

MINUTES
WASHINGTON COUNTY PLANNING BOARD
&
ZONING BOARD OF ADJUSTMENTS
January 10, 2019
5:00 pm, Quorum Court Room, New Court House
280 N. College Ave.
Fayetteville, Arkansas 72701

DEVELOPMENTS REVIEWED:

ACTION TAKEN:

VARIANCE

Fayetteville Planning Area

a. Gingham Daisy Sight Distance Variance

Approved

CONDITIONAL USE PERMIT HEARINGS

Fayetteville Planning Area

b. Gingham Daisy CUP

Approved

County

c. T & T Espresso O CUP

Approved

Farmington Planning Area

d. Elevate Elite Training Academy CUP

Tabled

LAND DEVELOPMENT HEARING

Farmington Planning Area

e. Elevate Elite Training Academy Pre-LSD

Not Heard

CONDITIONAL USE PERMIT HEARING

County

f. Heritage Farms CUP

Tabled

LAND DEVELOPMENT HEARINGS

County

g. Heritage Farms HI Pre-LSD

Tabled

Fayetteville Planning Area

h. Gray Residential Subdivision

Tabled

1. ROLL CALL: *Roll call was taken. Members present include Randy Laney, Walter Jennings, Joel Kelsey, Robert Daugherty, Philip Humbard and Neil Helm.*

2. APPROVAL OF MINUTES: *Walter Jennings made a motion to approve the minutes of December 6, 2018. Joel Kelsey seconded. All board members present were in favor of approving. Motion passed.*

3. APPROVAL OF THE AGENDA: *Walter Jennings made a motion to approve the agenda with corrections. Item A was amended to include the Gingham Daisy Sight Distance Variance therefore bumping the rest of the items a letter up. Joel Kelsey seconded. All board members present were in favor of approving. Motion passed.*

4. NEW BUSINESS

VARIANCE

Fayetteville Planning Area

a. Gingham Daisy Sight Distance Variance

Variance Request

Location: Section 06, Township 16, Range 31

Applicant: Julia Agler

Location Address: 1768 Fox Hunter Rd,

Approximately: +/- 5.33 acres / 1 lot

Proposed Land Use: Commercial

Coordinates: Latitude: 36.08474321, Longitude: -94.09659038

Project #: 2019-005

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

REQUEST: The applicant is requesting a Variance from sight distance. The based on the acreage the required sight distance is 390 feet. The applicant is proposing a Conditional Use Permit which will come before the Planning Board.

The Variance request is to allow less than the required amount of sight distance on a parcel of land inside of Fayetteville’s Planning Area.

CURRENT ZONING: Project lies within the County Zoned Area (Agricultural/Single-Family Residential 1 unit per acre). This project meets current zoning.

PLANNING AREA: This project is located east of Fayetteville, within the Fayetteville Planning Area.

QUORUM COURT DISTRICT: District 15, Butch Pond

BACKGROUND/ PROJECT SYNOPSIS:

Based on the expected low traffic volume, the existing low speed limit, and the road department further clearing the right of way to increase sight distance.

STAFF RECOMMENDATION

Staff recommends approval of the Gingham Daisy Sight Distance Variance.

Washington County Planner, Rick Barry, presented the staff report for the Board Members.

Randy Laney, Planning Board Chairman, inquired, “What are we approving?”

Nathan Crouch, Planning Director, replied, “It is a 35 mph speed zone and the sight distance requirement is 390 ft. and what we have existing without clearing any of the trees out is in the neighborhood of 275 ft. We feel that with the road department going and clearing out a couple of the trees out of that sight shed we could get it in the neighborhood of 300 ft. However through discussion with the road department they have also talked about their willingness to go out and examine the road and recalculate the speed limit or determining whether it needs to be recalculated. That with the road departments willingness to go out and clear the sight line and with the horizontal and vertical character of the road plus the majority of the business at the bakery being deliveries going out rather than so many customers going in staff feels like we should recommend approval.”

Joel Kelsey, Planning Board Member asked, “The sight lines will only increase 25 ft. so you will still be almost 100 ft. short of what is required?”

Rick Barry answered, “Yes, sir.”

Nathan Crouch added, “One additional thing, I would like to point out is that the direction that the sight distance in question is not the direction that you would exit the bakery to head back to town.”

No Public Comment

Public Comment Closed

*Walter Jennings made a motion to approve the **Gingham Daisy Sight Distance Variance** subject to staff recommendations. Joel Kelsey seconded. All board members present were in favor of approving. Motion passed.*

CONDITIONAL USE PERMIT HEARINGS

Fayetteville Planning Area

b. Gingham Daisy CUP

Conditional Use Permit Request

Location: Section 06, Township 16, Range 31

Applicant: Julia Agler

Location Address: 1768 Fox Hunter Rd,

Approximately: +/- 5.33 acres / 1 lot

Proposed Land Use: Commercial

Coordinates: Latitude: 36.08474321, Longitude: -94.09659038

Project #: 2018-385

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

REQUEST: Conditional Use Permit approval to allow the use of a bakery on a parcel of land that is 5.33 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 within Fayetteville planning area. The City submitted no comments.

