

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

**THURSDAY, DECEMBER 19, 2019**

**PUBLIC HEARING**

**Steele Development Rezone:**

**Parcel #18-13369-001, 10-00120 & 10-00121**

**RLP Developments, LLC Rezone :**

**Parcel #10-00145-000**

**PLANNING COMMISSION**

- Roll Call
- Review of Minutes- November 21, 2019
  - Steele Development- Rezone
  - RLP Developments- Rezone
  - JDH Holding- Phillips Park Subdivision- Lot width Variance  
Parcel# 10-00114-002



Certificate of Mailing — Firm

Name and Address of Sender  
  
CITY OF GENTRY  
101 W. MAIN  
GENTRY, AR 72734

TOTAL NO  
of Pieces Listed by Sender

TOTAL NO  
of Pieces Received at Post Office™

Affix Stamp Here  
Postmark with Date of Receipt.

Postmaster, per (name of receiving employee)  
  
A. Wilson

USPS® Tracking Number  
Firm-specific Identifier

Address  
(Name, Street, City, State, and ZIP Code™)

Turning Point Fellowship  
PO Box 876  
Gentry, AR 72734

Turning Point Fellowship  
PO Box 876  
Gentry, AR 72734

Junior S. Wilson  
PO Box 111  
Gentry, AR 72734

Junior S. Wilson  
PO Box 111  
Gentry, AR 72734

Charles B. & Mable H. Arnold  
PO Box 233  
Gentry, AR 72734

Charles B. & Mable H. Arnold  
PO Box 233  
Gentry, AR 72734

Grand Estates LLC  
466 Peach Orchard Rd  
Bentonville, AR 72712

Grand Estates LLC  
466 Peach Orchard Rd  
Bentonville, AR 72712

Gerald G. Shay  
PO Box 1502  
Gentry, AR 72734

Gerald G. Shay  
PO Box 1502  
Gentry, AR 72734

Barbara C. Crowder  
P.O. Box 514  
Gentry, AR 72734

Barbara C. Crowder  
P.O. Box 514  
Gentry, AR 72734



U.S. POSTAGE PAID  
GENTRY, AR  
72734  
NOV 26, 19  
AMOUNT  
**\$1.45**  
R2305E126080-02



U.S. POSTAGE PAID  
GENTRY, AR  
72734  
NOV 26, 19  
AMOUNT  
**\$1.45**  
R2305E126080-02



U.S. POSTAGE PAID  
GENTRY, AR  
72734  
NOV 26, 19  
AMOUNT  
**\$1.45**  
R2305E126080-02



U.S. POSTAGE PAID  
GENTRY, AR  
72734  
NOV 26, 19  
AMOUNT  
**\$1.45**  
R2305E126080-02



## 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:

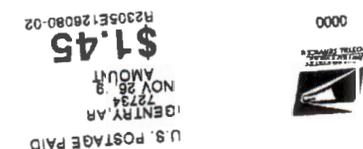
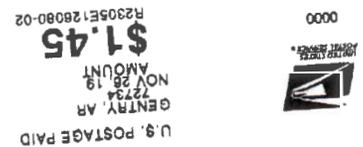
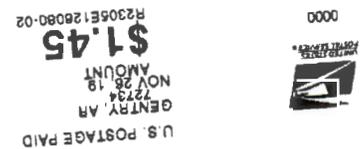
- When the mailing has fewer than 50 mailpieces *and* less than 50 pounds, present the form and mailing at a retail Post Office™ location.
- When the mailing has at least 50 mailpieces *or* at least 50 pounds, present the form and mailing at a business mail entry unit (BMEU) or USPS-authorized detached 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 facsimile approval must be verified again: updates and obtain

A mailer using an approval must be postmarked by the mailer at a Post Office Postal service doe





# City of Gentry Petition for Rezoning

To be completed by property owner/representative:

Property Owner Name	Steele Development, Inc.
Address or Parcel #	1751 W. Main Street; Parcel #'s 18-13369-001, 10-00120-121
Mailing Address	Owner: 400 Peach Orchard Road, Bentonville, AR 72712 Representative: 4024 Wagon Wheel Rd, Springdale, AR 72762
Phone Number	479-715-6622(owner); 479-381-1066(representative)
Current Zoning	County; Agricultural
Proposed Zoning	R-2; R-3 and C-2

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.

