



## CITY OF TONTITOWN PLANNING OFFICE

201 E. Henri de Tonti Blvd.  
479-361-2700  
planning@tontitownar.gov

Meeting: **June 25, 2019**  
Project: **Southern Tire Mart**  
Planner: Courtney McNair

### AGENDA ITEM

## A

### CONDITIONAL USE PERMIT REQUEST

333 E. Henri de Tonti  
Parcel # 830-37497-000

**SUMMARY:** Request to allow a warehouse use in zone **C-2**

**CURRENT ZONING:** **C-2** General Commercial

**FUTURE LAND USE CATEGORY:** **RC-C** Residential and Commercial Core

**PROPOSED USE:** Warehouse and Commercial Tire Center

**CITY WARD:** 1-Gene McCartney, Henry Piazza

#### **INFRASTRUCTURE SERVICE AREAS** (not a guarantee of service availability):

**Water:** Tontitown Water

**Electric:** Ozarks Electric

**Sewer/Septic:** Tontitown Sewer

**Phone:** AT&T

**Natural Gas:** Black Hills Energy

#### **PROJECT SYNOPSIS:**

This property is owned by Duff Real Estate, LLC, and the developer is TL Wallace Construction, Inc. This project is located within the City Limits of Tontitown, and takes access from E. Henri de Tonti Blvd. (E. Hwy. 412), and has frontage on SE Zulpo (3<sup>rd</sup> Street).

Southern Tire Mart has been in this location for several years. They currently have one building (that has had a few additions) and outdoor tire storage on site. The existing building footprint is 19,305 SF in size, with some additional storage in the attic area.

The developer is requesting Conditional Use Permit (CUP) approval to allow a warehouse use in C2 zoning. They plan to remodel the existing commercial building, and construct a large warehouse on the south end of the property.

Commercial development is allowed by right in the current C2 zoning, but warehouses are only allowed with a Conditional Use Permit in C2 zoning.

This plan is currently in the concept phase of development

## **FUTURE LAND USE PLAN:**

The Future Land Use Category shown in this area is for the Residential and Commercial Core (RC-C). From the Vision Plan Document adopted by the City Council in November 2018:

### ***“RESIDENTIAL AND COMMERCIAL CORE (RC-C):***

*Town Center Areas contain some of the most intense and dense development patterns within the City, as well as the tallest and greatest variety of buildings.*

*This is a higher intensity mixed use category, allowing for larger stores and more intense traffic patterns.*

*A mix of residential and non-residential development (excluding HEAVY industrial uses) is permitted. The residential component of this category will include higher intensity multifamily developments, and single family residential would likely be townhome or row house development models. The ideal mix of uses will be moderate to high density residential, office, and commercial uses, with additional open space amenities included within the development site.*

*These areas will accommodate row houses, apartments, local and regional retail, including large-scale stores, hotels, industry and entertainment uses. These areas are typified by their location adjacent to major thoroughfares with high visibility, usually automobile-dependent customers and large areas dedicated to parking. Although Urban Center Areas recognize the conventional big-box and strip retail centers developed along major arterials, it is expected that vacant properties will be developed into traditional mixed-use centers, allowing people to live, work and shop in the same areas.*

*Up to 20 multifamily dwelling units/acre.”*

**STAFF ANALYSIS:** This project is aligned with the Future Land Use plan for this area.

## **153.121 DEVELOPMENT STANDARDS AND REVIEW GUIDELINES:**

*(A) All development shall be designed in such a way as to minimize any potential negative impact on the surrounding area. Special attention shall be given to buffering commercial developments from adjacent single-family areas. Design of the internal traffic circulation system, ingress and egress, off-street parking, loading and pedestrian ways shall be sensitive to such conditions as safety, convenience, separation of vehicular and pedestrian traffic, general attractiveness, and the proper relationship of different land uses. Landscaped areas shall be provided to protect water quality, and reduce erosion, heat and glare. Such areas shall be maintained in an attractive condition. Existing trees on a development site shall be retained where possible. Screening, open space, or other buffer may be required to give adequate separation between uses which are marginally compatible, and shall also be provided for the beautification and enhancement of the property.*

**STAFF ANALYSIS:** The proposed warehouse building is adjacent to a residential subdivision to the south. Staff has let the developer know that special care must be taken to reduce impact to this area. The developer is proposing to use concrete block material instead of metal siding, and there is a wall on the back of the truck area on this south line. Staff will review a full buffer plan at Large Scale Development. Additionally, drainage will be reviewed to ensure that there will not be an impact to these homes.

