



Planning Commission

Kevin Boortz – Chairman
James Dean – Vice Chairman
Tom Joseph - Secretary
Josh Craine – Member
Candy Black – Member
Donnie Davis - Member

City Staff and Consultants

City Planner – Mark Latham
Planning Tech- Brad Spurlock
Public Works Director- James Clark
Building Inspector- Roger Duncan
City Engineer-Zak Johnston
City Attorney- Harrington -Miller

Public Hearing/ Board of Zoning Adjustments (BOZA)/ Planning Commission Minutes

Date: Monday, December 18, 2023.

Time: 6:00 p.m. – In Person at **Tontitown City Hall**, 201 E. Henri de Tonti Blvd, Tontitown, AR 72770, and **Online Via Microsoft Teams and YouTube** (see last page of agenda for information on how to join)

1. **Planning Commission Meeting Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**

Josh Craine was absent.

4. **Approval of Agenda**

**James Dean motioned to approve the agenda.
Second by Candy Black**

Motion Passes Unanimously

5. **Approval of the November 28, 2023, minutes**

James Dean motioned to approve the minutes.

Second by Tom Joesph

Motion Passes Unanimously

6. **Comments from Citizens- NONE**
7. **Old Business- NONE**
8. **New Business**

PUBLIC HEARING

1. **Rezone** – The applicant is requesting to rezone a piece of land containing 37.53 acres from C-2 (General Commercial) to R-3(Residential) and a piece of land on 1.87 acres from R-3 (Residential) to C-2 (General Commercial). This property is located at 523 S Barrington Rd. Parcel #:830-37664-000

No public comments

Adjournment

BOARD OF ZONING ADJUSTMENTS

1. **Variance** – Applicant is requesting a variance to code 153 “Zoning Regulations” Appendix B-Minimum Dimension Standards, Lot Width min. The property is located at 523 S. Barrington Rd. Parcel #: 830-37664-000.

The applicant is requesting a variance to allow a reduction of lot width minimum for 24 lots and a lot size minimum of 4 lots as part of the proposed GSP NWA LSD.

Tom Joesph motioned to approve variance 1 and 2.
Second by James Dean

Motion Passes Unanimously

Adjournment

PLANNING COMMISSION

1. **Rezone** – The applicant is requesting to rezone a piece of land containing 37.53 acres from C-2 (General Commercial) to R-3(Residential) and a piece of land on 1.87 acres from R-3 (Residential) to C-2 (General Commercial). This property is located at 523 S Barrington Rd. Parcel #:830-37664-000.

The owner of this project is GSP NWA, Inc.

The property is located on the west side of Barrington Road, across the street from Rollins Elementary School. Pam Trucking is adjacent to the north. Property to the west is zoned R-3 and contains residential uses. The area to the south contains the Tuscan Sun Subdivision zoned R3, and a small commercial use. The Master Street Plan shows Fletcher Road extending across the south end of this property.

The applicant is requesting to change the zoning from C2, Commercial to R3 Residential single-family with a minimum lot size of 9,600 SF on the northside of the property and 1.87 acres from R3 to C2 along Barrington to accommodate an office building.

Justin with North Rock was present to answer questions.

James Dean motioned to approve the rezone.
Second by Tom Joesph

Motion Passes Unanimously

Adjournment

PLANNING COMMISSION ITEMS, IF APPROVED, TO CITY COUNCIL City Council Dec 19, 2023.

1. **Rezone** – The applicant is requesting to rezone a piece of land containing 37.53 acres from C-2 (General Commercial) to R-3(Residential) and a piece of land on 1.87 acres from R-3 (Residential) to C-2 (General Commercial). This property is located at 523 S Barrington Rd. Parcel #:830-37664-000

Comments from Staff

1. **November Building Activity Report**
2. **Current Planning Projects Report**

Reference the city website for both detailed reports.

Brad Spurlock

1. **Thanked the commission for amending the schedule due to the Christmas Holiday**
2. **Wished everyone a Merry Christmas**

Comments from Commission

The Planning Commission wishes everyone a Merry Christmas and a Happy New Year.

Tom Joesph Quote:

May we think of freedom, not as the right to do as we please, but as the opportunity to do what is right.

Peter Marshall



**Public Hearing and Planning Commission
Meeting December 18, 2023, 6:00 PM
Virtual Meeting Participation Opportunities**

Microsoft Teams

Meeting:

To participate *interactively* in the meeting, you may participate in the meeting via Teams:

- **By PC, Mac, iOS (iPhone), or Android:**

Join Teams Meeting:

LINK: https://teams.microsoft.com/l/meetup-join/19%3ameeting_M2I3OGY5ZDdtNjRmZi00M2EzLTkwYmUtZmU5OTlmZjAwYzQ4%40thread.v2/0?context=%7b%22Tid%22%3a%223c738e4b-334e-4562-9a58-b8c7d8548c8f%22%2c%22Oid%22%3a%222993e075-860f-4394-890f-7a419347cd2d%22%7d

Or go to the Teams website to join: Meeting ID: 274 311 762 664; Passcode: uKnPav

The link above requires you to “register” to participate in the meeting. This consists of signing in with your name, address, etc., as you would at a public meeting. Registering to attend the meeting does not require you to create a zoom account to participate.

Please register prior to the meeting if possible.

Please use your full name (first and last names) as screen name.

- **Join by phone only:**

- **To comment:**

Use “Raise hand” function when comment for an item is requested

For phone, raise hand to be recognized with *9

Phone numbers used to dial in to meeting will be masked for privacy

All participants will be muted automatically when joining the meeting.

YouTube Live:

If you wish to watch Online without interactively participating, you can stream the meeting online via YouTube, from our YouTube Channel:

- **By PC, Mac, iOS (iPhone), or Android:** Navigate to the “Tontitown City Hall” channel:
<https://www.youtube.com/channel/UClbUv481CeNFF2JNwoOsrNQ>

For assistance during the meeting, or for assistance logging into the meeting, please contact Courtney McNair, Garver Urban Planner, at (479) 287-4610, or email at cetmcnair@garverusa.com.