04-25-2019

Signature

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	4/25/19
PC Meeting Date	05/16/19
Fee Paid (\$75.00)	\$75.00 135412
Date Ad Ran in Newspaper	
Date Signs Placed	

**NOTICE OF INTENT TO REZONE**

(Name) Steele Development, Inc.

has requested the Gentry Planning Commission to set a public hearing date to consider rezoning the following property from Agricultural to R-2 (Medium Density Residential); R-3 (High Density Residential) and C-2 (General Commercial)

The legal description of the property is as follows:

(Attached)

The common description of the property is:

1751 W. Main Street  
Gentry, AR 72734

Proposed land use:

Duplex lots, multi-family residential and general commercial

<b>Planning &amp; Zoning Committee</b>		
Request Approved	YES	NO
Date		
Initials		

<b>City Council Action</b>		
Petition Accepted	YES	NO
Ordinance Number		
Date		
Initials		



MEDIUM DENSITY RESIDENTIAL (R-2)

A PART OF TRACT 1 OF A TRACT SPLIT RECORDED AS DOCUMENT L201817183 OF THE PLAT RECORDS OF BENTON COUNTY, ARKANSAS AND BEING A PART OF THE NE1/4 OF THE SW1/4 OF SECTION 04, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A PK NAIL FOUND AT THE SOUTHEAST CORNER OF SAID NE1/4 OF THE SW1/4; THENCE N87°23'26"W 19.80 FEET; THENCE N01°54'53"E 17.81 FEET TO THE POINT OF BEGINNING;

THENCE N86°59'31"W 739.21-FEET; THENCE N03°00'29"E 480.00-FEET; THENCE N86°59'31"W 50.00-FEET; THENCE N03°00'29"E 315.26-FEET; THENCE N01°54'53"E 219.55-FEET; THENCE S87°00'30"E 348.49-FEET; THENCE N03°00'29"E 480.00-FEET; THENCE N03°00'29"E 175.04-FEET; THENCE N85°18'51"E 50.37-FEET; THENCE N87°20'30"E 200.43-FEET; THENCE S01°54'52"W 1023.07-FEET TO THE POINT OF BEGINNING, CONTAINING 17.66 ACRES OR 769,214 SQUARE FEET MORE OR LESS.

GENERAL COMMERCIAL (C-2)

A PART OF TRACT 1 OF A TRACT SPLIT RECORDED AS DOCUMENT L201817183 OF THE PLAT RECORDS OF BENTON COUNTY, ARKANSAS AND BEING A PART OF THE NE1/4 OF THE SW1/4 OF SECTION 04, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A PK NAIL FOUND AT THE SOUTHEAST CORNER OF SAID NE1/4 OF THE SW1/4; THENCE N87°23'26"W 19.80 FEET; THENCE N01°54'53"E 17.81 FEET; THENCE ALONG THE EAST PROPERTY LINE OF SAID TRACT 1 AS SHOWN ON A PLAT FILED AS L201817183 IN THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS N01°54'52"E 1023.07-FEET TO THE POINT OF BEGINNING;

THENCE N87°20'30"W 200.43-FEET; THENCE S85°18'51"W 50.37-FEET; THENCE N87°00'30"W 175.04-FEET; THENCE N02°16'04"E 252.03-FEET; THENCE S87°20'30"E 423.94-FEET; THENCE S01°54'52"W 246.63-FEET TO THE POINT OF BEGINNING, CONTAINING 2.43 ACRES OR 105,934 SQUARE FEET MORE OR LESS.