While staff will take care to review this area very closely, overall, the proposal to reduce outdoor storage of tires, will improve this area.

(B) *In carrying out the purpose of this section, the following development standards and design specifics shall be subject to review and approval. The appropriateness of these standards shall be determined for each specific conditional use location.*

- (1) *The proposed use is within the provision of "conditional uses," as set out in these regulations.*

**STAFF ANALYSIS:** Yes, a warehouse use may be considered as a conditional use in C2 zoning.

- (2) *The proposed use conforms to all applicable provisions herein set out for the district in which it is to be located.*

**STAFF ANALYSIS:** All setbacks, lot coverage maximums, design standards, and screening requirements will be required to be met as this project moves forward to technical plans.

- (3) *The proposed use is so designated, located, and proposed to be operated, that the public health, safety and welfare will be protected.*

**STAFF ANALYSIS:** The developer has stated that this warehouse is for storage only, so there will not be a lot of activity within the warehouse. They have a connection to sewer, and they have a water connection (that may need to be upgraded). They are proposing to have underground detention for stormwater. As long as care is taken in buffering and drainage review, staff feels that this project will not have a negative impact on public health, safety and welfare.

- (4) *The proposed land use is compatible with and will not adversely affect other property in the area where it is proposed to be located.*

**STAFF ANALYSIS:**

North-zoned C2

East-zoned C2

South-zoned R3

West-zoned C2

The properties to the north and east are open areas, the area to the west is the city park, and to the south is a residential neighborhood. Staff does not believe there will be any compatibility issues with the majority of the surrounding uses. While there could be some impact to the residential subdivision, staff feels that careful review of buffering and drainage will make this more compatible.

- (5) *The size and shape of the site, including the size, shape and arrangement of proposed structures, as well as signage related thereto, is in keeping with the intent of these regulations.*

**STAFF ANALYSIS:** The warehouse building will help keep the general appearance of this site in better condition. Staff did ask if the warehouse building could be pulled further from the residential subdivision, but the developer does not believe they can achieve the internal circulation they need without placing the building in this location. Staff will be carefully reviewing buffering and drainage of this proposed warehouse.

- (6) *The proposed ingress and egress, internal circulation system, location and amount of off-street parking, loading and pedestrian ways are sufficiently adequate, and not inconsistent with requirements of these regulations.*

**STAFF ANALYSIS:** There is an entrance shown on Hwy. 412. Staff has asked the developer to add a connection to Zulpo if possible for passenger vehicles only (no trucks). This will be reviewed at Large Scale Development (LSD). All other requirements for sidewalks and trails will be presented at LSD.

Additionally, an easement for the vacant property to the east will be required for future cross access.

- (7) *The proposed landscaping and screening of the proposed use are in accordance with provisions of these regulations.*

**STAFF ANALYSIS:** Based on (A), the landscaping should:

Provide protection for water quality, reduce erosion, heat and glare

Retain existing trees where possible

Screening and buffering for uses which are marginally compatible,

Provide for beautification and enhancement of the property

There is not much delineated on the Concept Plan, however, the developer has stated that they will be in compliance with City regulations.

- (8) *Safeguards proposed to limit noxious or offensive emissions, including lighting, noise, glare, dust and odor are addressed*

**STAFF ANALYSIS:** The developer has stated that the loading dock for the warehouse will be screened by an exterior wall. This will limit noise from delivery trucks.

Additionally, hours of operation will be from 7:30am-5pm, Monday – Friday, and 8:00am-12:00pm on Saturday. This will reduce the amount of time and noise an activity may impact residents.

#### **TECHNICAL INFORMATION:**

Technical information is addressed at a future stage of development request. The current request is a concept plan only.

**NEIGHBOR COMMENTS:** All neighboring properties within 200 feet of the property boundary were notified by certified mail of this project. Staff has received two written comments. One was in favor of this project. The other neighbor had some concerns, but is not opposed to, or in favor of this project.

**STAFF RECOMMENDATION:** Based on the current proposal which shows the development to be in accordance with the adopted Future Land Use plan, the availability of services or to upgrade services, staff recommends approval of the Southern Tire Mart Conditional Use Permit Request to allow a warehouse use within C-2 zoning.

#### **CONDITIONS RECOMMENDED FOR APPROVAL:**

1. This project must proceed through the Large-Scale Development process, and address all

technical information.

