

**CITY OF GENTRY  
PLANNING & ZONING COMMISSION**

**THURSDAY, JUNE 18, 2020**

**PUBLIC HEARING**

**M4 Construction LLC (Scott Mayberry)- Special Use Permit  
Parcel# 10-00413-000**

**PLANNING COMMISSION**

- Roll Call
- Review of Minutes- May 21, 2020
- \*M4 Construction LLC (Scott Mayberry)- Special Use Permit  
Parcel# 10-00413-000
- \*City of Gentry & Robert Meyer- Tract Line Adjustment  
Pine Ave. Parcel# 10-00149-080
- \*Rosemary & Kenneth Reagan, Trustees- Subdivision Lot Split  
Parcel# 10-01151-000

## Public Notice

You are hereby notified that a public hearing will be held before the Gentry Planning & Zoning Appeals Board on June 18, 2020 at 7:00 p.m. at the Gentry Council Chambers, 104 E. Main St. Gentry, AR 72734. This hearing is to review a special use permit requested by Scott Mayberry, M4 Construction, LLC, for parcel # 10-00413-000.

For those unable to attend the meeting, you may phone 479-736-2555 ex. 2 with comments. Written comments may be submitted to the City of Gentry, 101 W. Main Street, Gentry, AR 72734.

Please publish in the WEO. 6/03/20

CITY OF GENTRY  
101 W. MAIN ST., GENTRY, AR 72734  
Residential Building Permit Application  
Phone: 479-736-2555 Inspection Phone: 479-212-0632

Site Address: TBD S. Rust Ave

PID# 10-00413-000

Lot: 13, 14, 14 1/2 Block: 32 # of Units: 4 # of Stories: 1  
Single Family:  Duplex:  Multi-Family:

Additions: Garage:  Barn:  (Attached) Carport:  Patio Cover:  Sunroom:   
Storage:  Other:

Alterations: Renovations:  Repairs:  Remodels:  Other:

Accessory Structures: Storm Shelter:  Carport:  Deck:  Fence:   
Gazebo:  Green House:  Other:

Property Owner Information

Property Owner Name: M4 Construction LLC  
Address: Po Box 6792  
Phone: 479-427-8321  
Email: stonebrar21@gmail.com

Contractors Information

Contractors Name: M4 Construction LLC License #: 032706  
Mailing Address: Po Box 6792 Siloam Springs  
Physical Address: 22491 Harpel Ln Dr Gentry  
Office Phone: \_\_\_\_\_ Cell Phone: 479-427-8321  
Email: stonebrar21@gmail.com  
Contact Person: Scott Mayberry Contact Phone: \_\_\_\_\_

Structure Information

New: Heated SQ Feet: 3962 Garage: 894 Total SQ Feet: 4856  
Other: \_\_\_\_\_ Approximate Construction Cost: 325,000  
Existing: Heated SQ Feet: \_\_\_\_\_ Garage: \_\_\_\_\_ Total SQ Feet: \_\_\_\_\_  
Other: \_\_\_\_\_ Approximate Construction Cost: \_\_\_\_\_

Subcontractor's List

Plumber: McReynolds Plumbing License: MP5040 Phone: 479-549-7218 Randy / J.M.  
Electrician: Amoth Electric License: M-4282 Phone: 479-957-3736 Doug  
Heating & Air-conditioning: Adonai Air License: 0925320 Phone: 479-259-1474 Kris

For Office Use Only

Setbacks: \_\_\_\_\_ Approval Date: \_\_\_\_\_ Zoning: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
Flood Plain:  YES  NO  
Building Inspector: \_\_\_\_\_ Date: \_\_\_\_\_  
Mayor: \_\_\_\_\_ Date: \_\_\_\_\_  
Permit: \_\_\_\_\_ Receipt: \_\_\_\_\_ Total: \$ \_\_\_\_\_ Date Denied: \_\_\_\_\_ Date Issued: \_\_\_\_\_

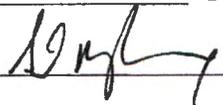
Use this box as a replica of your building lot, show location, size and number of feet from the property lines on new construction.

