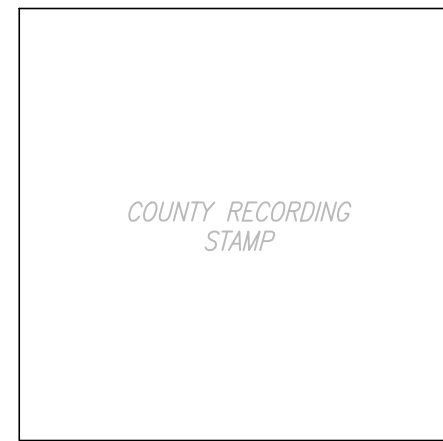
Legal Description: Wellswood Subdivision Phase 5 (Lots 63-66, 107-118, & 135-145)

Being a part of the S1/2 NE1/4 of Section 20, T-7-N, R-13-W, Faulkner County, Arkansas; more particularly described as beginning at the NW Corner of said S1/2 NE1/4; thence along the West line of said S1/2 NE1/4 S01°41'27"W 224.88 feet; thence leaving said West line S88°18'33"E 132.43 feet to the Point of Beginning, said point being the NW corner of Wellswood Subdivision, Phase 3; thence along the South line of said Wellswood Subdivision, Phase 3, S57°40'18"E 261.90 feet to the SE corner of Lot 67 Wellswood Subdivision, Phase 3, on the West right of way of Wellswood Drive; thence along said right of way, along a curve to the left with an arc length of 21.29 feet, a radius of 124.91 feet, a chord bearing of S17°04'27"W, and a chord length of 21.26 feet; thence S12°11'32"W 50.93 feet; thence leaving said right of way continuing along the South line on said Phase 3, S67°41'13"E 50.79 feet to the SW corner of Lot 106 Wellswood Subdivision, Phase 3; thence S87°45'18"E 1107.66 feet to the NW corner of Lot 119 Wellswood Phase 4; thence leaving said South line, along the West line of Wellswood Phase 4, S02°13'20"W 121.02 feet to the SW corner of said Lot 119 on the North right of way of Wedgewood Drive; thence along said right of way N87°46'40"W 85.00 feet; thence leaving said right of way continuing along said West line S14°43'45"W 51.22 feet to the NW corner of Lot 134 Wellswood Phase 4; thence S02°13'20"W 121.00 feet to the SW corner of said Lot 134 Phase 4; thence leaving said West line N87°46'40"W 1062.98 feet; thence N71°06'22"W 50.34 feet; thence N77°51'19"W 224.63 feet to the East right of way of State Highway #225; thence along said right of way N12°15'39"E 316.24 feet; thence N77°44'21"W 20.00 feet; thence N12°15'39"E 146.19 feet to the point of beginning containing 9.77 acres more or less.

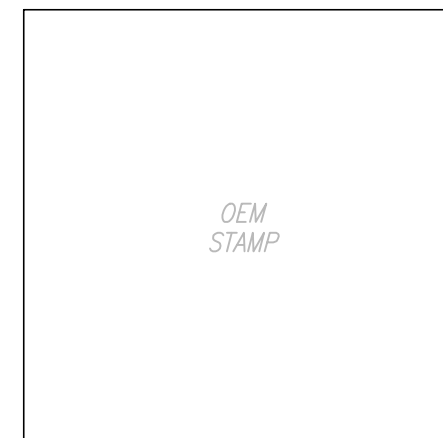
Notes:

- The Zoning of this property is R-1.
- Iron pins are set at all lot corners.
- All easements shall be for general utilities and or drainage.
- All easements are as shown.
- Building lines are 25' unless noted otherwise.
- Each Lot is subject to all roadways, easement and building line setbacks as shown on this plat.
- This property is not in the 100 year Flood plain according to Map #05045C0157H panel 157 of 480, Dated 12-19-06.
- This property is serviced by Greenbrier Water & Sewer, and Entergy Electric.

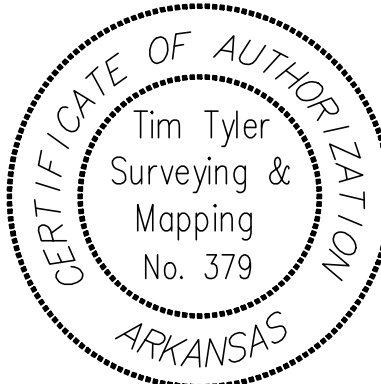
* Certificate of Recording:



Signed _____
Circuit Clerk, Nancy Eastham



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



LEGEND
● FOUND IRON PIN
○ SET 1/2" REBAR & CAP
■ FOUND STONE MONUMENT

T Tyler Group
surveying-mapping-engineering

2-25-2025
1 INCH EQUALS 60 FEET
121-0611/Wellswood Ph.5
GEW
RPG
500-07N-13W-0-20-100-23-1243
1 OF 1

DATE: _____
SCALE: _____
PROJECT JOB NO: _____
DRAWN BY: _____
REVIEWED BY: _____
STATE CODE: _____
SHEET NO. _____

DESCRIPTION OF REVISION MADE
DATE
INT.

DATE
DESCRIPTION OF REVISION MADE
INT.

DATE
DESCRIPTION OF REVISION MADE
INT.

DATE
DESCRIPTION OF REVISION MADE
INT.