2. Compatibility, connectivity, and adequate landscaping shall be required to meet the Conditional Use Permit standards as well as the Large-Scale Development standards.
3. This project shall develop generally as is stated in the applicant's letters and presented in the plans.



Mrs. Courtney McNair, AICP, CFM  
Planning Official  
City of Tontitown  
201 East Henri De Tonti  
Tontitown, AR 72770

Subject: Southern Tire Mart – 333 East Henri De Tonti Boulevard

Dear Mrs. Courtney McNair, AICP, CFM,

Thank you for your time discussing our project for Southern Tire Mart located on 333 East Henri De Tonti Boulevard. As requested in our previous discussion, I have attached all documents pertaining to our request for a conditional use permit.

If you have any questions regarding this letter, please contact me by telephone at 601.736.4525 or email [kkitchens@tlwallace.com](mailto:kkitchens@tlwallace.com)

Sincerely,

A handwritten signature in black ink, appearing to read 'Kevin Kitchens', is written over a light blue circular stamp that contains the text 'City of Tontitown'.

Kevin Kitchens

TL Wallace Construction

CC: File

# **PROJECT NARRATIVE FOR SOUTHERN TIRE MART**

## **A. Proposed use and reason for proposed use.**

- i. The current property is zoned C-2 (General Commercial) and is used for vehicular repair. This is an allowable use.
- ii. Southern Tire Mart is proposing improvements to the current property with the construction of a new warehouse facility along the South property line. This facility will allow for better security of inventory while freeing up much needed yard space for vehicular circulation. Many of the tires currently sitting outside on the ground will be moved into the warehouse.
- iii. Per section 153.083-C of The Tontitown, AR Code of Ordinances, warehouses require a Conditional Use Permit be granted by local authorities prior to construction.

## **B. Hours of operation, including days of the week.**

- i. 730am - 5pm, Monday – Friday
- ii. 8am – 12pm, Saturday

## **C. Indoor and outdoor areas to be utilized**

- i. Indoor areas to be utilized:
  - i) The existing facility, labeled Existing Building 1, facing E. Henri Tonti Blvd will remain in operation and offer vehicular repair services.
- ii. Outdoor areas to be utilized:
  - i) The North end of the property will be utilized for customer parking and vehicular access to repair bays.
  - ii) The South end of the property will be used for warehouse storage and shipping and receiving from attached loading dock. The warehouse will store tires that are currently stored outside on the property due to limited warehouse capacity with the current facility. Parking for the warehouse will be in this area.
  - iii) The remaining outdoor areas will be used for parking and vehicular access for customers and day-to-day operations as well as required landscaped areas.

## **D. Planned indoor and outdoor structural changes**

- i. Indoor structural changes:
  - i) The existing facility, labeled Existing Building 1, facing E. Henri De Tonti Blvd will be modified structurally during the renovation process of the proposed project.
  - ii) The northern most portion of the building will be removed and replaced with a new façade facing E. Henri De Tonti Blvd.

# PROJECT NARRATIVE FOR SOUTHERN TIRE MART

- iii) A new addition, labeled Proposed Building 1 Addition, will be added to the East side of the current facility. This addition will be 3 new working bays for large truck customers. The addition is approximately 90'-0" x 80'-0" and is 7,215 square feet.
- iv) The typical interior renovation process for Southern Tire Mart includes: new office layout, new finishes in office and service areas, new furniture, updates and improvements to toilet facilities via new fixtures and accessories, new HVAC equipment, and new light fixtures.
- ii. Outdoor structural changes:
  - i) The southern portion of the site will be modified for the construction of a new warehouse facility approximately 180'-0" x 120'-6" and is 21,690 square feet.
  - ii) Much of the southern portion of the site will be regraded and paved for vehicular traffic. The improvements will allow for better site circulation and stormwater drainage.
  - iii) Stormwater capacities will be upgraded to meet current local standards. These updates will be designed based on a storm water report completed by a licensed engineer in the State of Arkansas.

## **E. Proposed number of employees**

- i. 20-25 employees upon completion of remodel and additions.

## **F. Anticipated patrons, clients, deliveries, and/or customers (average per day)**

- i. The newly remodeled facility will service local customers from the Tontitown area for passenger vehicle work i.e. tire changes, rotations, alignments, etc....
- ii. The large truck bay addition will service our 18-wheeler customers
- iii. The new warehouse facility will be used to house and transfer inventory. We expect delivery and shipping of inventory from this facility daily.
- iv. Southern Tire Mart anticipates 50 customers per day on average.