SEE ATTACHED

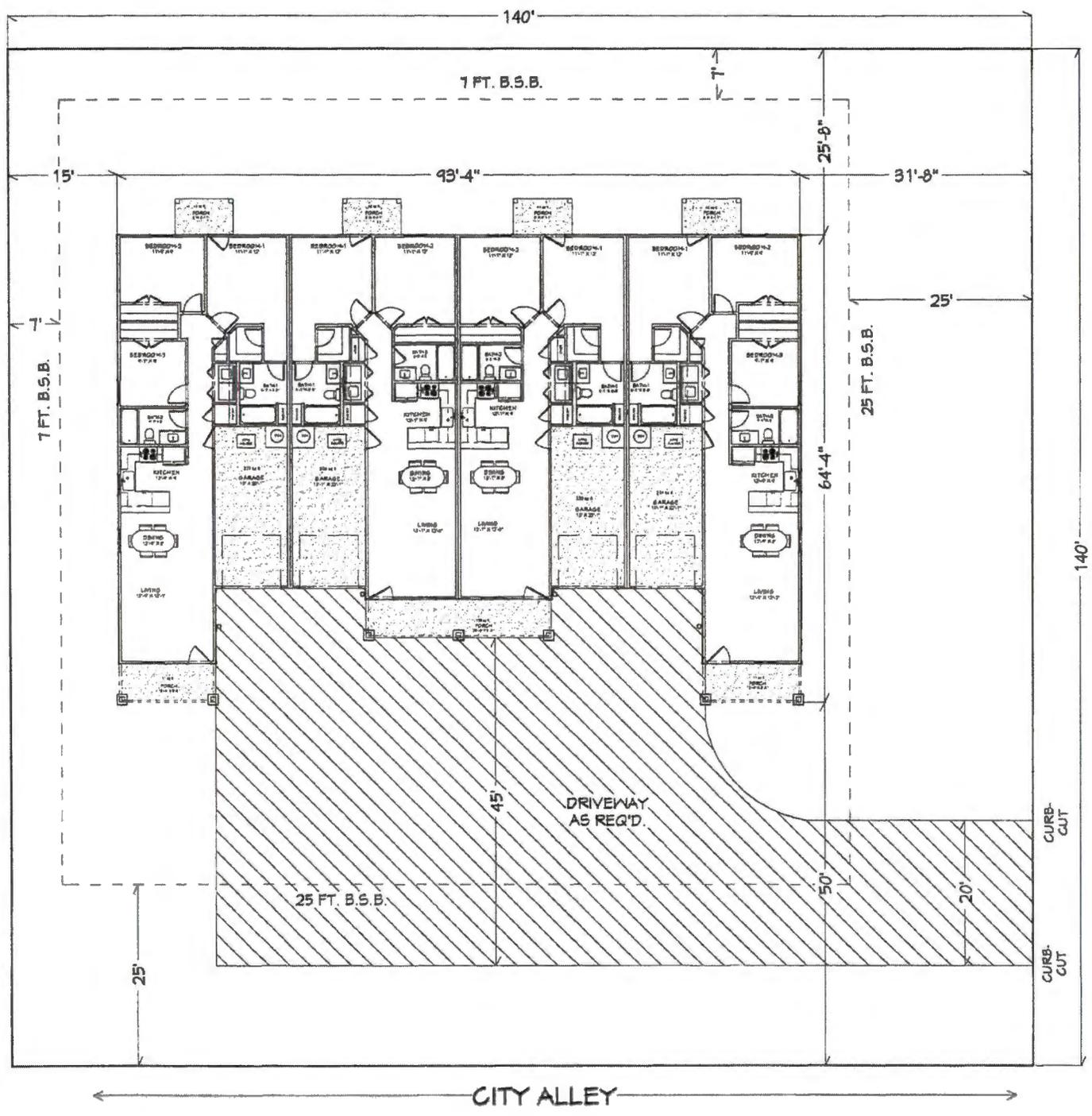
Additional Notes: we wanted to build some units that served both the  
people needing 3 bed units as well as 2 bed units. We've had a  
lot of requests for single story 3 and 2 bed properties

I (We), hereby certify that no part of this work has been started, and I (we), assume full responsibility for compliance with all City building, plumbing, electric, mechanical and sanitary requirements. It is understood and agreed by this applicant that any error, misstatement, or misrepresentation of material fact, or expression of material fact, either with or without intention on the part of this applicant, such as might, or would operate to cause a refusal of this application, or any material alteration or change in the accompanying plans, specifications, or structure made subsequent to the issuance of a Permit in accordance with this application without the approval of the Building Inspector, shall constitute sufficient ground for revocation of such Permit.