HIGH DENSITY RESIDENTIAL (R-3)

A PART OF TRACT 1 OF A TRACT SPLIT RECORDED AS DOCUMENT L201817183 OF THE PLAT RECORDS OF BENTON COUNTY, ARKANSAS AND BEING A PART OF THE NE1/4 OF THE SW1/4 OF SECTION 04, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A PK NAIL FOUND AT THE SOUTHEAST CORNER OF SAID NE1/4 OF THE SW1/4; THENCE N87°23'26"W 19.80 FEET; THENCE N01°54'53"E 17.81 FEET; THENCE ALONG THE EAST PROPERTY LINE OF SAID TRACT 1 AS SHOWN ON A PLAT FILED AS L201817183 IN THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS N01°54'52"E 1269.70-FEET; THENCE ALONG THE NORTH PROPERTY LINE OF SAID TRACT 1 N87°20'30"W 423.94-FEET TO THE POINT OF BEGINNING;

THENCE S02°16'04"W 252.03-FEET; THENCE N87°00'30"W 348.49-FEET; THENCE ALONG THE WEST PROPERTY LINE OF SAID TRACT 1 N01°54'53"E 250.02-FEET; THENCE ALONG THE NORTH PROPERTY LINE OF SAID TRACT 1 S87°20'30"E 350.01-FEET TO THE POINT OF BEGINNING, CONTAINING 2.01 ACRES OR 87,663 SQUARE FEET MORE OR LESS.

# 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 May 16, 2019, at 7:00 p.m. It will be held at 104 S Main St.

# City of Gentry

101 W. Main St.  
Gentry, AR 72734  
(479) 736-2555  
[www.gentryarkansas.us](http://www.gentryarkansas.us)

**The City of Gentry**  
101 W Main St.  
Gentry, AR 72734

April 30, 2019

**Dear Resident,**

This is a Public Notice.

You are hereby notified that a public hearing will be held before the Gentry Planning & Zoning Appeals Board on May 16, 2019 at 7:00 p.m. at the Gentry Court Chambers. This hearing is to consider a request by Steele Development to change the zoning for the parcel numbers 18-13369-001, 10-00120, 10-00121 from Agricultural to R-2 (Medium Density Residential); R-3 (High Density Residential) and C-2 (General Commercial).

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.

Sincerely,

**City of Gentry**



NAME	Physical Address	ADDRESS	CITY	STATE	ZIP	Parcel	Parcel	Parcel	Mailed Notice	Home Visit
TURNING POINT FELLOWSHIP	W. Main St	P.O. BOX 876	GENTRY	AR	72734	18-13369-003			5/1/2019	5/1/2019
JUNIOR S. WILSON	1780 W Main St	P.O. BOX 111	GENTRY	AR	72734	10-00108-100			5/1/2019	5/1/2019
CHARLES R. & MABLE A. ARNOLD	1690 W Main St	1690 W MAIN ST	GENTRY	AR	72734	10-00093-000			5/1/2019	5/1/2019
GRAND ESTATES LLC	Crowder Ave	400 PEACH ORCHARD RD	BENTONVILLE	AR	72712	10-00120-002	18-13369-002		5/1/2019	5/1/2019
GERALD G. SHAY	21220 Jerald Shea Rd	P.O. BOX 1502	GENTRY	AR	72734	10-00120-075	18-13373-000	10-00120-073	5/1/2019	5/1/2019
BARBARA C. CROWDER	21441 Jerald Shea Rd	P.O. BOX 514	GENTRY	AR	72734	18-13372-000			5/1/2019	5/1/2019
MARVIN H. & MAUREEN R. OWNBEY	Betty Baker/ Jerald S	P.O. BOX 313	GENTRY	AR	72734	18-13370-002			5/1/2019	5/1/2019



