

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

THURSDAY, AUGUST 15, 2019

PLANNING COMMISSION

- Roll Call
- Review of Minutes- July 18, 2019
- Goslee revision of Re-zone on Ozark Valley and Dawn Hill East

2) Rustic Ridge Sub-Division- Patrick Foy,- Preliminary Plan w/Checklist

Patrick Foy presented the Preliminary Plan with Checklist. After some discussion and further review by the Planning Commission, the items on the checklist were reviewed and checked off.

Motion: Runyan: to approve the Preliminary Plat, to include additional lighting

Second: Meyer

Roll Call: Church- yes Meyer- yes Runyan-yes Feemster- yes

Motion passed.

3) Petit Lot Split

After consideration of the presented lot split and discussion of the septic location

Motion: Church- to approve the lot split with further review of the septic location

Second: Runyan

Roll Call: Church- yes Feemster- yes Meyer- yes Runyan- yes

Motion passed.

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

Motion: Meyer- to adjourn this meeting

Second: Runyan

All in Favor- yes

NONE Opposed:

Motion passed, meeting adjourned.

Jenny Trout: Planning Commission Secretary/City Clerk

Mike Parks, Planning Committee Chairman

2828 DAWN HILL EAST RD
GENTRY, AR

DAWN HILL EAST RD
GENTRY, AR

1828 OZARK VALLEY LN
GENTRY, AR

10-0883-003
GRADNER, ALEC JR &
OLEY ELAINE
1828 OZARK VALLEY LN
GENTRY, AR

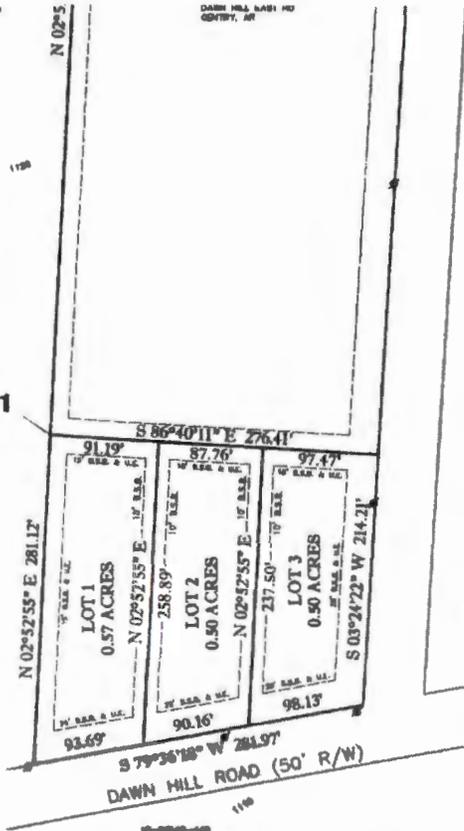
10-0882-000
LACAZE, CHARLES AUSTIN
1828 OZARK VALLEY LN
GENTRY, AR

10-0881-000
JORDAN, ALAN LYNN &
BARRY EDWIN
1828 OZARK VALLEY LN
GENTRY, AR

10-0880-000
OWNER REVOCABLE TRUST, REBECCA
1828 OZARK VALLEY LN
GENTRY, AR

10-0848-000
PARKER, AUSTIN LEE &
TIFFANY NICHELLE
2828 DAWN HILL EAST RD
GENTRY, AR

P.O.B.
PHASE 1



of _____

Councilman

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, platted, dedicated and access rights reserved as represented on this
plat 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

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS
COMPLETED AND MONUMENTS WERE FOUND OR SET AS SHOWN ON MAY 3, 2019.

FLOOD CERTIFICATION:

PART OF THIS PROPERTY LIES WITHIN A 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 28, 2007.

SURVEY DESCRIPTION PARENT TRACT:

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, AND PART OF
THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, ALL IN TOWNSHIP 18
NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

BEGINNING AT A POINT S 87°40'40" E 651.16' FROM THE NW CORNER OF THE NW 1/4 OF THE NW
1/4 OF SAID SECTION 15; THENCE N 02°52'55" E 400.81'; THENCE S 87°37'05" E 111.00'; THENCE
N 47°18'55" E 248.18'; THENCE S 87°37'05" E 1.30'; THENCE S 03°24'22" W 1578.31'; THENCE
S 79°36'18" W 281.97'; THENCE N 02°52'54" E 1083.97'; THENCE S 87°37'40" E 2.75' TO THE
POINT OF BEGINNING AND CONTAINING 9.57 ACRES. PROPERTY IS SUBJECT TO THE RIGHT OF WAY
OF DAWN HILL ROAD AND TO THE RIGHT OF WAY OF OZARK VALLEY LANE.

SURVEY DESCRIPTION PHASE 1:

A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, ALL IN
TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT S 87°40'40" E 651.16' AND S 02°52'55" W 782.84' FROM THE NW CORNER
OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 15; THENCE S 88°40'11" E 276.41'; THENCE
S 03°24'22" W 214.21'; THENCE S 79°36'18" W 281.98'; THENCE N 02°52'55" E 281.12' TO THE POINT
OF BEGINNING AND CONTAINING 1.57 ACRES.

ZONING: R2

500-18N-33W-0-10-330-04-0885

500-18N-33W-0-15-440-04-0885

**PRELIMINARY PLAT FOR
DAWN HILL PLACE
PHASE 1**

PART OF THE SW1/4 OF THE SW 1/4 SECTION 10
PART OF THE NW1/4 OF THE NW 1/4 SECTION 15
ALL IN, TOWNSHIP 18 NORTH, RANGE 33 WEST
GENTRY, ARKANSAS



IF THE SIGNATURE ON THIS SEAL
IS NOT RED COLORED, THE PLAT
IS A COPY THAT SHOULD BE
ASIGNED TO CERTAIN UNAUTHORIZED
ALTERATIONS. THE CERTIFICATION
CONTAINED ON THIS DOCUMENT
SHALL NOT APPLY TO ANY COPIES.
ALL INFORMATION SHOULD BE
OBTAINED UNLESS NOTED BY
THE PROFESSIONAL LAND SURVEYOR
WHOSE SIGNATURE APPEARS TO THE
SEAL.

MICHAEL E. JAMES, PLS #985
BENTON COUNTY SURVEYOR

James Surveying
P.O. Box 817
Gentry, Arkansas 72734
(479)736-8416 Fax (479)736-8838

DATE: AUGUST 12, 2019.
SCALE: 1" = 100'
JOB NUMBER: JS15814A
FILE NAME: JS15814A.DWG