Date of Application: 4-30-20 Date Construction is to Begin: 6/1/20

Signature of Applicant:  contractor:  owner:

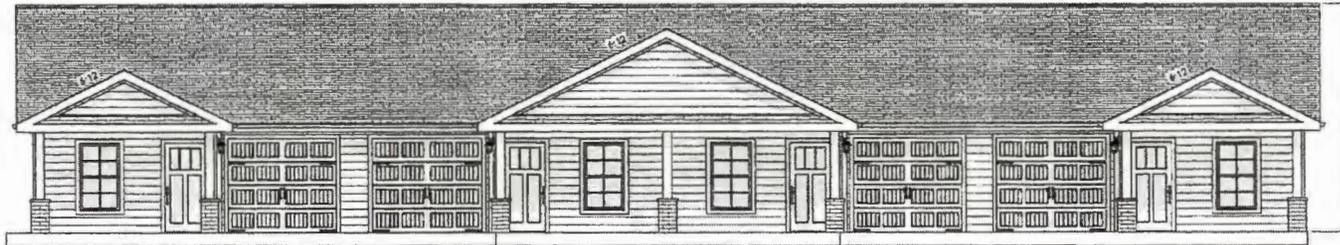
SITE PROPOSAL  
 RUST AVE.  
 GENTRY, AR  
 SCOTT MAYBERRY  
 20 FT. SCALE



140'

RUST AVE.





Plan: am Combo 4-plex v1

NOTES:

8 ft. ceilings;

