

City of Arkadelphia
Planning Commission Meeting
September 17, 2020 at 5:30 p.m.
City Hall Boardroom, 700 Clay Street
Arkadelphia, Arkansas 71923

AGENDA

1. Call the Planning Commission to order.
2. Consider the August 17, 2020 minutes.
3. Consider request for signage approval at 632 Main Street in the Central Business Redevelopment District.
4. Other business.
5. Adjourn Planning Commission

City of Arkadelphia
 Planning Commission Meeting
 August 17, 2020 at 5:30 p.m.
 City Hall Boardroom, 700 Clay Street
 Arkadelphia, Arkansas 71923

MINUTES

Attending Members	Attending Citizens	Attending Citizens
Terry Roberts	Shelley Loe	Sharon Tobin
Tom Tobin, Chairman	Chris Jones	Officer Blaine Funderburk
Diedra Middleton	Clayton Bonner	Scott Byrd, Mayor
Gracie Neal	John Hardman	Gary Brinkley, City Manager
Llewellyn Terry	Matt Taylor	Tracey Gaither, Bldg. Official
Lawrence Phillips	Freddie Carter	DeAnna Graves, City Recorder

Tom Tobin called the Planning Commission to order at 5:33 p.m.

The July 16, 2020 minutes were considered. *Lawrence Phillips moved, seconded by Llewellyn Terry, to approve the minutes as submitted.* The motion passed unanimously.

Next, the commissioners were to consider Kelli Lancaster’s request to have a mural painted at 608 Main Street on the East wall facing 6th Street.

Shelley Loe spoke on behalf of Kelli Lancaster. Ms. Loe mentioned she had received positive feedback on the first mural at 716 Clinton Street. This request is for the second mural to be painted by Colleen Lloyd. The first mural was sponsored by Scott and Jennifer Hawthorn of Hawthorn Trucking and Destinations Ahead. If this mural is approved, we will seek sponsorship for this one as well.

Lawrence Phillips moved, seconded by Diedra Middleton, to grant the request to allow the mural at 608 Main Street on the east wall facing 6th Street as submitted. The motion passed unanimously on a roll call vote as follows:

Terry Roberts	“Yes”	Gracie Neal	“Yes”
Tom Tobin	“Yes”	Diedra Middleton	“Yes”
Lawrence Phillips	“Yes”	Llewellyn Terry	“Yes”

Next, Gary Brinkley, City Manager, gave a presentation explaining the purpose for a special use permit ordinance, the way the special use permit is to be implemented and how it will be enforced. He mentioned this special use permit is crafted to go with the business unlike some cities who issue with the land and it becomes a right. Mr. Brinkley said typically limitations like hours of operation, signage, on-site parking versus street parking are to be considered.

Public hearing to consider the Bonner’s request for a special permit to operate a plumbing/HVAC retail business in an Office Commercial District (C-4).

Chairman Tobin opened the public hearing at 5:50 p.m.

Deanna Graves gave the staff report on the requested Special Use Permit at 401 S 29th Street.

Clayton “Pete” Bonner explained his request for the Special Use Permit. He stated he owns a building that is now vacant due to the fitness center closure and wishes to open the plumbing/HVAC supply house.

Several Commissioners had questions for Mr. Bonner.
Chairman Tobin asked for those who are in favor of the request.

Mr. John Hardman, Facility Manager for OBU and owner of Hardman Heating and Air, spoke in favor of the business. He stated there is a need for supplies for commercial applications and Mr. Bonner has agreed to carry in his inventory.

Matt Taylor, owner of Taylor Plumbing, stated Falk and Hardman Lumber have limited supplies and there are times where we must travel to other cities to purchase supplies. Having another supplier of products in Arkadelphia will drive down the cost to my business and reduce the cost passed onto the customers.

Chairman Tobin asked for those who are against the request.

Mr. Freddie Carter of 405 S. 29th Street ask the Commissioners about how the approval of the permit would affect his property value. A discussion occurred.

Chairman Tobin acknowledged the five letters opposing the request and allowed the Commissioners time to review them.

Chairman Tobin closed the public hearing at 6:15 p.m.

After some discussion, *Diedra Middleton moved, seconded by Llewellyn Terry, to recommend to the City Board of Directors the approval of the Special Use Permit to operate a plumbing/HVAC retail business at 401 S. 29th Street with conditions to upkeep the property, no materials to be visible from S. 29th Street, hours of operation are to be Monday thru Friday from 7 a.m. to 5 p.m. and must meet with Building Department for signage requirements and approval.* The motion passed unanimously on a roll call vote as follows:

Terry Roberts	“Yes”	Gracie Neal	“Yes”
Tom Tobin	“Yes”	Diedra Middleton	“Yes”
Lawrence Phillips	“Yes”	Llewellyn Terry	“Yes”

DeAnna Graves mentioned the Wal-Mart and Brookshire remodels in the development report.

With no other business, *Lawrence Phillips made a motion, seconded by Diedra Middleton, to adjourn the Planning Commission.* The motion passed unanimously. Planning Commission adjourned at 6:24 p.m.

Tom Tobin, Chairman

DeAnna Graves, Recorder



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Date: September 11, 2020
To: Planning Commission
Cc: Gary Brinkley, City Manager; City Board of Directors; and Ed McCorkle, City Attorney
From: DeAnna Graves, Building Department Manager
Re: Request by Rita Curl for signage approval at 632 Main Street located in the Central Business Redevelopment District.

