

**NOTICE OF INTENT FOR A VARIANCE**

**PID 830-37909-001, 830-37897-007 & 830-37897-006**

Copart of Arkansas, Inc. has requested The Tontitown Planning Commission to set a public hearing date to consider a Land Use Buffer Variance at the following property.

The legal description of the property is as follows: Tract 2, Tract 5, and Tract 7 of Plat Map #020771530003

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Proposed Variance: Land Use Buffer to be reduced from 100' down to 26' from neighboring properties

The public hearing will be held **June 27, 2023 at 6:00 p.m.**

The public hearing will be held at 235 E. Henri de Tonti Blvd., Tontitown City Hall, Council Chambers (with limited seating) and virtually via Zoom and YouTube. Information will be posted on the Tontitown city website regarding the virtual participation. For assistance, please contact the City Planning Official at [planning@tontitownar.gov](mailto:planning@tontitownar.gov).

This notification is in response to the requirement that all property owners within 200 feet of said property must be notified. If you wish to express any comments about the requested rezoning, you may respond by the following methods:

1. Attend the public hearing in person or via Zoom.
2. Express your opinion in writing to The Planning Commission by checking the appropriate box at the bottom of this form and writing your opinion. You can submit your opinion via the following:

Mail to:

City of Tontitown Planning Department, P.O. Box 305, Tontitown, AR 72770

Email to:

[planning@tontitownar.gov](mailto:planning@tontitownar.gov)

Hand-deliver to:

Planning Department at 235 E. Henri de Tonti Blvd (Tontitown City Hall)

For more information, you may call the Planning Department at (479) 361-2700.



I object to this rezoning because: A junk yard needs a large buffer area so you cannot see all the junk cars and trash inside it. Naturally barriers such as trees and fences should help with this. This will already be an eye sore for everyone entering Tontitown especially when the new highway comes through and it's the first thing you see.

Being the business next door, that will have to view this junk daily, we extremely disapprove.

We really cannot believe this project got approved in the first place. We always thought that someday, that area might look like the Elm Springs exit area, with a Wal-mart and lots of businesses.

Instead, everyone coming from the west will think of us as "Tontitown, land of the junk yards and the dumps".

Craig Graves.

2785 Liberty.

[craig@pathutility.com](mailto:craig@pathutility.com)

479-466-5988



# Vicinity Map



2/8/2023, 1:08:27 PM

- Washington County City Limits
- # Washington County Addresses
- Washington County Roads

1:9,028

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

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