Locate furnaces in attic;

4:12 Main roof pitch;

6:12 Front gables;

**M4 DEVELOPMENT  
COMBO 4-PLEX**

**ELEVATIONS**

**SCOTT MAYBERRY**

419-421-8321

DRINKWATER ENGINEERING

Scott Mayberry Design LLC  
4 PM, 401 Abbott  
scottmayberry@gmail.com

DATE:

2/26/2020

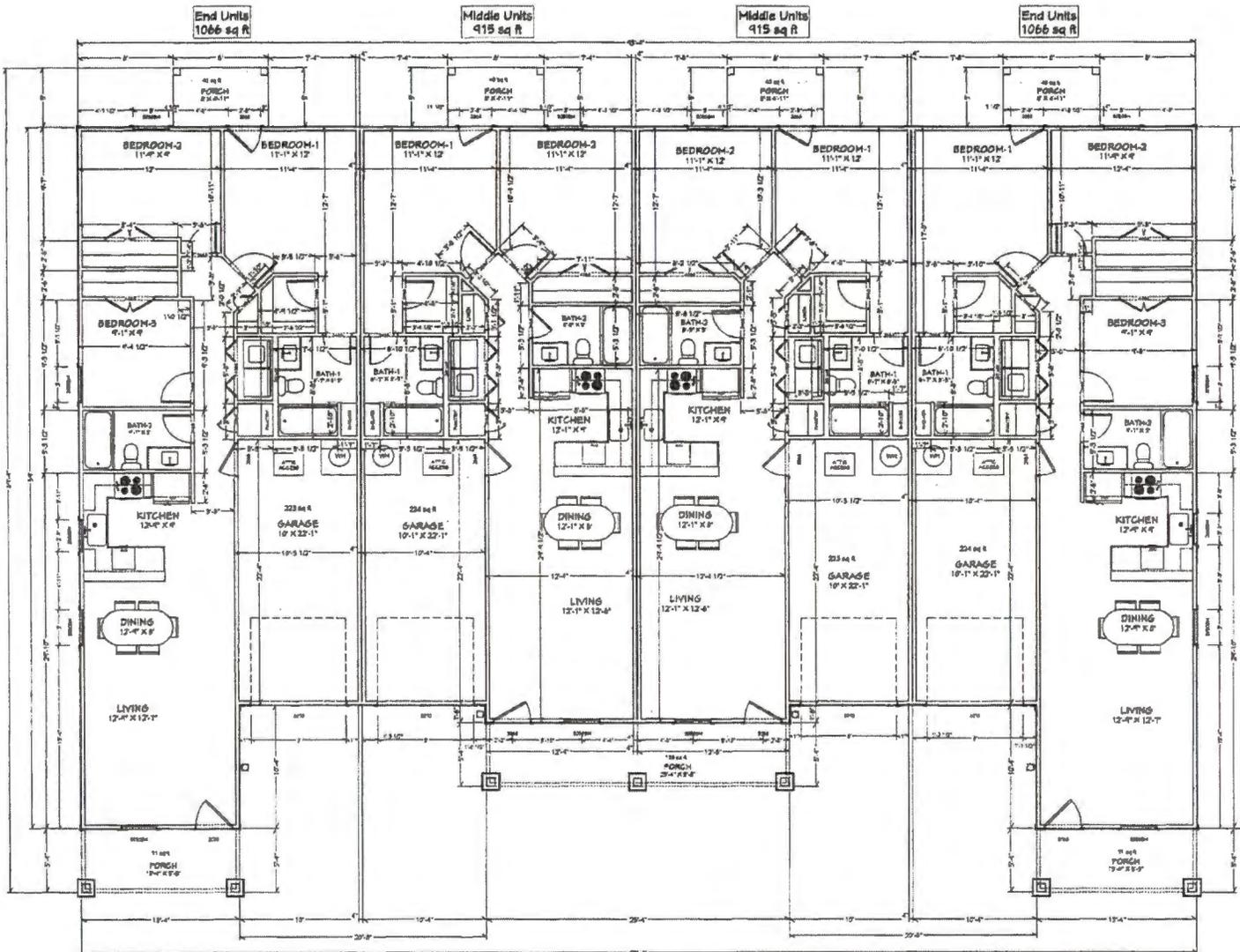
SCALE:

