



## **Greenbrier Planning Commission 3-20-2025**

<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.

Johnny Cardin made a motion to approve the January minutes as printed. Joyce Johnson seconded, all voted in favor.

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

Dustin reported revisions were passed; emergency clause and standard notifications.

### **OLD BUSINESS**

#### ***1) Mountain Grove Subdivision PH 1--Final Plat***

First order of business was a final plat approval for Mountain Grove Subdivision Ph 1. It was reported they have health department approval on all lots. Existing streets are in and no curb and gutter are required. It was noted there were 2 lots that were subtracted from the preliminary plat. After discussion, Tim Carter made a motion to approve the final plat. Joyce Johnson seconded, all voted in favor.

#### ***2) Cutler Nursery —Site Plan***

The second request was the site plan approval for Cutler Nursery. There was no representative present. Matt Bagby made a motion to table the request due to no one present. Joyce Johnson seconded, all voted in favor.

***3) Walmart Fuel Station Green Valley —Site Plan***

The third order of business was a site plan approval for Walmart fuel station. There was discussion regarding the driveways and drainage. It was noted that the Arkansas Department of Transportation had incorporated the Walmart fuel station plans with their plans at Green Valley. After discussion, Steve McCune made a motion to approve the site plan. Matt Bagby seconded, all voted in favor.

***4) Centennial Subdivision —Final Plat***

The fourth request was a final plat approval for Centennial Subdivision. It was reported the water, sewer and streets are complete. They are waiting on the dedication of right-a-way and bond agreement. After discussion Johnny Cardin made a motion to approve the final plat at Centennial Subdivision. Steve McCune seconded, all voted in favor.

**NEW BUSINESS**

***1) Whits End Subdivision—Site Plan***

The first order of new business was a site plan approval for Whits End Subdivision. The site is 33 acres with 149 proposed lots connecting several streets including Church St. and Glendale Circle. The property is currently zoned R-1, the developer is requesting to rezone to R-4 to allow for smaller lot sizes. The proposed homes would be single family homes approx. 1600 to 2000 sq. ft.

***Public Hearing —Rezone from R-1 to R-4***

***No one present to speak in favor of the rezone. The following spoke against the rezone:***

***Sean Richards of 8 Glendale Circle***

***Mr. Richards spoke with the concern that Glendale and Church St. were too narrow, this would cause the streets to be unsafe and would increase the traffic.***

***Tim Tyler of 54 Cedar St.***

***Mr. Tyler spoke to the fact that once the property was zoned to R-4 they could do multi-family which includes townhomes, etc. The letters did not specify the zone from and to.***

*Shane Foley of 14 Cloverleaf*

*Mr. Foley is a deacon for Crosspoint Church and was a representative for the church located at 48 Glenn Lane. Mr. Foley was concerned that we did not have enough information at this time on the watershed effect and the impact the subdivision would have. His concern was the increase in water problems in this area, just south of Wilson Farm is a flood hazard area which is located behind the church.*

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

*Mr. Pattison spoke with concerns of the increased traffic on Church St. and if the R-4 zone is passed, there would be other concerns about the subdivision.*

*Donnie Elliott of 15 Burnett Circle*

*Mr. Elliott spoke with concerns that Church St. is too narrow to handle the increased traffic with a shorter distance at Church St. and sharp curves at Glendale Circle and the stop light. He spoke against the rezone.*

*Alan Shelman of 16 Church St.*

*Mr. Shelman stated he moved to Church St. because there was no thru street. He spoke with concerns that the R-4 rezone could be multi-family, he does not want Church St. to be a thru street, it will cause increased traffic and the street is too narrow.*

*Breanna and Brian Marengo of 21 Church St.*

*Mr. and Mrs. Marengo is against the rezone due to the increased traffic at Church St. The street is too narrow, you cannot meet another car. You would not be able to walk in front of your home, it is not good for the neighborhood.*

*Mark Hayes of 14 and 17 Church St.*

*Mr. Hayes spoke against the rezone stating concerns regarding the addition of 25% more traffic, the street is not wide enough, drainage is a concern.*

*Michael West of 6 Glendale Circle*

*Mr. West spoke against rezoning the property from R-1 to R-4 stating that would not be a good thing. He spoke about the good things of the*

*neighborhood such as the aged trees, bigger lots, the quietness of the neighborhood and lots of kids. He would like to keep it just like it is.*

*Kimberly Pavatt of 3 Glendale Circle*

*Ms. Pavatt spoke about the safety concerns the increased traffic would cause when children were outside of the church.*

*John Watts of 9 Glendale Circle*

*Mr. Watts spoke on how perfect the existing neighborhood is. It has a dead end drive, friendly neighbors, in the evening children are playing, it is an ideal place to raise a family.*

*BJ Fox of 12 Church St.*

*Ms. Fox spoke against the rezone from R-1 to R-4. Her concerns were the narrow streets, 149 more families using the entrance /exit to the park. There are no sidewalks on Church St. stating it is not feasible to mix R-1 to R-4.*

**After discussion, regarding the traffic, narrow streets and the R-4 zone, the representative requested to withdraw the Whits End Subdivision site plan approval, the rezone and the public hearing variance.**

**2) *Wellswood Phase 5***

**Second order of business was a request for the site plan approval for Wellswood Phase 5. After discussion regarding the water, streets and drainage Johnny Cardin made a motion to approve the site plan. Tim Carter seconded, all voted in favor.**

**3) *Tractor Supply Hwy 65 & 285***

**They are working on a landowner annexation. At the April city council meeting they will present it as a C-2 zone with a special use permit for outdoor displays.**

***Old Business—Johnny Cardin made a motion to place the Cutler Nursery site plan request back on the agenda. Joyce Johnson seconded, all voted to approve. Cody Southerland, was the representative. There was discussion on the following requirements:***

*Privacy fencing separating the southside residential.  
24 x 12 office building—hard surface driveways; depth of asphalt parking  
with required number of parking spaces  
Show lighting on plan—any wall packs, dark sky lighting  
One entrance, cross access required north to south  
Require hard surface toward Hwy. 65 so the gravel is not visible; Prefer  
hard surface all the way through  
Size of parking spaces  
Remove at least one of the entrances  
Signage —follow ordinance*

*4) Subdivision time frame prior to Sundowner Ordinance*

Site plans or subdivision plan approvals are good for one year or you can submit to renew ( only renew 1 time) If you don't renew you will be required to start the approval process over. The Sundown Ordinance will be presented at the next Council meeting.

*5) Fence at 1224 S. Broadview*

After discussion, Joyce Johnson made a recommendation for the city council to take action. Tim Carter seconded, all approved.

Hunter Thrasher made a motion to adjourn, Joyce Johnson seconded. Meeting adjourned.

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*Hunter Thrasher, Chairman*

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*Shawn Johnston, Secretary*

