

City of Arkadelphia  
Planning Commission Meeting  
**August 15, 2019 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 June 20, 2019 minutes.
3. A public hearing to consider recommending to the Board of Directors the zoning of a certain property without a zoning classification as Highway Commercial District (C-2) amended. The property is known as Parcel # 01-04677-002 and a portion of Parcel # 01-04677-000 east of I-30.
4. Building Department Report, DeAnna Graves
5. Other business.
6. Adjourn Planning Commission.

City of Arkadelphia  
 Board of Zoning Adjustment and  
 Planning Commission Meeting  
 June 20, 2019 at 5:30 p.m.  
 City Hall Boardroom, 700 Clay Street  
 Arkadelphia, Arkansas 71923

MINUTES

Attending Members	Attending Citizens	Attending Citizens	Attending Citizens
Ben Chandler	Gloria Roberts Fallin	Janee Campbell	Johnathon Boyce
Gracie Neal	Margaret Robertson	Syleshia House	James Hankins
Tom Tobin, Chairman	Beverly Hankins	Ethel D Harris	Carla McDuffie
David Goodman	Joann M Vidal	Erma House	Joe Palmere
Lawrence Phillips	Joseph E Burt	Mark Overturf	Chuck Atkinson
Bill Phelps, Vice-Chairman	Consevilla James	Roland Gosey	Marty Campbell
Llewellyn Terry	Debbie Grant	Jim Rothwell	Kenneth G. Harris, Jr.
	Rosie Gill	Lillian Blackmon	Jackie Wyatt
	Ethel Horton	Tosha Horton	Juan Horton
	Eunice Akoto	Raymond Green, Jr.	Jolene Green
	Kevin McLeod	Karen Jones	Marsha Rogers
	Michael Jones	Albert Neal	Tracey Gaither, Staff
	Kristen Goza	Brent Medders	DeAnna Graves, Recorder

Tom Tobin called the Board of Zoning Adjustment to order at 5:34 p.m.

A public hearing was held to consider BDP Holdings, LLC request for a variance to install signage on the East and West elevations of the building, increase the number of wall signs from one to three, and to exceed the permitted signage square footage at 1412 Pine Street.

Brent Medders, representing BDP Holdings, LLC, spoke concerning the variance request. He explained the request is to install 24” channel letters for the sign instead of the 16” letters allowed. He expressed his main objective is to obtain approval for the large size channel letters on the front wall facing Pine Street even though the request included signage for the East and West elevations.

Bill Phelps and Tom Tobin both expressed opposition to the request for additional wall signs on the sides of the building.

After some discussion, *Llewellyn Terry moved, seconded by David Goodman, to grant the variance request as submitted.* The motion passed by a majority vote as follows:

Ben Chandler	“Yes”	Lawrence Phillips	“Yes”
Gracie Neal	“Yes”	Bill Phelps	“No”
Tom Tobin	“No”	Llewellyn Terry	“Yes”
David Goodman	“Yes”		

With no other business, *David Goodman moved, seconded by Lawrence Phillips, to adjourn the Board of Zoning Adjustment.* The motion passed unanimously. Board of Zoning Adjustment adjourned at 5:44 p.m.

Tom Tobin called the Planning Commission to order at 5:44 p.m.

The May 18, 2019 minutes were considered. *Bill Phelps moved, seconded by Gracie Neal, to approve the minutes as written.* The motion passed unanimously.

Next, the Commissioners were to consider Red River Baptist Association’s request to allow an Office Use at 702 Carpenter Street as Other Uses Deemed Appropriate.

Joe Burt, representing the Red River Baptist Association, gave some background information about the property and the pregnancy center.

Jim Rothwell, the board chairman of the Pregnancy Center, addressed the Planning Commission concerning the request and some issues others may have like the traffic, parking, operating hours and signage.

