

# ***Compost***

# ***Rezoning Meeting***

***(3-5-09)***



**SartinServices**

LAWNCARE & NURSERY, INC.

*Inspired gardens for all seasons*

Jonesboro City Council Members  
Jonesboro, AR 72401

March 5<sup>th</sup>, 2009

Re: Rezoning Appeal for Robert Sartin on  
Property Located at 2918 Casey Springs Road

To Whom It May Concern,

We are requesting your help in the rezoning of our property located at 2918 Casey Springs Road from R-1 to I-2 L.U.O., which was recently denied by the Metropolitan Area Planning Commission. We have filed an appeal with the City Council which will be hearing this issue soon.

Rachel Sartin and myself (Robert Sartin) had leased this property from Floyd and Virginia Wineland from 1982 until August 11, 1994, for the disposal of yard waste from the operation of our business, Sartin Services Complete Lawncare, Inc. We purchased this property from the Winelands on August 11, 1994, in order to secure a disposal site for our continued use as our business continued to grow.

This property has been used for a composting site before the mass annexation by the City of Jonesboro and had continued to be used for that purpose until on or about October 16, 2008, when the City of Jonesboro notified us that we were no longer permitted to bring in any form of waste or fill materials to this location until the property was rezoned. This has caused and continues to cause a financial burden and hardship on our company and we need to get this taken care of as quickly as possible.

It is our understanding that this property was "grandfathered" by the mass annexation and we would like to be allowed to immediately resume using this land as a composting site as we have done for the past 26 years.

We are hoping to be able to resolve this matter as amicably as possible and would greatly appreciate your help.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert Sartin", followed by a long horizontal line extending to the right.

Robert Sartin, Owner

Sartin Services Lawncare & Nursery, Inc.

AR 82.50 AR 44.00 AR 3.30  
222622 0178685 0200337

# Warranty Deed

(WITH RELINQUISHMENT OF DOWER & CURTESY)

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, Floyd Wineland and Virginia Wineland, his wife,  
for and in consideration of the sum of Ten and no/100  
\$10.00 DOLLARS

and other good and valuable considerations to us in hand paid by  
Robert Sartin and Laura Rachael Sartin, his wife, as tenants by the  
entirety, the receipt of which is hereby acknowledged,  
do hereby grant, bargain, sell and convey unto the said  
Robert Sartin and Laura Rachael Sartin, his wife - Grantees  
and unto their heirs and assigns forever, the following lands lying in the County of Craighead and  
State of Arkansas, to-wit:

A part of the Northeast Quarter of the Northeast Quarter of Section  
27, Township 14 North, Range 3 East, more particularly described as  
follows: Beginning at the Northeast corner of the Northeast Quarter  
of Northeast Quarter of said Section 27; thence South along the Section  
line 537.5 feet; thence South 88° 28' West 420 feet; thence South  
210 feet; thence South 88° 28' West 67 feet; thence South 147 feet  
to the centerline of a County Road; thence North 75° 50' West  
along said centerline 50 feet; thence North 880 feet to the North  
line of the Northeast Quarter of the Northeast Quarter of said  
Section 27; thence East along said Section line 536.5 feet to  
the point of beginning proper, containing 7.25 acres, more or less.

ARKANSAS DOCUMENTARY  
\$2.20  
0689727

To have and to hold the same unto the said Grantees  
and unto their heirs and assigns forever, with all appurtenances thereunto belonging.  
And we hereby covenant with said Grantees  
that we will forever warrant and defend the title to the said lands against all claims whatever.  
And we, Floyd Wineland and Virginia Wineland, his wife,  
for and in consideration of the said sum of money, do hereby release and relinquish unto the said Grantees  
our rights of dower, curtesy, and possibility of Homestead In and to said lands.