QUORUM COURT DISTRICT: District 15 Butch Pond Dept

FIRE SERVICE AREA: Goshen Rural Fire

SCHOOL DISTRICT: Fayetteville

INFRASTRUCTURE: Water- Fayetteville **Electric-**Ozarks Electric **Natural Gas-** Black Hills
Telephone- AT&T **Cable-** Cox Communications

BACKGROUND/ PROJECT SYNOPSIS:

The owners of the property are William H. & Julia M. Agler, while the applicants are Julia Agler & Catherine Hawks. This property is located in the Fayetteville Planning Area off of North Fox Hunter Road WC-75 (see attachments).

This CUP request is to allow for the Gingham Daisy bakery to come into compliance with the Washington County regulations. The Gingham Daisy occupies approximately two-thirds of a 1,000 square foot building at the southern portion of the 5.33 acre parcel of land (see attachments). The remaining one-third of the building is used as a residence by one of the applicants. At this time, there is one other residence on the property (1772 N. Fox Hunter Rd).

The business has been operating exempt from CUP requirements due to the small size of the business.

TECHNICAL CONCERNS:

Fire Issues:

Fire Marshal will allow them to install 5/8" drywall on the sleeping side of the wall with a monitored alarm system, with a 13D Fire Suppression Sprinkler System installed within 1 year's time.

Fire Marshal is requiring the applicant to install a Vent Hood (Guardian 3 System). Applicant is awaiting a quote at this time.

Based upon length, the driveway will need to be widened to 26', the width of the gate increased to the greatest extent that the bridge will allow, as well as 38' turning radii throughout the fire lane.

A stamped statement from a licensed engineer that the bridge will support 75,000lbs will be required upon inspection.

Septic:

Nothing has been received from ADH at this time. If anything is received in the future, the applicant will be required to come into full compliance.

Utilities:

No concerns or requirements have been received by any of the utilities as of the time of this staff report. If any are received, Planning Staff will update you at the meeting, and update the Conditions of Approval accordingly.

Roads/Sight Visibility/Parking:

Applicant will be required to obtain a permit from the Washington County Road Department to work in the right-of-way in order to construct the connection to the county road.

Drainage:

Due to a lack of drainage report, it is unclear whether storm water drainage will flood this property. As this is an existing structure, and since the Washington County Road Department has agreed to install a larger drainage culvert under Fox Hunter Road, staff finds this to be acceptable at this time.

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:

Signage is limited to a 24 square foot unlit sign by the driveway to the business. All outdoor lighting must be shielded from neighboring properties, must be indirect and not cause disturbance to drivers or neighbors. All security lighting must be shielded appropriately.

City of Fayetteville Concerns:

No concerns or requirements have been received by the City of Fayetteville as of the time of this staff report. If any are received, Planning Staff will update you at the meeting, and update the Conditions of Approval accordingly.

COMPATIBILITY CONCERNS:

Surrounding Uses:

The uses in the surrounding area are a mix of residential and agricultural.

While the proposed project is not residential, staff feels that the applicant's request is compatible with the surrounding uses with conditions. The reasoning for this determination is that the business will have minimal impact on the surrounding area. The Gingham Daisy's impact on traffic will be mostly limited to employees and a few walk-in customers each week, as the vast majority of current and projected business is expected to be by delivery. Given the location of the building, there will not be any undesirable lighting, odor, sound, or impacts deemed negative to surrounding homeowners.

County's Land Use Plan (written document):

Staff feels that the traffic and nature of this proposed use will be "light commercial".

According to the County's Land Use Plan,

SECTION III. PHYSICAL DEVELOPMENT

A. LAND USE CONSIDERATIONS

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 **Lacks unsightly lights, noise, etc; signage is displayed during business hours only**; 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 this project meets the goal of the County's Land Use Plan. This existing bakery is compatible to light commercial use due to its low impact and there being no indication that it will cause interruption of the otherwise residential nature of this area. Staff believes that the proposed CUP will not have a negative impact on the surrounding properties or endanger the public health, safety, morals, comfort, or general welfare as all appropriate utilities and infrastructure will be installed and inspected before final approval.

Future Land Use Plan

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

While the proposed use is not residential, due to the low impact nature of this use, and recommended conditions, staff feels this project will be compatible with the surrounding uses.

The City of Fayetteville submitted no comments.

SITE VISIT:

A site visit was conducted by planning staff on December 14, 2018. Please see attached pictures of road access (see attachments).

NEIGHBOR COMMENTS/CONCERNS:

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

To this date there have been no neighbor responses regarding this project.

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

STAFF RECOMMENDATION: Staff recommends *approval* of the proposed Gingham Daisy Conditional Use Permit with the following conditions:

Fire Conditions:

1. 5/8" drywall must be installed on the sleeping side of the wall.
2. A monitored alarm system must be installed.
3. 13D Fire Suppression Sprinkler System must be installed within 1 year's time.
4. A Vent Hood (Guardian 3 System) must be installed.
5. Widen the driveway to 26'.
6. Increase the width of the gate to the greatest extent that the bridge will allow.
7. Throughout the fire lane turning radii must be no less than 38'.
8. A stamped statement from a licensed engineer is required, stating the bridge, driveway, fire lane, and parking area will support 75,000lbs.
9. Fire Marshal inspection is required.

Septic:

1. Full compliance with ADH regulations is required.

Drainage:

1. Washington County Road Department will install a larger drainage culvert under Fox Hunter Road.

Environmental Concerns:

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

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

1. Any work to be completed in the County Road Right-of-Way requires a permit from the Road Department prior to beginning work. Any tile that may be needed must be sized by the Road Department. The Road Department may be reached at (479) 444-1610.

