



City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ08-29: Sartin Composting Rezoning

Huntington Building - 900 W. Monroe

For Consideration by the Commission on January 13, 2009

REQUEST: To consider rezoning a parcel of property containing approximately 7.34 acres more or less.

PURPOSE: A request for rezoning from R-1 Residential to I-2 L.O.U General Industrial Composting District.

**APPLICANT/
 OWNER:** Robert Sartin, Jonesboro, AR, Charles M. Mooney, Sr., Agent
 3703 S. Culberhouse Rd.

LOCATION: Directly west of 2914 Casey Springs Rd., West of Woodsprings Forest Phase 1 Subdivision, East of Tall Birch Rd., North side of Casey Springs.

**SITE
 DESCRIPTION:** Tract Size: Approx. 7.34 acres
 Frontage: Approx. 51.3 along Casey Springs Rd.
 Topography: Sloping
 Existing Dvlpmt: Cellular Tower, vacant land with excavated ground.

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	R-1& I-2	Reclaimed Landfill
South:	R-1	Residential
East:	R-1	Residential
West:	R-1	Residential

HISTORY: Mr. Sartin was cited for illegally mining on the subject site. City Inspections/Enforcement as well as State EPA were involved with this activity and the mining/extraction was ceased in 2006. Although there is an active permit issued by ADEQ for the green waste composting facility, Mr. Sartin was made aware that such use of the property necessitates a rezoning and that is the basis for this request. He was last cited in October, 2008 for a recent occurrence where a contractor entered the site with a load of green waste, and has since corrected the situation as seen in the ADEQ inspection link below.

The applicant last filed this request for the July 8, 2008 meeting for a rezoning for a larger acreage (16.48) which extended 926+/- ft more in the eastern direction. The case was later withdrawn.

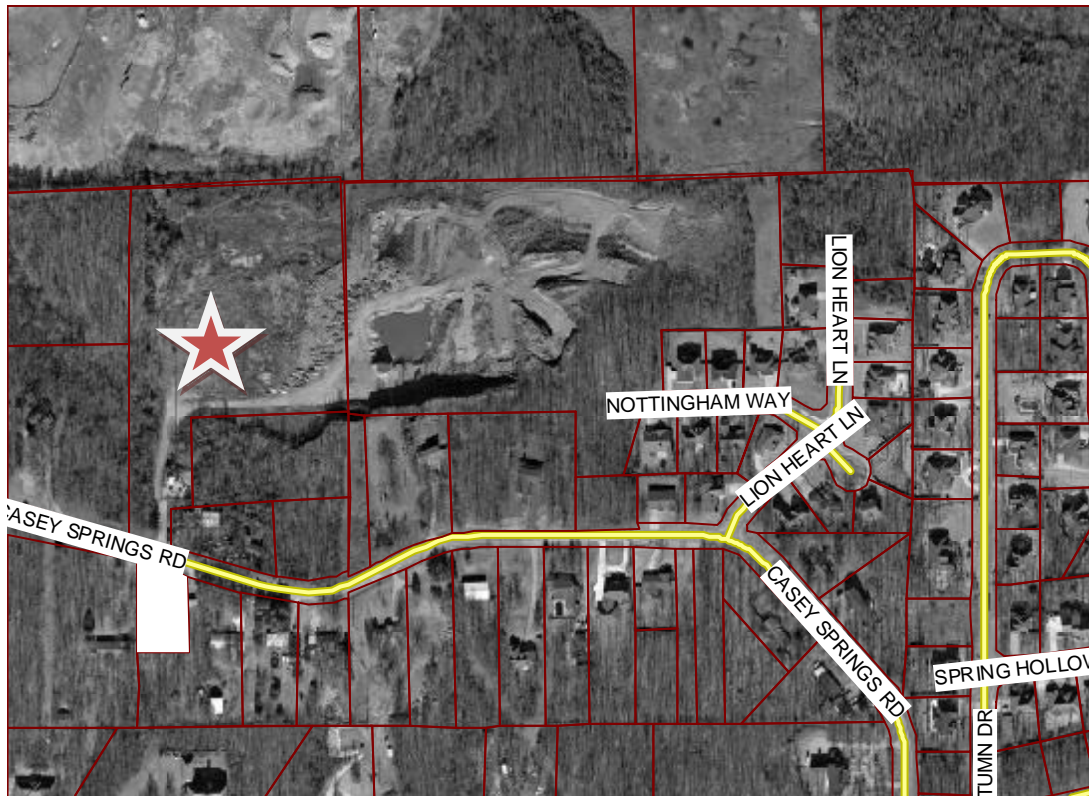
COMPREHENSIVE PLAN FUTURE LAND USE MAP

The 1996 Comprehensive Plan Future Land Use Map (page 24) shows the area recommended as Village Residential. This sector is currently under update/study by the Land Use Advisory Committee. Pertinent Zoning Ordinance sections include Section 14.44.05(b), ‘change in District Boundary’, beginning on page 104.

