

MINUTES
WASHINGTON COUNTY PLANNING BOARD
&
ZONING BOARD OF ADJUSTMENTS
May 3, 2018
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. Minor Subdivision Replat Lots 5, 6 and 7 Twin Maple Estates

Approved

County

b. Mantooth-Gideon Minor Subdivision

Approved

Goshen Planning Area

c. Sassafras Springs Vineyard LSD Revision

Approved

CONDITIONAL USE PERMIT HEARING

Fayetteville Planning Area

d. Old Wire Services & Recreational Facilities CUP

Denied

LAND DEVELOPMENT HEARING

Fayetteville Planning Area

e. Old Wire Services & Recreational Facilities Preliminary LSD

Not Heard

CONDITIONAL USE PERMIT HEARINGS

West Fork Planning Area

f. Fraker Mountain Communications Tower CUP

Tabled

County

g. Reed Truck Rental CUP

Tabled

1. ROLL CALL: *Roll call was taken. Members present include Randy Laney, Robert Daugherty, Daryl Yerton, Kenley Haley, Walter Jennings, Philip Humbar and Joel Kelsey. All board members were present.*

2. APPROVAL OF MINUTES: *Daryl Yerton made a motion to approve the minutes of March 29, 2018. Joel Kelsey seconded. All board members were in favor of approving. Motion passed.*

3. APPROVAL OF THE AGENDA: *Joel Kelsey 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

County

a. Minor Subdivision Replat Lots 5, 6 and 7 Twin Maple Estates

Minor Subdivision Replat Request

Location: Section 28, Township 17, Range 31

Owners: Mad Sky Construction LLC, RDA LTD, William & Jean Helmer

Engineer: Bates & Associates

Location Address: 17753, 17739 and 17725 Harmon Road

Approximately +/- 2.17 acres / 3 lots Proposed Land Use: Single Family Residential

Coordinates: Latitude: 36.12554043, Longitude: -94.29303174

Project #: 2018-100

Planner: Nathan Crouch email: ncrouch@co.washington.ar.us

REQUEST: The applicant is requesting Preliminary and Final Minor Subdivision Replat approval of Lots 5, 6, and 7 in the Twin Maple Estates subdivision. The request is to split lot 6 and add the acreage to lots 5 & 7.

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 1, Tom Lundstrum.

FIRE SERVICE AREA: Wheeler Rural FD – no comments were received from Wheeler Fire Department, and Tyler McCartney, Washington County Fire Marshal does not review Minor Subdivisions (4 lots or less).

SCHOOL DISTRICT: Springdale

INFRASTRUCTURE: **Water**– Washington Water Authority

Electric- Ozarks Electric

Natural Gas– Black Hills Corp

Telephone- AT&T

Cable-

Cox

BACKGROUND/ PROJECT SYNOPSIS:

The property owners are: Lot 5- Mad Sky Construction LLC; Lot 6- RDA LTD; Lot 7- William & Jean Helmer.

The surveyor and applicant is Bates & Associates. The applicants are requesting to divide the acreage of lot 6 equally across lots 5 & 7 of Twin Maple Estates subdivision.

Parent parcels:

- Lot 5: 513-00005-000, 0.73 acres, 1 existing house, 17753 Harmon Road
- Lot 6: 513-00006-000, 0.73 acres, vacant, no structures, 17739 Harmon Road
- Lot 7: 513-00007-000, 0.73 acres, 1 existing house and 1 existing shed, 17725 Harmon Road

Proposed Replat:

- Lot 5: 1.09 acres, 1 existing house, 17753 Harmon Road
- Lot 7: 1.08 acres, 1 existing house and 1 existing shed, 17725 Harmon Road

TECHNICAL CONCERNS:

Sewer/Septic

The two tracts utilize existing individual septic systems. Lot 5 isn't occupied yet, but the septic system was designed and installed according to state health department regulations. The existing system on Lot 7 was inspected and it appeared to be functioning properly.

Utilities: (if no comments are listed below, none were received)

Ozarks Electric-

In addition to Ozarks' standard comments, they requested a 15 ft utility easement centered on the existing overhead powerlines. **-They are now shown on the plat.**

Addressing

Lots 5 & 7 both have 911 addresses assigned: 17725 & 17753 Harmon Road.

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 will need to be sized by the road department.

According to the survey there is approximately 46.3 feet of right-of-way dedicated from the center-line of Harmon Road, WC-31.

SITE VISIT:

A site visit was conducted by planning staff on April 20, 2018. See attached pictures of road access.

NEIGHBOR COMMENTS:

All neighbors within 300 feet of the boundary of this property were notified by certified mail of this proposed project. No public comments have been received. Staff will update the Planning Board at the meeting if any public 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			✓
Health Department Issues			✓
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 Minor Subdivision Replat approval of Minor Subdivision Replat of Lots 5, 6, and 7 Twin Maple Estates with the following conditions:

Road Conditions:

1. 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.

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 (not calculated yet) within 30 days of project approval. Any extension must be approved by the Planning Office.
2. Any further splitting or land development not considered with this approval must be reviewed by the Washington County Planning Board/Zoning Board of Adjustments.
3. Once all plat corrections have been completed, submit corrected plat for review prior to obtaining signatures.
4. Have all signature blocks signed on 7 Final Plats - 2 for filing in the Circuit Clerk's office, 3 for the County Planning office, remainder for the developer. *The Circuit Clerk is not accepting plats over 18" x 24" in size.*

Washington County Senior Planner, Nathan Crouch, presented the staff report for the Board Members.

No Public Comments.

Public Comments Closed.

Robert Daugherty made a motion to approve the Minor Subdivision Replat Lots 5, 6 and 7 Twin Maple Estates subject to staff recommendations. Walter Jennings seconded. All board members were in favor of approving. Motion passed.

