

**MINUTES**  
**WASHINGTON COUNTY PLANNING BOARD**  
**&**  
**ZONING BOARD OF ADJUSTMENTS**  
**September 27, 2018**  
5:00 pm, Quorum Court Room, New Court House  
280 N. College Ave.  
Fayetteville, Arkansas 72701

DEVELOPMENTS REVIEWED:

ACTION TAKEN:

**CONDITIONAL USE PERMIT HEARING**

County

**a. Heritage Fellowship Church CUP**

**Approved**

**LAND DEVELOPMENT HEARINGS**

County

**b. Heritage Fellowship Church Pre-LSD**

**Approved**

County

**c. Minor Subdivision Replat Lots 9, 10 & 11 Sundowners Good Earth Estates**

**Approved**

County

**d. Minor Subdivision Replat Lots 9 & 10 War Eagle Cove Subdivision**

**Approved**

County

**e. Minor Subdivision Replat Lots 25 & 26 War Eagle Cove Subdivision**

**Approved**

County

**f. Volunteer Preliminary Subdivision**

**Tabled**

**CONDITIONAL USE PERMIT HEARINGS**

County

**g. LBL Gunite CUP**

**Tabled**

County

**h. Simple Blessings Event Center CUP**

**Tabled**

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

2. APPROVAL OF MINUTES: *Kenley Haley made a motion to approve the minutes of August 23, 2018. Joel Kelsey seconded. All board members present were in favor of approving. Motion passed.*

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

4. NEW BUSINESS

**CONDITIONAL USE PERMIT HEARING**

County

**a. Heritage Fellowship Church CUP**

*Conditional Use Permit and Preliminary Large Scale Development Requests*

Location: Section 06, Township 17, Range 28

Owners: Heritage Fellowship

Engineer: Crafton Tull

Location Address: E HWY 412 & Blue Springs Village WC 386

Approximately: +/- 12.13 acres / 1 lot Proposed Land Use: Church

Coordinates: Latitude: 35.86641538, Longitude: -94.43669547

Project #: 2018-258

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

**REQUEST:** Conditional Use Permit approval to allow the use of a church on a 12.21 acre parcel of land.

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

**PLANNING AREA:** This project is located solely within Washington County’s jurisdiction.

**FUTURE LAND USE:** Low Density Residential (1-4 Units/Acre)

**QUORUM COURT DISTRICT:** District 5, Joe Patterson

**FIRE SERVICE AREA:** Nob Hill VFD

**SCHOOL DISTRICT:** Springdale

**INFRASTRUCTURE:** Water- Springdale

Electric-Ozarks Electric

Natural Gas- N/A

Telephone- AT&T

Cable- N/A

**BACKGROUND/ PROJECT SYNOPSIS:**

The owner of this property is Heritage Fellowship Church. The applicant is Arthur Thurman, a representative of the church. The property is located off E. Hwy 412, at the intersection of Blue Springs Village Rd. (WC-386).

This CUP request is to allow the use of a church on a property in an area of the county zoned to allow Agricultural and/or Single Family Residential uses, at a maximum density of 1 residential unit/acre, by right. Any other uses may be allowed through this Conditional Use Permit review/approval process.

21 families from the Heritage Fellowship Church have come together to construct this new church. (Please see applicant’s letter B-16 & B-17).

**Issues with drainage and fire code compliance have come up, but the applicant has worked diligently to address the issues through re-design and outside consultation. There are no major outstanding issues with this CUP proposal.**

**TECHNICAL CONCERNS:**

**Water/Fire Issues:**

Springdale Water provided no comments.

The Washington County Fire Marshal has met with the applicant, discussed fire code issues, and approved the current plans contingent upon approval of the final inspection.

**Sewer/Septic/Decentralized Sewer:**

The proposed church will utilize an individual septic system. The septic system has been designed by a designated representative of the Arkansas Health Department.

**Electric/Gas/Cable/Phone:**

There are some overhead powerlines over the parking area, as well as the baseball field. The applicant has been advised against the location of the baseball field due to the power lines spanning above it.

There are no issues with any other utilities.

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

The site is located at the NE corner of the intersection of E. Hwy 412 and Blue Springs Village Rd. (WC-386). The driveway connection to Blue Springs Village Rd is approximately 640 feet from the Hwy 412 right-of-way, giving the driveway the least amount of slope on an otherwise steep property. Due to the slope of the driveway, it must have a paved apron extending 20 ft up the driveway from the edge of Blue Springs Village Rd.

Any work to be completed in the County ROW must be permitted prior to beginning construction.

Sight distance is adequate, and parking will all be handled on-site. No overflow parking in the county road right-of-way will be allowed.

**Drainage:**

The Washington County Contract Engineer provided technical comments and the applicant addressed nearly all of them without supplying a full grading plan. In place of the grading plan, the County Chief of Staff (a Professional Engineer) and County Road Dept Asst-Superintendent analyzed the site plan, and the existing topographic data the Road Dept uses for their own work, made watershed/drainage calculations, and reported back to planning staff that the pipe exiting the proposed detention pond must be 24-inches or larger in diameter for the stormwater drainage to work properly.

**Environmental Concerns:**

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).

**Signage/Lighting/Screening Concerns:**

All outdoor lighting must be shielded from neighboring properties, including illuminated signage. Any lighting must be indirect and not cause disturbance to drivers or neighbors. All security lighting must be shielded appropriately.

Planning Staff must review and approve any proposed signage prior to placing it on the property.

**COMPATIBILITY CONCERNS:**

**County's Land Use Plan (written document):**

According to the County's Land Use Plan,

**SECTION III. PHYSICAL DEVELOPMENT**

**A. LAND USE CONSIDERATIONS**

**1. RESIDENTIAL**

- a. To provide for development of residential areas at appropriate densities. **Staff feels that the proposed density fits the surrounding densities in the area.**
- b. Update, administer and enforce subdivision regulations; and develop, adopt, and enforce zoning and related regulations and codes; **The proposed use is for a place of worship. Subdivision regulations do not apply.**
- c. Require development to be connected to utilities and utilize zoning as a means to guide the progression of development; **Utilities are available, except municipal sewer. This requested use proposed to use an individual septic system.**
- d. Protect the character and integrity, and property values, of single-family, residential areas; **Staff feels that adding a place of worship to the area will not negatively affect the character, integrity, or property values of the area.**
- e. Protect residential neighborhoods from inappropriate non-residential influences through the use of regulatory controls; **This proposed use is not considered inappropriate to residential neighborhoods.**

- f. Ensure land use and development patterns which provide for the most efficient and effective use of available utilities and services, including fire protection; **The proposed site plan has been reviewed by appropriate utilities and the County Fire Marshal.**
- g. Maintain an adequate county road plan and standards to guide and accommodate traffic movement; to develop differing categories of roads; and to protect rights-of-ways for planned, future roads. **This proposed development has been reviewed by the County Road Department and is considered adequate with regard to the road dept.'s maintenance plan.**

**Future Land Use Plan**

The Washington County Future Land Use Plan indicates this property as Low Density Residential at 1 – 4 units/acre. Places of worship are considered compatible with residential areas. Washington County considers this proposed use compatible with the County's Future Land Use Plan.

**SITE VISIT:**

A site visit was conducted by planning staff on September 18, 2018. Staff found no issues at this time of the site visit.

**NEIGHBOR COMMENTS/CONCERNS:**

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 comments are received.

**STAFF RECOMMENDATION: Staff recommends *approval* of the proposed Heritage Fellowship Church Conditional Use Permit with the following conditions:**

**Fire Conditions:**

1. Fire code must be adequately addressed.
2. Fire Marshal must approve of the plans before construction may begin.
3. Construction may not begin until the County Fire Marshal has reviewed and approved the plans. The Fire Marshal will notify the Planning Department, who will then issue a "Commence Construction" letter to the applicant.
4. Washington County Fire Marshal will complete the final inspection of the site at the "Final LSD" phase of permitting.

