

City of Arkadelphia  
Board of Zoning Adjustment and  
Planning Commission Meeting  
**April 8, 2021 at 5:30 p.m.**  
City Hall Boardroom, 700 Clay Street  
Arkadelphia, Arkansas 71923

AGENDA

1. Call the Board of Zoning Adjustment to order.
2. Staff Report for David B Haynes Estate's request.
3. Public Hearing to consider a request by Larry J. Haynes and Amanda Haynes on behalf of David B Haynes Estate to waive the sidewalk requirements at 1318 N. 10<sup>th</sup> Street.
4. Adjourn Board of Zoning Adjustment
5. Call the Planning Commission to order.
6. Consider the March 18, 2021 Planning Commission minutes.
7. Building Department Report, DeAnna Graves
8. Other business
9. Adjourn Planning Commission



Building Department Manager  
DeAnna Graves  
700 Clay St.  
Arkadelphia, AR 77923  
Ph: (870) 246-1818  
deanna.graves@arkadelphia.gov

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Date: April 1, 2021

To: Board of Zoning Adjustment

Cc: Gary Brinkley, City Manager; City Board of Directors; and Ed McCorkle, City Attorney

From: DeAnna Graves, Building Department Manager 

Re: Public hearing to consider David B Haynes Estate's request for a variance from the sidewalk requirements at 1318 N 10<sup>th</sup> Street

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Mr. Haynes has constructed storage facilities on the property at 1318 N 10<sup>th</sup> Street. Per Ordinance 0-04-11, sidewalk improvements are required for the development when abutting a "major arterial" street. Larry J. Haynes and Amanda Haynes on behalf of David B. Haynes Estate are requesting a variance to waive the installation of the sidewalk due to circumstances unique to his property.

The physical characteristics of N 10<sup>th</sup>/Hwy 67 N create a unique situation. The road narrows into the drainage basin which encompasses the road right-of-way and thus reduces the opportunity to install a sidewalk without reducing the flow of storm water in that section of roadway. ARDOT has advised staff that in the future (undetermined timeline) Hwy 67 N will be widened and at that time the drainage will be addressed.

As required, a legal notice was published in The Southern Standard newspaper and adjacent property owners were notified. Staff has received no objections to the request.

**Staff recommends you grant the variance to waive installation of the sidewalks due to the circumstances unique to N 10<sup>th</sup>/Hwy 67 N abutting David B Haynes Estate's property located at 1318 N 10<sup>th</sup> Street.**

*Land Use Ordinance B-425, Art. 7-4, Variance*

- A. The Board shall hear requests for variance from the literal provisions of the zoning ordinance in instances where strict compliance to the provision of the ordinance would cause undue hardship due to the circumstances unique to the individual property under consideration.*
- B. The Board may grant variances only when it is demonstrated that such action will be in keeping with the spirit and intent of the zoning ordinance.*
- C. The Board shall not permit as a variance any use in a zone that is not permitted under this ordinance.*
- D. The Board may impose conditions in the granting of the variance to insure compliance and to protect adjacent property.*

CITY OF ARKADELPHIA  
APPLICATION FOR HEARING

TO THE ARKADELPHIA BOARD OF ZONING ADJUSTMENT:

Application is hereby made to the Arkadelphia Board of Zoning Adjustment pursuant to the Arkansas laws, Act of 186 of 1957, Acts of Arkansas, as amended, requesting a hearing related to the following described property:

- 1) Please attach legal description: PT NW NW LNP SEC 8, T 7S, R 19W
- 2) Street address or approximation thereof: 1318 N 10<sup>th</sup> Street
- 3) Title of this property is vested in David B. Haynes Estate by Larry J. Haynes and Amanda Haynes

Address: 1318 N 10<sup>th</sup> Street, Arkadelphia, Arkansas 71923

There are no deed restrictions pertaining to the variance or appeal requested herein. Any restrictions are described \_\_\_\_\_

- 4) The hearing is requested for the following reason:
  - ( ) Appeal from a decision of the City Engineer concerning his interpretation of the zoning regulations.

