

**MINUTES**  
**WASHINGTON COUNTY PLANNING BOARD**  
**&**  
**ZONING BOARD OF ADJUSTMENTS**  
**May 02, 2013**

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

DEVELOPMENTS REVIEWED:

*ACTION TAKEN:*

**LAND DEVELOPMENT HEARINGS**

Fayetteville

**a: Modern Mission LSD**

**Approved**

Fayetteville

**b: Hughmount Village Subdivision**

**Approved**

1. ROLL CALL:

*Roll call was taken. Members present include Robert Daugherty, Daryl Yerton, Randy Laney, Cheryl West, Walter Jennings, and Kenley Haley. Chuck Browning was not present.*

2. APPROVAL OF MINUTES: *Cheryl West made a motion to approve the minutes of April 04, 2013. Walter Jennings seconded. All board members were in favor of approving. Motion passed.*

3. APPROVAL OF THE AGENDA: *Daryl Yerton made a motion to approve the agenda. Cheryl West seconded. All board members were in favor of approving. Motion passed.*

4. NEW BUSINESS

**LAND DEVELOPMENT HEARINGS**

**Fayetteville Planning Area**

**a. Modern Mission LSD**

***Preliminary Large Scale Development Approval Request***

Location: Section 19, Township 17 North, Range 29 West

Owner: TCB Ventures LLC, Travis Fink

Applicant: Gray Rock, LLC, Dirk Thibodaux

Location Address: 3452 E. Joyce Blvd. Fayetteville, AR 72703

10.0 acres / Proposed Land Use: commercial

Coordinates: Longitude: 94°6'39.734"W Latitude: -36°7'24.879"N

**Project #: 2013-060 Planner: Sarah Geurtz e-mail at sgeurtz@co.washington.ar.us**

**REQUEST:** The applicant is requesting Preliminary Large Scale Development plat approval for the approved Outdoor Laser Tag CUP (project# 2011-011) and Modern Mission CUP (project# 2013-022) to add a large building for indoor laser tag play or tactical training.

**CURRENT ZONING:** Project lies within the County's Zoned area (Agriculture/Single-Family Residential 1 unit per acre). Conditional Use Permits 2011-011 and 2013-022 were approved for this Outdoor Laser Tag Park.

**PLANNING AREA:** This project is located within the City of Fayetteville's planning area.

**QUORUM COURT DISTRICT:** 15, Butch Pond    **FIRE SERVICE AREA:** Goshen (Fayetteville also responds)    **SCHOOL DISTRICT:** Springdale

**INFRASTRUCTURE:** **Water-** Fayetteville    **Electric-**Ozarks Electric    **Natural Gas-** SourceGas  
**Telephone-** ATT    **Cable-** Cox

**BACKGROUND/ PROJECT SYNOPSIS:**

The owner of this property is TCB Ventures (Travis Fink). The applicant is Gray Rock Consulting, LLC (Dirk Thibodaux). This property is just outside of the Fayetteville City Limits off Joyce Blvd, within Fayetteville's planning area, on approximately 10 acres.

The applicant is requesting Preliminary Large Scale Development plat approval for the approved Outdoor Laser Tag CUP (project# 2011-011) and Modern Mission CUP (project# 2013-022). This proposed development would add gravel parking, fire lanes, screening, and an 11,972 sq ft building with a peaked roof height of 27' 6" for use as an indoor laser tag or tactical training facility (**see attached maps A-10 through A-13**).

The structure size approved with the CUP project #2013-022 had the same internal dimensions (82' x 146') as that presented with this LSD. However, in the CUP the square footage was incorrectly shown on the plan as being 11,680 sq ft in size (**see CUP plan A-20**). The correct square footage at that time was actually 11,972 sq ft (as presented with this LSD). The Washington County Planning Staff and the Washington County Fire Marshal are okay with this since the building footprint is not changing. Melissa Wonnacott-Center of the Arkansas Department of Health viewed the plans and internal building layout and is fine with this project.

The player number is to stay at 10-30 and the hours of operation are not to change (generally no play past dark) as approved with CUP 2011-011. No additional lighting or noise is to be added. All conditions placed on project CUP 2011-011 and 2013-022 must be followed. (**See approval letters for CUP conditions on page A-14 through A-20**).

