

**MINUTES  
WASHINGTON COUNTY PLANNING BOARD  
&  
ZONING BOARD OF ADJUSTMENTS**

**June 1, 2017**

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

DEVELOPMENTS REVIEWED:

ACTION TAKEN:

**LAND DEVELOPMENT HEARING**

County

**a: Hunt-Rogers Materials Office Final LSD**

**Approved**

**CONDITIONAL USE PERMIT HEARING**

County

**b: Meadows at River Mist CUP  
(To be tabled at the request of the applicant)**

**Tabled**

**LAND DEVELOPMENT HEARING**

County

**c: Meadows at River Mist Preliminary Subdivision  
(To be tabled at the request of the applicant)**

**Tabled**

1. ROLL CALL: *Roll call was taken. Members present include Kenley Haley, Randy Laney, Philip Humbar, Joel Kelsey, Daryl Yerton and Robert Daugherty. Walter Jennings was not present.*

2. APPROVAL OF MINUTES: *Joel Kelsey made a motion to approve the minutes of May 4, 2017. Kenley Haley seconded. All board members were in favor of approving. Motion passed.*

3. APPROVAL OF THE AGENDA: *Philip Humbar made a motion to approve the agenda. Joel Kelsey seconded. All board members were in favor of approving. Motion passed.*

4. NEW BUSINESS

**LAND DEVELOPMENT HEARING**

County

**a. Hunt-Rogers Materials Office Final LSD**

*Final Land Development Request*

Location: Section 35, Township 18 North, Range 29 West

Owners: JB Hunt LLC

Applicant: Chris Collins

Engineer: Geoff Bates

Location Address: 17137 Pleasure Heights Rd., Springdale, AR 72764  
Approximately +/- 194.36 acres/ 1 lot Proposed Land Use: Heavy Industrial  
Coordinates: Latitude: 36.18836113, Longitude: -94.04475189  
Project #: 2017-164 Planner: Nathan Crouch email: [ncrouch@co.washington.ar.us](mailto:ncrouch@co.washington.ar.us)

**REQUEST:** Hunt Rogers Materials Office is requesting **Final Large Scale Development** approval to allow an office building on a property that is approximately 194.0 acres in size, and currently zoned for Agricultural and Single Family Residential Uses, with an existing CUP and LSD for Mining Activity and Material Stockpiling on this same site. The land development being requested is for the expansion of the existing office space onsite (the addition of a new office building).

**CURRENT ZONING:** Project lies within the County Zoned area (Agriculture/Single-Family Residential 1 unit per acre), and is contingent on CUP 2016-001 being approved.

**PLANNING AREA:** This project is located solely in Washington County.

**QUORUM COURT DISTRICT:** District 5, Joe Patterson      **FIRE SERVICE AREA:** Nob Hill Rural  
**SCHOOL DISTRICT:** Springdale

**INFRASTRUCTURE:** Water- Springdale      **Electric-** Ozarks Electric  
**Natural Gas-** SourceGas      **Telephone-** AT&T      **Cable-** Cox Communications

**BACKGROUND/ PROJECT SYNOPSIS:**

Hunt Rogers Materials Office is requesting **Final Large Scale Development** approval to allow an additional office building on a property that is approximately 194.0 acres in size, and currently zoned for Agricultural and Single Family Residential Uses, with an existing CUP and LSD for Mining Activity and Material Stockpiling on this same site. The use being requested is for the expansion of the existing office space onsite (the addition of a new office building).

The office building is proposed to be 2920 sq. ft. It is proposed to have reception and dispatch space, a conference room, break area, training room, offices, storage and janitorial closets, and restrooms. The daily number of employees will be 5-8 with up to 27 for training purposes on occasion.

**TECHNICAL CONCERNS:**

**Water/Plumbing/Fire Issues:**

Springdale Water services this area. There is an existing hydrant along Parsons Road. Tanker support will be used by Nob Hill. No fire flow gpm has been submitted, but the Fire Marshal has requested that they provide the flow because Springdale will also be responding and they do not have tanker support available. **This can be a condition of approval.**

This CUP request was reviewed and approved by the County Fire Marshal and Nob Hill VFD.

The entrance drive is existing, and there is a large area of paved asphalt at the entrance. The engineer has indicated fire lane striping will be along a part of two sides. This is indicated on the LSD plans as per CUP condition of approval.

Planning Staff has received the architectural plans for the office building. The Fire Marshal has reviewed it and found the plans to be adequate. A statement is required that states the building is in compliance with AR State Fire Code and ADA regulations. A Knox Box will be required for the office building. This is shown on the plans.