1/4" = 1 ft.

SHEET:

1/3

It is the Contractor and/or Owner's responsibility for all local and national codes and regulations in the jurisdiction where these plans are prepared. Scott Mayberry Design LLC makes no claims or guarantee or liability for errors or omissions.



Plan: sm Combo 4-plex v1

- NOTES:**
- Ø r. ceilings;
  - Locate furnaces in attic;
  - 4:12 Main roof pitch;
  - 6:12 Front gables;

**Total Framed Heated**  
3962 sq ft

Garages 844 sq ft  
Covered porches 437 sq ft

Total framed area 5245 sq ft

**M4 DEVELOPMENT  
COMBO 4-PLEX**

**PLAN LAYOUT**

**SCOTT MAYBERRY**  
419-421-0521

DESIGN/DATE/REVISIONS BY:  
Keith Mayberry/Design/LLC  
419-421-0521  
kmb@scottm.com

**DATE:**

2/26/2020

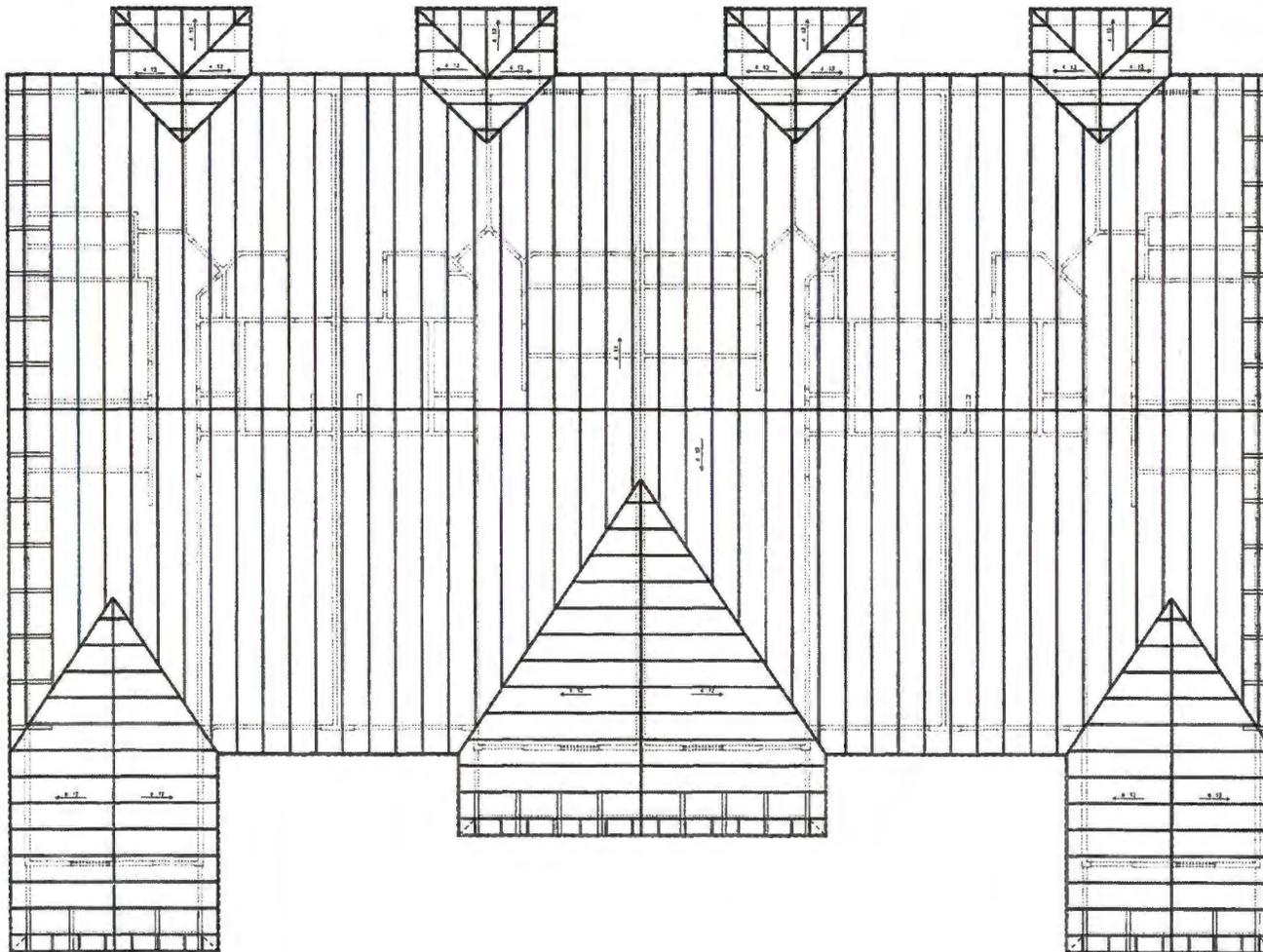
**SCALE:**

1/4" = 1 ft.

**SHEET:**

2/3

114 The Contractor and/or Owner's responsibility that all local and regional codes are met and construction is in compliance with state regulations. These plans are presented as is and Keith Mayberry Design LLC makes no claims of warranties or liability. Not for resale or transfer.



Plan: sm Combo 4-plex v1

**NOTES:**

- 8 ft. ceilings;
- Locate furnaces in attic;
- 4:12 Main roof pitch;
- 6:12 Front gables;