**There have been no major issues with this project.**

**TECHNICAL CONCERNS:**

**Water/Plumbing/Fire Issues:**

**Fayetteville Water:** requires the fire hydrant detail to be updated to the most current detail on the City of Fayetteville's website. Mr. Jones with Fayetteville Water has instructed the applicant to contact Fayetteville Water's Engineering Division to get the .dwg files for the correct details.

The architectural plans for the building layout must show exit lights, emergency lights, and fire extinguishers per fire code. In addition, per Arkansas Fire Code Table 1016.1 for an assembly building, travel distances to exterior exits shall be no more than 200 feet in length. This is an update to Fire Condition #3 under project 2013-022 which stated it to be 75 feet travel distance.

All interior follies shall be shown in an interior plan for the battlefield space and approved by the Washington County Fire Marshal prior to any building construction. Occupancy load (set by architect and approved by the Fire Marshal) signs are required for all public rooms including the battlefield space.

No cooking or food preparation is allowed in the concession stand area.

One hydrant will be installed along WC# 553 next to the western drive. This hydrant and backup tanker support would be used in the event of fire.

**Sewer/Septic/Decentralized Sewer:**

Melissa Wonnacott-Center approved an alteration septic permit (originally submitted for CUP #2013-022). The septic location on the survey needs to be corrected to the actual septic field location.

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

Ozarks Electric: Street lights installed by Ozarks Electric will be at full cost to the developer. Ozarks Electric needs to know whether or not the building will require 3 phase or 1 phase power and what voltage the new building will need.

Ozarks Electric also requires a 50' building set back & utility easement along the northern property line for an Ozarks Electric transmission line, and a 15' utility easement from Joyce Blvd to the proposed transformer location at the new building. This information is needed in order for Ozarks Electric to design and determine the cost to the developer.

SourceGas: no comment received.

Cox Cable: no comment received.

AT&T: no comment received.

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

This property takes access off WC# 553, E. Joyce Blvd. Any work to be completed in the Washington County Right-of-Way (ROW) must be permitted prior to construction. Both drives that connect to the Washington County ROW must have a hard surface apron a minimum of 20 feet by 20 feet.

**Drainage:**

At Tech Review, the County Contract Engineer required changes to be made to the submitted Drainage Report. On 4.22.2013, the applicant resubmitted a new Drainage Report; this Drainage Report has been emailed to the County Contract Engineer for review.

**Environmental Concerns:**

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

**Signage/Lighting/Screening Concerns:**

The current structure used as a sign/entrance feature must be moved out of the Washington County ROW as shown on the plat. It may still be used as signage as long as it remains out of the observed 48.5 feet from centerline ROW.

No additional outdoor lighting is proposed.

The proposed screening along the eastern property line (extending at a minimum from North of the building –to the Northern edge of the fire lane, and along the parking area) has been found to be sufficient by Planning Staff. The vegetation/screening plan's legend shall indicate the combined minimum required height of 4 feet for all vegetation at installation.

The required landscaping along WC# 553 was found to be sufficient by Staff.

The applicant must take care to leave the existing tree canopy along the eastern property side and along WC# 553 intact.

**City of Fayetteville Concerns:**

The City of Fayetteville submitted no comments.

**NEIGHBOR COMMENTS:**

All neighbors within 300 feet of the boundary of this property were notified by certified mail of this proposed project; no comments have been received.

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

**CHECKLIST:**

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

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

**STAFF RECOMMENDATION:**

**Staff recommends Preliminary Large Scale Development approval of Modern Mission LSD Preliminary Large Scale Development with the following conditions:**

**Planning Conditions:**

1. Washington County Planning requires a statement at Final LSD that parking and building access are in compliance with general ADA standards.
2. The current structure that is used as a sign/entrance feature must be moved out of the WC ROW. It may still be used as signage as long as it remains out of the observed 48.5 feet from centerline ROW. Sign cannot be placed in any easements.
3. The vegetation/screening plan’s legend shall indicate the combined minimum required height of 4 feet for all vegetation at installation.
4. The applicant must take care to leave the existing tree canopy along the eastern property side and along WC# 553 intact.
5. A filed “tract split” (Circuit Clerk documents 2006-28668 and 2006-9370) never processed through Washington County Planning and is therefore an illegal tract split and does not split this property.

Page C0.0 –

- a. Correct the phone numbers for the Washington County Fire Department, and the address and phone number for the Goshen Fire Department.
- b. General Note #20 – add CUP project #2013-022
- c. Remove or alter the language of #18 (it refers to abandoning/removing all septic systems)
- d. #21 – Joyce Street is a County Road. Please change this information to reflect permits required through the Washington County Road Department.

