

**CITY OF GENTRY  
PLANNING & ZONING COMMISSION  
REGULAR MEETING**

**THURSDAY, FEBRUARY 20, 2020**

**PLANNING COMMISSION**

- Roll Call
- Review of Minutes- January 16, 2020

\*Bruce Williams- Tract Split- 20931 Arkotex Rd

\*Rustic Ridge- Subdivision 3-Final

\*Crye-Leike- Lot Line Adjustment

Parcel# 10-00750-000

\*Rustic Flats- Sketch Plan Parcel# 10-00145-000

**CITY OF GENTRY  
PLANNING & ZONING COMMISSION**

**THURSDAY, JANUARY 16, 2020**

The Planning and Zoning Commission of the City of Gentry, Arkansas met on January 16, 2020 at 7:00 p.m. for public hearing and regular meeting at the Gentry Court Chambers. Chairman Mike Parks called the meeting to order.

**MEMBERS PRESENT**

Danny Feemster  
Jim Kooistra  
Jay Williams  
Wanda Meyer  
Tammie Runyan  
Mike Parks

**MEMBERS ABSENT**

Paul Church

**Others in Attendance:** City Clerk Jenny Trout, City Attorney Joel Kurtz, Mark Smithson, Maxine Foster, Mayor Kevin Johnston, and others.

**Minutes of the December 19, 2019 Regular Meeting:**

**Motion:** Meyer- To accept the minutes as written

**Second:** Williams

**Roll Call:** Feemster- yes    Kooistra- yes  
                 Williams- yes    Meyer- yes    Runyan- yes

**Motion Passed.**

**1) 2020 Selection of Chairman; Alternate Chairman & Secretary**

**Motion:** Williams- to Recognize Mike Parks as Chairman, nominate Wanda Meyer as Alternate Chairman, and recognize Jenny Trout as Secretary

**Second:** Runyan

**Roll Call:** Feemster- yes    Kooistra- yes    Williams- yes  
                 Meyer- pass    Runyan- yes

**Motion passed.**

**2) 2020 Regular Planning & Zoning Meeting Schedule Review**

After review and consideration of the 2020 meeting calendar, it was agreed upon by all members that there were no conflicts and the schedule was accepted as presented.

**3) Planning & Zoning Meeting Procedural Rules and Format**

After discussion and consideration for any and/or all changes:

**Motion:** Williams- to add the Chairman as a voting member for all future proceedings

**Second:** Meyer

**Roll Call:** Feemster-yes      Kooistra-yes      Williams-yes  
                 Parks-yes              Meyer-yes      Runyan-yes

**Motion passed.**

**4) Phillips Park- JDH Holding (owner): Subdivision 3 Final Plat**

After review and consideration of the Final Plat Checklist, it was decided there were a few adjustments to be made before final approval:

- a) With regard to item #5 of the Required Items: a scale adjustment to reflect 60 feet, rather than 50 feet is to be made to the Plat prior to recording;
- b) With regard to item #5 of the Supporting Data: a signature line for the City building inspector is to be added to the Plat prior to recording;
- c) With regard to item #7 of the Supporting Data: a signature line for City Council approval is also to be added to the Plat prior to recording

**Motion:** Williams- to approve the Final Plat with stipulations

**Second:** Kooistra

**Roll Call:** Feemster-yes      Kooistra-yes      Parks-yes  
                 Williams-yes      Meyer-yes      Runyan-yes

There being no further business, Chairman Mike Parks entertained a motion to adjourn.