With no opposition, *Bill Phelps moved, seconded by Lawrence Phillips, to grant the request with the condition the signage face 7<sup>th</sup> Street, egress and ingress for parking will be from 7<sup>th</sup> Street and property will revert back to residential use if the Pregnancy Center ceases to operate.* The motion passed unanimously on a roll call vote as follows:

Ben Chandler	“Yes”	Lawrence Phillips	“Yes”
Gracie Neal	“Yes”	Bill Phelps	“Yes”
Tom Tobin	“Yes”	Llewellyn Terry	“Yes”
David Goodman	“Yes”		

Next, a public hearing was held to consider Roland Gosey’s request to replat Part of Lot 37 of Trigg’s Addition in Arkadelphia, Arkansas.

Roland Gosey, owner of the Williams Funeral Home, formally requested the replat of the three lots as one lot.

After much discussion, *Lawrence Phillips moved, seconded by David Goodman, to approve the replatting as submitted.* The motion passed by a majority vote as follows:

Ben Chandler	“Yes”	Lawrence Phillips	“Yes”
Gracie Neal	“Yes”	Bill Phelps	“Yes”
Tom Tobin	“Yes”	Llewellyn Terry	“No”
David Goodman	“Yes”		

Next, a public hearing was held to consider Roland Gosey’s request to rebuild Williams Funeral Home as Other Uses Deemed Appropriate.

Roland Gosey addressed the Commissioners and gave the history of Williams Funeral Home. His request is to rebuild Williams Funeral Home after the fire that destroyed the building. Mr. Gosey stated he had not experienced issues with the operation of the funeral home at this location.

Syleshia House submitted documents in opposition of the rebuild due to concerns of property values being effected.

After much discussion both pro and con, *Bill Phelps moved, seconded by Lawrence Phillips, to approve the request to operate the funeral home as Other Uses Deemed Appropriate as long as the building faces Caddo Street, signage faces Caddo Street and the parking agreement between Greater Pleasant Hill Baptist Church remains in effect.*

The motion passed unanimously on a roll call vote as follows:

Ben Chandler	“Yes”	Lawrence Phillips	“Yes”
Gracie Neal	“Yes”	Bill Phelps	“Yes”
Tom Tobin	“Yes”	Llewellyn Terry	“Yes”
David Goodman	“Yes”		

Other business discussed:

North Peake Street and Caddo Street has bushes obstructing the view of drivers.

On North 14<sup>th</sup> Street the tree limbs are obstructing the sidewalk use.

With no other business, *Llewellyn Terry moved, seconded by David Goodman, to adjourn the Planning Commission.* The motion passed unanimously. Planning Commission adjourned at 6:29 p.m.

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Bill Phelps, Vice-Chairman

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DeAnna Graves, Recorder



*City of Arkadelphia  
Building Department  
700 Clay Street, Suite 121  
Arkadelphia, Arkansas 71923  
Phone 870-246-1818 • Fax 870-245-3553*

Date: August 8, 2019

To: Planning Commissioners

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

From: DeAnna Graves, Building Department Permit Coordinator 

Re: Zoning Designation for Milestone Properties, LLC Annexed Property

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Miles McKenzie and Brandon Stone own the parcel of land shown on the attached map. (Parcel 1 is generally described as the Northwest Quarter Southeast Quarter and the Southeast Quarter Southwest Quarter and the Northeast Quarter Southwest Quarter and the Northeast Quarter Southeast Quarter of Section 24, Township 7 South, Range 20 West).

The City Board passed an Annexation Resolution for this property on February 5, 2019.

Parcel 1 consists in aggregate 93.02 acres and is located near Red Hill Road on the east side of Interstate 30. Mr. McKenzie and Mr. Stone request to zone this property as Highway Commercial District (C-2) amended. See attached the Highway Commercial District (C-2) amended. Future proposed use for this tract has not yet been determined other than the 83 room hotel being constructed.

This parcel is abutted by C-2 Highway Commercial zone to the north/northwest, R-1 Residential Use District to the north and the remainder of the parcel abuts property without a zoning classification on the east, south and west.

As required, a legal notice was published on July 28, 2019 in the Arkansas Democrat-Gazette and the abutting property owners were notified. To date, staff has received no objections to the request.