**Septic Conditions:**

1. Septic system area must not be disturbed.
2. No parking is allowed on any portion of the septic system including the alternate area. (No overflow parking either).
3. The septic system must be approved by the Health Department, installed, and inspected by the Health Department prior to the building being occupied.
4. Lay out septic system as designed.

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

1. A paved apron is required where the driveway connects to the county road. The dimensions of the paved apron will be determined by the Road Dept Superintendent.
2. Any work to be completed in the County ROW must be permitted prior to beginning construction. Please call (479) 444-1610 for permit.

**Environmental Conditions:**

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

**Signage/Lighting/Screening Conditions:**

1. Planning Staff must review and approve any proposed signage prior to placing in on the property.

2. Signage cannot be placed in the County Road right-of-way.
3. Any outdoor lighting must be shielded from neighboring properties. Any lighting must be indirect and not cause disturbance to drivers or neighbors. All security lighting must be shielded appropriately.

**Utility Conditions:**

Ozarks Electric:

General Comments:

1. Any relocation of existing facilities or extension of line that has to be built specifically to feed this project will be at full cost to the developer.
2. All property corners and easements must be clearly marked before construction will begin.
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. All conduits placed at road crossings by developer must have 48 inch of cover at final grade and marked with post to identify end of conduits. (3 – 4 inch schedule 40 conduits to be used for electric only at all road crossings, conduits must extend past the edge of any obstructions so that they are accessible during construction.) There must be minimum separation of 12 inches between conduits for electric and conduits for other utilities. This is NESC code 354. All conduits for road crossings and specific widths of U.E. must be shown on final plat before Ozarks Electric will sign the final plat.
5. Transformer must have a minimum of 30 feet clearance from any structure. Any variation of this requirement must have written approval from an Ozarks representative.
6. Developer will need to contact Ozarks Electric and provide them with electrical load information before any cost to developer can be determined.
7. Developer to provide all trench and PVC conduits including PVC sweeps in accordance with Ozarks specifications. No metal conduit or metal sweeps are to be used.
8. Developer must provide Ozarks Electric with a Digital copy (AutoCAD) of the Final plat as well as a hard copy.
9. All Utility Easements to be cleared of all trees, brush, dirt piles, buildings and debris so that the easement is accessible with equipment. If easement is not cleared developer may be subject to extra charges.
10. Developer or contractor must apply for temporary construction service and permanent service before any design and cost is determined by Ozarks.
11. Please contact Ozarks Electric when construction begins on this project and again when construction is within three months of completion.  
Call Wes Mahaffey At (479)263-2167 [wmahaffey@ozarksecc.com](mailto:wmahaffey@ozarksecc.com)

**Planning Conditions:**

General:

1. If a dumpster is desired, opaque screening for the dumpster enclosure (gate must also be opaque) is required.
2. Pay Mailing Fees (fees have not yet been calculated) within 30 days of approval.
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. This LSD is subject to all conditions of CUP (2018-258).
5. All Preliminary LSD conditions shall be adhered to and completed in the appropriate time period set out by ordinance.

**Additional:**

1. Fire code must be adequately addressed and approved by the Fire Marshal before construction may begin.
2. At Final LSD: Submit a statement, signed/stamped by Engineer, stating access from ADA parking spaces to the building is in compliance with ADA regulations, prior to building occupation.  
At Final LSD: Submit a statement, signed/stamped by Engineer, stating the gravel in the fire lane is compacted to support 75,000 lbs in all weather conditions.

*Washington County Planning Director, Nathan Crouch, presented the staff report with updates for the Board Members.*

Joel Kelsey, Planning Board Member, inquired, "I don't see a plan for that. Where are you going to get that they are going to move that road to help that drainage?"

Nathan Crouch replied, "The CUP is addressing compatibility and zoning and we would get into that a little bit deeper in Large Scale which is item # b."

Joel Kelsey asked, "Ok, will that address the septic as well?"

Nathan Crouch, answered, "Yes sir."

No Public Comment

Public Comments Closed

Robert Daugherty made a motion to approve the Heritage Fellowship Church CUP subject to staff recommendations. Philip Humbar seconded. All board members present were in favor of approving. Motion passed.

### LAND DEVELOPMENT HEARINGS

County

#### b. Heritage Fellowship Church Pre-LSD

##### *Preliminary Large Scale Development Request*

Location: Section 06, Township 17, Range 28

Owners: Heritage Fellowship

Engineer: Crafton Tull

Location Address: E HWY 412 & Blue Springs Village WC 386

Approximately: +/- 12.13 acres / 1 lot Proposed Land Use: Church

Coordinates: Latitude: 35.86641538, Longitude: -94.43669547

Project #: 2018-259

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

**REQUEST:** Preliminary Large Scale Development permit approval of the plans for the church development outlined in Agenda Item A, the Heritage Fellowship Church CUP request. The Pre-LSD process is to review the site plans and floor plans themselves, after the CUP process assesses the requested zoning change.

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

**PLANNING AREA:** This project is located solely within Washington County's jurisdiction.

**QUORUM COURT DISTRICT:** District 5, Joe Patterson

**FIRE SERVICE AREA:** Nob Hill VFD

**SCHOOL DISTRICT:** Springdale

**INFRASTRUCTURE:** Water– Springdale Water  
N/A

**Electric-** Ozarks Electric

**Natural Gas–**

**Telephone-** AT&T

**Cable-** N/A

#### **BACKGROUND/ PROJECT SYNOPSIS:**

**Heritage Fellowship Church** is requesting Preliminary Large Scale Development approval to allow the construction of a church on parcel # 001-13701-004. The proposed church is 9,178 sq. ft., including sanctuary, gym/auditorium area with a stage, classrooms, restrooms, sound room, counting room/office, fire sprinkler riser room, nursery, with areas left open for future classrooms.

#### **TECHNICAL CONCERNS:**

##### **Water/Plumbing/Fire Issues:**

Springdale Water utility services this property. Water is available to the site.

During plan review there were still several fire code issues for the applicant to work out with the Fire Marshal. But the Fire Marshal was confident the issues could be worked out throughout the construction period, with the church ultimately passing the final inspection.

The Fire Marshal will complete all inspections necessary for the building, and the final parking/driveway inspections.

**Septic/Health Department Issues:**

The proposed church will utilize an individual septic system. The septic system has been designed by a designated representative of the Arkansas Health Department. Staff has no concerns with the septic submittal.

**Utilities:**

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

**Ozarks Electric:**

General Comments:

1. Any relocation of existing facilities or extension of line that has to be built specifically to feed this project will be at full cost to the developer.
2. All property corners and easements must be clearly marked before construction will begin.
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. All conduits placed at road crossings by developer must have 48 inch of cover at final grade and marked with post to identify end of conduits. (3 – 4 inch schedule 40 conduits to be used for electric only at all road crossings, conduits must extend past the edge of any obstructions so that they are accessible during construction.) There must be minimum separation of 12 inches between conduits for electric and conduits for other utilities. This is NESC code 354. All conduits for road crossings and specific widths of U.E. must be shown on final plat before Ozarks Electric will sign the final plat.
5. Transformer must have a minimum of 30 feet clearance from any structure. Any variation of this requirement must have written approval from an Ozarks representative.
6. Developer will need to contact Ozarks Electric and provide them with electrical load information before any cost to developer can be determined.
7. Developer to provide all trench and PVC conduits including PVC sweeps in accordance with Ozarks specifications. No metal conduit or metal sweeps are to be used.
8. Developer must provide Ozarks Electric with a Digital copy (AutoCAD) of the Final plat as well as a hard copy.
9. All Utility Easements to be cleared of all trees, brush, dirt piles, buildings and debris so that the easement is accessible with equipment. If easement is not cleared developer may be subject to extra charges.
10. Developer or contractor must apply for temporary construction service and permanent service before any design and cost is determined by Ozarks.
11. Please contact Ozarks Electric when construction begins on this project and again when construction is within three months of completion.  
Call Wes Mahaffey At (479)263-2167 [wmahaffey@ozarksecc.com](mailto:wmahaffey@ozarksecc.com)

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

Upon visiting the site, no issues were noted with the access or with the sight distance from the driveway.

