

PLANNING COMMISSION AGENDA

Location: Greenbrier Municipal Building

Date: October 19th 2026

Time: 1830 (6:30pm)

Facilitator: Hunter Thrasher
Matt Bagby (Chairman)
Joyce Johnson

Bruce Leggett
Tim Carter
Steve McCune

Agenda Items

Minutes from last month planning commission:

City Council Information:

Public Hearing:

1. Rezone Goode property S. Broadview O-1 to C-2

Old Business:

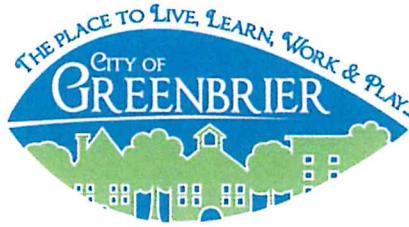
1. Replat Canteen cove lot 15 & 16
2. Lot Split 54 E. Main

New Business:

1. Rezone S. Broadview

Public Comment

Additional information:



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.

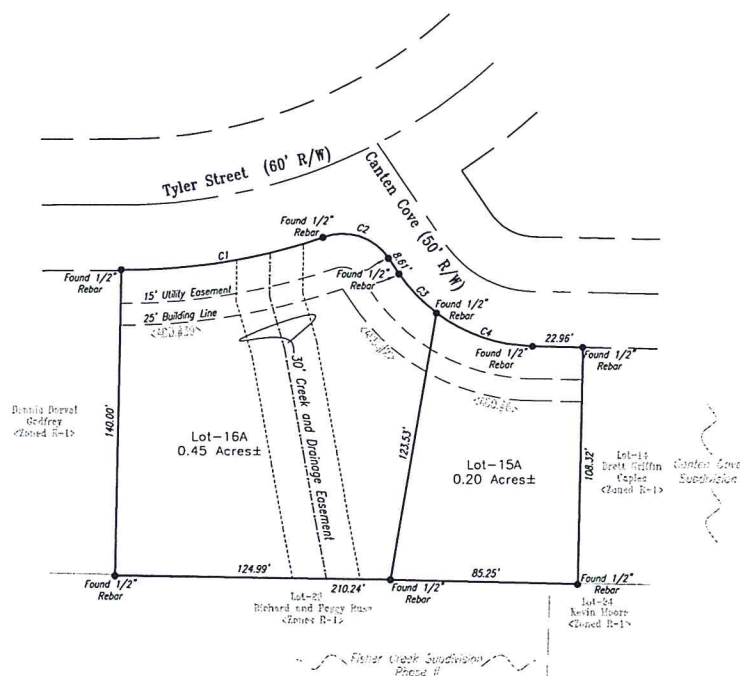
Joyce Johnson made a motion to adjourn. Tim Carter seconded. Meeting Adjourned.

Matt Bagby, Chairman

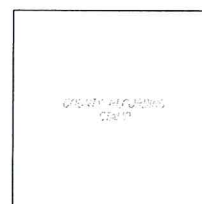
Shawn Johnston, Secretary

LOTS 15 & 16 CANTEN COVE REPLAT

Being a Replat of a part of Lots 15 & 16 of Canten Cove Subdivision to the Town of Greenbrier, Plat Book L Page 329, Records of Faulkner County, Arkansas



Certificate of Recording:



Signed _____
Circuit Clerk, Nancy Eastham



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: _____

Gonzalez Edgar
2 Canten Cove
Greenbrier, AR 72033

Source of Title: L202608470

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 _____

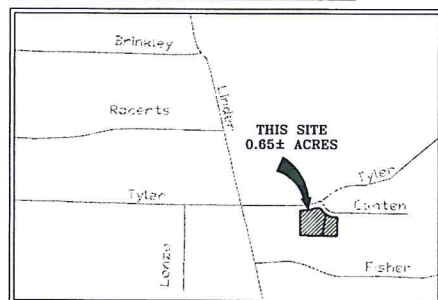
Greenbrier Planning Commission Chairman

Notes:

- 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 as shown.
- This property is not in the 100 year Flood plain Per FEMA Map 05045C0157H, Effective 12-19-2006
- This property is serviced by Greenbrier Water, Sewer and Energy Electric.

