

City of Arkadelphia  
Planning Commission Meeting  
**September 14, 2023 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 10, 2023 Planning Commission minutes.
  3. Staff report for signage approval in the CBRD.
  4. Consider Malone Real Estate, LLC, (owner) and Arkadelphia Health Care Academy (tenant) request to install a wall sign on a building in the CBRD at 502 S 6<sup>th</sup> Street
1. Other business: Staff report for city projects
  2. Adjourn Planning Commission

**REGULAR CALLED MEETING  
PLANNING COMMISSION/BOARD OF ZONING ADJUSTMENT  
Board Room August 10, 2023 5:30 P.M.**

**MEMBERS:**

Llewellyn Terry  
Diedra Middleton  
Lawrence Phillips  
Derrick Ross  
Terry Roberts  
Matt Johnson (absent)  
Bill Phelps

**OTHERS:**

DeAnna Graves, *Building Dept. Manager*  
Lainie Thomason, *Recorder*  
Gary Brinkley, *City Manager*

**CALL TO ORDER**

Bill Phelps called the Board of Zoning Adjustment meeting to order at 5:31 p.m.

**PUBLIC HEARING TO CONSIDER A REQUEST BY CHRISTOPHER &  
CHARLOTTE WATSON TO REDUCE SETBACK REQUIREMENTS AND  
PARKING AT 1902 LOGAN STREET**

Jeremiah Russell with Rouge Architecture, on behalf of Christopher & Charlotte Watson, spoke on the request. Mr. Russell is asking to reduce the front yard setback from 50' down to 37.5' from the centerline of Logan Street, reduce the side and rear yard setbacks from 25' to 10' from the property line and to reduce the required parking from 48 spaces down to 36 spaces.

A motion was made by Derrick Ross, seconded by Llewellyn Terry to approve the setback reductions and parking reductions as submitted at 1902 Logan Street contingent on the replat of Lots 2-5 and 8-12 of Block 2 Richey Addition being approved.

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

Llewellyn Terry	"Aye"	Terry Roberts	"Aye"
Diedra Middleton	"Aye"	Matt Johnson	"Absent"
Lawrence Phillips	"Aye"	Bill Phelps	"Aye"
Derrick Ross	"Aye"		

**ADJOURNMENT**

A motion was made by Lawrence Phillips, seconded by Derrick Ross to adjourn the Board of Zoning at 5:38 p.m.

**CALL TO ORDER**

Bill Phelps called the Planning Commission meeting to order at 5:38 p.m.

**APPROVAL OF PLANNING COMMISSION MINUTES FROM MAY 11, 2023**

A motion was made by Llewellyn Terry, seconded by Lawrence Phillips to approve the revised minutes from the May 11, 2023 Planning Commission meeting.

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

Llewellyn Terry	“Aye”	Terry Roberts	“Aye”
Diedra Middleton	“Aye”	Matt Johnson	“Absent”
Lawrence Phillips	“Aye”	Bill Phelps	“Aye”
Derrick Ross	“Aye”		

**PUBLIC HEARING TO CONSIDER REZONING 313 SOUTH 10<sup>TH</sup> STREET TO OFFICE COMMERCIAL DISTRICT (C-4)**

Darren Ayres spoke on the request. Mr. Ayres stated that he wished to clean up the lot of land and make it presentable in hopes of having a restaurant there. Mr. Ayres wants to maintain the history of Arkadelphia while also providing a service to the community.

Two citizens spoke on the matter of the rezoning. Mr. Eduard Valdez and Mr. Peter Dumais were in favor of the rezoning. However, Mr. Dumais voiced his concerns on the parking design.

A motion was made by Lawrence Phillips, seconded by Derrick Ross, to grant the rezoning of 313 S 10<sup>th</sup> Multi-family Residential District (R-3) to Office Commercial District (C-4).