Page C 1.0 (survey) –

- a. Correct floodplain map number (2 FEMA maps cover this property). Update this page or other pages within the LSD set with the appropriate FEMA FIRM information and effective map date.
- b. Correct septic field location
- c. Remove zoning designation for adjacent properties – this is not the correct zoning and is not required (see checklist for the information required for adjacent properties).

Page C2.0 –

- a. Update the proposed building to show all doors on exterior walls.
- b. Zoning designation given for adjoining parcel 001-15188-004 is incorrect.
- c. Correct adjoining parcel information on this sheet.
- d. State the proposed use of the development
- e. The on-site dumpster must be drawn on the plans and its location and screening approved by Planning Staff. It must be screened as per CUP 2011-011 conditions.
- f. Correct the required fire lane poundage callout (it says 7,500 lbs but should read 75,000 lbs).

**Septic Conditions:**

1. Change the survey's septic location to the actual septic field location.

**Water/Plumbing/Fire Conditions:**

1. Fayetteville Water requires the fire hydrant detail to be updated with the most current detail on the City of Fayetteville's website.
2. Fayetteville Water requires a copy of the Arkansas Department of Health letter for the septic system.
3. Fayetteville must inspect any proposed plumbing. Please contact the Building Safety Department at 575-8233.
4. Any proposed outdoor storage areas (in overhang areas) must be approved by both the Fire Marshal and the Planning Office.
5. All entrance drives and fire lane areas must support 75,000lbs in all weather conditions (compaction statement required).

6. The architectural plans for the building layout must show exit lights, emergency lights, and fire extinguishers per fire code.
7. Per Arkansas Fire Code Table 1016.1: for an assembly building, travel distances to exterior exits shall be no more than 200 feet in length.
8. Occupancy load (set by architect and approved by the Fire Marshal) signs are required for all public rooms including the battlefield space.
9. No cooking or food preparation is allowed in the concession stand area.
10. All interior follies shall be shown in an interior plan for the battlefield space and approved by the Washington County Fire Marshal prior to any building construction.

**Utility Conditions/Road Conditions/Engineering:**

Ozarks Electric's General Comments:

1. Any relocation of existing facilities or extension of line that has to be built specifically to feed this project will be at full cost to the developer.
2. All property corners and easements must be clearly marked before construction will begin.
3. If off site easements are needed for Ozarks to provide electricity to the development, easements must be obtained by developer and provided to Ozarks before the design will begin. On site easements must be shown on plat and recorded with the county.
4. All conduits placed at road crossings by developer must have 48 inch of cover at final grade and marked with post to identify end of conduits. (3 – 4 inch schedule 40 conduits to be used for electric only at all road crossings, conduits must extend past the edge of any obstructions so that they are accessible during construction.) There must be minimum separation of 12 inches between conduits for electric and conduits for other utilities. This is NESC code 354. All conduits for road crossings and specific widths of U.E. must be shown on final plat before Ozarks Electric will sign the final plat.
5. Transformer must have a minimum of 30 feet clearance from any structure. Any variation of this requirement must have written approval from an Ozarks representative.
6. Developer will need to contact Justin Northcutt at Ozarks Electric (684-4911) and provide him with electrical load information before any cost to developer can be determined.
7. Developer to provide all trench and PVC conduits including PVC sweeps in accordance with OECC specifications. No metal conduit or metal sweeps are to be used.
8. Developer must provide Ozarks Electric with a Digital copy (AutoCAD 2004) of the Final plat as well as a hard copy.
9. All Utility Easements to be cleared of all trees, brush, dirt piles, buildings and debris so that the easement is accessible with equipment. If easement is not cleared developer may be subject to extra charges.
10. Developer or contractor must apply for electric temporary construction and permanent service before any design and cost is determined by Ozarks.

11. Please contact Mike Phipps when construction begins on this project and again when construction is within three months of completion. Mike Phipps Ozarks Electric 684-4696 e-mail mphipps@ozarksecc.com

Ozark Electric's Additional Comments:

12. Street lights installed by Ozarks Electric will be at full cost to the developer.
13. Show 50' bldg. set back & UE along north property line for Ozarks Electric transmission line.
14. Need 15' UE from Joyce Blvd to proposed transformer location at new bldg.
15. Tell Ozarks Electric whether or not the building will require 3 phase or 1 phase power and what voltage the new building will need.

