



CITY OF WHITE HALL

BOARD OF ZONING ADJUSTMENT & PLANNING COMMISSION/ MEETING

**6:15 p.m.
Monday, January 12th, 2026
101 Parkway
White Hall, AR 71602**



Agenda Topics

Board of Zoning Adjustment - NONE

Planning Commission

A. Call to Order

**B. Minutes of April 14th, 2025
Minutes of June 9th, 2025**

C. New Business

1. Conditional Use request by L & L Lively Investments, LLC. To develop a Residential Planned Unit Development on Shepherd Drive. The development will include duplexes, single family homes and multifamily townhouses. The property is zoned R-2, Residential.

D. Other Business: None

ADJOURN

MINUTES
WHITE HALL PLANNING COMMISSION MEETING
April 14, 2025

Present: Ken Smith, Chairman; Terry Smith, David Beck, Doris Golden, David Judkins, and Evan Staton.

Others present: Lisa Attwood, Larry Brakebill and Larry Reynolds, Planning.

Absent: Sammie Sheftic

Planning Commission

Chairman Ken Smith opened the meeting at 6:15 pm.

Minutes: The minutes from the October 15th, 2024, Planning Commission were presented. With no changes needed a motion to approve the minutes was made by Commissioner Terry Smith, seconded by Commissioner Golden, and unanimously approved 6-0.

Item #1: Rezoning request by Melissa Attwood to rezone .23 acre from R-2 to C-2. The property is located at 8903 Dollarway Road.

Chairman Ken Smith introduced the first item on the agenda and noted that Ms. Attwood and Mr. Brakebill were present in support of the application. General discussion involved the high traffic on Dollarway Road and the limited parking needed for the intended real estate office if rezoned. There was no one present to speak in opposition to the application.

Without further discussion a motion was made by Commissioner Beck to forward the rezoning request to City Council for approval, seconded by Commissioner Staton and unanimously approved 6-0.

There being no further business before the Commission the meeting was adjourned by acclamation at 6:15 p.m.

Approved on the ____ of _____.

Chair

MINUTES
WHITE HALL PLANNING COMMISSION MEETING
June 9, 2025

Present: Ken Smith, Chairman; Terry Smith, David Judkins, and Sammie Sheftic.

Others present: Jamey Price, Michele Price, Larry Lyle, Mitch Rose, and Larry Reynolds, Planning.

Absent: David Beck, Doris Golden, Sammie Sheftic, Evan Staton

Planning Commission

Chairman Ken Smith opened the meeting at 6:15 pm. Since there was no one present to represent item number 1 it was decided to proceed to item number 2 to allow more time for others to show up.

Item #2: Final Plat approval for The Acres Subdivision a ten-lot subdivision located south off Maddox Street.

Chairman Ken Smith introduced the request for Final Plat approval and noted that the commission had previously approved the preliminary plat and that there had been no changes from that original filing. He noted that Mr. Price was here to represent the application as well as Mitch Rose with McClelland Engineering. Each commissioner had been provided with planning staff review and recommendation and asked if there were any questions for staff or from the applicant? It was noted that a larger version was available for review. The chair noted that Mr. Price had been working diligently with the Mayor and the city and even though there were a few things that needed to be taken care of, that they were confident that all would be completed on time. Their being no other discussion a motion was made by Commissioner Smith to approve the Final Plat, seconded by Commissioner Judkins and unanimously approved by the commission 4-0.

Item #1: Conditional Use request by Grace Veterinary Clinic to build and operate a veterinary clinic at 1360 Claud Road in a C-2, General Commercial zone.

Chairman Smith brought back item number one and noted that even though there was no one present to represent the application the commission can still consider it. The request is behind Relyance Bank and next to D-Bat. The

commissioners have the information and staff review. They are currently operating out of Mr. Ray's property at the corner of Sheridan Road and Sandy Acres and have been staying very busy. Commissioner Judkins asked if they were local and it was noted by Chairman Smith that they are based out of Monticello with a couple of other locations, possibly Warren. Commissioner Sheftic noted that their service is needed. Following general discussion, it was noted that there was no one present to speak in opposition. Commissioner Sheftic made a motion to approve the request, seconded by Commissioner Smith and unanimously approved 4-0.

