

**MINUTES
WASHINGTON COUNTY PLANNING BOARD
&
ZONING BOARD OF ADJUSTMENTS**

October 4, 2012

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

DEVELOPMENTS REVIEWED:

ACTION TAKEN:

VARIANCE

County

a: Variance for South 59: Minor Subdivision Private Road Development Approved

LAND DEVELOPMENT HEARINGS

County

b: South 59: Minor Subdivision & Private Road Development Approved

County

c: Re-plat of Tracts 1 & 2, Billingslea Farm Minor Subdivision Approved

County

d: Sonora Commercial Center LSD Approved

Fayetteville

e. Chapel View Subdivision Tabled

CONDITIONAL USE PERMIT HEARINGS

County

f. Blue Springs RV Park CUP Approved

Fayetteville Planning Area

g. Buffington Homes Subdivision – Gulley Road CUP Tabled

1. ROLL CALL:

Roll call was taken. Members present include: Randy Laney, Walter Jennings, Chuck Browning, and Kenley Haley. Daryl Yerton was beginning with the Item A. Robert Daugherty was present beginning with item D. Randy Laney was excused after item F.

2. APPROVAL OF MINUTES: *Kenley Haley made a motion to approve the minutes from September 6, 2012. None seconded. (Motion was not properly seconded. Must reapprove).*

3. APPROVAL OF THE AGENDA:

Chuck Browning made a motion to approve the agenda. Walter Jennings seconded. All board members were in favor of approving. Motion passed.

Planning Director, Juliet Richey, reminded the board that five members are needed in order to vote for item A and B on the agenda since it is a variance. Therefore, the board reviewed item C on the agenda first.

4. NEW BUSINESS

County

c. Re-plat of Tracts 1 & 2, Billingslea Farm Minor Subdivision

Re-plat Minor Subdivision Approval Request

Location: Section 17, Township 14 North, Range 31 West

Owners: Charles & Alona Billingslea; Leona Billingslea Revocable Trust

Applicant: Bill Jenkins of Jenkins Surveying

Location Address: 15537 S. Hwy 265 West Fork, AR 72774

Approximately 51.53 acres/ Proposed Land Use: Residential/Agricultural

Coordinates: Longitude: 94° 17' 58.266" W, Latitude: 35° 53' 14.264" N

Project #: 2012-110 Planner: Sarah Geurtz e-mail at sgeurtz@co.washington.ar.us

REQUEST: The applicant is requesting Preliminary and Final Minor Subdivision Approval of Replat of Tracts 1 & 2, Billingslea Farms Minor Subdivision. The request is to increase the acreage of Tract 2 and to decrease the acreage of Tract 1 within the existing Billingslea Farms Subdivision.

CURRENT ZONING: Project lies within the County Zoned area (Agricultural/Single-Family Residential 1 unit per acre). Meets current zoning so no CUP is required.

PLANNING AREA: This project is not located within a Planning Area; it is located solely within the County's jurisdiction.

QUORUM COURT DISTRICT: District 12, Ann Harbison

FIRE SERVICE AREA: **Strickler**-no comments were received from Strickler Fire Department, and Dennis Ledbetter, the Washington County Fire Marshal, does not review Minor Subdivisions of 4 lots or less.

SCHOOL DISTRICT: West Fork. John Karnes of West Fork Schools had no objections to this requested replat.

INFRASTRUCTURE: **Water** – Washington Water Authority **Electric** - Ozarks Electric
Natural Gas – na **Telephone** - Prairie Grove Telephone **Cable** - na

BACKGROUND/ PROJECT SYNOPSIS:

The property owners are Leona Billingslea Revocable Trust and Charles and Alona Billingslea; the applicant is Charles Billingslea. The surveyor is Bill Jenkins of Jenkins Surveying. The property is located off South Highway 265 southwest of West Fork (see attachment C-9).

The applicant is requesting Minor Subdivision Replat Approval to create a lot line adjustment of the existing Tracts 1 & 2 of Billingslea Farms Minor Subdivision. The proposed lot line adjustment would decrease Tract 1's acreage from 50.36 acres to 45.22 acres and would increase Tract 2's acreage from 1.11 acres to 6.25 acres (see attachment C-14). Please note that the attached letter-sized Replat submitted 9/28/2012 states the correct acreages (see attachment C-14). However, if your Staff Report contains an original-sized Replat, the stated acreages are slightly off. Please go by the 9/28/2012 Replat for acreage amount.

This subdivision is located southwest of West Fork off South Highway 265. This proposed property division could not be processed administratively due to this being a Minor Subdivision Replat not located within a Planning Area.

Billingslea Farms Minor Subdivision was created in 1997 (see attachment C-13). Upon that creation, Tract 1 originally consisted of 57.29 acres. In 2005, a tract split was improperly processed administratively through the Washington County Planning Department (see attachment C-12). This administrative tract split created today's parcel 123-10001-001(see attachment C-11 & C-14). Because this tract split was approved, it is not required to be re-submitted as a replat or to be addressed in this replat. Because of this split, Tract 1 currently consists of 50.36 acres (see attachment C-12 & C-14).

Past projects involving Billingslea Farms Minor Subdivision through Washington County Planning Department:

- Project 1997-026 (Billingslea Farms) (see attachment C-13).
- Project 2005-141 (tract split that created Tract 4) (see attachment C-12).

The main issues with this project are clarification of easements and utility line locations as drawn on the Replat.

TECHNICAL CONCERNS:

Sewer/Septic

Tract 1 currently utilizes a septic system. The home at 15537 South Highway 265 gets their water from Washington Water Authority and does not utilize the well on the property (the survey labels this well as being abandoned).

The 1997 Billingslea Farms Minor Subdivision plat shows a leach field off Tract 2's northern parcel line. The surveyor must show this easement in this replat.

Electric/Phone/Gas

Ozarks Electric Cooperation (OECC) requested Tract 4's access easement to also be a utility easement. The surveyor made the requested change on the replat. However, Tract 3's property owner must sign this replat because this easement crosses its southwest corner. Two additional signature/date lines must be added to the owner's signature block for Tract 3's owners.

A map was submitted at Tech Review that showed a slightly different OECC line location from what the Replat shows (see attachment C-). Planning Staff has contacted OECC to determine what further action is needed on this matter.

Prairie Grove Telephone had no comment on this project. SourceGas does not service this property. The proposed Tract 2 utilizes propane.

Water

Washington Water Authority (WWA) requested a 20' wide Utility Easement from their meter near the south corner of the barn on Tract 1 to Tract 3. The surveyor did draw this on the replat. The surveyor must correct WWA's required deed filing number on the plat (an incorrect filing number is currently recorded).