**M4 DEVELOPMENT  
COMBO 4-PLEX**

**ROOF**

**SCOTT MAYBERRY**  
479-427-8921

**ARCHITECT**  
Kath Westcott Design LLC  
479-427-8871  
kwestcott@kwd.com

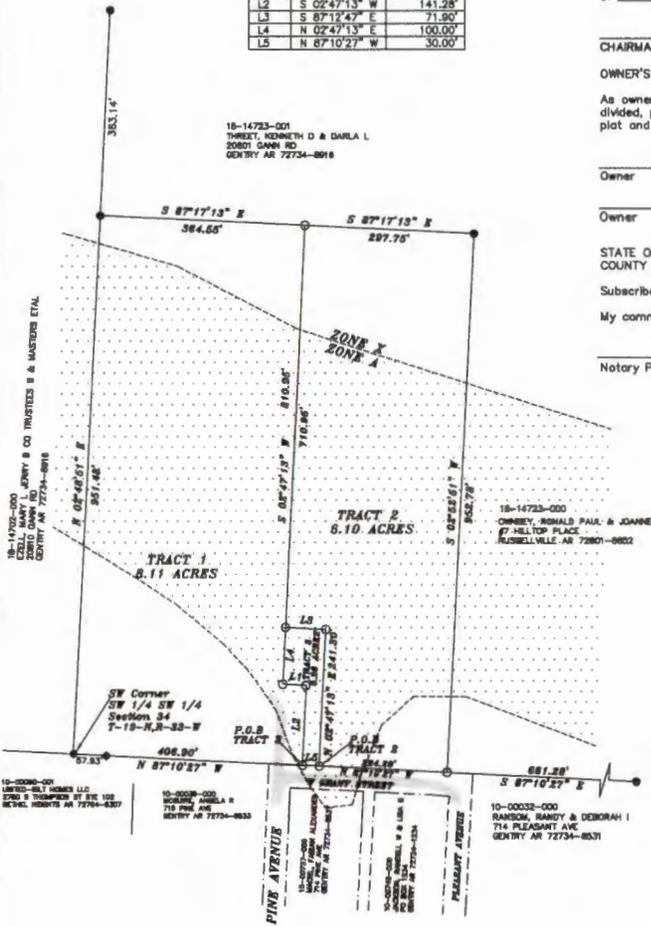
DATE:  
2/26/2020

SCALE:  
1/4" = 1 ft.

SHEET:  
3/3

It is the Contractor and/or Owner's responsibility that all local and national codes are met and conformance to the applicable state and local codes is the responsibility of the Contractor. These plans are prepared by or for Kath Westcott Design LLC under the supervision of a Licensed Professional Engineer or Architect. No other use or reproduction is permitted.

LINE	BEARING	DISTANCE
L1	S 87°12'47" E	41.90'
L2	S 02°47'13" W	141.28'
L3	S 87°12'47" E	71.90'
L4	N 02°47'13" E	100.00'
L5	N 87°10'27" W	30.00'



**GENTRY PLANNING BOARD:**

This plat is hereby approved by the Gentry Planning Board this \_\_\_\_\_ day of \_\_\_\_\_

CHAIRMAN \_\_\_\_\_  
OWNER'S CERTIFICATION

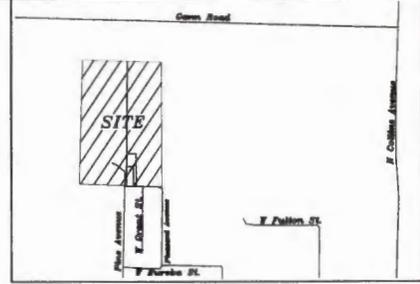
As owners, we hereby certify that we have caused the land to be surveyed, divided, platted, dedicated and access reserved as represented on this plat and attachments.

Owner \_\_\_\_\_ Owner \_\_\_\_\_  
Owner \_\_\_\_\_ Owner \_\_\_\_\_

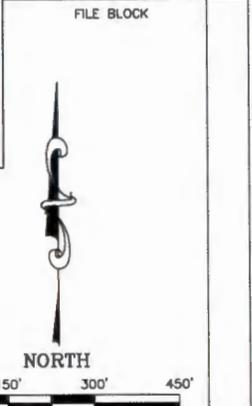
STATE OF ARKANSAS  
COUNTY OF BENTON

Subscribed and sworn before me this \_\_\_\_\_ day of \_\_\_\_\_  
My commission expires \_\_\_\_\_

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



VICINITY MAP



( IN FEET )  
1 inch = 150 ft.

**LEGEND**

- These standard symbols will be found in the drawing.
- FOUND IRON PIN
  - SET IRON PIN
  - FOUND STATE MONUMENT
  - ▨ PAVEMENT

**SURVEY DESCRIPTION ( TRACT 1 )**

Part of the SW 1/4 of the SW 1/4 of Section 34, T-19-N,R-33-W, Benton County, Arkansas, more particularly described as follows:  
Beginning at the SW corner of the SW 1/4 of the SW 1/4 of said Section 34 : thence N 02°48'51" E 951.48'; thence S 87°17'13" E 364.55'; thence S 02°47'13" W 810.95'; thence S 87°12'47" E 41.90'; thence S 02°47'13" W 141.28'; thence N 87°10'27" W 406.90'; to the point of beginning having an area of 353125.06 Square Feet, 8.11 Acres. Property is subject to any easements of record.