## **G. Parking needs required for the proposed use including existing and proposed**

- i. There are 25 marked parking spaces and 1 marked handicap space currently on site.
- ii. Parking requirements will increase to 53 marked parking spaces and 3 marked handicap spaces.



# PROJECT NARRATIVE FOR SOUTHERN TIRE MART

## **H. Planned outdoor lighting changes**

- i. Outdoor lighting changes will be minimal. Directional lighting will be used to illuminate the perimeter around the remodeled facility and loading dock of the new warehouse facility.
- ii. No lighting will be directed toward the residential subdivision towards the South. Only required emergency egress lighting may be required per local codes.

## Courtney McNair

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**From:** Kevin Kitchens <KKitchens@tlwallace.com>  
**Sent:** Wednesday, June 19, 2019 1:03 PM  
**To:** Courtney McNair  
**Cc:** Karen Burris  
**Subject:** FW: STM Tontitown Technical Review Meeting-Southern Tire Mart CUP

Courtney,

See my comments below in Red.

Thanks,

Kevin Kitchens

4025 Hwy. 35 N  
Columbia, MS 39429  
*Phone:* 601-522-7448  
*Mobile:* 601-248-8355  
*Fax:* 601-736-3401  
*E-Mail:* [kkitchens@tlwallace.com](mailto:kkitchens@tlwallace.com)



### CONFIDENTIALITY STATEMENT:

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**From:** Karen Burris  
**Sent:** Tuesday, June 11, 2019 12:10 PM  
**To:** Kevin Kitchens <[KKitchens@tlwallace.com](mailto:KKitchens@tlwallace.com)>  
**Cc:** Austin Morgan <[AMorgan@tlwallace.com](mailto:AMorgan@tlwallace.com)>  
**Subject:** STM Tontitown Technical Review Meeting-Southern Tire Mart CUP

STM Tontitown Technical Review Meeting-Southern Tire Mart CUP below

Karen W. Burris

**T.L. Wallace Construction, Inc.**  
Project Manager/Coordinator  
4025 Hwy 35 N | Columbia, MS 39429  
**Office:** 601.736-4525 **Cell:** 901.355.9074  
**Email:** [kburris@tlwallace.com](mailto:kburris@tlwallace.com)



**From:** Courtney McNair <[planning@tontitownar.gov](mailto:planning@tontitownar.gov)>  
**Sent:** Tuesday, June 11, 2019 11:53 AM  
**To:** Karen Burris <[KBurris@tlwallace.com](mailto:KBurris@tlwallace.com)>  
**Subject:** [EXTERNAL SENDER] Technical Review Meeting-Southern Tire Mart CUP

Karen,

**As this is a Conditional Use Permit (CUP), and therefore reviewed for compatibility, please address the following:**

1. Is there any possibility of locating the new warehouse further from the property line that is adjacent to a residential subdivision?
2. Please provide information about the location/type of outdoor tire storage proposed. Does outdoor tire storage pose any hazard to the public?
3. Please address the items in the CUP code and provide explanation of how this proposal is compatible with adjacent uses. See Code:

### **CONDITIONAL USES**

#### **§ 153.121 DEVELOPMENT STANDARDS AND REVIEW GUIDELINES.**

(A) All development shall be designed in such a way as to minimize any potential negative impact on the surrounding area. Special attention shall be given to buffering commercial developments from adjacent single-family areas. Design of the internal traffic circulation system, ingress and egress, off-street parking, loading and pedestrian ways shall be sensitive to such conditions as safety, convenience, separation of vehicular and pedestrian traffic, general attractiveness, and the proper relationship of different land uses. Landscaped areas shall be provided to protect water quality, and reduce erosion, heat and glare. Such areas shall be maintained in an attractive condition. Existing trees on a development site shall be retained where possible. Screening, open space, or other buffer may be required to give adequate separation between uses which are marginally compatible, and shall also be provided for the beautification and enhancement of the property. All buffering will be designed per local zoning ordinances. Buffering and screen will be provide at all required right-of-ways.

(B) In carrying out the purpose of this section, the following development standards and design specifics shall be subject to review and approval. The appropriateness of these standards shall be determined for each specific conditional use location.

(1) The proposed use is within the provision of "conditional uses," as set out in these regulations. I believe you have addressed this.

(2) The proposed use conforms to all applicable provisions herein set out for the district in which it is to be located. I believe you have addressed that these requirements will be met.