County

b. Mantooth-Gideon Minor Subdivision

Minor Subdivision Request

Location: Section 33, Township 18, Range 28

Owners: Tammy Lynn & David Gideon

Engineer: Blew & Associates

Location Addresses: 20907 Johnston WC 4392

Approximately: +/- 6.0 acres / 1 lot

Proposed Land Use: Single Family Residential

Coordinates: Latitude: 36.18025909, Longitude: -93. 97723558

Project #: 2018-101

Planner: Nathan Crouch email: ncrouch@co.washington.ar.us

REQUEST: The applicant is requesting Preliminary and Final Minor Subdivision Approval of Mantooth-Gideon Minor Subdivision. The request is to split a 6 acre parcel into two tracts of 2.5 & 3.49 acres respectively.

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 5, Joe Patterson.

FIRE SERVICE AREA: **Nob Hill** – no comments were received from Nob Hill Fire Department, and Tyler McCartney, Washington County Fire Marshal, does not review Minor Subdivisions (4 lots or less).

SCHOOL DISTRICT: Springdale

INFRASTRUCTURE: **Water**– Springdale Water **Electric**- Ozarks Electric **Natural Gas**–
N/A
Telephone- AT&T **Cable**- N/A

BACKGROUND/ PROJECT SYNOPSIS:

The property owners and applicants are Tammy Lynn & David Gideon. The surveyor is Blew & Associates. The applicants are requesting to divide a 6 acre parcel into two tracts. Since this request will create multiple tracts at less than 5 acres this split must process as a Minor Subdivision.

Parent Parcel: 001-18295-000, 6.0 acres, 1 residence, 1 pole shed, 1 out building, and 1 well house.

Proposed Split:

- o **Tract 1** – 2.5 acres, 1 out building and 1 well house.
- o **Tract 2** – 3.49 acres, 1 residence and 1 pole shed.
(see attached survey)

TECHNICAL CONCERNS:

Sewer/Septic

A Designated Representative of the Arkansas State Health Department carried out a soil pit analysis as evidenced by the soil test pits witnessed on-site by planning staff. However, the soil analysis report has not been submitted yet. Staff will update the board at the meeting as to the results of the soil work.

Utilities: (if no comments are listed below, none were received)

Ozarks Electric-

Comments were received by Ozarks Electric requesting utility easements running along with the existing overhead power lines. The utility easements are shown on the plat.

Addressing

20907 Johnston Road is shown on the Assessor's information and the survey, but 21075 Johnston Road is shown on the 911 map. Daryl Pemberton, with the Department of Emergency Management, said both addresses were assigned in the '90s and that if 20907 were moved to the existing house then the addresses would be out of sequence. So he recommends leaving the addresses as they are. And then if the property owners want to change it in the future they can apply for new 911 address(es).

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 (culvert) that may be installed will need to be sized by the road department.

Proposed Tract 1 has adequate frontage onto US Hwy 412, but both proposed tracts access off Johnston road, WC-4392, a residential drive. Residential Drives are maintained by the Washington County Road Department up to 2 times per year upon request.

SITE VISIT:

A site visit was conducted by planning staff on April 18, 2018. No issues were noted at that time. See attached pictures of road access.

NEIGHBOR COMMENTS:

All neighbors within 300 feet of the boundary of this property were notified by certified mail of this proposed project. No public comments have been received. Staff will update the Planning Board at the meeting if any public 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			✓
Health Department Issues			✓
Other Important Issues			✓
General Plat Checklist			
	Inadequate	Acceptable	Complete
General Information			✓
Existing Conditions			✓
Proposed Improvements		X	
Info to supplement plat			✓

STAFF RECOMMENDATION:

Staff recommends Preliminary and Final Minor Subdivision Plat approval of Mantooth-Gideon Minor Subdivision with the following conditions:

Septic 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. Submit soil analysis report on proposed lot, and a septic system inspection on the existing system.

Road Conditions:

1. 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.
2. Johnston Road, WC-4392 is a residential drive. The Washington County Road Department will maintain the road up to 2 times per year upon request.

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).

Addressing:

1. Once the home location on proposed Tract 1 is known, apply for a 911 address through the Washington County Planning Department.

Standard Conditions:

1. Pay neighbor notification mailing fees (not calculated yet) within 30 days of project approval. Any extension must be approved by the Planning Office.
2. Any further splitting or land development not considered with this approval must be reviewed by the Washington County Planning Board/Zoning Board of Adjustments.
3. Lots that are over one-half acre in size will need to be addressed after the home location is known.
4. All general plat checklist items must be corrected.
5. Once all plat corrections have been completed, submit corrected plat for review prior to obtaining signatures.
6. Have all signature blocks signed on 7 Final Plats - 2 for filing in the Circuit Clerk's office, 3 for the County Planning office, remainder for the developer. *The Circuit Clerk is not accepting plats over 18" x 24" in size.*

Washington County Senior Planner, Nathan Crouch, presented the staff report for the Board Members.

No Public Comments.

Public Comments Closed.