**Motion:** Kooistra- to adjourn this meeting

**Second:** Runyan

**All in Favor-** yes

**NONE Opposed:**

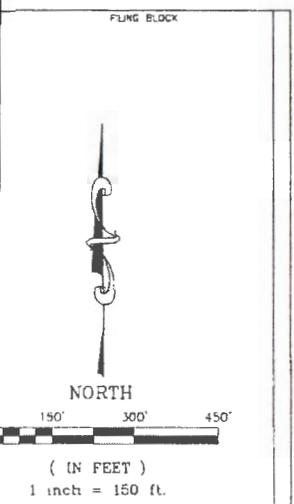
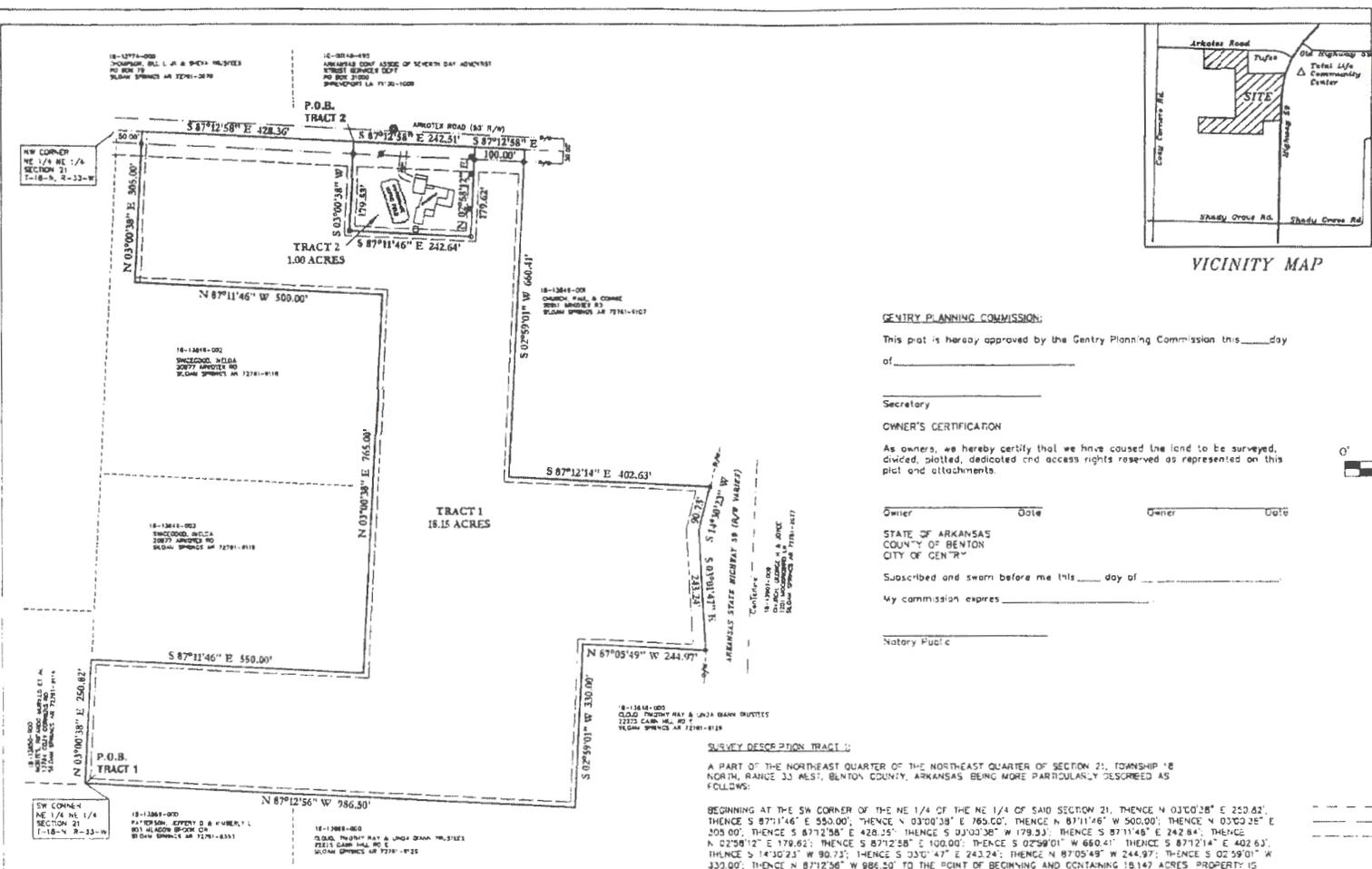
**Motion passed, meeting adjourned.**

Jenny Trout: Planning Commission Secretary/City Clerk

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Mike Parks, Planning Committee Chairman

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**GENTRY PLANNING COMMISSION:**  
 This plat is hereby approved by the Gentry Planning Commission this \_\_\_\_\_ day of \_\_\_\_\_

Secretary \_\_\_\_\_

**OWNER'S CERTIFICATION**  
 As owners, we hereby certify that we have caused the land to be surveyed, divided, plotted, dedicated and access rights reserved as represented on this plot and attachments.

