

**CITY OF GENTRY
PLANNING & ZONING COMMISSION**

THURSDAY, OCTOBER 15, 2020

PUBLIC HEARING

**Rezone a tract of land, South by East Arkansas St.; on the
West by North Collins Ave.; on the North by McKee Drive;
and on the East by Railroad Ave.**

PLANNING COMMISSION

- Roll Call
- Review of Minutes- September 17, 2020

*Rezone; City of Gentry

*Lot line adjustment: Tract Split- Lorene Woods
Parcel# 15-07480-000

Public Notice

You are hereby notified that a public hearing will be held before the Gentry Planning & Zoning Appeals Board on October 15, 2020 at 7:00 p.m. at the Gentry Court Chambers, located at 104 E Main Street, Gentry, AR 72734. This hearing is to address a rezone on a tract of land, South by East Arkansas Street; on the West by North Collins Avenue; on the North by McKee Drive; and on the East by Railroad Avenue.

For those unable to attend the meeting, you may phone 479-736-2555 ex. 103 with comments. Written comments may be submitted to the City of Gentry, 101 W. Main Street, Gentry, AR 72734.

September 21, 2020

City of Gentry Administration

Please publish in the WEO.



City of Gentry Petition for Rezoning

To be completed by Petitioner:

Petitioner	Gentry Planning Commission
Property Owner Name	See attached List
Address or Parcel #	See attached List
Mailing Address	See attached List
Phone Number	N/A
Current Zoning	R-O and R-3
Proposed Zoning	R-2
Drawing of Property	See attached map

I understand and accept the allowances and restrictions of the zoning requested above.

I consider the land suitable for all of the uses allowed in the zoning district being requested.

I do not consider that the zoning being requested will be detrimental or harmful to surrounding land owners.

I consider the uses allowed within the district being requested to be compatible with the uses surrounding the land described above.

The addresses of all adjacent land owners are listed on the back of this form and I consider them to be complete and accurate for the purposes of public notice as required by the Gentry Zoning Ordinance.

I hereby certify that all of the information I have entered on this form is true and accurate.

Mike Parks, Chair
Planning Commission

Date

Please see the Petition for Rezoning Checklist for other items needed to process this application.

Contact City Hall at (479) 736-2555 for more information.

Staff Use Only:	
Date Application Submitted	
PC Meeting Date	
Fee Paid (\$75.00)	
Date Ad Ran in Newspaper	
Date Signs Placed	

NOTICE OF INTENT TO REZONE

The Gentry Planning Commission has scheduled a public hearing to consider rezoning certain property from: **R-O (Residential Office) and R-3 (High-Density Residential)**
to: **R-2 (Medium-Density Residential)**.

The legal description of the property is as follows:

Blocks A, 1, 2, 3, 4, 5, 14, 15, 16, 17, 18, 19, 20, 21, and 22, Original Town of Gentry, Benton County, Arkansas.

The common description of the property is:

A tract of land consisting of fourteen city blocks bounded on the South by the alley immediately north of and parallel to Main Street; on the West by North Collins Avenue; on the North by East Crawford Street; and on the East by Railroad Avenue.

Proposed land use:

Residential

Reason for rezoning:

To maintain historical character of the neighborhood as predominantly single-family homes.

Planning & Zoning Committee		
Request Approved	YES	NO
Date		
Initials		

City Council Action		
Petition Accepted	YES	NO
Ordinance Number		
Date		
Initials		

Petition for Rezoning Checklist



Please Note! The rezoning application will not be accepted at the date of submittal if the following items are not submitted with the application.

1. Completed Application Form

2. Payment of Application Fee (\$75.00)

3. Legal Description

OTHER INFORMATION:

- The Planning Department staff will advertise this rezoning request and notice of a public hearing in the *Northwest Arkansas Democrat-Gazette* no later than 15 days prior to the Planning Commission date.
- The city will post a public hearing sign on the subject property no later than 15 days prior to the Planning Commission date.

Procedure to Withdraw a Rezoning Request

A rezoning request may be withdrawn by two methods:

- A. The owner(s) may make the request in writing and submit that request to the Planning Department one week before the Planning Commission meeting at which the public hearing will be held.
- B. The owner(s) may appear at the public hearing and request that the zoning be withdrawn.

* * The applicant will not receive a refund if the item is removed from the agenda. * *

The public hearing will be held **September 17, 2020**, at 7:00 p.m. It will be held at 104 S Main St.



Proposed Area to Rezone R-2

R-2

R-3

R-O

C-2



U.S. POSTAGE PAID
 GENTRY, AR
 72734
 SEP 14, 20
 AMOUNT
\$1.50
 R2305H130184-02

Certificate of Bulk Mailing

Fee for Certificate

Up to 1,000 pieces (1 certificate for total number)

For each additional 1,000 pieces, or fraction thereof

Duplicate Copy

Use
 Current
 Price List
 (Notice 123)

Postage: Mailers must affix meter, PC Postage®
 or (uncanceled) postage stamps here in payment
 of total fee due.

+4 ind

Acceptance employee must
 affixed (by round-date) at th

If payment of total fee due i
 paid by Permit Imprint, incl
 PostalOne!® Transaction N

Number of Identical Weight Pieces 102	Class of Mail 1st Cl.	Postage for Each Mailpiece Paid <input type="checkbox"/> Verified	Number of Pieces to the Pound
--	--------------------------	--	-------------------------------

Total Number of Pounds 216402	Total Postage Paid for Mailpieces	Fee Paid
----------------------------------	-----------------------------------	----------

Mailed For	Mailed By
------------	-----------

Postmaster's Certification

It is hereby certified that the number of mailpieces presented and the associated postage and fee were verified. This certificate does not provide evidence that a piece was mailed to a particular address.

[Signature]

(Postmaster or Designee)



PS Form 3606-D, January 2016 PSN 7530-17-000-5548



U.S. POSTAGE PAID
 GENTRY, AR
 72734
 SEP 14, 20
 AMOUNT
\$1.50
 R2305H130184-02



U.S. POSTAGE PAID
 GENTRY, AR
 72734
 SEP 14, 20
 AMOUNT
\$8.75
 R2305H130184-02



U.S. POSTAGE PAID
 GENTRY, AR
 72734
 SEP 14, 20
 AMOUNT
\$8.75
 R2305H130184-02

U.S. POSTAGE PAID
 GENTRY, AR
 72734
 SEP 14, 20
 AMOUNT
\$1.50
 R2305H130184-02



U.S. POSTAGE PAID
 GENTRY, AR
 72734
 SEP 14, 20
 AMOUNT
\$1.50
 R2305H130184-02

Instructions for Certificate of Bulk Mailing — Domestic Service

This service is available only at the time of mailing and is used to specify only the number of identical-weight pieces mailed; it does *not* provide evidence that a piece was mailed to a particular address. This certificate is available for domestic mailings of First-Class Mail®, First-Class Package Service®, Priority Mail®, USPS Retail Ground™, Media Mail®, Library Mail, Bound Printed Matter, Standard Mail® (excluding Customized MarketMail® and Marketing Parcels), and Parcel Select® (including Parcel Select Lightweight®) items.