*Robert Daugherty made a motion to approve the **Mantooth-Gideon Minor Subdivision** subject to staff recommendations. Daryl Yerton seconded. All board members were in favor of approving. Motion passed.*

Goshen Planning Area

c. Sassafras Springs Vineyard LSD Revision

Large Scale Development Revision Request

Location: Section 22, Township 17, Range 29

Owner: Long Family Trust

Applicant: Gene Long

Location Address: 6295 Guy Terry WC 92

Approximately: 15.14 acres / 3 lots

Proposed Land Use: Private Recreational Space

Coordinates: Latitude: 36.12643013, Longitude: -94.06557007

Project #: 2018-097

Planner: Sita Nanthavong email: snanthavong@co.washington.ar.us

REQUEST: Sassafras Springs Vineyards is seeking to revise their Large Scale Development to allow the building of three permanent covers for two decks, the reconfiguration of an existing wooden deck, and the addition of lighting to an existing path and parking areas

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

PLANNING AREA: City of Fayetteville

QUORUM COURT DISTRICT: District 15, Butch Pond

FIRE SERVICE AREA: Goshen VFD

SCHOOL DISTRICT: Springdale

INFRASTRUCTURE: Water- Fayetteville Water
Natural Gas- Black Hills Telephone- AT&T

Electric- Ozarks Electric
Cable- Cox Communications

BACKGROUND/ PROJECT SYNOPSIS:

Sassafras Springs Vineyard is requesting a revision to their existing Large Scale Development. The applicant would like to add lighting to the parking area and path, and place permanent covers on the existing decks on the tasting room and reception building. The deck to the reception building will have to be rebuilt to accommodate the new roof.

The tasting room is approximately 2280 square feet in size. The covered deck area is approximately 450 square feet in size.

The reception room (stables) is approximately 4000 square feet. The applicant is requesting to reconfigure the existing deck. The area of the new deck configuration will be 30'x60' or 1800 square feet. The roof will be free standing and not attached to the reception room.

Please see the attached documents for more detailed information.

TECHNICAL CONCERNS:

Water:

Fayetteville Water services this area. There were no comments from the City.

Fire:

The Washington County Fire Marshal has reviewed the proposal.

1. If the permanent roof of a deck touches the main building, then the square footage of the deck, enclosed or not, shall be added to the square footage of the main building. If the total square footage is greater than 5,000 square feet, then a sprinkler system or other approved fire suppression method must be approved and inspected by the Fire Marshal.
2. A permanent deck cover must be 10 feet away from the main building so the square footage of the deck is not considered part of the main building square footage.
3. There may be an open arbor made from a fireproof material that may be temporarily covered with a fire-rated covering/tent during inclement weather such as rain.
4. A fire-wall and rated fire door may be installed if the applicant wishes to use connect the proposed deck roofing and the building.
5. Should the applicant ever wish to place a cover on the concrete slab on the northeast portion of the applicant's property, then an emergency vehicle access only road shall need to be constructed. This road will have to be a minimum of 12 feet across and certified compacted to 75,000 pounds in all weather conditions. This emergency access road may not be used for deliveries or non-emergency related situations. Please contact the Fire Marshal for more details if the applicant wishes to cover the concrete slab in the future.

Septic:

There were no comments from the Arkansas Department of Health.

Electric/Gas/Cable/Phone:

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

Specific comments from Wes Mahaffey with Ozarks Electric:

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. All off site easements that are needed for Ozarks to extend electrical service to the property must be obtained by developer and easement documentation provided to Ozarks before work begins. On site easements must be shown on plat and recorded with the county.
4. Please contact Ozarks Electric if you have any questions. Wes Mahaffey

Roads/Traffic Impact/Parking/Sight Visibility/:

Any work done in the County right-of-way will require a permit from the Washington County Road Department prior to construction.

Drainage:

There were no comments from the Washington County contracted engineer, Zach Moore.

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

Signage/Lighting/Screening Concerns:

No signage is allowed within Washington County's road right-of-way (ROW). As this is a semirural area in transition, staff recommends the signage be approximately 24 sq. ft. in size and not directly lit. A sketch of the proposed sign must be submitted to Washington County Planning for approval prior to the sign being placed. No additional signage is allowed, and if the applicant chooses to use lighting for the sign, it must be indirectly lit. There is no signage proposed with this project.

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 (see attached diagram).

NEIGHBOR COMMENTS/CONCERNS:

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

To date, there have been no comments submitted.

Staff will update the Planning Board at the meeting with a response to the "opposed" comments received and additional comments that 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			✓
Planning Issues/Engineering Issues			✓
Road Issues			✓
Fire Code Issues			✓
Utility Issues			✓
Health Department Issues			✓
Other Important Issues			✓
General Plat Checklist			
	Inadequate	Acceptable	Complete
General Information			✓
Existing Conditions			✓
Proposed Improvements			✓
Info to supplement plat			✓

STAFF RECOMMENDATION: Staff recommends approval of the Sassafras Springs Vineyard Large Scale Development Revision with the following conditions:

Water/Plumbing/Fire Conditions:

1. If the permanent roof of a deck touches the main building, then the square footage of the deck, enclosed or not, shall be added to the square footage of the main building. If the total square footage is greater than 5,000 square feet, then a sprinkler system or other approved fire suppression method must be approved and inspected by the Fire Marshal.
2. A permanent deck cover must be 10 feet away from the main building so the square footage of the deck is not considered part of the main building square footage.
3. There may be an open arbor made from a fireproof material that may be temporarily covered with a fire-rated covering/tent during inclement weather such as rain.
4. A fire-wall and rated fire door may be installed if the applicant wishes to use connect the proposed deck roofing and the building.
5. Should the applicant ever wish to place a cover on the concrete slab on the northeast portion of the applicant's property, then an emergency vehicle access only road shall need to be constructed. This road will have to be a minimum of 12 feet across and certified compacted to 75,000 pounds in all weather conditions. This emergency access road may not be used for deliveries or non-emergency related situations. Please contact the Fire Marshal for more details if the applicant wishes to cover the concrete slab in the future.

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

1. No signage or parking is allowed within Washington County's road right-of-way (ROW), and none is shown on the submitted plans.
2. 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. Any tile that may be needed must be sized by the Road Department.

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.adeq.state.ar.us

Signage/Lighting/Screening Conditions:

1. No signage is allowed within Washington County's road right-of-way (ROW).
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.