The site is located at the NE corner of the intersection of E. Hwy 412 and Blue Springs Village Rd. (WC-386). The driveway connection to Blue Springs Village Rd is approximately 640 feet from the Hwy 412 right-of-way, giving the driveway the least amount of slope on an otherwise steep property. Due to the slope of the driveway, it must have a paved apron extending 20 ft up the driveway from the edge of Blue Springs Village Rd.

Any work to be completed in the County ROW must be permitted prior to beginning construction.

Sight distance is adequate, and parking will all be handled on-site. No overflow parking in the county road right-of-way will be allowed.

**Drainage:**

A Preliminary Drainage Report was submitted. The Washington County Contract Engineer provided technical comments and the applicant addressed nearly all of them without supplying a full grading plan. In place of the grading plan, the County Chief of Staff (a Professional Engineer) and County Road Dept Asst-Superintendent analyzed the site plan, and the existing topographic data the Road Dept uses for their own work, made watershed/drainage calculations, and reported back to planning staff that the pipe exiting the proposed detention pond must be 24-inches or larger in diameter for the stormwater drainage to work properly.

**Environmental Concerns:**

At this time, no stormwater permit is required by Washington County; however, the applicant must comply with all rules and regulation of the Arkansas Department of Environmental Quality (ADEQ). This project is not located within the MS4 area.

**Signage/Lighting/Screening Concerns:**

All outdoor lighting must be shielded from neighboring properties, including illuminated signage. Any lighting must be indirect and not cause disturbance to drivers or neighbors. All security lighting must be shielded appropriately.

Planning Staff must review and approve any proposed signage prior to placing it on the property.

**NEIGHBOR COMMENTS/CONCERNS:**

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

**STAFF RECOMMENDATION:**

Staff recommends approval of the proposed Heritage Fellowship Church Preliminary Large Scale Development, contingent upon receiving Fire Marshal approval, County Engineer approval, and Planning Staff inspection approval, with the following conditions:



**Fire Conditions:**

1. Fire code must be adequately addressed.
2. Fire Marshal must approve of the plans before construction may begin.
3. Construction may not begin until the County Fire Marshal has reviewed and approved the plans. The Fire Marshal will notify the Planning Department, who will then issue a "Commence Construction" letter to the applicant.
4. Washington County Fire Marshal will complete the final inspection of the site at the "Final LSD" phase of permitting.

**Septic Conditions:**

1. Septic system area must not be disturbed.
2. No parking is allowed on any portion of the septic system including the alternate area. (No overflow parking either).
3. The septic system must be approved by the Health Department, installed, and inspected by the Health Department prior to the building being occupied.
4. Lay out septic system as designed.

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

1. A paved apron is required where the driveway connects to the county road. The dimensions of the paved apron will be determined by the Road Dept Superintendent.
2. Any work to be completed in the County ROW must be permitted prior to beginning construction. Please call (479) 444-1610 for permit.

**Environmental Conditions:**

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

**Signage/Lighting/Screening Conditions:**

1. Planning Staff must review and approve any proposed signage prior to placing in on the property.
2. Signage cannot be placed in the County Road right-of-way.
3. Any outdoor lighting must be shielded from neighboring properties. Any lighting must be indirect and not cause disturbance to drivers or neighbors. All security lighting must be shielded appropriately.

**Utility Conditions:**

Ozarks Electric:

General Comments:

1. Any relocation of existing facilities or extension of line that has to be built specifically to feed this project will be at full cost to the developer.
2. All property corners and easements must be clearly marked before construction will begin.
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.
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7. Developer to provide all trench and PVC conduits including PVC sweeps in accordance with Ozarks specifications. No metal conduit or metal sweeps are to be used.
8. Developer must provide Ozarks Electric with a Digital copy (AutoCAD) of the Final plat as well as a hard copy.

9. All Utility Easements to be cleared of all trees, brush, dirt piles, buildings and debris so that the easement is accessible with equipment. If easement is not cleared developer may be subject to extra charges.
10. Developer or contractor must apply for temporary construction service and permanent service before any design and cost is determined by Ozarks.
11. Please contact Ozarks Electric when construction begins on this project and again when construction is within three months of completion.  
Call Wes Mahaffey At (479)263-2167 [wmahaffey@ozarksecc.com](mailto:wmahaffey@ozarksecc.com)

**Planning Conditions:**

**General:**

1. If a dumpster is desired, opaque screening for the dumpster enclosure (gate must also be opaque) is required.
2. Pay Mailing Fees (fees have not yet been calculated) within 30 days of approval.
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. This LSD is subject to all conditions of CUP (2018-258).
5. All Preliminary LSD conditions shall be adhered to and completed in the appropriate time period set out by ordinance.

**Additional:**

1. Fire code must be adequately addressed and approved by the Fire Marshal before construction may begin.
2. At Final LSD: Submit a statement, signed/stamped by Engineer, stating access from ADA parking spaces to the building is in compliance with ADA regulations, prior to building occupation.
3. At Final LSD: Submit a statement, signed/stamped by Engineer, stating the gravel in the fire lane is compacted to support 75,000 lbs in all weather conditions.

*Washington County Planning Director, Nathan Crouch, presented the staff report with updates for the Board Members.*

*Randy Laney, Planning Board Chairman, inquired, "I know in residential you have to have a backup septic, is it because this is such a big area they didn't designate it or was it on there and I missed it?"*

*Nathan Crouch responded, "It has been approved by the health department. It is definitely a requirement on subdivisions."*

*Joel Kelsey asked, "So you got no input and nothing back from Beaver Lake?"*

*Nathan Crouch answered, "No sir."*

*Kenley Haley, Planning Board Member, inquired, "Nathan would the septic and all that handle the growth that you outlined?"*

*Nathan Crouch replied, "The septic system is designed for the max occupancy of the building. They are a small congregation right now and they are planning on trying to grow into their capacity so I think their septic system will be oversized for quite a while as far as the size of congregation that will actually be using it. I think the septic system is ready."*

*Kenley Haley continued, "Ok, the other question. The parking lot up against the property line, how many feet is that?"*

*Nathan Crouch responded, "The bottom corner down here is very close to the side setback of 10 feet. It is in the neighborhood of 10 to 12 feet off the property line."*

*No Public Comment*

*Public Comment Closed*

Robert Daugherty made a motion to approve the Heritage Fellowship Church Pre-LSD subject to staff recommendations. Joel Kelsey seconded. All board members present were in favor of approving. Motion passed.

County

**c. Minor Subdivision Replat Lots 9, 10 & 11 Sundowners Good Earth Estates**

***Preliminary and Final Replat Approval Requests***

Location: Section 35, Township 15, Range 31

Owners: Douglas & Cynthia Robbins

Engineer: Blew & Associates

Location Address: 12727, 12725 & 12765 N Billingsley WC 210

Approximately: +/- 2.01 acres / 1 lot

Proposed Land Use: Single Family Residential

Coordinates: Latitude: 35.93519316, Longitude: -94.24985508

**Project #: 2018-257**

**Planner: Sita Nanthavong email: [snanthavong@co.washington.ar.us](mailto:snanthavong@co.washington.ar.us)**

**REQUEST:** The applicant is requesting a Minor Subdivision Replat for Sundowner Good Earth Estates Part of Lots 9, 10, and 11. The request is to split one existing subdivision lot into two smaller lots.

**CURRENT ZONING:** This 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:** 14, Ann Harbison

**FIRE SERVICE AREA:** West Fork Rural

**SCHOOL DISTRICT:** West Fork

**INFRASTRUCTURE:** Water- Washington Water Authority

Electric- Ozarks Electric

Natural Gas- None

Telephone- Prairie Grove

Cable- None

**BACKGROUND/ PROJECT SYNOPSIS:**

On behalf of the property owners, Douglas and Cindy Robbins, Blew and Associates is requesting Minor Subdivision Replat approval to split an existing lot in Sundowners Good Earth Estates Subdivision into two smaller lots.