1. Pay postage as appropriate — affix meter, PC Postage, or (uncanceled) postage stamps in payment of total fee due in the postage area, or if paying fee by permit imprint, enter information in the postage area at the top right of the form.
2. Present PS Form 3606-D and the mailing as follows:
 - When the mailing has fewer than 50 mailpieces *and* less than 50 pounds, present the form and mailing at a retail Post Office™ location.

- When the mailing has at least 50 mailpieces *or* at least 50 pounds, present the form and mailing at a business mail entry unit (BMEU) or USPS-authorized detached mail unit (DMU).

3. The Postal Service™ certifies and postmarks (round-dates) the PS Form 3606-D at the time of mailing and then returns it to the mailer as the mailer's receipt.

Certificate of Bulk Mailing — Domestic service does not provide a record of delivery, and the Postal Service does not retain any copies of PS Form 3606-D. The mailer cannot use PS Form 3606-D as a certificate of mailing for individual mailpieces or itemized lists.

① JIM QUAM
PO BOX 361
72734

② RILEY PARILEZ
PO BOX 93
72734



④ OGGS
PO BOX 909
72734

③ WYMAN DILUMA
301 N NELSON
72734

c	OWNER	Address	MAILING 1	MAILING 2	CITY STATE ZIP
10-00931-000	4D FITNESS LLC	82 N Rust Ave	6595 BERNICE AVE		SPRINGDALE AR 72762-5822
10-00265-000	ANDREWS, TEDDIE VEE TRUSTEE	201 N Otis Ave	18450 SHANKLES RD		GENTRY AR 72734
10-00186-000	ARKANSAS CONF ASSOC OF SEVENTH DAY ADVENTIST	304 N Collins Ave	PO BOX 31000		SHREVEPORT LA 71130-1000
10-00152-000	ARKANSAS STATE HIGHWAY COMMISSION	HWY 59	PO BOX 2261		LITTLE ROCK AR 72203
10-00691-000	ARNOLD REVOCABLE TRUST, CONNIE	411 N Nelson Ave	11019 WPA RD		GENTRY AR 72734
10-00695-000	BLEDSE, BRIAN L & SUZANNE	105 McKee Dr	PO BOX 328		GENTRY AR 72734-0328
10-00173-000	BROWERS, KEVIN L & SHEILA M CO-TRUSTEES	325 N Nelson Ave	20755 TOSTA VERDE RD		GENTRY AR 72734-8723
10-00330-000	BRYSON, THELMA	124 N Collins Ave	PO BOX 383		GENTRY AR 72734-0383
10-00171-000	CHENG, PAO T & HOUA	312 N Nelson Ave	312 N NELSON AVE		GENTRY AR 72734
10-00688-000	CHOP, ALICIA NICOLE & BENJAMIN PAUL	110 E Crawford St	110 E CRAWFORD ST		GENTRY AR 72734
10-00023-000	CITY OF GENTRY	McKee Dr	101 W MAIN ST		GENTRY AR 72734-8226
10-00701-000	CONLEY, ROBIN Y	407 N Otis Ave	571 BLOOMFIELD ST		GENTRY AR 72734-9585
10-00182-000	CRABTREE, CATHY L	325 & 327 N Rust Ave	13488 FAIRWAY CT		SILOAM SPRINGS AR 72761-9684
10-00176-000	CRAFT, BILLY & SHARON	309 N Nelson Ave	PO BOX 75		GENTRY AR 72734-0075
10-00666-000	CUNNINGHAM, JOHN & JENNIFER	406 Crawford St	406 E CRAWFORD ST		GENTRY AR 72734
10-00332-000	CURRAN, LARRY D & LOUJANY	117 N Rust Ave	PO BOX 443		GENTRY AR 72734-0443
10-00192-000	DALRYMPLE, LARRY V & SHARON L TRUSTEES	321 N Collins Ave	P O BOX 865		GENTRY AR 72734-0865
10-00159-000	DEMPSEY, DEAN W & REECE, MARY E	313 N McKinnon Ave	PO BOX 1583		GENTRY AR 72734-1583
10-00161-000	DONOHEW, LAYMON D & KATHI J	301 N McKinnon Ave	PO BOX 1045		GENTRY AR 72734-1045
10-00662-000	DUGAN, TIM	416 N Otis Ave	416 N OTIS AVE		GENTRY AR 72734-9357
10-00184-000	ELLIS, GEORGE F TRUSTEE	309 N Rust Ave	21135 ARKOTEX RD		SILOAM SPRINGS AR 72761
10-00191-000	EVANS, DONALD G TRUSTEE & COFFEE, TRIXIE L	325 N Collins Ave	PO BOX 1093		GENTRY AR 72734-1093
10-00250-000	FEEMSTER, DANNY & WAVA TRUSTEES	104 E Arkansas St	PO BOX 243		GENTRY AR 72734-0243
10-00884-000	FOSTER, B MAXINE TRUSTEE	409 N Collins Ave	PO BOX 368		GENTRY AR 72734-0368
10-00315-000	FOX, RITA E TRUSTEE	220 E Arkansas St	19464 OLD SPRINGTOWN RD		GENTRY AR 72734-9149
10-00689-000	FRIEND, BRYAN L	202 E Crawford St	PO BOX 35		GENTRY AR 72734-0035
10-00275-000	FURGASON, JAMES E & CHERYL L TRUSTEES	216 N Otis Ave	PO BOX 1268		GENTRY AR 72734-1268
10-00329-000	GLASS, CHARLA LYNNE	120 N Collins Ave	PO BOX 251		GENTRY AR 72734
10-00686-000	GLASSCOCK, VIOLA FERN TRUSTEE	102 E Crawford St	102 E CRAWFORD ST		GENTRY AR 72734-8671
10-00698-000	GUESS, JASON ANDREW	408 N Nelson Ave	408 N NELSON AVE		GENTRY AR 72734-9573
10-00022-000	HARPER, REX & SHIRLEY CO-TRUSTEES	506 E Crawford	506 E CRAWFORD ST		GENTRY AR 72734-8653
10-00702-000	HARRIS, JAMES L & CHARLA P	411 N Otis Ave	411 N OTIS AVE		GENTRY AR 72734-9693
10-00327-000	HAYWARD, GORDON S	112 N Collins St	PO BOX 442		GENTRY AR 72734-0442
10-00253-000	HOGAN, BOBBY J & ANGELA	216 N Collins Ave	PO BOX 985		GENTRY AR 72734-0985
10-00700-000	HOLMES, SYONDRA	306 E Crawford St	306 E CRAWFORD ST		GENTRY AR 72734-8669
10-00298-000	HUCKLEBERRY, LANA J	137 N Otis Ave	PO BOX 201		GENTRY AR 72734-0201
10-00264-000	HUNTER, SHAWN LABELLE TRUSTEE	205 N Otis Ave	205 N OTIS AVE		GENTRY AR 72734
10-00256-000	HUTCHINGS, BARBARA SUE	209 N Nelson Ave	209 N NELSON AVE		GENTRY AR 72734
10-00703-000	JARNAGAN, BARRY & KIMBERLY	415 N Otis Ave	415 N OTIS AVE		GENTRY AR 72734-9693
10-00266-000	JOHNSON, KEVIN D & ROBIN A	200 N Nelson Ave	200 N NELSON AVE		GENTRY AR 72734-9332
10-00697-000	JORDAN, RONNEY D & IULIE K	412 N Nelson Ave	412 N NELSON AVE		GENTRY AR 72734
10-00255-000	KINGSTON, DAVID RICHARD	213 N Nelson Ave	213 N NELSON AVE		GENTRY AR 72734-9332
10-00188-000	KLASSEN, JENNA	N Collins Ave	19058 JACKSON RD		GENTRY AR 72734
10-00665-000	KOOISTRA, JAMES W & JANIS JAYNE	405 McKee Dr	PO BOX 943		GENTRY AR 72734-0943
10-00277-000	LOCKHART, DAVID M	208 N McKinnon Ave	PO BOX 337		GENTRY AR 72734-0337
10-00244-000	LONG, WILLIAM F & JEAN M	205 N Collins Ave	205 N COLLINS AVE		GENTRY AR 72734-8551
10-00276-000	LUTTRELL, ROBERT & MELISSA	216 N McKinnon Ave	13543 ST ANDREWS DR		SILOAM SPRINGS AR 72761
10-00268-000	M4 CONSTRUCTION LLC	216 N Nelson Ave	PO BOX 6792		SILOAM SPRINGS AR 72761