Owner \_\_\_\_\_ Date \_\_\_\_\_ Owner \_\_\_\_\_ Date \_\_\_\_\_

STATE OF ARKANSAS  
 COUNTY OF BENTON  
 CITY OF GENTRY

Subscribed and sworn before me this \_\_\_\_\_ day of \_\_\_\_\_

My commission expires \_\_\_\_\_

Notary Public \_\_\_\_\_

**LEGEND**

- These standard symbols may be found in the drawing.
- FOUND STONE
  - EXISTING SEPTIC TANK
  - FOUND IRON PIN
  - SET IRON PIN
  - △ RAILROAD SPIKE
  - ≡ FOUND PIPE
  - WATER METER
  - GAS VALVE
  - POWER POLE
  - PROPANE TANK
  - TELEPHONE PEDESTAL
  - FIRE HYDRANT
  - CENTERLINE
  - - - - RIGHT OF WAY (R/W)
  - - - - BUILDING SETBACKS
  - 10' ALONG SIDE LINES
  - 25' ALONG ROAD FRONTAGE

**SURVEY DESCRIPTION TRACT 1:**

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW CORNER OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 21, THENCE N 03°00'38" E 250.82', THENCE S 87°11'46" E 550.00', THENCE N 03°00'38" E 765.00', THENCE N 87°11'46" W 500.00', THENCE N 03°00'25" E 305.00', THENCE S 87°12'58" E 420.30', THENCE S 03°00'38" W 179.33', THENCE S 87°11'46" E 242.84', THENCE N 02°58'12" E 179.62', THENCE S 87°12'58" E 100.00', THENCE S 02°59'01" W 650.41', THENCE S 87°12'14" E 402.63', THENCE S 14°30'23" W 90.73', THENCE S 03°01'47" E 243.24', THENCE N 87°05'49" W 244.97', THENCE S 02°59'01" W 333.00', THENCE N 87°12'58" W 886.30' TO THE POINT OF BEGINNING AND CONTAINING 18.147 ACRES PROPERTY IS SUBJECT TO THE 1/4 MI OF WAY OF THE COUNTY ROAD ON THE NORTH SIDE AND TO ANY EASEMENT OF RECORD.

**SURVEY DESCRIPTION TRACT 2:**

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT S 87°12'58" E 478.58' FROM THE NW CORNER OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 21, THENCE S 87°12'58" E 242.01', THENCE S 02°58'12" W 179.62', THENCE N 87°11'46" W 242.84', THENCE N 02°58'12" E 179.62' TO THE POINT OF BEGINNING AND CONTAINING 1.000 ACRES PROPERTY IS SUBJECT TO THE RIGHT OF WAY OF THE COUNTY ROAD AND TO ANY EASEMENT OF RECORD.

**FLOOD CERTIFICATION:**  
 THIS PROPERTY IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM. FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS AND INCORPORATED AREAS. MAP NUMBER: 05007C0380 J. EFFECTIVE DATE: SEPTEMBER 26, 2007

**SURVEYOR'S CERTIFICATION:**  
 HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED AND MEASUREMENTS WERE FOUND OR SET AS SHOWN ON JANUARY 2, 2020

- NOTES:**
- THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
  - BASES OF BEARINGS, ARKANSAS STATE PLANE COORDINATES-NORTH ZONE PER GPS OBSERVATION.
  - THIS SURVEY MEETS CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND EASEMENTS FOR THE STATE OF ARKANSAS.
  - NO CURRENT ABSTRACT OR TITLE OPINION WAS FURNISHED TO THE SURVEYOR AT THE TIME OF THIS SURVEY. THEREFORE ALL EASEMENTS, RIGHTS-OF-WAY, OR RESTRICTIONS, OF RECORD, MAY NOT BE SHOWN HEREON.
  - APPROVAL OF THIS PLAT CARRIES NO ASSURANCE THAT THESE TRACTS WILL QUALIFY FOR SEPTIC PERMITS FROM THE ARKANSAS DEPARTMENT OF HEALTH.
  - APPROVAL OF THIS PLAT DOES NOT IN ANY WAY INDICATE THAT ANY OF THE LOTS ON THIS PLAT ARE BUILDABLE ACCORDING TO THE PLANNING REGULATIONS OF BENTON COUNTY, ARKANSAS, NOR AN ENDORSEMENT BY THE PLANNING BOARD OF SAID BUILDABILITY OF SAID LOTS.
  - THE APPROXIMATE LOCATION OF THE SEPTIC AREA, IS SHOWN AS INDICATED BY 2010 GOOGLE MAP IMAGERY AND OR BY SELLER/OWNER AND BY VISUAL OBSERVATION APPROVAL. OF THIS PLAT DOES NOT IN ANY WAY INDICATE THE TRUE LOCATION OF ANY PART OF THE SEPTIC SYSTEM, NOR SHOULD IT BE RELIED UPON FOR ANY FUTURE EXCAVATION, BUILDING OR CONSTRUCTION PROJECTS OR PROCEDURES. SHOULD AN ACCURATE LOCATION OF THE SEPTIC SYSTEM AND ITS COMPONENTS BECOME NECESSARY, A TECHNOLOGICAL MUSIC CAMERA EQUIPMENT SHOULD BE CALLED TO DETERMINE THE TRUE LOCATION OF THE AGREEMENTED SEPTIC SYSTEM. BUYER ASSUMES ALL RESPONSIBILITY FOR THE INSTALLATION OF A NEW SEPTIC SYSTEM SHOULD THE FIELD ANALYSIS.