Environmental Conditions:

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

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.

Standard Conditions:

1. Pay neighbor notification mailing fees (\$49.08) within 30 days of project approval. Any extension must be approved by the Planning Office (invoice was mailed to applicant on 1/4/19).
2. Pay any engineering 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. Lots that are over one-half acre in size will need to be addressed after the home location is known.
5. This CUP must be ratified by the Quorum Court.
6. It is the applicant's responsibility to contact the Planning Office when inspections are needed.
7. All conditions shall be adhered to and completed in the appropriate time period set out by ordinance.
 - 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 Planner, Rick Barry, presented the staff report for the Board Members.

Joel Kelsey inquired, "Is that 12 months because it's a yearly?"

Rick Barry replied, "12 months because it may take an extended period of time in order to get the quotes and the installation completed."

Randy Laney asked, "Was this part of the neighborhood already?"

Nathan Crouch explained, "Yes, sir. They were operating under something that was smaller than a CUP and they have grown. One example is they were operating under the Health Department as a cottage bakery and in order to have refrigerated pies they needed to bump it up to a larger level bakery and this is one of the reasons why."

No Public Comment

Public Comment Closed

*Walter Jennings made a motion to approve the **Gingham Daisy CUP** subject to staff recommendations. Philip Humbar seconded. All board members present were in favor of approving. Motion passed.*

County

c. T&T Espresso O CUP

Conditional Use Permit Request

Location: Section 02, Township 17, Range 29

Applicant: Patricia & Terry Stamps

Location Address: E. HWY 412

Approximately: +/- 0.83 acres / 1 lot

Proposed Land Use: Commercial

Coordinates: Latitude: 36.16571937, Longitude: -94.04620682

Project #: 2018-376

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

REQUEST: Terry and Trish Stamps are requesting **Conditional Use Permit** approval to allow a coffee shop oriented business 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: None

QUORUM COURT DISTRICT: District 5, Patrick Deakins

FIRE SERVICE AREA: Nob Hill

SCHOOL DISTRICT: Springdale

INFRASTRUCTURE: **Water-** Springdale Water

Electric- Ozarks Electric

Natural

Gas- Black Hills Corp

Telephone- AT&T

Cable- Cox Communications

BACKGROUND/PROJECT SYNOPSIS:

T&T Espresso O is seeking Conditional Use Permit approval to operate a drive-through coffee house on a parcel of land (001-14409-000) that is approximately 0.88 acres in size.

The zoning is for Agricultural and Single Family Residential uses with a maximum density of one (1) residential unit per acre.

The project parcel is not in a Planning Area; sole jurisdiction belongs to the County.

Terry and Trish Stamps are the owners of the above referenced parcel. They have placed a 16x40 portable building on the property in hopes of using it as their coffee house.

The parcel is located in the northeastern part of the County, north of East Highway 412 and slightly west from East Sonora Road WC93. An existing driveway accesses East Highway 412. The applicant is proposing a second entrance on the east side of the property to be utilized for the T&T Espresso O traffic so as it not to impede with the Nob Hill Fire Department's operations.

The applicant is anticipating approximately 80-100 cars utilizing the drive through each day.

Being that the applicant's project will utilize less than an acre, Large Scale Development permitting will not be required.

Please see the attached documents for more detailed information.

TECHNICAL CONCERNS:

Water/Plumbing/Fire Issues:

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

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

1. Need to post address on building where it will be visible to fire department.
2. Add 2 minimum or as stated by Fire Chief, Fire Lane No Parking Signs along west side of property where no one will be able to get into the driveway of the Fire Station. Contact Chief

- Gary Hull for placement of signs. Also place two signs at the entrance of the property.
3. Add a minimum of one fire extinguisher with a current certifying tag.
 4. Have 20' wide roads minimum and a turning radius at the road of 38' minimum.
 5. Make sure there is a landing at the door ways so they don't go straight out to stairs.

Health Department Issues:

The Department of Health has approved the design and permit for this project. These are their conditions:

1. Except where a toilet room is located outside a food establishment and does not open directly into the food establishment such as a toilet room that is provided by the management of a shopping mall, a toilet room located on the premises shall be completely enclosed and provided with a tight-fitting and self-closing door as specified in 6-202.14.
2. Except as specified in 6-202.11(B) of the Food Code, light bulbs shall be shielded, coated or otherwise shatter-resistant in areas where there is exposed food; clean equipment, utensils and linens; or unwrapped single-service and single-use articles as specified in 6-202.11.
3. If necessary to keep rooms free of excessive heat, steam, condensation, vapors, obnoxious odors, smoke, and fumes, mechanical ventilation of sufficient capacity shall be provided as specified in 6-304.11.
4. Standard operating procedures that ensure compliance with the requirements of Rules and Regulations are developed or are being developed as specified in 8-201.12(E).
5. Splash guards or other approved methods shall be used to protect sinks from cross-contamination as specified in 4-903.11.

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.

The site distance the proposed entrance on East Highway 412 is very adequate.

According to the applicant, a permit from the Arkansas Department of Transportation (ArDOT) has already been applied for and granted to connect the driveway to East Highway 412. The new driveway will be roughly 135 feet west of Sonora Road. The driveway will be 24 feet in width with turn radii being 38 feet. Appropriate drainage pipes will be installed as required by ArDOT.