Utility Conditions:

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

Additional and Standard Conditions:

1. Any further splitting or land development not considered with this approval must be reviewed by the Washington County Planning Board/Zoning Board of Adjustments.
2. No work may begin for this project until Planning Board approval is received and all plan changes are completed and approved by Planning Staff.
3. It is the applicant's responsibility to contact the Planning Office when inspections are needed.
4. This project should be developed generally as stated in the applicant's letter, as detailed on the plans, and with additional conditions proposed by staff. It is understood that there may be slight variations.
5. All conditions shall be adhered to and completed in the appropriate time period set out by ordinance.

Washington County Planner, Sita Nanthavong, presented the staff report for the Board Members.

No Public Comments.

Public Comments Closed.

Joel Kelsey made a motion to approve the Sassafras Springs Vineyard LSD Revision subject to staff recommendations. Daryl Yerton seconded. All board members were in favor of approving. Motion passed.

Fayetteville Planning Area

d. Old Wire Services & Recreational Facilities CUP

Conditional Use Permit Request

Location: Section 30, Township 17, Range 29

Owner/Applicant: Patrick J. Tobin Revocable Living Trust

Surveyor/Engineer: Bates & Associates, Inc.

Location Address: Old Wire Rd. WC 87

Approximately +/- 19.40 acres /1 lot Proposed Land Use: Commercial Rentals

Coordinates: Latitude: 36.12103716, Longitude: -94.10753190

Project #: 2017-199

Planner: Sita Nanthavong email: snanthavong@co.washington.ar.us

REQUEST: Old Wire Service and Recreational Facilities is requesting **Conditional Use Permit** approval to allow the building of service and recreational facilities buildings on a property that is approximately 19.42 acres in size and is currently zoned for Agricultural and Single Family Residential Uses.

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

PLANNING AREA: City of Fayetteville Planning Area

QUORUM COURT DISTRICT: District 15, Butch Pond

FIRE SERVICE AREA: Goshen VFD

SCHOOL DISTRICT: Fayetteville

INFRASTRUCTURE: Water- Fayetteville Hills **Telephone-** AT&T

Electric- Ozarks Electric

Natural Gas- Black

Cable- Cox Communications

BACKGROUND/PROJECT SYNOPSIS:

The project was tabled at the Washington County Planning Board on January 11, 2018 by the Planning Board members. Please see page 6 through 18 from the included excerpt of the Minutes from the January 11, 2018 Planning Board meeting for more details.

The owner of this property is the Patrick J. Tobin Revocable Trust. The applicant is Pat Tobin with representation by Bates and Associates.

Old Wire Service and Recreational Facilities is requesting **Conditional Use Permit** approval and **Preliminary Large Scale Development** approval to allow the building and leasing of service and recreational facilities buildings on a property that is approximately 19.42 acres in size and is currently zoned for Agricultural and Single Family Residential Uses.

The parcel will accommodate ten (10) single story buildings to be built in phases. The first phase will consist of the construction of buildings numbered 3 through 8. Building 3 and 4 will be approximately 5,000 square feet, buildings 5 and 6 will be approximately 3,600 square feet, and buildings 7 and 8 will be approximately 2,500 square feet. The applicant is proposing to leave the uses open to accommodate

prospective tenants and their businesses; however, the uses will be limited to the type of building being constructed so it complies with city and fire regulations.

Some of the proposed business are, but not limited to the following:

- Glass shop & showroom
- Antique print shop
- Baseball pitching & hitting
- General business offices
- Utility company offices
- Excavation business office
- General warehouse

The applicant states that the following types of businesses will not be considered:

- Sexually oriented businesses
- Adult book and novelty store
- Bar and/or Night club
- Circus'
- Chicken farms
- Salvage yards
- Heavy equipment businesses
- Gambling establishments such as casinos
- Illegal businesses (ex: counterfeit items, illegal drugs, pirated music stores, any business providing peripheral support of illegal activities)
- Concrete/Mining plant
- Dog/animal mills
- Firework manufacturing facility

A submitted letter from the applicant contains more detail. Please see attached.

TECHNICAL CONCERNS:

Water/Plumbing/Fire Issues:

This CUP request was reviewed by the City of Fayetteville and the County Fire Marshal.

Fayetteville Water services this area. Corey Granderson, Staff Engineer for the City of Fayetteville, commented that the revisions of the submitted project plans dated 11/02/2017 are acceptable in concept: a proposed looped waterline system connecting to the Rid-A-Pest property. After Washington County approval, the applicant must submit plans and utility permit application to the City of Fayetteville Engineering Division for Permit Review.

The Washington County Fire Marshal reviewed the resubmitted plans and found all except the following acceptable:

All fire lanes need to be labeled in appropriate places.

Some buildings show exit lights and some don't. All exit doors should have appropriate lighted signs.

Panic bars should be installed on the doors.

When a building has occupancy, the Fire Marshal must inspect each building prior to the tenant's opening.

Health Department Issues:

This project proposes to utilize one septic system for each building.

Soil analysis has been conducted and submitted to the Health Department for buildings 3 through 8. Based upon the soil analysis and the Loading Rates for Residences and Commercial Establishments table, only a maximum of 12 occupants may be present within each building per day; this includes employees and customers. This may change once permits are submitted to the Health Department.

It is incumbent of the owner to notify the Planning Department for re-evaluation of adequacy of the septic system, according to the septic code, of any changes in occupancy that exceed the Health Department's permitted septic loading of 12 occupants per day maximum including customers.

The Health Department would like to note that the layout of the lateral lines and fields may change once permits have been filed with the State.

Electric/Phone:

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

Ozarks Electric states that there must be a 30ft utility easement along overhead lines and 15ft utility easements along underground lines.

Roads/Sight Visibility/Ingress-Egress/Parking:

This project accesses off WC 87, North Old Wire Road.

The Road Department requires a minimum 30 foot ROW to be dedicated on the applicant's side of the road (if applicant owns both sides, both sides must be dedicated).

