

**MINUTES**  
**WASHINGTON COUNTY PLANNING BOARD**  
**&**  
**ZONING BOARD OF ADJUSTMENTS**  
**July 11, 2019**

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

DEVELOPMENTS REVIEWED:

ACTION TAKEN:

**CONDITIONAL USE PERMIT HEARINGS**

County

**a. Family First Cabins CUP**

**Approved**

County

**b. CGC RV Park CUP**

**Tabled**

County

**c. Munyon Road Wireless Facility CUP**

**Tabled**

1. **ROLL CALL:** *Roll call was taken. Members present include Randy Laney, Walter Jennings, Philip Humbar, Joel Kelsey and Neil Helm. Not present were Jay Percy and Robert Daugherty.*

2. **APPROVAL OF MINUTES:** *Walter Jennings made a motion to approve the minutes of June 6, 2019. 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 as written. Philip Humbar seconded. All board members present were in favor of approving. Motion passed.*

4. **NEW BUSINESS**

**CONDITIONAL USE PERMIT HEARINGS**

County

**a. Family First Cabins CUP**

*Conditional Use Permit Request*

Location: Section 10, Township 13, Range 30

Applicants: Vernon J. & Connie B. Richardson

Location Address: 12491 E. Devils Den Road

Approximately: +/- 64.15 acres / 2 parcels

Proposed Land Use: Vacation Rentals

Coordinates: Latitude: 35.81712608, Longitude: -94.16713444

**Project #: 2019-132**

**Planner: Rick Barry email: [rbarry@co.washington.ar.us](mailto:rbarry@co.washington.ar.us)**

**REQUEST:** Vernon and Connie Richardson are requesting **Conditional Use Permit** approval to develop and rent cabins in an area where agricultural and single family uses are allowed by right. Any other land use type requires conditional use permit approval and ratification.

**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 14, Ann Harbison **FIRE SERVICE AREA:** Boston Mountain Rural  
**SCHOOL DISTRICT:** Greenland

**INFRASTRUCTURE:** **Water-** Washington Water Authority **Electric-** Ozarks Electric **Natural Gas-** None  
**Telephone-** Century Tel **Cable-** None

**BACKGROUND/PROJECT SYNOPSIS:**

Vernon and Connie Richardson are seeking Conditional Use Permit approval to construct and operate rental cabins. Upon completion of the project, there will be four cabins, as well as one maintenance building with a studio apartment.

The existing 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 any city planning area.

The project parcels (001-00726-002 & 001-00727-001) are approximately 64.15 acres (more or less) in size. However, the area being used for this CUP is less than one acre.

According to the site plans, the applicants' proposal is to allow up to four cabins of about 384 square feet and a maintenance building with a studio apartment.

Currently, access to the proposal location is by way of Devil's Den Road, Arkansas State Highway 74, and reaches the proposal location by private road.

There will be a building utilized for maintenance and features a studio apartment. At this time, there are no set hours of occupancy for this facility.

The applicant believes that the impact of this proposal on current traffic will be minimal, anticipating 1-3 additional cars each day.

If the Conditional Use Permit request is approved, the applicant will not be required to return with a Preliminary Large Scale Development request. This is due to the proposed location being less than one acre in size.

Please see the attached documents for more detailed information.

**TECHNICAL CONCERNS:**

**Utilities:**

Washington Water Authority provides service to this area. They did not provide comments/concerns.

Ozarks Electric is the provider for this parcel and had the following concerns/comments:

1. Any damage or relocation of existing facilities will be at owner's expense.
2. Any power line extension that has to be built to this property will be at the owner's expense. The cost will be determined after the owner makes application for electric service and the line has been designed.
3. All off site easements that are needed for Ozarks to extend electrical service to the property must be obtained by developer and easement documentation provided to Ozarks before work begins. On site easements must be shown on plat and recorded with the county.
4. Please contact Ozarks Electric if you have any questions.  
Wes Mahaffey At (479)263-2167 Or wmahaffey@ozarksecc.com

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

**Septic:**

The applicant has had the land perc tested by a Designated Representative of the Arkansas Department of Health. Applicants have installed a septic system, and the septic permit is signed.