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

Llewellyn Terry	“Aye”	Terry Roberts	“Aye”
Diedra Middleton	“Aye”	Matt Johnson	“Absent”
Lawrence Phillips	“Aye”	Bill Phelps	“Aye”
Derrick Ross	“Aye”		

**CONSIDERATION OF “OTHER USES DEEMED APPROPRIATE UPON REVIEW BY THE PLANNING COMMISSION” IN AN OFFICE COMMERCIAL ZONING DISTRICT (C-4)**

Darren Ayres, owner of 313 S 10<sup>th</sup> Street, is requesting approval to operate a restaurant at 313 S 10<sup>th</sup> Street in an Office Commercial Zoning (C-4) as “Other Uses Deemed Appropriate Upon Review by the Planning Commission”.

After some discussion concerning deliveries, sanitation access to dumpster and parking design and availability, a motion was made by Derrick Ross, seconded by Diedra Middleton to approve the request for Other Uses Deemed Appropriate for the location at 313 S 10<sup>th</sup> Street contingent on obeying all Federal, State and Local regulations.

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

Llewellyn Terry	“Absent”	Terry Roberts	“Aye”
Diedra Middleton	“Aye”	Matt Johnson	“Absent”
Lawrence Phillips	“Aye”	Bill Phelps	“Aye”
Derrick Ross	“Aye”		

Next, the decision on the amount of parking being required for the use requested.

After much discussion, Derrick Ross made a motion, seconded by Lawrence Phillips to require 25 parking spaces based on a load occupancy of 75.

<b>Llewellyn Terry</b>	<b>“Absent”</b>	<b>Terry Roberts</b>	<b>“Aye”</b>
<b>Diedra Middleton</b>	<b>“Aye”</b>	<b>Matt Johnson</b>	<b>“Absent”</b>
<b>Lawrence Phillips</b>	<b>“Aye”</b>	<b>Bill Phelps</b>	<b>“Aye”</b>
<b>Derrick Ross</b>	<b>“Aye”</b>		

### **CONSIDER A REPLAT FOR CHRISTOPHER AND CHARLOTTE WATSON AT 1902 LOGAN STREET**

Jeremiah Russell, on behalf of Christopher & Charlotte Watson, spoke on the request. Mr. Russell is asking to combine nine adjoining parcels of land generally known as Lots 2-5 and 8-12 of Block 2 Richey Addition, also known as 1902 Logan Street. By replating these lots into one, they will be able to construct two multi-family residential buildings on the new lot.

A motion was made by Terry Roberts, seconded by Diedra Middleton to approve the replat as submitted at 1902 Logan Street.

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

<b>Llewellyn Terry</b>	<b>“Absent”</b>	<b>Terry Roberts</b>	<b>“Aye”</b>
<b>Diedra Middleton</b>	<b>“Aye”</b>	<b>Matt Johnson</b>	<b>“Absent”</b>
<b>Lawrence Phillips</b>	<b>“Aye”</b>	<b>Bill Phelps</b>	<b>“Aye”</b>
<b>Derrick Ross</b>	<b>“Aye”</b>		

### **OTHER BUSINESS**

**DeAnna Graves gave an update on current and future projects within the city limits.**

### **ADJOURNMENT**

There being no further business to discuss, Lawrence Phillips made the motion, seconded by Derrick Ross to adjourn. **The motion passed unanimously, and the meeting adjourned at 6:28 p.m.**

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Bill Phelps, Chairman

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Lainie Thomason, Recorder

### **ADDITIONAL ATTENDEES**

Peter Dumais  
Eduard Valdez  
Darren Ayres  
Patricia Ayres  
Jeremiah Russell  
Delores Flowers



MEMORANDUM

Date: September 7, 2023  
To: Planning Commission  
Cc: Gary Brinkley, City Manager; City Board of Directors; and Ed McCorkle, City Attorney  
From: DeAnna Graves, Building Department Manager *dg*  
Re: Request by Malone Real Estate, LLC and Arkadelphia Healthcare Academy for signage approval in the Central Business Redevelopment District (CBRD).