One entrance is proposed for the first phase. A second entrance will be added during the second phase of construction as per the fire code due to the length of the access drive.

Any work done in the County right-of-way will require a permit from the Washington County Road Department prior to construction.

Drainage:

A Drainage Report was submitted. The Washington County Contracted Engineer, Zach Moore, has reviewed this report and has no further comments.

If the proposed future drive connection is ever constructed, Mr. Moore would again review the drainage at the time.

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.adeg.state.ar.us

Signage/Lighting/Screening Concerns:

No signage is allowed within Washington County's road right-of-way (ROW). As this is a semirural area in transition, staff recommends the signage be approximately 24 sq. ft. in size and not directly lit. A sketch of the proposed sign must be submitted to Washington County Planning for approval prior to the sign being placed. No additional signage is allowed, and if the applicant chooses to use lighting for the sign, it must be indirectly lit. There is no signage proposed with this project.

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 (see attached diagram).

Each building will have its own dumpster. The plans indicate that each dumpster will be screened including the gate and the dumpster enclosure material must match the building material.

Addressing Concerns:

The applicant must apply for a 911 address to be assigned. 911 addresses must be shown on the Final Plat at Final LSD.

Sheriff's Office Concerns:

Washington County Sheriff's Office has no comments on this project.

COMPATIBILITY CONCERNS:

Surrounding Uses:

The surrounding uses are a mix of residential, agriculture, light commercial and community facilities. Within the vicinity is a storage unit complex, a laser tag facility, two plumbing shops, two existing churches, a cemetery, and residential and agricultural uses.

County's Land Use Plan (written document):

Staff does not know if the traffic and nature of this proposed project would be in use with the County's Light Commercial Land Use Plan.

According to the County's Land Use Plan:

2. LIGHT COMMERCIAL

Continuing with the primary goal of retaining the rural characteristics of Washington County, light commercial uses should be allowed if:

- a. Not incompatible with adjacent residential and agricultural uses; or by conditions placed on such to mitigate its impact. Together with community facilities and compatible residential uses, this use typically serves as a buffer between general commercial and strictly residential uses.

Future Land Use Plan

The Future Land Use Plan for this area shows that it is "Rural Area Residential". This portion of the County Future Land Use Plan was extrapolated from the City of Fayetteville's adopted Future Land Use Plan for this area.

The City of Fayetteville has submitted comments. The City of Fayetteville expressed concerns with compatibility the project would have with their existing land use plan. Also, they do not think the project, as proposed, would be compatible with surrounding land uses due to increased traffic, light, noise, storm water runoff, pollutants in the Mud Creek watershed, and adverse changes to the environmental character of the area.

Please see the attached letter from the City of Fayetteville for more details.

Site Visit:

A site visit was conducted by Planning Staff on 08/29/2017. Staff did notice anything of concern.

Neighbor Comments and Concerns:

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

To date, there have been a total of ten comments submitted.

- Received 07/31/2017 – Neither in favor or opposed and states that the owner does not have a reputation for clean, well maintained properties, has concerns about the structure type.
- Received 08/01/2017 – Opposed contingent upon storm water. They are worried about additional storm water run-off.
- Received 08/01/2017 – Opposed and concerned about water run-off, what type of businesses will be present, and the physical appearance of the buildings.
- Received 08/02/2017 – In favor only if the storm water run-off is redirected directly to the creek and not able to access their property. They would like opaque fencing for commercial developments and the buildings to be constructed to match the surrounding businesses.
- Received 08/08/2017 – Opposed. They do not want rental or retail so close to their residential property. They would rather the property stay residential.

- Received 08/25/2017 – Opposed. No reason given.
- Received 08/28/2017 – Opposed. No reason given. Submitted by the same person who submitted comments on 08/25/2017.
- Received 11/28/2017 – Opposed. They are concerned about more commercial businesses in the area. The development will have a negative impact on the community aesthetics and impact property values.
- Received 01/05/2018 – Opposed. No reason given.
- Received 01/08/2018 – Opposed. The property is zoned agricultural/residential and is no place for commercial rental property. There are water and sewer issues.

Planning Staff will update the Board of any more comments.

STAFF RECOMMENDATION: Staff recommends *approval* of the project with the following conditions:

Water/Plumbing/Fire Conditions:

1. A looped connection must be provided per specifications.
2. The water system design will be subject to the City of Fayetteville's latest design criteria.
3. Each building must be within 250 feet of a hydrant per Arkansas State Fire Code.
4. The water line needs to be 8 inches.
5. Overhead electrical lines must be high enough to allow clearance for fire/emergency vehicles.
6. Project site entrance must have a 38 foot turning radius.
7. Gravel must be compacted to 75,000 pounds in all weather conditions and certified by an engineer.
8. A hammerhead turn around must be provided for fire/emergency vehicles.
9. The hammerhead turn around must be designated as a fire lane.
10. All fire lanes must be labeled and marked in paved areas. Fire lanes must have signs in graveled areas.
11. Buildings, restrooms, and parking must be ADA compliant.
12. A statement at Final LSD will be required stating all buildings are in compliance with Arkansas State Fire Code and ADA regulations.
13. A life/safety plan must be submitted and approved by the Fire Marshal once occupancy per building is known and building plans are available.

Health Department Conditions:

1. Soil work has been completed and a copy has been submitted for this project. Using the soil analysis and the loading rate, the Department of Health as deemed that occupancy can be no more than twelve people at a time within each building.
2. Full permit design has not been submitted to the Department of Health. Once occupancy is known, permits will be sent to the Department of Health.
3. The septic system must receive full approval from the Department of Health before installation can begin.
4. No parking (including overflow parking) is allowed on any portion of septic systems including the alternate areas.
5. Physical barriers must be placed around the entire septic areas to prevent damage from vehicles or other disturbance. The barriers must be placed such that driving between them is not possible.
6. Project must be in compliance with the regulations of the Arkansas Department of Health.

