

MINUTES
WASHINGTON COUNTY PLANNING BOARD
&
ZONING BOARD OF ADJUSTMENTS
Aug 04, 2016

5:00 pm, Quorum Court Room, New Court House
280 N. College Ave.
Fayetteville, Arkansas 72701

DEVELOPMENTS REVIEWED:

ACTION TAKEN:

LAND DEVELOPMENT HEARINGS

Goshen Planning Area

a: Fritchie Farms Large Scale Development
(To be tabled at the request of the applicant)

Tabled

County

b: Replat Lot 9 Rose Prairie Estates Minor Subdivision

Approved

County

c: Cliff Robinson Minor Subdivision & Private Road Development
(To be tabled at the request of the applicant)

Tabled

CONDITIONAL USE PERMIT HEARINGS

County

d: Maquiladora Manufacturer LLC, USA
(To be tabled at the request of the applicant)

Tabled

County

e: Mountain Cars CUP
(To be tabled at the request of the applicant)

Tabled

1. ROLL CALL:

Roll call was taken. Members present include Robert Daugherty, Daryl Yerton, Randy Laney, Cheryl West, Walter Jennings, and Kenley Haley. Chuck Browning was not present.

2. APPROVAL OF MINUTES: *Kenley Haley made a motion to approve the minutes of Jun 30, 2016, and July 12, 2016, Special Meeting. Cheryl West seconded. All board members were in favor of approving. Motion passed.*

3. APPROVAL OF THE AGENDA: *Robert Daugherty made a motion to approve the agenda. Daryl Yerton seconded. All board members were in favor of approving. Motion passed.*

4. NEW BUSINESS

LAND DEVELOPMENT HEARINGS

Goshen Planning Area

a. Fritchie Farms Large Scale Development **(To be tabled at the request of the applicant)**

Final Large Scale Development Approval Request

Location: Section 05, Township 16 North, Range 28 West

Owner/Applicant: Matthew and Katherine Fritchie

Surveyor: Bates and Associates, Geoff Bates

Architect: AVID Architecture and Consulting, Julie Chambers

Location Address: 15810 Ball Road
Approximately 20.06 acres. Proposed Land Use: Event Center
Coordinates: Latitude 36.08379375, Longitude: -93.97822304
Project #: 2015-098 Planner: Courtney McNair e-mail at cmcnair@co.washington.ar.us

Robert Daugherty made a motion to approve the agenda. Daryl Yerton seconded. All board members were in favor of approving. Motion passed.

County

b. Replat Lot 9 Rose Prairie Estates MSD

Preliminary and Final Minor Subdivision Replat Approval Request

Location: Section 26, Township 16 North, Range 32 West
Owners: Robert Daugherty
Applicant: Tim West
Location Address: 13044 Rose Cemetery Road, WC-615
Approximately 7.00 acres / 2 lots. Proposed Land Use: Single Family Residential
Coordinates: Latitude: 36.04074089, Longitude: -94.34713299
Project #: 2016-251 Planner: Nathan Crouch email: NCrouch@co.washington.ar.us

REQUEST: The applicant is requesting Preliminary and Final Minor Subdivision Replat Approval of Replat Lot 9 Rose Prairie Estates Minor Subdivision. The request is to split a 7 acre parcel into two tracts.

CURRENT ZONING: Project lies within the County Zoned area (Agricultural/Single-Family Residential 1 unit per acre).

PLANNING AREA: This project is not located within a Planning Area; it is located solely within the County's jurisdiction.

QUORUM COURT DISTRICT: District 7, Rick Cochran.

FIRE SERVICE AREA: Prairie Grove

SCHOOL DISTRICT: Prairie Grove

INFRASTRUCTURE: Water– Washington Water Authority **Electric-** Ozarks Electric
Natural Gas– N/A **Telephone-** Prairie Grove Telephone **Cable-** N/A

BACKGROUND/ PROJECT SYNOPSIS:

The property owners and applicants are Eagle Holdings, LLC. The surveyor is Tim West of Atlas Professional Land Surveying. The applicants are requesting to divide a 7 acre parcel into two tracts. The proposed property division could not be processed administratively due to its location within an existing platted subdivision. The requested lot split must therefore process as a minor subdivision replat.