WWA requested water mains to be shown on the replat and to verify the location of the meter serving parcel 00-04194-002 to the north. They also requested a Utility easement between a meter and that parcel. At Tech Review, WWA gave maps of their lines to the surveyor. Those maps show the water lines to be located in a slightly different location from what the Replat shows. Staff will be inquiring with WWA to determine if their easement and water meter location requirements have been met

Addressing

Both tracts have existing 911 addresses:

- Proposed Tract 1: 15481 and 15595 South Highway 265
- Proposed Tract 2: 15537 South Highway 265

Environmental

No stormwater permit is required by Washington County at this time. Applicant must comply with all Arkansas Department of Environmental Quality (ADEQ) rules and regulations.

Roads & Easements

Driveway permits for all new access points must be obtained via Arkansas Highway Transportation Department (AHTD).

The easement in the northeastern corner of this replat is labeled as a “30 foot wide easement” but the corresponding legal description calls it a 30’ wide access and utility easement. The surveyor must label it as the legal description describes it.

SITE VISIT:

A site visit was conducted by planning staff on September 21, 2012. Planning Staff has no concerns resulting from the site visit.

NEIGHBOR COMMENTS:

All neighbors within 300 feet of the boundary of this property were notified by certified mail of this proposed project. Planning Staff has had no responses.

| Important Information Checklist | | | |
|---|-------------------|-------------------|-----------------|
| | Inadequate | Acceptable | Complete |
| City/Planning Area Issues | | | N/A |
| Planning Issues/Engineering Issues | | | ✓ |
| Road Issues | | | ✓ |
| Fire Code Issues | | | ✓ |
| Utility Issues | | X | |
| Health Department Issues | | | ✓ |
| Other Important Issues | | X | |
| | | | |
| General Plat Checklist | | | |
| | Inadequate | Acceptable | Complete |
| General Information | | X | ✓ |
| Existing Conditions | | X | |
| Proposed Improvements | | X | |
| Info to supplement plat | | X | |

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

CHECKLIST:

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

STAFF RECOMMENDATION:

Staff recommends Preliminary and Final Minor Subdivision Replat approval of Replat of Tracts 1 & 2, Billingslea Minor Subdivision with the following conditions and 4 updates from the Staff Reports:

1. The northeastern easement must be labeled as the legal description calls it (as a 30' wide access and utility easement).
2. Correct location of any utility lines in the Replat that are shown incorrectly.

Utility Conditions/Road Conditions:

1. If septic system(s) are installed or upgraded, they must be approved, installed and inspected by the Health Department prior to occupation of the residence(s).
2. Any relocation of OECC existing power lines will be at the owner's expense.
3. Driveway permits for all new access points must be obtained through the Arkansas Highway Transportation Department (AHTD).

Environmental Conditions:

1. No stormwater permit is required by Washington County at this time. Applicant must comply with all Arkansas Department of Environmental Quality (ADEQ) rules and regulations.

Standard Conditions:

1. *Pay neighbor notification mailing fees (\$43.40) within 30 days of project approval. Any extension must be approved by the Planning Office (invoice was mailed to applicant on 9/24/12).*
2. Driveway permits for all new access points must be obtained via Arkansas Highway Transportation Department (AHTD).
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. *All general plat checklist items must be corrected. Please see the attached Plat Checklist for these required items.*
5. *Once all plat corrections have been completed, submit corrected plat for review prior to obtaining signatures.*
6. *Have all signature blocks signed on 11 Final Plats - 2 for filing in the Circuit Clerk's office, 7 for the County Planning office, remainder for the developer. The Circuit Clerk is not accepting plats over 18" x 24" in size.*

Washington County Planner, Sarah Geurtz, presented the staff report.

No public comments. Public comments closed.

Kenley Haley made a motion to approve the **Re-plat of Tracts 1 & 2 Billingslea Farm Minor Subdivision** subject to staff recommendations. Chuck Browning seconded. All board members were in favor of approving. Motion passed.

VARIANCE

County

a. Variance for South 59: Minor Subdivision Private Road Development

Variance Request (existing structure within the building setback)

Location: Section 33, Township 14 North, Range 33 West

Owners: Eagle Holdings, LLC

Applicant: Bates and Associates (Derrick Thomas)

Location Address: 17533 S HWY 59

Approximately 11.71 acres/ Proposed Land Use: Residential/Agricultural, 3 lots

Coordinates: Longitude: 94° 29' 48.04" W, Latitude: 38° 57' 15.32" N

Project #: 2012-114 Planner: Sarah Geurtz e-mail at sguertz@co.washington.ar.us

LAND DEVELOPMENT HEARINGS

County

b. South 59: Minor Subdivision & Private Road Development

Minor Subdivision Approval Request

Location: Section 33, Township 14 North, Range 33 West

Owners: Eagle Holdings, LLC

Applicant: Bates and Associates (Derrick Thomas)

Location Address: 17533 S HWY 59

Approximately 11.71 acres/ Proposed Land Use: Residential/Agricultural, 3 lots

Coordinates: Longitude: 94° 29' 48.04" W, Latitude: 38° 57' 15.32" N

Project #: 2012-114 Planner: Sarah Geurtz e-mail at sguertz@co.washington.ar.us

REQUEST: The applicant is requesting Variance approval (agenda item A) to allow an existing shed to remain within a building setback.

The applicant is also requesting Preliminary and Final Minor Subdivision Approval of South 59 : Minor Subdivision & Private Road Development (agenda item B) to divide 11.71 acres into three tracts (of 5.86 acres, 4.14 acres, and 1.71 acres).

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

PLANNING AREA: This project is not located within a Planning Area; it is located solely within the County's jurisdiction.

QUORUM COURT DISTRICT: District 10, Rick Cochran.

FIRE SERVICE AREA: Evansville - no comments were received from Evansville Fire Department, and Dennis Ledbetter, the Washington County Fire Marshal, does not normally review Minor Subdivisions of 4 lots or less.

SCHOOL DISTRICT: Lincoln School

INFRASTRUCTURE: **Water**–Washington Water **Electric**–Ozarks Electric **Natural Gas**– n/a
Telephone–Prairie Grove Telephone **Cable**–n/a

BACKGROUND/ PROJECT SYNOPSIS:

Minor Subdivision & Private Road Development:

The property owner is Eagle Holdings LLC; the applicant and surveyor is Derrick Thomas of Bates & Associates. The applicant and property owner are requesting to divide an 11.71 acre parcel into three tracts: Tract A: 4.14 acres, Tract B: 5.86 acres, and Tract C: 1.71 acres (see attachments A&B-10-12 & 14). There are a house and two sheds on the proposed Tract C; the remainder land is pasture.