Legal Description: (Lots-15a and 16a Canten Cove Replat)
Being a Replat of Lots 15 & 16 of Canten Cove Replat, as shown in Plat of Record, Plat Book L Page 329.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	267.00'	93.07'	92.80'	N 80°42'48" E	119°25'59"
C2	25.00'	33.50'	31.05'	S 72°30'29" E	76°46'26"
C3	75.53'	24.91'	24.80'	S 43°33'46" E	18°53'42"
C4	75.04'	42.24'	46.47'	S 77°08'06" E	36°04'20"



VICINITY MAP
NOT TO SCALE



BEARINGS BASED ON ARKANSAS GRID NORTH NAD 83 AS DETERMINED BY GPS. RELATIVE POSITIONAL ACCURACY MEETS ARKANSAS MINIMUM STANDARDS.

LEGEND
● FOUND IRON PIN

PROJECT TITLE:

Lots 15 & 16
Canten Cove Replat

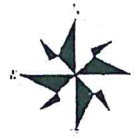
DATE:	10-2-2026
SCALE:	1 INCH EQUALS 40 FEET
PROJECT JOB NO:	260561 REPLAT
DRAWN BY:	PBH
REVIEWED BY:	RPC
SHEET NO.	1 OF 1

INT.	DATE	DESCRIPTION OF REVISION MADE

T Tyler Group
surveying.mapping.engineering

1240 SKYLINE DR. STE 3000/CONWAY, AR. 72032
PH: 501.323.1400 / FAX: 501.327.3972 / www.ttylergroup.net / info@ttylergroup.net

F.D. 1/2" REBAR
NW CORNER
SEC. 22, T-7-N, R-13-W
POWERPOLE S 33° W 78.35'
POWERPOLE S 81° E 42'



A part of the NW 1/4 of the NW 1/4 of Section 22, T-7-N, R-13-W, in Faulkner County, Arkansas, and being more particularly described as Commencing at the SW corner of the NW 1/4 of the NW 1/4; thence N 01°25'19" E, along the West line of Section 22, a distance of 146.41 feet to the North right-of-way of East Main Street and the POINT OF BEGINNING; thence continuing N 01°25'19" E along said line, a distance of 257.00 feet; thence S 72°55'49" E, a distance of 195.29 feet; thence S 11°45'27" W, a distance of 257.00 feet to the North right-of-way of East Main Street; thence N 69°42'43" W, along said right-of-way, a distance of 150.00 feet to the POINT OF BEGINNING; said described tract containing 1.00 Acres, more or less.

REFERENCES:
DEED BOOK 527 P. 657
SURVEY DOC# 202310042599

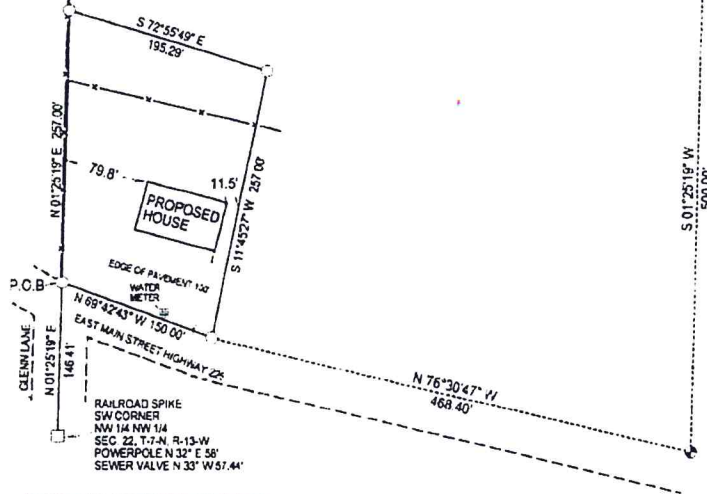
SURVEYOR'S CERTIFICATION

This survey and plat are made for the exclusive use of the person or persons shown hereon, and those who purchase mortgage or guarantee the plat within a period of six months from the date shown hereon.

This survey does not constitute a title search by the surveyor. Survey is made subject to any facts that a current and accurate title search might reveal.

Unless specifically shown hereon, no statement or guarantee is made concerning the presence of boundaries, wells, easements or other subsurface structures that might affect the title or use of surveyed property.