WITNESS our hands and seals on this 11th day of August, 19 94  
Floyd Wineland, (L.S.) Virginia Wineland, (L.S.)  
Floyd Wineland Virginia Wineland

Purchased  
Original  
7.25 acres

## ACKNOWLEDGMENT

STATE OF ARKANSAS }  
COUNTY OF CRAIGHEAD } SS  
BE IT REMEMBERED, that on this day came before me the undersigned, a Notary Public within and for the County aforesaid,  
duly commissioned and acting, Floyd Wineland and Virginia Wineland, his wife,

to me well known as the grantors in the foregoing Deed, and stated that they had executed the same for the consideration  
and purpose therein mentioned and set forth.  
And on the same day also voluntarily appeared before me each of the said grantors separately, and each grantor in the  
absence of such grantor's spouse declared that he or she had, of his or her own free will, executed said Deed and signed  
and sealed the relinquishment of dower, curtesy and homestead in the said Deed for the consideration and purposes therein  
contained and set forth, without compulsion or undue influence of such grantor's spouse.

WITNESS my hand and seal as such Notary Public on this 11th day of August, 19 94.  
My Commission Expires 3-3-2003  
Dian Street Notary Public  
Dian Street

STATE OF ARKANSAS }  
COUNTY OF CRAIGHEAD } SS  
Pat. Fleetwood, Circuit Clerk and Ex-Officio Recorder  
for the County, aforesaid, do hereby certify that the annexed and foregoing instrument of writing was filed for record in  
my office on the 12th day of August, A.D., 19 94, at 10:25 o'clock A m.  
and the same is now duly recorded, with acknowledgements and certificates thereon in Deed Record DR 465,  
page 291.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Court this 12th day  
of August, 19 94.  
Pat. Fleetwood Shannon Vickers  
Circuit Clerk and Ex-Officio Recorder D.C.

I certify under penalty of false swearing that at least the legally correct amount of documentary stamps have been placed on this instrument.  
Buyer Bob Sartin Address 3703 South Collins House, Jonesboro, AR

## **Purpose for Rezoning:**

- Seeking rezoning of current 2918 Casey Springs property from R-1 to I-2 L.U.O. zoning in order to complete future development of property for establishing an effective, efficient composting facility to help to provide locally produced mulches and soil amendments to be made available to the community.
- To further establish and reinforce our commitment to “Go Green” through the use of recycling and reusing previously discarded green waste materials.
- We fully intend to operate this facility in such a manner as to minimize the impact on the environment as well as maintaining the integrity of the existing neighborhood.

## **Purpose of a Composting Facility:**

### **Composting-Maximizing the Benefits and Minimizing the Environmental Impact:**

- Municipal waste composting has grown significantly over the last few years as many Local Authorities have begun to encourage separate green waste collection facilities; reducing the amount of biodegradable waste going into landfills.
- Our main goal is to give our community a better place to call home by working with City and County Officials by providing a proper composting facility for green waste materials such as trees, shrubbery, stumps, roots, leaves and grass.
- Composting is the breakdown of the organic fraction of waste materials (garden waste) by micro organisms in controlled conditions. A mixture of material can be used in the composting process. (Trees, grass, leaves, etc. are all organic materials that will easily decompose.)
- We hope this will also further aid in helping to stop some of the unauthorized dumping that goes on throughout the city and county.

### **Composting-Odor Control:**

- We plan to follow all standard procedures for the management and operation of composting sites and guidance on various ways of operating that prevent or minimize nuisance odors.
- We have been composting at this site to some varying degree for the past 20 plus years and have not had a problem with odor or nuisance animals or vector.
- It is our full intention to leave all existing greenway areas between the homeowners and the current property being used in order to maintain a natural buffer between the abutting residential properties.
- We currently hold an active permit issued by the ADEQ (AR Dept. of Environmental Quality) and are regularly checked and following their quality control guidelines. Including but not limited to the quality control of potential water runoff. (Copy of Permit included.)

## Addressing of Residents Concerns:

City Planner Otis Spiggs suggested several conditions be met in the event the rezoning request gain approval and we have been in agreement to those requirements.

