



## Greenbrier Planning Commission November 18, 2024

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

Roll call indicated a quorum was present.

Joyce Johnson made a motion to approve the October minutes as printed. Hunter Thrasher seconded, all voted in favor.

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

Dustin Chapman reported that the Council approved the proposed plant nursery at 38 Hwy. 65 N. Broadview-C-2 with special use permit.

### **OLD BUSINESS**

#### *1) Snowden Circle Rezone R-1 to R-2 (Public Hearing)*

Tim Tyler spoke as representative for the property owner Tony Thompson. After consideration, the owner has decided to build 2 duplexes, 2,000 sq. ft. in size for each duplex with one building per lot.

Trish Nelson – 28 Snowden Circle spoke against the rezone, stating she was good with the R-1 zone, she would like to keep it that way, no need for apartments in the area.

Fred Gates -- 23 Snowden Circle spoke against the rezone, stating he does not think duplexes will be good, houses would be fine. He would like to keep it zoned R-1, the subdivision is quiet, has narrow streets, he would like it to stay as is unless the city wants to build a new street with curb/gutter.

**Tony Thompson---owner of the property spoke stating the original plan was to build 2 duplexes on the 6-acre tract to help supplement his income.**

**After reviewing, Hunter Thrasher made a motion to deny the rezone request from R-1 to R-2. Tim Carter seconded, all voted in favor.**

**NEW BUSINESS**

**1) *Lot Split Broadview Acres –Derek Walter***

**Mr. Walter was seeking approval for a lot split. The original lot split was never filled with the county. After discussion, Hunter Thrasher made a motion to approve the lot split at Broadview Acres. Johnny Cardin seconded, all voted in favor.**

**Johnny Cardin made a motion to adjourn, Hunter Thrasher seconded. Meeting adjourned.**

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*Steve McCune, Chairman*

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*Shawn Johnston, Secretary*