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Arkadelphia Healthcare Academy, tenant of 502 S 6<sup>th</sup> Street, is requesting to install 2 wall signs on the building owned by Malone Real Estate. She is requesting one facing 6<sup>th</sup> Street and one facing Crittenden Street. Mr. Percy Malone on behalf of Malone Real Estate has given the tenant permission to install the signage on the building as proposed.

6<sup>th</sup> Street – 2' x 3' sign = 6 sq. ft.  
Crittenden Street – 3' x 6' sign = 18 sq. ft.

Per the 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)

Per Article 5-12. E.1(a) The display surface area of such sign shall not exceed fifteen percent (15%) of the square footage of the wall to which it is attached up to a maximum sign size of two hundred (200) square feet.

The proposed signage meets the requirements of Article 5-12 E.1(a).

**Staff recommends approving the signage request to install (2) signs at 502 S 6<sup>th</sup> Street as submitted.**

Malone Real Estate, LLC  
518 Clay Street  
Arkadelphia, AR 71923

September 11, 2023

Ms. DeAnna Graves  
City of Arkadelphia  
700 Clay Street  
Arkadelphia, AR 71923

Dear DeAnna:

Please accept this letter as my permission to Rachel Purifoy from the Arkadelphia Healthcare Academy to install vinyl signs on the building leased from Malone Real Estate, LLC. If you need any additional information, please do not hesitate to contact me at 870-246-5553.

Sincerely,

A handwritten signature in black ink that reads "W. Percy Malone". The signature is written in a cursive style with a large, stylized "W" and "P".

W. Percy Malone  
President

Arkadelphia

Healthcare Academy

# REVIEW OF KNOWN PROJECTS IN TOWN

August 22, 2023

## DEVELOPMENT IN PROGRESS – Private:

- **605 S 10<sup>th</sup> Street Health Dept.** – Rework being done on the interior from burst water pipes
- **109 Birch Cove** – Single Family Dwelling – needs driveway
- **1609 Pine Street** – majority of framing done.
- **9 Stephenwood** –framing done on 1<sup>st</sup> bldg., 2<sup>nd</sup> and 3<sup>rd</sup> bldgs. Doing trim work. HVAC work in progress
- **13 Pinewood Drive** – Single Family Dwelling – 85% complete, plumbing done, HVAC still needs to be installed.
- **80 Robin Lane** – Shell of the building is complete, interior is not done
- **100 Shepherd Loop Drive** – Framing and trusses done.
- **109 Shepherd Loop Drive** – Started framing
- **130 Shepherd Loop Drive** – framing done, HVAC, plumbing & electrical rough in done, windows and doors installed
- **1508 Millcreek Drive** – accessory bldg. is framed; house trusses are being installed
- **Tate Temple COGIC** – building permit has been issued to complete the fellowship hall.

## DEVELOPMENT IN PROGRESS – Public:

- **Feaster Park – Restrooms** – Under contract, unit ordered from CXT, installed by October 2023

## DEVELOPMENT IN PROGRESS – Public:

- **Bypass/Pine Street** –
  - Water Dept staff has completed Phase 1 on 26<sup>th</sup> Street and will begin Phase 2 on Red Hill Road once road bed is done.
  - Bids for the contracted work for moving sewer and water lines will be presented to Board within the next few meetings.
- **Zoning & Subdivision Ordinance Rewrite** – Joint Meeting TBA



## **FUTURE KNOWN PROJECTS**

- **Haddock Street/N 10<sup>th</sup> Street** – Drainage connector
- **West End Presbyterian Church expansion** – Waiting on plans for trades and ADH letter
- **2816 Walnut** – Residential Development
- **Water Tower** – cell tower updates on equipment – plans approved permits need issued
- **Summer Villas** – Waiting on the architect plans
- **15<sup>th</sup> & Millcreek** – Barkadelphia Dog Park – amenities delivered
- **High School Drive** – Climate Controlled Storage Units possibly
- **OBU** – Track Event Center – working on stormwater drainage
- **Walnut Street** – install drainage system