PROPERTY ADDRESS: 20931 ARKOTEX ROAD, GENTRY, AR. 72734 PARCEL #18-13849-000

500-18N-33W-0-21-11C-04-0985

**TRACT SPLIT FOR BRUCE WILLIAMS**

PART OF THE NE 1/4 OF THE NE 1/4 SECTION 21, TOWNSHIP 18 NORTH, RANGE 33 WEST BENTON COUNTY, ARKANSAS

James Surveying  
 P.O. Box 617  
 Gentry, Arkansas 72734  
 (479)736-8416 Fax (479)736-8828

DATE: JANUARY 2, 2020  
 SCALE: 1" = 150'  
 JOB NUMBER: JS-29318  
 FILE NAME: JS-29318.DWG

REGISTERED PROFESSIONAL LAND SURVEYOR  
 STATE OF ARKANSAS  
 NO. 985  
 MICHAEL E. JAMES, PLS #985  
 BENTON COUNTY SURVEYOR

CITY OF GENTRY

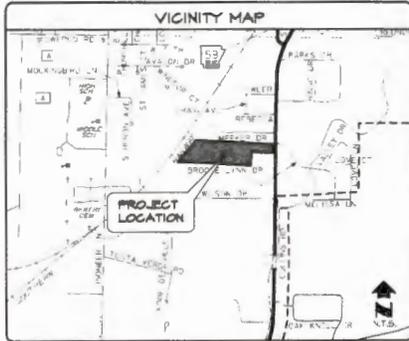
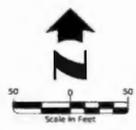
SUBDIVISION CHECKLIST  
**SKETCH PLAN**

SUBDIVISION NAME <b>Rustic Flats</b>				OWNERS NAME <b>RLP Developments, LLC</b>		DATE SUBMITTED <b>2/7/2020</b>
STREET ADDRESS				OWNERS ADDRESS <b>P.O. Box 3207</b>		FEE PAID
ZONING <b>R-1</b>	SECTION <b>10</b>	RANGE <b>33</b>	TOWNSHIP <b>18</b>	CITY, STATE, ZIP <b>Bentonville, AR 72712</b>	PHONE NUMBER <b>(479) 530-2337</b>	# OF LOTS <b>32</b>

A PLAT WILL NOT BE PLACED ON THE Planning Commission's meeting agenda unless it includes all the required items of the sketch plan review stage. 10 copies must be filed 10 days prior to the Planning Commission meeting. The Commission official conducting the review will initial the box for EACH item when the item is found acceptable by the Commission.

REVIEW STAGE SKETCH	REQUIRED ITEMS All required items listed below will be included.
	1. Location of all bordering streets.
	2. General location of all proposed streets within the subdivision.
	3. General size and shape of lots.
	4. Ownership of surrounding property.
	5. Location & size of existing utilities.
	6. Legal description of property.
	7. General location of problem areas such as floodplain, wetland, rock outcrop, increases in traffic on connecting street(s), what extent of existing street improvement will be done by developer due to the new development.
	8. General description of tree cover.
	9. Location map showing relationship to City of Gentry