Drainage:

The Washington County Contracted Engineer, Zach Moore, has reviewed this project and had the following comments/concerns:

1. Please confirm that the site drains from north to south into the roadside ditch. *Affirmative. It does drain in that direction.*
2. Approximately how many square feet of impervious area (gravel drive, building, pavement, etc) is being added? *9204 square feet.*
3. The new driveway will need a pipe underneath to convey flow in the ditch. Coordinate with ArDOT pipe size required. *Completed.*
4. What is the approximate distance from the proposed driveway to Sonora Road? Is the new driveway going to have a paved apron? *135 feet west of Sonora Road. An asphalt (paved) apron is required by ArDOT.*

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:

There is moderate natural vegetation along the north boundary of the applicant's parcel. Staff will not require additional screening because of the nature of the adjacent properties are commercial or vacant.

Sheriff's Office Concerns:

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

COMPATIBILITY CONCERNS:

Surrounding Uses:

The surrounding uses are primarily commercial with some light residential/agricultural uses. To the immediate west is a Dollar General Store. To the immediate east is a primarily vacant lot that has a history of being used for commercial purposes. Additionally, in the nearby vicinity, there is a church and property owned by the school district. The applicant also owns other commercial use properties in the area.

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:

- b. 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 this project meets the goal of the County's Land Use Plan. A small drive-through coffee provider is compatible to the other commercial uses in the area. Several of the goals in the Land Use Plan are met specifically by this project, including: having adequate fire protection available and not burdensome to the existing infrastructure available in this area. Staff feels that the proposed use will not cause a negative impact on the surrounding properties. It will not will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.

Site Visit:

A site visit was conducted by Planning Staff on 01/03/2019. 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 eleven (11) certified notifications on December 27, 2018. To date, staff has not received comments.

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

Washington County Fire Marshal Conditions:

1. Need to post address on building where it will be visible to fire department.
2. Add 2 minimum or as stated by Fire Chief, Fire Lane No Parking Signs along west side of property where no one will be able to get into the driveway of the Fire Station. Contact Chief Gary Hull for placement of signs. Also place two signs at the entrance of the property.
3. Add a minimum of one fire extinguisher with a currant certifying tag.
4. Have 20' wide roads minimum and a turning radius at the road of 38' minimum.
5. Make sure there is a landing at the door ways so they don't go straight out to stairs.

Health Department Conditions:

1. Except where a toilet room is located outside a food establishment and does not open directly into the food establishment such as a toilet room that is provided by the management of a shopping mall, a toilet room located on the premises shall be completely enclosed and provided with a tight-fitting and self-closing door as specified in 6-202.14.
2. Except as specified in 6-202.11(B) of the Food Code, light bulbs shall be shielded, coated or otherwise shatter-resistant in areas where there is exposed food; clean equipment, utensils and linens; or unwrapped single-service and single-use articles as specified in 6-202.11.
3. If necessary to keep rooms free of excessive heat, steam, condensation, vapors, obnoxious odors, smoke, and fumes, mechanical ventilation of sufficient capacity shall be provided as specified in 6-304.11.
4. Standard operating procedures that ensure compliance with the requirements of Rules and Regulations are developed or are being developed as specified in 8-201.12(E).
5. Splash guards or other approved methods shall be used to protect sinks from cross-contamination as specified in 4-903.11.

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.
2. Please contact the Arkansas Department of Transportation to adhere to their permitting requirements.

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). Please contact the Arkansas Department of Health to obtain their regulations on signage in the State Highway 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 and/or ArDOT 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. Any further expansion or if the applicant wishes to replace the temporary building with a more permanent building must come before the Planning Office and/or the Planning Board.

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 questioned, "Is there only one drive way in and out?"

Sita Nanthavong responded, "Yes there is only one driveway in and out but if an emergency happens they could utilize the Knob Hill entrance."

Joel Kelsey asked, "How close is that drive to that light right there?"

Sita Nanthavong answered, "Sonora Road is right here and that is where the light is. They are estimating a little bit over 435 ft. from the intersection."

Joel Kelsey questioned, "Is there a reason why they didn't take the drive out of Sonora?"

Sita Nanthavong replied, "I think they would have had to obtain an easement from an adjacent property owner and I think it was just easier for them to use their own property. It's not a corner lot but, in the event of an emergency they could utilize that because it goes straight through to Sonora. Technically there would be three different ways to exit and enter if something did happen."

No Public Comment

Public Comment Closed

*Walter Jennings made a motion to approve the **T & T Espresso O CUP** subject to staff recommendations. Joel Kelsey seconded. All board members present were in favor of approving. Motion passed.*

Farmington Planning Area

d. Elevate Elite Training Academy CUP

Conditional Use Permit Request

Location: Section 33, Township 16, Range 31

Owner: Manuel & Clarice Whitmore

Engineer: Bates & Associates

Location Address: Bethel Blacktop WC 62

Approximately: +/- 25.31 acres / 1 lot

Proposed Land Use: Recreational Facility

Coordinates: Latitude: 36.02803042, Longitude: -94.28343481

Project #: 2018-379

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

REQUEST: Manuel and Clarice Whitmore are requesting **Conditional Use Permit** approval to construct and operate an indoor gym for youth age baseball and basketball team training and tournaments 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 Farmington

QUORUM COURT DISTRICT: District 7, Sam Duncan
SCHOOL DISTRICT: Farmington

FIRE SERVICE AREA: Prairie Grove Rural

INFRASTRUCTURE: **Water-** Washington Water Authority **Electric-** Ozarks Electric **Natural Gas-** Black Hills Corp
Telephone- Prairie Grove Telephone **Cable-** Cox Communications

BACKGROUND/PROJECT SYNOPSIS:

Manuel and Clarice Whitmore of Elevate Elite Training Academy are seeking Conditional Use Permit and Preliminary Large Scale Development approval to construct and operate an indoor gym for youth age baseball and basketball team training and tournaments.