**SURVEY DESCRIPTION ( TRACT 2 )**

Part of the SW 1/4 of the SW 1/4 of Section 34, T-19-N,R-33-W, Benton County, Arkansas, more particularly described as follows:  
Beginning at a point 438.90' S 87°10'27" E of the SW corner of the SW 1/4 of the SW 1/4 of said Section 34 : thence N 02°47'13" E 241.30'; thence N 87°12'47" W 71.90'; thence N 02°47'13" E 710.95'; thence S 87°17'13" E 297.75'; thence S 02°52'51" W 952.78'; thence N 87°10'27" W 224.29'; to the point of beginning having an area of 285511.34 Square Feet, 6.10 Acres. Property is subject to any easements of record.

**SURVEY DESCRIPTION ( TRACT 3 )**

Part of the SW 1/4 of the SW 1/4 of Section 34, T-19-N,R-33-W, Benton County, Arkansas, more particularly described as follows:  
Beginning at a point 406.90' S 87°10'27" E of the SW corner of the SW 1/4 of the SW 1/4 of said Section 34 : thence N 02°47'13" E 141.28'; thence N 87°12'47" W 41.90'; thence N 02°47'13" E 100.00'; thence S 87°12'47" E 71.90'; thence S 02°47'13" W 241.30'; thence N 87°10'27" W 30.00'; to the point of beginning having an area of 11428.57 Square Feet, 0.26 Acres. Property is subject to any easements of record.

**NOTES:**

1. THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
2. BASIS OF BEARINGS: GPS OBSERVATION ARKANSAS NORTH-ZONE
3. THIS SURVEY MEETS CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND PLATS FOR THE STATE OF ARKANSAS.
4. 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.

**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: 05007C0215 J. EFFECTIVE DATE: SEPTEMBER 28, 2007.

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED AND MONUMENTS WERE FOUND OR SET AS SHOWN ON JUNE 1, 2020.

Parent Tract Parcel No.		
10-00149-083	18-14727-000	18-14724-000
10-00148-086	18-14725-000	
OWNERS:		
MEYER, ROBERT D & WANDA M TRUSTEES		
PO BOX 694		
GENTRY AR 72734-0694		

Parent Tract Parcel No.	
10-00149-080	
OWNERS:	
CITY OF GENTRY	
101 W MAIN ST	
GENTRY AR 72734-8226	

ZONING= A-1

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



Michael E. James RLS#980  
County Surveyor  
Benton County

500-19N-33W-0-34-330-04-985	
TRACT LINE ADJUSTMENT	
CITY OF GENTRY	
&	
ROBERT MEYER	
PART OF THE SW 1/4 OF THE SW 1/4	
SECTION 34, TOWNSHIP 19 NORTH, RANGE 33 WEST	
BENTON COUNTY, ARKANSAS	
James Surveying P.O. Box 617 Gentry, Arkansas 72734 (478)738-8418 Fax (478)738-8838	DATE: JUNE 1, 2020 SCALE: 1"= 150' JOB NUMBER: JS8079A FILE NAME: JS8079A.DWG

10-0025-000  
REAGAN, ROSEMARY & KENNETH TRUSTEES  
1001 S BACONE ST  
MUSKOGEE OK 74403-7608

10-00863-000  
DEEN, FLOYD R & DONNA J TRUSTEES  
PO BOX 454  
GENTRY AR 72734-0454

10-00864-002  
STEWART, CHARLES CLAYTON & VALERIE ANN  
300 ALLEN AVE  
GENTRY AR 72734-8001

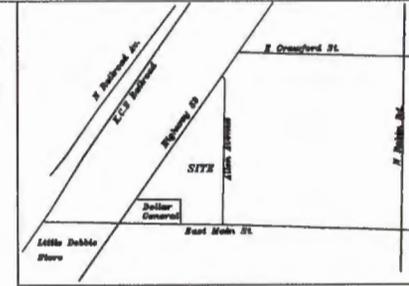
10-00864-000  
FEDERAL NATIONAL MORTGAGE  
ASSOCIATION  
PO BOX 800043  
DALLAS TX 75285

10-00868-000  
LEWALLEN, EARL  
PO BOX 731  
GENTRY AR 72734-0731

10-00869-000  
GIBBS, ELLEN TRUSTEE  
1050 E MAIN ST  
GENTRY AR 72734-8213

10-00768-000  
FIRST ASSEMBLY OF GOD CHURCH OF GENTRY  
PO BOX 58  
GENTRY AR 72734

LINE	BEARING	DISTANCE
L1	N 00°11'48" E	30.00
L2	N 89°32'29" W	42.50
L3	S 89°35'43" W	25.00
L4	S 00°15'48" W	25.00



VICINITY MAP

FILE BLOCK



NORTH



( IN FEET )  
1 inch = 150 ft.