Washington County Road Department:

16. Show, on the plat, the Washington County Road Department's required aprons to connect the entrance drives to the County Road. The apron(s) must be paved (asphalt or concrete) and at least 20' x 20'. This must be drawn on the plat.

**Environmental Conditions:**

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

**Standard Conditions:**

1. Conditions of approval for CUP projects 2011-011 and 2013-022 shall be followed.
2. Any work to be completed in the County Road Right-of-Way requires a permit from the Road Department prior to beginning work. Any tile that may be needed must be sized by the Road Department. The Road Department may be reached at (479) 444-1610.
3. Any further splitting or land development not considered with this approval must be reviewed by the Washington County Planning Board/Zoning Board of Adjustments.
4. All general plat checklist items must be corrected (**see attachments A-7 & A-8**).

*Washington County Planner, Sarah Geurtz, presented the staff report for the board members with some updates: a neighbor, Ms. Kay Terry (who lived in the adjacent Joyce Street Cottages horizontal property regime), contacted staff about drainage problems Joyce Street Cottages was experiencing which she thought might be caused by the Modern Mission property. Staff visited the property with the County Contract Engineer, Clay Grote, in response to this complaint. Staff also contacted Modern Mission's Engineer, Phil Swope, about this matter and Mr. Swope reported that the drainage problems were not caused by Modern Mission but were caused by various issues with Joyce Street Cottage's swales and prior engineering. Mr. Grote agreed with Mr. Swope. Communications and letters from the two Engineers were passed out to the Board members before the meeting.*

*Public comments:*

*Edythe Branch, owner from Joyce Street Cottages and President of the POA, said "I want to preempt by saying when they did laser tag, it was fabulous. Everybody loved it. From what I understand from Juliet Richey, I was supposed to have been here another time than today. We received a notification last year on the laser tag. I did not get any information until April 17. I did not have a chance to talk to all the*

neighbors since there are a lot of renters and people moving in and out. I was talking to Juliet and she said that I got a notification to be at the zoning hearing back in March. If I did I didn't recognize it. I remember when it comes because it's certified. This letter (for the Modern Mission LSD) is the only thing I received. My concern is about the huge building as you come from the corner of Modern Mission. It's just an old steel building. I couldn't tell from your pictures which one you are using or what it is going to look like. The building seems 82ft by 146ft. For some reason I'm not sure if that's so good for our property. I'm not sure if it's going to detract from the whole area or not."

Randy Laney, Planning Board Chair, said "I understand you are concerned about the metal building, size of the building, and the property value."

Edythe Branch replied, "yes, we are just concerned about our property value."

Dirk Thibodaux, from Gray Rock and representing the owner, wanted to address Mrs. Branch's concern about the size of the building. "We choose a building that we thought would fit within the area. The buildings we saw slides of show concept elevation. At the time of the CUP the building wasn't fully designed. It was a way to show you what we thought it was going to look like. The building is going to look like that. That particular building was chosen for several different reasons: it fits the needs of the client, it's the right size, and it's also the exact same building that is two doors down. This building is already in Mrs. Branch's neighborhood. Literally it is two doors down. Almost exact same size, color, and makeup."

Daryl Yerton, Planning Board member, asked "is it immediately east of the subdivision?"

Dirk Thibodaux replied yes. "So we have Modern Mission then we have the cottages, and then parcel to the right of that is Mr. McAlister's property. Dirk pointed out the structure on the slides for the Planning Board. The structure that we're talking about is going to be almost in the same location just 3 properties over. Instead of running east to west it's going to run north to south. When you saw the picture earlier it has an agricultural feel. It's basically like a farm-type build. That's just like what Mr. McAlister uses for it, I'm not sure if it has tractors or horses in it. That's what we're looking for it. Something that would meet the needs of the client but likewise blend in with the surrounding properties because it is "Rolling Hills side country" barns and the likes."

Edythe Branch asked where this building is going to be. She said "I'm not so sure. From what I figured out it I think it's going to be by the office building. Where all the people come to park and kids get in by tent. Do you know where the tent is?" Juliet Richey pointed out the location of the tent. Juliet Richey also showed Mrs. Branch on the slide where the steel building is going to be. Mrs. Branch's concern is that size and location of the metal building.

Randy Laney stated that the metal building will be like the one down from Mrs. Branch's driveway. He said that it will be a same size as that one.