The zoning is for Agricultural and Single Family Residential uses with a maximum density of one (1) residential unit per acre.

The project parcel is in the Farmington Planning Area.

The project parcel (001-12506-002) is approximately 25 acres (more or less) in size. On October 19, 2018 the City of Farmington approved a tract split of 2 acres (more or less) on the east side for this project. This split was/has not/yet to be processed by Washington County.

There will be two buildings constructed.

Building 1

- 11,970 square feet
- Utilized for tournaments and training when necessary
- Will contain 2 regulation sized courts with vending and concession area
- Will contain restrooms

Building 2

- 2,400 square feet
- Utilized for training, storage, and office areas
- No courts will be inside

The applicant is not proposing to have pole lighting, but rather wall packs.

There will be signage located on the north wall of the proposed building 1. The applicant is not proposing a freestanding sign at this time.

Please see the attached documents for more detailed information.

TECHNICAL CONCERNS:

Water/Plumbing/Fire Issues:

Washington Water Authority services this parcel. They did not submit comments.

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

1. Can/will the entries to the larger building be reconfigured? The Fire Marshal would like to see an additional entrance which can face the street.
2. Please ensure that there is no parking by the second fire hydrant (the hydrant farthest from Bethel Blacktop).

3. If the buildings will be all metal (no wood studs or wood membrane), then the occupancy type will be a Type 2B.
4. The street entry must be 26 feet.
5. Turn radii on all turns must be 38 feet.
6. Please finish out the sidewalks.
7. Please contact the Fire Chief for the City of Farmington for placement of the Knox Box.
8. The kitchen is stated to be a warming kitchen only.
9. The fire extinguishers and alarms will need to be inspected annually.
10. What is the GPM flow at the closest existing fire hydrant?
11. There may be further comments once the Fire Marshal has received the reconfigured site plan.

Health Department Issues:

A Direct Representative of the Arkansas Department of Health performed a soil analysis on October 11, 2018. The soil was determined to be adequate for a standard type individual sewage disposal system. A septic design and permitting will still need to be approved by the Arkansas Department of Health.

Electric/Phone:

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

Prairie Grove Telephone 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.

The site distance at the proposed entrance on Bethel Blacktop WC 62 is very adequate.

Please contact the Washington County Road Department and comply with all permitting and regulations concerning constructing in the Right-Of-Way.

Drainage:

The Washington County Contracted Engineer, Zach Moore, has reviewed this project and had the following comments/concerns:

1. Is the storm pipe in conflict with the water and gas lines?
2. What is the vertical clearance between the water line and the storm pipe?
3. Confirm with Washington Water Authority that encasement of the waterline will not be needed.
4. Please update the drainage map with the revised site grading/layout.
5. Update the flow calcs as needed to reflect drainage area changes.

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:

There is moderate natural vegetation along the entire boundary of the proposed project.

Sheriff's Office Concerns:

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

COMPATIBILITY CONCERNS:

Surrounding Uses:

The surrounding uses are primarily residential/agricultural. Across the proposed driveway is an electrical substation. Within a one mile-radius, there are other commercial uses, though, those properties are along W. Hwy 62.

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:

- c. 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 this project meets the goal of the County's Land Use Plan. An indoor gym that hosts practices and games for youth aged children a few times a week and primarily on weekends should not impact Bethel Blacktop, which is already heavily trafficked. All parking will be onsite and not in the street or the County Right of Way.

Site Visit:

A site visit was conducted by Planning Staff on 01/03/2019. 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 twenty six (26) certified notifications on December 27, 2018. To date, staff has received one comment in favor of the project.

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

Washington County Fire Marshal Conditions:

1. Please ensure that there is no parking by the second fire hydrant (the hydrant farthest from Bethel Blacktop).
2. If the buildings will be all metal (no wood studs or wood membrane), then the occupancy type will be a Type 2B.
3. The street entry must be 26 feet.
4. Turn radii on all turns must be 38 feet.
5. Please finish out the sidewalks.
6. Please contact the Fire Chief for the City of Farmington for placement of the Knox Box.
7. The kitchen is stated to be a warming kitchen only.
8. The fire extinguishers and alarms will need to be inspected annually.
9. What is the GPM flow at the closest existing fire hydrant?
10. There may be further comments once the Fire Marshal has received the reconfigured site plan.

Health Department Conditions:

1. Please submit septic design and permit to the Arkansas Department of Health for approval.

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. Any further expansion or other use not described here must come before the Planning Office and/or the Planning Board.

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 inquired, "Training, games and tournaments. How many parking spaces do you have for this, is it 35 maybe 40?"

Sita Nanthavong replied, "I have not counted how many parking spots."

Tina Ford, project manager at Bates & Associates for applicant, clarified, "I want to say there are 37."

Joel Kelsey asked, "Where is your overflow parking?"

