

City of Arkadelphia
Board of Zoning Adjustment and
Planning Commission Meeting
February 10, 2022 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 Cindy & Theodore Huneycutt's variance request
3. Public Hearing to consider Cindy & Theodore Huneycutt's variance request to waive the sidewalk requirement.
4. Adjourn Board of Zoning Adjustment
5. Call the Planning Commission to order.
6. Consider the January 13, 2022 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

Date: February 1, 2022
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 *dg*
Re: Public hearing to consider Cindy Huneycutt and Theodore Huneycutt, Jr.'s request for a variance from the sidewalk requirements at 2859 Walnut Street

Cindy Huneycutt and Theodore Huneycutt, Jr. will be constructing a commercial building at 2859 Walnut Street. Per Ordinance 0-14-11, sidewalk improvements are required for the development when abutting a "minor arterial" street. The owner is requesting a variance to waive the installation of the sidewalk due to no other sidewalks are installed on the west side of Walnut Street.

As required, a legal notice was published in The 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 at 2859 Walnut 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.*

Application No. 194

Filing Date: 1-19-2022

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: Lot 1 of Walnut Corner Addition
- 2) Street address or approximation thereof: 2859 Walnut Street
- 3) Title of this property is vested in Cindy and Theodore Huneycutt, Jr.

Address: 2086 Old Military Road 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 due to no other sidewalks on that side of the street
 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 1/18/2022
Receipt # 8872

Check # 1517
Rec'd by: marsha Rogers

- 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 WJ

Address 2086 010 military Road

Telephone (870) 245-7243

Signature of applicant GA

Address 2086 010 military Road

Telephone (870) 245-7243

(Do not write below this line)

CITY OFFICIAL:

Date: 12/21/2021 1/12/2022

Filing Date 1/18/2022

Are all ten points of application in order? yes

Required number of copies mailed? yes

Time and date of public hearing 5:30 pm 2/10/2022

Notice published (newspaper and date) The Southern Standard 1/27/2022

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 _____

LEGAL NOTICE

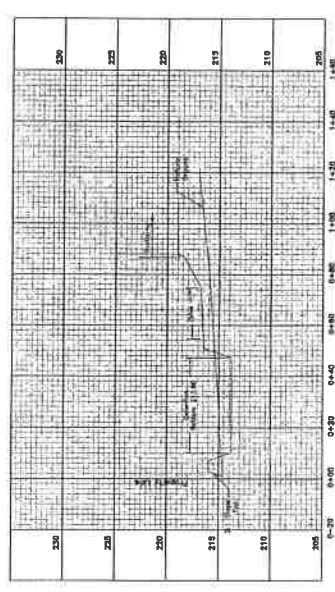
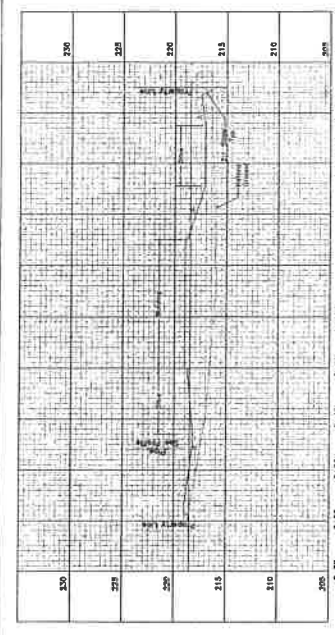
The Board of Zoning Adjustment will hold a public hearing on February 10, 2022 at 5:30 p.m. in the City Hall Boardroom at 700 Clay Street, Arkadelphia, Arkansas to consider Cindy Huneycutt and Theodore Huneycutt, Jr.'s request for a variance from the sidewalk requirements at 2859 Walnut Street. All interested 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 18th day of January 2022.

By: Samantha Roybal, City Clerk.

