



CITY OF WHITE HALL

BOARD OF ZONING ADJUSTMENT & PLANNING COMMISSION/ MEETING

**6:15 p.m.
Monday, April 14th, 2025
101 Parkway
White Hall, AR 71602**



Agenda Topics

Board of Zoning Adjustment - NONE

Planning Commission

A. Call to Order

B. Minutes of October 15th, 2024

C. New Business

Rezoning request by Melissa Attwood to rezone .23 acre from R-2 to C-2.
The property is located at 8903 Dollarway Road.

D. Other Business: None

ADJOURN

MINUTES
WHITE HALL PLANNING COMMISSION MEETING
October 15, 2024

Present: Ken Smith, Chairman; Terry Smith, Sammie Sheftic, David Judkins, and Evan Staton.

Others present: Chris Menard, Developer; Jonathan Hope with Hope Engineering and Larry Reynolds, Planning.

Absent: David Beck and Doris Golden

Planning Commission

Chairman Ken Smith opened the meeting at 6:15 pm.

Minutes: The minutes from the August 12th, 2024, Planning Commission were presented. With no changes needed a motion to approve the minutes was made by Commissioner Terry Smith, seconded by Commissioner Judkins, and unanimously approved 5-0.

Item #1: Request by Hope Engineering and Chris Menard for Preliminary Plat approval for Hidden Creek Subdivision a 14-lot single family home subdivision located at the north end of Ginnett Street.

Chairman Ken Smith introduced the agenda item and made reference to the location and the request for a waiver of the sidewalk requirement. The development will include curbs. The applicant had provided current engineered drawings of the proposed subdivision to the commission. Chairman asked if anyone had any questions for the applicants.

Commissioner Judkins asked about the size of the houses to be built, and Mr. Menard stated 1800-2000 square foot structures and further stated he intends to build them and sell them.

Chairman Smith noted that Mr. Menard had built two new houses along Regal Oak and that they looked like quality homes as a reference for commissioners. Chairman Smith then referenced the staff recommendation.

Larry Reynolds noted there were no sidewalks within the area and that he had received letters of approval from Entergy and Liberty Utility for Sewer service.

There was no one present in objection to the proposed subdivision.

There being no further discussion a motion was made by Commissioner Judkins, seconded by Commissioner Evan Staton to approve the waiver request (no sidewalks required) and to approve the proposed preliminary plat subject to staff recommendation for receipt of letters of approval from all utilities. The motion carried 5-0.

There being no further business before the Commission a motion to adjourn was made by Commissioner Terry Smith, seconded by Commissioner Judkins and the meeting was adjourned at 6:22 p.m. .

Approved on the ____ of _____.

Chair

**RECOMMENDATION
TO THE
WHITE HALL PLANNING COMMISSION**

SUBJECT: Rezoning request by Melissa Attwood to rezone .23 acre from R-2 to C-2. The property is located at 8903 Dollarway Road.

APPLICANT: Melissa Attwood

ZONING AND LAND USE: R-2, Residential

ZONING	North	R-2, Residential	LAND USE:	North:	Residence / Craft shop
	South	R-2, Residential		South:	Vacant / S.F. Residential
	East:	R-2, Residential		East:	S.F. Residential
	West:	C-2, General Commercial		West:	Vacant

