



Greenbrier Planning Commission September 21, 2026

Hunter Thrasher	Present
Steve McCune	Present
Matt Bagby, Chairman	Present
Joyce Johnson, Vice Chairman	Present
Tim Carter	Present
Bruce Leggitt	Present

Roll call indicated a quorum was present.

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

COUNCIL ACTIONS CONCERNING PLANNING COMMISSION BUSINESS

NEW BUSINESS

Public Hearing:

- 1. Rezone from R-1 to O-1 at S. Broadview, south of W. Main.
Tim Tyler with Tyler Surveying represented Dewayne Goode and family.
The north part of their property is already zoned O-1, this request is to
rezone the remainder of the property to O-1.**

Tim Tyler of 240 Skyline Dr. Conway spoke in favor of the rezone.

Cindy Goode, resident of Heber Springs, spoke in favor of the rezone.

No one present to speak against the rezone.

Public Hearing closed.

After discussion, Hunter Thrasher made a motion to approve the rezone from R-1 to O-1 at S. Broadview. Tim Carter seconded, all voted in favor.

Hunter Thrasher made a motion to add Replat to the agenda. Steve McCune seconded.

Replat:

**Mr. Goode and family are requesting to reconstruct their drugstore at property located at W. Main (west of Casey)
Property is zoned O-1 and will require a special use permit.**

Bruce Leggitt made a motion to approve the replat at W. Main, Steve McCune seconded, all voted in favor.

2.Public Hearing: Special Use Permit W. Main:

A special use permit will be required for the use of a drugstore at W. Main zoned O-1.

Tim Tyler of 240 Skyline Dr. Conway, spoke in favor of the special use permit.

There was no one present to speak against the request.

Public Hearing closed.

**After discussion, Hunter Thrasher made a motion to approve the special use permit to go with the owner of the property at West Main (west of Casey)
Joyce Johnson seconded, all voted in favor.**

3. Lot Split Bradley Subdivision (Oak Hill)

This is a request to approve replat at property located at Oak Hill to conjoin 2 lots into 1 for Jennifer Bradley / Don Pruitt. After discussion, Bruce Leggitt made a motion to approve the request at Oak Hill. Joyce Johnson seconded, all voted in favor.

4. Lot split 54 E. Main

Herb Evans was representative for Steven Tapley of 54 E. Main. The request is for a lot split to allow a family member to construct personal residence. After discussion, Hunter Thrasher made a motion to table the request to allow time to submit proper documents so that the commission can review/make final decisions regarding the request. Steve McCune seconded, all voted in favor

5. Lot Split Canten CV (Lot 15 and 16 realign lot line)

The request is for a lot split at Canten Cv. The existing property owner owns lots 15 and 16. The plan is to realign the lot lines.

After discussion, Joyce Johnson made a motion to table the request to allow time for the owner to provide a plat for the commisison to review and make a final decision. Steve McCune seconded, all voted in favor.

Joyce Johnson made a motion to adjourn. Tim Carter seconded. Meeting Adjourned.

Matt Bagby, Chairman

Shawn Johnston, Secretary