**Fire Issues:**

The Washington County Fire Marshal did not provide any concerns/comments.

**Road Issues:**

The Arkansas Highway and Transportation Department did not provide any concerns/comments.

**Sight Visibility:**

Sight distance appears to meet County sight distance requirements.

**Drainage:**

The Washington County Contracted Engineer, Zach Moore, has reviewed this project and did not provide any comments/concerns.

**Environmental Concerns:**

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

**Signage:**

1. No signage is allowed within the State Highway right-of-way (ROW).
2. The sign is limited to 24 square feet with an approximate height of no more than 8 feet. The sign must not be lit from within, but can utilize "up" lighting.

**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. The town of Winslow is approximately 2 miles to the southeast, but the vast majority of the land separating this proposal from the town of Winslow is dense woodlands.

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

According to the County's Land Use Plan:

**Section III. Physical Development**

**1. RESIDENTIAL**

- a. To provide for development of residential areas at appropriate densities. **While the density of this development is higher than that of surrounding properties, staff feels it is not out of character for the area.**
- b. Update, administer and enforce subdivision regulations; and develop, adopt, and enforce zoning and related regulations and codes;
- c. Require development to be connected to utilities and utilize zoning as a means to guide the progression of development; **utilities are available.**
- d. Protect the character and integrity, and property values, of single-family, residential areas; **staff feels that five short-term residences in a remote location such as this is compatible with the character of the surrounding area.**
- e. Protect residential neighborhoods from inappropriate non-residential influences through the use of regulatory controls; **the proposed use is a residential use.**
- f. Ensure land use and development patterns which provides for the most efficient and effective use of available utilities and services, including fire protection; and, **utilities are available in this area; fire protection is available and adequate.**
- g. Maintain an adequate county road plan and standards to guide and accommodate traffic movement to develop differing categories of roads; and to protect rights-of-ways for planned, future roads. **The Arkansas Highway and Transportation Department voiced no concerns.**

The requirement of CUP approval for this single family residential use is based on the following:

Amendment to the Rules and Regulations of the Planning Director Regarding Zoning- approved by Quorum Court February 11, 2010, filed February 16, 2010

Article 1. The following is hereby promulgated subject to the approval of the Quorum Court:

Use by right shall be allowed with an administrative review requirement only when a land owner makes an application for the addition of up to two single family homes or guest houses on the lot, parcel or tract and the following criteria can be met:

After the addition of the proposed single family home or guest house there will be only a total of two or three single-family homes on the property.

Due to the proposal being near the center of two parcels measuring about 64.15 acres, there will be little chance of light, sound, or other common irritants impacting the surrounding property owners.

The property is approximately two miles (2 miles) from Winslow to the northwest. It is accessed on the South side of E. Devil's Den Road.

**Site Visit:**

A site visit was conducted by Planning Staff on June 12, 2019.

The site is located 2 miles northwest of Winslow, entirely within the Washington County unincorporated area.

The property is surrounded by other parcels that are heavily agricultural and low-density residential by nature.

Only one of the adjacent parcels has a residence, which is approximately one-quarter mile away through dense forest.

The site distances from the entrance/exit looking east and west seem very adequate.

**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 thirteen (13) certified notifications on June 27, 2019. To date, staff has not received any comments.

Planning Staff will update the Board should any comments be received.

**STAFF RECOMMENDATION: Staff is recommending APPROVAL of the Family First Cabins CUP with conditions.**

**Utilities Conditions:**

*Washington Water Authority:*

1. Any water concerns the applicant has should be directed to the Springdale Water Authority.

*Ozarks Electric:*

1. Any damage or relocation of existing facilities will be at owner's expense.
2. Any power line extension that has to be built to this property will be at the owner's expense. The cost will be determined after the owner makes application for electric service and the line has been designed.
3. All off site easements that are needed for Ozarks to extend electrical service to the property must be obtained by developer and easement documentation provided to Ozarks before work begins. On site easements must be shown on plat and recorded with the county.
4. Please contact Ozarks Electric if you have any questions.

Wes Mahaffey At (479)263-2167 Or [wmahaffey@ozarksecc.com](mailto:wmahaffey@ozarksecc.com)

**Drainage:**

The County Contract Engineer doesn't have any comments/concerns with the current proposal.