GENTRY, AR.  
Certificate of Mailing — Firm

Name and Address of Sender  <p style="text-align: center;"><b>CITY OF GENTRY</b> 101 W. MAIN GENTRY, AR 72734</p>	TOTAL NO of Pieces Listed by Sender  	TOTAL NO of Pieces Received at Post Office™  <p style="text-align: center; font-size: 2em;">13</p>	Affix Stamp Here Postmark with Date of Receipt  <div style="text-align: center;">   </div>
		Postmaster, per (name of receiving employee)  <p style="text-align: center; font-size: 2em;">Award</p>	<div style="display: flex; flex-direction: column; align-items: center;"> <div style="display: flex; align-items: center; margin-bottom: 20px;"> <div style="margin-left: 10px;"> <p style="font-size: 8px;">U.S. POSTAGE PAID GENTRY, AR 72734 NOV 26, 19 AMOUNT <b>\$1.45</b> R2305E126080-02</p> </div> </div> <div style="display: flex; align-items: center; margin-bottom: 20px;"> <div style="margin-left: 10px;"> <p style="font-size: 8px;">U.S. POSTAGE PAID GENTRY, AR 72734 NOV 26, 19 AMOUNT <b>\$1.45</b> R2305E126080-02</p> </div> </div> <div style="display: flex; align-items: center; margin-bottom: 20px;"> <div style="margin-left: 10px;"> <p style="font-size: 8px;">U.S. POSTAGE PAID GENTRY, AR 72734 NOV 26, 19 AMOUNT <b>\$1.45</b> R2305E126080-02</p> </div> </div> <div style="display: flex; align-items: center;"> <div style="margin-left: 10px;"> <p style="font-size: 8px;">U.S. POSTAGE PAID GENTRY, AR 72734 NOV 26, 19 AMOUNT <b>\$1.45</b> R2305E126080-02</p> </div> </div> </div>
USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)		
1.	Susan Carlos Costaneda 311 Meeker Dr Gentry, AR 72734		
2.	Chelsea & Zachary Skaggs 397 Meeker Dr. Gentry, AR 72734		
3.	Latasha Arnold 355 Meeker Dr Gentry, AR 72734		
4.	David B & Byron D & Danna T. Lee 9705 Soaring Hawk Rd Bentonville, AR 72713		
5.	Paul Matthew & Claire Gideon PO Box 542 Decatur, AR 72722		
6.	Dana & Sheryl Fandrich 436 Wilson Dr. Gentry, AR 72734		



Certificate of Mailing — Firm

Name and Address of Sender  <p style="text-align: center;">CITY OF GENTRY 101 W. MAIN GENTRY, AR 72734</p>	TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here Postmark with Date of Receipt.
	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 Airlift
1.	Alan E. J. Chevalier P.O. Box 711 Gentry, AR 72734				
2.	Boyd Co 311 Meyer Dr Gentry, AR 72734				
3.	Wesley F. J. Jones 7812 A Main St Springdale, AR 72762				
4.	Michael Eugene Lincoln Sumner P.O. Box 417 Gentry, AR 72734				
5.	Casey M. & Heather M. Horn 197 Meyer Dr. Gentry, AR 72734				
6.	Steve R. Ford 265 Meyer Dr 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™	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 Airlift
1.	RIP Developments LLC PO Box 3207 Bentonville, AR 72712				
2.					
3.					
4.					
5.					
6.					

## 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®, First-Class Package International®, Priority Mail International®, and Bound Printed Matter for the Blind, and International Merchandise Return Service.

The following instructions are for the Certificate of Mailing — Firm (intended for use by firms).

- Complete and print all forms.
- Enter the name and address of the sender and the recipient.
- Enter a complete return address.
- Ensure the articles are properly described.
- In the appropriate column, enter the quantity of each article.
- Insert a firm-specific identification number for the sender's use (for identification).
- When describing and listing three or more articles, use multiple sheets of form. Presenting the pieces in the same order on each entry line on the sheet and on the corresponding sheet and list.
- Enter the total number of articles.
- Obliterate all unused portions of the form by drawing a line through the unused portions.
- When the number of articles exceeds the number of forms, use multiple sheets of form. On each sheet, number the articles and the number of sheets (such as 1 of 2).

### 11. Present PS Form 3849

- When the mailer presents the form to the Postal Service, the mailer must present the form to the Postal Service authorizing the use of the form.