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

1. Site distance is adequate.
2. One entrance is proposed for the first phase. A second entrance will be added at the second phase of construction.
3. No signage or parking is allowed within Washington County's road right-of-way (ROW), and none is shown on the submitted plans.

4. The Road Department requires a minimum 30' ROW to be dedicated on the applicant's side of the road (if applicant owns both sides, both sides must be dedicated).
5. 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. Any tile that may be needed must be sized by the Road Department.

Drainage Conditions:

1. Provide 1' of freeboard in the pond for the 100 year water surface elevation
2. Provide ditch calculations including depth and velocity. Show that the ditch can convey the 100 year event
3. Confirm that Mud Creek at this location does not fall under the City of Fayetteville streamside ordinance
4. Obtain drainage easement/s from neighboring property owners to the south.
5. The grading plans in the LSD submittal show the previous drainage design. Please update the plans to reflect the current design

Environmental Conditions:

2. 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

Signage/Lighting/Screening Conditions:

1. No signage is allowed within Washington County's road right-of-way (ROW).
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.
3. A sketch of the proposed sign must be submitted to Washington County Planning for approval prior to the sign being placed.
4. No additional signage is allowed to be placed.
5. 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.
6. All outdoor storage and dumpster must be screened with opaque material (gates must be opaque too).

Addressing Conditions:

1. The applicant must apply for 911 addresses to be assigned. 911 addresses must be shown on the Final Plat at Final LSD.

Utility Conditions:

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

Additional and Standard Conditions:

1. Pay engineering fees. This total will be calculated at the Final LSD phase for this project once all invoices are received.
2. 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.
3. Building occupancy must be submitted to the Planning Dept at Construction Plan Review before construction may begin.
4. Hours of operation must generally be as stated (Monday-Friday 8:00am – 5:00pm and weekends as needed).
5. Any further splitting or land development not considered with this approval must be reviewed by the Washington County Planning Board/Zoning Board of Adjustments.
6. **This CUP must be ratified by the Quorum Court.**

7. **No work may begin for this project until Preliminary Large Scale Development has been approved by the Planning Board.**
8. **It is the applicant's responsibility to contact the Planning Office when inspections are needed.**
9. All conditions shall be adhered to and completed in the appropriate time period set out by ordinance.
 - This project does require additional Planning Board review (Large Scale Development). Therefore, the Preliminary Large Scale Development plans must be submitted within 12 months of this CUP project's ratification.
10. **Final Large Scale Development approval will be required prior to occupation of this proposed office building.**

Washington County Planner, Sita Nanthavong, presented the staff report with updates for the Board Members.

Kenley Haley, Planning Board Member, inquired, "Going back to me. It is a blank slate and we have never done that before in the past, is that correct?"

Sita Nanthavong replied, "The thing is that if Mr. Tobin wanted to build a single building, which he has tried to, he would have to come through a Conditional Use. Then if he wanted to build another building he would have to come back so this allows him to build ten buildings but each business in each building has not been permitted so that business owner or Mr. Tobin would have to come on their behalf and seek approval. The Conditional Use is to have the ten buildings for commercial use, it has not been set. The commercial use itself has not been permitted. So that still has to come."

Randy Laney, Planning Board Chairman, asked, "Sita, Do we need any rulemaking in order to establish procedure? Would staff discuss it with the occupant or would it come back towards us?"

Sita Nanthavong responded, "I think it would come back. I would treat it as a whole new project, it would be building ten of Old Wire Services and here is the proposal with the traffic study statements, the proposed hours, staffing. It would be like that but as he gets applicants and as new ones come in."

Kenley Haley summarized, "So each time he had an occupant that came before and was approved, they moved out that and a new occupant moved in they would have come before the Planning Board."

Sita Nanthavong stated, "A Conditional Use is for just that specific use for that specific project, or at least that is my interpretation of it. I would see a new occupant as a whole new permitting process."

Randy Laney clarified, "Let's be clear, would it be a change of use or a change of occupant? I think you are really saying a change of use, because that is different than an occupant. If it's a laundromat and I sell my laundromat to anyone in this room than it's still a laundromat and you are saying the use would come back and not the occupant."

Sita Nanthavong agreed, "Yes it's a change of use."

Public Comment.

Tim Foster, neighbor to the west, addressed the Board, "One quick comment before I hit this short list, but in the neighbor comment forms that went out it was my impression that the previous comments would also apply. When I looked through the staff report and saw all of our comments from last time around of having been opposed, which is why we did not submit again this time. I can say that there are three more that are opposed that were not submitted. Just to add that to the total. I think that the previous comments

pretty much cover; I hope that you guys have gone back through and read those again. I strongly feel that rentals do not fit in this area. The building style of these warehouses does not fit in this area. I really do not want to live adjacent to an industrial complex which is basically what this is going to look like. I know previously there has been some discussion about Joyce Street being commercial and being an artery and that sort of thing. These buildings are not like the buildings on Joyce Street. If you look at the commercial buildings on Joyce they are brick they have different facades on them. Even if you look at the buildings that are out in our neighborhood that are commercial buildings they also have some kind of decent facade on them. Uses aside, this is not aesthetic, it does not fit and we do not want this in our neighborhood. There are a lot of families in the neighborhood. It has been mentioned previously there are septic issues. This property now backs up to additional property that is going to be developed for large homes. I think that you are aware of the issues. I see that you guys voted on this last time and I think that you are well aware of the problems that are here and I strongly encourage you to deny it again. Thanks.”

