

Planning Board

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

Planning Board Agenda

January 24th, 2017 7:00 P.M. Tontitown City Hall 235 East Henri De Tonti Boulevard Tontitown, Arkansas

- 1. Meeting Call to Order
- 2. Roll Call
- 3. Approval of Agenda
- 4. Approval of Minutes
 - a. December 27th, 2016 Planning Board Meeting
 - b. December 27th, 2016 Planning Board Public Hearing
 - c. December 27th, 2016 Board of Zoning Adjustments Pubic Hearing
- 5. Comments from Citizens
- 6. Old Business
- 7. New Business
 - a. Review of Zoning Set-backs Code 153.046 Residential Districts J C, lark
 - b. South Barrington Road Final Plat
- 8. Reoccurring Items and Items for Review
 - a. Review of Approved Projects & Expirations
 - b. Review Building Activity
- 9. Review Items for Placement on City Council Agenda
- 10. Comments from Board Members
- 11. Meeting Adjourned



Planning Board

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

Planning Board Minutes

December 27th, 2016 7:00 P.M. Tontitown City Hall 235 East Henri De Tonti Boulevard Tontitown, Arkansas

- 1. Meeting Call to Order
- 2. Roll Call

All were present except Susan

3. Approval of Agenda

Add the following to agenda

- 1) Rezone Request- Potts family LLC; One Twelve LLC
- 2) Conditional Use- St. Joseph's Child Care
- Rezone Request- Hindman, Alyce and Bill Roberts
 Rocky motion to approve Second by Gene Motion Passes
- 4. Approval of Minutes
 - a. November 22nd, 2016 Planning Board Meeting
 - November 22nd, 2016 Planning Board Public Hearing
 Rock motion to approve Second by Gene Motion Passes
- 5. Comments from Citizens- None
- 6. Old Business- None
- 7. New Business
 - a. Rezone Request- Potts family LLC; One Twelve LLC
 Motion by Rocky to approve rezoning from R-3 to C-1 based on the drawing in our packet
 Second by Gene
 Motion was Denied
 - b. Conditional Use- St. Joseph's Child Care
 Jim motion to approve Conditional Use request Second by Gene Motion Passes
 - c. Rezone Request- Hindman, Alyce and Bill Roberts

 Rocky motion to approve rezoning from A-1 to RE Second by Jim Motion Passes



Planning Board

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Planning Board Public Hearing Minutes December 27th, 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 were present except Susan

3. Approval of Agenda

Gene motion to approve agenda Second by Jim Motion Passes

- 4. New Business
 - Rezone Request Potts family LLC; One Twelve LLC
 Rob Potts presented a map that showed the property that he was requesting to be rezoned to C-1.
 Darrell Watts read a letter from the McLinden's opposing the rezoning because the map that the Potts family was presenting to the planning board is not the same map that was presented to them copy of this map was sent with the letter. Reference audio
 Move to regular Planning Meeting (to follow)
 - 2. Conditional Use St Joseph's Child Care
 Requesting Conditional Use for Child Care Facility within the existing Parish Education Center.
 Move to regular Planning Meeting (to follow)
 - Rezone Request Hindman, Alyce and Bill Roberts
 Jeff Bates representing is requesting rezoning A-1 to R-E. Eventually the property would be split for family members.
 Move to regular Planning Meeting (to follow)
- 5. Comments from Citizens-None
- 6. Meeting Adjourned

Jim motion to adjourn Second by Gene Motion Passes



Planning Board

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

Board of Zoning Adjustments
Public Hearing Minutes
December 27th, 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 were present except Susan

3. Approval of Agenda

Rocky motion to approve agenda Second by Gene

Motion Passes

- 4. New Business
 - a. Variance Request David Peachee Tontitown Winery

Variance Request:

Code 153.047 (C), (2), Minimum setback requirements

Project Name:

David Peachee – Tontitown Winery

Properties location:

335 N Barrington Road

David Peachee asked for approval to build an addition to the winery in the existing easement.

Jim motion to approve variance request Second by Rocky Motion Passes

- 5. Comments from Citizens- none
- 6. Meeting Adjourned-Rocky motion to adjourn Second by Gene Motion Passes

§ 153.046 RESIDENTIAL DISTRICTS.

- (C) Residential bulk and area requirements.
- (3) Minimum setback requirements.
- (a) Garages. The minimum front setback for front-loading garages shall be 30 feet from the front property line. The minimum front setback for side- or rear-loading garages shall be 20 feet from the front property line. The minimum garage setbacks apply to attached and detached garages.
- (b) Easements. Where a utility easement extends beyond the required setback, the edge of the utility easement shall be the setback.
 - (c) Standards (in feet).