The applicant is proposing a warming kitchen for the break room. This must remain a warming kitchen only, or additional review by the Fire Marshal will be required.

The Fire Marshal has performed final inspection on the building and determined the construction meets fire code.

**Septic:**

Soil work has been submitted by a D.R. of the Arkansas Health Department and found adequate.

**Health Department Issues:**

This project proposes to utilize an individual septic system.

A septic system was installed a few years ago and was being used by the small existing office. The permit allows for 75 gallons/day of water in this existing system. The applicant wishes to use this existing system for the proposed office building.

In an email from Reba Baily, Designated Representative of the Health Department, she stated, "The septic system was designed for a maximum usage of 75 gallons per day which would be 5 full-time employees usage of 15 gallons/day each. Or 2 employees full-time for a total usage of 30 gal/day and 9 employees that come and go at 5 gal/day for the additional 45 gallons of usage. The system was designed and should be adequate for up to 75 gallons usage/day".

There is some concern by the Health Department that the system is not sized adequately for this office use because of the stated use from the applicant, "The daily use of the building would be 5-8 occupants on a regular basis with the potential of up to 27 occupants in the building for an hour or two a day".

Barriers are needed to ensure the protection of the primary and alternate septic fields.

**Electric/Phone:**

This project is serviced by Ozarks Electric, AT&T, SourceGas, and Windstream Communications. Generally, any relocation of existing facilities will be at the developer's expense.

**Roads/Sight Visibility/Ingress-Egress/Parking:**

This project accesses off WC 91, N. Parsons Road. **No new entrance points onto any roads are proposed with this submittal.**

Generally, any work (i.e. clearing, grading, driveway install) to be completed in the County Road Right-of-Way requires a permit from the Road Department prior to beginning work.

**Drainage:**

A Final Drainage Report was submitted. The Washington County Contracted Engineer has reviewed this report. He found it to be adequate.

**Environmental Concerns:**

No stormwater permit is required by Washington County at this time; however, applicant must comply with all rules and regulations of the Arkansas Department of Environmental Quality. [www.adeq.state.ar.us](http://www.adeq.state.ar.us)

**NEIGHBOR COMMENTS/CONCERNS:**

Neighbor notifications are not required for Final LSD. No neighbor comments have been received.

Staff will update you at the meeting if any neighbor comments are received.

**CHECKLIST:**

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

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

**STAFF RECOMMENDATION:**

Staff recommends *approval* of the proposed Hunt Rogers Materials Office Final Large Scale Development with the following conditions:

**Water/Plumbing/Fire Conditions:**

1. Panic hardware is required on exit doors.
2. All access roads and parking area drives must have a 38' turn radius at minimum, and fire lanes and access roads must be compacted to support 75,000lbs in all weather conditions.
3. Fire lanes along the drive and within the parking area must be marked.
4. The applicant is proposing a warming kitchen for the break room. This must remain a warming kitchen only, or additional review by the Fire marshal will be required.
5. Exit lights/emergency lights and fire extinguishers are required. These are shown on the plans.
6. The Fire Marshal will inspect all improvements prior to the building being occupied.
7. The connection between the building and the handicapped parking spaces, as well as the restrooms, must be ADA compliant.
8. The applicant must comply with any Health/Safety/Fire Code recommendations made by the architect.
9. The building must meet Arkansas State Fire Code.
10. The applicant's architect is to set the final occupancy load, and ensure the building meets Arkansas State Fire Code, and is compliant with ADA standards.
11. A statement at Final LSD will be required that states the buildings are in compliance with AR State Fire Code and ADA regulations.
12. A Knox Box will be required for the office building. This is shown on the plans.

**Health Department Conditions:**

1. No parking is allowed on any portion of the septic system including the alternate area. The alternate area must remain undisturbed. (No overflow parking either).
2. Project must be in compliance with the regulations of the Arkansas Department of Health.

**Roads/Sight Visibility/Ingress-Egress/Parking Conditions:**

1. If any work is to be done within the County right-of-way, a permit is required.

**Environmental Conditions:**

1. No stormwater permit is required by Washington County at this time; however, applicant must comply with all rules and regulations of the Arkansas Department of Environmental Quality. [www.adeg.state.ar.us](http://www.adeg.state.ar.us)
2. Erosion control measures will be added to address any runoff.

**Signage/Lighting/Screening Conditions:**

1. No additional signage is allowed to be placed.
2. All outdoor lighting must be shielded from neighboring properties, and any lighting must be indirect and not cause disturbance to drivers or neighbors. Additionally all security lighting must be shielded appropriately.

