

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
February 28th, 2017
7:00 p.m.
Tontitown City Hall
235 E Henri de Tonti Blvd
Tontitown AR**

-
- 1. Planning Board Public Hearing Call to Order**
 - 2. Roll Call**
 - 3. New Business**

a. Conditional Use request for:

Jason Lee Collins
1050 Reed Valley Road
Fayetteville AR 72702

Narrative:

It is my intention to start a small artisan roasterie using the second two car basement garage. Roasting coffee beans has long been a hobby of mine and I hope to use my knowledge and make a little extra income by roasting beans for local coffee shops in the area. I estimate that I will be roasting two days a week for about three hours a day. The bean roaster I will use will not admit any odor that would be intrusive to my neighbors due to the small size of the roaster. I will not put up any signs. I will not have customers at my home. I will not make any structural changes to my home. The activities will be conducted within the confines of my home. I will not be hiring employees. This type of occupation is not listed under appendix C of prohibited home occupations. I will be finishing my second garage to insure it is suitable for coffee roasting. I appreciate your consideration and approval of my home occupation.

Best Regards,
Jason Lee Collins

Comments from Citizens – On Conditional Use Request for Jason Lee Collins

b. Rezone Request – Potts Family Trust – One Twelve LLC

Rezone Request

From : R-3 Medium Density Residential

To: C-1 - Neighborhood Commercial, to include entire parcel less 1+/- acre in the NW corner staying as R-3 (Medium Density Residential) and less 1+/- acre in the SW corner staying R-3 (Medium Density Residential).

See Attachment # 2.1 and 2.2

Comments from Citizens – On Rezone Request for Potts Family Trust/One Twelve LLC

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

- c. **Updates to Chapter 153 – Zoning Regulations**
 - i. **Section 153.007 - Definitions of terms and uses**
 - ii. **Section 153.041 – Classification of districts**
 - iii. **Section 153.046 – Residential Districts**

See Attachment # 3

Comments from Citizens – On Updates to Chapter 153.007 – 153.041 – 153.046

4. Meeting Adjourned