

City of Arkadelphia  
Planning Commission Meeting  
**November 15, 2018 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 October 18, 2018 minutes.
3. Discuss ordinance regulating metal siding.
4. Consider holding a public hearing at the December meeting.
5. Other business.
6. Adjourn Planning Commission.

City of Arkadelphia  
 Board of Zoning Adjustment and  
 Planning Commission Meeting  
 October 18, 2018 at 5:30 p.m.  
 City Hall Boardroom, 700 Clay Street  
 Arkadelphia, Arkansas 71923  
 MINUTES

Attending Members	Attending Citizens	Attending Citizens
George Franks, Vice-Chairman	Julie Cissell	Sharon Tobin
Gracie Neal	Dorine Inman	Andy Berry
Tom Tobin, Chairman	Tracy Daniell	Chuck Atkinson
Lawrence Phillips	Brown Hardman	Anita Wiley, Staff
Llewellyn Terry	Irwin Seale	DeAnna Graves, Recorder

Tom Tobin called the Board of Zoning Adjustment to order at 5:31 p.m.

The first item was to hold a public hearing to consider First Baptist Church’s variance request to reduce the required front yard setback from 25 feet to 12.5 feet, the rear yard setback from 20 feet to 7.5 feet and the separation distance from 15 feet to 10.5 feet to rebuild the church office at 623 Pine Street. Irwin Seale of Seale Construction spoke on behalf of the church asking that the variance be granted so the church could build a new office building.

After closing the public hearing, *Gracie Neal moved, seconded by Llewellyn Terry, to grant the request as submitted to the Board.* The motion passed unanimously on a roll call vote as follows:

George Franks	“Yes”	Gracie Neal	“Yes”
Tom Tobin	“Yes”	Lawrence Phillips	“Yes”
Llewellyn Terry	“Yes”		

With no further business, *Lawrence Phillips moved, seconded by Llewellyn Terry, to adjourn the Board of Zoning Adjustment.* The motion passed unanimously. Adjournment was at 5:36 p.m.

Tom Tobin called the Planning Commission to order at 5:37 p.m.

The September 6, 2018 special called meeting minutes were considered. *George Franks moved, seconded by Gracie Neal, to approve the minutes as written.* The motion passed unanimously.

Next, a public hearing was held to consider recommending approval of Tommy and Mabel Neel’s rezoning ordinance for a vacant lot adjoining the northern boundary of 1412 Pine Street from R-2 Medium-Density Residential Use District to C-2 Highway Commercial District.

Brown Hardman, representative for Tommy and Mabel Neel, addressed the Commissioners concerning the rezoning request. Brown informed the commissioners that the Neel’s were selling two lots to an individual for the purpose of building a Domino’s Pizza and donating the undeveloped lot to the City for the MLK Park. He explained the commercial zoning would increase the appraisal value of the donation and produce an increased tax deduction.

After Mr. Hardman spoke the attending citizens were given the opportunity to express their opinions.

Ms. Julie Cissell, one of the owners of property at 223 N. 14<sup>th</sup> Street, expressed her concerns with having a drive-thru restaurant in the neighborhood. She welcomed the idea of the MLK Park but vehemently opposed the possibility of commercial development.

Mrs. Dorine Inman, owner of property at 304 N. 14<sup>th</sup> Street, voiced her concerns with the possible development of the C-2 property other than what is proposed. The increase in traffic and likelihood of additional discarded trash were another concerns.

Andy Berry, an attorney, expressed that rezoning the property would open it up to commercial development and Ms. Cissell was very concerned about that happening.

Tom Tobin explained building Domino’s Pizza or any other permitted use was within their legal right on the property already designated as C-2. He explained if the property was rezoned to C-2 and donated to the City for the park, it would require the property to be rezoned back to the R-2 zoning since a park is not a permitted use in a C-2 Zoning District.

After closing the public hearing, *George Franks moved, seconded by Lawrence Phillips, to approve the rezoning request from R-2 Medium-Density Residential Use District to C-2 Highway Commercial District and forward the ordinance to the City Board with a recommendation of approval.* The motion passed by a majority on a roll call vote as follows:

George Franks	“Yes”	Gracie Neal	“Yes”
Tom Tobin	“No”	Lawrence Phillips	“Yes”
Llewellyn Terry	“No”		

Next item was to discuss the residential design standards. Staff will have information to present at the November meeting.

With no further business, *George Franks moved, seconded by Lawrence Phillips, to adjourn the Planning Commission.* The motion passed unanimously. Planning Commission was adjourned at 6:01 p.m.

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Tom Tobin, Chairman

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DeAnna Graves, Recorder



*It's a great place to call home!*

**City of Arkadelphia**

**Building Department**

**700 Clay Street, Suite 121**

**Arkadelphia, Arkansas 71923**

**Phone 870-246-1818 ♦ Fax 870-245-3553**

Date: November 9, 2018

To: Chairman and Planning Commission Members

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

From: Anita Wiley, Building Department Supervisor 

Re: Ordinance regulating permitted materials for exterior walls for single-family, two-family and City staff has drafted regulations for your review. Once approved:

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- Staff will advertise the public hearing in the newspaper
  - The Planning Commission will hold a public hearing to consider the regulating ordinance
  - The Planning Commission will forward a recommendation to the City Board for their consideration

**AN ORDINANCE AMENDING THE REVISED LAND USE ORDINANCE B-425, PART A – ZONING: CHAPTER V GENERAL PROVISIONS APPLYING TO ALL OR SEVERAL DISTRICTS; ADDING ARTICLE 5-14 PERMITTED MATERIALS FOR THE EXTERIOR WALLS OF SINGLE, TWO AND MULTI-FAMILY DWELLINGS; AND FOR OTHER PURPOSES.**

**WHEREAS**, the Planning Commission held a public hearing on December 20, 2018 and recommended approval to the City Board of Directors

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE CITY OF ARKADELPHIA, ARKANSAS THAT:

**Section 1.** Article 5-14. Permitted Materials for the Exterior Walls of Single-Family, Two-Family and Multi-Family Dwellings

- a) The exterior walls of all single-family, two-family and multi-family residences shall be similar in appearance to normal wood or masonry construction. Any metal siding upon single-family, two-family and multi-family residence structures shall have a vertical dimension no greater than twelve (12) inches. Sheet metal siding shall not be permitted on single-family, two-family and multi-family dwellings. Metal may be used for trim or accent up to 15% of any facade.
- b) Metal shall be treated with a factory applied color coating system.

**Section 2.** Severability – if any section of this ordinance shall be declared unconstitutional or unlawful, only that section of the ordinance shall be affected and all other provisions of the ordinance shall remain in full force and effect.

**Section 3.** All parts of ordinances in conflict herewith are hereby repealed.