There being no further business before the Commission the meeting was adjourned by acclamation at 6:23 p.m.

Approved on the ____ of _____.

Chair

**RECOMMENDATION
TO THE
WHITE HALL PLANNING COMMISSION**

SUBJECT: Conditional Use request by L & L Lively Investments, LLC. to develop a Residential Planned Unit Development on Shepherd and Veneer Drives. The development will include duplexes, single family homes and multifamily townhouses. The property is zoned R-2, Residential.

APPLICANT: L & L Lively Investments, LLC

ZONING AND LAND USE: R-2, Residential, Single-Family and Two-family

ZONING	North	R-2, Residential, Single & Duplex	LAND USE:	North:	Duplex & SF Residential
	South	R-2, Residential, Single & Duplex		South	SF Residence - Undeveloped
	East:	R-1, Residential, Single family		East:	Single family
	West:	R-1, Residential, Single family		West:	Vacant - Undeveloped

REVIEW

The intent of requiring Conditional Use approval is to allow conceptual design approval by the Commission prior to engineered development and to accommodate creative, innovative and flexible residential development which are in the best interest of the city.

The applicant proposes the development of a planned residential community on property zoned R-2 (Residential). The development is designed to function as an integrated residential neighborhood and is intended to emulate the general character and layout of a larger scale development in North Little Rock, but at a smaller scale appropriate to White Hall. The proposed PUD includes a mix of residential housing types arranged under a unified site plan, internal circulation system, and coordinated architectural and landscaping features.

The planned development consists of the following residential components:

16 duplex buildings (32 dwelling units)

14 single-family detached homes

One (1) multifamily building containing 18 dwelling units

This equals a total of 64 dwelling units with a mix of housing types to provide a range of living options while maintaining a cohesive neighborhood design.

The proposed site plan reflects a planned development approach rather than a typical subdivision layout allowing minimal lot size that promotes a neighborhood scale appearance and reduces visual dominance of parking areas. Use of architectural consistency across housing types are proposed to reinforce a unified development theme.

The surrounding area is characterized primarily by single-family and duplex residential uses. The proposed development's scale, building orientation, and residential character are designed to be compatible with nearby neighborhoods. The inclusion of multiple housing types is not expected to adversely impact adjacent properties, provided that appropriate buffering, setbacks, and landscaping are incorporated where the development abuts existing residential uses.

The intent is to provide gated access with internal circulation to minimize conflicts and provide adequate security for residents as well as meet city fire code requirements. Utilities are anticipated to be available to serve the development and are subject to review under the Subdivision platting requirements.

The planned development concept includes a common open space area intended for resident use. These areas contribute to the overall quality of the development and support the goal of creating a neighborhood-oriented environment similar in concept to development in larger urban areas. Landscaping, screening, and signage will be reviewed to ensure consistency with City standards and compatibility with surrounding properties.

