

MINUTES
WASHINGTON COUNTY PLANNING BOARD
&
ZONING BOARD OF ADJUSTMENTS
December 6, 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. Hooley CUP

Approved

LAND DEVELOPMENT HEARINGS

County

b. Minor Subdivision Replat Lots 5, 6 & 7 McLendon's Subdivision

Approved

County

c. Hoppenworth Minor Subdivision

Approved

CONDITIONAL USE PERMIT HEARING

County

d. Heritage Farms CUP

Tabled

LAND DEVELOPMENT HEARINGS

County

e. Heritage Farms HI Pre-LSD

Tabled

Fayetteville Planning Area

f. Gray Residential Subdivision

Tabled

1. **ROLL CALL:** *Roll call was taken. Members present include Walter Jennings, Kenley Haley, Daryl Yerton, Joel Kelsey, Robert Daugherty and Philip Humbard. Randy Laney was absent.*
2. **APPROVAL OF MINUTES:** *Daryl Yerton made a motion to approve the minutes of November 1, 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 with corrections. Items D & E states the applicant is Jeff Crowder it is supposed to read Heritage Farms NWA. Walter Jennings seconded. All board members present were in favor of approving. Motion passed.*
4. **NEW BUSINESS**

CONDITIONAL USE PERMIT HEARING

County

a. Hooley CUP

Conditional Use Permit Request

Location: Section 02, Township 16, Range 31

Owners: Randy & Tiffany Hooley

Applicants: Randy & Tiffany Hooley

Location Address: 2130 W. Jess Anderson Rd. WC 882

Approximately: +/- 4.71 acres / 1 lot

Proposed Land Use: Commercial

Coordinates: Latitude: 36.09175091, Longitude: -93.23868422

Project #: 2018-354

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

REQUEST: The Hooley Family is requesting **Conditional Use Permit** approval to use their barn for multi-purposes in an area where agricultural and single family uses are allowed by right.

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 7, Alicia Deavens

FIRE SERVICE AREA: Wheeler Rural

SCHOOL DISTRICT: Farmington

INFRASTRUCTURE: Water- Fayetteville Water

Electric- Ozarks Electric

Natural

Gas- None

Telephone- AT&T

Cable- Cox Communications

BACKGROUND/PROJECT SYNOPSIS:

Randell and Tiffany Hooley are seeking Conditional Use Permit approval to allow the use of their existing barn for multi-purposes. The applicant’s project parcel is approximately 4.7 acres in size and currently zoned for Agricultural and Single Family Residential Uses.

The Hooley’s use their barn as an office for their home-based business and a gathering space for their church for bible study. The barn contains areas for the applicant’s home-based business, a large conference room, and personal storage. The conference room area hosts between 15 to 30 individuals each week for bible study and other gatherings.

Overall, the barn is approximately 5,180 square feet in size. The office is approximately 1,100 square feet and the open space is approximately 1,600 square feet.

The applicant’s parcel is located in the Fayetteville Planning Area but is in the sole jurisdiction of the County. Access to the multi-purpose barn may be utilized from a private residential drive off of W. Jess Anderson Road WC 882.

Please see the attached documents for more detailed information.

TECHNICAL CONCERNS:

Water/Plumbing/Fire Issues:

The City of Fayetteville Water services this parcel. They did not submit comments.

The Washington County Fire Marshal had the following concerns/comments:

1. The residential drive must be able to withstand 75,000 lbs in all weather conditions. An engineer will need to certify this.
2. All radii of turns must be 38 feet.
3. If the cul-de-sac is a minimum of 96 feet in diameter, then the residential drive can be 20 feet in width.

4. An approved turnaround will be required in the parking area. Show the parking diagram on the plans with the designated turnaround.

Health Department Issues:

The Department of Health stated that the system is adequately sized for small gatherings a few times a week and for daily office use.

Electric/Phone:

Ozarks Electric is the provider for this parcel. They did not submit comments.

AT&T provides phone service for this area. They did not submit comments.

Roads/Sight Visibility/Ingress-Egress/Parking:

The Washington County Road Department did not submit comments.

Site visibility is adequate at the entrance of Rodeo Drive.

Drainage:

The Washington County Contracted Engineer, Zach Moore, has reviewed this project and did not have comments.

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:

Signage:

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

Lighting:

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).

Screening:

The applicants have stated that they have lined the entire back line of the property with poplar trees. Fruit trees were planted in the northeast corner of the property. Evergreens are currently being planted along the west property line. Once approval has been submitted from the Fire Marshal, the entire driveway will be lined with trees as well.

Sheriff's Office Concerns:

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

COMPATIBILITY CONCERNS:

Surrounding Uses:

The surrounding uses are primarily agriculture with few single family residences. The nearest commercial entity is to the north east of the Hooley's barn. BT Renovators is approximately 705 feet away from the northeast corner of the barn. The nearest residence, aside from the Hooley's residence, is south west of the barn. This residence is approximately 300 feet away from the southwest corner of the barn.

County's Land Use Plan (written document):

According to the County's Land Use Plan:

Section III. Physical Development

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.

Staff feels that with the proposed conditions and with the applicant's willingness to ensure compatibility, this project will be compatible with the rural residential nature of the area. The existing barn-type structure is not "commercial" in appearance and thus blends in with the area. The applicant has already started planting trees to assist with visual mitigation of the structure and their overall property.