Randy Laney stated "The Board is aware of Mrs. Branch's concern. We have to work within the laws that are given. The board will take in affect the property values, how it fits with community, the right of the owner to develop, and several other points."

Juliet Richey commented that Mr. Thibodaux can show Mr. Branch a picture of the metal building after the meeting.

Randy Laney stated that there are also screening requirements that will be put in.

Juliet Richey replied yes and that there is some landscaping that is required on the site.

Randy Laney said that maybe the Mrs. Branch and the developer can meet about the plans for screening. We approved the use of this project and required the builder to do something to minimize the visual impact. That will be done.

Edythe Branch is concerned that the building might be larger than the white office building.

Public Comments Closed.

Robert Daugherty made a motion to approve the **Modern Mission Preliminary LSD Plans** subject to staff recommendations Daryl Yerton seconded. Chuck Browning was not present. Board Members Randy Laney, Walter Jennings, Daryl Yerton, Robert Daugherty, Cheryl West and Kenley Haley were in favor of approving. Motion passed.

### **Fayetteville Planning Area**

#### **b. Hughmount Village Subdivision**

##### ***Preliminary Subdivision Plat Approval Request***

Location: Section 31, Township 17 North, Range 30 West

Owner: Hughmount Village LLC

Applicant: Kim Hesse, Engineering Design Associates, PA

Location Address: Across the street from 2680 Hughmount Rd.

56.28 acres and 141 lots (132 Residential Lots and 9 Greenspace lots)

Proposed Land Use: Residential

Coordinates: Longitude: 94°13'39.98"W Latitude-36°6'4.97"N

**Project #: 2013-024 Planner: Juliet Richey e-mail at jrichey@co.washington.ar.us**

**REQUEST:** The applicant is requesting Preliminary Subdivision Approval of Hughmount Village Subdivision to create a subdivision with 132 single family residential lots and 17.1 acres of greenspace (on 9 lots); located on 56.28 acres. The projected total density is 2.34 residential units per acre.

**CURRENT ZONING:** Project lies within the County Zoned area (Agricultural/Single-Family Residential 1 unit per acre) but a Conditional Use Permit (CUP) was approved in November 2011 to allow the proposed density on this project's property (project #2011-103) Please see approval letter on pgs B10- B13.

**PLANNING AREA:** This project is located within the City of Fayetteville's Planning Area. Fayetteville approved the Preliminary Plat on 3.11.2013, and a modification to the Plat on 4.08.13. These approvals are included in your packet on **pgs B18-B24**.

**QUORUM COURT DISTRICT:** District 7, Rick Cochran.

**FIRE SERVICE AREA:** Wheeler (Fayetteville also responds)

**SCHOOL DISTRICT:** Fayetteville

**INFRASTRUCTURE:** Water-- Fayetteville Water Sanitary Sewer- City of Fayetteville  
Electric- Ozarks Electric Natural Gas-- SourceGas Telephone- AT&T Cable- Cox

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

The applicant is Engineering Design Associates. The property owner is Hughmount Village LLC.

The applicant is requesting Preliminary Subdivision Approval of Hughmount Village Subdivision to create a subdivision with 132 single family residential lots, 17.1 acres of green space (on 9 lots) on 56.28 acres. Their projected total density is 2.34 units per acre.

This subdivision originally received Preliminary Plat approval from the City of Fayetteville and Washington County in 2005 (under the name of Cherry Hills Subdivision, prior to County Zoning being passed). The developers proceeded to construct a majority of the street and utility infrastructure for phase one (originally 138 lots, each approximately ¼ acre in size, and the sewage treatment area- no additional green space proposed). In the following years, however, they never final platted the subdivision, nor did they request an

extension from the City before the subdivision expired. Therefore, all approvals for this plat are expired, and County zoning (allowing a minimum lot size of 1- acre by right) became applicable.

In the fall of 2011, the applicant submitted a CUP application for the subdivision, and proposed a revised layout. A Conditional Use Permit (CUP) was approved in November 2011 to allow the proposed density on this project's property (project #2011-103).

The applicant is required to obtain Preliminary Subdivision approval from the City of Fayetteville (because the development is located in the City's Planning Area) and Washington County.

**Fayetteville approved the Preliminary Plat on 3.11.2013, and a modification to the Plat on 4.08.13. These approvals are included in your packet on pgs B18-B24.**

The primary issue with this Preliminary Subdivision has been the engineering of a good alignment for the improvements required at the intersection of Hughmount and Mount Comfort Roads. This issue has now been resolved with the latest set of subdivision plans (included with your packet).

