



CITY OF WHITE HALL

BOARD OF ZONING ADJUSTMENT & PLANNING COMMISSION/ MEETING

6:15 p.m.
Monday, October 11th, 2021
101 Parkway
White Hall, AR 71602



Agenda Topics

Board of Zoning Adjustment

A. No items

Planning Commission

1. Call to Order

2. *Minutes of April 12th, 2021 meeting*

3. Old Business: *NONE*

4. New Business:

A. Rezoning request by Ronnie and Amanda Reynolds to rezone approximately 1.2 acres from C-2, General Commercial to R-1, Residential. The property is located at the northwest corner of Regal Oaks and Twelve Oaks Lane.

E. Other Business: None

ADJOURN

**RECOMMENDATION
TO THE
WHITE HALL PLANNING COMMISSION**

Item 1: Rezoning request by Ronnie and Amanda Reynolds to rezone approximately 1.2 acres from C-2, General Commercial to R-1, Residential. The property is located at the northwest corner of Regal Oaks and Twelve Oaks Lane.

APPLICANT: Ronnie and Amanda Reynolds

ZONING AND LAND USE: C-2, General Commercial.

ZONING:	North:	R-1, Residential	LAND USE:	North:	Relyance Bank
	South:	C-2, General Commercial		South:	Vacant
	East:	R-1 Residential		East:	Single family Residential
	West:	C-2, General Commercial		West:	Plant Nursery