Parcel 001-05509-001 is located off South Highway 59 between Dutchmills and Evansville (see attachment A&B-10). This proposed property division could not be processed administratively because too many splits had been created from the original parent parcel. A Minor Subdivision was therefore required.

This Minor Subdivision will create 2 tracts with enough road frontage for two of the lots to meet subdivision requirements of 75 feet or more onto a public roadway:

- **Tract A** – 4.14 acres /376.66' road frontage onto South Highway 59.
- **Tract C** – 1.71 acres / 212.34' road frontage onto South Highway 59.
- **Tract B** – 5.86 acres/ no road frontage (a proposed 30' wide access and utility easement/proposed Private Road would provide access between this tract and South Highway 59).

This Minor Subdivision must also process as a Private Road Development because Tract B would have no road frontage. The Private Road, shown on the plat as a proposed 30' access and utility easement, is required to meet only the following Private Road requirements because only *one* of the tracts has no road frontage:

- A development that utilizes, in whole or in part, a private road for access shall be referred to as a "private road development" or "PRD." ***This change must be reflected on the plat.***
- The plat shall note, in a noticeable fashion, the following, "NOTICE: THIS ROAD IS NOT CONSTRUCTED TO THE COUNTY STANDARD. THE MAINTENANCE OF THE ROAD IS THE RESPONSIBILITY OF THE CURRENT AND FUTURE PROPERTY OWNERS. THE ROAD WILL NOT BE ACCEPTED FOR MAINTENANCE BY THE COUNTY UNTIL IT IS CONSTRUCTED TO THE COUNTY STANDARD AT THE EXPENSE OF THE PROPERTY OWNERS." ***This note has been added to the plat.***
- All private road subdivisions shall be required to comply with Appendix A regarding sight distances when a private road intersects with a county or public road. ***The sight distances appear to be sufficient.***
- Any gravel private road that intersects with a paved county or public road at such an incline such that the gravel will be washed or carried out onto the county or public road must be paved for a distance up to 30 feet. A lesser amount may be required depending on the gradient or condition of the drive. ***This Private Road would slope downward from South Highway 59; paving therefore is not required.***

The main issues with this project are the need of a variance for the existing shed, whether or not the well water will remain a water source for Tract C, where the exact location of Tract C's septic fields are, and which tracts would access the Private Road easement.

TECHNICAL CONCERNS:

Sewer/Septic

Lupe Neeriemer, a Designated Representative of the Arkansas State Health Department, carried out a soil pit analysis on Tracts A & B and found them suitable for a standard septic system. Tract C's existing septic "passed inspection because it fulfilled minimal requirements, i.e. 1) no effluent was seen surfacing,

and 2) all sources of gray water appeared to be connected at the time of inspection.” (see attachments A&B-15-17).

Melissa Wonnacott-Center of the Arkansas Department of Health voiced no concerns with the submitted soil work.

At this time, the surveyor believes Tract C’s septic field area to be located to the west of the existing house (see attachments A&B-14 & 20-21). However, the property owner believes it might be located in front of the home (see attachment A&B-14 & 20-21). Planning Staff left a message on 9/28/2012 for Lupe Neeriemer (the applicant’s Designated Representative of the Arkansas Health Department who conducted the soil work) to determine if Ms. Neeriemer has any information on where the septic might be located.

The concerns with the septic location are whether or not the septic is located partially on an adjoining property or if the barn and driveway might be located over the septic. Planning Staff will update the Planning Board/Zoning Board of Adjustments at the October 4th meeting on any new information on this matter.

Electric/Phone/Gas

Ozarks Electric had no concerns (see attachments A&B-22-23) and Prairie Grove Telephone has voiced no concerns. However, on Staff’s site visit, Staff noted a sign along South Highway 265 on this property that indicated a buried telephone line. A telephone line is not indicated on the submitted plat. This telephone line’s location must be added to the plat. SourceGas does not service this property; Tract C utilizes propane.

Water

According to the project’s surveyor, Derrick Thomas, Washington Water Authority has approved a water tap for Tract C and there is plenty of water capacity for the other two tracts (see attachments A&B-20-21).

At this time, Tract C utilizes a well that the property owner believes to be located on parcel 001-05510-000. If this home will continue to utilize this well, the well’s location and its water lines must be indicated on the plat and an easement must be granted for access between Tract C and the well. Staff will update the Planning Board/Zoning Board of Adjustments at the October 4th meeting whether or not this tract will continue to utilize the well and if an easement would be required.

Addressing

The home on Tract C has a 911 address of 17533 South Highway 59 already. Future homes to be built in this subdivision must be processed through Washington County Planning to acquire 911 addresses.

Environmental

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

Road

Any work done in the Highway right of way requires a permit from the Arkansas Highway & Transportation Department (AHTD) (479-646-5501).

The property owner has indicated that he might want all tracts to have access to the 30’ access and utility easement that would give Tract B access to the highway. Planning Staff will update the Planning Board/Zoning Board of Adjustments at the October 4th meeting if all tracts will have access to this drive. An existing 30’ wide access easement to the south provides access only to Tract C per commissioner’s deed 2011-33698.

SITE VISIT:

A site visit was conducted by planning staff on September 21, 2012. The site aerials show a structure on Tract C that has since fallen down. Please note that this structure is therefore not shown on this plat. Also, the southern-most shed has partially collapsed since the 2012 aerials were taken. Therefore, the attached aerials show a different building outline from what the plat shows; the plat shows the correct structure outline (see attachment A&B-12 & 14.)

NEIGHBOR COMMENTS:

All neighbors within 300 feet of the boundary of this property were notified by certified mail of this proposed project. Planning Staff has had no responses.

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

CHECKLIST:

| Important Information Checklist | | | |
|--|------------|------------|----------|
| | Inadequate | Acceptable | Complete |
| City/Planning Area Issues | | | N/A |
| Planning Issues/Engineering Issues | | | ✓ |
| Road Issues | | | ✓ |
| Fire Code Issues | | | N/A |
| Utility Issues | | | ✓ |
| Health Department Issues | | X | |
| Other Important Issues | | X | |
| | | | |
| General Plat Checklist | | | |
| | Inadequate | Acceptable | Complete |
| General Information | | | ✓ |
| Existing Conditions | | X | |
| Proposed Improvements | | | ✓ |
| Info to supplement plat | | | ✓ |

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

STAFF RECOMMENDATION:

Staff recommends Variance approval with the following conditions:

1. To allow the existing shed to be located within the back 20 foot building setback line of Tract C. If the structure is ever burned or removed and/or a new structure built, that structure must be constructed outside of the 20 foot setback.