Staff recommends the Planning Commission forward the zoning ordinance for Parcel 1 as C-2 Highway Commercial Use amended to the City Board of Directors with a recommendation of approval.

PRELIMINARY FOR REVIEW ONLY

ORDINANCE NO. 0-19-\_\_\_\_\_

**AN ORDINANCE TO ZONE CERTAIN PROPERTY WITHOUT A ZONING CLASSIFICATION IN THE CITY OF ARKADELPHIA, ARKANSAS, IN SECTION 24, TOWNSHIP 7 SOUTH, RANGE 20 WEST, CONTAINING IN AGGREGATE 93.02 ACRES MORE OR LESS; AMENDING THE ZONING MAP OF THE CITY OF ARKADELPHIA, ARKANSAS; AND FOR OTHER PURPOSES**

**WHEREAS**, the City of Arkadelphia Board of Directors passed an resolution on February 5, 2019 annexing this property generally described as the Northwest Quarter Southeast Quarter and the Southeast Quarter Southwest Quarter and the Northeast Quarter Southwest Quarter and the Northeast Quarter Southeast Quarter of Section 24, Township 7 South, Range 20 West, containing in aggregate 93.02 acres more or less, into the City of Arkadelphia, Arkansas, and

**WHEREAS**, the Planning Commission held a public hearing on August 15, 2019 and \_\_\_\_\_ to recommend that the Arkadelphia City Board of Directors zone said unclassified property to Highway Commercial District (C-2) amended, therefore,

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

SECTION 1. The following property, to-wit:

- 1) A PARCEL OF LAND BEING LOCATED IN THE NORTHWEST QUARTER SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER SOUTHWEST QUARTER AND THE NORTHEAST QUARTER SOUTHWEST QUARTER AND THE NORTHEAST QUARTER SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 7 SOUTH, RANGE 20 WEST, CLARK COUNTY, ARKANSAS AND BEING DESCRIBED AS FOLLOWS: BEGIN AT HE NORTHWEST CORNER OF SAID NORTHWEST QUARTER SOUTHEAST QUARTER THENCE SOUTH 02 DEGREES 12 MINUTES 08 SECONDS WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER SOUTHEAST QUARTER, A DISTANCE OF 815.61 FEET; THENCE NORTH 87 DEGREES 38 MINUTES 03 SECONDS WEST, A DISTANCE OF 486.85 FEET TO THE EASTERN RIGHT OF WAY LINE OF INTERSTATE #30; THENCE THE FOLLOWING COURSES ALONG SAID INTERSTATE 30 RIGHT OF WAY LINE: THENCE SOUTH 24 DEGREES 42 MINUTES 32 SECONDS WEST, A DISTANCE OF 1280.66 FEET; THENCE SOUTH 85 DEGREES 34 MINUTES 35 SECONDS WEST, A DISTANCE OF 56.33 FEET; THENCE SOUTH 22 DEGREES 57 MINUTES 19 SECONDS WEST, A DISTANCE OF 647.32 FEET TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER SOUTHWEST QUARTER; THENCE LEAVING SAID RIGHT OF WAY SOUTH 87 DEGREES 15 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER SOUTHWEST QUARTER, A DISTANCE OF 212.16 FEET TO THE CENTERLINE OF RED HILL ROAD; THENCE NORTH 19 DEGREES 40 MINUTES 52 SECONDS EAST ALONG THE CENTERLINE OF SAID RED HILL ROAD, A DISTANCE OF 238.61 FEET; THENCE LEAVING SAID RED HILL ROAD SOUTH 87 DEGREES 10 MINUTES 14 SECONDS EAST, A DISTANCE OF 183.21 FEET; THENCE SOUTH 02 DEGREES 48 MINUTES 50 SECONDS WEST, A DISTANCE OF 228.01 FEET TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER SOUTHWEST QUARTER; THENCE SOUTH 87 DEGREES 15 MINUTES 00 SECONDS EAST, A DISTANCE OF 797.84 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER SOUTHWEST QUARTER; THENCE NORTH 02 DEGREES 12 MINUTES 08 SECONDS EAST , A DISTANCE OF 1310.61 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER SOUTHEAST QUARTER;

