

**CITY OF GENTRY  
PLANNING & ZONING COMMISSION**

**THURSDAY, JULY 16, 2020**

**PUBLIC HEARING**

**RLP Developments LLC: to rezone  
Parcel #10-00070-001 at 600 S Gentry Blvd.  
from R-1 to C-2**

**PUBLIC HEARING**

**Proposed Amendment to the Gentry Zoning Ordinance  
Establishing procedures for the zoning of annexed lands  
Upon annexation.**

**PLANNING COMMISSION**

- Roll Call
- Review of Minutes- June 18, 2020

\*RLP Developments LLC; Rezone from R-1 to C-2

\*Proposed Amendment to Gentry Zoning Ordinance

## Public Notice

You are hereby notified that a public hearing will be held before the Gentry Planning & Zoning Appeals Board on July 16, 2020 at 7:00 p.m. at the Gentry Council Chambers, 104 E. Main St. Gentry, AR 72734. This hearing is to consider a request by RLP Developments, LLC, to rezone parcel #10-00070-001, located at 600 S Gentry Blvd.

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

Please publish in the WEO. 6/24/20



# City of Gentry Petition for Rezoning

To be completed by property owner/representative:

Property Owner Name	RCP DEVELOPMENTS LLC
Address or Parcel #	600 S. GENTRY BLVD. - GENTRY, AR PARCEL # 10-00086-000 & 10-00070-001
Mailing Address	PO Box 3207 BENTONVILLE, AR 72712
Phone Number	479-619-6784
Current Zoning	C2 & R1
Proposed Zoning	C2
10 Scaled Drawings	

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

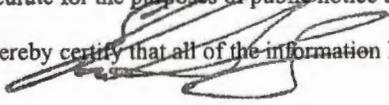
I consider the land suitable for all of the uses allowed in the zoning district being requested.

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.

  
\_\_\_\_\_  
Signature

6/12/2020  
\_\_\_\_\_  
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	6-15-20
PC Meeting Date	7-16-20
Fee Paid (\$75.00)	CHK 5835
Date Ad Ran in Newspaper	6-24-20
Date Signs Placed	6-17-20
Property Owner Listing	6-15-20

Gentry Rezone Application

**NOTICE OF INTENT TO REZONE**

(Name) RIP DEVELOPMENTS LLC

has requested the Gentry Planning Commission to set a public hearing date to consider rezoning the following property from C2-R1 to C2

The legal description of the property is as follows:

PARCEL # 10-00086-000 & # 10-00070-001

The common description of the property is:

600 S. GENTRY BLVD. - GENTRY, AR 72734

Proposed land use:

POSSIBLE COMMERCIAL BUILDING

Reason for zone request change:

TO CONSOLIDATE ZONING OF ENTIRE PROPERTY TO C2

Adjacent land owners listing:

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. Scaled Drawings**

### OTHER INFORMATION:

- City staff will advertise this rezoning request and notice of a public hearing in the newspaper of local distribution 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 July 16, 2020, at 7:00 p.m. It will be held at 104 S Main St. Gentry, AR 72734.



Certificate of Mailing — Firm

Name and Address of Sender  <b>CITY OF GENTRY 101 W. MAIN GENTRY, AR 72734</b>	TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™  <b>5</b>	Affix Stamp Here <i>Postmark with Date of Receipt.</i>  
	Postmaster, per (name of receiving employee)		

USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airfile
1. Clark & Jennifer Morris	56885 County Rd 712 Colcord, AR 74338-3813		0000	U.S. POSTAGE PAID GENTRY, AR 72734 JUN 15, 20 AMOUNT <b>\$1.50</b> R2305K138839-06	
2. PPG Holdings LLC	120 E 4th St Little Rock, AR 72201-2808		0000	JUN 15, 20 AMOUNT <b>\$1.50</b> R2305K138839-06	
3. Farmers Mutual Insurance Company	P.O. Box 129 Gentry, AR 72734		0000	U.S. POSTAGE PAID GENTRY, AR 72734 JUN 15, 20 AMOUNT <b>\$1.50</b> R2305K138839-06	
4. Donald G. Evans Revocable Trust	P.O. Box 1093 Gentry, AR 72734-1093		0000	U.S. POSTAGE PAID GENTRY, AR 72734 JUN 15, 20 AMOUNT <b>\$1.50</b> R2305K138839-06	
5. Double R Corporation	20923 Safari Rd Gentry, AR 72734-8922		0000	U.S. POSTAGE PAID GENTRY, AR 72734 JUN 15, 20 AMOUNT <b>\$1.50</b> R2305K138839-06	
6.			0000	U.S. POSTAGE PAID GENTRY, AR 72734 JUN 15, 20 AMOUNT <b>\$1.50</b> R2305K138839-06	

## Instructions for Certificate of Mailing — Firm

This service provides evidence that the mailer has presented individual items to the Postal Service™ for mailing, and is available for the following products:

- Domestic services: First-Class Mail®, First-Class Package Service®, Priority Mail®, Media Mail®, Library Mail, Bound Printed Matter, Merchandise Return Service, Parcel Return Service, and USPS Retail Ground™.
- International services: First-Class Mail International® (unregistered items), First-Class Package International Service® (unregistered items), Free Matter for the Blind, and Airmail M-bags®.