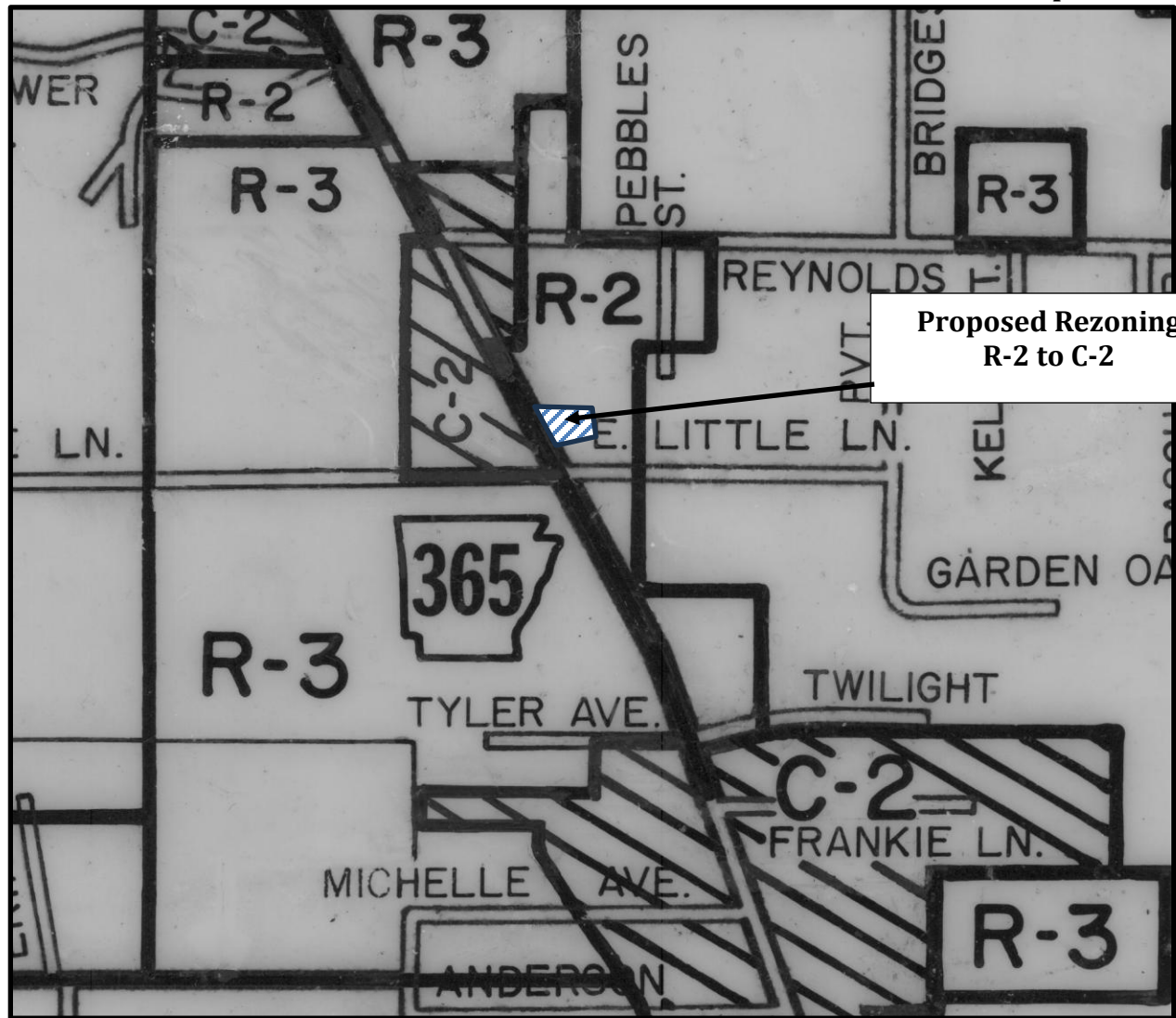
REVIEW

Applicant is requesting the rezoning of a small tract of land located at 8903 Dollarway Road from R-2, Residential to C-2, General Commercial for the purpose of moving her real estate office to the site. Although the ideal situation would be for the adjoining property to the north be included in the application thus connecting to the C-2 where the museum sits, there is an existing C-2 that adjoins across Dollarway Road (aerial photo on page 3). In previous reviews of property along Dollarway Road and Sheridan planning staff has noted the limited availability of commercial property.

This parcel front Dollarway Road, a principle arterial road way with higher speeds and traffic counts ranging from 9,000 to 11,000 per day. The property adjoining to the north contains an older single-family residence and an accessory building that housed a commercial use “ Creations by Design”.