- Many of the residents' concerns seem to be based on comparing the composting site with the previously existing City Landfill that they adjoin. They have been unable to distinguish the difference in the two and are not comparing apples to apples so to speak. The two facilities are 2 totally different types. Our facility would not be taking in or processing any type of hazardous waste material but strictly green waste ONLY.
- Concerns regarding additional traffic on Casey Springs Road but should not be a problem, however, we would continue to pursue the future plans of changing the main entryway from Casey Springs Road to a possible new entrance from an existing area off City Landfill property.
- We have further agreed to leave the full 16.48 acres of additional land as a natural greenway buffer between the current residential properties and the existing area previously used for disposing of green waste material.
- Future plans for the use of production machinery to be used during daytime hours only between the hours of 7:00 am to 6:00 pm to avoid potential nuisance to surrounding neighbors.

While we do understand the concerns of the surrounding neighbors, many of which have chosen to make that their residence even with the previously active City Landfill as their neighbor, we feel it is still in the best interest and best use of the piece of property in question.

We would appreciate your giving this matter the due concern and attention that it needs in order that we may move forward with this rezoning. If you have any questions or concerns regarding your opinion on this matter, please feel free to contact me.

Sincerely,



Robert Sartin, Owner  
Sartin Services Lawncare & Nursery, Inc.  
870-935-0357

# ADEQ

ARKANSAS  
Department of Environmental Quality

January 10, 2008

Williams and Sartin Compost Site  
Attn: Mr. Robert J. Sartin  
3703 S. Culberhouse Rd.  
Jonesboro, AR 72404

**RE: Coverage under the General Permit for Williams and Sartin Compost Site**  
**Permit Number: 0018-SCYW-MC AFIN: 16-00403**  
**Document Identification # 44878; Reference Identifier: 35048**

Dear Mr. Sartin:

Williams and Sartin Compost Facility is hereby granted coverage under the General Permit for the Operation of an existing Compost Facility located in Jonesboro, Arkansas. Permit tracking number 0018-SCYW-MC has been assigned to the facility. As per the calculated Closure Cost Estimate under the General Permit the facility should maintain financial assurance in the amount of \$25,000.00 in a mechanism in accordance with Chapter 14 of APC&EC Regulation 22.

Please note that compliance with the terms and conditions of the general permit and the provisions of Regulation 22, and the submitted operations and design narratives and drawings (Reference Identifier: 35048) is required at all times. Please note the above reference numbers assigned to your facility. Use these numbers on all correspondence and submittals related to the facility. Please be reminded that periodic reporting is required by the general permit and that annual permit fees will be due in each calendar year hereafter. If you have any questions, please call Ali Dorobati at (501) 682-0603.

Sincerely,



Steve Martin; Chief, SWMD

Enclosures: General Permit for the Operation of a Solid Waste Compost Facility

CC: Bryan Leamons, Engineer Supervisor, SWMD  
Susan Speake, Programs Branch, SWMD  
Harry Elliott, Enforcement Branch, SWMD  
Jim Purvis, Fiscal Division, ADEQ  
George Turner; Inspector, SWMD

ARKANSAS DEPARTMENT OF ENVIRONMENTAL QUALITY  
5301 NORTHSHORE DRIVE / NORTH LITTLE ROCK / ARKANSAS 72118-5317 / TELEPHONE 501-682-0744 / FAX 501-682-0880  
[www.adeq.state.ar.us](http://www.adeq.state.ar.us)



**GENERAL PERMIT  
FOR THE CONSTRUCTION AND OPERATION OF  
A MEDIUM CAPACITY YARD WASTE COMPOSTING FACILITY  
ISSUED BY STATE OF ARKANSAS  
DEPARTMENT OF ENVIRONMENTAL QUALITY**



**PERMIT NUMBER:** 0000-CYW-MC

**AUTHORITY:** In accordance with the provisions of The Arkansas Solid Waste Management Act (Act 237 of 1971), Ark. Code Ann. §§ 8-6-201 et seq. as amended, and Arkansas Pollution Control and Ecology Commission, Regulation No. 22, the Department has the authority to issue general permits for certain classes of solid waste processing facilities as defined in Section 22.102 of Regulation 22. The Department has chosen to permit medium capacity yard waste composting facilities using a general permit program.