Original Tract:

Parcel 484-02268-000, 2.09 acres

Proposed Tracts:

Tract 1, 1.00 acre, building/shop

Tract 2, 1.09 acres, residence

The applicant is proposing a one bedroom residence on the proposed tract 2 lot.

Please see the attached documents for more detailed information.

**TECHNICAL CONCERNS:**

**Sewer/Septic**

1. An inspection was made at the site location. According the Direct Representative, the soil test and design was done for a proposed one bedroom residence. The Arkansas Department of Health has approved the permit for septic for the proposed one bedroom residence.

**Electric/Phone/Gas**

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

Comments were sent to the utility providers. Ozarks Electric had the following standard 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. 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. Please contact Ozarks Electric if you have any questions. Wes Mahaffey At (479)263-2167 or [wmahaffey@ozarksecc.com](mailto:wmahaffey@ozarksecc.com)

Water

1. The Washington Water authority had no comment on this project.

Addressing

1. Lots that are over one-half acre in size will need to be addressed after the home location is known.

Environmental

1. 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

1. Any work done in the County road right of way requires a permit from the road department.

SITE VISIT:

A site visit was conducted by planning staff on September 19, 2018. Staff has no concerns.

NEIGHBOR COMMENTS:

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

A total of 10 notifications were sent. Currently, there are no comments from neighbors.

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.

<b>Important Information Checklist</b>			
	Inadequate	Acceptable	Complete
City/Planning Area Issues			<b>N/A</b>
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 Minor Subdivision Replat Sundowner Good Earth Estates Part Lots 9, 10, 11 with the following conditions:

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).

Utility Conditions:

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.

Standard Conditions:

1. Pay neighbor notification mailing fees within 30 days of project approval. Any extension must be approved by the Planning Office.
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. Have all signature blocks signed on a minimum of 7 Final Plats - 2 for filing in the Circuit Clerk's office, 3 for the County Planning office, remainder for the developer. Please contact the Circuit Clerk for acceptable plat size.

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

*No Public Comment*

*Public Comment Closed*

*Robert Daugherty made a motion to approve the **Minor Subdivision Replat Lots 9, 10 & 11 Sundowners Good Earth Estates** subject to staff recommendations. Joel Kelsey seconded. Kenley Haley recused herself. All board members present were in favor of approving. Motion passed.*

County

**d. Minor Subdivision Replat Lots 9 & 10 War Eagle Cove Subdivision**

***Preliminary and Final Replat Approval Requests***

Location: Section 29, Township 18, Range 28

Owner: Kolby Hathaway

Engineer: Reid & Associates

Location Address: 22490 & 22512 Derik Rd.

Approximately: +/- 3.53 acres / 2 lots

Proposed Land Use: Single Family Residential

Coordinates: Latitude: 36.20609428, Longitude: -93.99035138

**Project #: 2018-260**

**Planner: Sita Nanthavong email: [snanthavong@co.washington.ar.us](mailto:snanthavong@co.washington.ar.us)**

**REQUEST:** The applicant is requesting a Minor Subdivision Replat for War Eagle Cove Subdivision Phase 4 Lots 9 and 10. The request is to combine two existing subdivision lots into one larger lot.

**CURRENT ZONING:** This 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:** 5, Joe Patterson

**FIRE SERVICE AREA:** Nob Hill Rural

SCHOOL DISTRICT: Springdale

INFRASTRUCTURE: Water- Springdale Water                      Electric- Ozarks Electric  
Natural Gas- None                      Telephone- AT&T                      Cable- None

BACKGROUND/ PROJECT SYNOPSIS:

On behalf of the property owner, Kolby Hathaway, Alan Reid and Associates is requesting Minor Subdivision Replat approval to combine two tracts in War Eagle Cove Subdivision Phase 4 into one tract.

Original Tract

- Lot 9, 2.36 acres, vacant
- Lot 10, 1.21 acres, 1-story brick house

New Tract

- Lot 9A, 3.57 acres

Please see the attached documents for more detailed information.

TECHNICAL CONCERNS:

Sewer/Septic

1. Soil Analysis was not required for this request. No new buildings will be constructed.

Electric/Phone/Gas

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

Comments were sent to the utility providers. Ozarks Electric had the following standard 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. 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 At (479)263-2167 Or [wmahaffey@ozarksecc.com](mailto:wmahaffey@ozarksecc.com)

Water

1. The Springdale Water authority had no comment on this project.

Addressing

1. Lots that are over one-half acre in size will need to be addressed after the home location is known.

Environmental

1. 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 Department

1. Any work done in the County road right of way requires a permit from the road department.

SITE VISIT:

A site visit was conducted by planning staff on September 19, 2018. Staff has no concerns.

NEIGHBOR COMMENTS:

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

A total of nine notifications were sent. Currently, there are no comments from neighbors.

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.

<b>Important Information Checklist</b>			
	Inadequate	Acceptable	Complete
City/Planning Area Issues			<b>N/A</b>
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 for the Minor Subdivision Replat of War Eagle Cove Subdivision Phase 4 Lots 9, 10 request with the following conditions:

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).

Road Department

1. Any work done in the County road right of way requires a permit from the road department.

Addressing

1. Lots that are over one-half acre in size will need to be addressed after the home location is known.

Utility Conditions:

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.

Standard Conditions:

1. Pay neighbor notification mailing fees within 30 days of project approval. Any extension must be approved by the Planning Office.
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. Have all signature blocks signed on a minimum of 7 Final Plats - 2 for filing in the Circuit Clerk's office, 3 for the County Planning office, remainder for the developer. Please contact the Circuit Clerk for acceptable plat size.

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

No Public Comment

Public Comment Closed

Joel Kelsey made a motion to approve the Minor Subdivision Replat Lots 9 & 10 War Eagle Cove Subdivision subject to staff recommendations and modified conditions. Robert Daugherty seconded. All board members present were in favor of approving. Motion passed.

County

**e. Minor Subdivision Replat Lots 25 & 26 War Eagle Cove Subdivision**

**Preliminary and Final Replat Approval Requests**

Location: Section 29, Township 18, Range 28

Owners: Denice Webb

Engineer: Satterfield Land Surveying

Location Address: 22527 E War Eagle WC 507

Approximately: +/- 0.53 acres / 2 lots

Proposed Land Use: Single Family Residential

Coordinates: Latitude: 36.20479505, Longitude: -93.98293019

**Project #: 2018-267**

**Planner: Sita Nanthavong email: [snanthavong@co.washington.ar.us](mailto:snanthavong@co.washington.ar.us)**

**REQUEST:** The applicant is requesting a Minor Subdivision Replat for War Eagle Cove Subdivision Block 8 lots 25 and 26. The request is to combine two existing subdivision lots into one larger lot.

**CURRENT ZONING:** This 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:** 5, Joe Patterson      **FIRE SERVICE AREA:** Nob Hill Rural

**SCHOOL DISTRICT:** Springdale

**INFRASTRUCTURE:**      Water- Springdale Water      Electric- Ozarks Electric  
Natural Gas- None      Telephone- AT&T      Cable- None

**BACKGROUND/ PROJECT SYNOPSIS:**

On behalf of the property owner, Denice Webb, Satterfield Land Surveyors is requesting Minor Subdivision Replat approval to combine two tracts in War Eagle Cove Subdivision.

Original Tract	New Tract
· Lot 25, 0.29 acre	· Lot 25A, 0.53 acre
· Lot 26, 0.24 acre	

The applicant's residence sits on both of the original tracts.

Please see the attached documents for more detailed information.

**TECHNICAL CONCERNS:**

**Sewer/Septic**

Soil Analysis was not required for this request. No new buildings will be constructed.

