

City Engineer – Terry Carpenter
City Planner – Jeff Hawkins
City Attorney – Harrington-Miller
Public Works Director – James Clark
Code Enforcement Officer – Brett Freeland



Planning Board
Darrell Watts, Chairman
Rocky Clinton, Vice Chairman
Gene McCartney, Secretary
Susan Sedberry, Member
Jim Miller, Member

**Planning Board Public Hearing Agenda
November 22nd, 2016
7:00 p.m.
Tontitown City Hall
235 E Henri de Tonti Blvd
Tontitown AR**

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- 1. Meeting Call to Order**
 - 2. Roll Call**
 - 3. Approval of Agenda**
 - 4. New Business**

- a. **Conditional Use request for: City of Tontitown**
Property Location: a one-acre parcel (830-37696-000 Tract 2)
located NE corner of City Shop Building on W Henri de Tonti Blvd.
Current Zoning – R-3 Medium Density Residential

Comments from Citizens – On Conditional Use Request for City of Tontitown

- b. **Rezone request for: GCC Mid-Continent Concrete**
Property Location: a ten-acre parcel (830-37702-000) located on N. Pianalto Road.
Current Zoning – C2 General Commercial
Requested Zoning – I-2 Heavy Industrial District
The common description of the property is:
Unaddressed vacant land, located on East side of N Pianalto Rd

Proposed Land Use Narrative:

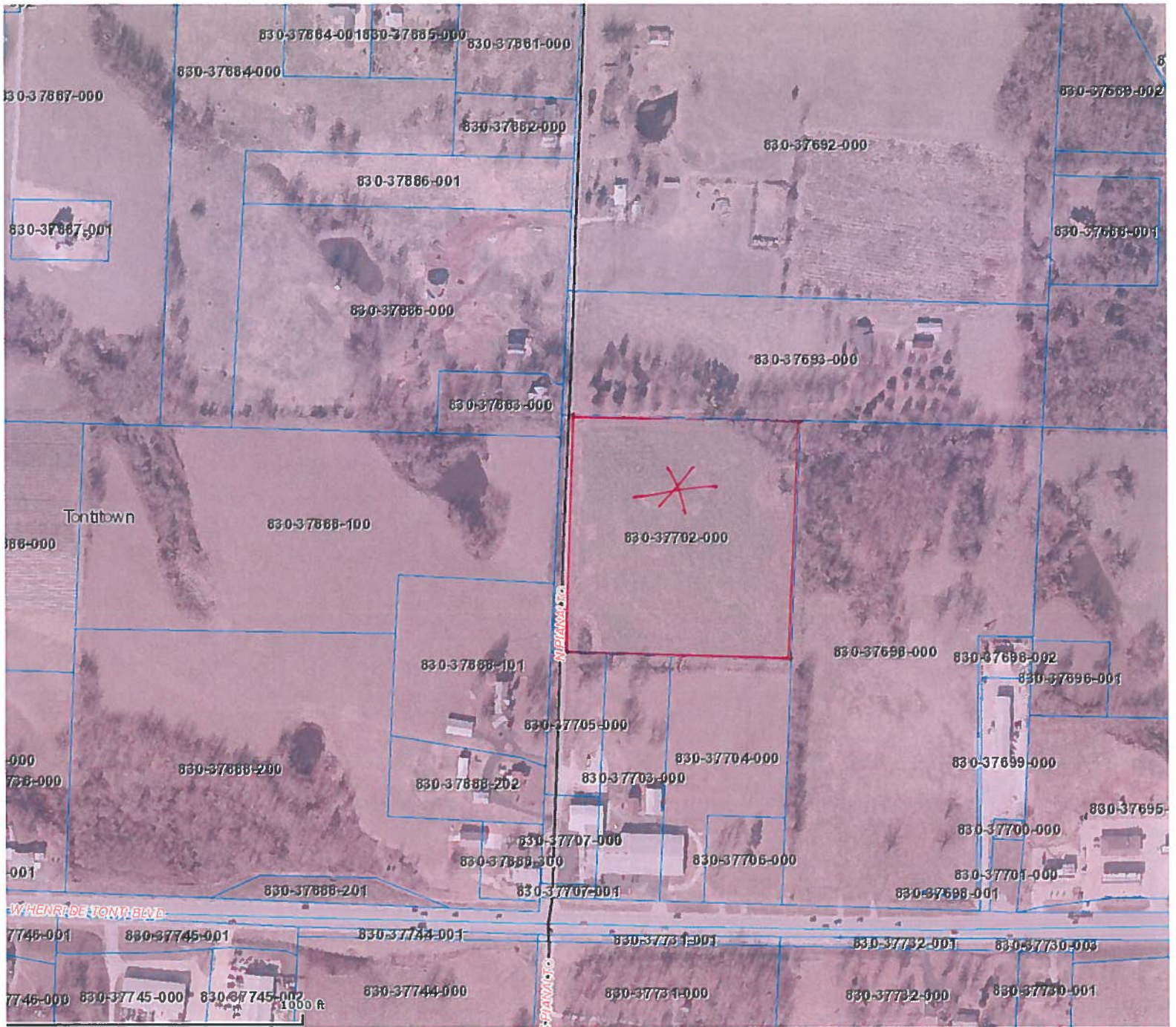
Said property is currently zoned C-2 and would require re-zoning to I-2 to accommodate locating a Ready-Mix Batch plant on said site. Said property would be used for the purpose of mixing and delivering Concrete Products for the rapidly growing construction market in NWA. GCC plans to locate six Mixer Trucks on site and would require additional truck traffic for the purpose of delivering raw materials on a daily basis. GCC plans to place 1 (4'x8') sign on Pianalto Rd. GCC Mid-Continent will install and maintain a state of the art Ready-Mix Plant that will further the growth of the community of which we will be a member for many years. Our intent is to make this site a Shining Star for GCC and the Community.

Comments from Citizens – On Rezone Request for CGG Mid-Continent Concrete

- 5. Meeting Adjourned**



Conditional Use - City of Tontitown
Water Tower
Site Plan



Rezoning Request - GCC Mid Continent Concrete Site Plan

GCC MID-CONTINENT

44530 N Oak St
Springdale AR 72766

October 31, 2016

City of Tontitown

Zoning Department,

GCC Mid-Continent Concrete is requesting the re-zoning of a ten-acre parcel (830-37702-000) of property located on N. Pinalto Road. The property is currently owned by the Robert E. Pinalto Revocable Trust and is under contract for purchase by GCC Mid-Continent Concrete. Closing on said property is scheduled to occur on 1/3/17. Said property is currently zoned C-2 and would require re-zoning to I-2 to accommodate locating a Ready-Mix Batch plant on said site. Said property would be used for the purpose of mixing and delivering Concrete Products for the rapidly growing construction market in NWA. GCC plans to locate six Mixer Trucks on site and would require additional truck traffic for the purpose of delivering raw materials on a daily basis. GCC plans to place 1 (4'x8') sign on Pinalto Rd.

GCC Mid-Continent will install and maintain a state of the art Ready-Mix Plant that will further the growth of the community of which we will be a member for many years. Our intent is to make this site a Shining Star for GCC and the Community.

Warm regards,



Fred Vernor

District Manager NWA

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Springdale, AR
72766
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