PRELIMINARY FOR REVIEW ONLY

THENCE SOUTH 87 DEGREES 02 MINUTES 03 SECONDS EAST, A DISTANCE OF 1288.44 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER SOUTHEAST QUARTER; THENCE SOUTH 87 DEGREES 02 MINUTES 03 SECONDS EAST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER SOUTHEAST QUARTER, A DISTANCE OF 636.78 FEET, THIS POINT BEING 7.44 FEET WEST OF THE SOUTHEAST CORNER OF THE WEST HALF OF NORTHEAST QUARTER SOUTHEAST QUARTER; THENCE NORTH 01 DEGREE 45 MINUTES 43 SECONDS EAST ALONG A FENCE, A DISTANCE OF 1322.08 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER SOUTHEAST QUARTER, THIS POINT BEING 14.53 FEET WEST OF THE NORTHEAST CORNER OF SAID WEST HALF NORTHEAST QUARTER SOUTHEAST QUARTER; THENCE NORTH 87 DEGREES 22 MINUTES 20 SECONDS WEST, A DISTANCE OF 628.63 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER SOUTHEAST QUARTER; THENCE NORTH 87 DEGREES 22 MINUTES 20 SECONDS WEST, A DISTANCE OF 1286.31 FEET TO THE POINT OF BEGINNING. CONTAINING 93.02 ACRES, MORE OR LESS.

should be and is hereby zoned **Highway Commercial District (C-2) amended** and the zoning map of the City of Arkadelphia, Arkansas is hereby amended to show said classification.

SECTION 2. Any ordinance and parts of ordinances in conflict herewith are hereby repealed.

Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

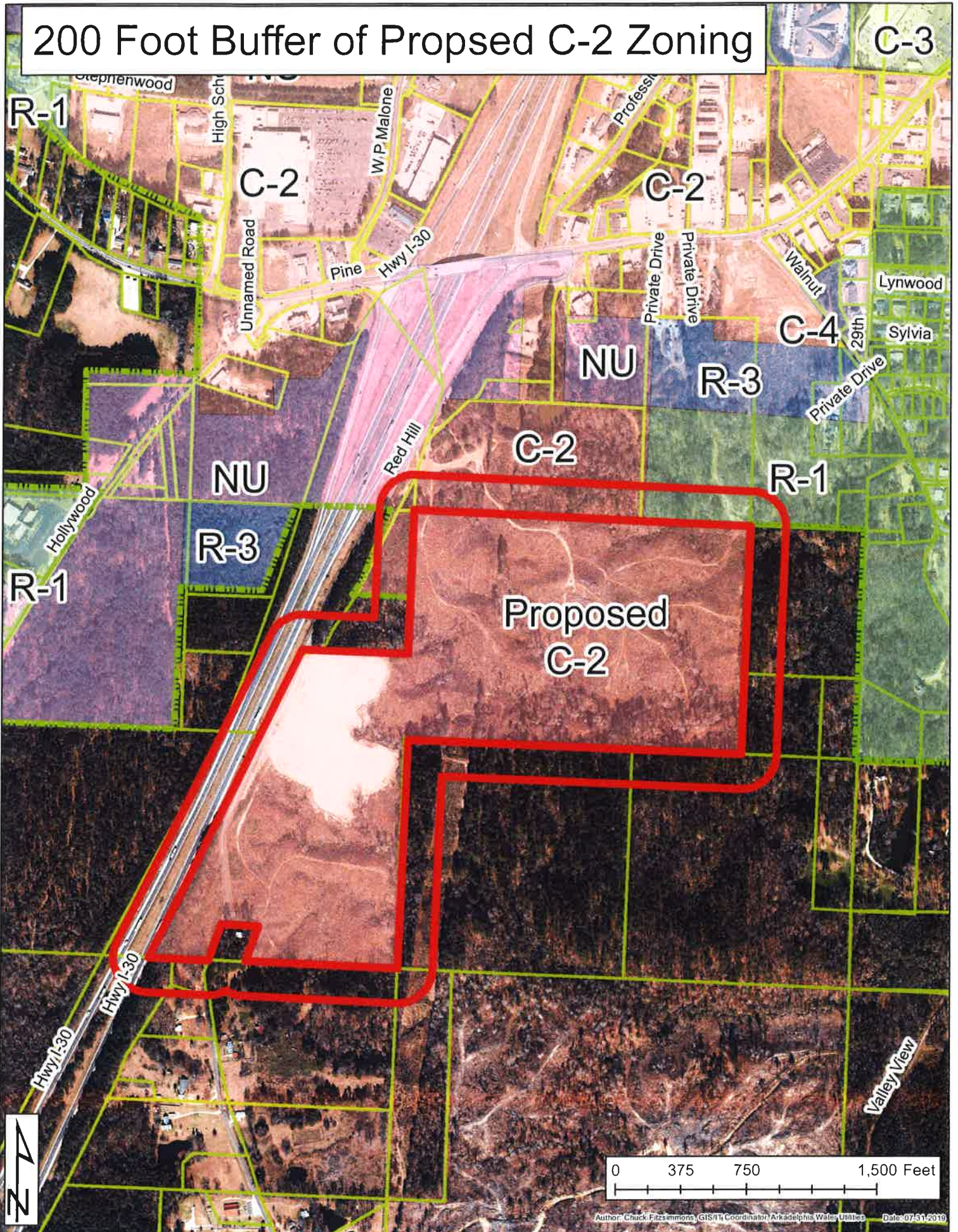
APPROVED: \_\_\_\_\_  
**Scott Byrd, Assistant Mayor**