Printed First-Class Package Service® and Priority Mail® labels must be attached to the envelope.

The mailer must retain the form until the Postal Service approves the mailing.

The mailer must verify the items against the form and the label.

The mailer must use a scale to weigh the items at the Postal Service office.

R2305E126080-02  
**\$1.45**  
 NOV 26 19 72734  
 GENTRY, AR  
 U.S. POSTAGE PAID



R2305E126080-02  
**\$1.45**  
 NOV 26 19 72734  
 GENTRY, AR  
 U.S. POSTAGE PAID



R2305E126080-02  
**\$1.45**  
 NOV 26 19 72734  
 GENTRY, AR  
 U.S. POSTAGE PAID



R2305E126080-02  
**\$1.45**  
 NOV 26 19 72734  
 GENTRY, AR  
 U.S. POSTAGE PAID



R2305E126080-02  
**\$1.45**  
 NOV 26 19 72734  
 GENTRY, AR  
 U.S. POSTAGE PAID



R2305E126080-02  
**\$1.45**  
 NOV 26 19 72734  
 GENTRY, AR  
 U.S. POSTAGE PAID



R2305E126080-02  
**\$1.45**  
 NOV 26 19 72734  
 GENTRY, AR  
 U.S. POSTAGE PAID



R2305E126080-02  
**\$1.45**  
 NOV 26 19 72734  
 GENTRY, AR  
 U.S. POSTAGE PAID



R2305E126080-02  
**\$1.45**  
 NOV 26 19 72734  
 GENTRY, AR  
 U.S. POSTAGE PAID



## 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 \_\_\_\_\_, at 7:00 p.m. It will be held at 104 S Main St. Gentry, AR 72734.



# City of Gentry Petition for Rezoning

To be completed by property owner/representative:

Property Owner Name	Juan Castaneda
Address or Parcel #	10 00145-000
Mailing Address	331 Meeker Drive Gentry, AR 72734
Phone Number	
Current Zoning	R-1
Proposed Zoning	R-O
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.

Juan Castaneda                      11-26-19  
Signature                                      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	
Property Owner Listing	

**CITY OF GENTRY  
PLANNING & ZONING COMMISSION**

**THURSDAY, NOVEMBER 21, 2019**

The Planning and Zoning Commission of the City of Gentry, Arkansas met on November 21, 2019 at 7:05 p.m. for a regular meeting at the Gentry Court Chambers. Chairman Mike Parks called the meeting to order.

**MEMBERS PRESENT**

Paul Church  
Danny Feemster  
Jim Kooistra  
Wanda Meyer  
Mike Parks  
Tammie Runyan

**MEMBERS ABSENT**

Jay Williams

**Others in Attendance:** City Clerk Jenny Trout, City Attorney Joel Kurtz, Mark Smithson, Ron Homeyer, Chaia Zellermyer, Patrick Foy and others.

Before beginning, Mark Smithson asked Chairman Mike Parks if there would be any objection to adding a discussion regarding a Special Use Permit to the agenda that had previously been overlooked. Chairman Mike Parks addressed the Commission Members:

**Motion:** Church- to add a Special Use Permit discussion to the agenda

**Second:** Meyer

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

**Motion passed and the matter was added to the agenda.**

**Minutes of the October 17, 2019 Regular Meeting:**

**Motion:** Church- To approve the minutes as presented

**Second:** Runyan

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

**Motion Passed.**

**1) Nadia Stesiv: Air B&B 403 Wilson Dr.: Conditional Use Permit Application-  
Home Occupation Type 2:**

Mark Smithson presented the Conditional Use Permit Application provided, allowing as a home occupation Type 2, to the Commission for review and consideration.