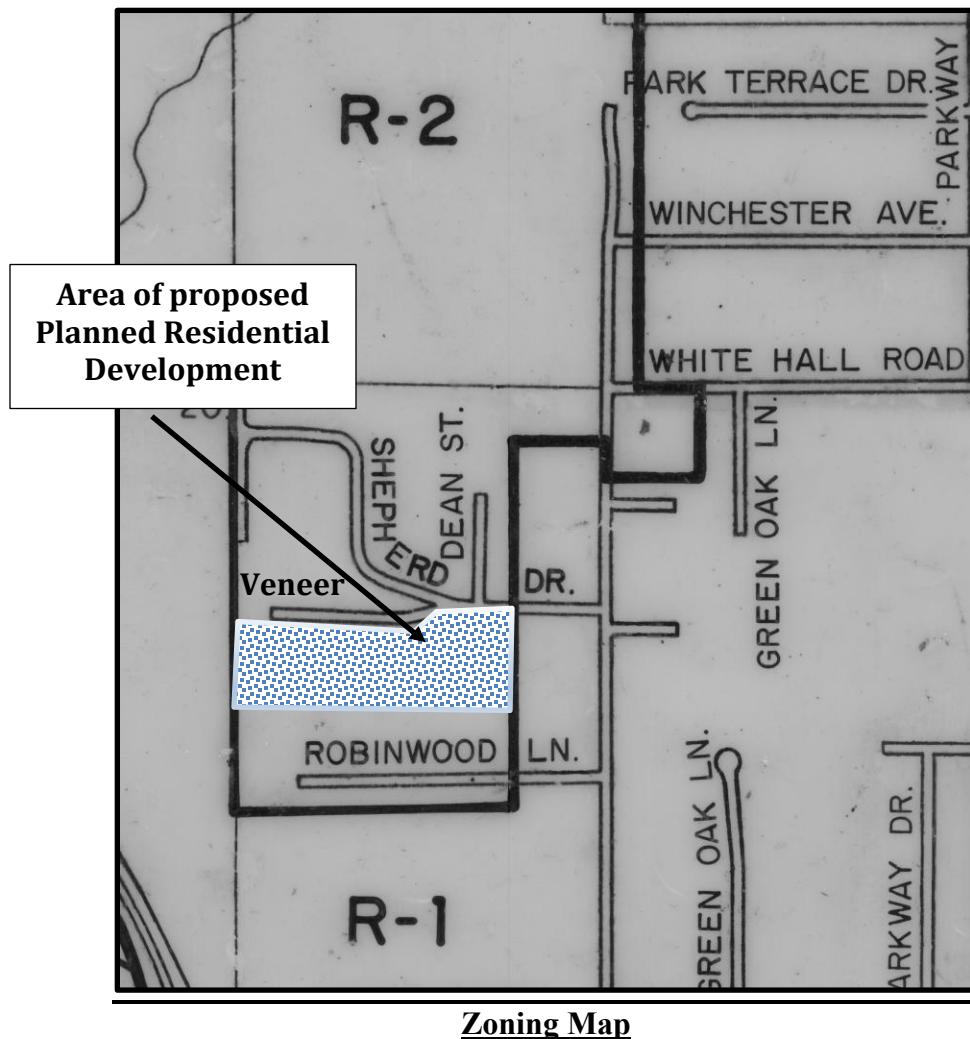
Staff finds that the proposed PUD provides a well-integrated mix of residential housing types, utilizes a coordinated design consistent with planned residential developments, is compatible with the intent of the R-2 zone and reflects a model successfully implemented elsewhere in the state at an appropriate scale for White Hall. Outstanding technical issues related to drainage, traffic circulation and/or utilities will be addressed during Preliminary Subdivision plan approval.

RECOMMENDATION

Staff recommends **approval** of the Planned Residential Development, subject to the following conditions:

1. Substantial compliance with the submitted site plan and development narrative.

2. Compliance with all applicable City of White Hall development standards.
3. Review and approval of final engineering, drainage, and utility plans prior to construction.
4. Installation of required landscaping, buffering, and screening as shown on the final approved plans.



