



Greenbrier Planning Commission August 19, 2024

Johnny Cardin	Present
Joyce Johnson	Absent
Steve McCune, Chairman	Present
Tim Rowlett	Present
Hunter Thrasher	Present
Tim Carter, Vice Chairman	Present

Roll call indicated a quorum was present.

Hunter Thrasher made a motion to approve the July minutes as printed. Tim Carter seconded, all voted in favor.

COUNCIL ACTIONS CONCERNING PLANNING COMMISSION BUSINESS

None

OLD BUSINESS

None

NEW BUSINESS

1) Final Plat Phase 3 East Park

The request is for a final plat approval at Phase 3 East Park Subdivision. Tim Tyler, representative stated the water, sewer and streets were all installed. The street and water will be presented for approval at the next City Council meeting. A Letter of Credit for a Maintenance Bond in the amount of \$22,840 is required. Hunter Thrasher made a motion to approve. Johnny Cardin seconded, all voted in favor.

2) Lot Split Hilltop Manor

The request is for a lot split at 25 Renae Drive. The owner is requesting to cut out 1.55 acres. He has a letter provided for the perk test; waiting for health department approval.

The following guidelines were discussed for the lot split:

- Identify and give notice by certified letters to property owners within a 250 feet radius of the subject property*
- Notification sign on the property*
- Newspaper notice*
- Provide legal description*
- Setback requirement beginning at new lot*

After discussion, Hunter Thrasher made a motion to table the request until the requirements were met. Tim Carter seconded, all voted in favor.

Hunter Thrasher made a motion to adjourn, Tim Carter seconded. Meeting adjourned.

Steve McCune, Chairman

Shawn Johnston, Secretary