### **TECHNICAL CONCERNS:**

#### **Sewer & Public Utilities**

One major change that has taken place with this development since CUP approval is that the City of Fayetteville has granted them the right to connect to the City's sanitary sewer system. The space originally slated to hold the community sewer system for this project will now be green space within the project.

Any offsite sewer easements must be obtained by the applicant at their expense.

#### **Electric/Phone/Gas**

Ozarks Electric: No comment was received from Ozarks Electric.

AT&T: No comment was received from AT&T.

Cox Cable: No comment was received from Cox Cable.

SourceGas: No comment was received from SourceGas

#### **Water & Fire**

City of Fayetteville Water: City of Fayetteville Water Utility services this property. All water main lines along the interior subdivision streets are currently in place and active. City of Fayetteville Water will review any extensions or upgrades to be made to existing service.

Fire: The Fire Marshal has reviewed the plans for the proposed layout. All of his concerns have been addressed.

In general, all fire code issues have been addressed, all fire lane signage has been noted on the proposed plat, all currently installed hydrants are property placed, and fire flow with the addition of tanker support is adequate.

1. No parking signs must be posted in alleys.
2. Hydrant spacing must meet fire code.
3. All roads must be able to support 75,000lbs in all weather conditions.

### **Addressing**

At Final Plat, this Subdivision will be reviewed by the 9-1-1 Data Base Coordinator to assign 9-1-1 addresses to each lot. Said lot addresses will be shown on the Final Plat.

### **Environmental**

No stormwater permit is required for the subdivision by Washington County at this time. Must comply with all ADEQ rules and regulations.

It appears that portions of Hughmount Road and the intersection of Hughmount/ Mount Comfort Roads may lie within the urbanized area. Stormwater permits may be required for construction in these areas. Please contact Sophie Stephenson, Environmental Affairs Director, for additional details, 444-1725.

### **Lot Line Adjustments**

Staff has not received the administrative lot line adjustments that must occur for this Subdivision.

### **Roads and Drainage**

All interior roads are already built and in place, with the exception of the following:

- The two proposed alley roads serving lots 8- 43

The existing interior roads have some paving issues that must be addressed during construction plans phase. Improvements will be required to the existing interior subdivision roads at the expense of the applicant. Details of improvements to be determined at construction plan phase and approved by the County Road Department.

In addition, due to changes being proposed for the subdivision's storm water drainage system, additional inlets and storm water conveyance features must be added (at the expense of the applicant). These changes and their impact on the existing streets must also be addressed at Construction Plan Phase. New curb inlets and additional drainage infrastructure must be added to the plans at the time of construction (to be shown on construction plans) and approved by County Road Superintendent.

The intersection at Wheeler Road and Hughmount road must be improved. All intersection improvements must be completed by developer at their cost. The general layout will be as presented on sheet OS-1. Further details of construction shall be determined at Construction Plan phase. The County Road Superintendent must approve final configuration. All new *intersection* striping must be thermoplastic (not regular paint). Additional ROW for the intersection on the Northwest side of Hughmount may need to be obtained beyond what is shown on sheet OS-1. Please contact Shawn Shrum for explanation of additional ROW needed. All intersection improvements are at the expense of the applicant.

Formerly submitted Construction Plans for this project are NOT approved. They will have to be reviewed and approved again before any work can be done. Everything will have to be designed to current standards. New construction plans are required.

A new drainage plan/report must be submitted with the Construction Plans

The developer will be required to lay a 2" overlay on Hughmount Road (both sides) from the northernmost property line of the proposed development to the intersection of Hughmount and Mt.Comfort/Wheeler Rd. Some widening to Hughmount will also be required. Work should be completed as generally shown on Sheet OS-2 of the attached plans. Further details of construction shall be determined at Construction Plan phase. The County Road Superintendent must approve final plans. Applicant must obtain any ROW needed in regard to the Hughmount widening.

The County will not pay for or maintain sidewalks or street lights.

### **NEIGHBOR COMMENTS:**

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

No comments have been received.