**Electric/Phone/Gas**

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

Comments were sent to the utility providers. Ozarks Electric had the following standard 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. 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 At (479)263-2167 Or wmahaffey@ozarksecc.com

Water

The Springdale Water authority had no comment on this project.

Addressing

Lots that are over one-half acre in size will need to be addressed after the 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.

SITE VISIT:

A site visit was conducted by planning staff on September 19, 2018. Staff has no concerns.

NEIGHBOR COMMENTS:

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

A total of 24 notifications were sent. Currently, Staff has only received one notification back. The property owner is in favor of their own project.

Staff will update the Planning Board at the meeting if further 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			<b>N/A</b>
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 for the Minor Subdivision Replat of War Eagle Cove Subdivision Block 8 Lots 25 and 26 request with the following conditions:

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).

Road Department Conditions:

1. Any work done in the County road right of way requires a permit from the road department.

Utility Conditions:

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.

Standard Conditions:

5. Pay neighbor notification mailing fees within 30 days of project approval. Any extension must be approved by the Planning Office.
6. 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.
7. Any further splitting or land development not considered with this approval must be reviewed by the Washington County Planning Board/Zoning Board of Adjustments.
8. Have all signature blocks signed on a minimum of 7 Final Plats - 2 for filing in the Circuit Clerk's office, 3 for the County Planning office, remainder for the developer. Please contact the Circuit Clerk for acceptable plat size.

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

*No Public Comment*

*Public Comment Closed*

*Joel Kelsey made a motion to approve the Minor Subdivision Replat Lots 25 & 26 War Eagle Cove Subdivision subject to staff recommendations and modified conditions. Robert Daugherty seconded. All board members present were in favor of approving. Motion passed.*

County

**f. Volunteer Preliminary Subdivision**

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

***Preliminary Large Scale Development Request***

Location: Section 11, Township 17, Range 29

Owners: Volunteer Holdings LLC

Engineer: Engineering Services Inc.

Location Address: 17738 Broadview WC 1037

Approximately: +/- 12.33 acres / 1 lot

Proposed Land Use: Single Family Residential

Coordinates: Latitude: 36.15266378, Longitude: -94.03473746

**Project #: 2018-265**

**Planner: Sita Nanthavong email: [snanthavong@co.washington.ar.us](mailto:snanthavong@co.washington.ar.us)**

**REQUEST:** The applicant is requesting Preliminary Subdivision Approval of Volunteer Subdivision. The request is create 7 residential lots on 7.55 acres +/- of land.

**CURRENT ZONING:** This 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 Rural

SCHOOL DISTRICT: Springdale

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

Electric- Ozarks Electric  
Cable- Cox Communications

BACKGROUND/ PROJECT SYNOPSIS:

Volunteer Holdings is requesting approval for Volunteer Preliminary Subdivision. The request is to split a 7.55 acre +/- tract into 7 smaller tracts ranging from 1.00 acre to 1.32 acres in size.

A Conditional Use Permit was not required due to each lot being an acre or larger.

The proposed lots with their associated acreage are as follows:

Lot 1	1.01 acres +/-	Lot 5	1.05 acres +/-
Lot 2	1.00 acres +/-	Lot 6	1.13 acres +/-
Lot 3	1.02 acres +/-	Lot 7	1.32 acre +/-
Lot 4	1.02 acres +/-		

Each lot is proposed to have its own septic sewer system. This will be installed once the applicant has a buyer and the construction plans are known. Soil analysis for each lot detailed that the soil was suitable for single family standard septic system.

The parent parcel (001-14918-000) is approximately 12.80 acres +/- in size. The proposed subdivision acreage is approximately 7.55 acres +/- . The applicant is proposing the 5.26 acre +/- remainder be configured into the following:

- Remainder Tract A: 1.30 acres +/-
- Remainder Tract B: 3.96 acre +/-

**Please see the attached documents for more detailed information.**

TECHNICAL CONCERNS:

Sewer/Septic

1. The applicant has yet to receive determination from the Department of Health in Little Rock. Permits will have to be approved by the Department of Health.
2. The applicant has received soil analyses from a Designated Representative. Staff has yet to receive a copy of the report at this time.

Electric/Phone/Gas

1. Any damage or relocation of utilities will be at the expense of the owner/applicant.
2. Ozarks Electric had the following comments:
  - a. Any relocation of existing facilities or extension of line that has to be built specifically to feed the subdivision will be at full cost to the developer.
  - b. All lot corners must be marked with stakes clearly identifying the lot number and all utility easement widths and road crossing requirements will be defined on the plat before Ozarks will begin construction.
  - c. All off site easements that are needed for Ozarks to extend electrical service to the subdivision 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.
  - d. All conduits placed for the road crossings will be installed by the developer and must be 4 inch schedule 40 conduits at 48 inch in depth at final grade and marked with a post to identify the end of conduits. Conduits must extend past the edge of any obstructions so that they are accessible during construction. The number of conduits at the crossing will be determined by each utility provider that will be using the conduits at the road crossing. (Bare minimum of 5 Pipes)
  - e. Developer must provide Ozarks Electric with a Digital copy (AutoCAD) of the Final plat.

- All conduits for road crossings and specific widths of U.E., Lot size, St. Light location and address to Lots must be shown on final plat before Ozarks Electric will sign the final plat.
- f. Subdivisions will be built using Ozarks Electric Policy 45 (Developer is responsible for a percentage of the total cost of construction which is determined at the time the engineering design for electrical service) There will be extra charges to the Developer when extra time or materials are used for rock trenching, boring, select material bedding, shoring, dewatering, etc.
  - g. All Utility Easements to be cleared of all trees, brush, dirt piles, buildings and debris so that the easement is accessible with equipment. If easement is not cleared developer may be subject to extra charges.
  - h. Developer must notify Staking Tech. if they are interested in Ozarks Street Lights or if they will be installing their own. If interested in Ozarks Street Light a picture will be provided if asked. Will need St. Light location on final plat. If developer decide to go with their own contact Cooperative representative below.
  - i. Please contact Ozarks Electric when construction begins on subdivision and again when construction is within three months of completion.

#### Water and Fire

1. Springdale Water Authority had no comment.
2. The Washington County Fire Marshal has the following comments:
  - a. Fire lane signs must be labeled on the plat unless the road unless the road is 28 feet in width.

#### Addressing

1. Lots that are over one-half acre in size will need to be addressed after the home location is known.

#### Environmental

1. 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

1. Any work done in the County road right of way requires a permit from the road department.
2. The road named "Frederickson" will have to be upgraded/built to Washington County road standards. Soilwork and a building plan will be required.

#### Drainage

1. Zach Moore, the contracted engineer from Garver, had concerns regarding the drainage of the subdivision. Please see the attached drainage area map that shows what Mr. Moore's concerns were. Planning is still waiting for the applicant to address the Mr. Moore's comments.

#### SITE VISIT:

A site visit was conducted by planning staff on September 19, 2018.

Staff noted that Frederickson Road is very undeveloped. Upon conferring with the applicant, Chief of Staff, and Road Superintendent, Frederickson Road will have to be constructed to current County road standards.

To the north of the proposed subdivision, there exists a small community of duplexes. To the east and south is the Village Estates Subdivision. To the west are larger tracts of land that are either vacant or contain single family residences.

#### NEIGHBOR COMMENTS:

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

A total of 20 notifications were mailed. According to what some of the neighbors who have received their notices have said, many neighbors were not home and thus would have to travel to the post office to sign for their notifications.

To date, Staff has received 3 comments. All of these were opposed to the proposed subdivision.