RECOMMENDATION

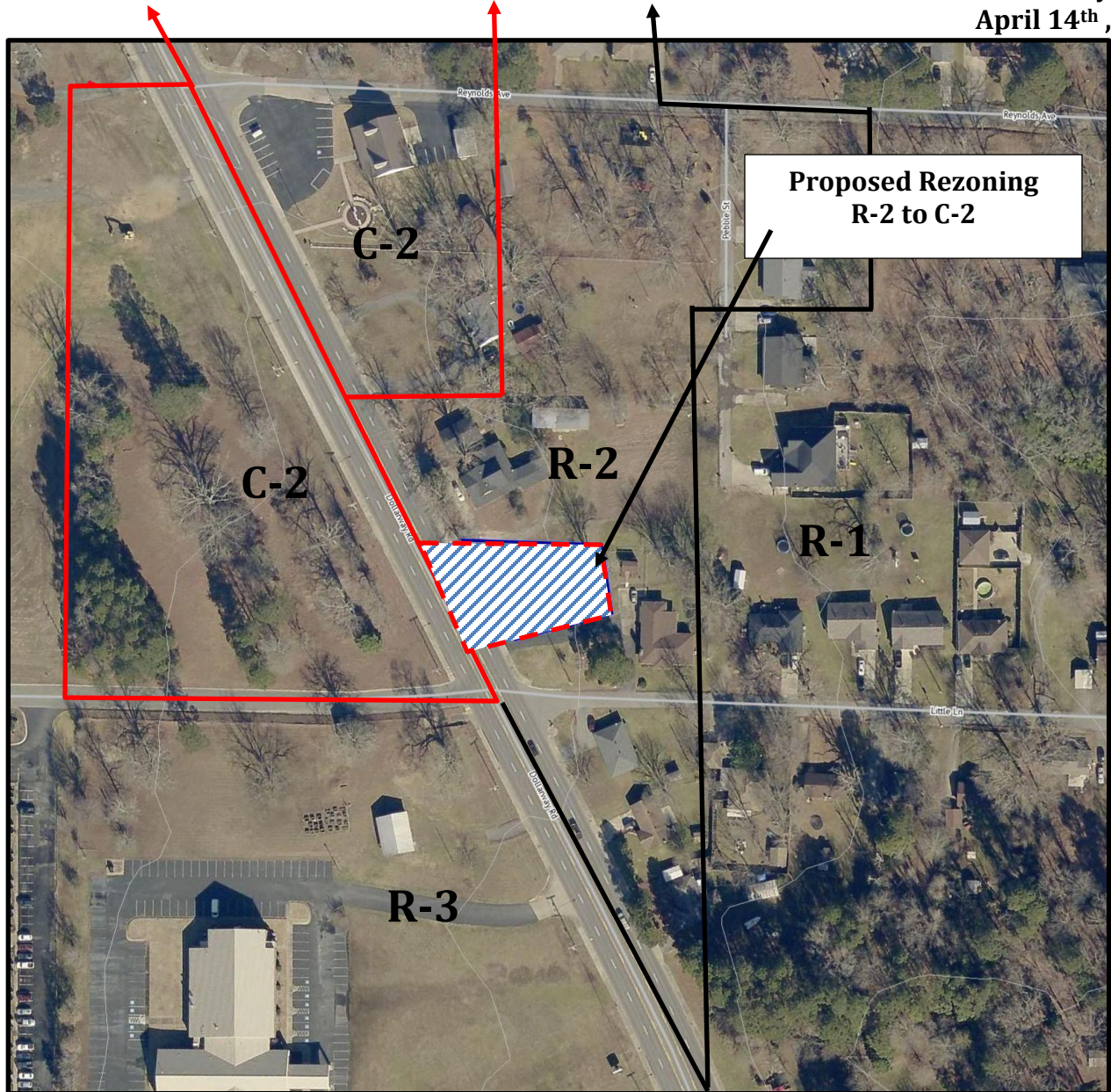
Based on the location along a principle arterial, the limited availability of commercial zones along the corridor and the proximity of the adjacent C-2 zone staff recommends approval.