10-00692-000	MARTINEZ, HUGO A & DORIS A	415 N Nelson Ave	415 N NELSON AVE	GENTRY AR 72734-9573
10-00273-000	MATLOW, EZEKIEL	402 E Arkansas St	PO BOX 74	GENTRY AR 72734-0074
10-00160-000	MCCALLA, ALEX	309 N McKinnon Ave	676 NW HIGHFILL ST	GENTRY AR 72734
10-00172-000	MCKAIN, CAROLYN & BURGESS, JODEE E	324 N Nelson Ave	PO BOX 372	GENTRY AR 72734-0372
10-00020-000	MCKEE FOODS CORPORATION	555 McKee Dr	ATTN: PROPERTY ACCOUNTING	PO BOX 570
10-00179-000	MCNAIR, DAVID EARL & BARBARA JEAN	308 N Rust Ave	53530 S 690 RD	COLLEGE DALE TN 37315-0750
10-00183-000	MCNAIR, SHANE & VANESSA	317 N Rust Ave	317 N RUST AVE	GENTRY AR 72734-9552
10-00342-000	MELENDEZ, FRANCISCO JAVIER & BONILLA, LAURA	121 N Collins Ave	PO BOX 1222	SILLOAM SPRINGS AR 72761-1222
10-00252-000	MILLER, CLARENCE A & LILLIAN M	208 N Collins Ave	PO BOX 556	GENTRY AR 72734-0556
10-00343-000	MILNER, DIANA R	109 N Collins Ave	2805 S 28TH PL APT 9	ROGERS AR 72758-4705
10-00158-000	MOORE, HOWARD J JR & ROBERTA E	321 N McKinnon Ave	PO BOX 857	GENTRY AR 72734-0857
10-00167-000	NELSON, JON	309 N Otis Ave	309 N OTIS AVE	GENTRY AR 72734-8975
10-00257-000	NICHOLSON, LANCE & CHRISTENSEN, ERIC	201 N Nelson Ave	201 N NELSON AVE	GENTRY AR 72734
10-00663-000	NORRIS, BERTA TRUSTEE	408 N Otis Ave	408 N OTIS AVE	GENTRY AR 72734-9357
10-00185-000	OCHS, BOBBY & RUTH ANN	305 N Rust Ave	PO BOX 909	GENTRY AR 72734-0909
10-00177-000	OKUMA, WYMAN L & JANET L	301 N Nelson Ave	301 N NELSON AVE	GENTRY AR 72734-9329
10-00259-000	PARKER, RICKY H & TERESA J	208 N Rust Ave	PO BOX 93	GENTRY AR 72734-0093
10-00693-000	QUAM, JIM & MARIETTA	201 McKee Dr	PO BOX 361	GENTRY AR 72734-0361
10-00287-000	RAMOS, JACOB I & JENNIFER D	405 E Arkansas St	12803 KINGS LN	HIWASSE AR 72739-6083
10-00263-000	RAY, HOWARD K & FREIDA J	213 N Otis Ave	213 N OTIS AVE	GENTRY AR 72734-8980
10-00878-000	RLP DEVELOPMENTS LLC	505 N Collins Ave	PO BOX 3207	BENTONVILLE AR 72712
10-00168-000	SAGER VALLEY INVESTMENTS INC	301 N Otis Ave	PO BOX 96	SILLOAM SPRINGS AR 72761
10-00699-000	SAVAGE, MICHAEL JAMES & LA NORA KAY	402 N Nelson Ave	402 N NELSON AVE	GENTRY AR 72734-9573
10-00690-000	SCHOPPER, JEREMY M & MOLLY D	407 N Nelson Ave	407 N NELSON AVE	GENTRY AR 72734
10-00175-000	SCHWERIN, EDWIN F & MARY ESTHER CO TRUSTEES	317 N Nelson Ave	11599 S AR 43 HWY	GENTRY AR 72734-9268
10-00246-000	SCS INVESTMENTS LLC	221 N Rust Ave	PO BOX 629	GENTRY AR 72734-0629
10-00297-000	SHAWVER, KEITH CHASE	120 N Nelson Ave	120 N NELSON AVE	GENTRY AR 72734-9555
10-00181-000	SMARTT, WILLIAM R & LINDA C	324 N Rust Ave	324 N RUST AVE	GENTRY AR 72734-9552
10-00178-000	SMITH, ANSEL	300 N Rust Ave	300 N RUST AVE	GENTRY AR 72734
10-00248-000	SMITH, CHERYL J TRUSTEE	209 N Rust Ave	209 N RUST AVE	GENTRY AR 72734-9553
10-00247-000	SMITH, CHERYL TRUSTEE	217 N Rust Ave	PO BOX 629	GENTRY AR 72734-0629
10-00274-000	STANPHILL, RACHEL	208 N Otis Ave	208 N OTIS AVE	GENTRY AR 72734
10-00249-000	STILL, JACK & VIRGINIA	205 N Rust Ave	PO BOX 101	GENTRY AR 72734-0101
10-00684-000	STILL, TERRY L	416 N Collins Ave	PO BOX 263	GENTRY AR 72734-0263
10-00195-000	SULLIVAN, DALE & ELENOR JEAN	305 N Collins Ave	PO BOX 14	GENTRY AR 72734-0014
10-00241-002	TAYLOR, LARRY & LINDY	213 N Collins Ave	PO BOX 321	GENTRY AR 72734-0321
10-00194-000	TEMPLETON, PAULA JO	309 N Collins Ave	309 N COLLINS AVE	GENTRY AR 72734-8512
10-00251-000	TENNANT, FORREST M & VANZETTA L CO TRUSTEES	220 N Rust Ave	PO BOX 1445	GENTRY AR 72734-1445
10-00270-000	THOMPSON, ROCKY & JENNIFER	213 N McKinnon Ave	205 N MCKINNON AVE	GENTRY AR 72734
10-00272-000	THOMPSON, ROCKY EARL & JENNIFER	201 N McKinnon Ave	PO BOX 674	GENTRY AR 72734-0674
10-00162-000	TRUITT, ELMER L & MARY S	300 N Otis Ave	PO BOX 1654	GENTRY AR 72734-1654
10-00156-000	TURNER, BOBBI LEE & PAYTON	502 E Benton St	502 E BENTON ST	GENTRY AR 72734-9510
10-00184-001	TURNER, CECIL J	307 N Rust Ave	307 N RUST AVE	GENTRY AR 72734
10-00877-000	UNRUH, DAVID H & NOLA A TRUSTEES	507 N Collins Ave	509 MAGNOLIA ST	GENTRY AR 72734
10-00251-000	WALLEN, CYNDI R	200 N Collins Ave	200 N COLLINS AVE	GENTRY AR 72734
10-00267-000	WARD, JOHN M	208 N Nelson Ave	208 N NELSON AVE	GENTRY AR 72734-9332
10-00286-000	WATKINS, WILMA & WATKINS, ALAN	138 N Otis Ave	136 N OTIS AVE	GENTRY AR 72734-9348
10-00174-000	WELLS, DON L & JAYN E	321 N Nelson Ave	PO BOX 551	ARAPAHO OK 73620-0551
10-00166-000	WHITE, DAVID RAY & CHERYL LYNN	325 N Otis Ave	PO BOX 1204	GENTRY AR 72734-1204
10-00024-000	WILLIAMS, MARY R	402 N Otis	PO BOX 1033	GENTRY AR 72734-1033
10-00890-000	WISE, ANITA RAE	405 N Collins Ave	405 N COLLINS AVE	GENTRY AR 72734-8543
10-00190-000	WRIGHT, JIMMY W & LOY-WRIGHT, KATHERINE	324 N Collins Ave	324 N COLLINS AVE	GENTRY AR 72734-8512
10-00155-001	YOUNG, ROBERT J & MARY JEANETTE CO-TRUSTEES	308 N McKinnon Ave	13308 COZY CORNERS RD	SILLOAM SPRINGS AR 72761