**Motion:** Church- to approve the Conditional Use Permit as Home Occupation Type 2

**Second:** Feemster

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

**Motion passed.**

2) **Taylor Orchard Driveway Road Creation Petition- Benton County**

After review of the presented documents:

**Motion:** Kooistra- that there be no objection to the Petition so long as the County was well aware that they would be responsible for maintenance and construction of the existing Waterline Easement

**Second:** Meyer

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

**Motion passed.**

3) **Grand Estates- Phase 1- Final Plat: Ron Homeyer RE: Bond or Contract in Lieu**

After review of presented documents: Ron Homeyer addressed the Commission and asked if final approval of Plat could be given at this time in order to move forward without holdup on completion.

**Motion:** Meyer- to accept the Final Plat presented, with listed conditions and stipulations, specifically that all criteria must be met, and that no building permits would be provided until so done.

**Second:** Kooistra

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

**Motion passed.**

4) **Steele Development- Rezone**

After review of presented documents, and being advised that no notifications by letter to adjacent property owners had been sent after the second publication; Chairman Mike Parks suggested that re-advertising of a Notice of public hearing, as well as notifications to adjacent property owners, be completed with the public hearing to be held at next month's meeting.

5) **Chaia Zellermayer Re: Property on Orchard Lane**

Ms. Zellermayer presented questions to the Commission regarding a piece of property on Orchard Lane and whether or not adjustments could be made and approved should she purchase said property. After much discussion it was agreed that a Lot Line Adjustment would likely be necessary at some point in the future.

6) **Patrick Foy RE: Rustic Ridge additions to subdivision & streets**

Mr. Foy presented with questions regarding adjacent property to property already under development. Lengthy Q&A was had.

\*At this time the matter added to the Agenda was presented:

7) **Russell Andrews- Discussion RE: R-0 Special Use Permit**

Mark Smithson advised that demolition had transpired regarding a duplex located on S. Collins Ave. and Mr. Andrews was requesting a Special Use Permit be granted in order for reconstruction to take place immediately. It was stated a Special Use Permit could not

be issued in an R-0 zone.

**Motion:** Chruch- to allow non-confirming use with reconstruction at 111 and 113 S. Collins

**Second:** Runyan

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

**Motion passed.**

At this time the Commission was addressed regarding a property located on Dawn Hill Rd. and whether or not a Special Use Permit could be purchased by the current property owner and later transferred to the new property owner, should that property change hands. It was noted that process was not allowed, but a request for re-zone of property from R-0 to R-2 would be considered should it be presented to the Commission.