Explain: \_\_\_\_\_

Zoning Article #

- (X) Request for a variance from the zoning regulations due to unique characteristics of the property.

Explain: Requesting a waiver from the Sidewalk Ordinance # O-04-11

Zoning Article # Article 5-10

- 5) A map of the subject property is enclosed herewith as a means of illustrating the problem of concern. Where applicable, the map shows (1) the approximate dimensions of property lines and adjoining rights-of-way, (2) approximate outline location of buildings with appropriate dimensions, and (3) land uses and owners' names of adjacent properties.
- 6) It is understood that the Notice of Public Hearing will be published at least 7 days prior to said hearing in a newspaper of general circulation in the City. A publication fee of fifty dollars (\$50.00) and a filing fee of five dollars (\$5.00) will be paid to the Building Department. Total fees \$55.00.

\$55.00 received on 3/20/2021  
Check # Cash  
Receipt # 8526  
Rec'd by: Debrae Haynes

- 8) It is understood by the applicant that the Board of Zoning Adjustment may request that additional notice of said public hearing be given to certain interested persons and organizations.
- 9) Submit original with attachments to the City Engineer at least ten working days prior to hearing date. Use Additional sheets if above spaces are inadequate.
- 10) Under penalties of perjury, I declare that I have examined this petition, including accompanying materials and statements, and to the best of my knowledge and belief, it is true, correct and complete.

Respectfully submitted,

Signature of applicant Larry J. Hays

Address 641 N PARALLEL DRIVE, ANDOVER, KS 67002

Telephone (316) 648-3888

Signature of applicant Laura Playce

Address 509 Edwards Dr. Saginaw, TX 76179

Telephone (817) 210-1778

(Do not write below this line)

CITY OFFICIAL:

Date 3/30/2021

Filing Date \_\_\_\_\_

Are all ten points of application in order? yes

Required number of copies mailed? yes

Time and date of public hearing 5:30 pm 4/8/2021

Notice published (newspaper and date) The Southern Standard 4/1/2021

Copy attached? yes

Application approved by the Board of Zoning Adjustment? \_\_\_\_\_

Date: \_\_\_\_\_ Reasons: \_\_\_\_\_

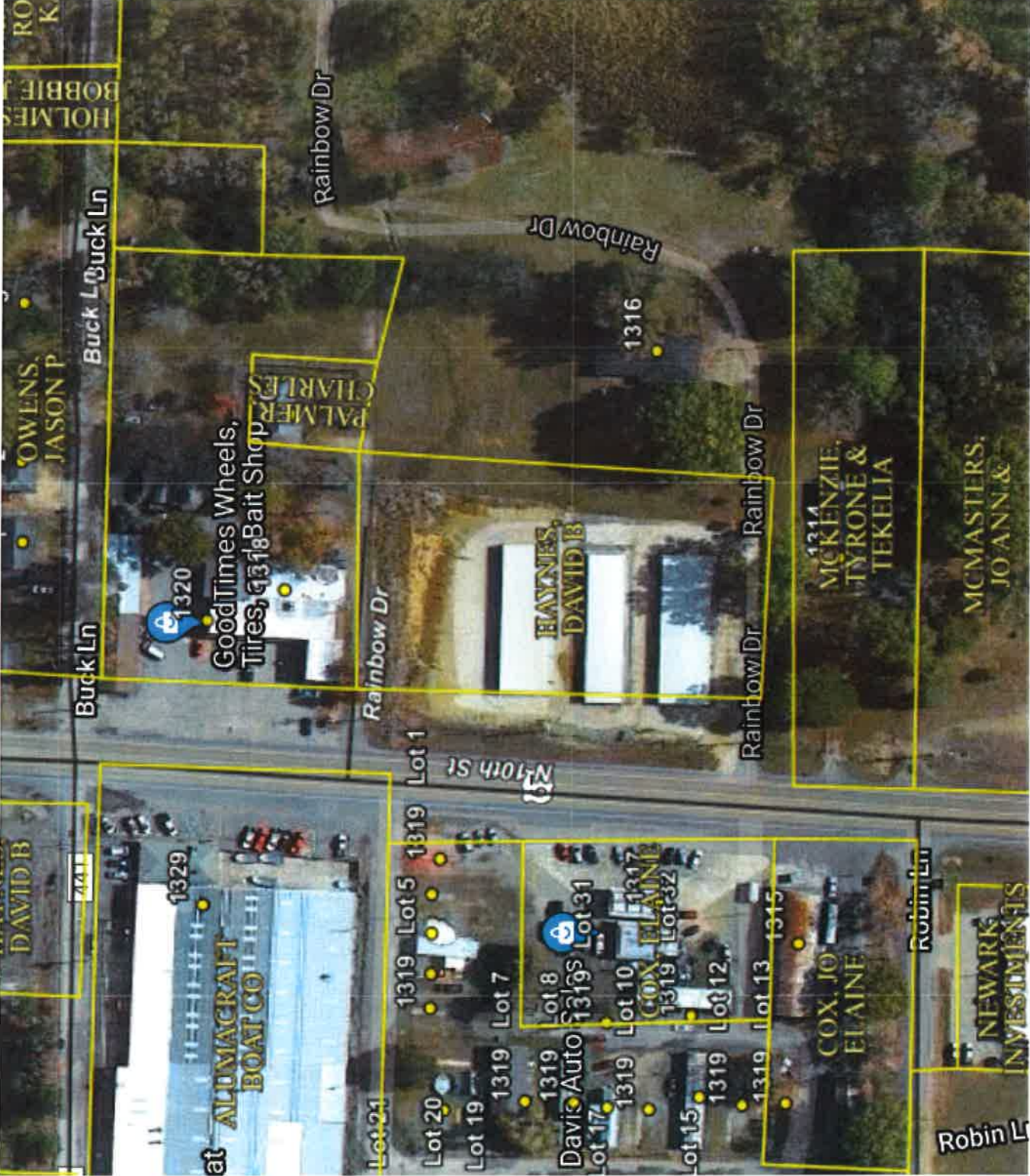
Board's action was ( ) was not ( ) appealed to a court of record:

Date appealed \_\_\_\_\_

Court of record action on appeal \_\_\_\_\_

Signature of City Official \_\_\_\_\_

Date \_\_\_\_\_



RO  
K  
HOLMES  
BOBBIE

OWENS,  
JASON P

Buck Ln

Buck Ln

DAVID B

7441

at  
ALDMACRAFT  
BOAT CO

1329

Good Times Wheels,  
Tires, & Bait Shop

1320

RAINBOW DR

Lot 24

Lot 20

Lot 19

1319

PALMER,  
CHARLES

Rainbow Dr

Lot 1

Lot 5

Lot 7

Lot 8

Lot 17

1316

HAYNES,  
DAVID B

RAINBOW DR

Lot 10

Lot 15

Lot 12

Lot 13

1317

COX, ELAINE

Lot 18

Lot 19

Lot 31

Lot 32

Lot 33

RAINBOW DR

RAINBOW DR

Lot 13

Lot 15

Lot 12

Lot 13

Lot 15

1314

MCKENZIE,  
TYRONE &  
TEKELIA

RAINBOW DR

Robin Ln

COX, JO  
ELAINE

COX, JO  
ELAINE

1315

MCMASTERS,  
JO ANN &

NEWARK  
INVESTMENTS

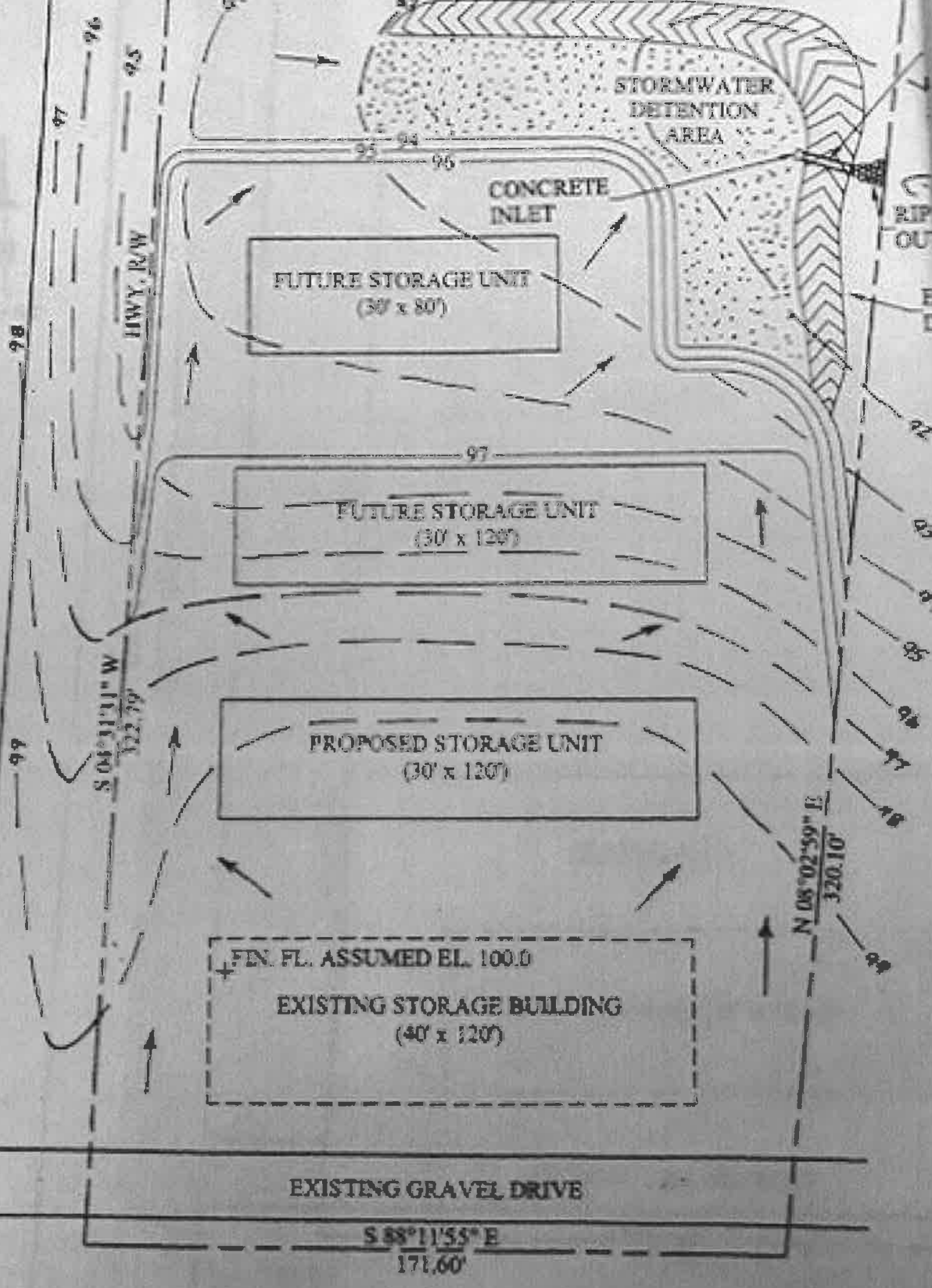
Robin Ln



U.S. HIGHWAY 67

RAINBOW DRIVE

$N 85^{\circ}55'51'' W - 191.14'$



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Building Department Manager  
DeAnna Graves  
700 Clay St.  
Arkadelphia, AR 77923  
Ph: (870) 246-1818  
deanna.graves@arkadelphia.gov

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March 31, 2021

Four Friends Properties, LLC  
P.O. Box 406  
Arkadelphia, AR 71923

Dear Mr. Johnson:

This letter is to notify you that David B. Haynes Estate by Larry J. Haynes and Amanda Haynes, neighboring property owner, have requested a variance from the Sidewalk Ordinance O-04-11 to waive the installation of sidewalks at 1318 N 10<sup>th</sup> Street. This property is adjacent to property you own at 1320 N. 10<sup>th</sup> Street.