**Addressing Conditions:**

1. The applicant must apply for a 911 address to be assigned.

**Utility Conditions:**

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

**Ozarks Electric General Comments:**

1. Any damage or relocation of existing facilities will be at owner's expense.
2. Any power line extension that has to be built to this property will be at the owner's expense. The cost will be determined after the owner makes application for electric service and the line has been designed.
3. Please contact Ozarks Electric if you have any questions.  
Wes Mahaffey at (479) 263-2167 or [wmahaffey@ozarksecc.com](mailto:wmahaffey@ozarksecc.com)

**Additional and Standard Conditions:**

1. The project should be developed generally as stated in the applicant's CUP letter with additional conditions proposed by staff. It is understood that there may be slight variations.
2. Make the required correction to the plans.
3. All conditions approved with project 2016-001 shall apply to this project.
4. Only the uses proposed are allowed; no additional uses unless additional review takes place.
5. Pay engineering fees. This total will be calculated at the Final LSD phase for this project once all invoices are received.
6. A statement from the applicant, owner, architect or engineer must be submitted prior to the building being occupied that says the building, parking, access, and restrooms are in compliance with all ADA regulations.
7. Hours of operation must be generally as stated (Monday-Friday 6:30am-4pm and Saturday 6:30am-noon).
8. Any further splitting or land development not considered with this approval must be reviewed by the Washington County Planning Board/Zoning Board of Adjustments.
9. It is the applicant's responsibility to contact the Planning Office when inspections are needed.
10. A statement is required that states the building is in compliance with AR State Fire Code and ADA regulations
11. The septic system, including the primary lateral field and the alternate area, must be located and included on the site plan. "Approximate location" is not adequate.
12. Physical barriers must be placed surrounding the primary and alternate septic fields to prevent vehicles from entering either area. The barriers must be placed such that driving between them is not possible.
17. Final Large Scale Development approval from the Planning Board is required prior to occupation of this proposed office building.
18. All conditions of approval must be adequately addressed prior to the Planning Dept signing the Final Plat.

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

No Public Comments.

Public Comments Closed.

Joel Kelsey made a motion to approve with staff recommendations the Hunt-Rogers Materials Office Final LSD. Daryl Yerton seconded. All board members were in favor of approving. Motion passed.

## **CONDITIONAL USE PERMIT HEARING**

County

### **b. Meadows at River Mist CUP**

**(tabled at the request of the applicant)**

#### ***Conditional Use Permit Request***

Location: Section 06, Township 17 North, Range 28 West

Owners: Bank of Fayetteville

Applicant: Jamal Parker, Parker Enterprises & Memphis Snyder, FH&G Properties, LLC

Engineer: Charles Presley

Location Address: Intersection of E Hwy 412 and WC 386

Approximately +/- 65.35 acres/125 lots Proposed Land Use: Residential Subdivision

Coordinates: Latitude: 36.17437745, Longitude: -94.01026113

Project #: 2016-249

Planner: Nathan Crouch email: [ncrouch@co.washington.ar.us](mailto:ncrouch@co.washington.ar.us)

## **LAND DEVELOPMENT HEARING**

County

### **c. Meadows at River Mist Preliminary Subdivision**

**(tabled at the request of the applicant)**

#### ***Preliminary Subdivision Request & Conditional Use Permit***

Location: Section 06, Township 17 North, Range 28 West

Owners: Bank of Fayetteville

Applicant: Jamal Parker, Parker Enterprises & Memphis Snyder, FH&G Properties, LLC

Engineer: Charles Presley

Location Address: Intersection of E Hwy 412 and WC 386

Approximately +/- 65.35 acres/125 lots Proposed Land Use: Residential Subdivision

Coordinates: Latitude: 36.17437745, Longitude: -94.01026113

Project #: 2016-250

Planner: Nathan Crouch email: [ncrouch@co.washington.ar.us](mailto:ncrouch@co.washington.ar.us)

## **5. Other Business**

- Discussion of Current Development and Planning Department Activities.
- Discussion of 2017 schedule.
- Reminder of upcoming Planning Board meetings:
  - July 6
  - Aug 10
- Any other Planning Department or Planning Board business.

## **6. Old Business**

## **7. Adjourn**

Daryl Yerton moved to adjourn. Joel Kelsey seconded. Walter Jennings was not present. Randy Laney, Robert Daughtery, Kenly Haley and Philip Humbard were in favor of approving. Motion passed. All Board members were in favor of approving.

*Planning Board adjourned.*

Minutes submitted by: Juliana Mendoza

Approved by the Planning Board on:

\_\_\_\_\_ Date: \_\_\_\_\_  
Randy Laney, Planning Board Chairman