**Fire Issues:**

Fire Marshal must conduct final inspection and provide approval in writing.

**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](http://www.adeq.state.ar.us)

**Signage:**

1. No signage is allowed within Washington County's road right-of-way (ROW).
2. The sign is limited to 24 square feet in signage with an approximate height of no more than 8 feet. The sign must not be lit from within, but can utilize "up" lighting.

**Lighting:**

1. All outdoor lighting must be shielded from neighboring properties, and any lighting must be indirect and not cause disturbance to drivers or neighbors.

**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). This total will be calculated for this project once all invoices are received.
2. Pay 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. **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 Planner, Rick Barry, presented the staff report with updates for the Board Members.*

*Randy Laney, Planning Board Chairman, inquired, "I heard you mention the easement condition. Was it listed or was it going to be added?"*

*Rick Barry replied, "It was listed in the conditions of approval included in your update packets."*

*Randy Laney responded, "Thank you."*

*No Public Comment*

*Public Comment Closed*

*Joel Kelsey made a motion to approve the **Family First Cabins CUP** subject to staff recommendations. Philip Humbarnd seconded. All board members present were in favor of approving. Motion passed.*

**County**

**b. CGC RV Park CUP**

***Conditional Use Permit Request***

Location: Section 27, Township 18, Range 29

Applicant: Hana Chefke

Location Address: 22451 E. Monitor Road

Approximately: +/- 8 acres /1 parcel

Proposed Land Use: RV Park

Coordinates: Latitude: 36.20661895, Longitude: -94.06372453

**Project #: 2019-104**

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

**REQUEST:** Hana B. Chefke is requesting **Conditional Use Permit** approval to develop and operate an RV Park in an area where agricultural and single family uses are allowed by right. Any other land use type requires conditional use permit approval and ratification.

**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  
**SCHOOL DISTRICT:** Springdale

**FIRE SERVICE AREA:** Nob Hill Rural

**INFRASTRUCTURE:** **Water-** Springdale Water  
**Gas-** None

**Electric-** Ozarks Electric      **Natural**

**Telephone-** AT&T

**Cable-** Cox Communications

**BACKGROUND/PROJECT SYNOPSIS:**

This project came before the Board on June 6, 2019. Board member Joel Kelsey recused himself. Board member Neil Helm made a motion to approve the project with Board member Jay Percy seconding. Roll call was then made: Board members Neil Helm, Jay Percy, and Robert Daugherty were for approval while Board member Philip Humbar was against. The motion failed to pass.

There must be a total of 4 votes to approve a Conditional Use Permit. At the June 6, 2019 meeting there were 2 members absent and a recusal; the vote was 3 to 1 in favor.

In accordance with Washington County Code Sec 11-206 (b): Before said thirty-day period has expired, upon concurrence of the Planning Director and the Planning Board Chairman, any decision made by the Board shall be reconsidered by the Board, in which event the thirty-day period to appeal shall be tolled and will begin anew once the Board has reconsidered its decision.

Washington County Planning Director Nathan Crouch and Planning Board Chairman Randy Laney both concurred to allow the applicant to bring the project before the Board again.

Hana B. Chefke is seeking Conditional Use Permit approval to construct and operate an RV Park.

The existing 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 any city planning area.

The project parcel (001-18443-000) is approximately 10.95 acres (more or less) in size.

A future lot split will be required. The applicant will utilize approximately 8.00 acres more or less of the project parcel. The purchase of the 8.00 +/- acres is contingent upon the approval of the Conditional Use Permit.

The RV Park proposes to allow up to a maximum of 50 RVs according to the preliminary site plan. This amount may change once the applicant applies for Preliminary Large Scale Development depending on the actual lot split size and shape.

The applicant plans on building in phases. The first phase will include only 10 RV stalls. The second phase will include 10 RV stalls. The third and final will include 30 RV stalls. There is no formal phasing scheduling. The phasing is dependent upon clientele and the applicant's ability to invest in future phases.

The residents will park their vehicles in front of their RVs and off any publicly utilized road.

There will be outdoor lighting; one per every three RV stalls.