PROJECT TITLE:
**WELLSWOOD
SUBDIVISION PHASE 5**

Hilltop Manor Lot 32 Replat
Being a replat of Lot 32 Hilltop Manor Subdivision

GUGE BRIAN A & DEBRA L
Parcel No. 286-00034-000
Lot 34 Hilltop Manor Subdivision
Zoned R-1

N-318866.26
E-1201459.18

East 639.67' (P)
S 88°27'16" E 639.67'

2-Strip Retained
By Landowner Per
Record Plat

N 01°04'37" E 220.03' (P)
N 02°37'21" E 220.03'

LOT 1
1.71 ACRES+/-

S 01°32'44" W 184.99'

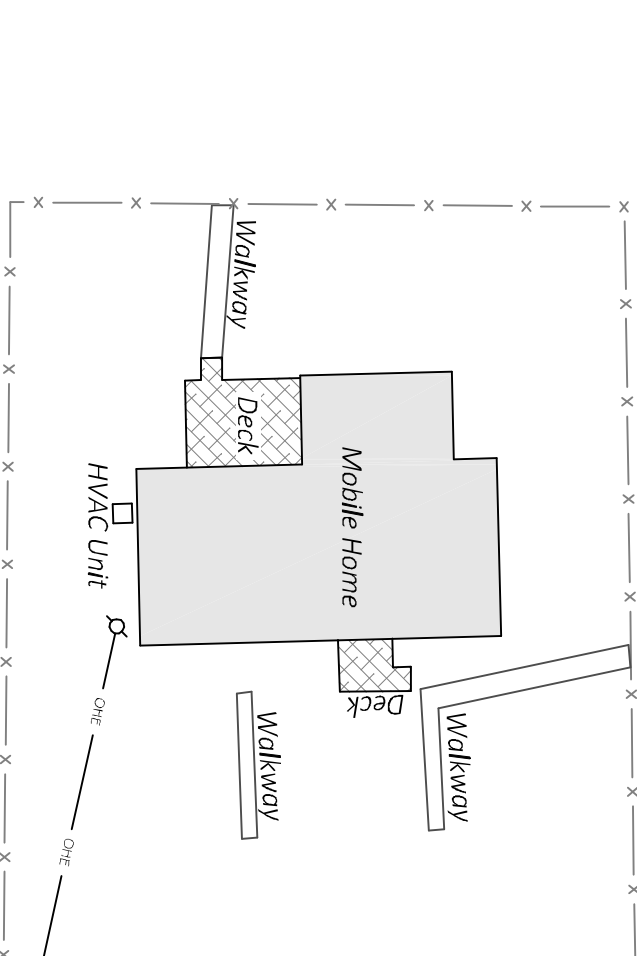
N 88°27'16" W 284.39'

N-318646.46
E-1201459.12

N 88°27'16" W 644.22'
West 644.22' (P)

N 88°27'16" W 359.83'

N 88°27'16" W 359.48'



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: _____

Signed: _____
Matthew Skoff (Texas Properties & Real Estate LLC)
9 Sky Drive
Greenbrier, AR 72058
Source of Title: Instrument L202305879.

CERTIFICATE OF FINAL PLAT APPROVAL
Pursuant to the Greenbrier Subdivision Regulations and all other conditions and approval having been completed, this document is hereby accepted. This certificate is hereby executed under the authority of the said rules and regulations.

Signed: _____, Director
Greenbrier Planning Commission

CERTIFICATE OF SURVEYING ACCURACY

I, Alex Cooke, hereby certify that this plat correctly represents a boundary survey made by me and all monuments shown hereon actually exist and that the lot size, type and material are correctly shown and all minor irregularities have been corrected in accordance with the Arkansas Minimum Standards for Land Surveyors have been met.
Date of Execution: 11/27/2023

_____, Registered Land Surveyor State of Arkansas Registration No. 1708

SURVEYOR'S NOTES

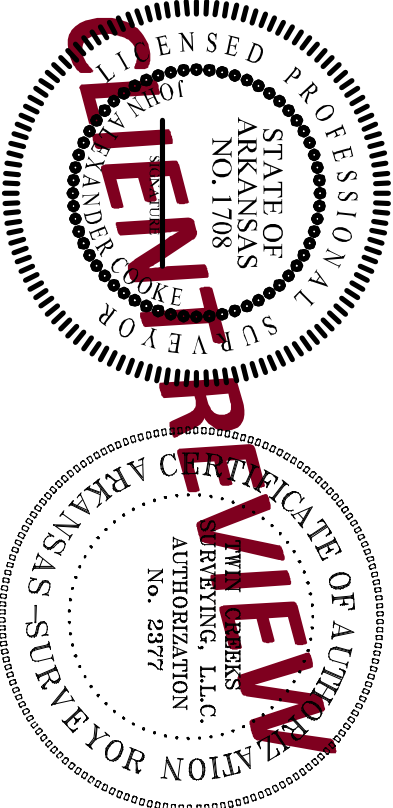
1. According to FEMA Map Panel Number 05045C02004, effective date of 12/19/2006, the subject property lies in Flood Zone X.
2. Error of closure ratio meets or exceeds minimum accuracy standards for Urban Class A property.
3. Current zoning is R-1.

LEGAL DESCRIPTION

Lot 32 Hilltop Subdivision, to the City of Greenbrier, records of Faulkner County, Arkansas, as filed in Plat Book F Page 24.

Certificate of Recording

Signed _____
Nancy Eastham, Faulkner County Circuit Clerk



I hereby certify that the above plat represents a survey made by me on this date and all easements, encroachments, and improvements disclosed by this survey are shown. An independent search for easements, covenants, encumbrances or any other facts which an accurate title search may disclose was not performed.