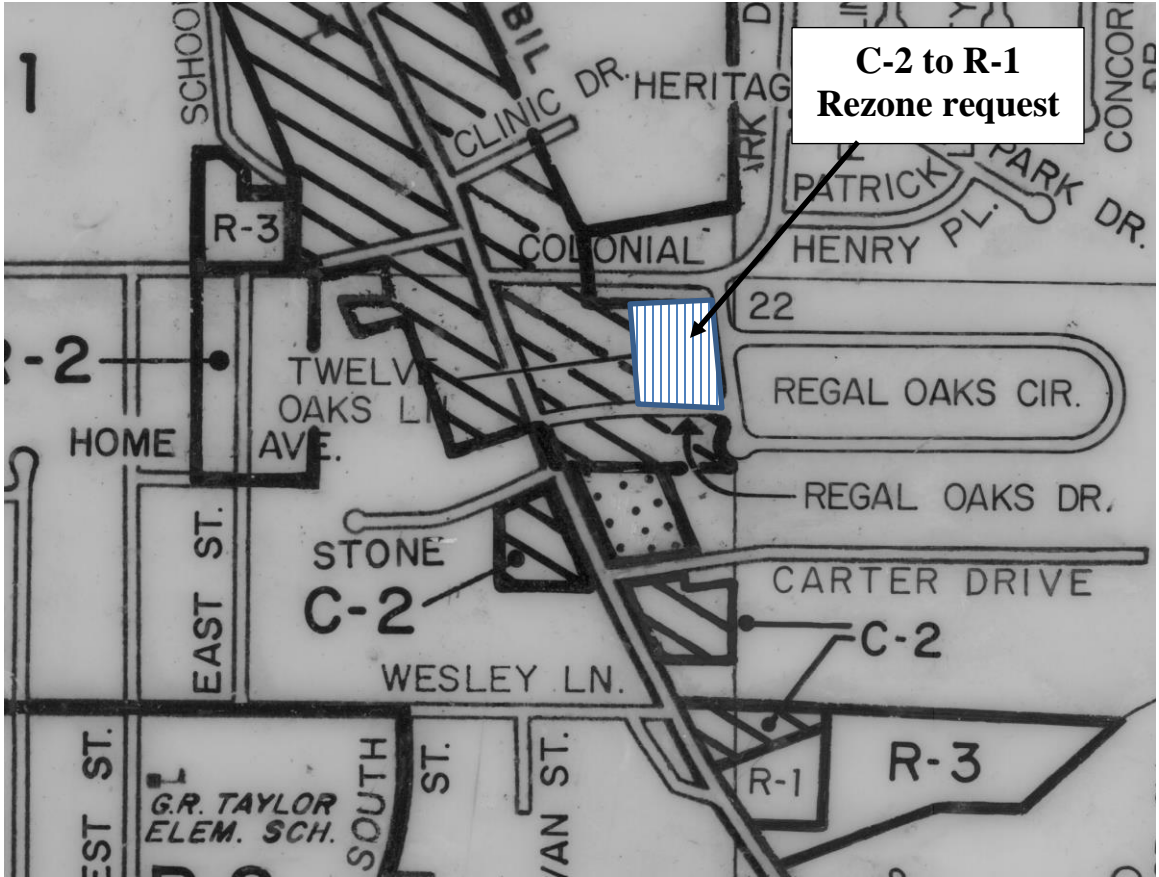
STAFF REVIEW

Applicant comes before the Planning Commission with a request to rezone approximately 1.2 acres from C-2, Commercial to R-1, Residential. The intent of the rezoning is to allow for development of a 4-5 lot residential subdivision. If you will note on the zoning map on page 2, this area is the only area along the east side of Dollarway Road where the commercial zone extends more than 300 feet.

The intended use is the least intense zoning allowed in the city and is compatible with the surrounding residential uses. The adjoining commercial uses are low intensity, and the site can be adequately screened to provide a division between residential and commercial.

STAFF RECOMMENDATION:

Staff recommends approval.



**C-2 to R-1
Rezoning request**

1



Property looking northwest



Property looking north along Twelve Oaks Lane



Property south of proposed rezoning



Property looking east from Dollarway Rd

CITY OF WHITE HALL, ARKANSAS
REZONING USE APPLICATION

DATE: Sep. 7, 2021

1. Applicant name RONNIE + AMANDA REYNOLDS Phone # (h) _____ (w) 870-489-5463
 Address 7901 Dollarway Rd.

2. If Applicant is not the property owner, give name and address of owner: _____
 _____ Phone # _____

3. Street address of property covered by the application: 7901 Dollarway Rd.

4. Legal description of property (attach additional pages as necessary and/or include professional survey): _____

5. Existing zoning: Commercial Proposed zoning: Residential

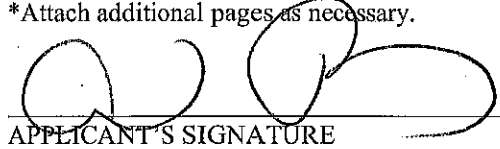
6. The following items must accompany this application in order to be accepted by the City as a complete application.
- a. Drawing, to scale, of the property proposed for Rezoning, showing all property dimensions and any existing structures and improvements on the property, including all paved surfaces and all easements.
 - b. Narrative of current use of property and reason for Rezoning request.
 - c. Property Summary sheet for the property to be rezoned that shows the recorded owner of the property. The Summary Sheet must be obtained from the Real Estate Division of the Jefferson County Assessor's Office, Jefferson County Courthouse, Barraque and Main Street, Pine Bluff, Arkansas.
 - d. Property Summary sheet as detailed in "c" above for each property that adjoins the subject property, including those properties across the street(s) from the subject property. Said sheet must contain the legal description of each property and the recorded owner of each property.
 - e. Proof that certified return receipt letters have been sent to all property owners owning property that adjoins the subject property, including those properties across the street(s) from the subject property. The property owners who are to be notified as owners shall be those property owners as recorded in the County Assessor's Office as owners. The letter shall state what the existing zoning classification is and what zoning classification is being requested, and the time and place where the public hearing will be held. An example letter than may be used for this purpose is attached, or you may prepare your own as long as the required information is included.
 - f. Filing Fee (Payable at White Hall City Hall).

7. List of Property Owners who have been sent certified return receipt letters concerning the request.

1.	<u>Gober + Damon / etc. / Mike + Leanne Messelwhite</u>
2.	<u>Kevin + Melody Mayer</u>
3.	<u>Blue Bluff National Bank</u>
4.	<u>Gregory + Deborah Robinson</u>
5.	
6.	
7.	
8.	