The length of stay for each RV will be limited to 6 month long contracts. Extensions will be provided on an as-needed basis.

There will be a building utilized as an office. The general office hours will be between 6:00am to 8:00pm. The dimensions of the building is currently unknown and will be provided during the Large Scale review.

The RV Park "Quiet Hours" will be from 10:00pm to 8:00am.

The applicant hopes to have a park-like settings with a small playground and various grill locations throughout the RV Park.

The applicant may also allow RV storage and a small campground in the future.

The applicant will utilize trees and/or shrubs around the 8.00 acres and throughout the RV Park to assist with visual mitigation for the neighbors and to allow privacy for the RV Park patrons.

The applicant will place a small sign at the entrances of the RV Park outside of the County Right of Way.

If the Conditional Use Permit request is approved, the applicant will return with a Preliminary Large Scale Development request. All building plans and site plans will be required at the Large Scale Development review.

Please see the attached documents for more detailed information.

### **TECHNICAL CONCERNS:**

#### **Utilities:**

Ozarks Electric is the provider for this parcel and had the following concerns/comments:

1. Any damage or relocation of existing facilities will be at owner's expense.
2. Any power line extension that has to be built to this property will be at the owner's expense. The cost will be determined after the owner makes application for electric service and the line has been designed.
3. All off site easements that are needed for Ozarks to extend electrical service to the property must be obtained by developer and easement documentation provided to Ozarks before work begins. On site easements must be shown on plat and recorded with the county.
4. Please contact Ozarks Electric if you have any questions. Wes Mahaffey At (479)263-2167 Or [wmahaffey@ozarksecc.com](mailto:wmahaffey@ozarksecc.com)

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

Springdale Water provides water for this area. They did not submit comments/concerns.

#### **Fire Issues:**

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

1. Please make sure there is enough water supply for fire hydrants in the RV Park. Springdale GIS shows there is an 8" water main on the other side of E Monitor Road. Please verify this with Springdale and provide the location of the nearest fire hydrant and what the fire flow is.
2. All other issues will be addressed during the Large Scale.

#### **Health Department Issues:**

1. The soil analysis is in the process of being scheduled. Final approval of this project is contingent upon favorable analysis received from a Designated Representative of the Arkansas Department of Health. The applicant is unsure of whether or not they will utilize a septic system or a holding tank that will be pumped. This will be discussed with the Designated Representative during the design process.
2. A detailed report and design will be completed at Preliminary LSD and any adjustments necessary will be made to accommodate the system. The size of this system requires review from the Arkansas Department of Health Engineering Division.

**Road Issues:**

The Washington County Road Department had the following concerns/comments:

1. Any work in the County Right of Way will require a permit. Please contact the Road Department.
2. There is to be no parking in the Washington County right of way at any time.

**Site Visibility:**

1. Sight distance must meet minimum County standards at the LSD portion.

**Drainage:**

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

1. There are no comments for the CUP portion. However, at the LSD state, a drainage report that analyzes pre-development and post development peak flows discharge from the site will be required. If it is determined that peak flows have been increased enough to potentially cause issues downstream, then a detention pond will be required.

**Environmental Concerns:**

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

**Signage:**

3. No signage is allowed within Washington County's road right-of-way (ROW).
4. The sign is limited to 24 square feet in signage with an approximate height of no more than 8 feet. The sign must not be lit from within, but can utilize "up" lighting.

**Lighting:**

1. 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:**

Washington County Planning has the following concerns/comments:

1. Landscaping barriers such as trees, shrubs, and/or fencing must be installed around the RV Park area.
  - a. A planting plan schematic (drawing showing types of vegetation and spacing) must be approved by the Planning Department prior to the installation of the vegetation. The below list contains examples of good screening varieties, however, the Planning Department will be glad to consider other species, as well.