Conditional Use

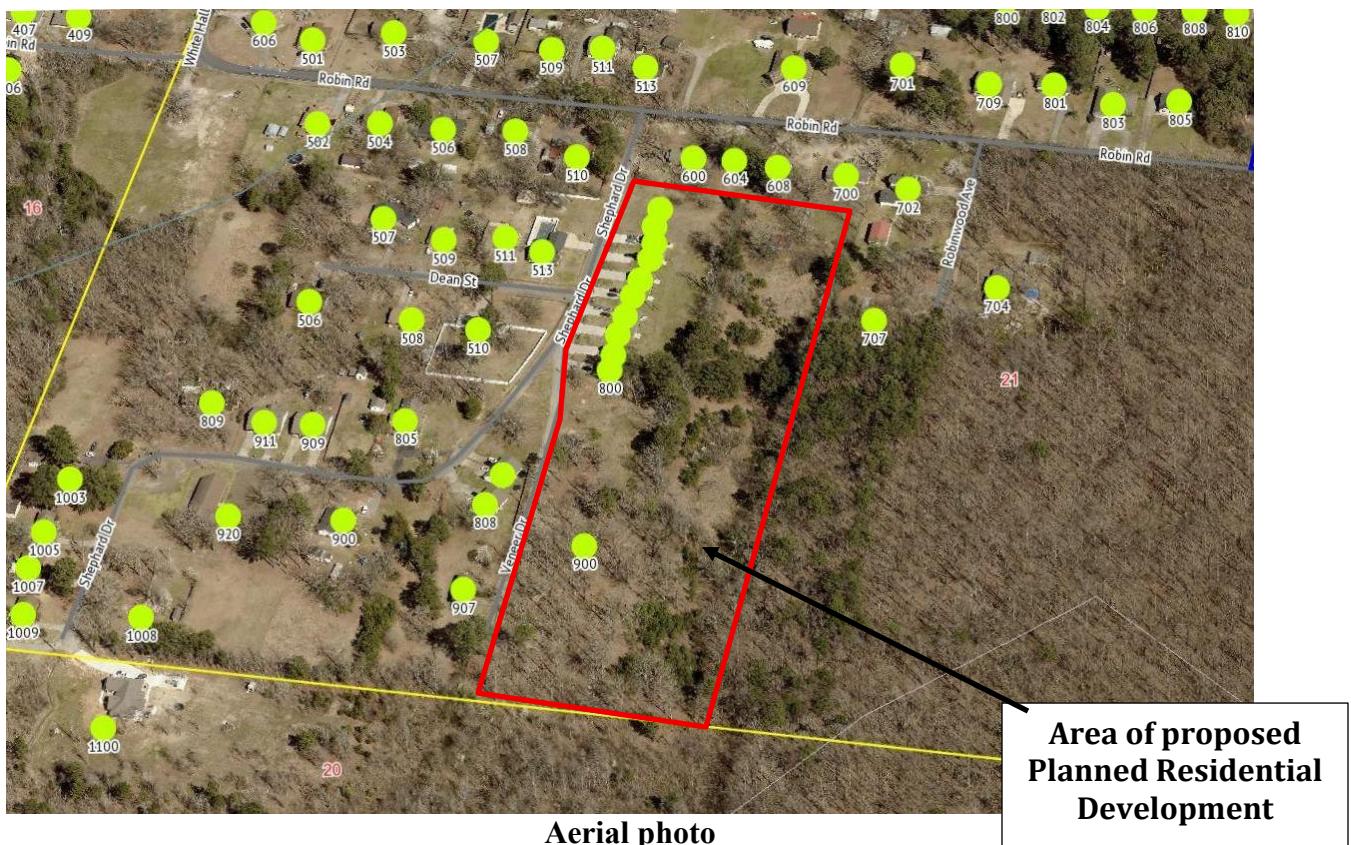
**AGENDA ITEM #1
SHEPHERD ROAD
JANUARY 12TH, 2026**