Approval Criteria- Section 14.44.05, (5a-g) - Amendments:

The criteria for approval of a rezoning are set out below. Not all of the criteria must be given equal consideration by the planning commission or city council in reaching a decision. The criteria to be considered shall include but not be limited to the following:

- (a) Consistency of the proposal with the Comprehensive Plan;
- (b) Consistency of the proposal with the purpose of the zoning ordinance;
- (c) Compatibility of the proposal with the zoning, uses and character of the surrounding area;
- (d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;
- (e) Extent to which approval of the proposed rezoning will detrimentally affect nearby property including, but not limited to, any impact on property value, traffic, drainage, visual, odor, noise, light, vibration, hours of use/operation and any restriction to the normal and customary use of the affected property;
- (f) Length of time the subject property has remained vacant as zoned, as well as its zoning at the time of purchase by the applicant; and
- (g) Impact of the proposed development on community facilities and services, including those related to utilities, streets, drainage, parks, open space, fire, police, and emergency medical services.



AERIAL VIEW SHOWING PROPERTY LOCATION

Findings:

The applicant has proposed to rezone from R-1 Residential to I-2 L.O.U General Industrial Composting District. The applicant will be restricted to receiving and processing only green yard waste. Organic and hazard wastes are not allowed under the green waste permit.

Staff cautions the MAPC that buffers should be maintained to assure protection to the abutting residential properties. Compost facilities must be regulated and managed properly and controlled with limitations. Misting aroma devices have been installed at facilities around the country where order has become an issue or nuisance. Consideration for such should be made in the areas to the east and south.

The proposed facility would be located next to acreage that was once used for city landfill activity but the use has been ceased. In normal land use planning principals, the locating of a compost facility would be ideal next to a landfill. Unfortunately this acreage is adjacent to a well established and developed subdivision (Woodsprings Forest Phase 1) having upscale real estate. Therefore, protection of the integrity of that neighborhood needs to be considered. The platting land that is currently recording as part of that subdivision should remain residential. Conditions for maintaining a permanent buffer on the plat should be considered to prevent any future expansion to the east of the acreage proposed in this rezoning.

Staff has contacted the Solid Waste Division concerning the outstanding permit. To review past and recent inspections, copy paste the following web link:

http://www.adeg.state.ar.us/solwaste/branch_technical/permitted_facils/p_facil_report.asp?PermitNumber=0018-SCYW-MC or type in "Sartin" as the facility name.

Since May of 1997, the site has been regularly inspected by ADEQ. The original permit is for the acreage within the limits of this proposal and the rezoning area would have to remain in compliance with ADEQ Solid Waste Division.

Conclusion:

The Planning Department Staff finds that the requested zone change submitted by Robert Sartin should be evaluated based on the above observations and criteria in making recommendation to the City Council as I-2 General Industrial District. If the rezoning is approved, the following list of conditions is recommended:

1. The property shall be limited as General Industrial Composting and shall receive and process green yard waste only. Organic and hazard wastes shall be prohibited.
2. A minimum buffer of 100 ft. shall be provided and maintained between any compost storage/process pile and any nearest domicile.
3. If in the future a nuisance is declared by the City of Jonesboro City Council concerning odors, misting aroma devices shall be installed at the facility to east and south.
4. Line of fill and processing compost material shall be limited to a set back from the East, West and South boundaries at 50 ft. minimum and with no allowance for expansion.
5. The compost facility shall remain in permit compliance with ADEQ Solid Waste Division and any regulating agency applicable.
6. Hours of operation shall be limited to 7:00 am to 6:00 pm, Mondays through Saturdays only.
7. Any new accessory building structures shall be submitted as part of the building permit process and shall be located a minimum 10 ft. from any property line.

8. Any vehicular parking areas shall be paved and meet minimum parking requirements, excluding curbing. Driveways shall be constructed with compacted SB-2/chat to prevent illegal debris, soil, mud or dust from street right of ways.
9. Signage shall be limited to directional signage and one ground monument sign in compliance with signage code set back and size restrictions.

Respectfully Submitted for Commission Consideration,

Otis T. Spriggs, AICP
Planning & Zoning Director

Site Photographs



View at terminus of Nottingham Way Looking West



View looking towards Nottingham Way



View looking North from Nottingham Way



View looking North from Nottingham Way



View looking North at Entrance/Casey Springs



View looking North at Entrance/Casey Springs



View of abutting property at entrance (East)



View looking North at Entrance/Casey Springs



View looking East on site



View looking Northeast on site



View looking East on site



View looking Northeast on site



View of property south of the entrance



View from drive entrance looking West



View looking east from entrance on Casey Springs



View looking east and south from entrance on Casey Springs



View from site



View on property site