Examples of good screening plant materials: large shrubs/ small trees

- Ilex cornuta - Chinese Holly
  - Ilex latifolia - Lusterleaf Holly
  - Ilex Vomitoria - Yaupon Holly
  - Photinia x fraseri - Red tipped Fotinia
  - Prunus laurocerasus - Cherry Laurel
  - Pyracantha coccinia - Firethorn
  - Syringe persica - Persian Lilac
  - Viburnum rhytidophyllum - Leatherleaf Viburnum
  - Cupressocyparis leylandii - Leyland Cypress
  - Ilex attenuata 'Fosteri' – Foster Holly
  - Ilex opaca – American Holly
  - Ilex x 'Nellie R. Stevens' – Nelly R. Stevens Holly
  - Thuja occidentalis - Eastern Arborvitae, White Cedar, American Arborvitae
2. If any additional screening area is necessary, staff reserves the right to make this a requirement in the LSD portion. Care shall be taken to leave much of the wooded area intact (this is also in



line with the applicant's vision of creating a secluded environment for guests of this proposed RV Park).

3. If there is to be a dumpster, the fencing and gate around it must be opaque material. A gate is required for the dumpster area.

**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. There is an existing rock quarry approximately a mile southeast of the proposed project's property boundary. The nearest residence that is on parcel 001-18443-000 is approximately 75 feet away.

A total of four parcels touch the boundary of the proposed project's parcel. All of these parcels are vacant except for the nearest residence which is directly on the west side of the project parcel.

**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 the requested use will be low impact, and that the proposed conditions regarding screening will help to mitigate the concerns expressed by the neighbors.**

This proposed land use type is not considered agricultural or residential by use. However, Staff feels that with enough visual mitigation and the lack of longer term rentals of RV stalls the project can be compatible with the area.

There is a lot of existing vegetation that surrounds almost all of the property, especially from the road on the northeast side. To the south, a somewhat dense tree line exists. Staff feels that if the applicant were to construct either privacy fencing in conjunction with planting large shrubs or trees to assist with privacy for both the neighbor on the west and the applicant's clients, the project would be a good fit for the area.

The property is approximately a mile and a half (1.5 miles) from the City of Springdale to the west.

**Site Visit:**

A site visit was conducted by Planning Staff on 05/21/2019.

The site is located 1.5 miles east from the City of Springdale. It resides within the County, outside of the Planning Area.

The site is located off East Monitor Road WC 91. East Monitor Road WC 91 is maintained by the Washington County Road Department.

The property is surrounded by other parcels that are heavily agricultural and residential by nature. There is an existing tree line that extends nearly around the entire parcel. To the southeast about a mile away is the JB Hunt rock quarry.

There is only one residence on an adjoining parcel to the west.

The site distances from each entry seems very adequate.

**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 seven (7) certified notifications on May 23, 2019. The only comment received from this mailing was from the property owner.

Staff mailed a total of seven (7) courtesy notifications on June 20, 2019 stating that this project would be heard before the Board once again.

Planning Staff will update the Board should any further comments be received.

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

**Utilities Conditions:**

*Springdale Water:*

2. Any water concerns the applicant has should be directed to the Springdale Water Authority.

*Ozarks Electric:*

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 the property must be obtained by developer and easement documentation provided to Ozarks before work begins. On site easements must be shown on plat and recorded with the county.
8. Please contact Ozarks Electric if you have any questions. Wes Mahaffey At (479) 263-2167 Or [wmahaffey@ozarksecc.com](mailto:wmahaffey@ozarksecc.com)

*AT&T:*

1. Please contact AT&T should future telephone issues arise.

**Fire Conditions:**

*The Washington County Fire Marshal:*

1. Please make sure there is enough water supply for fire hydrants in the RV Park. Springdale GIS shows there is an 8" water main on the other side of E Monitor Road. Please verify this with Springdale and provide the location of the nearest fire hydrant and what the fire flow is.
2. All other issues will be addressed during the Large Scale.

**Health Department Conditions:**

1. The soil analysis is in the process of being scheduled. Final approval of this project will not be provided and is contingent upon favorable analysis received from a Direct Representative of the Arkansas Department of Health.
2. A detailed report and design will be completed at Preliminary LSD and any adjustments necessary will be made to accommodate the system. The size of this system requires review from the Arkansas Department of Health Engineering Division.

**Drainage:**

1. There are no comments for the CUP portion. However, at the LSD state, a drainage report that analyzes pre-development and post development peak flows discharge from the site will be required. If it is determined that peak flows have been increased enough to potentially cause issues downstream, then a detention pond will be required.