The first comment was received on September 17, 2018. The property owners are against the proposed subdivision and gave the following reasons:

- o Increase in traffic
- o Increase in noise (construction and with more population)
- o Increase in light pollution
- o Wear and tear on current street infrastructure
- o Increase in litter
- o Decrease in neighborhood attractiveness
- o Decrease in open space and wildlife

The second comment was received on September 18, 2018. The property owners are against the proposed subdivision and gave the following reasons:

- o Disruptions in the neighborhood
- o Fear that this new development will become a part of their existing subdivision
- o Heavy equipment being brought in for construction on Broadview Drive
- o Decrease in wildlife
- o Increase in noise, traffic, light pollution, and activity
- o Fear of new neighbors parking in the streets
- o New construction and houses will upset the balance and peace

The third comment was received on Wednesday, September 19, 2018. The property owners are against the proposed subdivision and gave the following reasons:

- o Concern for the ecology of the area
- o New houses will destroy the “rolling meadow”
- o Decrease in wildlife and vegetation
- o New construction will be directly across the street from them and possibly disruptive
- o Potential eyesore if lots do not sell
- o Smoke from burning flora and other trees will add to air pollution
- o Will septic waste end up in the creek, river, and the drinking water?
- o Broadview Drive is not equipped to handle large construction equipment and additional traffic
- o Concerns about overall safety during construction process
- o Increase in trash/litter from construction process
- o Noise pollution due to machinery equipment

Staff will inform the Planning Board when/if new comments arrive.

**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			<b>N/A</b>
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 Volunteer Preliminary Subdivision. However, Staff feels that many of the neighbor concerns should be addressed by the Applicant. The approval conditions are:

**Septic Conditions:**

1. Soil analyses for each lot shall include a primary and secondary location. The soil analyses will be conducted by a Designated Representative from the Department of Health. A copy of this report must be delivered to the Planning Department.
2. There shall be no deviation from the plans and specifications unless revised plans and specifications have been submitted for review and written consent given.
3. The individual onsite wastewater system for each lot must be located in the area specified on the submitted plat of the proposed subdivision as indicated by the soil pit location. Changes made to the location of the wastewater system will require further review and approval by the Arkansas Dept. of Health.
4. The areas of the proposed primary and secondary disposal fields must be protected during the construction of all structures, roads and the placement of service lines so as not to disturb the natural properties of the soils.
5. The final acceptance of each lot depends upon submission of an APPLICATION FOR INDIVIDUAL SEWAGE DISPOSAL PERMIT to the local Health Unit. Home construction should not be started on any lot until a permit for construction has been issued for an INDIVIDUAL SEWAGE DISPOSAL SYSTEM by the local Environmental Health Specialist.
6. Further subdivision or re-platting of any lot or lots will require the submission of soil information, plans and specifications for those lots before approval will be given for development

**Utility Conditions:**

1. Any damage or relocation of utilities will be at the expense of the owner/applicant.
2. Ozarks Electric had the following comments:
  - a. Any relocation of existing facilities or extension of line that has to be built specifically to feed the subdivision will be at full cost to the developer.
  - b. All lot corners must be marked with stakes clearly identifying the lot number and all utility easement widths and road crossing requirements will be defined on the plat before Ozarks will begin construction.
  - c. All off site easements that are needed for Ozarks to extend electrical service to the subdivision 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.
  - d. All conduits placed for the road crossings will be installed by the developer and must be 4 inch schedule 40 conduits at 48 inch in depth at final grade and marked with a post to identify the end of conduits. Conduits must extend past the edge of any obstructions so that they are accessible during construction. The number of conduits at the crossing will be determined by each utility provider that will be using the conduits at the road crossing. (Bare minimum of 5 Pipes)
  - e. Developer must provide Ozarks Electric with a Digital copy (AutoCAD) of the Final plat. All conduits for road crossings and specific widths of U.E., Lot size, St. Light location and address to Lots must be shown on final plat before Ozarks Electric will sign the final plat.
  - f. Subdivisions will be built using Ozarks Electric Policy 45 (Developer is responsible for a percentage of the total cost of construction which is determined at the time the engineering design for electrical service) There will be extra charges to the Developer when extra time or materials are used for rock trenching, boring, select material bedding, shoring, dewatering, etc.
  - g. All Utility Easements to be cleared of all trees, brush, dirt piles, buildings and debris so that the easement is accessible with equipment. If easement is not cleared developer may be subject to extra charges.
  - h. Developer must notify Staking Tech. if they are interested in Ozarks Street Lights or if they will be installing their own. If interested in Ozarks Street Light a picture will be provided if asked. Will need St. Light location on final plat. If developer decide to go with their own contact Cooperative representative below.
  - i. Please contact Ozarks Electric when construction begins on subdivision and again when

construction is within three months of completion.

Fire Marshal Conditions:

1. Fire lane signs must be labeled on the plat unless the road unless the road is 28 feet in width.

Washington County Addressing Conditions:

1. Lots over one-half acre will be addressed when the home location is known.

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).

Washington County Road Conditions:

1. Any work done in the County right-of-way will require a permit from the Washington County Road Department prior to construction.
2. The Washington County Road Department will require 24 inch culverts to be sized for a 10 year storm.
3. The Frederickson Road will have to be upgraded/built to Washington County road standards. Soilwork and a building plan will be required.

Drainage Conditions:

1. The applicant must address concerns from the County contracted engineer.

Standard Conditions:

1. Washington County will not maintain any common areas.
2. Pay Engineering Fees and Mailing Fees within 30 days of project hearing. Any extension must be approved by the Planning Office. This will be calculated once all invoices are received.
3. 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.
4. Any further splitting or land development not considered with this approval must be reviewed by the Washington County Planning Board/Zoning Board of Adjustments.
5. Lots that are over one-half acre in size will need to be addressed after the home location is known.
6. All general plat checklist items must be corrected.
7. Once all plat corrections have been completed, submit corrected plat for review prior to obtaining signatures.
8. 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. Please contact the Circuit Clerk for acceptable plat sizes.

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

*Randy Laney inquired, "As I understand it ya'll basically want additional time to work through these concerns you have got on drainage and everything else."*

*Sita Nanthavong replied, "Yes because if they have to reconfigure their lots it would have to come back before the board again anyway and because we are unsure of what the final configuration is going to be we figured we would like to table now versus having to come back and have two possible concurrent plats out there."*

*Robert Daugherty, Planning Board Member, asked, "Can we consider tabling right now before we hear public comments?"*

*Randy Laney answered, "Unless somebody wants to comment on the fact that we are tabling it."*

No Public Comment

Public Comment Closed

Robert Daugherty made a motion to table the **Volunteer Preliminary Subdivision** subject to staff recommendations. Joel Kelsey seconded. All board members present were in favor of approving. Motion passed.

### **CONDITIONAL USE PERMIT HEARINGS**

County

**g. LBL Gunite CUP**

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

**Conditional Use Permit Request**

Location: Section 08, Township 13, Range 30

Owners: Bryan & Sara Goodwin

Engineer: Phil Swope

Location Address: 18911 Winn Creek Rd. WC 228

Approximately: +/- 13.14 acres / 1 lot

Proposed Land Use: Commercial

Coordinates: Latitude: 35.82370741, Longitude: -94.19754439

Project #: 2018-261

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

**REQUEST:** Conditional Use Permit approval to allow a gunite (concrete) materials storage yard on a parcel of land that is 13.6 acres in size.

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

**PLANNING AREA:** This project is located solely within Washington County's jurisdiction.

**FUTURE LAND USE:** N/A – there is no future land use designation at this location.

**QUORUM COURT DISTRICT:** District 14, Ann Harbison Rural VFD

**FIRE SERVICE AREA:** Boston Mtn  
**SCHOOL DISTRICT:** Greenland

**INFRASTRUCTURE:** Water- Washington Water Authority  
Telephone- Century Tel

Electric- Ozarks Electric  
Cable- N/A

Natural Gas- N/A

**BACKGROUND/PROJECT SYNOPSIS:**

The owners of this property are Bryan & Sara Goodwin. The applicant/engineer is Phil Swope, of Swope Consulting. This property is located at the intersection of Winn Creek Rd (WC-228) and Bethlehem Rd (WC-237), near the Devil's Den exit off I-49.

This CUP request is to allow the use of a construction materials storage yard, for a company that constructs gunite swimming pools, on a property that is 13.6 acres. The requested use occupies approximately 2 acres of the parent parcel.