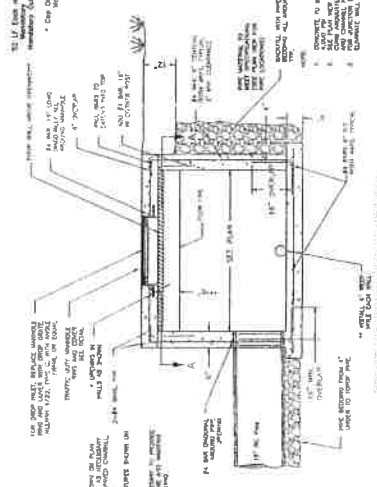
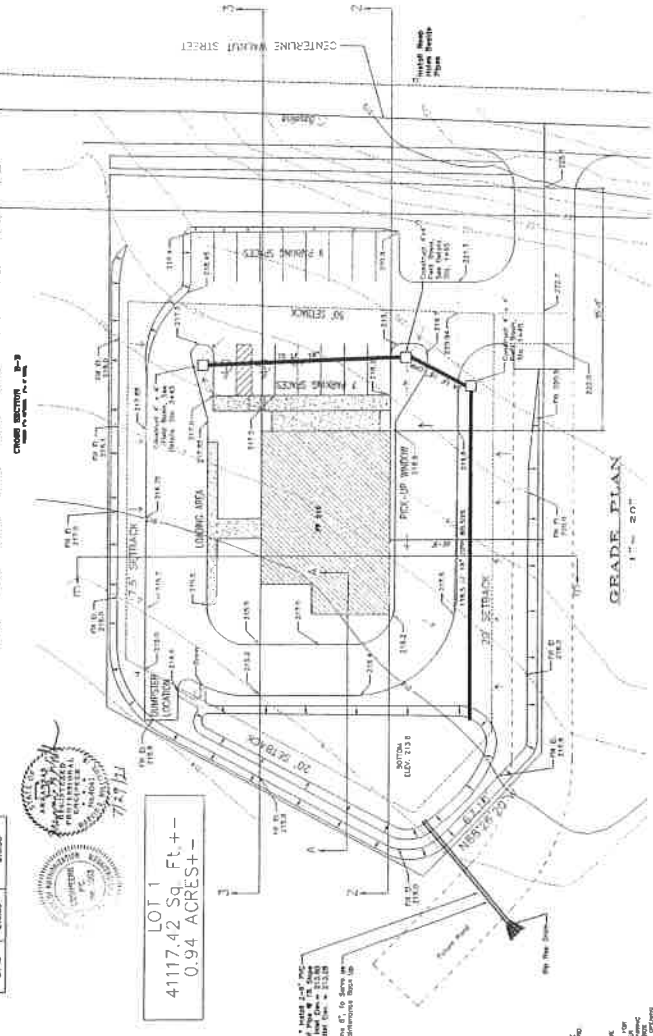
Cindy & Theodore Huneycutt – 2859 Walnut Street

Ouachita Valley Meats





LOCATION	AREA	PERCENTAGE
1+40	218.50	21.85
1+45	219.50	21.95
1+42	218.50	21.85



By: JRM	Date: 7/21
Design: JRM	Date: 7/21
Drawn: JRM	Date: 7/21
Check: JRM	Date: 7/21
Scale: AS SHOWN	Date: 7/21
Drawn: JRM	Date: 7/21

ENGINEERS, INC.
GRADING AND DRAINAGE PLAN
OUACHITA VALLEY MEATS
WALNUT STREET

1
2

Proj. Date: 5 August 2017
Job No.: 077007
CAD File: 080817.rvt

Cindy Huneycutt and Theodore Huneycutt, Jr. Variance Data
for
Ouachita Valley Meats
2859 Walnut Street

Item 9. (3) Land uses and owners' names for all lands abutting the boundaries of the subject property

Property Address	Land Use	Owner's Name	Owner's Address
2927 Pine Street	Commercial	CHRH, Inc.	16900 E. Miller Sardis Rd Bauxite, AR 72011
2858 Walnut Street	Commercial	Farm Credit of Western Arkansas	2858 Walnut Street Arkadelphia, AR 71923
Parcel # 74-03902-006	Commercial Vacant	Michelle Thornton Brian Thornton	P.O. Box 137 Bearden, AR 71720
3005 Pine Street	Commercial	AF Partners, LLC	1511 N Reynolds Road Bryant, AR 72022



