

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 Minutes  
November 22<sup>nd</sup>, 2016  
7:00 p.m.  
Tontitown City Hall  
235 E Henri de Tonti Blvd  
Tontitown AR**

---

**1. Meeting Call to Order**

**2. Roll Call**

**All in attendance**

**3. Approval of Agenda**

**Motion by Susan to approve Second by Rocky Motion Passes**

**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- None**

**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**

**Representatives for CGG were present to answer any questions and to hear the concerns of the residents.**

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

The following residents listed are very much opposed of the rezoning and location: Eric Pianalto, Dwain Pianalto, Sherri Pianalto, Rebecca Pianalto, Lisa Barrows, Donald Rogers, Rhonda Doudna, Shawn Barrows, Leslie Ranalli, Chris Pianalto, Steve Pianalto, and Stan Pianalto.

The above residents all oppose the rezoning and location on the grounds of: Traffic; noise pollution; pollution to area ponds, creeks, air, crops and wildlife due to the dust; operating time; decrease in property value; traffic safety issues; eye sore; rezoning cannot be changed back if company leaves; No revenue to the city unless this company delivers in Tontitown; destruction of city roads, repairs would be the cities responsibility which would be a financial burden; bicyclist/walkers/joggers would share the same roads as the concrete trucks a delivery trucks.

**5. Meeting Adjourned- Motion by Rocky to adjourn Second by Gene Motion Passes**