No information on frequency of trucks to/from the site, or business hours of operation have been submitted. (Please see applicant's letter of explanation)

Gunite is similar to "Shotcrete" in that it is conveyed through a hose and pneumatically projected at high velocity onto a surface, as a construction technique. It is typically reinforced by conventional re-bar. – sourced from Google.

**TECHNICAL CONCERNS:**

**Fire Issues:**

Boston Mtn Rural VFD will respond to this site in the event of an emergency. Boston Mtn didn't provide any comments.



The Washington County Fire Marshal stated his initial comments/concerns were addressed with the 2<sup>nd</sup> submittal.

Sewer/Septic/Decentralized Sewer:

No restrooms or septic systems are proposed with this request.

Utilities

At Tech Review the following utility comments/concerns were submitted to Planning Staff:

Washington Water Authority:

1. The property is served from several water mains that border the west and south property boundaries; including a 2", 6" and 8" water mains.
2. A WWA pump station is also present onsite, located on the SW corner of the property.
3. Will the project require additional water service? If so, a Request for water service will need to be submitted to the WWA office.
4. Considering the proximity of the pump station and the paramount importance of its operation, WWA will require that any water mains running under any access drive supporting this project be retro fitted with a steel encasement, or the access drive be moved to avoid all WWA water mains (edge of drive no closer than 10' from a water main).

**#4 will be a condition of approval.**

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 at (479) 263-2167 or wmahaffey@ozarksecc.com

Roads/Sight Visibility/Ingress-Egress/Parking:

This property accesses the public road within the 3-way intersection of Winn Creek Rd (WC-228) and Bethlehem Rd (WC-237), approximately 1,200 feet from Hwy 74 (Devil's Den Rd).

It appears that the speed limit is not posted at this location. When the speed limit is not posted on county maintained dirt roads it is automatically 35 mph, which has a sight distance requirement of 390 feet for left turn movements, and 335 feet for straight across or right turn movements.

The applicant has submitted sight distance in all three directions from the existing driveway at:  
NW (right turn movement)-611 feet  
SW (straight across)-462 feet  
E (left turn movement)-312 feet

According to the calculations submitted by the engineer, **sight distance is inadequate for left turn movements from the existing driveway.**

Drainage:

The Washington County Contract Engineer provided the following questions/comments on this proposed project, **with the applicant's response in red text.**

1. Approximately how many square feet of proposed impervious area will be added? **Proposed 1,200 square feet from the pole barn and silo.**
2. Are there any known drainage issues downstream? **No known drainage issues.**
3. Please provide existing contours of site with locations of proposed items shown. **This will be provided during the Large Scale review process.**
4. Discuss if permanent water quality measures need to be implemented on site such as diversion ditches, settling basins, rock ditch checks, etc.

Concerned about negatively impacting water quality of Lee Creek downstream. **This will be provided during the Large Scale review process.**

The applicant's responses are shown above in **red text**.

The applicant replied that the comments #3 & #4 would be addressed at the Large Scale Development permitting phase.

Environmental Concerns:

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).

Signage/Lighting/Screening Concerns:

All outdoor lighting must be shielded from neighboring properties. Any lighting must be indirect and not cause disturbance to drivers or neighbors. All security lighting must be shielded appropriately. No signage is proposed at this time. If a sign is desired in the future, it must be reviewed and approved by Planning Staff before it is installed.

**COMPATIBILITY CONCERNS:**

Surrounding Density/Uses:

The surrounding uses are single family residential and agricultural. The requested use is considered Industrial.

County's Land Use Plan (written document):

According to the County's Land Use Plan,

**SECTION III. PHYSICAL DEVELOPMENT**

**A. LAND USE CONSIDERATIONS:**

**1. INDUSTRIAL**

The chief goals for industrial development are:

- a. Provision of sites which are located adjacent to major thoroughfares or other adequate transportation facilities; **this project site isn't located adjacent to major thoroughfares, but it is close by.**
- b. Allocate land in sufficient quantity, where infrastructure exists, or will exist, so that industrial growth can be accommodated to benefit both industry, and the county. This will ensure that industrial land is protected from encroachment by non-industrial uses; and, **there aren't any other industrial properties in the general vicinity.**
- c. Provide for ample utilities and services to support industrial development. **Ample utilities are available.**

These goals can be achieved through the following operations:

- a. Adopt development regulations and standards to provide for quality development; **regulations and standards are in place.**
- b. Identify suitable land for reservation of future industrial growth; **the county is zoned to allow Ag/SFR-1 by right, with all other uses requiring Conditional Use Permitting approval.**
- c. Provide adequate services, utilities and accessibility; **all are provided.**
- d. Insulate industrial sites from other activities by location or buffers; and, **the location is somewhat remote, but no additional buffering from neighboring properties (in addition to the existing forest canopy) is proposed.**
- e. Require provision of ample off-street parking and loading space. **No off-street parking or loading space is proposed, or required.**

### **Future Land Use Plan**

There is no future land use designation for this portion of the County.

### **SITE VISIT:**

A site visit was conducted by planning staff on September 17, 2018. Please see attached photos. Sight distance to the east (left turn movement from the driveway) looks marginal. They may be able to trim some existing vegetation back to increase the sight distance.

### **NEIGHBOR COMMENTS/CONCERNS:**

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

At the time of this staff report, staff has received calls from several neighbors expressing their opposition to this proposed use. Staff has received several neighbor comment forms in opposition to this proposal as well. Opposition is based on, but not limited to: traffic, noise, dust, water quality, air quality, sight distance, and stormwater runoff.

The written comments are attached to this staff report. And Staff will update the Planning Board at the meeting if any additional comments are received.

**STAFF RECOMMENDATION:** Staff recommends *tabling* the proposed LBL Gunite Conditional Use Permit to give the applicant time to discuss compatibility issues with the neighbors and propose additional measures to decrease impact to the neighborhood.

### **Fire Conditions:**

1. Fire code must be met and County Fire Marshal must give approval of the plans before construction may begin, and before business may commence.

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

1. Sight distance for left hand movements is inadequate. Designate a driveway location that meets the sight distance requirement.
2. All entrance drives and fire lane areas must support 75,000lbs in all weather conditions.
3. 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.

### **Drainage Conditions:**

1. Additional information must be provided before the County Contracted Engineer can adequately assess the stormwater drainage and provide comments.

### **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).

### **Utility Conditions:**

1. Generally, any damage or relocation of utilities will be at the expense of the owner/applicant.

### **Ozarks Electric:**

General comments:

1. 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.
2. 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.

**Washington Water Authority:**

1. WWA will require that any water mains running under any access drive supporting this project be retro fitted with a steel encasement, or the access drive be moved to avoid all WWA water mains (edge of drive no closer than 10' from a water main).

**Signage/Lighting/Screening Conditions:**

1. Signage cannot be placed in the County Right-of-Way.
2. Any outdoor lighting must be shielded from neighboring properties. Any lighting must be indirect and not cause disturbance to drivers or neighbors. All security lighting must be shielded appropriately. Please refer to the diagram in the staff report attachments.
3. Any proposed signage must be reviewed and approved by Planning Staff before it is constructed

**Standard Conditions:**

1. Pay neighbor notification mailing fees (will be calculated at Large Scale) within 30 days of project approval. Any extension must be approved by the Planning Office.
2. Pay engineering fees (will be calculated at Large Scale) within 30 days of project approval. Any extension must be approved by the Planning Office.
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. This CUP must be ratified by the Quorum Court before construction may begin.
5. It is the applicant's responsibility to contact the Planning Office when inspections are needed.
6. All conditions shall be adhered to and completed in the appropriate time period set out by ordinance.
  - o This project requires additional review (Subdivision or Large Scale Development), and therefore, the applicant must submit for Preliminary project review within 12 months of this CUP project's ratification.
  - o This project does not require additional review. Therefore, all conditions of this CUP approval must be completed within 18 months of this CUP project's ratification.