A shed building was constructed against the back property line of Tract C. the shed seems to not have been built in bad faith.

STAFF RECOMMENDATION:

Staff recommends Preliminary and Final Minor subdivision and Private Road Development approval with the following conditions and 6 updates from the Staff Reports:

1. The requested variance for the shed on Tract C must be approved by the Planning Board/Zoning Board of Adjustments before this Minor Subdivision and Private Road Development can be approved.

2. On the plat, correct the zoning classification to read as: Ag/SF Res 1 unit/acre. Also, please add or replace filing number 2012-19475 under this zoning designation.
3. Change Tract C's back building setback line to the required 20 foot width.
4. Tract C must not utilize the well it currently accesses. Tract C must tap into Washington Water Authority's line.

Utility Conditions/ Health Department:

1. After installation, any septic systems must be inspected and approved by the Health Department prior to occupation of the residence(s).
2. Show the correct location of the septic system on the plat.
3. Since all three tracts will be granted access to the proposed 30' wide access and utility easement / Private Road, the plat's legal description must be updated to reflect this.

Road Conditions:

1. On the plat, change subdivision name to: South Highway 59 : Minor Subdivision Private Road Development

Environmental Conditions:

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

Standard Conditions:

1. Driveway permits for all new access points must be obtained via the Arkansas Highway Transportation Department (AHTD).
2. Any further splitting or land development not considered with this approval must be reviewed by the Washington County Planning Board/Zoning Board of Adjustments.
3. All general plat checklist items must be corrected.
4. Once all plat corrections have been completed, submit corrected plat for review prior to obtaining signatures.
5. Have all signature blocks signed on 11 Final Plats - 2 for filing in the Circuit Clerk's office, 7 for the County Planning office, remainder for the developer. The Circuit Clerk is not accepting plats over 18" x 24" in size.

Washington County Planner, Sarah Geurtz, presented the staff report.

No public comments. Public comments closed.

*Walter Jennings made a motion to approve the **Variance for South 59: Minor Subdivision Private Road Development** and **South 59: Minor Subdivision & Private Road Development** subject to staff recommendations. Daryl Yerton seconded. All board members were in favor of approving. Motion passed.*

Springdale Planning Area

d. Sonora Commercial Center LSD

Preliminary Large Scale Development Request

Location: Section 2, Township 17 North, Range 29 West

Owners: Don Anderson,

Applicant/Engineer: Engineering Design Assoc., Kim Hesse

Location Address: 17857 AR Hwy 412, Springdale, AR 72764

Approximately 4.82 acres / Proposed Land Use: Commercial

Coordinates: Longitude: 94° 2' 1.97" W Latitude: 36° 10' 3.75" N

Project #: 2012-109 Planner: Courtney McNair e-mail at cmcnair@co.washington.ar.us

REQUEST: Preliminary Large Scale Development Approval for Sonora Commercial Center Preliminary LSD. The proposed project is located on a parcel containing 4.82 acres

CURRENT ZONING: Project does NOT lie within the County Zoned area.

PLANNING AREA: This project is located in the City of Springdale's Planning Area. The City of Springdale does not formally review this type of Large Scale Development project, but have an informal review and an opportunity to submit comments.

QUORUM COURT DISTRICT: District 13, Joe Patterson

INFRASTRUCTURE: Water- Springdale Electric-Ozarks Electric Natural Gas- AWG Telephone- AT&T Phone Cable- Cox Communications

BACKGROUND/ PROJECT SYNOPSIS:

The owner and applicant of this property is Don Anderson. This property is located near the Sonora community off E. Hwy. 412.

The applicant has requested Preliminary Large Scale Development approval to remodel a commercial apartment building into a building with two separate commercial uses. The applicant will rent each half of the building to different businesses. **(Please see applicant's letter for more information D-5)**

If this Preliminary LSD is approved, this project must come back for Final LSD approval once improvements are completed.

Staff has received no comments from neighboring property owners at this time. If any are received prior to the Planning Board Meeting, they will be provided for your review at the meeting.

All minor plan corrections have been completed. Utility comments have been addressed, and the septic system (existing) has been approved for this use.

Most of the concerns remaining are related to fire safety.

CHECKLISTS:

*Please note that if an item is marked inadequate, staff will usually recommend tabling or denial of a project. It is up to the Planning Board’s discretion whether or not to agree with staff recommendation.

Important Information Checklist

| | Inadequate | Acceptable | Complete |
|-------------------------------------|------------|------------|----------|
| Planning Issues/ Engineering Issues | | | X |
| Road Issues | | | X |
| Fire Code Issues | | X | |
| Utility Issues | | | X |
| Health Department Issues | | | X |
| Other Important Issues (ADEQ) | | | X |

General Plan Checklist

| | Inadequate | Acceptable | Complete |
|-------------------------|------------|------------|----------|
| General Information | | | X |
| Existing Conditions | | | X |
| Proposed Improvements | | | X |
| Info to supplement plat | | | X |

Items listed as acceptable but not complete and must be completed prior to construction or operation of the proposed project.

Planning/Engineering Issues

All checklist items have been completed.

Road Issues

As this project is located off of a state highway, a driveway permit from the Arkansas Highway and Transportation Department is required if any work is to be completed within AHTD ROW. The applicant is responsible for obtaining this permit. The applicant has indicated that there are no plans at this time to change the entrance drive.

The driveway and drives must support 75, 000 lbs in all weather conditions. A minimum 20’ width is required (shown as 25’ on the plans submitted).

Fire Code Issues

The Washington County Large Scale Development only allows for minimal fire review. Conditions can be placed for water supply and access. This does not limit the Washington County Fire Marshal from enforcing other State Fire Code standards, but the conditions will not be listed as conditions of approval for this particular project.

Conditions that will be required are:

The drives shown must support 75, 000 lbs in all weather conditions. A compaction statement will be required prior to operation. These drives are shown as 25’ wide on the submitted plans and must be a minimum of 20’ wide to meet fire requirements. Fire flow was adequate for this project.

In addition, the Fire Marshal can enforce other State Fire Code regulations and has the following comments:

- A knox box is required. One box can be used for both businesses as long as there is a master key or both keys are located in the same box.
- Exit lights, panic hardware on exit doors and fire extinguishers are required under State Fire Code.
- No building layout plans were submitted with this application (as they are not required for LSD review). The building must meet State Fire Code.
- The two business uses are recommended to be separated by a fire wall.

- The Fire Marshal will complete an inspection prior to Final LSD and prior to occupation of the site. He will need to have information on attic spaces, number of exits, travel distances to exits, exit signage and lighting, and other fire code requirements. It is the applicant's responsibility to contact Washington County when inspections are needed.