9.	
10.	

*Attach additional pages as necessary.



APPLICANT'S SIGNATURE

PROPERTY OWNER'S SIGNATURE
IF APPLICANT IS NOT THE OWNER

If issued, this permit does not in any way relieve the owner or any other person or persons in possession or control of the land or building or any part hereof, for the uses or purpose for which the land or building is designed or intended from complying with any lawful order issued with the object of maintaining the building or land in a safe or lawful condition, nor from complying with all other codes, ordinances, or regulations in force and effect with the City of White Hall, Arkansas.

NOTICE OF NOTIFICATION

I/WE, RONNIE + Amanda Reynolds, PROPOSE TO
(Please print or type name(s) of applicant and owner)

REZONE PROPERTY LOCATED AT 7901 Dollanway Rd
1 to 1.3 acres
(Property address or location)

FROM ITS CURRENT ZONING CLASSIFICATION OF Commercial
TO Residential

THE WHITE HALL PLANNING COMMISSION WILL MEET TO DISCUSS THIS

REQUEST ON _____ AT 6:15 p.m.
(Date of Planning Commission Meeting) (Time of Meeting)

AT WHITE HALL CITY HALL, 101 PARKWAY DRIVE, WHITE HALL, AR 71602.

YOU ARE INVITED TO ATTEND THIS MEETING, AT WHICH YOU MAY OFFER
COMMENTS CONCERNING THE PROPOSED REZONING.

***THIS IS NOT A PETITION FOR APPROVAL OR DISAPPROVAL OF THE
PROPOSED REQUEST, BUT FOR NOTICE TO YOU AS AN OWNER OF PROPERTY
THAT ADJOINS THE SUBJECT PROPERTY.

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

White Hall AR 71602

OFFICIAL USE

Certified Mail Fee \$3.75

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.58

Total Postage and Fees \$4.33

Sent To Russell Sparks

Street and Apt. No., or PO Box No. 302 Regal Oak Cr.

City, State, ZIP+4® WH AR 71602

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Postmark Here: SEP 09 2021 PINE BLUFF AR WHITE HALL STATION

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White Hall AR 71602

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.58

Total Postage and Fees \$4.33

Sent To Gregory & Deborah Robinson

Street and Apt. No., or PO Box No. 302 Regal Oaks Cr.

City, State, ZIP+4® WH AR 71602

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.58

Total Postage and Fees \$4.33

Sent To Kevin & Melody Moore

Street and Apt. No., or PO Box No. 302 Regal Oak Cr.

City, State, ZIP+4® WH AR 71602

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Postmark Here: SEP 09 2021 PINE BLUFF AR WHITE HALL STATION

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Pine Bluff AR 71611

OFFICIAL USE

Certified Mail Fee \$3.75

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.58

Total Postage and Fees \$4.33

Sent To PB. Nation Bank / B. Lyons

Street and Apt. No., or PO Box No. PO Box 7878

City, State, ZIP+4® PB. AR 71611-7878

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Postmark Here: SEP 09 2021 PINE BLUFF AR WHITE HALL STATION

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White Hall AR 71602

OFFICIAL USE

Certified Mail Fee \$3.75

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.58

Total Postage and Fees \$4.33

Sent To Gober & Diamond Inc.

Street and Apt. No., or PO Box No. 902 Ellen Dr.

City, State, ZIP+4® WH AR 71602

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Postmark Here: SEP 09 2021 PINE BLUFF AR WHITE HALL STATION

Ownership Description

Name: REYNOLDS RONNIE & WF

190 PEREGRINE DR

PINE BLUFF

AR 71603

Subd.: 51021 SEC 21 TWP 5 S RNG 10 W

S-T-R: 21-05-10

Acres: 3.3

T.D.: 272 27 WHITE HALL

Location: 7901 DOLLARWAY RD

Legal: COMM NE COR SEC 21 TH S 118.25 FT N 89 DEGS 35 MINS W

50.58 FT FOR POB TH N 89 DEGS 35 MINS W 315.04 FT S 58.02 FT

N 89 DEGS 35 MINS W 299.5 FT TO ELY RW HWY 365 TH S 20

DEGS 47 MINS E ALG SD RW 252.85 FT TH ALG A CURVE TO THE

Type: Cl C/Impr
Taxable:
Neigh: 2
Owner: 442719

Status:
Block:
Lot:
Tax Status:

City: WHITE HALL
Map:

Old PID: 970-13872-000

Assessment Summary

Year	2018	20%	2013	20%
Land	359,350	71,870	143,750	28,750
Bldgs	24,750	4,950	16,550	3,310
Total	384,100	76,820	160,300	32,060

Review Record

Date	By	Reason	Land	Buildings	Total
10/23/2018	LRW		359,350	24,750	384,100
10/23/2018	LRW	PER EQ BOARD, ADJ LAND VALUE			
		TO \$2.50/SQ FT 2018			
9/25/2018	SDH RA		575,000	24,750	599,750
		PER ACD REVALUE COMMERCIAL			

Trend	Street	Utilities	Topography	Landscaping
<input type="checkbox"/> Improving	<input type="checkbox"/> Concrete	<input type="checkbox"/> No Water	<input type="checkbox"/> High	<input type="checkbox"/> Excellent
<input type="checkbox"/> Static	<input type="checkbox"/> Asphalt	<input type="checkbox"/> No Sewer	<input type="checkbox"/> Low	<input type="checkbox"/> Good
<input type="checkbox"/> Declining	<input type="checkbox"/> ChatsSeal	<input type="checkbox"/> No Gas	<input type="checkbox"/> Rough	<input type="checkbox"/> Average
<input type="checkbox"/> New	<input type="checkbox"/> Gravel	<input type="checkbox"/> No Electric	<input type="checkbox"/> Flat	<input type="checkbox"/> Poor
<input type="checkbox"/> Old	<input type="checkbox"/> Dirt	<input type="checkbox"/> No Telephone	<input type="checkbox"/> Sloping	<input type="checkbox"/> None

Date	Amount	Purpose	Note
8/26/2016			4/20/17 LT PU WF CAMA
2/6/2004	8,000	NC New Comm	3/10/05 LT NOH PU NEW COM'L 05

Building Permit Record

Date	Book	Page/Inst#	Amount	Type	Grantee
7/30/2002	753	212	150,000	WD	REYNOLDS RONNIE & WF

Ownership Record

Sub PT	Size/Front	Size Pr/Sec	Depth	Adj	Rate Pr/Sec	O	Adj1	%	Adj2	%	Value	NC	HS
SF	143748.000	143748.000		.000			2.50	R			359,370		

0.000

0.00

Total: 359,350

WHITE HALL 51021 970-13872-003 01 2014



Property Description

Building: 1
 Business Name: AMANDA'S VILLA
 Location
 Occu%/CQ/SH: RETAIL D4 8
 2:
 3:
 C%Ext Wall F
 Stories: 1
 Age / YC: 2004
 Condition: A
 Effective Age:
 Avg Floor Area: 192
 Avg Perimeter: 56
 Common Wall%:
 Eff. Perimeter: 56
 Total Height: 8
 No. Floors/Units: 1
 Heat-Cool%: 00
 Sprinklers%:
 NC:

Structural Elements

Site Work

- 0 Excavate
- 1 Fill
- 2 Prep

Foundation

- 0 None
- 1 Concrete
- 2 Conc Block
- 3 Piers M
- 4 Piers W
- 5 Other

Floor Structure

- 0 None
- 1 Elev Slab
- 2 Lift Slab
- 3 Slab Grade
- 4 SJ Conc
- 5 SJ Sheath
- 6 WJ Sheath
- 7 Other

Floor Covering

- 00 None
- 01 Asp Tile
- 02 Brick M
- 03 Carpet
- 04 Cer Tile
- 05 Comp Floor
- 06 Gym Floor
- 07 Hardwood
- 08 Hwd Conc
- 09 Marble
- 10 Terrazzo
- 11 Vin Asp T
- 12 Vin Tile S
- 13 Other