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

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

**Second:** Meyer

**All in Favor-** yes

**NONE Opposed:**

**Motion passed, meeting adjourned.**

Jenny Trout: Planning Commission Secretary/City Clerk

---

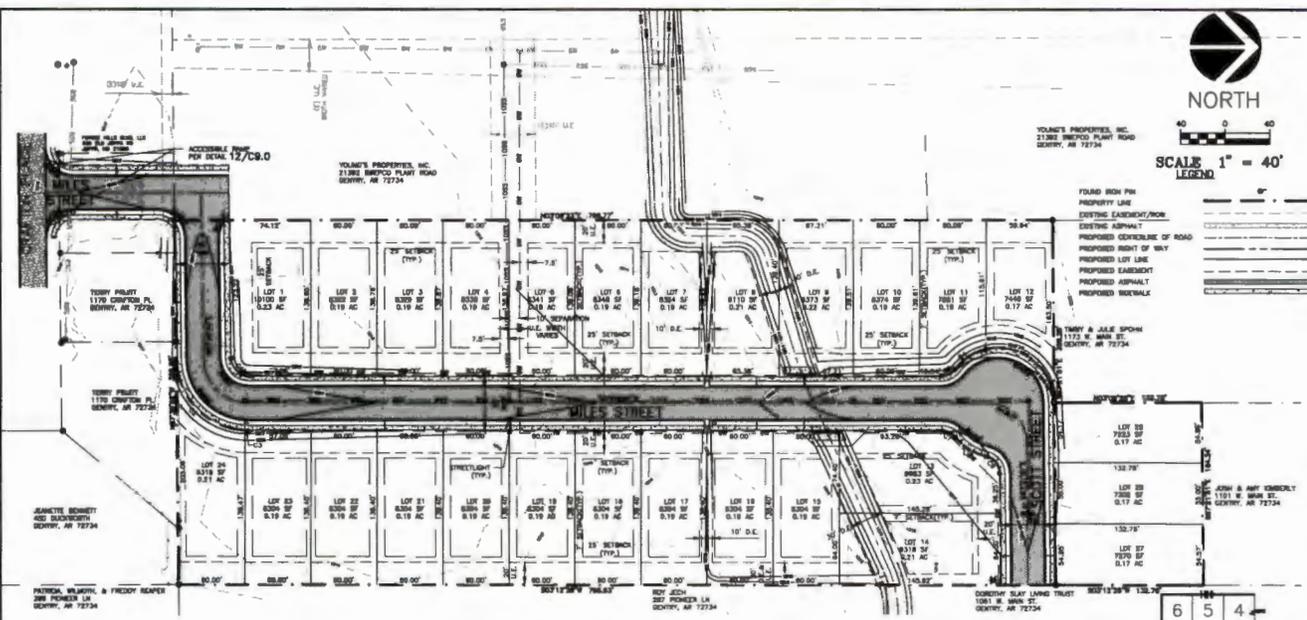
Mike Parks, Planning Committee Chairman

---



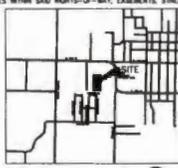
SCALE 1" = 40'  
LEGEND

- FOUND IRON PIN
- PROPOSED LINE
- EXISTING EASEMENT/ROW
- EXISTING ASPHALT
- PROPOSED CENTERLINE OF ROAD
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED EASEMENT
- PROPOSED ASPHALT
- PROPOSED SIDEWALK



**SURVEY NOTES:**  
 THIS PLAN REPRESENTS A FIELD SURVEY OF A BOUNDARY SURVEY, REFERENCED IN BOOK 1284A AT PAGE 477 OF THE BENTON COUNTY RECORDS.  
 THIS SURVEY MEETS CURRENT ARKANSAS MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND PLANS.  
 AREAS OF AREAS NOTED HORIZONTAL ARE TO BE CONSIDERED WARE OR LESS.  
 EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON AND ANNOTATED. THIS COMMENTARY DOES NOT CONSTITUTE A TITLE SEARCHES NEAR PROVIDED THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD OR CLAIMS AFFECTING THIS PARCEL.  
 ALL IMPROVEMENTS, SURFACE OR SUBSURFACE, ARE NOT NECESSARILY SHOWN. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT CLAIMED AS A PART OF THIS SURVEY.  
**FLOOD STATEMENT:**  
 THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "C" AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 0502002010M WITH AN EFFECTIVE DATE OF SEPTEMBER 18, 2007. AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN.  
**BOUNDARY DESCRIPTION:**  
 A PART OF THE NE 1/4 OF THE SE 1/4, SECTION 4, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT 88.36 FEET N87°21'31"W AND 888 FEET S87°12'25"W OF THE NE CORNER OF THE NE 1/4 OF THE SE 1/4 TO THE POINT OF BEGINNING, THENCE S87°12'25"W 790.13 FEET, THENCE N87°02'51"W 228.16 FEET, THENCE S87°21'31"W 790.13 FEET, THENCE S87°12'25"W 790.13 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 28,888.12 SQUARE FEET, 0.66 ACRES. PROPERTY IS SUBJECT TO ANY OTHER CLAIMS OF RECORD.