**Roads:**

*The Washington County Road Department:*

1. Any work in the County Right of Way will require a permit. Please contact the Road Department.

2. There is to be no parking in the Washington County roadway or right of way at any time.

**Site Visibility:**

1. Sight distance must meet minimum County standards at the LSD portion.

**Environmental Conditions:**

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

**Signage:**

3. No signage is allowed within Washington County's road right-of-way (ROW).
4. The sign is limited to 24 square feet in signage with an approximate height of no more than 8 feet. The sign must not be lit from within, but can utilize "up" lighting.

**Lighting:**

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 (see attached diagram).

**Screening:**

1. Landscaping barriers such as trees, shrubs, and/or fencing must be installed around the RV Park area.
  - a. A planting plan schematic (drawing showing types of vegetation and spacing) must be approved by the Planning Department prior to the installation of the vegetation.
2. If any additional screening area is necessary, staff reserves the right to make this a requirement in the LSD portion. Care shall be taken to leave much of the wooded area intact (this is also in line with the applicant's vision of creating a secluded environment for guests of this proposed RV Park).
3. If there is to be a dumpster, the fencing and gate around it must be opaque material. A gate is required for the dumpster area.

**Addressing Conditions:**

1. The applicant must apply for 911 addresses to be assigned if needed.

**Additional and Standard Conditions:**

7. 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). This total will be calculated for this project once all invoices are received.
8. Pay engineering any fees. This total will be calculated for this project once all invoices are received.
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.

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

*Philip Humbar, Planning Board Member, asked, "Are we to the point of knowing what amenities will be provided?"*

*Sita Nanthavong answered, "We are not to the point yet. I do know that the applicant is applying for septic and that has to go through the state. I do think that at some point there will be washing amenities. I*

*do not think there will be shower stalls. There will be restrooms. She will have an office built and that will have amenities inside it for the office staff.”*

*Philip Humbard inquired, “Will there be a playground?”*

*Sita Nanthavong replied, “She is expecting to build a playground. It will be addressed in the Large Scale. Once she gets an actual architect and engineers on staff.”*

*Randy Laney asked, “You mentioned possibly storage that may require some screening. Will that be provided by the screening you have proposed?”*

*Sita Nanthavong answered, “We wanted to leave it open that way if she wanted to store RV’s at some point she could. It is a condition we can add ‘if you are going to store RV’s then you will have to have additional screening that will keep it out of sight’.”*

*Randy Laney affirmed, “Good.”*

#### *Public Comment*

*James Hill, Neighbor at 22541 E. Monitor Road, addressed the Board, “I am concerned about my kids. What they have not brought up is that there is a school less than a mile from there. I am more concerned about what kind of people are coming in here. You can do checks on people all you want. There is always a crazy person out there. I don’t want them beside me like that. The lights will shine on me and keep me up at night. I cannot sleep hardly with the lights on. There are different things going on with the dump trucks. Even this past week, my son-in-law got ran off the road. We’ve had a lady that came to my house and her tire blew out because of the pot holes that the dump trucks said they would be taking care of the road. I can imagine seeing a 40 ft. RV trying to turn in when one of them dump trucks come by there. They don’t come by slow. The dump trucks have already run over 3 of my animals. What is going to happen when the kids run out in front of one of these dump trucks? If they can’t stop for an animal, they ain’t gonna be able to stop for a kid. That is also going to change the zone from Agricultural/Single Family residential per maximum density of 1 acre. I just feel like there is going to be too much chaos out there. If this goes through I am not going to be able to trust my kids being in the backyard because you don’t know what kind of people is coming in there. They can check them all they want, but nobody is 100% perfect on that. I wish this would go away. Pete has been a good neighbor but I am against the RV Park. Thank you.”*