Per sign regulations, signs in the CBRD shall be reviewed and approved or denied by the Planning Commission on a case-by-case basis or through the approval process for the development site plan. (Ord. B-425, Article 5-12.P/Arkadelphia Municipal Code 14.04.05, Article 5-12)

Rita Curl, the owner of Looking Good Men's Wear at 632 Main Street, is requesting signage approval to replace the sign that fell a few years ago.

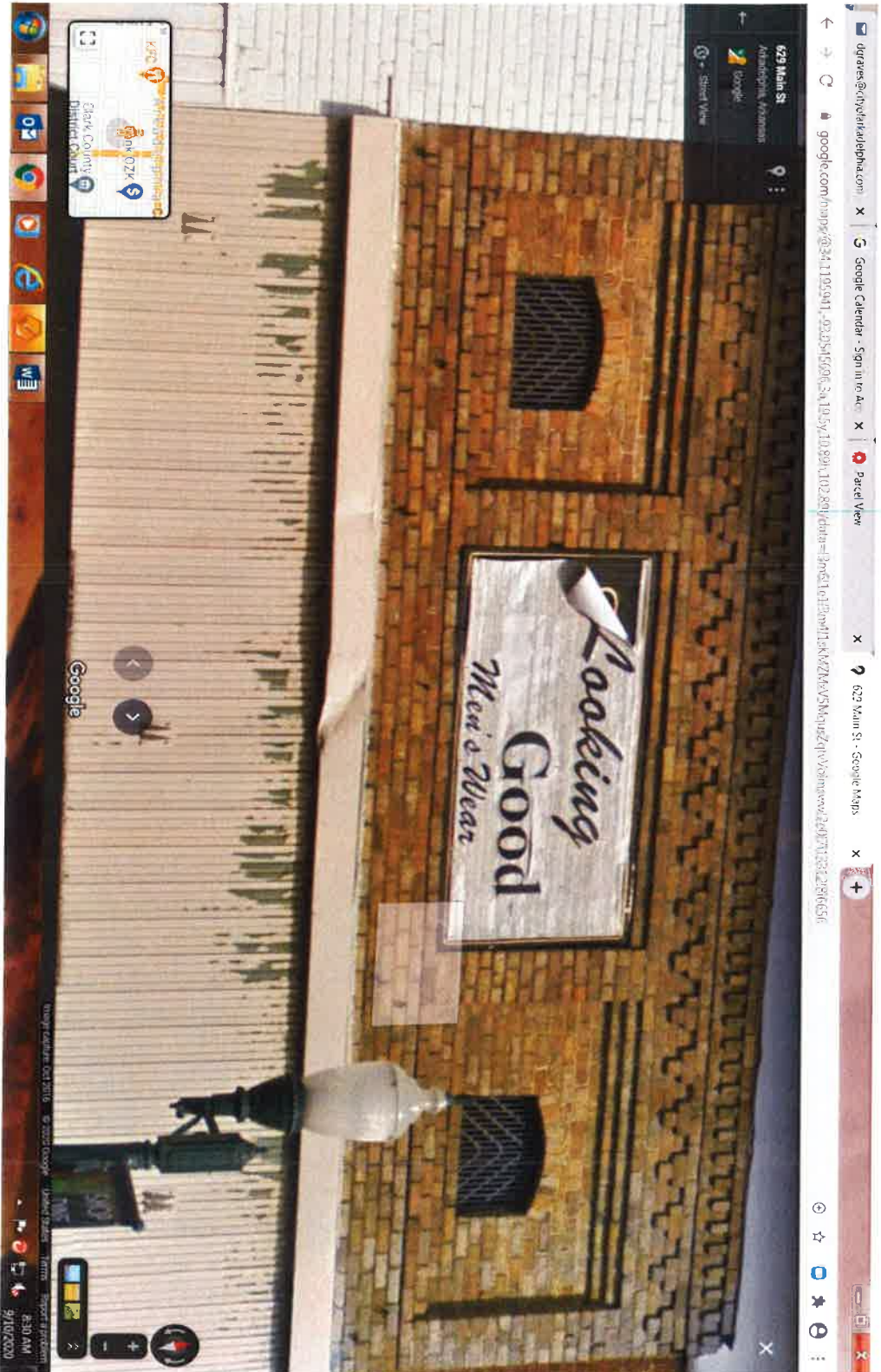
The innovative signage proposed is a five (5) foot diameter metal sheet with vinyl lettering and would be installed in the location indicated on the drawing.

Staff recommends approving the request as submitted.

5' Diameter Sign



SIGNAGE BEFORE
AT
632 MAIN STREET



632 Main St.



*BUILDING DEPARTMENT STAFF REPORT

September 11, 2020

NEW DEVELOPMENT:

- Pediatrics Plus in the dry, rough in and top-out are done.
- Fairfield Inn rough-in, top-out done, interior work in process. Need new parking lot design.
- Two Rivers Credit Union – waiting on Final inspection.
- Dawson Education Co-op – parking lot at 9th and Main approved
- Williams Funeral Home – plans approved – permit to be obtained in the coming weeks
- 1 Single Family dwelling 1030 S 15th – waiting on electrical components.
- 3 single family dwellings on Evonshire - framing, rough-in and top-out are done
- 1 Single Family dwelling 1 Friendship Drive – framing and top-out in process
- Walmart – remodel is in process
- Cannon Automobile Service – Building being erected
- Brookshire's remodel – plans have been reviewed. Awaiting permit application