**CERTIFICATE OF DEDICATION:**  
 WE, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DO HEREBY ACKNOWLEDGE THAT WE HAVE THE LEGAL RIGHT AND AUTHORITY TO MAKE THE PROPERTY INTEREST GRANTS CONTAINED ON AND WITHIN THIS DOCUMENT. WE, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DO HEREBY ESTABLISH, GRANT AND DEEDICATE TO THE CITY OF GENTRY, ARKANSAS THE RIGHTS-OF-WAY, EASEMENTS, STREETS, AND ALLEYS AS SHOWN ON THIS PLAN FOR PUBLIC USE, BENEFIT, AND ACCESS. THE CITY OF GENTRY IS FURTHER GRANTED THE RIGHTS OF ACCESS AND EGRESS TO AND FROM SAID RIGHTS-OF-WAY, EASEMENTS, STREETS, AND ALLEYS. THE CITY OF GENTRY IS ALSO GRANTED THE RIGHT AND AUTHORITY TO MAINTAIN, SERVICE, AND IMPROVE SAID RIGHTS-OF-WAY, EASEMENTS, STREETS, AND ALLEYS AND THE IMPROVEMENTS CONTAINED THEREON, AND RIGHT OF ADJUDICATION AS TO THE NECESSITY, SERVICE, OR IMPROVEMENT SHOULD BE DETERMINED IN A MAJORITY OF ITS FRANCHISED UTILITY PROVIDERS. THE CITY OF GENTRY AND ITS FRANCHISED UTILITY PROVIDERS SHALL HAVE THE RIGHT AND AUTHORITY TO CUT, TRIM, OR REMOVE TREES, SHRUBS, AND OTHER VEGETATION WITHIN SAID RIGHTS-OF-WAY, EASEMENTS, STREETS, AND ALLEYS. THE CITY OF GENTRY AND ALL OF ITS FRANCHISED UTILITY PROVIDERS SHALL ALSO HAVE THE RIGHT AND AUTHORITY TO PROMPT THE ERECTION OF BUILDING STRUCTURES, OR FENCES WITHIN SAID RIGHTS-OF-WAY, EASEMENTS, STREETS, AND ALLEYS.  
**GENTRY PLANNING COMMISSION APPROVAL:**  
 APPROVED BY THE GENTRY PLANNING COMMISSION AND RECOMMENDED FOR ACCEPTANCE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2016.  
 PLANNING COMMISSION SECRETARY \_\_\_\_\_  
 STREET DEPARTMENT \_\_\_\_\_  
 FIRE DEPARTMENT - CHIEF \_\_\_\_\_  
 WATER & SEWER DEPARTMENT \_\_\_\_\_



VICINITY MAP  
NOT TO SCALE

6	5	4
7	8	9
18	17	16

**Curve Table**

Curve #	Length	Radius	Delta
C1	24.13	13.2	088.2778
C2	99.13	65.3	088.7096
C3	2.94	65.3	002.9683
C4	33.93	50.0	038.8653
C5	14.18	18.8	082.3458
C6	88.48	30.0	198.3371
C7	13.87	18.8	081.2630
C8	33.29	30.0	038.1488
C9	20.84	13.3	078.3102

**ZONING:**  
 R-2 - SINGLE FAMILY  
**ENGINEER:**  
 EXPONENT CIVIL ENGINEERING, PLLC  
 11 NEWHAM LANE  
 BELLA VISTA, AR 72714  
 501-798-3388  
**OWNER/DEVELOPER:**  
 JAY HOLDING, LLC  
 208 N. OLIVE STREET  
 BENTON, AR 72708  
 479-283-7278  
 EMAIL: JAYHOLDING@BENTONAR.COM  
**SURVEYOR:**  
 JERRY HAWKINS  
 12 HOFFCOCK LAKE  
 BELLA VISTA, AR 72715  
 479-571-0864



PHILLIPS PARK SUBDIVISION  
 GENTRY, ARKANSAS  
 JERRY HAWKINS  
 CRAWFORD PLACE  
 13597 HWY 72W, HWASSIE, AR 72739

DATE: \_\_\_\_\_  
 COMMENTS: \_\_\_\_\_  
 DRAWN BY: JH  
 CHECKED BY: JH  
 DATE: 11/08/16  
 JOB NUMBER: 18.001  
 SHEET NUMBER: 18.001  
 PRELIMINARY PLAN & SKETCH PLAN  
 FIG. NO.: \_\_\_\_\_  
 18.001.001  
 C2 0