Site Visit:

A site visit was conducted by Planning Staff on 11/30/2018. 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.

Staff mailed a total of fifteen (15) certified notifications on November 21, 2018. To date, staff has received one comment. This neighbor is opposed for the following reasons:

- o There is fear of "opening the door" for further commercial developments
- o Mr. Hooley built first, then applied for zoning afterwards
- o Currently, Mr. Hooley does not receive customers at his place of business, but may in the future. Also, his church gatherings may grow
- o Mr. Hooley's commercial business may impact the property value of adjoining neighbor

Please see the attached comment.

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 Issues:

1. City of Fayetteville Water did not have comments. Should the applicant have concerns or require additional water support, they should contact the City of Fayetteville utilities and adhere to the City's permits and regulations.

The Washington County Fire Marshal had the following concerns/comments:

1. The residential drive must be able to withstand 75,000 lbs in all weather conditions. An engineer will need to certify this.
2. All radii of turns must be 38 feet.
3. If the cul-de-sac is a minimum of 96 feet in diameter, then the residential drive can be 20 feet in width.
4. An approved turnaround will be required in the parking area. Show the parking diagram on the plans with the designated turnaround.
5. Should you add anymore buildings or increase the size of the building you shall have prior approval from County Fire Marshal.

Health Department Conditions:

1. Routine inspections by the Department of Health may be required. Please contact the Department of Health and adhere to their regulations on septic sewer systems.

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

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

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.
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 if needed.

Utility Conditions:

Ozarks Electric:

1. Please contact Ozarks Electric should future electrical issues arise.

Planning Conditions:

1. The applicant should continue with their tree planting schedule. This will assist with visual mitigation and privacy for both the applicant and surrounding neighbors.
2. Any further additions in terms of expanding the current barn-type structure or building new structures for either the business or for gathering purposes must come before the Planning Office and potentially the Planning Board for approval.

Additional and Standard Conditions:

1. Pay neighbor notification mailing fees within 30 days of project approval. Any extension must be approved by the Planning Office (fees will be calculated once the info is available from the post office).
2. Pay engineering any fees. This total will be calculated for this project once all invoices are received.
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.**
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.

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

Joel Kelsey, Planning Board Member, inquired, "What was the business again?"

Sita Nanthavong replied, "It's called Up to par Technologies and they're a solutions based company."

Joel Kelsey asked, "Is there a limit on the number of vehicles they can have?"

Sita Nanthavong answered, "It would be limited to their parking spaces. They did say that they have anywhere from 15 to sometimes 30 at the most for their church gatherings. Just to clarify, these are

church gatherings, this is not a church.”

Daryl Yerton, Planning Board Member, inquired, “Is there sufficient turn around for the Fire Department?”

Sita Nanthavong replied, “Yes, the Fire Marshal did approve their turn around.”

Joel Kelsey asked, “Was there a requirement before they built this?”

Nathan Crouch, Washington County Planning Director, explained, “We made initial contact with the applicant after receiving a neighbor complaint. Apparently the neighbor knew about our processes and knew they were having bible study/church services out there and wanted us to go take a look. After speaking with the Fire Marshal he went in and took a look at the inside of the building and said “it is definitely an assembly type area” the bible study/church area. He wanted us to go ahead and pursue the permitting on that.”

Joel Kelsey inquired, “What if it doesn’t pass?”

Nathan Crouch replied, “If it doesn’t pass then they won’t be able to have commercial operations in there or church.”

Kenley Haley, Planning Board Member, asked, “Nathan, it seems like we are throwing out two terms, church and bible study. That is two different things to me so are we considering bible study group or are we considering a church?”

Nathan Crouch answered, “To the best of my understanding it’s a bible study. It’s a small gathering from a national organization and they are just a small chapter. It’s by invitation only. It is bible study just a little bit larger. I was saying the bible study/church because in my mind the church is just the big shebang. Being that it is an assembly use is why we needed to permit it with a CUP.”

Joel Kelsey inquired, “The Conditional Use Permit, is this vote to run the business and a bible study or is this Conditional Use to run a business and a church?”

Nathan Crouch replied, “It is to run a business and an assembly type use and the assembly use is a small bible study.”

Joel Kelsey stated, “To me an assembly use could be a church.”

Tyler McCartney, Washington County Fire Marshal, addressed the Board, “So basically it is what we call mixed use. On one half of the building it is going to be a business type occupancy on the other side it is going to be an A3 as stated in the Fire Code. A3 occupancy is almost the same as A2 the only difference is an A2 is going to have food and drink consumption. An A3 can also be used in a business type of occupancy; for example this room here could be A3 occupancy just due to the load and some of the stuff that goes on within this room if you will. Whereas if you go up to the fifth floor where you have offices it would be more of a business so it would be a mixed use. When we say A3 can include a number of things it is just the certain types of uses that are done within that room.”

Joel Kelsey responded, “I understand that. A bible study with 15-30 people then all of a sudden you expand your bible study to consist of a church where you have 1,500 members.”