#### LEGAL NOTICE

The Board of Zoning Adjustment will hold a public hearing on April 8, 2021 at 5:30 p.m. in the City Hall Boardroom at 700 Clay Street, Arkadelphia, Arkansas to consider David B. Haynes Estate by Larry J. Haynes and Amanda Haynes' request for a variance from the sidewalk requirements at 1318 N 10<sup>th</sup> Street. All interested parties may be heard at said time and place or may notify the Board of Zoning Adjustment by letter of their views on this matter. The application is on file for public inspection in the Building Department at 700 Clay Street, Suite 121 Arkadelphia, Arkansas. Dated this 30th day of March 2021. By: Jessica Davis, City Clerk.

Please feel free to call the Building Department for additional information.

Sincerely,

A handwritten signature in black ink that reads 'DeAnna Graves'.

DeAnna Graves  
Building Department Manager  
Enc. (2)

As of: 3/29/2021

**Property Owner**

**Name:** FOUR FRIENDS PROPERTIES LLC

**Mailing Address:** P O BOX 406  
ARKADELPHIA, AR 71923

**Type:** (CI) Comm. Impr.

**Tax Dist:** (1AR) ARKADELPHIA

**Millage Rate:** 56.75

**Extended Legal:** PT NW NW PT NW COR NE NW NW

**Property Information**

**Physical Address:** N 10th  
1322 N 10TH ST  
1320 N 10TH ST  
1320 N 10TH ST

**Subdivision:**

**Block / Lot:** N/A / N/A

**S-T-R:** 08-07-19

**Size (Acres):** 1.620

**Market and Assessed Values**

	Estimated Market Value	Full Assessed (20% Mkt Value)	Taxable Value
<b>Land:</b>	\$61,550	\$12,310	\$12,310
<b>Building:</b>	190500	38100	38100
<b>Total:</b>	\$252,050	\$50,410	\$50,410

**Taxes**

<b>Estimated Taxes:</b>	\$2,861
<b>Homestead Credit:</b>	\$0

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

**Land**

Land Use	Size	Units
	1.620	Acres
<b>Total</b>	<b>1.620</b>	

**Deed Transfers**

Deed Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
5/2/2014	648	813	Warr. Deed	429.00	\$130,000	FOUR FRIENDS PROPERTIES LLC	Unval.	Improve d
11/18/2011	640	990	CorrDeed			1320 N 10TH STREET SERIES OF THE	N/A	N/A
5/3/2007	625	282	Warr. Deed	1293.60	\$392,000	1320 N 10TH STREET SERIES OF THE	Valid	Improve d
11/30/2001	600	410	Quit Claim			KISLING, HERMAN B & EMILY B	N/A	N/A
1/1/1980	307	13	N/A			ARKADELPHI A MOTOR CO INC	N/A	N/A



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ARKADELPHIA, AR 71923

**OFFICIAL USE**

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input checked="" 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	\$0.55
<b>Total Postage and Fees</b>	<b>\$7.00</b>

0924  
07

Postmark  
Here

04/01/2021

Sent To: Four Friends Properties, LLC  
Street and Apt. No., or PO Box No.: P.O. Box 406  
City, State, ZIP+4: Arkadelphia, AR 71923

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7019 1120 0000 1300 6775



Building Department Manager  
DeAnna Graves  
700 Clay St.  
Arkadelphia, AR 77923  
Ph: (870) 246-1818  
deanna.graves@arkadelphia.gov

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March 31, 2021

Tyrone & Tekelia McKenzie  
1314 N 10<sup>th</sup> Street  
Arkadelphia, AR 71923

Dear Mr. & Mrs. McKenzie:

This letter is to notify you that David B. Haynes Estate by Larry J. Haynes and Amanda Haynes, neighboring property owner, have requested a variance from the Sidewalk Ordinance O-04-11 to waive the installation of sidewalks at 1318 N 10<sup>th</sup> Street. This property is adjacent to property you own at 1314 N. 10<sup>th</sup> Street.