Zoning Map

Rezoning

AGENDA ITEM #1
8903 Dollarway Road
April 14th, 2025



Aerial Photo



Ownership map

Rezoning

**AGENDA ITEM #1
8903 Dollarway Road
April 14th , 2025**



8903 Dollarway – proposed rezone to C-2, General Commercial



8903 Dollarway – proposed rezone to C-2, General Commercial

Rezoning

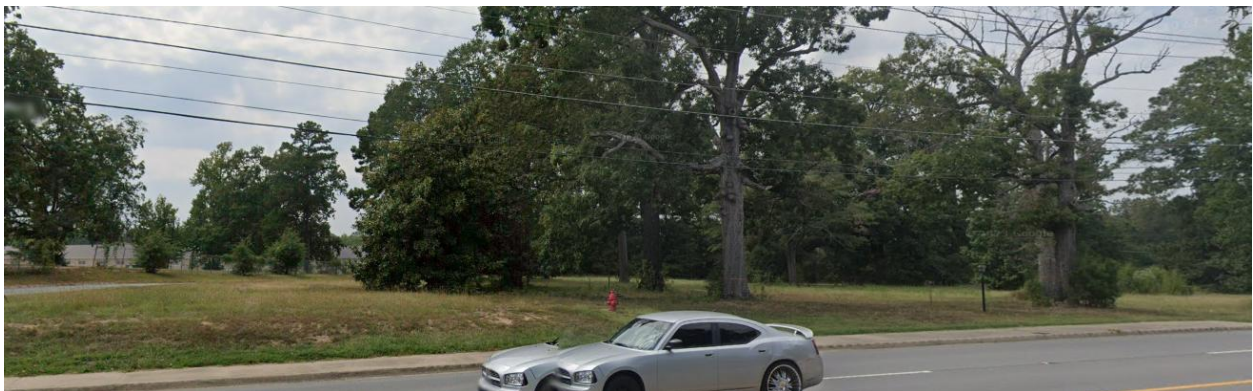
AGENDA ITEM #1
8903 Dollarway Road
April 14th, 2025



Property north and adjoining 8902 Dollarway



Properties south of 8903 Dollarway (Vacant lot, Little Street & S.F. Residence)



Property west of 8903 Dollarway

CITY OF WHITE HALL, ARKANSAS
REZONING USE APPLICATION

DATE: 3/31 20 25

1. Applicant name Melissa Attwood Phone # (h) 870 329 4350
Address 8903 Dollarway

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

3. Street address of property covered by the application: _____

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

COMM AT THE NE COR OF SAID LOT 10, TH N 88 DEG 27 MIN 36 SEC W ALONG N LINE OF SAID LOT 10, 125 FT; TH N 88 DEG 50 MIN 55 SEC W ALONG SAID N LINE, 10.9 FT TO THE POB; TH S 08 DEG 56 MIN 02 SEC E 75.27 FT; TH S 77 DEG 32 MIN 15 SEC W 92.23 FT; TH N 27 DEG 07 MIN 32 SEC W 108.8 FT TO A POINT ON THE N LINE OF SAID LOT 10; TH S 88 DEG 50 MIN 55 SEC E, ALONG THE SAID N LINE, 128 FT TO THE POB

5. Existing zoning: Residential Proposed zoning: Commercial

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, Baroque 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.	Larry Brakebill	101 Little Lane White Hall
2.	YEP Lin	8905 Dollarway Rd
3.	David Terrell	7013 Dollarway Road
4.		
5.		
6.		
7.		
8.		
9.		
10.		

*Attach additional pages as necessary.

Melissa Attwood
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 thereof, 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.

*Pd 3-31-25
100.00
cash
Rec# 0903*

B. 8903 Dollarway Road

The house is currently vacant and would be used as my
Real Estate Office.

Parcel: 970-00944-002
 Previous Parcel: 970-00944-000
 As of: 3/28/2025 9:30:57 PM

Jefferson County Report

Property Owner

Name: ATTWOOD MELISSA
Mailing Address: 1318 MCGEHEE ST
 WHITE HALL, AR 71602-9596
Type: (RI) Res. Improv.
Tax District: (272) 27 WHITE HALL
Millage Rate: 56.75

Property Information

Physical Address: 8903 DOLLARWAY RD
Subdivision: BELLEVUE ADD
Block/Lot: N/A / 010
S-T-R: 16-05-10
Size (Acres): 0.23
Legal: See *Extended Legal*

Extended Legal

COMM AT THE NE COR OF SAID LOT 10, TH N 88 DEG 27 MIN 36 SEC W ALONG N LINE OF SAID LOT 10, 125 FT; TH N 88 DEG 50 MIN 55 SEC W ALONG SAID N LINE, 10.9 FT TO THE POB; TH S 08 DEG 56 MIN 02 SEC E 75.27 FT; TH S 77 DEG 32 MIN 15 SEC W 92.23 FT; TH N 27 DEG 07 MIN 32 SEC W 108.8 FT TO A POINT ON THE N LINE OF SAID LOT 10; TH S 88 DEG 50 MIN 55 SEC E, ALONG THE SAID N LINE, 128 FT TO THE POB

Market and Assessed Values

	Estimated Market Value	Full Assessed (20% Market Value)	Taxable Value
Land	4,500	900	900
Building	51,400	10,280	10,280
Totals	55,900	11,180	11,180

Taxes

Estimated Taxes: 634

Homestead Credit: 0

Note: Tax amounts are estimates only.
 Contact the county/parish tax collector for exact amounts.