Tyler McCartney continued, “Understandable, with this building itself right now their max occupancy is 49 due to the exits. If at any point they want to expand beyond that they are going to have to have more exits and they will have to come back through full review.”

Joel Kelsey questioned, "Will ya'll monitor that?"

Tyler McCartney affirmed, "Most definitely."

Daryl Yerton pointed out, "It doesn't necessarily indicate that it is a bible study group this could be a chess group."

Joel Kelsey remarked, "I understand, I am just trying to get clarification."

Kenley Haley asked, "It couldn't be like a wedding venue, it can't be like that?"

Nathan Crouch answered, "They may have a wedding out there but this permit isn't to permit them as a wedding venue. I believe that they could have a wedding out there just as easily as you could have one at your home. Once that starts becoming common or typical then they would be out of compliance. The wedding venues have occupancy loads with new requirements as far as fire sprinklers once they exceed a certain occupancy. The Fire Marshal talking about 49 being their ultimate maximum occupancy load; that is just what that is. If they were to have a wedding I don't think anybody would try to stop it but once that became common then we would."

Public Comment

No Public Comment

Daryl Yerton made a motion to approve the Hooley CUP subject to staff recommendations. Kenley Haley seconded. All board members present were in favor of approving. Motion passed.

LAND DEVELOPMENT HEARINGS

County

b. Minor Subdivision Replat Lots 5, 6 & 7 McLendon's Subdivision

Preliminary and Final Replat Approval Requests

Location: Section 30, Township 13, Range 29

Owners: Jim Stuart, Cynthia Walker

Engineer: Blew & Associates

Location Address: 21366 S. HWY 71, 21442 S. HWY 71

Approximately: +/- 5.89 acres / 3 lots

Proposed Land Use: Single Family Residential

Coordinates: Latitude: 35.77559529, Longitude: -94.12306047

Project #: 2018-352

Planner: Rick Barry email: rbarry@co.washington.ar.us

REQUEST: The applicant is requesting Preliminary and Final Minor Subdivision Replat Approval of Minor Subdivision Replat Lots 5, 6 & 7 McLendon's Subdivision. The request is to adjust the lot line between the two tracts of 3.95 & 2.03 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 14, Ann Harbison.

FIRE SERVICE AREA: Boston Mountain Rural Fire Department- No comments were received from Boston Mountain Rural Fire Department, and Tyler McCartney, Washington County Fire Marshal does not typically review Minor Subdivisions (4 lots or less).

SCHOOL DISTRICT: Greenland

INFRASTRUCTURE: Water– Winslow Water **Electric-** Ozarks Electric **Natural Gas–** N/A
Telephone- Century Link **Cable-** N/A

BACKGROUND/ PROJECT SYNOPSIS:

The property owners are Cynthia Marie Walker and Jim Stuart. The surveyor is William Gagner of Blew & Associates, Inc. The applicants are requesting a lot line adjustment for one parcel of 2.03 acres and one parcel of 3.95. Since both of these parcels are platted in the McLendon Subdivision, any alteration to the property lines must process as a Minor Subdivision Replat. There are several structures on the properties at this time. However, this request is to adjust that property line away from the existing building.

The acreage for the original and adjusted parcels are as follows:

Lots 5 & 6: 3.95 acres	Adjusted Lots 5 & 6: 3.83 acres
Lot 7: 2.03 acres	Adjusted Lot 7: 2.15 acres

Since there is an existing barn within the southern setback of parcel 366-01516-000, an administrative variance will be completed upon approval of this project.

TECHNICAL CONCERNS:

Sewer/Septic

1. At Technical Review, the Health Department provided comments requiring any existing septic systems be inspected for functionality.
2. The two tracts will continue to utilize individual septic systems. A Designated Representative of the Arkansas State Health Department carried out a soil analysis and determined that “There were no problems found at the time of inspection and the home is currently occupied.”

Utility Comments

Ozarks Electric 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 this 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

SITE VISIT:

A site visit was conducted by planning staff on November 8, 2018. No issues were noted at that time. Please 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.

1. At this time, there have been no comments received from the neighbors.

Staff will update the Planning Board at the meeting if any additional 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 Lots 5, 6 & 7 McLendon’s 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).

Utility Conditions:

Ozarks Electric 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 this 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

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 \$40.70 within 30 days of project approval. Any extension must be approved by the Planning Office (invoice was mailed to applicant on 11/30/18).
2. Any work to be completed in the County Road Right-of-Way requires a permit from the Road Department prior to beginning work. Any tile that may be needed must be sized by the Road Department. The Road Department may be reached at (479) 444-1610.
3. Any further splitting or land development not considered with this approval must be reviewed by the Washington County Planning Board/Zoning Board of Adjustments.
4. Lots that are over one-half acre in size will need to be addressed after the home location is known.
5. 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 Planner, Rick Barry, 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 5, 6 & 7 McLendon's Subdivision** subject to staff recommendations. Walter Jennings seconded. All board members present were in favor of approving. Motion passed.*

County

c. Hoppenworth Minor Subdivision

Minor Subdivision Preliminary & Final

Location: Section 15, Township 15, Range 30

Owner: Mark & Carol Hoppenworth

Engineer: Blew & Associates

Location Address: 190 E. Wallin Mountain WC 32

Approximately: +/- 2.56 acres / 1 lot

Proposed Land Use: Single Family Residential

Coordinates: Latitude: 35.97586099, Longitude: -9415915113

Project #: 2018-353

Planner: Rick Barry email: rbarry@co.washington.ar.us

REQUEST: The applicant is requesting Preliminary and Final Minor Subdivision Approval of Hoppenworth Minor Subdivision. The request is to create two tracts of 1.21 acres, from a lot that is currently 2.42 acres.