Sita Nanthavong answered, "We are going to request a lot of carpooling and possibly shuttling if it gets that big."

Joel Kelsey stated, "What comes to mind in the years that I have lived here is that thing that happened at Springdale. They put in something there by Cross Church you had 16 courts in there and the next thing you know you have 1,000 people trying to park around that place and you have no place to park. You have neighbors with concerns on parking and I am sitting there thinking about tournaments and you have no overflow and you've got 37 parking spots. I am sure there is going to be more than 37 people there. They would hope there would be more than 37 people there. Some of those cars are probably going to be theirs. "

Robert Daugherty added, "I have the same concern. What my fear is that they are going to be parking in the road."

Joel Kelsey continued, "I don't have a problem with the business in its self. My problem is looking at that and what they want to do; to me it is a parking issue big time."

Randy Laney expressed concern, "I do have some trouble by the use. Training which would mean more like workout kind of stuff but, again when you talk tournaments. There is a mini storage across the street, if you have ever been there it is a teeny one it is not a modern day mini storage it's an old one, there is not even 20 units. This is the only true commercial use for a good ways and to have crowds like a school gym that is excessive use. Also, I share the concern about parking."

Walter Jennings, Planning Board Member, inquired, "Condition 2 under lighting. I think the goal would be to have the lighting shielded. The term when it says any lighting must be indirect, I am not sure that is the correct word. "

Sita Nanthavong replied, "That is just the standard phrasing that we use. We wouldn't recommend using flood lights because they are not shielded and they are very harsh. If you were to use a flood light and put a dome around it that would reflect the light down instead of out, that would be okay."

Walter Jennings explained, "When I think of indirect light I think of cove lighting or lighting on a sign where you are bouncing the light off of a building to try to light the area that is supposed to be lit. Is that the intent?"

Sita Nanthavong responded, "They are going to use something called a wall pack which is more on the wall and I think it is shielded and the light goes up and down versus out."

Tina Ford addressed the Board, "I wanted to address six items that are typically known to be a concern with the adjacent property owners, the development location, the property value, traffic volume, parking, property maintenance, light and trespass and signs. This specific location was chosen because of its proximity to 62 which is $\frac{3}{4}$ of a mile from this site. It is in Washington County. However, it's also located within the City of Farmington's planning area and their city limits which is a $\frac{1}{2}$ a mile from their property. This is a residential and commercial property that is currently located on Bethel Blacktop. There is also Extreme Collision Center and Extreme Auto Sales to the east which is actually in the city limits of Farmington, but it is not shown on that map it's just east of where you can see there. There is an electrical substation that is on the north side of this project, the mini storage facility which is less than 800 ft. west of the electrical substation. Also Glenn's Smoker is further down Blacktop near the first curve

and I think that is more just a one man show out of his shop. It is an existing arterial road which is where commercial properties are typically located and is also centrally located around Lincoln, Prairie Grove, Farmington, West Fork, Greenland and the Fayetteville School District. On this specific 2 acre parcel within the main 25 acre tract there is a very large existing overhead power line and poles that run north and south along the east property line and east and west along north property line. It is also located directly across that substation. Our client specifically chose this 2 acre portion of that 25 acre tract so that they abut these existing structures as much as possible so not to share direct common boundary with the residential properties. They could have chosen any portion of that 25 acre tract. The economy is doing better; it is evident with the current new construction and commercial and home construction. Specifically, there is a fairly new subdivision immediately north east of this project. The community is growing and development is spreading. The demand has been increasing for homes and commercial property. They are not a big box commercial company they are local residents with vision for their local youth. They take pride in their community and are mindful of their adjacent neighbors and this is evident in the fact they personally went out to each adjacent property owner after the notifications went out with intentions to introduce themselves and find out if there are any issues and concerns that they needed to be aware of. They also wanted to meet the potential neighbors and let them know that they are more than welcome to come speak with them at any time. They want them to know that it is their intention to be a good neighbor and stewards of the land. The property owners located within Bethel Oaks Subdivision stated to our clients that they see this proposed use as desirable for the area and for their youth. Property value is very subjective there is a lack of consensus that commercial land uses create negative spillover effect onto residential values. There are many factors that affect the value and marketability of properties in the neighborhood some of which are in proximity to the employment and amenities, employment stability, appeal to the market, current land use, immediate comparable sales, access to public transportation, adverse environmental influences, neighborhood characteristics such as the types of structures street patterns or designs etc. An appraiser must fully consider all the value influencing characteristics in order to determine its boundaries and property values. Our building exterior will be no different than the current existing buildings that are found all along Bethel Blacktop. Our project is located near existing power lines and the electrical substation. We chose this location to stay with the buffering that currently exists. I am not saying it is all metal buildings down there, there are nice homes out there but there are existing metal buildings out there as well. As far as traffic it will be on an existing arterial road which is rated for a traffic count to be less than 25,000 per day. This use will not generate more traffic to impact an existing arterial road that is already heavily trafficked. There are multiple alternate routes available to access Highway 62 as was evident with recent accidents that have been on Highway 62 and Bethel Blacktop Road at the intersection. Specifically there is one route traveling Jim Devout Road to Little Elm. It completely bypasses this property with the same travel distance to Little Elm Road and the Bethel Blacktop intersection. As a person that lives southwest of Bethel Blacktop Road I travel 62 daily there is always congestion in the mornings and evenings with traffic coming and going onto Bethel Blacktop from 62. Our drive entrance is designed with a throat distance that is over 75 ft. from Bethel Blacktop Road before the parking design begins. Our parking analysis has been calculated based on occupancy and carpooling, where carpooling is a very common practice with youth and sports. This is something that the parents actively do which avoids the parking demand. This building both of them combined is 14,000 sq. ft. The building that was referred to previously in Springdale is 130,000 sq. ft. The volume is not the going to be there for this project like it was for All Star.”