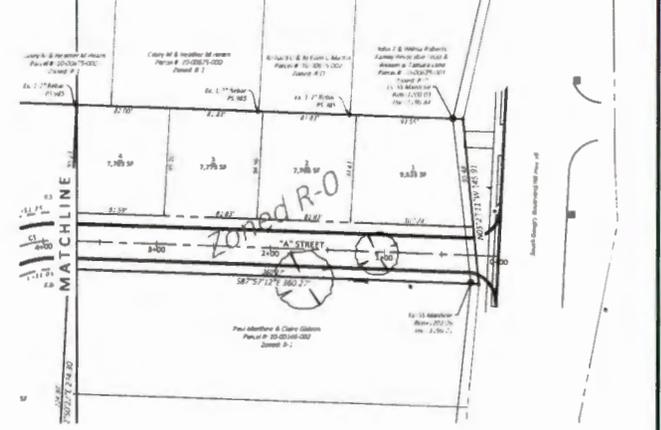
PLANNING OFFICIALS SIGNATURE AND DATE	
	GENERAL COMMENTS AND DIRECTION:  _____  _____  _____  _____



**Preliminary Plat Survey Description:**  
 A part of the South half of the Northwest Quarter, Section 16, Township 18 North, Range 53 West of the 7th Principal Meridian, in Benton County Arkansas being a part of Deed Record Document 1201860973 and 1201814886 being more particularly described as follows:  
 Beginning at a one-inch (1") pipe being the Northwest corner of Lot 14, Rustic Ridge Final Plat filed for Record at Book 20, Page 22, in the office of the Court Clerk of Benton County Arkansas, thence along the North line of Country Estates Phase II filed for record at Plat Book 2009, Page 572, North 83°53'37" West a distance of 381.71 feet to the easterly apparent Right of Way of the Kansas City Southern Railroad, thence along said apparent Right of Way along a curve to the left having the following values: Radius of 3600.24 feet, an arc length of 473.30 feet, a chord length of 473.16 feet, and a chord bearing of North 39°43'49" East to a set one-half inch (1/2") rebar with P.S. 1834 Cap, thence departing from said Kansas City Southern Railroad Right of Way, South 87°51'34" East along the South of Line of Key Lynette Subdivision Road for record at Plat Book 8 Page 132 a distance of 1354.53 feet to a found two and one-half inch (2 1/2") aluminum monument stamped Arkansas Highway Transportation Department P.S. 883, thence along the westerly Right of Way line of Arkansas State Highway 56, South 02°27'13" East a distance of 148.51 feet to a found two and one-half inch (2 1/2") aluminum monument stamped Arkansas Highway Transportation Department P.S. 883, thence departing from said Right of Way, North 87°57'12" West a distance of 360.27 feet to a found one-half inch (1/2") rebar, thence South 02°50'22" West along the West line of Warranty Deed 2002 Page 109362, a distance of 224.30 to a five eighth inch (5/8") rebar with P.S. 1181 cap being on the North Line of Rustic Ridge Final Plat, thence North 87°34'17" West along said North Line of Rustic Ridge Final Plat a distance of 917.77 feet to the Point of Beginning. Containing 10.97 Acres +/-.

LEGEND	
	Ex. Boundary Line
	Ex. Adjacent Boundary Line
	Ex. Right of Way Line
	Proposed Lot Line
	Proposed Right of Way Line
	Proposed Road Centerline
	Proposed Laydown Curb & Gutter
	Ex. Tree Edge Line
	Ex. Tree
	Ex. Water Valve
	Ex. Fire Hydrant
	Ex. Water Meter
	Ex. Waterline "T" Fitting
	Ex. Stub Out
	Ex. Sewer Manhole
	Ex. Power Pole w/ Guy Wire
	Ex. Sign

**Note**  
 1. No known drainage issues, floodplain, wetland, or rock outcrops on property.  
 2. There are trees primarily located around perimeter of site and effort shall be made to preserve desired trees.



Revision	No	Date

**MORRISON SHIPLEY**  
 1817 S. GUYWOOD STREET • BRITTON, AR 70712 • 870.273.8889 • MORRISONSHIPLEY.COM

**FOR REVIEW**

<b>Drawn By:</b> TCL	<b>North Arrow:</b> N
<b>Appointed By:</b> PRP	<b>Horizontal Scale:</b> 1" = 50'
<b>Date:</b> 01.21.2020	<b>Plotting Scale:</b> 1
<b>Project No.:</b> RUF-22	<b>Drawing Name:</b> SKETCH

**RUSTIC FLATS**  
 at AR Hwy 59  
 Gentry, Benton County, Arkansas

**SKETCH PLAN**  
 Issued for Review - 02.07.2020

Sheet No. **1** of **1**