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 14, Ann Harbison.

FIRE SERVICE AREA: West Fork Rural Fire Department- No comments were received from West Fork Rural Fire Department, and Tyler McCartney, Washington County Fire Marshal does not typically review Minor Subdivisions (4 lots or less).

SCHOOL DISTRICT: Greenland

INFRASTRUCTURE: Water- Fayetteville Water Electric- Ozarks Electric Natural Gas- SWEPCO Telephone- Windstream Communications Cable- Cox Communications

BACKGROUND/ PROJECT SYNOPSIS:

The property owners and applicants are Mark S. and Carol A. Hoppenworth. The surveyor is William Gagner of Blew & Associates, Inc. The applicants are requesting to divide their property, which is now 2.42 acres, into two tracts of 1.21 acres. There is one structure on the property at this time.

The acreage for the original and adjusted parcels are as follows:

Parent Parcel 001-06924-000: 2.42 acres

Tract 1: 1.21 acres

Tract 2: 1.21 acres

TECHNICAL CONCERNS:

Sewer/Septic

- 3. At Technical Review, the Health Department provided comments requiring any existing septic systems be inspected for functionality, and any proposed systems must receive an approved soil analysis in the location of the proposed septic fields.
- 4. A Designated Representative of the Arkansas State Health Department carried out a soil analysis and determined that “There were no problems found at the time of inspection and the home is currently occupied.”

Utility Comments

Ozarks Electric Comments

- 5. Any damage or relocation of existing facilities will be at owner’s expense.
- 6. 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.
- 7. All off site easements that are needed for Ozarks to extend electrical service to this 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.
- 8. Please contact Ozarks Electric if you have any questions.
Wes Mahaffey At (479)263-2167 Or wmahaffey@ozarksecc.com

SITE VISIT:

A site visit was conducted by planning staff on November 8, 2018. No issues were noted at that time. Please 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.

- 2. At this time, there have been no comments received from the neighbors.

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

CHECKLIST:

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

	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 Hoppenworth 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).

Utility Conditions:

Ozarks Electric 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 this 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

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 \$52.91 within 30 days of project approval. Any extension must be approved by the Planning Office (invoice was mailed to applicant on 11/30/18).**
2. Any work to be completed in the County Road Right-of-Way requires a permit from the Road Department prior to beginning work. Any tile that may be needed must be sized by the Road Department. The Road Department may be reached at (479) 444-1610.
3. **Any further splitting or land development not considered with this approval must be reviewed by the Washington County Planning Board/Zoning Board of Adjustments.**
4. **Lots that are over one-half acre in size will need to be addressed after the home location is known.**
5. **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 Planner, Rick Barry, presented the staff report for the Board Members.

No Public Comment

Public Comment Closed

Joel Kelsey made a motion to approve the Hoppenworth Minor Subdivision subject to staff recommendations. Philip Humbar seconded. All board members present were in favor of approving. Motion passed.

CONDITIONAL USE PERMIT HEARING

County

d. Heritage Farms CUP

High Intensity Conditional Use Permit Request

Location: Section 06, Township 17, Range 31

Applicant: Heritage Farms NWA

Engineer: Melvin Milholland

Location Address: 15133 Draper WC 656

Approximately: +/- 211 acres / 7 lots

Proposed Land Use: Dirt Pit

Coordinates: Latitude: 36.06759948, Longitude: -94.32966858

Project #: 2018-341

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

REQUEST: Conditional Use Permit approval for Heritage Farms NWA to transition existing agricultural/residential property to open pit red dirt/clay/gravel extraction operations.

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

PLANNING AREA: This property is not located within a planning area, it is located solely within Washington County’s jurisdiction.

FUTURE LAND USE: No Future Land Use has been designated at this location.

QUORUM COURT DISTRICT: District 7, JP Alicia Deavens
VFD **SCHOOL DISTRICT:** Farmington

FIRE SERVICE AREA: Wedington Rural

INFRASTRUCTURE: Water- Washington Water Authority
N/A

Electric- Ozarks Electric Natural Gas-

Telephone- AT&T

Cable- N/A

BACKGROUND/ PROJECT SYNOPSIS:

The applicant is requesting Conditional Use Permit approval for Heritage Farms to transition existing agricultural/residential property to open pit red dirt/clay/gravel extraction operations. The property is owned by Heritage Farms NWA. Construction has already begun.

This operation proposes the construction of a haul road and red dirt pit operations- extraction of red dirt, clay, and creek gravel. The proposed haul road from Greenburrow Road will connect to the proposed open cut mining area. The proposed mining area is split up into four phases, with progression from one phase to the next based on market demand. The phases are as follows:

Phase 1- 6.16 acres

Phase 2- 6.06 acres

Phase 3- 3.8 acres

Phase 4- 3.1 acres

Total area to be mined- 19.12 acres

The proposed hours of operation are 7:30am – 5:00pm, Monday – Friday, with 3 to 5 employees, and approximately 75 trucks/day in the spring & summer months.