Status: (NF) - NF

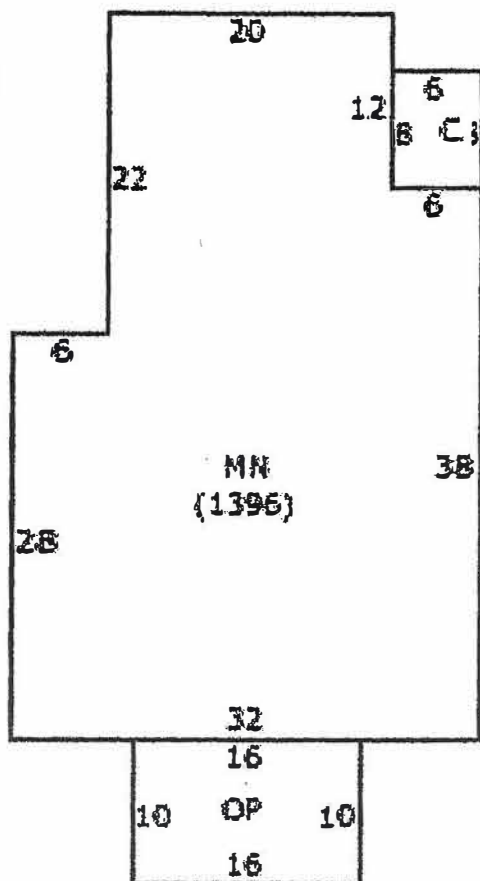
Land

Land Use	Size	Units
N/A	0.225	Acres
Total	0.23	

Deed Transfers

Deed Date	File Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
7/17/2024	7/18/2024	2024R	4622	Warr. Deed	132.00	\$40,000	ATTWOOD MELISSA A	Sales Questionnaire Sent	Improved
2/28/2024	2/29/2024	2024R	1247	Quit Claim	N/A	N/A	BRAKEBILL LARRY C ET AL	Relative	Improved

DataScout, LLC



Base Structure

Item	Label	Description	Area
A	MN	Main Living Area	1396
B	OP	Porch, open	160
C	OP	Porch, open	48

Outbuildings and Yard Improvements

Item	Type	Size / Dim	Unit Multi.	Quality	Age
Carport	N/A	20 x 20	N/A	N/A	N/A
Garage - frame unfinished, detach	N/A	20 x 14	N/A	N/A	N/A

Reappraisal Value History

Tax Year	Total Value	Total Assessed
2024	103,500.00	18,324.00
2023	103,500.00	16,797.00

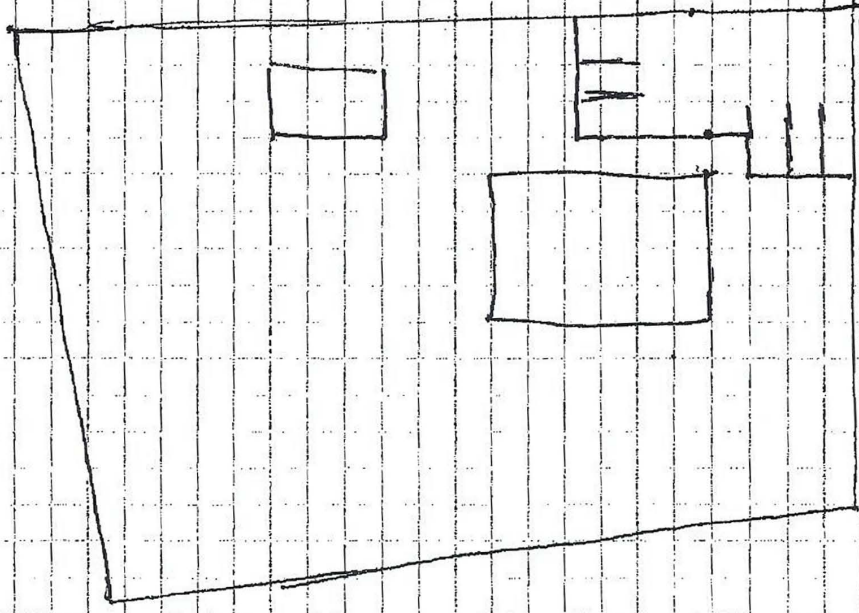
actDataScout

Back



-92.09347, 34.28084

Picking
2 each 30' wide x 20' deep
6 picking SCOTs total



Parking 10 x 20 4 spaces total

Front of House

Dollarway Road