Christina Gall, neighbor across the street, addressed the Board, “As expressed many times before, I am opposed to the project. It does not meet the criteria for a Conditional Use Permit. This can be referenced to the minutes from the February 22nd meeting. It is not compatible to this area plain and simple. Just for fun anyone who missed the news segment two weeks after the last meeting, the neighbors who live around the property were under the impression that J&B Hog and Goat Farm was being placed there. He put that sign up two weeks after the February 22nd meeting. I am asking the Board to deny the project again. Thank you.”

Tim Ware, neighbor to the east, addressed the Board, “I just wanted to briefly point out that I went through and actually counted the residences here and I know Sita addressed that there are actually 18 single family dwellings from Butterfield Coach Road from the city limits there and if you count the 29 single family cottages there that is a total of 47 homes in the area. I really had no idea that there were that many homes right in the area. Now that the U of A property, the 100 acres to the south of mine and Mr. Tobin’s property has been purchased, that is now being development by a gentleman who intends to divide that property and build homes on it. When I bought my piece of property I assumed that that would be some kind of commercial development. It seems that the area there is leaning more towards more residential use rather than a commercial use. I did have a question about the Preliminary LSD approval, I don’t know if it gives him permission to start building without a septic plan or not and I just wondered if that is something that is typically done and I was just wondering if that is something that is being asked of the Board that is kind of out of the ordinary.”

Sita Nanthavong, responded, “Those are conditions of approval so if Mr. Tobin does receive Preliminary Large Scale approval before he can break ground we will ask him to file and receive approval from the Department of Health for a septic design.”

Tim Ware inquired, “So what does the Preliminary LSD approval do for him if he can’t break ground?”

Sita Nanthavong answered, “The Preliminary is basically the site elements. If we were to actually get into it would show where his fire hydrants are, the safety design and landscaping; the site elements. The Conditional Use is the usage of what does he want to use his land for. The Large Scale development is again, what he is going to build there now that he has approval. The design, the layout and the safety aspects all of those would be addressed during the Large Scale Development Preliminary and Final processes.”

Tim Ware asked, “Is a Preliminary something you guys ordinarily do?”

Sita Nanthavong replied, “Yes, they usually come through together because if you are going to be asked to have a drainage study done you might as well, you know, one stop shop.”

Tim Ware stated, "Very well. The other items that were addressed I guess I will just second that. Thank you."

David Jones, neighbor that lives on the corner of Joyce and Old Wire, addressed the Board, "I told ya'll before and I thought we agreed on that. The water needs to go down to the creek and I was told that they tried to get an easement from the University property which is now owned by John Brittnum and they couldn't get one. I talked to John Brittnum this week and he said no one has ever approached him or asked him anything about that. This water needs to go to the creek to the south and if he dumps it on my property I am telling you he is going to flood me. I know ya'll have heard this two or three times and that is all I got to say. The only problem I have with this development whatsoever, I think it should be commercial, I have said that before too, is that the water needs to be taken to the creek bed as opposed to being dumped on my property. I understand it runs that way right now but when you pave 21 acres of ground and put parking lots, roads and all that and divert it into one chocked down funnel and dump it on my property, it is going to flood my property. I am no engineer but I am a plumber so I know how water runs. I have owned that property for 24 years now and that will flood me if it is dumped on my property. That's my opinion and that is all I have to say. Thank you for your time."

Christian McGuire, Engineer for Bates on the project, addressed the Board, "I just wanted to take a chance to alleviate any concerns from Mr. Jones or anyone else about the drainage. As Sita clearly pointed out in her introduction, we designed a detention pond there on the west side to essentially dam up the water that will be coming off. Mr. Jones is correct that there will be a lot more water at a faster rate coming off of that impervious area. The detention pond will dam up the water. Then we put in an outlet structure, which in this case will be an 18 inch pipe. That pipe will only allow water out at so fast of a rate. The rate that water lets out it will allow the water downstream a chance to go because the water is always moving. As that water downstream goes the water from Mr. Tobin's development gets really slow. Mr. Jones has stated that he has current drainage problems and this development will actually help that situation there on the west side. It will keep water off of his property. Instead it will pool up on the pond where it should be. This CUP is just a concept of commercial building with septic in this area and following this if approved it will be the LSD. My question is why are we hammering out the details if this is just for a concept for the Conditional Use, if we all agree on the use and the conditions of it and Sita and the Planning Commission have put on the conditions than later on we will present the uses along with the LSD?"

Randy Laney stated, "We are bringing it up because the people are bringing it up. We are here to address the concerns of the people but I understand your engineering point and we are doing the best we can to process it so thank you."

Jodi McAllister, neighbor across the street, addressed the Board, "I, Mr. and Mrs. Gall are going to be the ones most affected by this. We live directly across the street. I know we have talked about it before and it is just not a good fit in my mind. Last time we were here we talked about the traffic issue. There is already a major traffic flow right there. I think putting in anymore traffic is only going to make it worse. Another thing is the low density housing we have there. We bought property there for that reason. We wanted to live there with five or ten acres a piece and we have that. That is where we wanted to stay. The basis of not having many houses out there as a reason to let this go in is the reason we live there. We want less metal buildings there that are rental buildings. It is the uncertainty of this thing that gets me, we won't know month to month, on every building that is going to be there, who and what they are going to have. Some of the stipulations that are put in here, I mean how do we enforce that? I don't know how that is going to happen. It sounds great on paper but how is it going to work when right next door to me I am going to have to go out and deal with whatever it is. That is really all I have on it. Thank you for your time."