ORDINANCE NO. _____

AN ORDINANCE TO REPLACE THE OFFICIAL ZONING MAP
OF THE CITY OF GENTRY, ARKANSAS

WHEREAS, the Official Zoning Map of the City of Gentry, Arkansas was adopted February 5, 1979 by Ordinance No. 186 and that Zoning Ordinance was amended June 5, 1989 by Ordinance No. 308.

WHEREAS, the condition and age of the Original Official Zoning Map makes it necessary to replace it with a new Official Zoning Map.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GENTRY, ARKANSAS.

That this Official Zoning Map supersedeas and replaces the Official Zoning Map first adopted by the City of Gentry by Ordinance 186, February 5, 1979 and as amended by Ordinance No. 308, June 5, 1989.

This Ordinance is necessary to preserve the public peace, health, safety and welfare, and because of such an emergency is declared and this Ordinance shall be in full force and effect from the date of its passage and approval.

PASSED AND APPROVED THIS 15th DAY OF MAY 1991.

APPROVED:

[Signature]
MAYOR

ATTEST:

[Signature]
CITY CLERK

B. Application

As to any use proposed for a zoning district which is not expressly permitted or prohibited within that district, the Planning Commission shall determine whether the use shall be allowed within the district and shall consider the following factors:

1. The character of uses expressly permitted in the district.
2. The traffic flow which would be created by the proposed use.
3. Any possible air, water or noise pollution.
4. Parking and access requirements of the proposed use.
5. Any necessary extension of utilities.
6. Existing neighborhood uses including those now within the district for which the use is proposed.
7. The expected impact of the proposed use on the aesthetic character of the City of Gentry, Arkansas.

C. Zoning district, character and description

Residential districts

These districts are designed to provide a suitable environment for residential and family life including accommodations for recreation areas, schools, churches, community facilities and public utilities. Internal stability, attractiveness, order and efficiency are encouraged by providing for adequate light, air and open space for dwellings and related facilities and through consideration of the proper functional relationship of each element. Residential areas should be protected from encroachment by incompatible uses.

1. A-1 Agricultural

The Agricultural District is designed to provide for the compatible existence of agricultural activities within the city's corporate boundaries so that agricultural uses are protected as a valuable natural resource and do not unduly disturb the desirable functioning of residential, commercial, industrial or other uses.

2. R-E Residential Estate District

The Residential Estate District is designed to protect the enjoyment, privacy and value of single-family dwellings on large lots. For such district, the minimum lot area is one (1) acre. (Ord. No. 2006-580, Sec. 2.)

3. R-1 Low Density Residential

The Low Density Residential District is intended to provide for the development of medium and large lot family residences and related recreational, religious and educational facilities normally required for a balanced and attractive residential area.

4. R-2 Medium Density Residential

This district provides for the development of small single-family and two-family residences.

5. R-3 High Density Residential

This district provides for development of single-family through multi-family residences including a wide variety of housing types including rooming houses and boardinghouses.

6. R-4 Mobile Home District

This district provides for lower cost housing through the location of mobile homes or manufactured homes in the City of Gentry in rental park settings, or in subdivisions which provide for ownership of both the home and the lot. The district should be located so that it does not adversely affect established residential patterns and densities in the city, but it should also have the public utilities, community facilities, and other public services that will provide a healthful living environment with all the normal amenities of Gentry's other residential districts. Unless otherwise prohibited, R-1, R-2 and R-3 uses are permitted in R-4 districts. (Ord. No. 08-626, Sec. 1.)

7. R-O Residential Office District

This district provides for the harmonious blending of residential and low activity commercial and professional office uses having more of a residential than a commercial character in building types, open space, traffic circulation, and parking arrangements. This district is also provided as a buffer for the stabilization of residential land use on the fringe of high activity commercial and industrial areas and to protect adjacent residential areas from commercial and industrial encroachment. All residential uses are allowed in this district including the following and other similar commercial uses:

- Accountants
- Architects
- Chiropractors
- Craft and art studios (two to four students)
- Dressmaking
- Engineers
- Hairstylists
- Light retail
- Multi-family units at R-3 standards
- Offices
- Photographers
- Physicians
- Public facilities
- Realtors
- Single-family units
- Surveyors

8. Legally established businesses, occupations or professions which have been granted a conditional use permit or occupation license at the time of the effective date of these regulations in a residential structure may be continued pursuant to the terms of that permit or license until it is abandoned for a period of twelve (12) months. This shall not be construed to approve continuation of

GENTRY PLANNING COMMISSION

MARCH 21, 1991

The Planning Commission of the City of Gentry, Arkansas, met on Thursday, March 21, 1991, at 7:00 P.M. at the Gentry City Hall. Chairman Norma Burden presided. The following members answered roll call: Paul Church, David Nelson, Mike Parks, Jack Still, and Norma Burden. Kathy Browne, and Mike Savage were absent.