ATTEST: \_\_\_\_\_  
**Jessica Davis, City Clerk**





# 200 Foot Buffer of Proposed C-2 Zoning





## Highway Commercial District (C-2) Amended

**Highway Commercial District (C-2):** This district is usually located along highways or arterial streets, and is used for the retailing of durable goods, convenience goods, and providing services and lodging for transients. Uses in this district characteristically generate large volumes of automotive traffic.

A. Permitted uses:

1. Retail establishments providing goods or services
2. Office buildings and uses
3. Garages and gasoline service stations subject to the following provisions:
  - a. No repair work is performed out of doors
  - b. Pumps, lubricating or other devices are located at least twenty (20) feet distance from any street or highway right-of-way and screened from public view
  - c. All automobile parts, dismantled vehicles, and similar articles are stored within a building.
4. Hotels or Recreational Vehicle Park. Recreational Vehicle Park means a facility designed to provide two or more sites on which to park travel trailers, motor homes or similar recreational vehicles for periods not to exceed 30 days. Accessory uses to a Recreational Vehicle Park often include a swimming pool, playground equipment, convenience store, bathing and laundry facilities, and other camping/travel services.
5. Churches
6. Accessory uses that are incidental to the permitted uses and that are not detrimental to the adjacent properties or the character of the district.
7. Educational Institutions.
8. Automobile sales and service.
9. Building material sales and lumber yards.
10. Hospitals, Medical or Dental Clinics.
11. Drive-in restaurants.
12. Manufactured home sales.
13. Newspaper office and print shops.
14. Other uses deemed appropriate upon review of the Planning Commission including the accessory residential use for a manager or caretaker responsible for securing, maintaining or operating the commercial property. (Ord. No. 92-6, Sec. 2.)

Also:

D. **Height:** Maximum height of a structure within 1,000 linear feet from the SE roadway edge of I-30 as it currently exists, shall be six (6) stories and not to exceed eighty (80) feet.