**LEGEND**

These standard symbols will be found in the drawing.

- FOUND IRON PIN
- SET IRON PIN
- ▲ WATER METER
- ▲ COMPUTED CORNER
- ▲ POWER POLE
- ◆ FIBER OPTIC
- ◆ FENCE CORNER
- PAVEMENT

**GENTRY PLANNING BOARD:**

This plot is hereby approved by the Gentry Planning Board this \_\_\_\_ day of \_\_\_\_.

CHAIRMAN

**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

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

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

Notary Public

**SURVEY DESCRIPTION**

Part of Tract 1, of Monard's First Addition, located in the SE 1/4 of the NE 1/4 of Section 3, T-18-N,R-33-W, Benton County, Arkansas, more particularly described as follows:

**TRACT 1A**

Beginning at a point 30.00' N 00°11'48" E and 42.50' N 89°32'29" W of the SE corner of the SE 1/4 of the NE 1/4 of said Section 3; thence N 89°32'29" W 235.13'; thence N 00°27'31" E 150.00'; thence S 89°32'29" E 258.82'; thence S 00°15'58" W 124.82'; thence S 89°35'43" W 25.00'; thence S 00°15'48" W 25.00'; to the point of beginning having an area of 38351.38 Square Feet, 0.880 Acres. Property is subject to any easements of record.

**TRACT 1B**

Beginning at a point 180.00' N 00°11'48" E and 17.32' N 89°32'29" W of the SE corner of the SE 1/4 of the NE 1/4 of said Section 3; thence N 89°32'29" W 589.48'; thence N 32°50'43" E 191.82'; thence S 89°32'29" E 485.19'; thence S 00°15'58" W 161.98'; to the point of beginning having an area of 87120.00 Square Feet, 2.000 Acres. Property is subject to any easements of record.

**TRACT 1C**

Beginning at a point 341.98' N 00°11'48" E and 17.13' N 89°32'29" W of the SE corner of the SE 1/4 of the NE 1/4 of said Section 3; thence N 89°32'29" W 488.19'; thence N 32°50'43" E 902.90'; thence S 00°15'58" W 782.46'; to the point of beginning having an area of 185349.98 Square Feet, 4.26 Acres. Property is subject to any easements of record.

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED AND MONUMENTS WERE FOUND OR SET AS SHOWN ON JUNE 1, 2020.

**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: 0500700210 J. REVISED DATE: SEPTEMBER 28, 2007.

Parent Tract Parcel No.  
10-01151-000

OWNERS:  
REAGAN, ROSEMARY & KENNETH TRUSTEES  
1001 S BACONE ST  
MUSKOGEE OK 74403-7608

Michael E. James RLS#986  
County Surveyor  
Benton County



ZONING- C-2 & R-2

**NOTES:**

- THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
- BASIS OF BEARINGS: PLAT RECORD 2005, PAGE 1181
- THIS SURVEY MEETS CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND PLATS 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.

500-16N-33W-0-03-120-04-985

**TRACT SPLIT FOR  
KENNETH REAGAN  
ROSEMARY REAGAN**

MANARD'S FIRST ADDITION  
PART OF THE SE 1/4 OF THE NE 1/4  
SECTION 3, TOWNSHIP 18 NORTH, RANGE 38 WEST  
BENTON COUNTY, ARKANSAS

James Surveying  
P.O. Box 817  
Gentry, Arkansas 72734  
(478)738-8416 Fax (478)738-8838

DATE: June 1, 2020  
SCALE: 1" = 150'  
JOB NUMBER: JS8602B  
FILE NAME: JS8602B.DWG