**EFFECTIVE DATE:** February 15, 2006

**EXPIRATION DATE:** February 15, 2011

**LIMITATIONS:** Owners or operators of yard waste composting facilities within the State of Arkansas who fail to make a written request to the Director to be covered by this general permit and/or submit the required documentation are not authorized to operate under the permit.

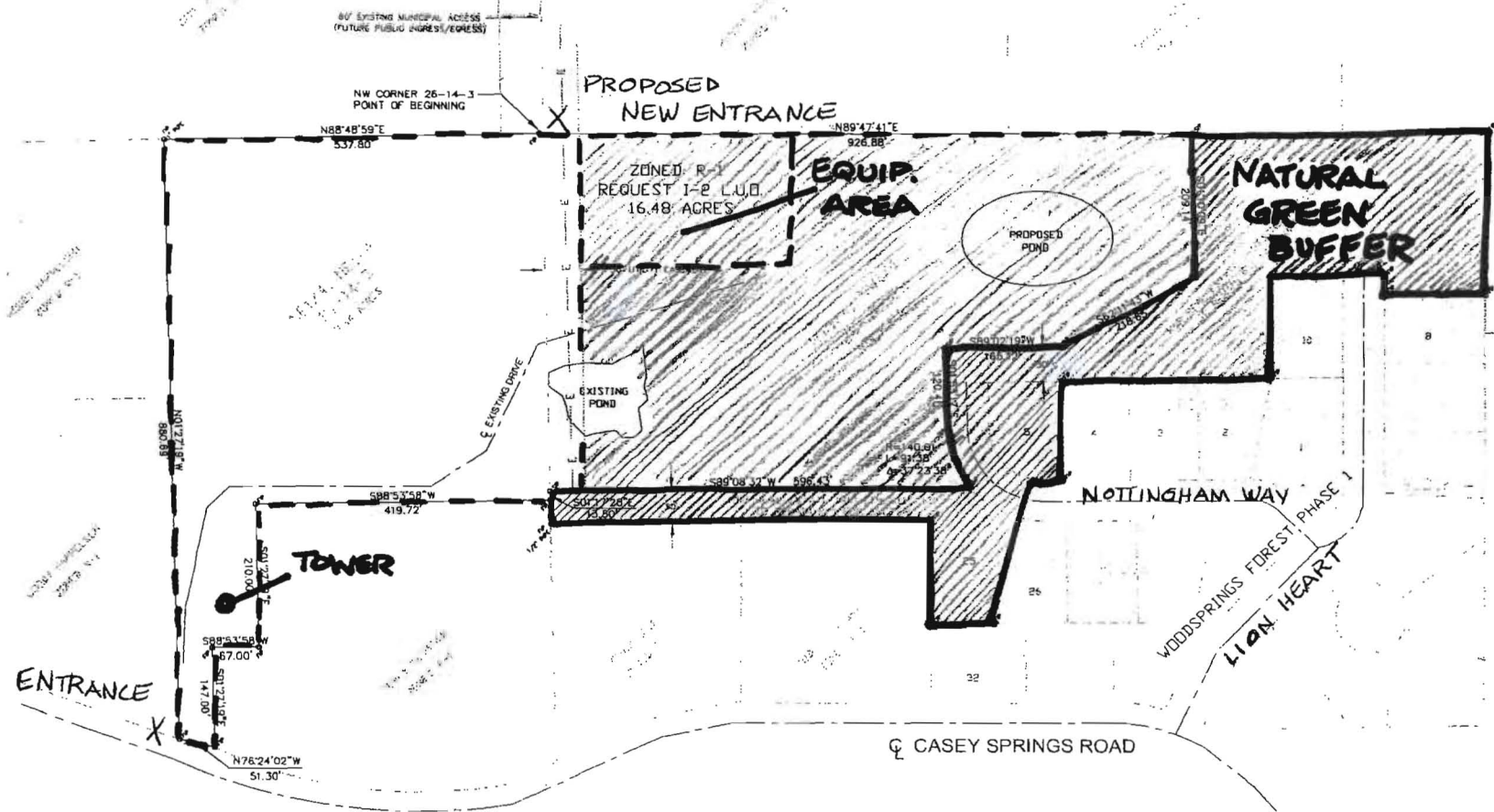
Signed this 15th day of February 2006.