# Arkansas Democrat Gazette

STATEMENT OF LEGAL ADVERTISING  
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The Planning Commission will hold a public hearing on August 15, 2019 at 5:30 pm., City Hall Boardroom, 700 Clay Street, Arkadelphia, Arkansas to consider recommending to the City Board of Directors the zoning of a certain property without a zoning classification as Highway Commercial District (C-2) and known as Parcel # 01-04677-002 and a portion of Parcel # 01-04677-000 east of I-30, more particularly described as:

A PARCEL OF LAND BEING LOCATED IN THE NORTHWEST QUARTER SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER SOUTHWEST QUARTER AND THE NORTHEAST QUARTER SOUTHWEST QUARTER AND THE NORTHEAST QUARTER SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 7 SOUTH, RANGE 20 WEST, CLARK COUNTY, ARKANSAS AND BEING DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER SOUTHEAST QUARTER THENCE SOUTH 02 DEGREES 12 MINUTES 08 SECONDS WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER SOUTHEAST QUARTER, A DISTANCE OF 815.61 FEET; THENCE NORTH 87 DEGREES 38 MINUTES 03 SECONDS WEST, A DISTANCE OF 486.85 FEET TO THE EASTERN RIGHT OF WAY LINE OF INTERSTATE #30; THENCE THE FOLLOWING COURSES ALONG SAID INTERSTATE 30 RIGHT OF WAY LINE: THENCE SOUTH 24 DEGREES 42 MINUTES 32 SECONDS WEST, A DISTANCE OF 1280.86 FEET; THENCE SOUTH 85 DEGREES 34 MINUTES 35 SECONDS WEST, A DISTANCE OF 56.33 FEET; THENCE SOUTH 22 DEGREES 57 MINUTES 19 SECONDS WEST, A DISTANCE OF 647.32 FEET TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER SOUTHWEST QUARTER; THENCE LEAVING SAID RIGHT OF WAY SOUTH 87 DEGREES 15 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER SOUTHWEST QUARTER, A DISTANCE OF 212.16 FEET TO THE CENTERLINE OF RED HILL ROAD; THENCE NORTH 19 DEGREES 40 MINUTES 52 SECONDS EAST ALONG THE CENTERLINE OF SAID RED HILL ROAD, A DISTANCE OF 298.61 FEET; THENCE LEAVING SAID RED HILL ROAD SOUTH 87 DEGREES

10 MINUTES 14 SECONDS EAST, A DISTANCE OF 183.21 FEET; THENCE SOUTH 02 DEGREES 48 MINUTES 50 SECONDS WEST, A DISTANCE OF 226.01 FEET TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER SOUTHWEST QUARTER; THENCE SOUTH 87 DEGREES 15 MINUTES 00 SECONDS EAST, A DISTANCE OF 797.84 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER SOUTHWEST QUARTER; THENCE NORTH 02 DEGREES 12 MINUTES 08 SECONDS EAST, A DISTANCE OF 1310.61 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER SOUTHEAST QUARTER; THENCE SOUTH 87 DEGREES 02 MINUTES 03 SECONDS EAST, A DISTANCE OF 1288.44 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER SOUTHEAST QUARTER; THENCE SOUTH 87 DEGREES 02 MINUTES 03 SECONDS EAST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER SOUTHEAST QUARTER, A DISTANCE OF 636.78 FEET, THIS POINT BEING 7.44 FEET WEST OF THE SOUTHEAST CORNER OF THE WEST HALF OF NORTHEAST QUARTER SOUTHEAST QUARTER; THENCE NORTH 01 DEGREE 45 MINUTES 43 SECONDS EAST ALONG A FENCE, A DISTANCE OF 1322.08 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER SOUTHEAST QUARTER, THIS POINT BEING 14.53 FEET WEST OF THE NORTHEAST CORNER OF SAID WEST HALF NORTHEAST QUARTER SOUTHEAST QUARTER; THENCE NORTH 67 DEGREES 22 MINUTES 20 SECONDS WEST, A DISTANCE OF 628.63 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER SOUTHEAST QUARTER; THENCE NORTH 87 DEGREES 22 MINUTES 20 SECONDS WEST, A DISTANCE OF 1286.31 FEET TO THE POINT OF BEGINNING. CONTAINING 93.02 ACRES, MORE OR LESS.