Utility Issues

No additional utility comments at this time.

Health Department Issues

There is an existing septic system on this site. It has been inspected and found to be more than adequate for the proposed business use. **(D-7-8)** If at any time, any food service business is proposed in this space, additional review will be required. No parking is allowed on any portion of the septic system including the alternate area. (No overflow parking either).

STAFF RECOMMENDATION: Staff recommends Preliminary LSD Plan approval of the proposed Sonora Commercial Center LSD with the following conditions:

1. A driveway permit from the Arkansas Highway and Transportation Department is required prior to construction if any work is to be completed in the ROW. The applicant is responsible for obtaining this permit
2. The drives shown must support 75, 000 lbs in all weather conditions. A compaction statement will be required prior to operation.
3. The drives must be a minimum of 20' wide (they are shown at 25' wide on the LSD plans submitted).
4. No parking is allowed on any portion of the septic system including the alternate area. (No overflow parking either).
5. Pay all and Mailing fees. Invoice was sent to applicant on 09/28/2012. (Total mailing fees \$49.70). Engineering fees will be calculated at Final LSD.
6. Submit two updated copies of the Preliminary LSD plans to the Planning Office.
7. This project requires additional review as a Final Large Scale Development.
8. Any other land divisions, commercial structures, or other types of uses not considered with this submittal must come through a separate review process with the County.

Utility Conditions:

1. Street lights installed by OECC will be at full cost to the developer.
2. Directional boring, if needed, will be at full cost to the developer.
3. The owner/developer shall be responsible for the cost of any required adjustments to the existing water facilities due to site grading or paving.
4. Please be advised that if request for meter services larger than 5/8-inch meter setter for irrigation or larger than 1-inch meter setter for potable water will have to be approved in writing by the Engineering Director of Springdale Water Utilities. Appropriate request forms are available at Springdale Water Utilities Engineering Department.
5. Please be advised that all proposed water services shall be installed by Springdale Water Utilities at the owner/developer's expense.

Washington County Senior Planner, Courtney McNair, presented the staff report.

No public comments. Public comments closed.

*Chuck Browning made a motion to approve the **Preliminary Large Scale Development Request for Sonora Commercial Center** subject to staff recommendations. Daryl Yerton seconded. All board members were in favor of approving. Motion passed.*

Fayetteville

e. Chapel View Subdivision (TO BE TABLED AT THE REQUEST OF THE APPLICANT)

Preliminary Plat Approval Request

Location: Section 33, Township 17 North, Range 29 West
Owners: Karen Marisa Phillips Family Trust/Booth Building and Design
Applicant: Bates and Associates (Geoffrey Bates)
Location Address: no address. Across the street from 5631 Mission Blvd, Fayetteville, AR
Approximately 22.88 acres/ Proposed Land Use: Residential/Agricultural, 19 lots
Coordinates: Longitude: 94° 4' 46.63" W, Latitude: 36° 6' 15.81" N
Project #: 2012-115 Planner: Juliet Richey e-mail at jrichev@co.washington.ar.us
THIS ITEM WAS TABLED UPON APPROVAL OF THE AGENDA

CONDITIONAL USE PERMIT HEARINGS

County

f. Blue Springs RV Park CUP

Conditional Use Permit Approval Request

Location: Section 6, Township 17 North, Range 28 West
Owners: Simmons First Bank of NWA
Applicant: Capstone Builders
Engineer: Crafton Tull and Asso, Jonathan Ely, P.E.
Location Address: 20608 Blue Springs Road, Springdale, AR 72764
Approximately 31.9 acres / Proposed Land Use: Commercial RV Park
Coordinates: Longitude: 94° 0' 9.36" W Latitude: 36° 10' 16.78" N
Project #: 2012-112 Planner: Courtney McNair e-mail at cmcnair@co.washington.ar.us

REQUEST: Conditional Use Permit approval to allow the use of an RV Park on approximately 31.91 acres (there is a discrepancy between the acreage recorded by the Assessor’s Office and the survey-but it will not affect this application, however, the applicant has been advised to have this corrected.)

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

PLANNING AREA: This project is *not* located within a city’s planning area. It is located solely within the County.

QUORUM COURT DISTRICT: District 13 Joe Patterson **FIRE SERVICE AREA: Nob Hill
SCHOOL DISTRICT: Springdale**

INFRASTRUCTURE: Water- Springdale **Electric-Ozarks Electric **Natural Gas-** N/A **Telephone-** ATT **Cable-** N/A**

BACKGROUND/ PROJECT SYNOPSIS:

The applicant for this property is Capstone Builders, Norm Ditch. The property is currently owned by Simmons First National Bank of NWA. The engineer for this project is Crafton Tull and Associates, Jonathan Ely. This property is located on Blue Springs Road (WC # 70) off of Hwy. 412 East.

This CUP request is to allow the use of an RV Park on approximately 31.91 acres. This is proposed to be a phased development. The first phase will have approximately 50 RV spots, an office, laundry area, and kennel. This site was used illegally in the past as a red dirt mine by a previous owner. A majority of the site is undisturbed and wooded.

(Please see applicant’s letter (9/4/12) F-16-17).

The layout proposes to use a combination of one-way and two-way streets for traffic flow. A variety of stall sizes are proposed. Screening is proposed for Phase 2 when the development is proposed to be closer to

neighboring properties. Length of stay is proposed to be regulated to approximately 90 days, and will prohibit permanent residence. The RV Park would like to reserve the ability to allow employees of the facility to stay for longer amounts of time. Quiet hours are tentatively from 10:00 pm to 7:00 am.

(Please see updated response letter from the applicant (9/18/12) F-18-24).

As this is to be a phased development, a phasing plan must be submitted as part of this CUP. The applicant is proposing that Phase 2 will be constructed within 5 years of CUP approval (See phasing section for more detail).

Phase 1 must be completed under the standard time limits set out in Washington County Code.

(Please see second updated response letter from the applicant (9/27/12) F-25-27).

There are several concerns with this project that have not been fully addressed and others that will be addressed in the Large Scale Development portion of this project if CUP approval is granted. Staff will elaborate under each section.

Additionally, more information is expected to be received from the applicant prior to the Planning Board Meeting. Staff will update you at the meeting with any additional information or conditions.

PHASING PLAN:

Phase I (to follow the standard expiration time limits)

- This project requires additional review (Large Scale Development), and therefore, the applicant must submit for Preliminary LSD project review within 12 months of this CUP project's ratification.
- Once Preliminary LSD is approved, the applicant has one year to commence construction.
- Once construction is commenced, the applicant has 3 years to complete construction and complete Final LSD project review (Final LSD must be completed within the three year limit).