A handwritten signature in cursive script that reads "Steve Martin".

Steve Martin, Chief  
Solid Waste Management Division  
Arkansas Department of Environmental Quality

HWY 63

# CITY OF JONESBORO PROPERTY



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NORTHEAST QUAR  
LINE OF THE MORT  
CONTAINING SOME  
RIGHTS OF WAY OF

**CERTIFICATION**  
I HEREBY CERTIFY THAT McALISTER ENGINEERING HAS THIS DATE MADE A BOUNDARY SURVEY OF THE ABOVE DESCRIBED PROPERTY IN COMPLIANCE WITH THE ARKANSAS MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND PLATS AND THAT ALL PROPERTY LINES AND CORNER MONUMENTS HAVE BEEN CORRECTLY ESTABLISHED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

CLARENCE W. McALISTER, PROFESSIONAL LAND SURVEYOR NO. 1303 13JUN08

**OWNER'S CERTIFICATION**  
WE HEREBY CERTIFY THAT ROBERT SARTIN AND RACHEL SARTIN AND R & R INVESTMENTS, LLC IS THE OWNER OF THE ABOVE DESCRIBED PROPERTY AND THAT WE REQUEST THE ZONING CHANGE AS SHOWN HEREON.  
R & R REAL ESTATE INVESTMENTS, LLC

10	
12	GREEN
18	REC'D
20	R&R
22	K&H
24	DERED
26	JAMES
28	KEVIN
30	LOUIS
32	RON
34	GARY
36	WILLIE
38	JANE



**OFFICE:**  
2500 W. Washington  
Jonesboro, AR 72401  
PH: (870) 935-3422  
FX: (870) 932-0282

**MAILING ADDRESS:**  
P.O. BOX 129  
Jonesboro, AR 72403



# Pope Lawn Care & Landscaping

RESIDENTIAL & COMMERCIAL LANDSCAPE DEVELOPMENT

- Complete Lawn Maintenance
- Landscaping Design & Installation
- Rain Bird® Sprinkler Systems
- NightScaping® & Landscape Lighting

March 5, 2009

To Whom It May Concern:

I have been involved in the landscape and lawn care business in Jonesboro for 35 years. I leased a compost dumpsite from Robert Sartin in 1986 and 1987. However I was aware that Robert had been dumping at this site since 1982 or 1983. Robert was always very protective of this site, not to allow anything other than compost or hardfill to be dumped.

Sincerely,

Pope Lawn Care & Landscaping

A handwritten signature in black ink, appearing to read 'Kelly D. Pope', with a long horizontal flourish extending to the right.

Kelly D. Pope  
Owner

Date: March 5<sup>th</sup>, 2009

To Whom It May Concern,

I, Jaden James solemnly state that I remember Robert Sartin having used the property in question at 2918 Casey Springs Road to dispose of excess green waste material, prior to the City Annexation dated December 4<sup>th</sup>, 1989.

The property was originally owned and leased from the deceased Mr. Floyd Wineland from 1982 until the purchase of said property in August 11<sup>th</sup>, 1994.

Signed: Jaden James

Address: 2703 Casey Springs

City: Jouettown, AL

Phone: 897-6337