All interested parties may be heard at said time and place or may notify the Planning Commission by letter of their views on this matter. The application is on file for public inspection in the Building Department at 700 Clay Street, Arkadelphia, Arkansas. Dated this 26th day of July 2019. By Jessica Davis, City Clerk.  
750293171

PETITION FOR A ZONING NO. 36

Owner: *Milestone Properties, LLC and Red Hill Development*

Property generally described as located East of Interstate 30 on Red Hill Road

More specifically described as PT NE SW, PT S2 SW, W2 NW SE, NW SE

See attached legal description.

Item 9. (3) Land uses and owners' names for all lands within 200 feet of the boundaries of the subject property

Property Address	Land Use	Owner's Name	Owner's Address
Parcel # 01-04682-000	Res-Misc Imp	Tom Calhoun Nina Calhoun c/o Scott Tatman	107 N. 26 <sup>th</sup> Street Arkadelphia, AR 71923
369 Red Hill Road 379 Red Hill Road	Single Family Single Family	Curtis W. Copeland Esther R. Copeland	379 Red Hill Road Arkadelphia, AR 71923
398 Red Hill Road Parcel # 01-04692-000	Single Family Agri-Vacant	Cathy Reynolds	247 Banks Road Arkadelphia, AR 71923
Parcel # 01-04687-000, Parcel # 01-04688-000, Parcel # 01-04684-001	Agri Misc Imp Agri-Vacant Agri-Vacant	Caddo Land Corp. c/o Scott Tatman	107 N. 26 <sup>th</sup> Street Arkadelphia, AR 71923
Parcel # 01-04683-000	Agri-Misc Imp	Nix Family Trust	2809 Walnut Street Arkadelphia, AR 71923
3027 Pine Street	Mobile Home Park	Elaine Cox	109 Evonshire Arkadelphia, AR 71923
Parcel # 01-04676-000	Agri-Vacant	Smith Living Trust	7371 Coastal View Drive Los Angeles, CA 90045
Parcel # 74-03938-001	Comm. Transitional	Theresa S. Keaton Living Trust Karen Keaton Gilmore Thomas Trust	63 Hunters Green Circle Little Rock, AR 72211



*City of Arkadelphia  
Building Department  
700 Clay Street, Suite 121  
Arkadelphia, Arkansas 71923  
Phone 870-246-1818 • Fax 870-245-3553*

July 30, 2019

Dear Property Owner,

We have recently annexed a parcel of land into the City of Arkadelphia. We are petitioning to zone the property as required. The City's zoning ordinance requires that all property owners within 200 feet of the proposed zoning boundaries be notified by certified mail return-receipt restricted delivery.

The property is generally described as the Northwest Quarter Southeast Quarter and the Southeast Quarter Southwest Quarter and the Northeast Quarter Southwest Quarter and the Northeast Quarter Southeast Quarter of Section 24, Township 7 South, Range 20 West. See attached map showing the general location.

Parcel 1 consists in aggregate 93.02 acres. This property is located near Red Hill Road on the east side of Interstate 30. We are requesting to zone this property as Highway Commercial District (C-2) amended. See attached the Highway Commercial District (C-2) amended.

The Planning Commission will hold a public hearing on August 15, 2019 at 5:30 p.m. in the City Hall Boardroom, 700 Clay Street, Arkadelphia, Arkansas to consider this zoning application.

Sincerely,

DeAnna Graves  
Enc. (2)

## DeAnna Graves

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**From:** Fred Smith <fwsmith78@gmail.com>  
**Sent:** Wednesday, August 07, 2019 12:40 PM  
**To:** DeAnna Graves  
**Subject:** Annexed Parcel Land by the City of Arkadelphia

Dear Building Department and DeAnna Graves,

This letter is to acknowledge receipt of the notice from the building department giving me notice of the City of Arkadelphia annexing a parcel of land that borders my property off of Red Hill Road.

I am in favor of the rezoning of the property. Also, I will be seeking the same rights and privileges for my property to be zoned and consistent with the property that borders my property.

I am requesting the information needed for me to petition for the same actions to occur with my property. I can be reached at [fwsmith78@gmail.com](mailto:fwsmith78@gmail.com) or 310-503-6146.

Respectfully Submitted,

Fred W. Smith II