

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
October 25th, 2016
7:00 p.m.
Tontitown City Hall
235 E Henri de Tonti Blvd
Tontitown AR**

1. Meeting Call to Order

2. Roll Call

Gene and Jim were absent

3. Approval of Agenda

Susan motion to approve Second by Rocky Motion Passes

4. Comments from Citizens

Brent Smith and Marquita Taldo wanted to know if Morsani Road was going to be used as an access road, because the property on Morsani Road is zoned residential and would rather the potential buyers use Hwy. 412 as the only access.

5. New Business

a. Rezone Request – Charles & Joyce Miller

Parcel # 830-37711-000

Address: Unaddressed parcel located between 907 and 829 West Henri de Tonti Boulevard

**Current Zoning: C-2 – General Commercial (4.69 acres)
and R-3 Medium Density Residential (1.31 acres)**

Proposed Zoning: C-2 General Commercial

Proposed land use: Narrative:

The current owners (Charles & Joyce Miller) of Washington County Parcel #830-37711-000, an unaddressed parcel located between 907 and 829 East Henri de Tonti Boulevard, request a rezoning of a portion of said property. Currently, the northern 4.69 acres is zoned C-2 and the southern 1.31 acres is zoned R-3. The applicant requests that the portion that is currently R-3 be rezoned to C-2 to conform to the zoning of the majority of the property. The property is currently in the process of being transferred to Jacob Tankersley of GB Group Construction.

The purpose of this request is to allow the development of a self-storage facility, which is not permitted in the R-3 zoning.

The proposed development will be adjacent to Countryside John Deere dealership to the West, Paramount Metals to the Northeast, and a residential property to the Southeast. The development will conform in nature of appearance and use to the two adjacent commercial properties. In relation to the residential property, there is an existing row of trees to screen the development, and the required landscaping as part of the Large Scale Development will be provided to further offset any differences in appearance and visibility. The increase in traffic will not substantially differ from the surrounding

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commercial developments. The access point will be on the North end of the property, off of Highway 412. There will be no access point from Morsani Avenue to the south. It is not known at this time specifically what kind of signage will be provided, but it will be on the Northern portion of the property, and will conform to all City of Tontitown regulations and requirements. It will most likely be a monument sign.

Water and sewer are readily available to the property via an existing 12" Sewer Main and an existing 6" Water Main, both in an existing Utility Easement on the northern part of the parcel.

Move to the regular scheduled Planning Meeting

6. Review Items for Placement on City Council Agenda

7. Comments from Board Members

8. Meeting Adjourned- Susan motion to adjourn Second by Rocky All in favor