According to the plans, phase 1 includes,

- Main entrance drive
- Three of the proposed driveways (fire lanes)
- Signage
- Possible gate (this will be discussed at LSD)
- Pond
- Office
- Laundry
- Dumpster with proper enclosures
- Kennel
- Septic system
- Approximately 48 RV stalls

In addition, all Water, Fire, Septic, Utility, Road, Drainage, Environmental, Signage, Lighting, and general Planning conditions must be completed in Phase 1 unless specifically listed as a Phase 2 requirement in the following report. All Phase 2 items will be reviewed at Phase 2 LSD, and all conditions approved with this CUP and Phase 1 will also apply to Phase 2 with possible additions.

Phase 2 (Preliminary LSD must be submitted within 5 years of this CUP's ratification, then it must follow the standard expiration time limits)

- Once Preliminary LSD is approved, the applicant has one year to commence construction.

- Once construction is commenced, the applicant has 3 years to complete construction and complete Final LSD project review (Final LSD must be completed within the three year limit).

According to the plans, phase 2 includes,

- Extension of the three Phase 1 driveways, additional driveway,
- Pool area
- Storage Facility
- Storage Facility Entrance drive (to be detailed at Phase 2 LSD)
- Approximately 52 RV stalls
- Screening

All Phase 2 items will be reviewed at Phase 2 LSD, and all conditions approved with this CUP and Phase 1 will also apply to Phase 2 with possible additions.

TECHNICAL CONCERNS:

Water/Plumbing/Fire Issues:

Springdale Water Utility services this area. There is an existing 3-inch water line along Blue Springs Road. The applicant has submitted the expected water usage to Springdale Water for review. **(Please see attached email discussion between the project engineer and Springdale Water, F-30-35).**

The Washington County Fire Marshal is requiring that a hydrant be placed at the entrance of the RV Park for firefighting; this hydrant must be shown on the plans. In order for Springdale Water to service this hydrant, they are requiring that a 6-inch water line be extended. The applicant is proposing to tap the required line for both the hydrant and water service. Springdale Water is also requiring an easement along the entire property front to accommodate future water line expansion. The applicant will work with Springdale Water to determine the best location for this new 6-inch line, but it should be approximately 5-feet outside of the County Right-of-Way.

Springdale Water has indicated that they should be able to supply water for Phase 1 of the development at the expected usage submitted by the applicant. However, they note that Springdale Water does not reserve capacity. So, additional capacity will be on a first-come, first-serve basis.

In addition, the Fire Marshal has several additional conditions for this project. The Washington County Fire Marshal will allow one entrance drive at a minimum of 26-feet wide. In addition, any proposed two-way streets must be a minimum of 26-feet wide. All one-way streets proposed must be a minimum of 20-feet wide. All turn radiuses must be a minimum of 28'feet to accommodate the Nob Hill Tanker Support Truck. This truck must be used to provide adequate fire flow to this project. All interior roads must be marked as fire lane and no parking on the streets is allowed at any time. All streets must support a minimum of 75,000lbs in all weather conditions and a compaction statement will be required once they are constructed.

All proposed buildings must meet fire code and be ADA compliant. A statement is required from the Engineer that the project is ADA compliant. Building layout plans must be submitted at Large Scale Development and the Fire Marshal must approve those plans. The Fire Marshal will also complete Final Inspections on the buildings once constructed and prior to occupation. It is the developer's responsibility to contact the Fire Marshal for these inspections. Buildings shown on the plan must be approximately the size proposed.

The applicant would like for this to be a gated development. If a gate is used, all fire conditions, including but not limited to, a knox box and a siren activated gate with manual override available, must be coordinated with Washington County Fire Marshal and Nob Hill Fire Chief at LSD.

Any additional fire conditions that are discussed between the time of this report and the Planning Board Meeting, will be provided at the meeting.

Sewer/Septic/Decentralized Sewer:

A Preliminary Soils Report was submitted and the soils appear adequate at this time. 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. **(F-29)**

Electric/Gas/Cable/Phone:

AT&T did not comment on this project. Ozarks Electric commented that additional expense could be involved in order to get required power for this project to the property. Generally, any damage or relocation of utilities will be at the expense of the owner/applicant. There is no gas or cable service to this property.

Roads/Sight Visibility/Ingress-Egress/Parking:

This property has access off of Blue Springs Road (WC # 70). Blue Springs Road is paved and therefore, any entrance to this proposed project is required to be paved a minimum of 20-feet in depth where it connects to the County Road. The Road Department requires 30'feet of Right-of-way from the centerline of Blue Springs Road to be dedicated along the entire property frontage.

Any work to be completed in the County ROW must be permitted by the Washington County Road department prior to construction. Any driveway tile must be sized by the Road Department.

There is some concern about the sight visibility at the proposed entrances. This must be checked and must meet minimum County standards at LSD. It is understood that the entrance drives may need to be slightly altered to accommodate proper sight distance.

Drainage:

A full drainage study will be submitted at Preliminary LSD and the engineer will use the Drainage Report Checklist provided by the County Engineer.

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).

Beaver Water District provided comments for this project. **(Please see attached letter, F-40)**. Beaver Water District would like to work with the developer during the LSD project as this project is located in their "Source Water Protection Area".

Signage/Lighting/Screening Concerns:

As no proposed signage dimensions were submitted, staff will make recommendation that the signage be limited to approximately 36 sq ft of signage at an approximate height of no more than 8-feet. If the applicant wants to increase the height or the square footage at LSD, it must be approved by Washington County Planning staff. The sign should use up lighting and not be lit from within.

All outdoor lighting must be shielded from neighboring properties. Any lighting must be indirect and not cause disturbance to drivers or neighbors. All security lighting must be shielded appropriately **(see attached diagram for examples, F-41)**.

The Nob Hill Fire Department has also requested that lights not be placed directly on the interior road corners so that there will be less chance one is damaged in case of a fire emergency.

The applicant has indicated an area of screening for Phase 2 of this project. Staff is in agreement with the general location for the screening. Full details must be submitted at Phase 2 LSD and the screening plan must be approved by Planning Staff. If any additional screening area is necessary, staff reserves the right to make this a requirement of LSD. 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).

A dumpster has been proposed and the fencing and gate around it must be opaque material. A gate is required for the dumpster area.

COMPATIBILITY CONCERNS:

Surrounding Density/Uses:

The surrounding uses are single family residential and agricultural. This site has no existing structures, but has been used in the past as an illegal red dirt mine (**See attachment F-46**).

While an RV Park is not the same use as the surrounding area, staff does feel that with conditions and due to the “residential” nature, this project is compatible with the surrounding uses. The applicant is proposing for the RV Park to have a secluded feel and staff feels that this will help minimize the impact to neighboring properties as well.