The existing 7 acre parent tract, Lot 9 Rose Prairie Estates Subdivision, is proposed to be split as follows:
Parent Parcel:

- Lot 9 – 7 acres, 1 existing house, 4 existing barns (1 “to be removed”)

Proposed Replat:

- Lot 9A – 2.55 acres, 1 existing house, 3 existing barns
- Lot 9B – 4.45 acres, 1 existing barn “to be removed”

TECHNICAL CONCERNS:

Sewer/Septic

The two tracts will utilize individual septic systems. A Designated Representative of the Arkansas State Health Department carried out a soil pit analysis on Lot 9B and determined that the soil is suitable for a standard septic system design.

The existing home on Lot 9A is currently vacant, and the DR stated there are no obvious concerns with at the surface, but cannot certify it's functionality since it is not currently functioning.

Fire

JC Dobbs, Prairie Grove fire chief, commented that the access road for Lot 9b should be a minimum of 20' wide (driving surface), designed and maintained to support the load of fire apparatus and a vertical clearance of not less than 13'-6".

Since Chief Dobbs reviewed the plat, the lot configuration has changed. The change includes increasing Lot 9B road frontage to 75', the minimum requirement for subdivision lots. This frontage increase removes the requirement for a private road, and eliminates the water requirement to extend the water main.

Dennis Ledbetter, Washington County Fire Marshal does not review Minor Subdivisions (4 lots or less).

Water

Washington Water Authority has a 4" water line located on the north side of Rose Cemetery Road WC-615, across from the applicant's parcel.

Josh Moore, of WWA, commented that Lot 9B either needs frontage to the water main on Rose Cemetery Road, or a water main extension will be necessary to put the meter on Lot 9B.

The updated (current) plat shows Lot 9B with the required 75' of road frontage for subdivision lots, so no water main extension will be required.

Josh Moore also commented that a 911 address is needed on 9B for final plat.

Electric/Phone

Any damage or relocation of utilities will be at the expense of the owner/applicant.

Addressing

There is currently no DEM address assigned to Lot 9B. A 911 address is required before any utilities will initiate service. The address will be assigned once the proposed home location is known.

Environmental

There is no stormwater permit required by Washington County at this time; however, the applicant must comply with all rules and regulations of the Arkansas Department of Environmental Quality (ADEQ).

Road

Any work done in the County road right of way requires a permit from the road department. Any tile that may be installed must be sized by the road department.

SITE VISIT:

A site visit was conducted by planning staff on July 25, 2016. No concerns were noted at that time.

NEIGHBOR COMMENTS:

All neighbors within 300 feet of the boundary of this property were notified by certified mail of this proposed project.

No neighbor comments have been received.

Staff will update the Planning Board at the meeting if any comments are received.

CHECKLIST:

*Please note that if an item is marked inadequate, staff will usually recommend tabling or denial of a project.

Important Information Checklist			
	Inadequate	Acceptable	Complete
City/Planning Area Issues			N/A
Planning Issues/Engineering Issues			✓
Road Issues			✓
Fire Code Issues			✓
Utility Issues		X	
Health Department Issues		X	
Other Important Issues			
General Plat Checklist			
	Inadequate	Acceptable	Complete
General Information			✓
Existing Conditions			✓
Proposed Improvements			✓
Info to supplement plat			✓

STAFF RECOMMENDATION:

Staff recommends Preliminary and Final Plat Minor Subdivision Replat approval of Replat Lot 9 Rose Prairie Estates Minor Subdivision with the following conditions:

Health Department/Utility Conditions:

1. The septic system(s) must be approved by the Arkansas Health Department (ADH), installed, and then inspected by ADH prior to occupation of the residence(s).
2. Any damage or relocation of utilities will be at the expense of the owner/applicant.

Environmental Conditions:

1. At this time, no stormwater permit is required by Washington County; however, the applicant must comply with all rules and regulations of the Arkansas Department of Environmental Quality (ADEQ).