The following instructions are for the preparation and use of PS Form 3665, *Certificate of Mailing – Firm* (including USPS-approved facsimiles):

1. Complete and print all forms in ink or ball point pen.
2. Enter the name and address of the sender at the top of the form.
3. Enter a complete return address on each article.
4. Ensure the articles are properly packaged.
5. In the appropriate column, enter the applicable postage and fees.
6. Insert a firm-specific identifier or account number if desired. (This number is for the sender's use only, and the Postal Service will not use it for identification.)
7. When describing and listing three or more individual pieces but not presenting the pieces in the order shown on the sheet, consecutively number each entry line on the sheet and number each piece to show both the corresponding sheet and line number.
8. Enter the total number of articles in the proper space at the top of the form.
9. Obliterate all unused portions of the "Address" column by drawing a diagonal line through the unused portion on the form.
10. When the number of articles presented exceeds the allotted space on the form, use multiple sheets, and in the provided blank spaces in the lower left of the form, number them consecutively to show sheet number and total number of sheets (such as "Page 1 of 4," "Page 2 of 4," etc.).

11. Present PS Form 3665 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).

**Privately Printed Forms:** The Postal Service allows mailers to use USPS-approved privately printed or computer-generated firm sheets that are nearly identical in design elements and color to the USPS-provided PS Form 3665. See DMM 503 for details on the approval process.

The mailer must retain the original written approval granted by the Postal Service as evidence that the privately printed facsimile of PS Form 3665 has been approved by the Postal Service. The Postal Service does not retain records on the facsimile approvals. A mailer using privately prepared forms must periodically verify them against the USPS-provided version and, if necessary, make routine updates and obtain approval of the updated facsimile form.

A mailer using an approved privately printed form and wanting the form sheets postmarked by the Postal Service must present the forms with the articles to be mailed at a Post Office facility. The forms become the mailer's only receipt (the Postal service does not retain a copy).



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U.S. POSTAGE PAID  
GENTRY, AR  
72734  
JUN 15 20  
AMOUNT  
**\$1.50**  
R2305K139839-08





**Proposed amendment to the Gentry Zoning Ordinance establishing procedures for the zoning of annexed lands upon annexation.**

14.04.15 Procedure for Zoning Annexed Lands

- A. Prior to consideration by the City Council of any ordinance annexing any lands to the City of Gentry, the Planning Commission shall hold a public hearing regarding the appropriate zoning of the said lands in the event of annexation. Notice of the public hearing shall be published at least one time in a newspaper of general circulation within the City at least fifteen (15) days prior to the hearing. The Planning Commission shall also notify the adjoining property owners of the hearing by mail at least fifteen (15) days prior to the hearing.
- B. Following the public hearing, the Planning Commission shall make and certify to the City Council a recommendation as to the most appropriate zoning for the said lands in the event of annexation.
- C. In connection with its consideration of the annexation of the said lands, the City Council may either adopt the Planning Commission's recommendation as to the proposed zoning of the lands by ordinance; modify the zoning recommendation and adopt the recommendation as modified; or return the zoning recommendation to the Planning Commission for further study and recommendation.

**CITY OF GENTRY  
PLANNING & ZONING COMMISSION**

**THURSDAY, JUNE 18, 2020**

The Planning and Zoning Commission of the City of Gentry, Arkansas met on June 18, 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  
Jay Williams  
Wanda Meyer  
Mike Parks  
Tammie Runyan

**MEMBERS ABSENT**

Paul Church

**Others in Attendance:** City Clerk Jenny Trout, City Attorney Joel Kurtz, Mark Smithson and Janie Parks.

**PUBLIC HEARING**

At this time, Chairman Mike Parks stated the Public Hearing was open for discussion regarding M4 Construction, LLC's request for Special Use Permit, for Parcel# 10-00413-000, to allow building of a 4-plex in the currently zoned C2 area. There being no one present for public comments or questions:

**Motion:** Williams- to adjourn the public hearing

**Second:** Runyan

**The public hearing portion of this meeting was closed.**

At this time, Chairman Mike Parks announced the regular meeting for Planning & Zoning would commence.

<b>Roll Call:</b> Feemster-Present	Kooistra-Present	Parks-Present	
Williams-Present	Meyer- Present	Runyan- Present	Church- Absent

**Minutes of the May 21, 2020 Regular Meeting:**

**Motion:** Williams- To accept the minutes as presented

**Second:** Runyan

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

**Motion passed.**

1) **Special Use Permit M4 Construction LLC**

**Motion:** Williams- to accept the request for Special Use Permit

**Second:** Kooistra

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

**Motion passed.**

2) **City of Gentry & Robert Meyer- Tract Line Adjustment Parcel# 10-00149-080**

After review and consideration:

**Motion:** Runyan- to approve the tract line adjustment as presented

**Second:** Kooistra

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

**Motion passed.**

3) **Rosemary & Kenneth Reagan, Trustees- Subdivision Lot Split Parcel# 10-01151-000**

After review and consideration:

**Motion:** Kooistra- to approve the subdivision lot split as presented

**Second:** Meyer

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

**Motion passed.**

There being no other new business at this time, Chairman Mike Parks invited Janie Parks with the Gentry Chamber of Commerce to address the Commission with information of the latest facts and figures regarding the City's Economic Development. Before beginning Janie encouraged all who had not yet completed the 2020 census, to please do so, stressing its importance to the City of Gentry.

Janie stated she had been able to compile the following numbers within the last few weeks. Some of these numbers may have changed during that time:

Currently 907 houses are under development  
Since 2018- 247 houses were either built, or are currently under construction  
There have been 15 different contractors used  
Since 2019- 181 new requests for water services have been made  
Since 2016- \$23,000,000 in residential building permits have been obtained  
And the City's growth population has increased by 60% since the year 2000.

There being 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

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Mike Parks, Planning Committee Chairman

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