County’s Land Use Plan (written document):

According to the County’s Land Use Plan,

2. LIGHT COMMERCIAL

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

- 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 this use does not fit the general commercial category or the residential category. It is a light commercial use because of the nature of the proposed use. Conditions have been placed to mitigate the impact of this proposed use on the surrounding residential properties. Staff feels this use will be compatible with the surrounding properties.**

Future Land Use Plan

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

NEIGHBOR COMMENTS/CONCERNS:

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

Planning staff received one phone call from a neighbor who would like to see a nice entrance with landscaping on this project. He is in favor of the project and thinks it will improve the property.

No other comments have been received at this time. Staff will update you at the meeting if any additional comments are received.

STAFF RECOMMENDATION: Staff recommends approval of the proposed Blue Springs RV Park Conditional Use Permit with the following conditions:

Water/Plumbing/Fire Conditions:

1. The Washington County Fire Marshal is requiring that a hydrant be placed at the entrance of the RV Park for firefighting; this hydrant must be shown on the plans.

2. In order for Springdale Water to service this hydrant, they are requiring that a 6-inch water line be extended.
3. Springdale Water is also requiring an easement along the entire property front to accommodate future water line expansion.
4. The applicant will work with Springdale Water to determine the best location for this new 6-inch line, but it should be approximately 5-feet outside of the County Right-of-Way.
5. Springdale Water has indicated that they should be able to supply water for Phase 1 of the development at the expected usage submitted by the applicant. However, they note that Springdale Water does not reserve capacity. So, additional capacity will be on a first-come, first-serve basis.
6. The Washington County Fire Marshal will allow one entrance drive at a minimum of 26-feet wide.
7. Any proposed two-way streets must be a minimum of 26-feet wide.
8. All one-way streets proposed must be a minimum of 20-feet wide.
9. All turn radiuses must be a minimum of 28-feet to accommodate the Nob Hill Tanker Support Truck. This truck must be used to provide adequate fire flow to this project.
10. All interior roads must be marked as fire lane and no parking on the streets is allowed at any time.
11. All streets must support a minimum of 75,000lbs in all weather conditions and a compaction statement will be required once they are constructed.
12. All proposed buildings must meet fire code and be ADA compliant. A statement is required from the Engineer that the project is ADA compliant.
13. Building layout plans must be submitted at Large Scale Development and the Fire Marshal must approve those plans.
14. The Fire Marshal will also complete Final Inspections on the buildings once constructed and prior to occupation.
15. It is the developer's responsibility to contact the Fire Marshal for these inspections.
16. Buildings shown on the plan must be approximately the size proposed.
17. If a gate is used, all fire conditions, including but not limited to, a knox box, siren activated, manual override available, must be coordinated with Washington County Fire Marshal and Nob Hill Fire Chief at LSD.
18. The applicant can choose to use a community well system (requires health department approval) in combination with fire flow tanks (requires engineering review and approval at LSD-regulated by the Public Utility Coordinator for Washington County- see Sec. 11-59. - Fire flow tanks and other measures, for more information) in lieu of the 6" water line extension.
 - o The community well would be for domestic use ONLY and the Fire flow tanks for firefighting purposes ONLY.
 - o The applicant will decide whether to use the 6" water line extension or the above system prior to submitting for Preliminary LSD for Phase 1.

Sewer/Septic/Decentralized Sewer Conditions:

1. A detailed soils report and design will be completed at Preliminary LSD and any adjustments necessary will be made to accommodate the system.
2. The size of this system requires review from the Arkansas Department of Health Engineering Division.
3. No parking is allowed on any portion of the septic system including the alternate area. (No overflow parking either).

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

1. The Washington County Road Department requires an apron to connect entrance drives to the County Road. The apron(s) must be paved (asphalt or concrete) and at least 20' in depth. This must be completed prior to Final LSD/Final Plat/operating. Any extensions must be approved by the Washington County Road Department Superintendent.
2. The Road Department requires 30'feet of Right-of-way from the centerline of Blue Springs Road to be dedicated along the entire property frontage.
3. Any work to be completed in the County Road Right-of-Way requires a permit from the Road Department prior to beginning work.

4. Any tile that may be needed must be sized by the Road Department. The Road Department may be reached at (479) 444-1610.
5. There is some concern about the sight visibility at the proposed entrances. This must be checked and must meet minimum County standards at LSD. It is understood that the entrance drives may need to be slightly altered to accommodate proper sight distance.
6. All entrance drives and parking areas must support 75,000lbs in all weather conditions.

Drainage Conditions:

1. A full drainage study will be submitted at Preliminary LSD and the engineer will use the Drainage Report Checklist provided by the County Engineer.

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. Ozarks Electric commented that additional expense could be involved in order to get required power for this project to the property.
2. Any damage or relocation of utilities will be at the expense of the owner/applicant.

Signage/Lighting/Screening Conditions:

1. As no proposed signage dimensions were submitted, staff recommends that the signage be limited to approximately 36 sq ft of signage at an approximate height of no more than 8-feet. If the applicant wants to increase the height or the square footage at LSD, it must be approved by Washington County Planning staff. The sign should use up lighting and not be lit from within.
2. Any outdoor lighting must be shielded from neighboring properties. Any lighting must be indirect and not cause disturbance to drivers or neighbors. All security lighting must be shielded appropriately. Please refer to the diagram in the staff report attachments.
3. Lights should not be placed directly on the corners so that there will be less chance one is damaged in case of a fire emergency.
4. The applicant has indicated an area of screening for Phase 2 of this project. Staff is in agreement with the general location for the screening. Full details must be submitted at Phase 2 LSD and the screening plan must be approved by Planning Staff. If any additional screening area is necessary, staff reserves the right to make this a requirement of LSD. 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).
5. A dumpster has been proposed and the fencing and gate around it must be opaque material. A gate is required for the dumpster area.
6. Signage cannot be placed in the County Right-of-Way.

Standard Conditions:

1. Length of stay is regulated to a 90 day period with the condition that the guest must vacate the park for a minimum of 14 days prior to renewing their stay.
 - Active employees may be exempted from this rule and have a longer length of stay.
 - Inactive employees are not granted the same privilege and must adhere to the 90 day length of stay with a minimum vacation of 14 days prior to renewing their stay.
2. Quiet hours are tentatively from 10:00 pm to 7:00 am.
3. Pay neighbor notification mailing fees (\$28.40) within 30 days of project approval. Any extension must be approved by the Planning Office (invoice was mailed to applicant on 9/28/12).
4. Engineering fees will be calculated at Large Scale Development.
5. Any further splitting or land development not considered with this approval must be reviewed by the Washington County Planning Board/Zoning Board of Adjustments.