**CHECKLIST:**

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

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

**STAFF RECOMMENDATION:**

Staff recommends Preliminary Subdivision approval of Hughmount Village Subdivision Preliminary Plat with the following conditions:

**Planning Conditions:**

1. Washington County will not pay for or maintain sidewalks or streetlights.
2. Washington County will not maintain common areas or park areas.
3. Approval of the lot line adjustment must be acquired through both the City of Fayetteville and Washington County prior to Construction.
4. All CUP conditions must be adhered to.
5. Must coordinate with both city & county on construction plan, submittals, review, & etc.
6. Pay neighbor notification and mailing fees within 30 days of project approval. Any extension must be approved by the Planning Office.
7. Any offsite sewer easements must be obtained by the applicant at their expense.
8. Please note the use of adjacent properties (as required by the Plat checklist).
9. Any work within the floodplain shall require a floodplain development Permit from the Washington County Planning Office.
10. Please list USDA soil types on plat.

**Utility Conditions:**

Ozark Electric Comments (from CUP)

1. Any relocation of existing facilities or extension of line that has to be built specifically to feed the subdivision will be at full cost to the developer.
2. All lot corners must be marked with lot numbers clearly written on the stakes before construction will begin.
3. If off site easements are needed for Ozarks to provide electricity to the development, easements must be obtained by developer and provided to Ozarks before the design will begin.
4. All conduits placed at road crossings by developer must have 48 inch of cover at final grade and marked with post to identify end of conduits. (3-4 inch schedule 40 conduits to be used for electric only at all road crossings, conduits must extend past the edge of any obstructions so that they are accessible during construction. Other utilities will require more conduits at road crossing.) There must be minimum separation of 12 inches between conduits for electric and conduits for other utilities. This is NESC code 354.
5. All conduits for road crossings and specific widths of U.E. must be shown on final plat before Ozarks Electric will sign the final plat.
6. Subdivisions will be built on Policy 45 (Ozarks is responsible for up to 50% and the Developer is responsible for the remainder of the cost of construction) There will be extra charges to the Developer when extra time or materials are used for rock trenching, boring, select material bedding, shoring, dewatering, etc.
7. All back lot and side lot utility easements to be 20 feet except side lot utility easements to be used for street lights to be 10 feet. All front lot utility easements to be a minimum of 25 feet.
8. Developer must provide Ozarks Electric with a Digital copy (AutoCad 2004) of the Final plat as well as a hard copy.
9. All Utility Easements to be cleared of all trees, brush, dirt piles, buildings and debris so that the easement is accessible with the equipment. If easement is not cleared developer may be subject to extra charges.
10. Please contact me when construction begins on subdivision and again when construction is within three months of completion. Greg McGee at (479) 684-4634 or [gmcgee@ozarksecc.com](mailto:gmcgee@ozarksecc.com)

**Environmental Conditions:**

1. No stormwater permit is required for the subdivision by Washington County at this time. Must comply with all ADEQ rules and regulations.
2. It appears that portions of Hughmount Road and the intersection of Hughmount/ Mount Comfort Roads may lie within the urbanized area. Stormwater permits may be required for construction in these areas. Please contact Sophie Stephenson, Environmental Affairs Director, for additional details, 444-1725.

**Water and Fire Conditions:**

1. No parking signs must be posted in alleys.
2. Hydrant spacing must meet fire code.

3. All roads must be able to support 75,000lbs in all weather conditions.

**Road and Drainage Conditions:**

1. The existing interior roads have some paving issues that must be addressed during construction plans phase. Improvements will be required to the existing interior subdivision roads at the expense of the applicant. Details of improvements to be determined at construction plan phase and approved by the County Road Department.
2. Additional inlets and storm water conveyance features must be added (at the expense of the applicant) within the subdivision. These changes and their impact on the existing streets must also be addressed at Construction Plan Phase. New curb inlets and additional drainage infrastructure must be added to the plans at the time of construction (to be shown on construction plans) and approved by County Road Superintendent.
3. The intersection at Wheeler Road and Hughmount road must be improved. All intersection improvements must be completed by developer at their cost. The general layout will be as presented on sheet OS-1. Further details of construction shall be determined at Construction Plan phase.
  - i. The County Road Superintendent must approve final configuration. All new *intersection* striping must be thermoplastic (not regular paint).
  - ii. Additional ROW for the intersection on the Northwest side of Hughmount may need to be obtained beyond what is shown on sheet OS-1. Please contact Shawn Shrum for explanation of additional ROW needed.
  - iii. All intersection improvements are at the expense of the applicant.
4. Formerly submitted Construction Plans for this project are NOT approved. They will have to be reviewed and approved again before any work can be done. Everything will have to be designed to current standards. New construction plans are required.
5. A new drainage plan/report must be submitted with the Construction Plans
6. The developer will be required to lay a 2" overlay on Hughmount Road (both sides) from the northernmost property line of the proposed development to the intersection of Hughmount and Mt.Comfort/Wheeler Rd. Some widening to Hughmount will also be required. Work should be completed as generally shown on Sheet OS-2 of the attached plans.
  - i. Further details of construction shall be determined at Construction Plan phase.
  - ii. The County Road Superintendent must approve final plans.
  - iii. Applicant must obtain any ROW needed in regard to the Hughmount widening.
7. Cost Share for Off Site Improvements
  - a. Station 0+00 to Sta. 2+68
    - i. Washington County Road Department will provide the labor and equipment to widen the west half of Hughmount Road and add gravel shoulders per the plans provided by Engineering Design Associates (EDA). Washington County Road Department will provide labor and equipment to overlay the full width of Hughmount Road.
    - ii. The developer will provide all materials needed (asphalt for widening and overlay, gravel for shoulders) to widen and overlay Hughmount Road and add gravel shoulders to the west side of the road per the plans provided by EDA. The Developer will provide labor equipment and materials to widen and add curb and gutter to the east side of Hughmount Road. In addition, the developer will provide labor and materials to relocate mailboxes and drainage pipes as noted on the above mentioned plans.