Randy Laney inquired, “Do you know what the parking requirement would be if it was in the city of Farmington?”

Tina Ford replied, “You know I looked for that and I could not find reference to something like this. I reached out to Sita about it as well trying to find some kind of calculation formula. The one that I come up with I don’t recall that calculation it was a few weeks ago since I’ve worked on that. I apologize for not remembering that. I do want to stress that this is for training in the evenings and the teams are very small. There are only a couple of teams that are going to be doing this and their parents all carpool. I am not saying that there is not going to be one that doesn’t but the majority of them do carpool. All trash will be maintained within a screened dumpster, I know there was concern about trash. This property will be

maintained by the property owners who will be present and will be able to visually see any conditions that require clean up. Again our clients will maintain their property and will be good stewards of their land. Should adjacent property owners find any issues they are more than welcome to come talk to the property owners at any time to address those. To avoid trespass we are not proposing any parking lot poles the only proposed outdoor lighting will be the wall packs which are an indirect and down cast lighting. This outdoor lighting maintains the compliancy with the Washington County ordinances. It is shielded, indirect and it won't cause disturbance to drivers or neighbors. We are not proposing any free standing signs for this project. Our clients will not be promoting any retail services so they will not be any need for the free standing signs. They will at a later date have some type of painting on the north side of the building that faces Bethel Blacktop stating the name of the business. I do want to point out that one property owner stated that having a place for training, activity or anything that keeps our youth off the streets has surely got to be a positive thing. Do you have any further questions?"

Joel Kelsey asked, "How far by the end of that parking lot is the south property line?"

Tina Ford answered, "Approximately 135 ft."

Joel Kelsey inquired, "How many more spots can you fit there?"

Tina Ford replied, "Well we have the septic system and it is rather large and we cannot encompass the alternate area. I could get an additional on the east side of the entrance going up that way. On the west side of the drive entrance I am getting too close to that drainage and to the slope."

Randy Laney questioned, "Do you have barriers to keep them from parking on that septic?"

Tina Ford responded, "Absolutely, yes we have will stops and then we have the fire apparatus turn around so there will be signs dictating where they can park because of that. There will be will stops along that border. Also on that south side is the screen dumpster so they won't be able to drive through that."

Joel Kelsey specified, "I know what you said in reference to All Star but also you will have two courts there if you do a tournament the kids, families, grandparents and so forth. To me 37 parking spots are not enough. If it is not there they find somewhere to park. Whether its move around the dumpster, park up there in front or on the side of the street. That is my concern. I don't have a problem with what they are trying to do my problem is trying to figure out if I feel comfortable with enough parking there."

Tina Ford replied, "Absolutely."

Clarice Whitmore, applicant for the project, addressed the Board, "We actually submitted a PowerPoint presentation just to share with you guys how we came to this idea and how we plan to sustain it over time. I don't think it is necessary quite honestly because it is not a question of whether you believe in the project it is a question of if there is the infrastructure to support it so I won't delay the time further with that."

Public Comment

Billy Carter, neighbor on Bethel Blacktop Road, addressed the Board, "I have some concerns about the project one is that it is an ag/residential area with a very few exceptions mostly closer to Highway 62. I am concerned about the aesthetics of it, trash and noise. I don't want it to become an eye sore. I have lived there for almost 30 years and it is not compatible with our area. With that said on the parking issues, two courts that is four teams. You have 40 players on the two courts at any one time and then the next team there before that game is over and some will stay longer and you will have other teams come in. It is a real concern of mine. It will be out in the road. Another concern is that I don't know if it is a gravel parking area. Farmington requires a dust free parking/driving area for businesses."

Randy Laney inquired, "Is it going to be gravel or not?"

Sita Nanthavong replied, "It is going to be gravel."

Tim Piercy, neighbor on Bethel Blacktop Road, asked, "So nobody has any idea of what this does to property values?"

Tina Ford answered, "It is subjective up to an appraiser."

Tim Piercy inquired, "Also you said the evening? How late in the evening?"

Clarice Whitmore replied, "The assembly will close at 9 pm."

Tim Piercy stated, "That is good to know. That is basically it. I only had two questions. Thank you."

Public Comment Closed

Joel Kelsey reiterated, "Let me just say again. Now that it is gravel even with bumper stops and what they are trying to do. I commend them for what they are trying to do. I just don't think there is enough parking. You are going to have major parking issues. That is just my opinion."

Tina Ford reported, "We were just discussing the parking. They do have the option to purchase more land should this become an issue. The gravel esthetically if they need to go asphalt, they can. Financially they can go asphalt they would like to go gravel initially but if it is a deal breaker they can go asphalt."

Walter Jennings inquired, "Tina, is there a standard for determining how many parking spots are needed? I am uncomfortable with setting an arbitrary number myself."