Also attending were: Mike Burden, Lucion Cowart, Dave Constien, Surveyor Joe Johnson, Attorney Kevin Pawlik, Lewis & Ross Wilmoth, and Mayor Bob Abrahamson.

Chairman Norma Burden called the Public Hearing to order:

1-Amend Zoning Ordinance, Page 14, Section 6, Paragraph 4 - Single Family Mobile Home allowed by Special Permit in R-3 zone only, and each Special Permit is separate. Mike Burden spoke against it, due to problems around town, and we have a special place for mobile homes zoned R-4. Lewis Wilmoth asked if a Special Use Permit is for a hardship, and Jack Still felt like in the Jones' case it is.

2-Zoning Petition Case No. 87, by TFJ Nominee Trust (Attorney Kevin J. Pawlik). Dave Constien spoke on Engineers redesigned plans to add culverts for drainage. Mike Parks was hesitant about zoning property R-2 along the Highway, with the heavy traffic flow. Lewis & Ross Wilmoth had no objections. Attorney Kevin Pawlik reported duplexes will be constructed, which is semi-commercial, and is the best use for the property.

David Nelson made a motion to close the Public Hearing. Jack Still seconded the motion. All voted yea. Motion granted.

Chairman Norma Burden called the Quarterly Meeting of the Planning Commission to order:

Jack Still made a motion to approve the minutes from the previous meeting, held on February 21, 1991. David Nelson seconded the motion. All voted yea. Motion granted.

Public Hearing Business:

1-Amend Zoning Ordinance, Page 14 - David Nelson made a motion to add in R-3 - Special Permit allowed for Single Family Mobile Homes. Jack Still seconded the motion. Voice vote: Church yea, Nelson yea, Parks yea, and Still yea. Motion granted. David Nelson made a motion to correct last month's minutes to read Page 14, instead of Page 18. Mike Parks seconded the motion. All voted yea. Motion granted.

2-After some discussion, David Nelson made a motion to table the R-2 rezoning, until Garrett, and Dr. Hull can be notified. Mike Parks seconded the motion. All voted yea. Motion granted.

A preliminary plat of the proposed shopping center project was shown. It was designed for 5 to 25 years flood plan study,

CONTINUED

Gentry Planning Commission
March 21, 1991

Page No. 2
Continued

by ESI, Engineers. Jack Still made a motion based on the City Attorney, and City Engineers approval tomorrow, they can begin dirt work only, on Monday. Paul Church seconded the motion. Voice vote: Church yea, Nelson yea, Parks yea, and Still yea. Motion granted. The next meeting was tentatively set for Thursday, March 28, 1991, at 7:00 P.M.

Lucion Cowart presented a request for a waiver for the height of a canopy above the sidewalks on the Gentry Video building. Mike Parks stated it should be kept uniform with the others down the Street. David Nelson made a motion to accept Hudson, and Cowart's waivers, and keep the other canopies in mind when doing. Jack Still seconded the motion. After some discussion, both withdrew their motions. David Nelson made a motion in advance to grant the waiver, assuming he applies for the Variance Appeal, and a Building Permit. Mike Parks seconded the motion. All voted yea. Motion granted.

Copies of the new proposed Building Permit was passed out. David Nelson made a motion to accept the Building Permit, and work some more on the inspection record. After some discussion, he withdrew his motion.

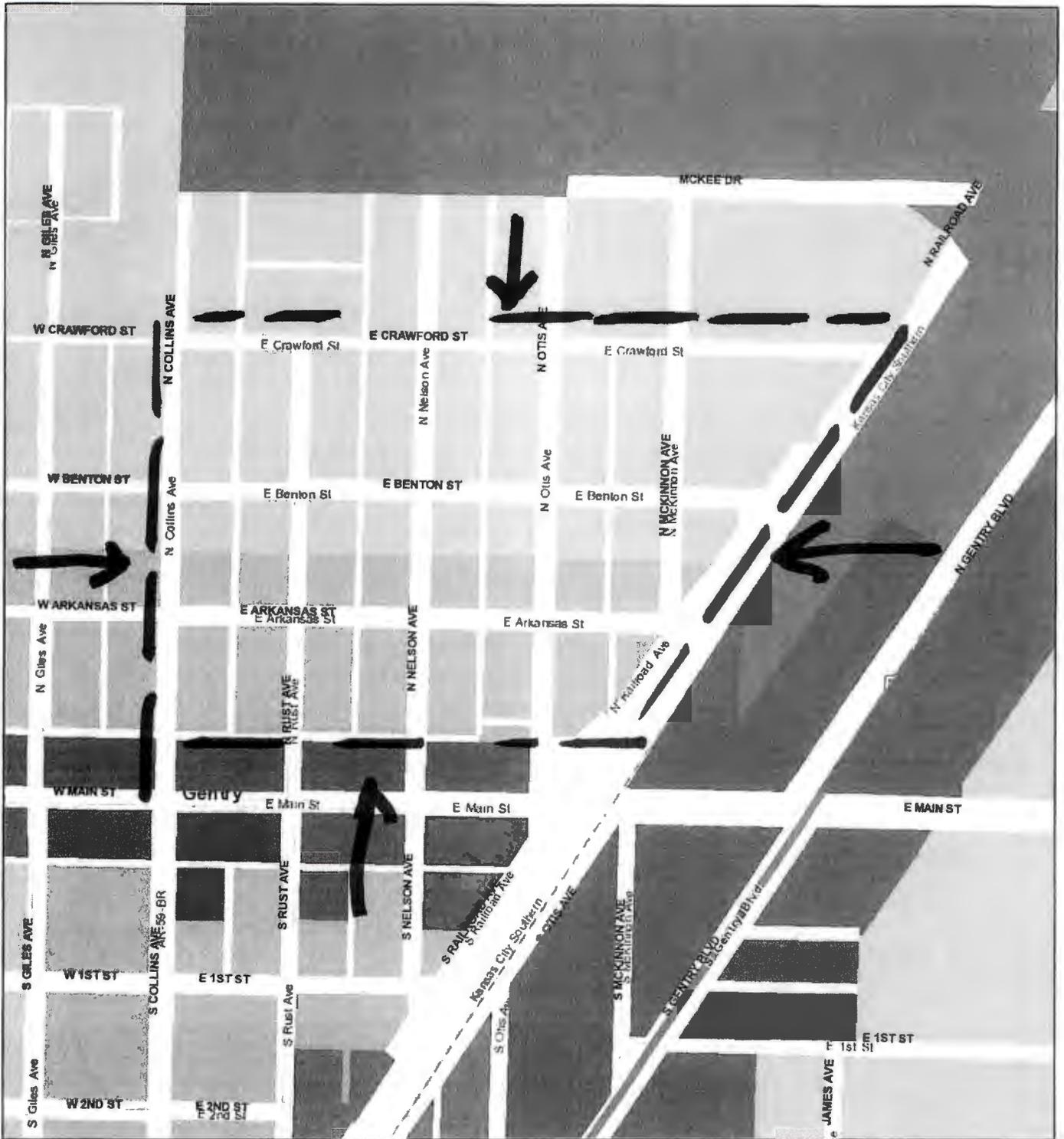
David Nelson made a motion to adjourn. Jack Still seconded the motion. All voted yea. Motion granted.