1000



71720

U.S. POST
FCM LETT
ARKADEL
71923
JAN 24, 2
AMOUNT

\$7.
R2304N11

7020 0640 0001 3511 3311

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Bearden AR 71720

Certified Mail Fee	\$3.75	3.75
Extra Services & Fees (check box, add fees as appropriate)		
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$	3.00
<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 .55

Total Postage and Fees \$7.38 7.35

Sent To Michelle + Brian Thornton
Street and Apt. No., or PO Box No.
P.O. Box 137
City, State, ZIP+4®
Bearden AR 71720

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

ROCK AR 720
2022 PM 4 L

FREE

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- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

AF Partners, LLC
1511 Reynolds Rd.
Bryant, AR 72022



9590 9402 5341 9154 5645 71

2. Article Number (Transfer from service label)

7020 0640 0001 3511 4912

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X D R

B. Received by

mm 2

D. Is delivery add If YES, enter d

3. Service Type

- Adult Signature
- Adult Signature Restr.
- Certified Mail®
- Certified Mail Restrict
- Collect on Delivery
- Collect on Delivery Rest
- Insured Mail
- Insured Mail Restrict

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Bryant AR 72022

Certified Mail Fee	\$3.75	3.75
Extra Services & Fees (check box, add fees as appropriate)		
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$	3.00
<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 .55

Total Postage and Fees \$7.38 7.35

Sent To AF Partners, LLC
Street and Apt. No., or PO Box No.
1511 Reynolds Rd.
City, State, ZIP+4®
Bryant, AR 72022

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

DeAnna Graves
Building Department
700 Clay Street, Suite 121
Arkadelphia, AR 71923

RECEIVED

7020 0640 0001 3511 4905

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ARKADELPHIA AR 71923

Certified Mail Fee	\$3.75	3.75
Extra Services & Fees (check box, add fees as appropriate)		
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$	3.00
<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 .55

Total Postage and Fees \$7.38 7.35

Sent To Farm Credit of Western AR
Street and Apt. No., or PO Box No.
2858 Walnut St.
City, State, ZIP+4®
Arkadelphia AR 71923

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CHRA, Inc.
 16900 E. Miller Sardis Rd.
 Bauxite, AR 72011



9590 9402 5341 9154 5646 25

2. Article Number (Transfer from service label)

7020 0640 0001 3511 4899

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION

A. Signature

x [Signature]

B. Received By (Print Name)

MC [Signature]

D. Is delivery address If YES, enter delivery

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Registered Mail
- Registered Mail Restricted Delivery (over \$500)

U.S. Postal Service™
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For delivery information, visit our website at www.usps.com

Bauxite, AR 72011

Certified Mail Fee	\$3.75	3.75
Extra Services & Fees (check box, add fees as appropriate)		
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$3.00	3.00
<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	.58
Total Postage and Fees	\$7.33	7.35

092

Postmark Here

01/24/2022

Sent To: CHRA, Inc.
 Street and Apt. No., or PO Box No.: 16900 E. Miller Sardis Rd.
 City, State, ZIP+4®: Bauxite, AR 72011

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

Domestic Return Receipt

**REGULAR CALLED MEETING
PLANNING COMMISSION/BOARD OF ZONING ADJUSTMENT**

Board Room

January 13, 2022

5:30 P.M.

MEMBERS:

Diedra Middleton
Llewellyn Terry
Bill Phelps (absent)
Lawrence Phillips
Tom Tobin (absent)
Gracie Neal (absent)
Terry Roberts
Matt Johnson

OTHERS:

Gary Brinkley, *City Manager*
Samantha Roybal, *City Clerk*
DeAnna Graves, *Building Dept. Manager*
Marsha Rogers, *Administrative Assistant*

A motion was made by Matt Johnson and seconded by Llewellyn Terry seconded by to appoint Terry Roberts as acting Chairman.

The motion passed on a roll call vote and the vote was as follows:

Diedra Middleton	“Aye”	Lawrence Phillips	“Aye”
Llewellyn Terry	“Aye”	Gracie Neal	“Absent”
Bill Phelps	“Absent”	Terry Roberts	“Aye”
Tom Tobin	“Absent”		
Matt Johnson	“Aye”		

CALL TO ORDER

The Acting Chairman called the Board of Zoning Adjustment meeting to order at 5:35 p.m.

