



CITY OF WHITE HALL

BOARD OF ZONING ADJUSTMENT & PLANNING

COMMISSION/ MEETING

6:15 p.m.
Monday, February 9th, 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 - with corrections highlighted

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:

14 duplex buildings (28 dwelling units)

13 single-family detached homes

One (1) multifamily building containing 18 dwelling units

This equals a total of 59 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.

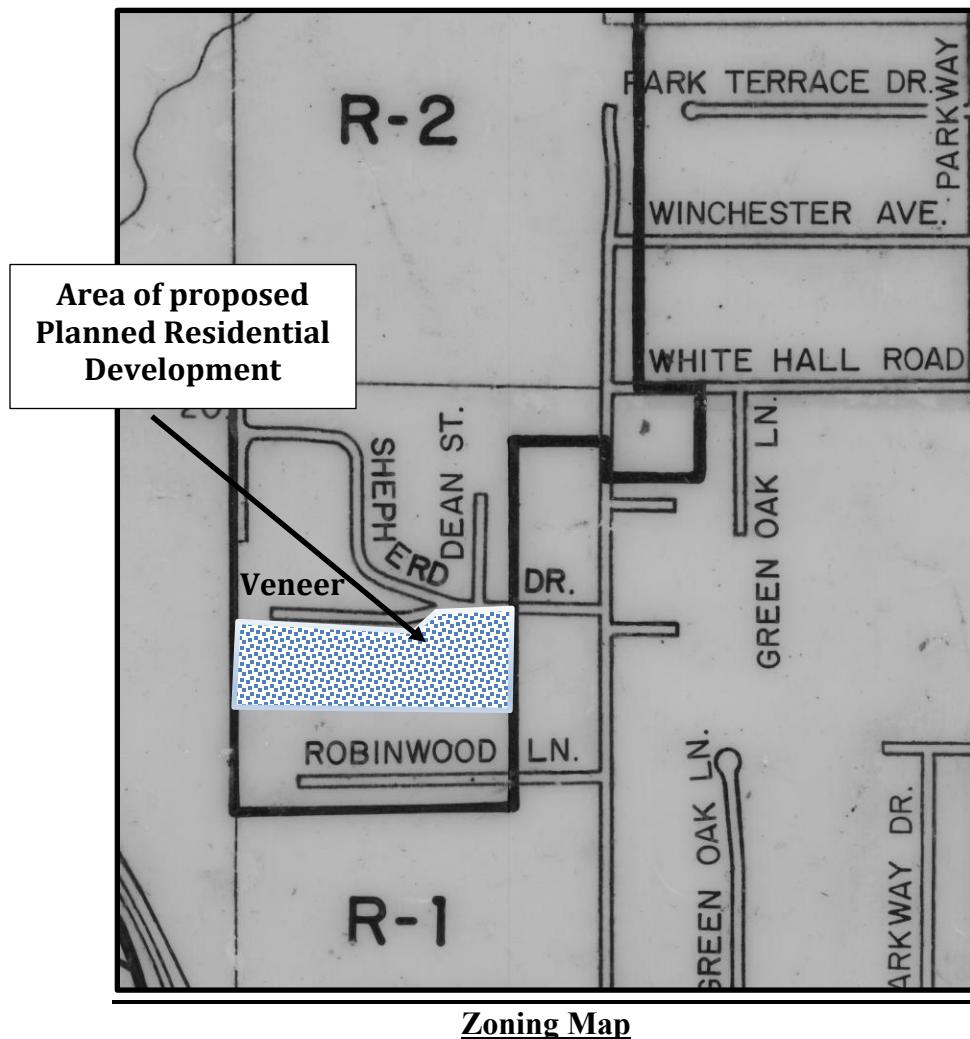
Staff finds that the proposed PUD provides a well-integrated mix of residential housing types, utilizes a coordinated design consistent with planned residential developments, is compatible with the intent of the R-2 zone and reflects a model successfully implemented elsewhere in the state at an appropriate 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.