#### LEGAL NOTICE

The Board of Zoning Adjustment will hold a public hearing on April 8, 2021 at 5:30 p.m. in the City Hall Boardroom at 700 Clay Street, Arkadelphia, Arkansas to consider David B. Haynes Estate by Larry J. Haynes and Amanda Haynes' request for a variance from the sidewalk requirements at 1318 N 10<sup>th</sup> Street. All interested parties may be heard at said time and place or may notify the Board of Zoning Adjustment by letter of their views on this matter. The application is on file for public inspection in the Building Department at 700 Clay Street, Suite 121 Arkadelphia, Arkansas. Dated this 30th day of March 2021. By: Jessica Davis, City Clerk.

Please feel free to call the Building Department for additional information.

Sincerely,

A handwritten signature in black ink that reads 'DeAnna Graves'.

DeAnna Graves  
Building Department Manager  
Enc. (2)

As of: 3/29/2021

**Property Owner**

**Name:** MCKENZIE, TYRONE & TEKELIA

**Mailing Address:** 1314 N 10TH ST  
ARKADELPHIA, AR 71923

**Type:** (RI) Res. Improv.

**Tax Dist:** (1AR) ARKADELPHIA

**Millage Rate:** 56.75

**Extended Legal:** PT NW NW

**Property Information**

**Physical Address:** 1314 N 10TH ST

**Subdivision:**

**Block / Lot:** N/A / N/A

**S-T-R:** 08-07-19

**Size (Acres):** 1.025

**Market and Assessed Values**

	Estimated Market Value	Full Assessed (20% Mkt Value)	Taxable Value
<b>Land:</b>	\$7,200	\$1,440	\$1,440
<b>Building:</b>	50200	10040	10040
<b>Total:</b>	\$57,400	\$11,480	\$11,480

**Taxes**

<b>Estimated Taxes:</b>	\$276
<b>Homestead Credit:</b>	\$375

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

**Land**

Land Use	Size	Units
	1.000	House Lot
	0.025	Acres
<b>Total</b>	<b>1.025</b>	

**Deed Transfers**

Deed Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
7/7/2005	617	485	Warr. Deed	204.60	\$62,000	MCKENZIE, TYRONE & TEKELIA	Relative	Improve d
11/1/1994	548	185	N/A	66.00	\$20,000	MCKINZEY, JERRY L & INA B &	N/A	N/A
1/1/1980	377	281	N/A				N/A	N/A

**Reappraisal Value History**

Tax Year	Total Value	Total Assessed
2015	\$54,550.00	\$9,657.00
2016	\$54,550.00	\$10,029.00
2017	\$54,550.00	\$10,401.00
2018	\$54,550.00	\$10,773.00
2019	\$54,550.00	\$10,910.00
2020	\$57,400.00	\$11,456.00

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OFFICIAL USE

Certified Mail Fee	\$3.60
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$2.85
<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	\$0.55
Total Postage and Fees	\$7.00

0924  
07  
Postmark  
Here  
04/01/2021

Sent To  
Kirona McKenzie  
Street and Apt. No., or PO Box No.  
1314 N 10th St  
City, State, ZIP+4®  
Arkadelphia Ark 71923

City of Arkadelphia  
 Board of Zoning Adjustment and  
 Planning Commission Meeting  
 March 18, 2021 at 5:30 p.m.  
 City Hall Boardroom, 700 Clay Street  
 Arkadelphia, Arkansas 71923

MINUTES

Attending Members	Attending Members	Attending Citizens
Terry Roberts	Gracie Neal	Sharon Tobin
Tom Tobin, Chairman	Llewellyn Terry	Tasha Hughes
Diedra Middleton	Lawrence Phillips	Daniel Cannon
Bill Phelps		DeAnna Graves, City Recorder

Tom Tobin called the Board of Zoning Adjustment to order at 5:32 p.m.