*Washington County Planning Director, Nathan Crouch, presented the staff report for the Board Members.*

*Randy Laney stated, "Again two of these in a row but just people don't come off and staff is recommending we table this so that they can work with the concerns of the neighbors as well as the owner/applicant on trying to work out the compatibility. We use the compatible in planning it doesn't mean same or has to be like it means that it can get along if you will with the surrounding properties. That is the nature of what they are proposing is to postpone it basically while we work on something that is more acceptable to all parties."*

*Nathan Crouch agreed, "Very true. We don't recommend tabling a project very often it is not something we take lightly."*

*Joel Kelsey asked, "What is the current zoning there?"*

*Nathan Crouch answered, "Typical county zoning is agricultural/single family residential uses of 1unit per acre allowed by right."*

*Kenley Haley inquired, "Nathan you said it was an abandoned rock quarry. Was there any clean up done on that, do you know?"*

*Nathan Crouch replied, "Through email conversations with the neighbors, they are telling me the quarry has been abandoned in the neighborhood of 10 years. You can drive right up in there and there is a rock crusher on site and a lot of other things."*

*Joel Kelsey asked, "Is it red dirt or rock?"*

*Nathan Crouch answered, "It doesn't look like it. Gravel, probably a little bit of both but mostly gravel, while they were building the highway and some of the Washington Water Authority water lines through*

*there.”*

*Joel Kelsey continued, “Was there a hole?”*

*Nathan Crouch responded, “It was a hill and they dug in, it was a slight hill.”*

*Joel Kelsey inquired, “There is nothing operating on it right now?”*

*Nathan Crouch replied, “No sir.”*

#### *Public Comment*

*Peggy Renny, Neighbor 7/10 of a mile away from the proposed project, addressed the Board, “We have lived in our residence since 1975 and bought 12 acres directly west to this property in 1989 as an investment for our retirement. Our property would definitely be affected by this. The whole concept of a cement plant in the middle of an area that is purely residential and most of the people in that area have lived there for decades. Nathan addressed some of our concerns but we also have children on school buses that would be waiting for the school bus right there at the intersection of HWY 74 and 338 where this Y is. This area actually drains into Lee Creek Reservoir and when it goes into the other direction it goes into Winn creek which goes into the West Fork of the White River that then drains into Beaver Lake. There are a lot of concerns in the neighbors and it is not just the few that are bordered by it which there are other neighbors here that are pleading their case. The natural habitat, the environment, the way of life that has been out there for people who live in Texas to profit on Gunite Pools that are going to be built, a cement plant is what we are talking about, in Rogers, Bentonville and Highfill all those surrounding areas. There is nobody out there in this area that even has in ground pools. I would really consider that you all just put a thumbs down on this. There is no way that the neighbor to the west is going to find any value or anything that we can do that is going to ruin this area for everybody that lives there and the animals and water, the air, we are losing our country. I thank you for the opportunity to speak I know that there are others that would like to speak as well. Nathan has been very helpful with us. Of interest this property when it was undeveloped virgin land. Well everybody knows that everything was logged around here in the Depression. There was nothing on this land until Sara Goodwin bought this land on October 27, 2006 and the property was then zoned not even two weeks after that to single one acre residential agricultural and this area was used strictly for the second phase of the water line to connect water to the Winslow Park down 74. All of us that lived around there assumed that this was a temporary proposition that like the interstate when they put through the back of our places, that when the water line was done this was done and it has been abandoned ever since. I thank you for your time.”*

*Randy Laney, “Just a reminder if you would like to comment on whatever will eventually be proposed you will have to come back if you want to comment further. All we are really talking about is putting it off for a month to have this conversation but if you want to go through these elements, this is a public meeting but we won’t know what we are talking about until we have an actual proposal in front of us which is yet to be worked out.”*

*Nathan Crouch, “Yes sir if the CUP is eventually proposed we are looking at a Large Scale also and that would have the more detailed plans.”*

*Brooks Cline, Applicant of LBL Gunite CUP, addressed the Board, “I understand the residents’ concerns. If it was my property I would have concerns too. It is just natural. I do want to clear up a misconception; we are not a huge company like your standard ready mix companies. I don’t have 50 or a 100 barrel mixers, we are a small company we employ 28 people. We operate out of Tulsa and we service Oklahoma City, Tulsa and we service this corridor here Fort Smith Fayetteville, Springdale, Rogers and Bentonville. The idea of us purchasing this was to be satellite yard so we can load our trucks and we come over here to do pools. Since 2011 we have done 105 pools in this corridor that averages about 15 pools a year so on the high side we are looking at only using that property about 1 month out of*

*the year. Typically we will finish a pool in a day. The pools aren't done in Winslow they are done up by Rogers, Bentonville, Fayetteville or Fort Smith. I just want to let you know it is not something that is going to be used every day. There will not be trucks running up and down the road every day. Will there be trucks? Yes, but only on the days that they are here at Gunitite. I just wanted to clear up that misconception. I would in fairness to the current owner of the property, I would like a vote today if we could on whether or not it will be approved for rezoning or not. I think it would be only fair for the current owner he has been patient waiting in that if it not going to be approved he ought to have the ability to put the property up for sale again."*

*Michael Marcinic, Neighbor residing at 18395 Winn Creek Road, addressed the Board, "I actually owned this property about 20 years ago it is a beautiful piece of property. What the present owner did to it we were unaware it was happening until it was already started, the strip mining on it. After they finished doing that it was pretty much abandoned and there was a lot of trash and it is an eye sore. On to this with all respect to this gentleman, this is a heavy construction business. I have talked to at least 13 neighbors and they are all opposed to this. We are concerned about our property values. There are certain neighbors around there that it will definitely affect more than others. I am about oh say 500 ft. from our southern boundary to their northern boundary. We moved out there to have peace and quiet and it is a rural community I have 77 acres. I am just concerned about this being the tip of the ice berg with the economy booming like it is if it is going to be more than what he just said. Also I am concerned about the noise because we moved out there for peace and quiet. It is just heavy construction in a residential area and there are at lease 15-17 residences within ¾ of a mile of this and we just were adamantly opposed to it. That is all I have to say and I respect your time and I respect you too sir."*

*Public Comment Closed*

*Kenley Haley stated, "If we don't table this I don't think we have enough information to approve anything so it would be an automatic deny and I would hate to that to a property owner without giving them an opportunity to present their plans and address the concerns."*

*Randy Laney commented, "That's unfortunately it is time but that is what this process is about. Our county is unique and very different in that we do zone our county agricultural or residential and if you want to do something other than that you have to come through this process and when you come through the process we try to make it all work we don't try to automatically reject anything but it has to work and it has to be planned. It is not very pretty sometimes but that's our process."*

*Robert Daugherty made a motion to table the **LBL Gunitite CUP** subject to staff recommendations. Joel Kelsey seconded. All board members present were in favor of approving. Motion passed.*

Goshen Planning Area

**h. Simple Blessings Event Center CUP**

**(to be tabled at the request of the applicants)**

***Conditional Use Permit Request***

Location: Section 22, Township 17, Range 29

Owner: Saddlebock Brewing Inc.

Location Addresses: 18244 Habberton Rd. WC 89

Approximately: +/- 3.02 acres / 1 lot

Proposed Land Use: Event Center

Coordinates: Latitude: 36.13031800, Longitude: -94.06060763

**Project #: 2018-262**

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

*Joel Kelsey made a motion to approve the agenda. Philip Humbarnd seconded. All board members present were in favor of approving. Motion passed.*

5. OTHER BUSINESS

- Discussion of Current Development and Planning Department activities
- Reminder of upcoming regular Planning Board Meetings:
  - November 1, 2018
  - December 6, 2018

6. OLD BUSINESS

7. ADJORN

*Robert Daugherty moved to adjourn. Joel Kelsey seconded. All Board members present were in favor of approving. Motion passed.*

*Planning Board adjourned.*

Minutes submitted by: Juliana Mendoza

Approved by the Planning Board on:

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