Structural Frame

- 0 Steel
- 1 Rein Conc
- 2 Conc Block
- 3 Wood
- 4 Mason Pil
- 5 Rigid Fr
- 6 Other

Exterior Walls

- 00 Load Bear
- 01 Non Load B
- 02 Brick Sol
- 03 Brick Ven
- 04 Conc Block
- 05 Conc Bl Br
- 06 Conc Bl St
- 07 Conc Bl Wd
- 08 Conc Rein
- 09 Glass
- 10 Pilaster
- 11 Pref Metal
- 12 Stone Ven
- 13 Tiltup P
- 14 Wd Siding
- 15 Wd Stucco
- 16 Dryv Tile
- 17 Other

Roof Structure

- A Slope A
- B Slope B
- C Slope C
- F Slope F
- 1 Conc J&S
- 2 Steel JC
- 3 Steel JS
- 4 Wood J&D
- 5 Other

Roof Covering

- 00 Asb Shing
- 01 Clay Tile
- 02 Comp Shing
- 03 Conc Tile
- 04 Corr Metal
- 05 Mtl Shing
- 06 Roll Roof
- 07 Slate
- 08 Wd Shake
- 09 Wd Shing
- 10 Tar&Gravel
- 11 Asp Shing
- 12 Other

Ceilings

- 00 None
- 01 Acoust
- 02 Fiberbd
- 03 Gunite SR
- 04 Metal
- 05 Paint DW
- 06 Plaster
- 07 Plywood
- 08 Furring
- 09 Susp Sys
- 10 Other

Interior Finish

- 00 None
- 01 Drywall
- 02 Gypsum Bd
- 03 Masonry
- 04 Paneling
- 05 Plaster
- 06 Pref Metal
- 07 Steel Fr
- 08 Wood Fr
- 09 Cer Tile
- 10 Other

Plumbing

- 0 None
- 1 Bathtub
- 2 Drink F El
- 3 Lavatory
- 4 Shower St
- 5 Sink
- 6 Solar HW
- 7 Urinal
- 8 Water Cl
- 9 Water Htr

Electrical

- 0 None
- 1 High A
- 2 Avg B
- 3 Min C
- 4 Unfin D
- 5 Qual 1
- 6 Qual 2
- 7 Qual 3
- 8 Qual 4

Appliances

- 00 None
- 01 Combo O/T
- 02 Dishwasher
- 03 Freezer
- 04 Garb Disp
- 05 Oven
- 06 Radio Int
- 07 Range Top
- 08 Refrig
- 09 Cooler
- 10 Other

Insulation

- 0 None
- 1 Floors
- 2 Walls
- 3 Ceilings
- 4 Roof
- 5 EnergySC
- 6 Other

Miscellaneous

- 00 Doors MC
- 01 Doors OH
- 02 Doors PG
- 03 Escalator
- 04 Frght Elev
- 05 Gut&Down
- 06 Kit Area
- 07 Pass Elev
- 08 Plt Glass
- 09 Signs
- 10 Sprinkler
- 11 TV Secu
- 12 Other

