

NOTICE OF PUBLIC HEARING
BEFORE THE CENTERTON PLANNING COMMISSION
ON AN APPLICATION TO REZONE PROPERTY

To All Owners of land lying adjacent to the property at:

Location: 12698 Bush Rd

Owned By: Zachary & Elizabeth Semeniuk

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the City of Centerton, Arkansas Planning Commission on **November 19th, 2024**, at **6:00 PM** at Centerton Municipal Complex, 210 Municipal Dr, Centerton, AR 72719, to hear public comment on the application (REZ24-10) submitted by Chris Tilley of Odyssey Engineering on behalf of owner, Zachary & Elizabeth Semeniuk to rezone 5.04 ± acres from Agricultural (A-1) to Medium-High Density Single Family (R3-SF).

Medium-High Density Single Family (R3-SF): This area is intended for detached single-family dwellings with a suitable lot area (Setbacks: Front - 25' from planned ROW; Side - 7' from property lines; Street Side - 25' from planned ROW; Rear - 20' from property line or center of alley if one exists). (14.04.09)

Said land is located in Benton County, Arkansas and are described as follows, to-wit:

SURVEY DESCRIPTIONS:

A PART OF THE SW1/4 OF THE SW1/4 OF THE NW1/4 OF S5, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, aka PID# 06-00039-030

The purpose of this request is to: (1) Build (2) Develop (3) Sell after rezoning

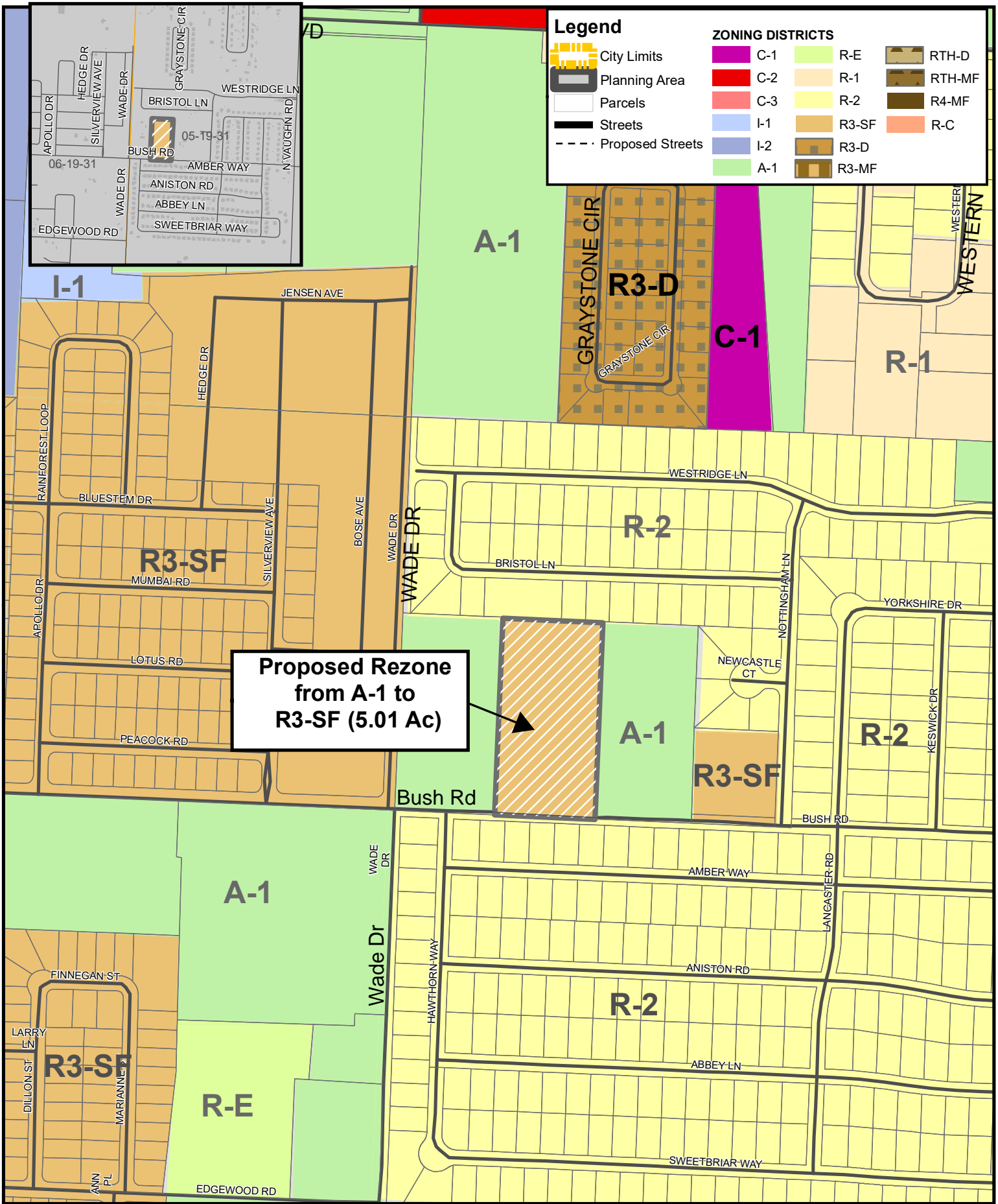
Explanation: The Future Land Use Plan already has this area designated for Low/Medium Density Residential, so we believe the effects to the neighborhood would be minimal.

If approved, the rezoning will occur only upon the property described above. It will not change the zoning or permitted uses on neighboring properties.

All parties interested in this matter may appear and be heard at said time and place or may notify the Planning Commission of their views on this matter by letter or email. All persons wishing to learn further details about the request may call, visit, or email the Planning Office to review the application, Centerton City Hall, 200 Municipal Dr, (479) 795-2750 Ext 302, planning@centertonar.us.

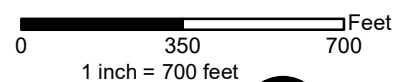
Dianne Morrison Lloyd

Dianne Morrison Lloyd, Senior Planner
City of Centerton



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REZONING REQUEST - REZ24-10 Semeniuk (A-1) Agricultural to Medium-High Density Single-Family Residential (R3-SF)
 12698 Bush Rd, Centerton AR



October 30, 2024