**PUBLIC HEARING TO CONSIDER A VARIANCE REQUEST BY MBBB, LLC
5:37 P.M.- 5:41 P.M.**

MBBB, LLC is planning to construct an additional 2750 square feet of retail space to their existing building located at 3026 Pine Street. Mr. Burnham is requesting to reduce the front yard setback and to reduce the required off-street parking.

Mark Burham and Irwin Seal spoke on behalf of the request.

A motion was made by Llewellyn Terry, seconded by Diedra Middleton to approve MBBB, LLC variance request as submitted.

The motion passed on a roll call vote and the vote was as follows:

Diedra Middleton	“Aye”	Lawrence Phillips	“Aye”
Llewellyn Terry	“Aye”	Gracie Neal	“Absent”
Bill Phelps	“Absent”	Terry Roberts	“Aye”
Tom Tobin	“Absent”		
Matt Johnson	“Aye”		

ADJOURNMENT

A motion was made by Lawrence Phillips, seconded by Matt Johnson to adjourn the Board of Zoning Adjustment at 5:42 p.m.

CALL TO ORDER

The Acting Chairman called the Planning Commission meeting to order at 5:43 p.m.

**APPROVAL OF PLANNING COMMISSION/BOARD OF ZONING
ADJUSTMENT MINUTES FROM DECEMBER 9, 2021**

A motion was made by Llewellyn Terry seconded by Diedra Middleton to approve the minutes from the December 9, 2021, Planning Commission/Board of Zoning Adjustment meeting.

The motion passed on a roll call vote and the vote was as follows:

Diedra Middleton	“Aye”	Lawrence Phillips	“Aye”
Llewellyn Terry	“Aye”	Gracie Neal	“Absent”
Bill Phelps	“Absent”	Terry Roberts	“Aye”
Tom Tobin	“Absent”		
Matt Johnson	“Aye”		

**2022 PLANNING COMMISSION/BOARD OF ZONING ADJUSTMENT
MEETING DATES**

A motion was made by Matt Johnson seconded by Lawrence Phillips to approve the 2022 Planning Commission/Board of Zoning Adjustment Meeting Dates.

The motion passed on a roll call vote and the vote was as follows:

Diedra Middleton	“Aye”	Lawrence Phillips	“Aye”
Llewellyn Terry	“Aye”	Gracie Neal	“Absent”
Bill Phelps	“Absent”	Terry Roberts	“Aye”
Tom Tobin	“Absent”		
Matt Johnson	“Aye”		

ADJOURNMENT

There being no further business to discuss, Diedra Middleton made the motion, seconded by Lawrence Phillips to adjourn. **The motion passed unanimously, and the meeting adjourned at 5:59 p.m.**

Bill Phelps, Vice-Chairman

Samantha Roybal, Recorder

ADDITIONAL ATTENDEES

Mark Burham
Irwin Seal

*BUILDING DEPARTMENT STAFF REPORT

February 3, 2022 *dg*

DEVELOPMENT IN PROCESS:

- Dairy Queen – Fire Door to be delivered to installer next week, then he will coordinate the installation
- OBU Softball Complex Improvements – Top Out plumbing and Final inspection need to be performed
- Tate Temple COGIC — Sheet rock being installed
- Ouachita Valley Meats – plans are approved for permit issuance
- OBU Apartments – framing ongoing
- 101 Cedar Cove – Waiting on counter tops, painting, flooring and interior finish work
- 101 Aspen Cove - Slab is done, waiting on a framing to being
- 806 S 25th Street – Framing work be done.
- 306 N Austin Street – needs top out on plumbing, interior work being done
- Hammonds House conversion – Electrical work being done
- Unique Barber Shop – Is in the dry, interior work being done
- Donut Palace and storage building - Demo permits issued
- 2410 Pine Street – Demo permit issued

FUTURE PROJECTS

- Braums – ??
- 25th and Haddock – possible Veterinary Clinic
- Single Family Dwelling - 109 Birch Cove on hold until spring
- Health Department – waiting on revised plans on the floodproofing of the building
- ARDOT – to demo Tiger Mart and remove fuel tanks
- 46 Stephenwood – Construct Storage units
- 1313 N 10th St – Arkadelphia Glass and Mirror
- Siplast project