Tina Ford replied, "There is not. Tournament time is where the majority of the parking would come in at. During that time they can purchase an additional quarter acre and have that overflow. They would like to have that overflow as gravel and do the initial parking as asphalt or some culmination of it. Asphalt is not required in the ordinances but, they will go asphalt and that would cut down on the dust control. We can have an alternate area where they can have additional parking for those tournament times. Sita I sent you a traffic study stating numbers. I don't have that recollection in my head. Mrs. Whitmore would know that more than I would, but during that time we would have roughly 82 per hour depending on the courts. Is that correct?"

Clarice Whitmore explained, "First of all, the tournaments will only be conducted in the summertime not every week. Every other week, so we are talking about 6 weeks out of the year where it will be at max capacity. We expect that teams would have about 10 players per team, so 40 kids. He is correct some will be coming in and some will be staying over but we think the maximum occupancy will be somewhere between 75 to 82 and again 6 weeks out of the year, every other weekend, two referees and one concession stand."

Randy Laney inquired, "Are these going to be local teams?"

Clarice Whitmore replied, "There could be teams coming in from Oklahoma. We touch Tulsa, we also get some in from Springfield and Little Rock also comes up. The bulk of the business would be training and it would be on the two courts no more than 10 kids per team and they would go for an hour each."

Joel Kelsey stated, "I think from memory from another city that I was on the commission there I want to say it was something like one per 200 sq. ft. if you base it off of the two buildings that you have, there are 70 parking spots. 70 I am more comfortable with than 37."

Nathan Crouch responded, "We don't have a parking count standard. What we have done in the past is look to Fayetteville and Springdale and see what they have required. It wasn't for this type of use it was for an assembly use for a wedding barn. Indeed there was a multiplier for the number of sq. ft. versus the number of maximum occupancy. Then we would go with the higher of the two and that was on the wedding barn but, the county doesn't have that standard so we reached out to Fayetteville and Springdale for that."

Robert Daugherty made a motion to table the Elevate Elite Training Academy CUP to give the applicant more time to address concerns regarding parking and compatibility issues. Joel Kelsey seconded. All board members present were in favor of tabling. Motion passed.

LAND DEVELOPMENT HEARING

Farmington Planning Area

e. Elevate Elite Training Academy Pre-LSD

Preliminary Large Scale Development Request

Location: Section 33, Township 16, Range 31

Owner: Manuel & Clarice Whitmore

Engineer: Bates & Associates

Location Address: Bethel Blacktop WC 62

Approximately: +/- 25.31 acres / 1 lot

Proposed Land Use: Recreational Facility

Coordinates: Latitude: 36.02803042, Longitude: -94.28343481

Project #: 2018-380

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

Robert Daugherty made a motion to table the Elevate Elite Training Academy CUP to give the applicant more time to address concerns regarding parking and compatibility issues. Joel Kelsey seconded. All board members present were in favor of tabling. Motion passed. Elevate Elite Training Academy Pre-LSD was not heard.

CONDITIONAL USE PERMIT HEARING

County

f. Heritage Farms CUP

(tabled due to lack of resubmittal)

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

Walter Jennings made a motion to approve the agenda with corrections. Joel Kelsey seconded. All board members present were in favor of approving. Motion passed

LAND DEVELOPMENT HEARINGS

County

e. Heritage Farms HI Pre-LSD

(tabled due to lack of resubmittal)

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

Walter Jennings made a motion to approve the agenda with corrections. Joel Kelsey seconded. All 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

Walter Jennings made a motion to approve the agenda with corrections. Joel Kelsey 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

Carl Gales, Washington County Chief of Staff, addressed the Board, “Judge Wood asked me to present on his behalf two certificates of appreciation to our outgoing members, awarded to Daryl Yerton Member of the Washington County Planning Board in sincere gratitude for eight years of dedicated service to Washington County. We were hoping they would be here to honor them. The other is Kenly Haley, Member of Washington County Planning Board for eleven years of dedicated service. We do sincerely appreciate them and the Judge apologizes for not being here and we hope them every success in their retirement from the Planning Board I guess you would say.”

Randy Laney “Thank you. I think we all got the proposal for the administrative changes and I mentioned to Nathan that in the past the Chairman can ask for a workshop/work session over lunch. It will be a public meeting we can address that and also use that as an orientation to our new members and go back through our rules. I find that lunch works because almost everybody goes to lunch anyway.”

There was discussion amongst the Planning Board Members, Nathan Crouch, Planning Director, and Brian Lester, County Attorney, together they established and scheduled a Special meeting for Monday, January 14, 2019 at 11:30am-1 pm for all members and it would allow the required 24 hour notice to the public.

Nathan Crouch recited, “Daryl Yerton emailed me and asked me to read a statement to the Board and for the record so I will read that and I will wrap it up. “Honorable Judge Wood, Nathan Crouch, Randy Laney and other Board Members, being a native of Washington County I honored to receive an invitation to serve my home county as a member of the Planning Board and Zoning Board of Adjustments. The time in the past eight years has been challenging and insightful and I hope that my involvement with the issues before the board has been viewed as being for the best interest for the citizens of Washington County. Thank you to the past and present Board Members and the dedicated Planning Staff for your patience with me and your desire to provide the best possible application of the County ordinances to the applications brought before the Board. It has been my honor to serve at the pleasure of our County Judge and I look forward to other opportunities to serve if the need arises. At Your Service, Daryl Yerton. ”

6. Old Business

7. Adjourn

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: _____
Robert Daugherty, Planning Board Vice-Chairman