- b. Station 2+68 to Sta. 33+09
    - i. Washington County Road Department will provide the labor and equipment to widen Hughmount Road and add gravel shoulders per the plans provided by Engineering Design Associates (EDA), said improvements apply to both the east and west side of Hughmount.
    - ii. The developer will provide all materials needed (asphalt for widening and overlay, gravel for shoulders) to widen and overlay Hughmount Road and add gravel shoulders to the road per the plans provided by EDA. In addition, the developer will provide labor and materials to relocate mailboxes and drainage pipes as noted on the above mentioned plans.
8. The developer is to provide the hauling/ trucks for getting all materials to the site.

**Standard Conditions:**

1. Any work to be completed in the County Road Right-of-Way requires a permit from the Road Department prior to beginning work. The Road Department may be reached at (479) 444-1610.
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. The Lot Line Adjustments must be approved by Washington County and the City of Fayetteville before this project may begin construction.
5. Once all plat corrections have been completed, submit corrected plat for review.
6. Please contact the City and County to determine the next steps for each entity in the construction process.
7. If you receive Preliminary approval- construction plans must be approved, bond and insurance (Washington County must be named on the insurance) must be received by the Washington County Road Department and approved by the County Attorney prior to a pre-con meeting being set up.
8. If the City wishes to hold a pre-con meeting as well, the County would prefer that we have a joint pre-con meeting.
9. Absolutely no construction may begin until the pre-construction meeting is completed and the plans and bonds have been accepted by Washington County.
10. Preliminary Plat approval is valid for 12 months from the date of approval by the Planning Board. Construction Plans must be approved and construction commenced prior to that time or you will be required to bring your project back through Preliminary Plat.

*Washington County Planner Director, Juliet Richey, presented the staff report for the board members.*

*No public comments. Public comments closed.*

*Robert Daugherty made a motion to approve the **Hughmount Village Preliminary Subdivision Plat** subject to staff recommendations. Walter Jennings seconded. Chuck Browning was not present. Board Members Randy Laney, Walter Jennings, Daryl Yerton, Robert Daugherty, Cheryl West and Kenley Haley were in favor of approving. Motion passed.*

**5. Other Business**

- Discussion of Current Development.
- Sarah attended the National APA conference in April
- Phuong is now a Certified Floodplain Manager (passed his test in March) and attended Additional Floodplain Management training in April.
- Reminder of upcoming regular Planning Board meetings **June 6** and **June 27** (early meeting date due to conflict with July 4 holiday), 2013.
- Appeal dates (to the Quorum Court) for Jackson HWY Tower Site CUP have been set:
  - May 9, 6:00 pm- Special Meeting
  - May 16, 6:00 pm- Regular Meeting
  - May 30, 6:00 pm- Special Meeting
- Appeal dates (to the Quorum Court) for East Prairie Grove Tower Site CUP have been set:
  - June 4, 6:00 pm- Special Meeting
  - June 20, 6:00 pm- Regular Meeting
  - June 24, 6:00 pm- Special Meeting
- Any other Planning Department or Planning Board business.

**6. Old Business**

**7. Adjourn**

*Cheryl West moved to adjourn. Daryl Yerton 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