(Please see applicant’s Letter of Explanation)

TECHNICAL CONCERNS:

The Conditional Use Permit criteria for approval are as follows:

- a) The Board shall hear and decide requests for a conditional use and may authorize such if it finds:
 - 1. That a written application has been filed with the Planning Office and the appropriate fee has been paid. **Application and fee have been paid.**

2. That the applicant has provided proof that each property owner as set out in section 11-204 has been notified by return receipt mail. **Planning Staff notified neighbors within ½ mile of the subject property, by certified mail, within 30 days of the hearing date.**
 3. That adequate utilities, roads, drainage and other public services are available and adequate or will be made available and adequate if the use is granted. **The exiting conditions, coupled with the proposed conditions of approval regarding utilities, roads, and drainage, will ensure adequate infrastructure is in place for this development.**
 4. That the proposed use is compatible with the surrounding area. **There are multiple other red dirt pits in the area within a couple miles. However Planning Staff has received a substantial number of public comments in opposition to this proposal based on several criteria including (but not limited to) safety, noise, dust, traffic, property values, wildlife, water quality, and stormwater runoff. Many residents of this neighborhood feel this proposed use is not compatible with the surrounding area.**
 5. That the establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare. **The argument has been made that this proposed use will be detrimental to the neighbors' public health, safety, comfort, and general welfare.**
 6. That the conditional use will not be injurious to the use and enjoyment of other property in the surrounding area for the purposes already permitted, nor substantially diminish and impair property values within the surrounding area. **With the applicant's estimated 75 trucks/day, many neighbors have commented in opposition to this proposed use, believing it will substantially diminish and impair property values in the area.**
 7. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding area for uses permitted in the zone. **Neighbor comments have been submitted citing fear of decreased property values, which may deter future development in the surrounding area.**
- b) If it is determined that there exist conditions that could be imposed by the Board that would significantly lessen the impact of the aforesated, then the Board has the power to impose said conditions which shall be specifically set forth.

Fire Issues:

The Washington County Fire Marshal submitted the following comments/requirements for the November 13th Technical Review meeting:

1. Turning radii at the entry point is 38'.
2. Knox Box or Knox lock is needed to open the gate and the office.
3. Approved fire apparatus turnaround area – needs to be shown on the plan.
4. 75,000 lb compaction on the road up to the office.
5. Must have address at the road and on the building where it is easy for emergency responders to identify.

The Fire Marshal stated his comments were addressed with the subsequent (current) submittal.

Septic:

The Arkansas Health Department submitted the following comments/requirements for the November 13th Technical Review meeting:

1. No comment unless they are doing a building (with a restroom).

The applicant is not proposing a restroom at this time, so the Health Department's comments have been addressed.

Utilities

Electric/Gas/Cable/Phone:

No water, gas, or cable utilities are proposed.

There will be electricity and phone service in the scale office. No comments/requirements were submitted by Ozarks Electric or AT&T.

Washington Water Authority

Although no water service is proposed with this application, Washington Water Authority provided the following comments/requirements for the November 13th Technical Review meeting:

1. Property is served from a 4" water main located running along Greenburrow Rd., WC-662. The current application states that water service is not being requested as part of the LSD; if this changes in the future, please submit a Request for Water Service Form (www.washingtonwater.org).
2. The nearest Fire Hydrant to the project site is located at the intersection of Greenburrow Rd., WC-662 and HWY 16, or approximately 0.7 miles to the NW of the project site. Flow rate at this hydrant is 325 gpm @ 20 psi.
3. Due to the heavy equipment traffic generated by this LSD, the existing water main running under the proposed access drive should be encased with a steel encasement.

The plans show 60 feet of 8-inch steel encasement running beneath the haul road where it connects to Greenburrow Road. Washington Water Authority's requirement is addressed.

Roads/Sight Distance/Ingress-Egress/Parking:

The Washington County Road Department submitted the following comments/requirements for the November 13th Technical Review meeting:

1. Pave the county road (Greenburrow Rd., WC-662) from the haul road entrance south to Elkhorn springs Rd.

Paving the road will be a condition of approval. However, laying asphalt is not practical during the cold time of the year. So, if this proposed development is ultimately approved, paving of the road may have to wait until a warmer time of the year.

Sight distance was provided by the Road Department and was determined with GPS points.

Sight distance to the north (left hand turn out of the haul road) is 431.54 ft.

Sight distance to the south (right hand turn out of the haul road) is 421.71 ft.

Sight distance is adequate.

The on-site employees will park their vehicles in the area near the scale office, which is at a lower elevation than Greenburrow Rd. The parking area will not be visible from the public road.