6. This CUP must be ratified by the Quorum Court.
7. It is the applicant's responsibility to contact the Planning Office when inspections are needed.
8. All conditions shall be adhered to and completed in the appropriate time period set out by ordinance.
 1. This project requires additional review (Subdivision or Large Scale Development), and therefore, the applicant must submit for Preliminary project review within 12 months of this CUP project's ratification. **(Phase 1)**
 2. **Following is the complete Phasing schedule that staff is recommending as a condition of this approval:**

Phase I (to follow the standard expiration time limits)

1. This project requires additional review (Large Scale Development), and therefore, the applicant must submit for Preliminary LSD project review within 12 months of this CUP project's ratification.
2. Once Preliminary LSD is approved, the applicant has one year to commence construction.
3. Once construction is commenced, the applicant has 3 years to complete construction and complete Final LSD project review (Final LSD must be completed within the three year limit).

According to the plans, phase 1 includes,

- Main entrance drive
- Three of the proposed driveways (fire lanes)
- Signage
- Possible gate (this will be discussed at LSD)
- Pond
- Office
- Laundry
- Dumpster with proper enclosures
- Kennel
- Septic system
- Approximately 48 RV stalls

In addition, all Water, Fire, Septic, Utility, Road, Drainage, Environmental, Signage, Lighting, and general Planning conditions must be completed in Phase 1 unless specifically listed as a Phase 2 requirement in the following report. All Phase 2 items will be reviewed at Phase 2 LSD, and all conditions approved with this CUP and Phase 1 will also apply to Phase 2 with possible additions.

Phase 2 (Preliminary LSD must be submitted within 5 years of this CUP's ratification, then it must follow the standard expiration time limits)

1. Once Preliminary LSD is approved, the applicant has one year to commence construction.
2. Once construction is commenced, the applicant has 3 years to complete construction and complete Final LSD project review (Final LSD must be completed within the three year limit).

According to the plans, phase 2 includes,

- Extension of the three Phase 1 driveways, additional driveway,
- Pool area
- Storage Facility
- Storage Facility Entrance drive (to be detailed at Phase 2 LSD)
- Approximately 52 RV stalls
- Screening

All Phase 2 items will be reviewed at Phase 2 LSD, and all conditions approved with this CUP and Phase 1 will also apply to Phase 2 with possible additions.

Washington County Senior Planner, Courtney McNair, presented the staff report.

Planning Board Member, Kenley Haley, asked how do we regulate the park from becoming a permanent mobile home park 10 years down the road?

Courtney McNair, replied that the developers are proposing a 90 days length of stay. She added that the Conditional Use Permits run with the property therefore anyone that purchases the property in the future will be held to the same standards. Courtney stated that department's only enforcement measure is through investigating any complaints and following up on them.

Kenley Haley, wants to know if they can stay 90 days and then go to another space for 90 days?

Jonathan Ely, Crafton Tull Associates and Norm Ditch Capstone Builders, stated that they set the 90 days limit for people that want to stay for a season.

Norm Ditch, stated that they are not building this as a development to turn over. They are building this through a company but it will be owned by him as his retirement. Mr.Ditch said that it is not economically feasible if it becomes a permanent park.

Planning Board Chairman, Randy Laney, asked if they agree on the 90 days length of stay with a 2 week limit. The other exception is for active employees that might be able to stay longer.

Jonathan Ely, stated that these parks have employees that rotate in and out and may move on to another park to work.

Courtney McNair asked the board if they wanted the 2 weeks leave to be part of the condition.

Randy Laney, Planning Board Chair, replied yes.

Lue Ann Stamps, Neighbor to the southwest, is concerned with how the development will affect the ground water since she and two of her neighbors have wells. Her next concern is the people that are going to occupy the park, how long are they going to stay, what are the rules for trash, noise, light, etc, that would come with a development this size. She does not want the park to become a trashy eyesore later down the years.

Randy Laney, explained that at this hearing they may approve the Use for the RV park. We do not have the answers but we will have them when we do the Large Scale Development. It will include all the all the drainage, run-off uses, septic, and etc. It will be in compliance with the state. But tonight we are approving the Use of the RV park.

Lue Ann Stamps stated that her, last question was concerning the road.

Randy Laney, replied you will get notice in the Large Scale Development about the road.

Daryl Yerton, Planning Board member, asked is there a potential for adding requirement for occupancy?

Daryl Yerton, stated that he is concern about the employees, even for long term stay. He wants to document and set parameters for long term stay for employees.

Randy Laney, stated to clarify you want to use the term "active" employees

Robert Daugherty made a motion to approve the **Blue Springs RV Park CUP** subject to staff recommendations with the addition of the "length of stay" condition. Daryl Yerton seconded. All board members were in favor of approving. Motion passed.

Washington County Senior Planner, Courtney McNair read the new conditions regarding the employees and length of stay.

Fayetteville Planning Area

g. Buffington Homes Subdivision – Gulley Road CUP (TO BE TABLED AT THE REQUEST OF THE APPLICANT)

Conditional Use Permit Approval Request

Location: Section 29, Township 17 North, Range 29 West

Owners: REO Holdings I, LLC, Metropolitan National Bank, Gaddy Investment Company Inc.

Applicant: Buffington Homes of Arkansas, LLC; Clay Carlton

Location Address: 3920 Oakland Zion Road WC# 83, Fayetteville, AR 72703

Approximately 28 acres / Proposed Land Use: Residential

Coordinates: Longitude: 94° 5' 58.57" W Latitude: 36° 7' 17.859" N

Project #: 2012-111 Planner: Sarah Geurtz e-mail at sgeurtz@co.washington.ar.us

THIS ITEM WAS TABLED UPON APPROVAL OF THE AGENDA

5. Other Business

- Discussion of Current Development.
- Reminder of upcoming regular Planning Board meeting November 1, 2012
- *Juliet Richey briefed the board members that the court room will be used for early voting next month. Juliet proposed that they can use the conference room located at the south campus or the fifth floor at the courthouse depending on how many items is on the agenda.*
- *The NWA Conditional Use Appeal hearing is on Oct 18, 2012 at the Quorum Court Meeting at 6:00pm.*
- Any other Planning Department or Planning Board business.

6. Old Business

7. Adjourn

*Daryl Yerton moved to adjourn. Chuck Browning seconded. Motion passed.
All Board members were in favor of approving.*

Planning Board adjourned.

Minutes submitted by: Phuong Pham

Approved by the Planning Board on:

_____ Date: _____
Randy Laney, Planning Board Chairman