Ownership map

Conditional Use

AGENDA ITEM #1
SHEPHERD ROAD
JANUARY 12TH, 2026



Aerial photo

Surrounding area photos



Entrance to Shepherd off Robin



Robin Street near Shepherd – development west and behind



Robin Street near Shepherd - development west and behind



Robin St - development west and behind



Robinwood property – south adjoining development



Robinwood property – south adjoining development



Shepherd at Dean St



Dean Street at Shepherd





West on Shepherd



Veneer St west off Shepherd



West down Shepherd – toward Lively existing duplexes

9810 Dollarway Rd Suite #105
White Hall, AR 71602



P.O. Box 20446
White Hall, AR 71612

December 8, 2025

City of White Hall, Planning Commission

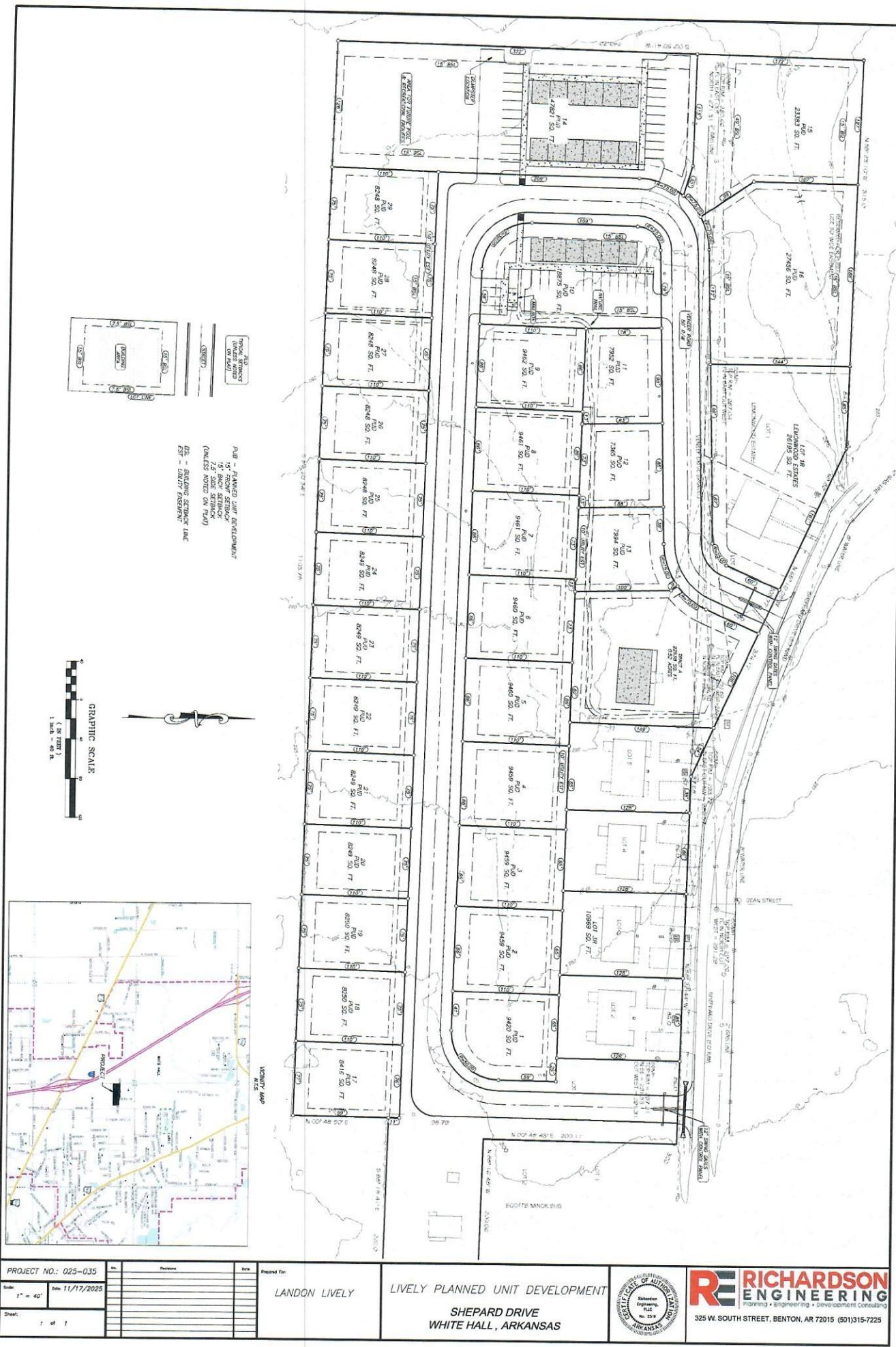
L & L Lively Investments, LLC is proposing to rezone the platted property on Shephard Drive from R-2 (Duplexes) to a PUD (Planned Unit Development). The development will include as follows:

- 13- Duplexes
- 14-Single Family Houses
- 18- Units of Multifamily Townhouses.

It will be a gated community to restrict access and allow privacy for the residents. There will also be a designated area for future Pool and Recreation facility.



L & L Investments, LLC
Landon Lively



PROJECT NO.: 025-035		No.	Revisions	Date
Scale:	1" = 40'	Date:	11/17/2025	
Sheet: 1 of 1				

LANDON LIVELY

LIVELY PLANNED UNIT DEVELOPMENT
SHEPARD DRIVE
WHITE HALL, ARKANSAS



The logo for Richardson Engineering. It features a stylized 'R' icon composed of three horizontal bars of increasing height from left to right. To the right of the icon, the word 'RICHARDSON' is written in a bold, sans-serif font, with 'RICHARDSON' stacked on top of 'ENGINEERING'. Below the main text, the words 'Planning • Engineering • Development Consulting' are written in a smaller, regular sans-serif font.