Drainage:

The Washington County Contract Engineer provided the following drainage questions/comments/requirements after reviewing the Plans and Drainage Report submitted on November 20th (the 2nd submittal):

1. The overflow weir is lower than the top of the 18" pipe. (Pond 1)
2. In Pond 1, there would be a permanent pool of water until the flow line of the 18" outlet pipe at 1125.92. Therefore the only storm detention storage available would be between 1125.92 and 1126.92. The pond volume below 1125.92 cannot be considered detention storage.
3. What flow event is shown under Total Outflow Discharge on page 4 of the Drainage Report? The flow does not correspond to flow shown in Plans on page C-11.
4. Is 1127.92 the maximum Water Surface Elevation for the 100 year event or is this the point in which the pond exceeds its capacity and is overtopped? A 1' freeboard should be provided between the 100 year WSE and the top of berm.
5. Include drainage area map. Label drainage areas and acres.
6. Does the pond sizing take into account the offsite area flowing into the pond? Is there a way to capture only the site runoff with a ditch directed into the detention pond and bypass the remaining offsite area? (Question posed for Detention Ponds #1 & #2)
7. Provide a summary table with Pre- and post-flows for each storm event (2, 5, 10, 25, 50, & 100 year events). Also, include pond water surface elevation for each event.
8. What storm event is this flow? (indicating the Phase 1 & 2 Detention Pond #1 sizing on page C-11 of the plans)
And what phasing scenario is this flow calculated for?
9. What flow event is this? (indicating the Total Outflow Discharge on Pond 2)

10. Is this the maximum Water Surface Elevation for the 100 year event or is this the point in which the pond exceeds its capacity and is overtopped? A 1' freeboard should be provided between the 100 year WSE and the top of berm. (indicating the Outflow Water Surface Elevation of Pond 2)
11. Maximum slope should be 3:1. (both ponds)
12. The overflow weir is lower than the top of the 18" pipe. (Pond 2)
13. In Pond 2, there would be a permanent pool of water until the flow line of the 18" outlet pipe at 1143.00. Therefore the only storm detention storage available would be between 1143.00 and 1144.00. The pond volume below 1143.00 cannot be considered detention storage.

The above comments are regarding the 2nd submittal, and require a 3rd submittal. Staff will update the Planning Board at the meeting if the 3rd submittal addresses all of these comments.

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:

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.

Arkansas Department of Environmental Quality (ADEQ):

ADEQ comments/requirements were received on November 26th, nearly 2 weeks after the Technical Review meeting. The comments/requirements are as follows:

1. As this site is greater than 5 acres, they will need to obtain a Construction Stormwater Permit prior to beginning construction. The forms are found at the links below:

https://www.adeq.state.ar.us/water/permits/npdes/stormwater/pdfs/construction/arr150000_noi.pdf

https://www.adeq.state.ar.us/water/permits/npdes/stormwater/pdfs/construction/arr150000_swppp_template_large_site.pdf

https://www.adeq.state.ar.us/water/permits/npdes/stormwater/pdfs/construction/arr150000_inspection_form.pdf

2. Once the construction is complete, the mine will require a discharge permit for the stormwater. The mine may be eligible for coverage under the Stormwater Industrial General Permit. However, **this facility is near an ecologically sensitive spring (Elkhorn Springs) and a section of the Illinois River that is designated as an Ecologically Sensitive Water and impaired by chlorides and sulfates. Please note that additional BMPs may be required to be protective of these waters, or the Department may require coverage under an individual permit.** The application forms for the Industrial General Permit are found at the links below:

https://www.adeq.state.ar.us/water/permits/npdes/stormwater/pdfs/industrial/arr000000_notice_of_intent.pdf

https://www.adeq.state.ar.us/water/permits/npdes/stormwater/pdfs/industrial/arr000000_2014_igp_permit_swppp_template.pdf

COMPATIBILITY CONCERNS:

Surrounding Uses:

The surrounding uses are single family residential and agricultural, with very little Light Commercial, as well as at least 3 other quarries/red dirt pits (the closest is under reclamation in accordance with ADEQ's requirements, meaning it's lifespan as a quarry is over).

The subject property doesn't have any permanent structures at this time.

Staff feels that the applicant's request is compatible with the surrounding property density, since this application doesn't propose to split the property any smaller.

County's Land Use Plan (written document):
According to the County's Land Use Plan,

SECTION III. PHYSICAL DEVELOPMENT

A. LAND USE CONSIDERATIONS

4. 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 proposed site, although not adjacent to a major thoroughfare, is 1.8 miles from a major thoroughfare. And, if approved, that entire distance will be paved.
- 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,** Heritage Farms NWA, the owner of this property, owns in excess of 200 acres at this location. The argument can be made that the tax revenue generated by this proposed development will benefit the county and its residents. However, any future development other than Agricultural or Single Family Residential at a density of 1 residential unit/acre must receive Conditional Use Permit approval and ratification, so no expansion of this development (if approved) will be allowed without amending the CUP & HI-LSD permits.
- c. **Provide for ample utilities and services to support industrial development.** The current proposal doesn't require provision of additional utilities.

Future Land Use Plan

Washington County's Future Land Use Plan shows no designation for this area.

SITE VISIT:

A site visit has been conducted by planning staff, but an additional site visit is required to gain entry to the property. Please see attached Google Earth screenshots of road access location. The additional site visit will be conducted prior to the Planning Board meeting, and Staff will report to the board if any issues emerge at that time.

NEIGHBOR COMMENTS/CONCERNS:

In accordance with High-Impact Large Scale Development regulations all neighbors within one-half mile of the boundary of this property were notified by certified mail of this proposed project. The notification letters were mailed out 30-days before the Planning Board meeting.