Standard Conditions:

1. Pay neighbor notification mailing fees (\$34.93) within 30 days of project approval. Any extension must be approved by the Planning Office (invoice was emailed to applicant on 7/28/2016).
2. Any work to be completed in the County Road Right-of-Way requires a permit from the Road Department prior to beginning work. Any tile that may be needed must be sized by the Road Department. The Road Department may be reached at (479) 444-1610.
3. Any further splitting or land development not considered with this approval must be reviewed by the Washington County Planning Board/Zoning Board of Adjustments.
4. Lots that are over one-half acre in size will need to be addressed after the home location is known.
5. All general plat checklist items must be corrected.
6. Once all plat corrections have been completed, submit corrected plat for review prior to obtaining signatures.
7. Have all signature blocks signed on 11 Final Plats - 2 for filing in the Circuit Clerk's office, 7 for the County Planning office, remainder for the developer. *The Circuit Clerk is not accepting plats over 18" x 24" in size.*

Washington County Planner, Nathan Crouch, presented the staff report for the board members.

Daryl Yerton, Planning Board Member, asked if the barn next to the road will be removed.

Nathan Crouch, Washington County Planner, replied, "It will remain."

Daryl Yerton, asked, " what is the setback?"

Nathan Crouch replied, "10 ft."

No Public comments.

Public Comments Closed.

Robert Daugherty made a motion to approve the **Replat Lot 9 Rose Prairie Estates** subject to staff recommendations. Daryl Yerton seconded. Chuck Browning was not present. Robert Daugherty Recused himself. Board Members Randy Laney, Walter Jennings, Daryl Yerton, Cheryl West, and Kenley Haley were in favor of approving. Motion passed.

County

c. Cliff Robinson Minor Subdivision & Private Road Development **(To be tabled at the request of the applicant)**

Preliminary and Final Minor Subdivision Approval Request

Location: Section 13, Township 13 North, Range 33 West

Owner/Applicant: Cliff Robinson

Surveyor: Jim Higby

Location Address: 19725 Hale Mountain Rd

Approximately 9.15 acres / 2 lots. Proposed Land Use: Single Family Residential

Coordinates: Latitude: 35.81413848, Longitude: -94.44480032

Project #: 2016-191 Planner: Nathan Crouch email: NCrouch@co.washington.ar.us

Robert Daugherty made a motion to approve the agenda. Daryl Yerton seconded. All board members were in favor of approving. Motion passed.

CONDITIONAL USE PERMIT HEARINGS

County

d. Maquiladora Manufacturera LLC, USA **(To be tabled at the request of the applicant)**

Conditional Use Permit Request

Location: Section 28, Township 18 North, Range 29 West

Owner: Mark McGarrah

Applicant: Chris Vega

Location Address: south of 4600 E Monitor Road, WC-91

Approximately 62.34 acres. Proposed Land Use: Commercial Shop

Coordinates: Latitude: 36.20581014, Longitude: -94.07849500

Project #: 2016-252 Planner: Nathan Crouch email: NCrouch@co.washington.ar.us

Robert Daugherty made a motion to approve the agenda. Daryl Yerton seconded. All board members were in favor of approving. Motion passed.

County

e. Mountain Cars CUP **(To be tabled at the request of the applicant)**

Conditional Use Permit Request

Location: Section 16, Township 15 North, Range 30 West

Owner: Richard Price

Applicant: Patricia Hollingshead

Location Address: 6210 S. Hwy. 71

Approximately 0.68 acres Proposed Land Use: Commercial Car Lot

Coordinates: Latitude: 35.97195649, Longitude: -94.16559671

Project #: 2016-246 Planner: Courtney McNair email: CMcNair@co.washington.ar.us

Robert Daugherty made a motion to approve the agenda. Daryl Yerton seconded. All board members were in favor of approving. Motion passed.

5. Other Business

- Discussion of Current Development and Planning Department Activities.
- Reminder of upcoming Planning Board meetings for this year:
 - September 8
 - October 6
 - ~~November 3~~ **November 10** (*changed to avoid general election early voting in the QC Room*)
 - December 2
- Any other Planning Department or Planning Board business.

Steve Zega explained the decentralized sewer ordinance that was on a previous Quorum Court agenda to the board.

6. Old Business

7. Adjourn

Cheryl West moved to adjourn. Daryl Yerton seconded. Motion passed. All Board members were in favor of approving.

Planning Board adjourned.

Minutes submitted by: Phuong Pham

Approved by the Planning Board on:

_____ Date: _____
Randy Laney, Planning Board Chairman