District		Structure Type	Front	Side	Rear		
		Siructure Type	Front	Inter	rior	Exterior	Kear
R-E	Sing	le-family	30	30		30	30
R-1	Sing	le-family	20	7	20	20	25
R-2	All	8	20	7	10	20	25
R-3	All		20	10	7	20	25
R-4	All		20	10		20	25
R-MH	Man	ufactured home lots	20	10		20	25
	Man	ufactured home park	25	15		25	25

SOUTH BARRINGTON ROAD SUBDIVISION FINAL PLAT

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CHARMAN TONTHOWN PLANNING COMMISSION

NAVOR CITY OF TONTITOWN

RECORDER TRUNCK REPORTED TO TOWNSHIPS

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WANTINGTON COUNTY CIRCUIT (TEEK

This Final Plat has been reviewed for general compliance with the City of Tentitown Zoning and compliance with the City of Tentitown Zoning and Planning Ordinances. Oversight of any regulations does not relieve the Owner of their responsibility to comply with all regulations.

Terry W. Carpenter, P.E. Tontitown City Engineer, January 18, 2017

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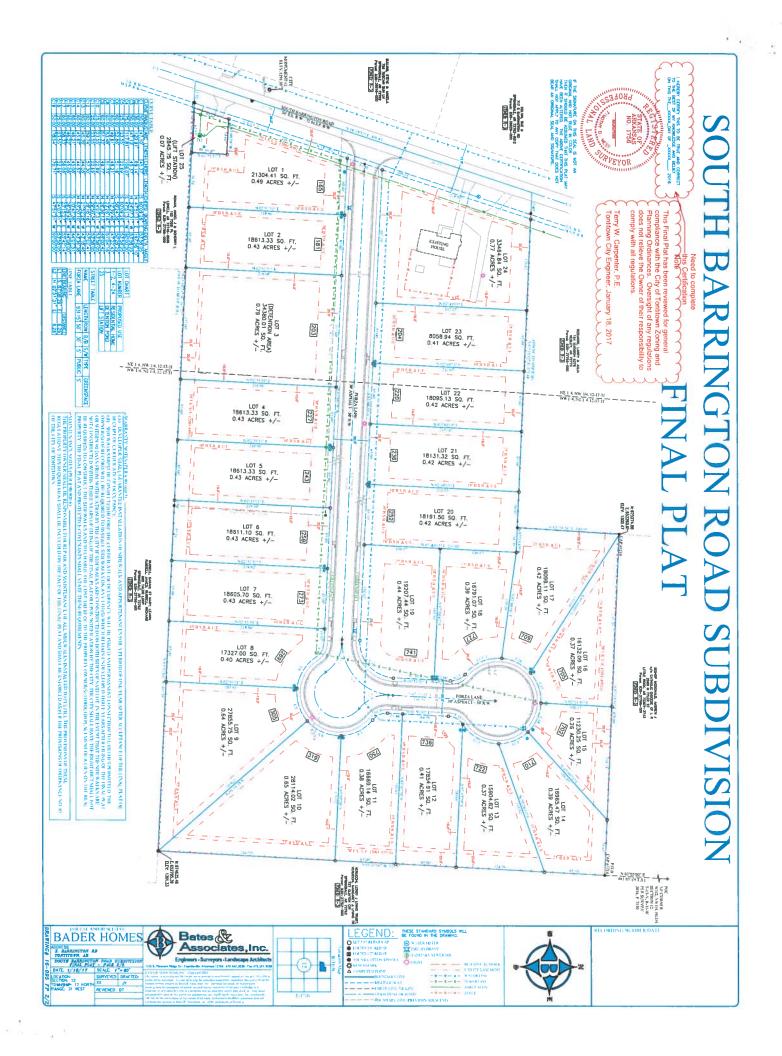
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-1-1-1-



Approved_Projects_Expirations

1/20/2017 10:17			
	June 27, 2017	December 27, 2016	South Point Subdivision
	June 27, 2017	December 27, 2016	Ozark Sportsman supply LSD
	June 27, 2017	December 27, 2016	Freedom Fellowhip LSD
	June 27, 2017	December 27, 2016	Tontitown Self Storage LSD
	November 24, 2016	May 24, 2016	Admiral Moving LSD
Construction Started	November 26, 2015	May 26, 2015	Mathias LSD
Comments	Start/Expiration Date 152.101	Approval Date	Project Name

As of 1/20/2017 **Building Activity Report:** YTD - 2017 **RESIDENTIAL VALUATION** \$ 738,993.25 **COMMERCIAL VALUATION** \$ 66,000.00 **RESIDENTIAL PERMIT FEES** \$ 3,166.72 **COMMERCIAL PERMIT FEES** \$ PLAN CHECK FEE \$ **CRAFT TRAINING TAX** \$ 31.35 \$ **Electrical** \$ Mechanical 165.00 Plumbing \$ 305.00 **Certificate of Occupancy** \$ 375.00 Other \$ **Total Fees Assessed** \$ 5,493.07

\$ 2	2,331,392.55	(\$1,592,399.30)
\$	235,666.68	(\$169,666.68)
\$	9,595.15	(\$6,428.43)
\$	305.00	(\$305.00)
\$	•	\$0.00
\$	111.94	(\$80.59)
\$	607.50	(\$607.50)
\$	847.00	(\$682.00)
\$	944.33	(\$639.33)
\$	325.00	\$50.00
\$	25.00	(\$25.00)
\$	12,760.92	(\$7,267.85)

Variance

YTD - 2016