Zoning Map



Ownership map

Conditional Use

AGENDA ITEM #1
SHEPHERD ROAD
FEBRUARY 9TH, 2026



Aerial photo

Area of proposed
Planned Residential
Development

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

CITY OF WHITE HALL, ARKANSAS
CONDITIONAL USE APPLICATION

DATE: 1-12-, 2026

1. Applicant name L & L Lively Investments, LLC Phone # (h) (w) 
Address 9810 Dollarway Road, White Hall, AR 71602
2. If Applicant is not the property owner, give name and address of owner: NA
Phone # NA
3. Street address of property covered by the application: Veneer & Shepherd (west of)
4. Legal description of property (attach additional pages as necessary and/or include professional survey):
parcel #970-13954-000 Section 21-5-10 200 FT OF N 1045 FT OF W 690 FT OF NW NW
parcel #970-13955-000 Section 21-5-10 BEG 77 FT N OF SW COR NW NW N 198 FT E 1100 FT S
198 FT W 1100 FT TO BEG. 5 ACRES
parcel #970-05812-000 Lemonwood Add - 21-5-10 BEG 1795 FT N OF SW COR SW NW TH E 740 FT
TH N 78 DEGS 40 MINS W 369 FT W 400 FT TH S 146.7 FT TO POB (RESERVED) EXC E 340
FT THEREOF & EXC BEG SE COR LOT 5 BLK 3 TH S 146.7 FT W 85 FT N 146.7 FT E 85 FT
TO POB
parcel #970-08988-000 Trussell SD Block 1 Lot 1
5. Proposed Use of Property: Planned Unit Residential Development consisting of 13 duplexes, 14 single family homes, and 2 Townhouse unit with 18 units
6. The following items must accompany this application in order to be accepted by the City as a complete application.
 - a. Drawing, to scale, of the property proposed for the Conditional Use, showing all property dimensions and any existing and proposed structures and improvements on the property, including all paved surfaces and all easements.
 - b. Narrative of current use of property and reason for conditional use request.
 - c. Property Summary sheet for the property for which the Conditional Use is being requested (subject property) that shows the recorded owner of the property. (The Summary Sheets in "c" and "d" and the Sectional Map sheet in "e" must be obtained from the Real Estate Division of the Jefferson County Assessor's Office, Jefferson County Courthouse, Baraque and Main Street, Pine Bluff, Arkansas.)
 - d. Property Summary sheet as detailed in "c" above for each property that adjoins the subject property, including those properties across the street(s) from the subject property. Said sheet must contain the legal description of each property and the recorded owner of each property.
 - e. Sectional Map sheet that shows subject property and adjoining/surrounding properties by parcel number.
 - f. Proof that certified return receipt letters have been sent to all property owners owning property that adjoins the subject property, including those properties across the street(s) from the subject property. The property owners who are to be notified as owners shall be those property owners as recorded in the County Assessor's Office as owners. The letter shall state what the existing zoning classification is, what use is being proposed for the property, and the time and place where the public hearing will be held. An example letter that may be used for this purpose is attached, or you may prepare your own as long as the required information is included.
 - g. Filing Fee \$ 75.00


APPLICANT'S SIGNATURE

PROPRIETOR'S SIGNATURE
IF APPLICANT IS NOT THE OWNER

CITY OF WHITE HALL

\$ 75.00

Date 1-14-24

Cash

John Buckley

Five Dollars = \$10.00

not Use Application Fee

03890

Reyda Schubert

CITY OF WHITE HALL

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103 Cline Dr
White Hall AR 71602

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White Hall AR 71602

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Send To:
Amy Boenken
700 Robin Rd.
White Hall, AR 71602

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9810 Dollarway Rd Suite #105
White Hall, AR 71602



P.O. Box 20446
White Hall, AR 71612

870.534.2251

December 8, 2025

City of White Hall, Planning Commission

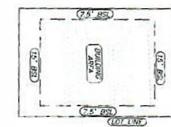
L & L Lively Investments, LLC is proposing to rezone the platted property on Shephard Drive from R-2 (Duplexes) to a PUD (Planned Unit Development). The development will include as follows:

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

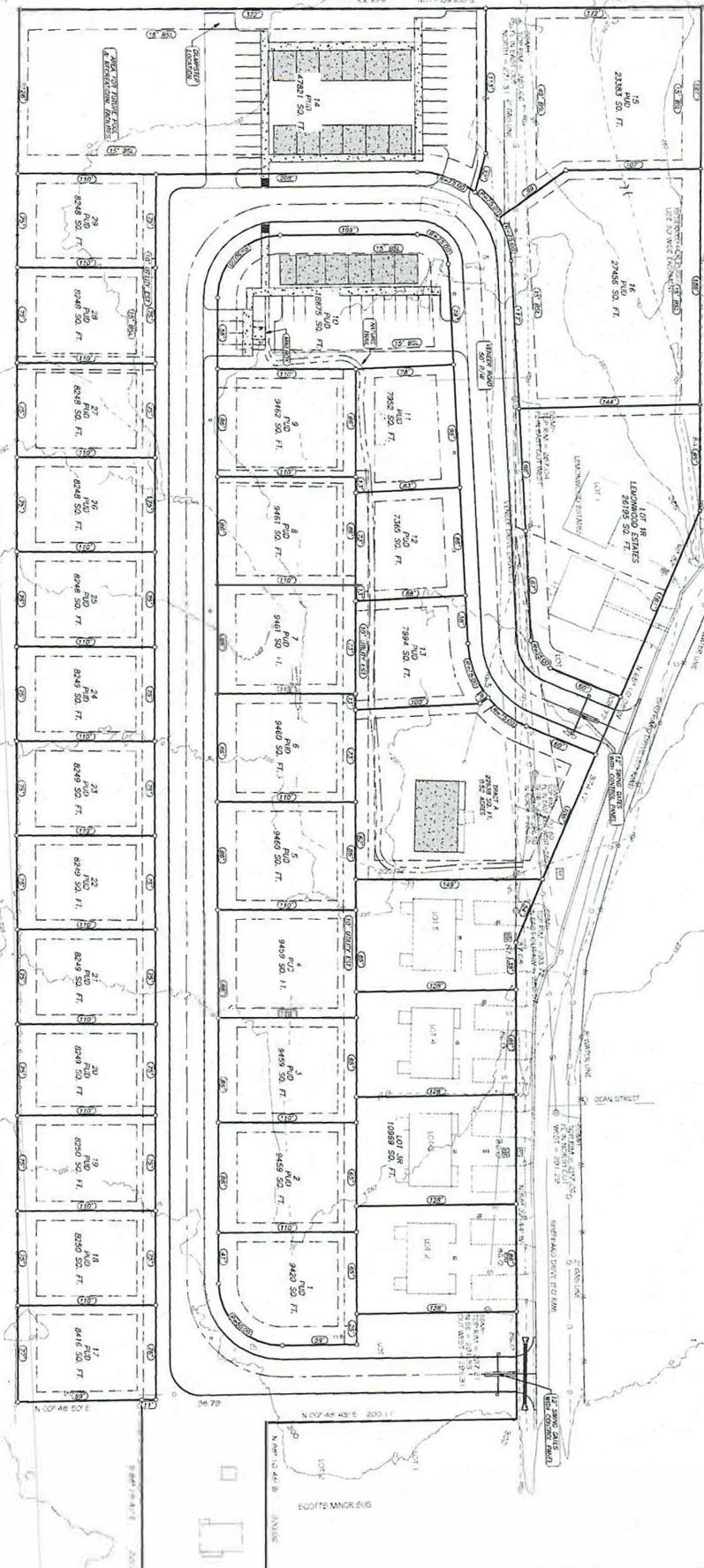
It will be a gated community to restrict access and allow privacy for the residents. There will also be a designated area for future Pool and Recreation facility.



L & L Investments, LLC
Landon Lively



PUD - PLANNED UNIT DEVELOPMENT
12' - FRONT SETBACK
15' - BACK SETBACK
7.5' SIDE SETBACK
(UNLESS NOTED ON PLAT)
BS - BUILDING SETBACK LINE
BS - BUILDING SETBACK LINE



PROJECT NO.: 025-035

Scale: 1" = 40'

Date: 11/17/2025

Sheet: 1 of 1

Location:

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LIVELY PLANNED UNIT DEVELOPMENT
LANDON LIVELY
SHEPARD DRIVE
WHITE HALL, ARKANSAS



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325 W. SOUTH STREET, BENTON, AR 72015 (501)315-7225