*Kristin Gordon, directly across the street, addressed the Board, “My husband and I looked for about 2 years before we bought our property. We looked for a place that was very rural and agricultural where we could have cows, but also very safe. We moved from Rogers and came here. We found our property and we have spent a lot of money on our property. We paved a road, put the fence up and bought cattle. We love our neighbors. We love Pete and think he is a great person, but I worry about the safety. I have children. I have family that come in. I’ve had people come down my road already knock on my door that don’t belong there. Granted you said that there are going to be up to \$100,000 RV’s in this property. There are 2 RV’s Parks down by the lake. Neither one of them are at full capacity so you can’t tell me that this RV Park is going to be at full capacity and have \$100,000 and trailers that are going to be \$10,000 or \$50,000 or whatever they are. I worry about the safety of my family. I did not buy land out on Monitor Road to have an RV Park directly across the street. I look at it this way if this was you and you had to have an RV Park as your neighbor would you vote for this? I feel so sorry for Pete and I think that he is trying to do the right thing for himself, but this affects all of us as neighbors. We have a very safe community. Other than the trucks. We try to look out for each other. If you have people that come in that are there temporarily they have no qualms about doing whatever they want. Pete actually told my husband a couple of days ago if they are too loud he will call the cops. You have to tell me he is not worried about people coming in and making noise and bright lights. I am just very against it. My husband*

is very against it. He wanted to be here, but he is traveling. Thank you for listening to me. This is very important to us as a family. Again, we did contact a realtor and our property values would go down 5 to 7 percent. If you look at the value of our properties that we have, as well as Jennifer's, that is a big chunk of money."

*Pete Brandenburg, Property Owner of proposed project, addressed the Board, "Most of these neighbors that are complaining haven't been there very long. There are several commercial sites real close to me. There is the rock quarry there, the saddle shop right down where the Hinton's live now, it used to be a small engine repair shop and Philips Tire Service. There has been commercial stuff all over. I don't know why they are complaining about that running down their property values. If you look on the internet the elderly are now buying RV's instead of going to a retirement home. Traveling across the United States. We need more of these RV Parks for these elderly or whatever to come up and see their grandkids graduate school, go to a ball game, go to the lake. As far as danger to the kids I don't believe that's a problem, not as much as shooting out in the yard 3 days a week. I think that if there is an issue the law can be informed about it. I'll personally run them off if they come down around me and start having problems. I have been a bail bondsman for 27 years. I've had death threats and everything else. I just don't see that there is a problem with an RV Park where somebody wants to come up and put up an RV and stay for a month while they are doing construction work or stay for 3 months while they are taking a little vacation. Northwest Arkansas is supposed to be a growing area as far as vacation people. What about the new people coming in here building a home? They can stay there 3 months while their home is getting worked on. I just think that if a person owns a piece of property they should be allowed to do what they want. I don't tell none of my neighbors what they need to do with their property. Not at all. Like I said I been there 37 years and until they can show me their psychic license that says they can guarantee that property is going to go down or something, they don't know. It's speculation. I am just saying as far as my behalf goes I don't have a problem with it and I am the closest neighbor. Thank you very much."*

*Jennifer Smith, 22382 E. Monitor Road, addressed the Board, "I have lived out there for approximately 47 years as that is where I was brought home from the hospital. My grandfather moved out there when he was 2 so we have owned around 300 acres out there for quite a while. I too have asked around with a couple of realtors and they have confirmed that our property value would go down. Also, I do have concerns about the traffic, lights and noise because I am directly affected by this. You can see my house on one of the slides. I am not a public speaker but I do hope that this gets turned down. I am here to represent my family and there are four of us that live out there and we each have houses. That is all I have to say. Thank you."*

*Danielle Hilton, addressed the Board, "I have lived in this community since I was 13 years old. Not that exact home but about a mile and a half from my home now. I have been in this community for quite a while just not specifically in the house that I am in now. My husband and I have gone around and gotten 69 signatures of people in our community within a 3 mile radius of people who don't want this because of traffic, road conditions. They all moved out here in the country, to be in the country, not to have neighbors stacked up on top of each other. My concerns are my children. They are my first concern. My father has passed away, but my mother still lives in the same home where I grew up. These concerns are very concerning to me with my children, my pets, the road conditions, the value of my home, everything. Thank you."*