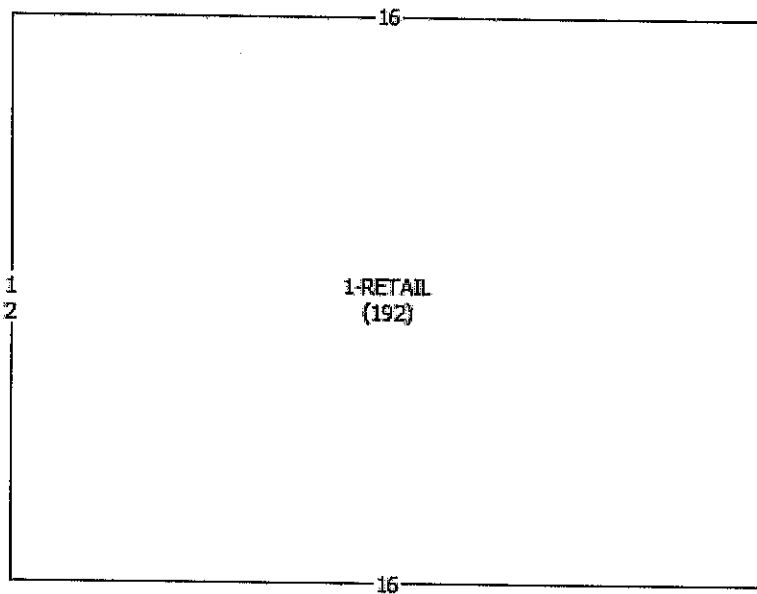
Heat/Cool

- 00 None
- 01 Cool Only
- 02 Elec Heat
- 03 Force Air
- 04 Heat Pump
- 05 Thru Wall
- 06 Susp Htrs
- 07 W/FI Furn
- 08 H/A-NZ
- 09 W&C Air
- 10 Evap

Sprinklers

- 1 Open Dry
- 2 Open Wet
- 3 Part Dry
- 4 Part Wet

Sketch



B/S	Occupancy	Area	Perim	Vector
1	RETAIL	192	56	AACU12*16

Comments

Inspected: LNT 8/26/2016
Revisited:
Entered: LNT 8/26/2016
Printed: 9/7/2021

Contact: PI
Int. Est?:
Sk. File:
Status:

Outbuildings and Yard Improvements

Code	Type	B/S	Qty1	Qty2	UM QR Age Rate	REL%	Value	NC
WOODDK			384			12.82	82.0	4,037
PAVING	AS2ON2		60	54		1.61	82.0	4,277
PAVING	AS2ON2		18	60		1.72	82.0	1,523
MLTP	SUMT		12	20		8.68	82.0	1,708
FENCEW	SBOARD		6	140		22.21	82.0	2,550

Total: 14,095

Calculator Pricing

Building/Section	1	
Base Cost per SF	67.78	
Heat & Cool Systems	.00	
Sprinkler Systems	.00	
Unadj Base Rate per SF	67.78	
Story Multiplier	1.000	
Current Multiplier	1.000	
Local Multiplier	.450	
Wall Height Modifier	1.000	
Area-Perimeter Multiplier	1.000	
Total Adjustment Factor	.450	
Adj Base Rate per SF	30.50	
Total Floor Area	192	
Unit Multiplier		
R.C.N.	5,856	
Physical % Good	82.0	
Functional %		
External %		
REL %	82.0	
R.C.N.L.D.	4,802	
O.B./Y.I.	6,343	
Total Cost	11,145	

Total of all Sections: 24,750V

vision: 51021 SEC 21 TWP 5 S RNG 10 W

All/Location	RPID	Legal
-13872-003 J1 DOLLARWAY RD	62498	COMM NE COR SEC 21 TH S 118.25 FT N 89 DEGS 35 MINS W 50.58 FT FOR POB TH N 89 DEGS 35 MINS W 315.04 FT S 58.02 FT N 89 DEGS 35 MINS W 299.5 FT TO E'LY R/W HWY 365 TH S 20 DEGS 47 MINS E ALG SD R/W 252.85 FT TH ALG A CURVE TO THE LEFT WITH RADIUS OF 25 FT ARC DIST 40.14 FT TO N'LY R/W REGAL OAKS DR TH ALG SD R/W ON A CURVE TO THE RIGHT WITH RADIUS OF 614.57 FT & ARC DIST OF 217.54 FT TH ALG SD R/W N 87 DEGS 59 MINS E 179.68 FT TH ALG SD R/W ON A CURVE TO THE LEFT WITH RADIUS OF 1041.35 FT & ARC DIST OF 111.98 FT TH ALG SD R/W ON CURVE TO THE LEFT WITH RADIUS OF 25 FT & ARC DIST OF 40.15 FT TO W'LY R/W TWELVE OAKS LN TH ALG SD R/W N 08 DEGS 39 MINS W 219.68 FT TO POB 3.3 ACRES