(3) The proposed use is so designated, located, and proposed to be operated, that the public health, safety and welfare will be protected. The project is an unoccupied warehouse used to store inventory (tires) indoors. It will be operated and maintained in accordance with local ordinances.

(4) The proposed land use is compatible with and will not adversely affect other property in the area where it is proposed to be located. The proposed land use is an inventory warehouse for the adjacent commercial tire store. The warehouse is unoccupied and strictly used to pull and store inventory. There will be no adverse effects to other properties. The project will improve the condition of the existing site by updating drainage, landscaping, traffic/pedestrian flow, and it will allow inventory to be stored indoors. Having inventory indoors will improve security and enhance the visual appeal of the overall property for neighbors.

(5) The size and shape of the site, including the size, shape and arrangement of proposed structures, as well as signage related thereto, is in keeping with the intent of these regulations. All signage will meet local zoning ordinances.

(6) The proposed ingress and egress, internal circulation system, location and amount of off street parking (addressed), loading and pedestrian ways are sufficiently adequate, and not inconsistent with requirements of these regulations. All items will be designed to meet local zoning ordinances. The owner will consider an entrance off Zulpo for pedestrian cars.

(7) The proposed landscaping and screening of the proposed use are in accordance with provisions of these regulations. I believe you have addressed that these requirements will be met.

(8) Safeguards proposed to limit noxious or offensive emissions, including lighting (addressed), noise, glare, dust and odor are addressed. The loading dock will be screened from the adjacent residential properties via exterior wall. This will limit any noise, dust, and odor emitted by delivery trucks. The building and dock will be ventilated and meet all air flow requirements of the current international mechanical code.

**As we are not reviewing technical plans yet for this proposal, the following comments are just for general information if/when you proceed with Large Scale Development. They do not need to be addressed at this time:**

1. All buildings will be required to be sprinklered. **Noted**
2. Outdoor tire storage does not currently meet fire code. **Noted**
3. At least one additional hydrant will be required. **Noted**
4. Add entrance on to Zulpo (3<sup>rd</sup>) Street for cars only. **Working on**
5. The water main line will most likely need to be extended so that this site can be serviced by an 8-inch line. **Noted**
6. Preliminary comments from the City Engineer were also send via email. **Noted**
7. Access easements will be required for cross access and future access **Noted**
8. E. Henri de Tonti is an Arterial Road which requires a minimum 100' ROW with trails on both sides; SE Zulpo (SE 3rd Street) is a Collector Road which requires a minimum of 70' ROW with a trail on one side, sidewalk on the other OR a Blvd Section with sidewalks on both sides. \*Roads with a trail section on only one side-Trails are to be placed on the North and East side of all roads requiring one side be a trail section. \* **Noted**

If you have any questions, please let me know.

Thank you,

Courtney McNair, AICP, CFM  
Planning Official

City of Tontitown  
201 East Henri De Tonti  
Tontitown, AR 72770  
479-361-2700 office  
479-435-8080 cell  
[planning@tontitownar.gov](mailto:planning@tontitownar.gov)



Southern Tire Mart  
Conditional Use Permit  
Vicinity

W HENRI DE TONTI BLVD

W WASHINGTON AVE

E BANDINI AVE

S BARRINGTON RD

LAZZARI ST

GAICHE ST

RANALLI AVE

FRIZZO

Correnti Ct

313 333

316 334 348 364 378 398 416 413 399 317 335 349 365 379 316 334 348 364 378 394 410 424 440 454 470 490 317 333 347 363 377 393 409 423 439 453 469 483 340

334 297 235 139 151 183 152 327 114 180 147 201 235 251 141 313 333 439 443 290 135 165 179 199 297 253 269 285 204 220 236 252 268 284 156 172 188 140 347 361 157 173 189 205 221 237 253 269 285

151 190 164 138 110 136 154 178 192 234 366 391 412 462 470 406

232 318



E HENRI DE TONTI BLVD

Southern Tire Mart  
Conditional Use Permit  
Site

35

251

141

SE ZULPO

313

333

439

NDINI AVE

GAICHE ST

316

334

348

364

378

398

416

CORRENTI CT

253

269

297

413

## PROJECT NARRATIVE FOR SOUTHERN TIRE MART



East Side of Property



South Side of Property



## PROJECT NARRATIVE FOR SOUTHERN TIRE MART



Existing Facility facing North



West Side of Property facing E. Third Street







CONDITIONAL USE PERMIT RESPONSE  
Southern Tire Mart – 333 E Henri De Tonti Blvd

- (☒) I/we have no objections to the Conditional Use Permit  
( ) I/we object to the Conditional Use Permit because:

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*PAM Transport by Allen West*

Signature

Signature

*westa@pamt.com*

OPTIONAL: email/phone number

This form can be mailed to:

City of Tontitown Planning Department,

P.O. Box 305,

Tontitown, AR 72770.