*Joan Schafer, 2275 E. Monitor Road, addressed the Board, "I hope that you guys are listening to what people are saying that live there and not just already have your minds made up that you are going to pass this. As they stated before put yourself in our position. These are the homes we built to retire in. They are our dream homes. We've all invested a lot of money in these homes. To drive up and see these big RVs coming and going. It is just a detriment to that area. Hickory Creek is 2 to 3 miles away they have the RV Park there and if I am not mistaken at the last meeting you approved an RV Park right there in Sonora. There is another one. Why they need to be right in the middle of homes, I don't understand. It is a beautiful place. We love it out there. It's quiet other than the trucks. We love the country, the trees and*

everything that goes with it. I am sorry there is no way you can prevent the riff raff. You can't say whose going to rent there. They'll rent to whoever they can get the money from. They don't live there so why do they care. You can't stop it if homeless come in. We hear there are problems down at Hickory Creek because of that. You look at any RV Park, there's problems there with other people coming in. You can't control everything. You can't be on the phone constantly calling the police, they are not going to come. Again I just ask that you please take it into consideration we have 5 grandkids. It is something that we think about. We don't want the property values go down. We don't plan on moving again. I just hope that you would put yourself in our position and please consider it. Think about it just before you say 'I pass it'. Think 'Would I want this next to me?' no you wouldn't, no one would. There are too many other places around that it could be. It doesn't need to be right in between the homes. Thank you."

Amanda Vickers, 3341 Luper Road, addressed the Board, "We own a parcel of land and I can actually see the parcel of land from my house on Luper Road. We don't want that out there. We bought the piece of property as an investment, a nest egg. My daughters getting married next year. They are probably going to need the parcel to build a house on. Anybody who is in real estate up there knows that it will plummet the property values. We really do not want this to go through. Please consider this carefully. Thank you."

Anna Nelson, Property owner's Realtor, addressed the Board, "I can feel the darts in my back right now. When I have gone out to visit with Pete I saw a lot of bikes. People ride their bikes out there. Groups of them, by the dozens. I can't imagine if those people are putting their lives in danger driving with these dump trucks that it is going to be that big of a deal. I just don't think that they would be riding their bikes on a dangerous road. The fact that people are concerned about their children, I am a mother of 3 as well, I am always concerned about my kids too. I understand that. I don't think peoples kids are playing in the road. I don't think that is a thing anymore. Has anybody considered that the 412 Bypass that is going to be going in right at the back end of that lot? You can go to AR Department of Transportation and find it. If you are concerned about an RV Park diminishing your property value just wait until that road goes in and there is going to be a lot more businesses out there. I believe that it is going to eventually increase property values. I am sorry I did not do my homework. Like I said I wasn't prepared to speak tonight. I don't know that it is going to deplete anybody's home values. It does seem like Ms. Chefke is going to be beautifying the land with all the trees, the shrubbery, the landscaping she is putting in there. It looks to me like it's going to be improvement to the property rather than diminishing anybody's property value. That's all I got. Thank you."

Public Comment Closed

Philip Humbar explained, "I voted against it last time and my main concerns were so many units being so close to the adjacent property owners. The lights and the noise factors it just doesn't seem like a good fit."

Walter Jennings, Planning Board Member, inquired, "Do you think any of that can be mitigated if we added more screening on the road side or on any other sides?"

Philip Humbar replied, "I don't think you can contain the noise."

Walter Jennings made a motion to table the CGC RV Park CUP until there are enough members to have a decisive vote at the next Planning Board Meeting. Neil Helm seconded. Joel Kelsey recused himself. Motion passed.

County

**c. Munyon Road Wireless Facility CUP**

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

**Communication Tower Conditional Use Permit Request**

Location: Section 27, Township 14, Range 33

Owner: Richard E. & Tammy M. Hale Family Trust

Applicant: Branch Communications

Location Address: 16711 W. Munyon Road

Approximately: +/- 105.53 acres /1 lot

Proposed Land Use: Communication Tower

Coordinates: Latitude: 35.86830763, Longitude: -94.47323960

**Project #: 2019-136**

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

*Walter Jennings made a motion to approve the agenda as written. Philip Humbar 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:
  - August 22, 2019
  - September 26, 2019

**6. Old Business**

**7. Adjourn**

*Joel Kelsey moved to adjourn. Walter Jennings 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