Meeting adjourned at 10:20 P.M.

Theresa C. Ocheltree
RECORDER

Norman Borden
CHAIRMAN

ArcGIS Web Map

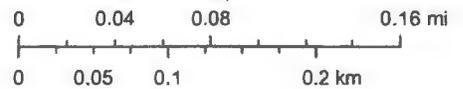


7/20/2020, 1:59:02 PM

1:6,019

ZONING_OFFICIAL_GEN

- | | |
|---------------------------------------|----------------------------------|
| ■ A-1 (Agricultural) | ■ R-E (Residential Estate) |
| ■ R-1 (Low Density Residential) | ■ R-O (Residential Office) |
| ■ R-2 (Medium Density Residential) | ■ C-1 (Low Intensity Commercial) |
| ■ R-3 (Heavy Density Residential) | ■ C-2 (General Commercial) |
| ■ R-4 (Mobile Home Dense Residential) | ■ I (Industrial) |
| | ■ SP (Specific Plan) |



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Petition for Rezoning

We, those signing this petition request that the area of: North Railroad Avenue on the east; Crawford Street on the north; Collins Avenue on the west; Alley North on Main street on the south; be rezoned from R3/RO to R2. Prior to 1991 this area of the City of Gentry was zoned R2, but with little or no input from the residents it was changed to R3. This neighborhood of Gentry has many old homes of **historical value**. Since 1991 many of the houses have been restored or renovated, which has help to maintain the historic character and improved the value of this part of town. There are many places in Gentry where large sections of undeveloped land are better suited for the kind of structures that the R3 zone allows, and the City of Gentry has not created or maintained a comprehensive, intentional urban design plan that would justify the current zoning of this neighborhood. We request rapid passage of an ordinance for this change from R3/RO to R2. Current structures will be grandfathered in.

All signatures below are city residents living in this area. A current zoning map of this area was provided to be referenced by those signing this petition.

7-X

	Printed name	Signature	DOB	Residence	Date
1	Sandra Matlow	<i>[Signature]</i>	11-8-64	124 N Otis	8/9/2020
2	Ezekiel Matlow	<i>[Signature]</i>	3/13/86	402 E Arkansas St	8/9/2020
3	Brian Wright	<i>[Signature]</i>	2-16-72	116 N Nelson Ave	8-9-20
4	Rain Johnson	<i>[Signature]</i>	2-19-65	200 W Nelson	8-9-2020
5	Molly Schopper	<i>[Signature]</i>	7-8-77	407 N. Nelson	8/9/2020
6	Benjamin Chop	<i>[Signature]</i>	8/12/97	110 E Crawford	8/9/22
7	Alicia Chop	<i>[Signature]</i>	4/30/87	110 E Crawford	8/9/2020
8	Ansel Smith	<i>[Signature]</i>	8/16/73	300 N. Rust Ave	8/9/2020
9	Pao Cheng	<i>[Signature]</i>	8-2-80	312 N. Nelson Ave	8-9-20
10	Charles M. Durbin	<i>[Signature]</i>	8/25/68	221 N. Otis Ave	8-10/20
11					
12					
13					
14					
15					
16					
17					
18					

Petition for Rezoning

We, those signing this petition request that the area of: North Railroad Avenue on the east; Crawford Street on the north; Collins Avenue on the west; Alley North on Main street on the south; be rezoned from R3/RO to R2. Prior to 1991 this area of the City of Gentry was zoned R2, but with little or no input from the residents it was changed to R3. This neighborhood of Gentry has many old homes of *historical value*. Since 1991 many of the houses have been restored or renovated, which has help to maintain the historic character and improved the value of this part of town. There are many places in Gentry where large sections of undeveloped land are better suited for the kind of structures that the R3 zone allows, and the City of Gentry has not created or maintained a comprehensive, intentional urban design plan that would justify the current zoning of this neighborhood. We request rapid passage of an ordinance for this change from R3/RO to R2. Current structures will be grandfathered in.

All signatures below are city residents living in this area. A current zoning map of this area was provided to be referenced by those signing this petition.

3-X

	Printed name	Signature	DOB	Residence	Date
1	Wyman Okuma		7/29/54	301 N Nelson, Gentry, AR	8/3/2020
2	Janet Okuma		7/26/56	301 N Nelson, Gentry, AR	8/3/2020
3	Sharon Craft		6/10/45	309 N Nelson Gentry	8-14-20
4	Dee Burgen		10/1/74	324 N Nelson Ave	8/4/20
5	William R. Smartt		7-23-44	324 N Rust Ave	8/4/20
6	Linda Smartt		9-21-58	324 N. Rust Ave.	8/4/20
7	STEPHEN D SMITH		6-22-52	209 N. RUST AVE	8/4/20
8	Haka Cheng		7-4-80	312 N. Nelson Av	8-5-20
9	Cecil Turner		5/14/42	307 Rust Ave	8-5-20
10	Kim Parker		8/9/50	125 North Nelson Ave	8/5/20
11	Teresa Parker		9/23/94	125 N Nelson Ave	8/5/20
12					
13	Bill MATLOW		7/17/58	124 N. OTIS	8-5-20
14					
15	Joelina Mendoza		3/16/96	116 n. obis ave	8-5-20
16	Martin Mendoza		12-2-91	116 n. obis ave	8-5-20
17	Maranda Matlow		01-05-88	402 E. Arkansas St.	8-5-20
18	Roberta Morris		9-15-50	408 N. OTIS	8-6-20

Petition for Rezoning

We, those signing this petition request that the area of: North Railroad Avenue on the east; Crawford Street on the north; Collins Avenue on the west; Alley North on Main street on the south; be rezoned from R3/RO to R2. Prior to 1991 this area of the City of Gentry was zoned R2, but with little or no input from the residents it was changed to R3. This neighborhood of Gentry has many old homes of **historical value**. Since 1991 many of the houses have been restored or renovated, which has help to maintain the historic character and improved the value of this part of town. There are many places in Gentry where large sections of undeveloped land are better suited for the kind of structures that the R3 zone allows, and the City of Gentry has not created or maintained a comprehensive, intentional urban design plan that would justify the current zoning of this neighborhood. We request rapid passage of an ordinance for this change from R3/RO to R2. Current structures will be grandfathered in.

All signatures below are city residents living in this area. A current zoning map of this area was provided to be referenced by those signing this petition.