JR Carroll, Attorney representing Pat Tobin, addressed the Board, “I just want to address the five concerns that I heard by the public. One is the façade, I will pass around photographs. These are photographs of the facades of the buildings going to the Tobin property and around the Tobin property. If you will notice that on those photographs you will see the exact same façade that Mr. Tobin proposes on every single property to it, and around it. We talked about compatibility and the gentleman that owns the pesticide company said that I assume that the property to the south of me was going to be commercial. The reason for that is simple, when you look around you see commercial. His company is commercial. Tobin’s property sits between a pesticide company and a plumbing office that’s got barb wire fence around the top of it. Are we trying to say that we are going to be able to build a residential house downstream from a pesticide company? It is not going to work. That property is sandwiched between two commercial properties and it’s only function in life is to be a commercial property. Lastly we talked about the drainage. The county has hired an engineer. Like you said I am not an engineer, well you all hired an engineer. The engineer ran all the calculations and understands that there is going to be more water flow coming off that concrete. That is all accounted for and in fact the first plan was take it to the creek. Mother Nature wants to go east-west and the proposal was to redirect Mother Nature and make her go north-south. When Mother Nature wants to go in a certain direction it goes in a certain direction and you can battle it all day long but that is a losing battle. This proposal makes a lot more sense. It goes with the natural flow of where the water wants to naturally go in its habitat, holds it, and allows it to go out in a percentage that protects the plumbing property. Lastly, I heard remarks regarding well this is low density well the photograph that is on the screen right before you shows houses of which you can reach out and touch the walls between each house. That cow has already left the barn. This is not Mr. Tobin coming in and saying I want to do something new and strange that is not to this property. You have a power station, a massive storage unit and then about thirty residential houses all of which are not owned by the people that live in them, those are all tenant based housing. Has the county heard any problems from any of these neighbors regarding all of those tenants? And if they haven’t why in the world does the county think that they are going to have a problem with ten more tenants? That is all I have. Thank you all.”

Public Comments Closed.

Daryl Yerton, Planning Board Member, commented, “I have done some research on this and I have been in that area several times over the last couple months and from my perspective I see a lot of agri and residential when I drive that area. I am concerned with the façade of the building, not that it is going to be much different than what is already there, as far as the storage buildings and the laser tag facility that’s there, but that area seems to be concentrated and I would like some input from others about continuity as far as compatibility with the neighborhood. That is where I am struggling with this.”

Kenley Haley added, “I flipped back to this presentation about some of the proposed businesses and that is why I asked that question that we have never done this before in Washington County. I think they are very ambiguous, general warehouses that can be just about anything, general business offices that can be just about anything. Always before we have had business proposals come in here and with a plumbing shop or and electric shop or an auto sales building. We knew exactly what was going to go in the building that was proposed for the CUP. With this we don’t. For me it is a blanket with a few exceptions here.”

Walter Jennings, Planning Board Member, stated “I have the same concerns. One is with the density of a commercial space in the county. Two is that it is so ill defined with the uses. Understanding that there would be a more long tailed process afterwards but it doesn’t seem like what we have done in the past.”

Kenley Haley made a motion to deny the **Old Wire Services & Recreational Facilities CUP**. Daryl Yerton seconded. Robert Daugherty abstained. Philip Humbarb was opposed. Board Members Randy Laney, Walter Jennings, Joel Kelsey, Daryl Yerton and Kenley Haley were in favor of denying. Motion

passed.

LAND DEVELOPMENT HEARING

Fayetteville Planning Area

e. Old Wire Services & Recreational Facilities Preliminary LSD

Preliminary Large Scale Development Request

Location: Section 30, Township 17, Range 29

Owner/Applicant: Patrick J. Tobin Revocable Trust

Surveyor/Engineer: Bates & Associates, Inc.

Location Address: Old Wire Rd. WC 87

Approximately +/- 19.40 acres/1 lot Proposed Land Use: Commercial Rentals

Coordinates: Latitude: 36.12103716, Longitude: -94.10753190

Project #: 2017- 235

Planner: Sita Nanthavong email: snanthavong@co.washington.ar.us

Kenley Haley made a motion to deny the Old Wire Services & Recreational Facilities CUP. Daryl Yerton seconded. Robert Daugherty abstained. Philip Humbar was opposed. Board Members Randy Laney, Walter Jennings, Joel Kelsey, Daryl Yerton and Kenley Haley were in favor of denying. Motion passed.

CONDITIONAL USE PERMIT HEARINGS

West Fork Planning Area

f. Fraker Mountain Communications Tower CUP

(tabled by applicant)

Conditional Use Permit Request

Location: Section 06, Township 14, Range 30

Owner: Todd Coursey Henley

Applicant: Tricom Wireless

Location Address: 13771 West Mountain Road

Approximately +/- 5.92 acres/ 1 lot Proposed Land Use: Communications Tower

Coordinates: Latitude: 35.91544308, Longitude: -94.20534948

Project #: 2018-096

Planner: Sita Nanthavong email: snanthavong@co.washington.ar.us

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

County

g. Reed Truck Rental CUP

(tabled by applicant)

Conditional Use Permit Request

Location: Section 7, Township 16, Range 31

Owners: Pauline Bernice Reed Revocable Trust

Applicant: Pauline Reed

Location Addresses: 15049 Draper Rd.

Approximately: +/- 83.71 acres/ 2 lots Proposed Land Use: Commercial Truck Rentals

Coordinates: Latitude: 36.07494315, Longitude: -94.32275213

Project #: 2018-052

Planner: Nathan Crouch email: ncrouch@co.washington.ar.us

Joel Kelsey 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 meetings:
 - June 7, 2018
 - July 12, 2018

Nathan Crouch provided a quick update on White River Landing from the last Quorum Court meeting, in which they voted to hold off on ratifying the CUP to allow time to allot funds in order to seek outside legal advice on whether or not to appeal the Circuit Clerk's decision to grant the CUP.

6. OLD BUSINESS

7. ADJORN

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

Planning Board adjourned.

Minutes submitted by: Juliana Mendoza

Approved by the Planning Board on:

_____ Date: _____
Robert Daughtery, Planning Board Vice-Chairman