Planning Staff has received 18 public comment forms, as well as numerous phone calls and at least 5 visits from neighbors, all in opposition to the proposal. Staff will provide a packet of all the public comment forms to the Planning Board members before the meeting.

Opposed comments cite safety, noise, dust, traffic, property values, wildlife, water quality, and stormwater runoff as the main concerns, but many other concerns are included as well.

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

STAFF RECOMMENDATION: Staff recommends tabling of the proposed Heritage Farms Conditional Use Permit to give the applicant additional time to address the public's concerns regarding compatibility and other CUP criteria.

Washington Water Authority:

1. Water main crossing under the haul road must be sleeved in steel encasement.

Fire Conditions:

1. All entrance drives and fire lanes (including turnaround area) must be constructed of base material compacted to support 75,000 lbs in all weather conditions.

Sewer/Septic/Decentralized Sewer Conditions:

1. If a septic system is desired in the future the applicant must comply with the regulations set forth by the Arkansas Department of Health.
2. No parking is allowed on any portion of the septic system including the alternate area. (No overflow parking either).

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. Greenburrow Road must be paved, from the haul road south to Elkhorn Springs Road.

Drainage Conditions:

1. All comments/requirements by the County Contracted Engineer must be addressed.
2. The County Contracted Engineer had questions/comments/requirements after reviewing the 2nd set of plans, which will require a 3rd submittal. Additional questions/comments/requirements may be forthcoming as the Engineer reviews the 3rd submittal.

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 utilities will be at the expense of the owner/applicant.

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.

Arkansas Department of Environmental Quality Conditions:

1. As this site is greater than 5 acres, they will need to obtain a Construction Stormwater Permit prior to beginning construction. The forms are found at the links below:
https://www.adeq.state.ar.us/water/permits/npdes/stormwater/pdfs/construction/arr150000_noi.pdf

https://www.adeq.state.ar.us/water/permits/npdes/stormwater/pdfs/construction/arr150000_swppp_template_large_site.pdf

https://www.adeq.state.ar.us/water/permits/npdes/stormwater/pdfs/construction/arr150000_inspection_form.pdf

2. Once the construction is complete, the mine will require a discharge permit for the stormwater. The mine may be eligible for coverage under the Stormwater Industrial General Permit. The application forms for the Industrial General Permit are found at the links below:
https://www.adeq.state.ar.us/water/permits/npdes/stormwater/pdfs/industrial/arr000000_notice_of_intent.pdf

https://www.adeq.state.ar.us/water/permits/npdes/stormwater/pdfs/industrial/arr000000_2014_igp_permit_swppp_template.pdf

Planning Conditions:

1. A water truck shall be onsite whenever the pit is in operation during dry times. Water will be applied to the pit area and the haul road as needed for dust abatement. (as per note on page C-3 of the plans)
2. Water abatement will not be required on the haul road once it is paved.
3. No blasting is allowed.
4. Hours of operation will be limited to 7:30am to 5:00pm, Monday through Friday, with Saturdays by appointment only.
5. Fire extinguishers must be located in the scale office and on all pieces of heavy equipment located onsite.

Standard Conditions:

7. Pay neighbor notification mailing fees (not calculated yet) within 30 days of project approval. Any extension must be approved by the Planning Office.
8. Pay engineering fees (not calculated yet) within 30 days of project approval. Any extension must be approved by the Planning Office.
9. Any further splitting or land development not considered with this approval must be reviewed by the Washington County Planning Board/Zoning Board of Adjustments.
10. This CUP must be ratified by the Quorum Court.
11. It is the applicant's responsibility to contact the Planning Office when inspections are needed.
12. All conditions shall be adhered to and completed in the appropriate time period set out by ordinance.
 - o This project requires additional review (High Impact Large Scale Development), and therefore, the applicant must receive High Impact Preliminary Large Scale Development approval within 12 months of this CUP project's ratification, otherwise the Conditional Use approval is null and void.

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

Daryl Yerton inquired, "I do have a question as it relates to sight distance. I know this is not directly related to the property itself but what about where Greenburrow intersects with Elk Horn Springs Road?"

Nathan Crouch replied, "That is an existing condition sir and we are evaluating the sight distance from the haul road."

Daryl Yerton asked, "So that cannot be used as an issue, in the condition of Greenburrow Road?"

Nathan Crouch answered, "One of the conditions of approval from the Road Department is that the applicant and the Road Department would come to a cost share agreement in order to pave Greenburrow Road from the haul road south down to Elk Horn Springs I would have covered that in the Large Scale presentation which would come next if the CUP is approved. It is basically paving half of Greenburrow Road."

Daryl Yerton inquired, "So the intent is to go south down Greenburrow Road to Elk Horn Springs?"

Nathan Crouch replied, "Yes, approach and exit to the south only."

Daryl Yerton questioned, "Do we know what the anticipated life span of project is?"

Nathan Crouch explained, "That is a good question and I have asked that myself. You can see that on this plan it shows phases 1, 2, 3 and 4 but then subdued here shows quarry phase 1. Well if all of this 1,2,3,4 being part of phase 1 they would have to come through again in order to get an overall phase 2 because that is not being reviewed right now. What is being reviewed right now are these sub phases; 1,2,3,4. I asked about the scheduling and everything moving from 1 to 2 and 3 and 4 and they said it would just be depending on whatever the market would require them to empty them out."