	Printed name	Signature	DOB	Residence	Date
1	JAMES E. FERGUSON	<i>James E. Ferguson</i>	5/3/46	216 N. OTIS Gentry	7-28-20
2	CHEYL L. FERGUSON	<i>Cheyl L. Ferguson</i>	9/28/46	216 N. OTIS Gentry	7-28-20
3	DAVID LOCKHART	<i>David Lockhart</i>	11-9-58	208 N. McKinnon	7-29-20
4	JENNIFER THOMPSON	<i>Jennifer Thompson</i>	03/25/83	205 N. McKinnon	7/29/20
5	LEE TRUITT	<i>Lee Truitt</i>	6-15-97	300 N. OTIS	7-29-20
6	Sam Quin Suetrit	<i>Sam Quin Suetrit</i>	5-18-48	300 N OTIS	7-29-20
7	DELOROS CARR	<i>Delores Carr</i>	5-26-68	301 N OTIS AVE	7-29-20
8	Tammie Fenner	<i>Tammie Fenner</i>	3-4-63	300 N Nelson	7-29-20
9	David Fenner	<i>David Fenner</i>	9-16-50	300 N Nelson	7-29-20
10	Barbara Hutchings	<i>Barbara Hutchings</i>	9/27/60	209 N Nelson Ave	7-29-20
11	Howard Ray	<i>Howard Ray</i>	4/26/52	213 N. OTIS Ave	7-29-20
12	Freida Ray Freida Ray	<i>Freida Ray</i>	1-28-57	213 N OTIS Ave	7-29-20
13	Rachel Stanphill	<i>Rachel Stanphill</i>	4/17/94	208 N OTIS Ave	7-29-20
14	Jimmy Crawford	<i>Jimmy Crawford</i>	11/18/44	128 N. OTIS	7-29-20
15	Sandra BARNARD	<i>Sandra Barnard</i>	12-05-81	129 N OTIS AVE	7-29-20
16	Orin SHAWVER	<i>Orin Shawver</i>	10/28/88	170 N Nelson Ave	7/29/20
17	Lance Nicholson	<i>Lance Nicholson</i>	5-7-75	201 N Nelson Ave	7-29-20
18	MICHAEL J. SAVAGE	<i>Michael J. Savage</i>	2-16-85	402 N. NELSON AVE.	7/29/20

Petition for Rezoning

We, those signing this petition request that the area of: North Railroad Avenue on the east; Crawford Street on the north; Collins Avenue on the west; Alley North on Main street on the south; be rezoned from R3/RO to R2. Prior to 1991 this area of the City of Gentry was zoned R2, but with little or no input from the residents it was changed to R3. This neighborhood of Gentry has many old homes of **historical value**. Since 1991 many of the houses have been restored or renovated, which has help to maintain the historic character and improved the value of this part of town. There are many places in Gentry where large sections of undeveloped land are better suited for the kind of structures that the R3 zone allows, and the City of Gentry has not created or maintained a comprehensive, intentional urban design plan that would justify the current zoning of this neighborhood. We request rapid passage of an ordinance for this change from R3/RO to R2. Current structures will be grandfathered in.

All signatures below are city residents living in this area. A current zoning map of this area was provided to be referenced by those signing this petition.

	Printed name	Signature	DOB	Residence	Date
1	Lorraine Cockhart	Lorraine Cockhart	7-30-60	208 N McKinnon N	7-28-20
2	Rocky Thompson	Rocky Thompson	3-9-80	205 N McKinnon	7-24-20
3	Shirley Lohmeyer	Shirley Lohmeyer	7-25-33	213 N McK, NNDJ	7-24-20
4	Timothy Bottoms	Timothy Bottoms	2/11/1982	129 N OTUS AVE	8/1/2020
5	Emily Smith	Emily Smith	9/7/80	217 N. Rust Ave	8/1/2020
6	Cheryl Smith	Cheryl J Smith	4/15/53	209 N. Rust Ave	8/2/2020
7	Shane McKee	Shane McKee	10/2/70	317 N Rust Ave	8/2/20
8	Vanessa Mcnair	Vanessa Mcnair	3/16/81	317 N. Rust Ave	8/2/2020
9	LARRY D. CURRAN	Larry D Curran	6-5-55	117 N Rust Ave	8-2-2020
10	LARRY CURRAN	Larry D Curran	12-28-1956	117 N Rust Ave	8-2-2020
11	Kevin R Still	Kevin R Still	12-20-57	205 N. Rust Ave	8-2-2020
12	VIRGINIA M. Still	Virginia M. Still	10-15-34	205 N Rust Ave	8-2-2020
13	Thelma J. Bryson	Thelma J Bryson	10-5-49	126 N Collins Ave	8-2-2020
14	Liane Glass	Liane Glass	12-30-56	116 N Collins	8-2-2020
15	Robert Glass	Robert Glass	4-17-61	216 N. Collins Ave	8-2-2020
16	Paul Glass	Paul Glass	10-30-63	305 N. Rust Ave	8-2-2020
17	Stacey DeBartolo	Stacey DeBartolo	03/28/85	309 N Rust Ave	8-2-2020
18	Ayla Smartt	Ayla Smartt	2/12/90	325 N. Nelson Ave.	8/4/20

**CITY OF GENTRY
PLANNING & ZONING COMMISSION**

THURSDAY, SEPTEMBER 17, 2020

The Planning and Zoning Commission of the City of Gentry, Arkansas met on September 17, 2020 at 7:00 p.m. for a regular meeting at the Gentry Court Chambers. Chairman Mike Parks called the meeting to order.

MEMBERS PRESENT

Danny Feemster
Jim Kooistra
Mike Parks
Tammy Runyan

MEMBERS ABSENT

Jay Williams
Wanda Meyer

Others in Attendance: City Clerk Jenny Trout, City Attorney Joel Kurtz, Mark Smithson, Randy Moll, Maxine Foster, Janie Parks, and others.

At this time Chairman Mike Parks stated that the proper mailings had not gone out in time to bring the matter of Rezoning North of Arkansas Street to Railroad Ave., which was published in the newspaper for public hearing at this meeting. This matter will be republished, and notices will go out that a public hearing will be scheduled for the October 15th Planning and Zoning Commission meeting. There being no one present to comment on this matter, Chairman Parks opened the floor for the public hearing on the night's agenda:

PUBLIC HEARING

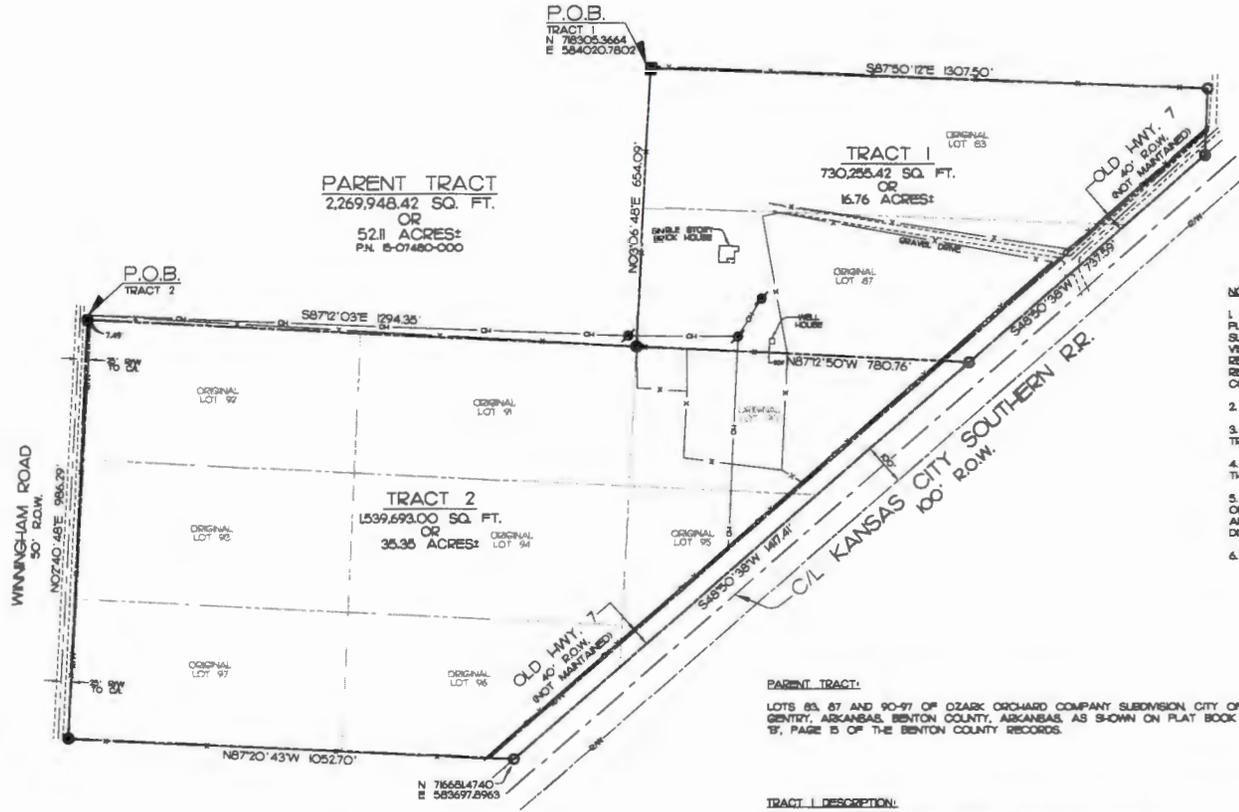
Proposed Amendment to the Gentry Subdivision Regulations

At this time City Attorney, Joel Kurtz, explained the presented amendments regarding procedures for informal plat approval. There being no one present regarding this matter Chairman Mike Parks closed this portion of the public hearing and the regular planning and zoning commission meeting commenced, beginning with roll call.

Roll Call: Church-present	Feemster-present	Kooistra-present	Parks-present
Williams-absent	Meyer-absent	Runyan-present	

LEGEND

- FOUND REBAR
- FOUND STONE
- SET 1/2" REBAR W/CAF. LS 1370
- UTILITY POLE
- OH — OVER-HEAD LINE
- x — WIRE FENCE
- — — PROPERTY LINE
- — — RIGHT-OF-WAY LINE
- — — CENTER LINE



NOTES:

1. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.
2. BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATE SYSTEM NORTH ZONE.
3. DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
4. THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
5. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.
6. THIS SURVEY DOES NOT PROVIDE SURVEY CONTROL FOR FUTURE CONSTRUCTION.

PARENT TRACT:

LOTS 83, 87 AND 90-97 OF OZARK ORCHARD COMPANY SUBDIVISION, CITY OF GENTRY, ARKANSAS, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT BOOK 19, PAGE 15 OF THE BENTON COUNTY RECORDS.

TRACT 1 DESCRIPTION:

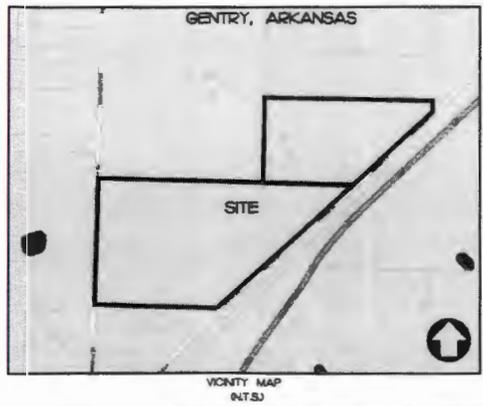
LOTS 83 AND 87 OF OZARK ORCHARD COMPANY SUBDIVISION, CITY OF GENTRY, ARKANSAS, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT BOOK 19, PAGE 15 OF THE BENTON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NW CORNER OF SAID LOT 83, THENCE S87°30'17\"/>

TRACT 2 DESCRIPTION:

LOTS 90-97 OF OZARK ORCHARD COMPANY SUBDIVISION, CITY OF GENTRY, ARKANSAS, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT BOOK 19, PAGE 15 OF THE BENTON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NW CORNER OF SAID LOT 92, THENCE S87°12'03\"/>



CITY OF GENTRY, ARKANSAS:

THIS PLAT IS HEREBY APPROVED BY THE CITY OF GENTRY, ARKANSAS THIS ____ DAY OF ____

OWNER'S CERTIFICATION

AS OWNER'S, WE HEREBY CERTIFY THAT WE HAVE CALLED THE LAND TO BE SURVEYED, DIVIDED, PLATTED, DEDICATED AND ACCESS RIGHTS RESERVED AS REPRESENTED ON THIS PLAT AND ATTACHMENTS.

OWNER _____ DATE _____ OWNER _____ DATE _____

STATE OF ARKANSAS
COUNTY OF BENTON

SUBSCRIBED AND SWORN BEFORE ME THIS ____ DAY OF ____

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____

FLOOD CERTIFICATION:

I CERTIFY THAT I HAVE EXAMINED THE OFFICIAL FLOOD INSURANCE HAZARD RATE MAP PANEL NO. 050070022J EFFECTIVE DATE SEPTEMBER 28, 2007 AND FOUND THE DESCRIBED PROPERTY HEREON LIES IN ZONE "X", AN AREA HAVING NO SPECIAL FLOOD HAZARDS.

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE ABOVE DESCRIBED PROPERTY. THE PROPERTY LINES AND CORNER MONUMENTS ARE TO THE BEST OF MY KNOWLEDGE AND ABILITY, CORRECTLY ESTABLISHED, AND THERE ARE NO VISIBLE ENCROACHMENTS EXCEPT AS SHOWN ON THIS PLAT. THIS SURVEY MEETS THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, PER THE STATE OF ARKANSAS.

ROBERT J. CASTER, P.L.S. NO.870, ARKANSAS _____ DATE _____

CERTIFICATE OF AUTHORIZATION
COA CERTIFICATE NUMBER: 3049

CASTER & ASSOCIATES
LAND SURVEYING, INC.
275 SE T Street, Suite 5
Bentonville, AR 72712
Telephone 479-268-4464



SCALE: 1" = 200'		DATE: 9-9-20
TRACT SPLIT FOR: LORENE WOODS LOTS 83, et al., 90-97 OZARK ORCHARD COMPANY SUBD.		
10879 S. ARKANSAS 59 HIGHWAY GENTRY, BENTON COUNTY, ARKANSAS		
JOB # 20-90	DRAWN BY: ASD	CHECK'D BY: RJC PAGE 1 OF 1