A public hearing was held to consider Cannon Automotive Services, Inc and Druie Cannon’s variance request to waive the installation of the sidewalks at 1310 N. 10<sup>th</sup> Street.

Tasha Hughes addressed the Board on behalf of Cannon Automotive Services, Inc. concerning the variance request.

Legal notice was published and all property owners affected by the request to waive the sidewalk requirements were notified as required. There were no objections to the request.

With no further discussion, *Bill Phelps moved, seconded by Llewellyn Terry, to grant the request to waive the installation of the sidewalks due to the circumstances unique to N 10<sup>th</sup>/Hwy 67 N abutting Cannon Automotive Services, Inc.’s property located at 1310 N 10<sup>th</sup> Street.* The motion passed unanimously on a roll call vote as follows:

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

With no further business, *Lawrence Phillips moved, seconded by Bill Phelps, to adjourn the Board of Zoning Adjustment.* The motion passed unanimously. The Board of Zoning Adjustment adjourned at 5:40 p.m.

Tom Tobin called the Planning Commission to order at 5:40 p.m.

The March 4, 2021 minutes were considered. *Gracie Neal moved, seconded by Lawrence Phillips, to approve the minutes as submitted.* The motion passed unanimously.

DeAnna gave an update to the staff report. She mentioned some new inquiries for potential development.

1. Western Sizzlin property
2. 25<sup>th</sup> and Caddo property

DeAnna thanked Lawrence Phillips for agreeing to serve another term on the Planning Commission / Board of Zoning Adjustment.

With no other business, *Diedra Middleton moved, seconded by Bill Phelps, to adjourn the Planning Commission.* The motion passed unanimously. Planning Commission adjourned at 5:47 p.m.

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Tom Tobin, Chairman

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DeAnna Graves, Recorder

## **\*BUILDING DEPARTMENT STAFF REPORT**

April 1, 2021

### **DEVELOPMENT IN PROCESS:**

- Fairfield Inn - interior work still in process, installation of sewer lines and water lines in process
- Williams Funeral Home –Interior work being done
- 1 SFD at 2712 Evonshire – finish trim out - needs final inspection
- 1 SFD at 806 S 13<sup>th</sup> Street – Finish trim out – needs final inspection
- 1 SFD addition at 2327 Clinton Street. – needs to install windows and do interior work
- Brookshire’s remodel – ongoing.
- Streetscapes on 6<sup>th</sup> Street – poured curbs, need to do some sidewalks and crossovers, gained approval to move the electrical
- Cannon’s Auto – Still needs final inspection and CO issued
- Heartland Pharmacy – 102 N 27<sup>th</sup> Street – Trim out being done, lights are done, needs countertops, painting, & signs. Parking lot and sidewalk on Caddo Street need to be installed
- Richardo’s remodel at 2909 Pine Street – testing ansul system on 4/1/2021
- Walgreen - 131 N 26<sup>th</sup> Street – needs to obtain a permit to remodel the pharmacy area.
- Walmart – remodel to replace sprinkler heads and add additional heads, remodel vision center and take out most of the checkouts and change to self-checkout.
- The Salt and Grain Meat market at 1318 Pine Street is in process

### **FUTURE DEVELOPMENTS**

- Entergy Service Center 2803 Pine Street – on hold indefinitely
- Big Red Convenience Store at 3005 Pine Street – need to submit the replat document and file at the courthouse.
- Cindy Huneycutt and Michelle Thornton – need to submit replat documents and file at courthouse. Possible new development on a portion of their property.
- A company is interested in the old Western Sizzlin property.
- A company is interested in the Old Ascent / Church property at 25<sup>th</sup> and Pine Street.