DEED LINE



BEARINGS BASED ON GRID NORTH NAD 83 NORTH ZONE

BILLY LAWRENCE SURVEYING
517 CHERRYHILL LOOP
PERRYVILLE, AR. 72126

PH: 501-889-2357
PH: 501-889-4393

CLIENT: **BRIAN & LHEAR KELLY**

STATE PLAT CODE 500-07N-13W-0-22-440-23-1552

DATE SEPTEMBER 14, 2026 JOB # 150-26

LEGEND

- POB Point of Beginning
- 1/2" Rebar Set With Cap
- Fence Line
- Found 1/2" Rebar
- Railroad Spike
- F.D. 4x6 Stone
- Found T-post
- Computed Point
- Set Cotton Spindle

Being a Replot of a part of Lot 4, George Lieblong Subdivision to the Town of Greenbrier, and a part of Lots 6, 7, and 8, Block 3 South Greenbrier Subdivision, and being a part of the NE1/4 NW1/4 of Section 21, T-7-N. R-13-W, Faulkner County, Arkansas

Certificate of Recording:

Signed _____
Circuit Clerk, Nancy Eastham

Certificate of Owner:

We the undersigned, owners of the real estate shown and described herein, do hereby certify that we have laid off, plotted, and subdivided and do hereby lay off, plot, subdivide said real estate in accordance with this plot and do hereby dedicate to the use of the public the (streets, alleys, drives, easements, etc.) as shown on said plot.

Date of Execution:

Owner/Developer: _____
Goode Inc. C/O: Dewayne Goode
P.O. Box 2140
Conway, AR 72033

Source of Title: L201917850

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:

- The Zoning of this property is O-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 as shown.
- This property is not in the 100 year Flood plain Per FEMA Map 05045C0157H, Effective 12-19-2006
- This property is serviced by Greenbrier Water, Sewer and Energy Electric.

Legal Description: (Lot-1 Goode Inc. Replat)

Being a Replat of a part of Lot 4, George Liebling Subdivision to the Town of Greenbrier, Arkansas, and a part of the NE1/4 NW1/4 of Section 21, T-7-N, R-13-W, Faulkner County, Arkansas, and a part of Lots 6, 7, and 8, Block 3 South Greenbrier Subdivision as shown on plat of record in Plat Book A, Page 14, records of Faulkner County, Arkansas, more particularly described as follows: Commencing at the NW corner of said Lot 4, said point being the point of beginning of the NW corner of said Lot 4, S87°54'23" E 161.60 feet; thence leaving said North line, S31°53'53" W 263.77 feet (deadend 264.00 feet); thence S87°03'27" E 169.45 feet; thence S88°58'44" E 160.13 feet to the West right of way of U.S. Highway #65; thence along said right of way, S20°06'41" W 106.00 feet; thence S31°53'52" W 56.33 feet; thence leaving said right of way, N88°40'10" W 160.79 feet; thence N31°59'54" E 15.00 feet; thence N88°16'29" W 327.25 feet; thence N01°02'00" E 156.57 feet; thence N01°33'46" E 264.00 feet to the point of beginning, containing 2.75 acres, more or less.

PROJECT TITLE:

GOODE INC.
REPLAT

T Tyler Group
surveying, mapping, engineering

1240 SKULINE DR. STE. 3000/CONWAY, AR. 72032
TEL: 501.329.1400 / FAX: 501.327.3712
www.tylergroup.net / email@tylergroup.net

1240 SKYLINE DR. STE 3000/CONWAY, AR. 72032

DATE:	9-30-2026
SCALE:	1 INCH EQUALS 50 FEET
PROJECT JOB NO:	1260496 REPLAT
DRAWN BY:	GEW
REVIEWED BY:	RPC
STATE CODE:	500-07N-13W-0-21-410-23-1243
SHEET NO.	1 OF 1

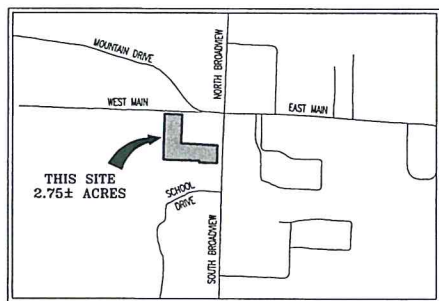
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Being a Replot of a part of Lot 4, George Liebling Subdivision to the Greenbrier, and a part of Lots 6, 7, and 8, Block 3 South Greenbrier and being a part of the NE1/4 NW1/4 of Section 21, T-7-N. R-10-E, Faulkner County, Arkansas

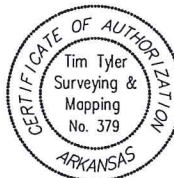
Certificate of Recording:

Signed _____
Circuit Clerk, Nancy Eastham

U.S. HWY #65 R/W VARIES (A.K.A. SOUTH BROADWAY STREET)



VICINITY MAP
NOT TO SCALE



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

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