Daryl Yerton continued, "What are the width and load requirements on that access easement for the haul road, I mean, to be able to get the dump trucks in and out on that access easement, is it going to be sufficiently wide enough?"

Nathan Crouch responded, "40 ft. wide and it will be a fire lane as well and the fire lane requirement is that it be compacted to support 75,000 lbs. in all weather conditions or pave it and being that they will be paving out to Elk Horn they are going to be paving this as well."

Robert Daugherty, Planning Board Vice-Chairman, asked, "Has red dirt already been hauled out of this or something?"

Nathan Crouch answered, "To the best of my knowledge it hasn't been removed from the property but I believe it has been moved around on the property in order to construct sight elements."

Robert Daugherty inquired, "So your recommendation Nathan, is to table it to give more time to address some of these neighbor concerns?"

Nathan Crouch replied, "There are neighbor concerns, Fire Marshal concerns and engineering concerns for storm water drainage."

Robert Daugherty noted, "Okay."

Philip Humbard, Planning Board Member, questioned, "Can the 10% grade be met?"

Nathan Crouch specified, "To give an example do you know how the road winds pretty drastically when you are headed down to Devil's Den, maybe a situation like that. I believe that it could be done but going straight off the hill in a straight line seems to be pretty steep and whenever I contacted the project engineer he calculated that at 24.9%. We have the Fire Marshal here, the applicant and the project engineer if you have any questions for any of them. I am sure there are plenty of neighbors here that would like to have a word with you as well."

Robert Daugherty advised, "I think also, if it was the committee's choice we could go ahead and table this if you want to or we could proceed."

Kenley Haley inquired, "My concern is if we table it are we going to be listening to the comments again next meeting?"

Nathan Crouch replied, "Our process whenever we table a project is to send out neighbor notifications to let them know when the meeting is. We won't send out another neighbor notification comment form we just send out a 'tabled but now to be heard' notification not certified, but by regular mail. We will send one out whenever this comes back up on the agenda again."

Kenley Haley asked, "You will send out a certified?"

Nathan Crouch answered, "It will be regular mail from now on out, sent out to the same neighbors within the ½ mile so about 95 give or take. We would run the address generator again and make sure that we sent them out to all of the same of the first 95. Then if there are any new ones added maybe a property got sold or something like that we would add them to the list. It may grow but it won't get any smaller. As far as listening to the comments at the next meeting; if I were to send out 'tabled but now to be heard again' notification letters to the neighbors I believe we would probably see the same group here again."

Robert Daugherty clarified, "I believe we have a choice we can table it now or proceed, it is up to the committee."

Kenley Haley stated, "Well, I don't want to give the impression we don't want to hear neighbor comments but like I said if we are leaning towards tabling I think it would be better to hear the neighbor comments after they have worked out some of the concerns, but that is just my opinion."

Daryl Yerton responded, "The other side of that is if we move to deny this then the next step to the applicant would be to appeal it to the Quorum Court."

Robert Daugherty affirmed, "Correct. Or he would have more time to address these issues if we table it. It is if we want to give the applicant more time to address these issues and try to eliminate some of these concerns if he can and like Kenley said we do want to hear their comments but we want to make sure that the applicant has done everything he can do to make it work."

Nathan Crouch commented, "I will say the applicant has been very good to work with and easy to work with and he has stated over and over again that he would whatever it took to try to be a good neighbor and to get this approved."

Public Comment

Public Comment Closed

*Kenley Haley made a motion to table the **Heritage Farms CUP** to staff recommendations. Walter Jennings seconded. All board members present were in favor of approving. Motion passed.*

LAND DEVELOPMENT HEARINGS

County

e. Heritage Farms HI Pre-LSD

High Intensity Preliminary Land Development Request

Location: Section 06, Township 17, Range 31

Applicant: Heritage Farms NWA

Engineer: Melvin Milholland

Location Address: 15133 Draper WC 656

Approximately: +/- 211 acres / 7 lots

Proposed Land Use: Dirt Pit

Coordinates: Latitude: 36.06759948, Longitude: -94.32966858

Project #: 2018-342

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

*Kenley Haley made a motion to table the **Heritage Farms CUP** to staff recommendations. Walter Jennings seconded. Joel Kelsey recused himself; all other board members present were in favor of approving. Motion passed.*

Fayetteville Planning Area

f. Gray Residential Subdivision

(tabled at the request of the applicant)

Preliminary Subdivision Request

Location: Section 19, Township 16, Range 32

Owners: Firebird Limited Partnership

Engineer: Rick McGraw

Location Address: Howard Nickell WC 1116

Approximately: +/- 16.16 acres / 2 lots

Proposed Land Use: Single Family Residential

Coordinates: Latitude: 36.11935489, Longitude: -94.20230408

Project #: 2018-359

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

Joel Kelsey made a motion to approve the agenda with corrections. Walter Jennings 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:
 - Upcoming 2019 schedule

6. Old Business

7. Adjourn

Daryl Yerton moved to adjourn. Philip Humbard 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