Or emailed to:

[planning@tontitownar.gov](mailto:planning@tontitownar.gov)

\*This template was provided as a courtesy to the applicant of this project. The applicant is responsible for the correctness of the information within.

See ATTACHED PLAN, AND A GENERAL VICINITY MAP.

Mark and Christine Hubbell  
364 Correnti Ct.  
Springdale, AR 72762

June 19, 2019

City of Tontitown Planning Department  
PO Box 305  
Tontitown, AR 72770  
[planning@tontitownar.gov](mailto:planning@tontitownar.gov)

RE: Conditional Use Permit (CUP) Response for Southern Tire Mart

Dear Tontitown Planning,

Before we respond with our support for the Southern Tire Mart CUP, we do have some questions and concerns that we would like addressed.

Most importantly, we are concerned about the displaced drainage that is going to occur with the addition of a building and paved surfaces that are currently grass and/or gravel. Our backyard, and those of our neighbors, slope toward our homes (as seen by the side fence lines on the West and East of our properties). Our property contains a swale that is very close to our home that carries water from West to East, and our property also contains two drain boxes with a small underground pipe. The underground pipe runs under our yard and through our East neighbors' backyards to empty into the retention pond at the end of the cul-de-sac. Our swale drains slowly, and when localized flash flooding occurs (often in the Spring), our drain cannot keep up and creates standing water behind our house and along our West side fence line. It takes a long time for the soil to dry out, making sections of our yard unusable by our family during that time. Our yard simply cannot take any additional drainage. Specific questions concerning drainage that we have include:

- If a heavy rain like that of Spring 2017 occurs, can the planned drainage on the site handle it without any overflow or back-up? Although it does not occur often, it should be planned for.
- Can the storm drains that are downstream of Southern Tire Mart drain quickly enough for no back-up to occur on the Southern Tire Mart property as planned?
- It appears that drainage from behind the proposed warehouse is all being directed to a 24" storm inlet. We are concerned that if anything back-ups before that point, or at the inlet, drainage will spill to our property.
- Will the warehouse have commercial guttering that immediately captures and sends water away from the back of the property?

Secondly, we are concerned about the appearance of the warehouse, loading dock, and existing barb wire fencing. The current Southern Tire Mart building is so white, and if clean, would be glaring for a building next to a residential area. In addition, those working (using the tire grabber truck), entering semi-cabs, and unloading semi-trailers can currently see over the existing 6' privacy fence in our backyard.

- Will the new building use more neutral brown base and warm colors for the siding and roofing to better match the residences behind it?

- Will the warehouse have any South or East facing windows that would inhibit our privacy?
- Will evergreen landscaping be added to surround the building or along the South fence line to shield us from the view of the property? We're concerned that the new building will look like a huge wall with little greenspace.
- Will evergreen landscaping be added to shield the row of parking on the East side that is in front of the loading dock area?
- Will the East side property line (shared with PAM Transport property) where there are current scrap trees be cleaned up with evergreens added for additional privacy and shielding us from seeing trailer trucks and customer parking? During the summer, these scrap trees provide some privacy, but in the winter, they lack privacy and allow a flood light to shine toward the West corner of our backyard.
- Will the loading dock be concealed by FULL walls on the back and East side?
- Since the plan indicates barb wire fencing will remain, will scrap vines be cleaned up, removed, and maintained? Currently, they trail through our privacy fence and are impossible to eradicate from our side.

Finally, our last concern is regarding the sounds that may result from the loading dock next to the proposed warehouse. Presently, we experience some noise from the Tire Mart in the middle of the morning (around 2-3 a.m.) on certain days.

- Will the loading dock be used for 24/7 services?
- Will there continue to be periodic warehouse drop-offs during quiet hours? Is this in violation of any city ordinance?

Thank you for addressing our concerns as the project is planned.

Sincerely,

Mark and Christine Hubbell

Mark: [hubbellm@gmail.com](mailto:hubbellm@gmail.com), Cell 501.231.8006

Christine: [christine.hubbell@gmail.com](mailto:christine.hubbell@gmail.com), Cell 501.772.4280