

**MINUTES
WASHINGTON COUNTY PLANNING BOARD
&
ZONING BOARD OF ADJUSTMENTS
June 06, 2013**

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

DEVELOPMENTS REVIEWED:

ACTION TAKEN:

LAND DEVELOPMENT HEARINGS

County

a: B&R Meat Processing LSD

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: *Robert Daugherty made a motion to approve the minutes of May 02, 2013. Cheryl West seconded. All board members were in favor of approving. Motion passed.*

3. APPROVAL OF THE AGENDA: *Robert Daugherty made a motion to approve the agenda. Walter Jennings seconded. All board members were in favor of approving. Motion passed.*

4. NEW BUSINESS

LAND DEVELOPMENT HEARINGS

County

a. B&R Meat Processing LSD

Preliminary Large Scale Development Approval Request

Location: Section 11, Township 13 North, Range 30 West

Applicant: B&R Meat Processing (Scott and Earl Ridenoure)

Location Address: 633 N. Devils Den Road, Winslow, AR 72759

2.71 acres/ 1 unit

Proposed Land Use: Commercial Butcher Shop

Approximate Coordinates: Longitude: 94° 8 '35.8" W Latitude-35° 48' 33.69" N

Project #: 2013-075 Planner: Juliet Richey e-mail at jrichey@co.washington.ar.us

REQUEST: The applicant is requesting Preliminary Large Scale Development Approval to allow a meat processing facility on Tract 1 (2.71 acres) of the B & R Addition Minor Subdivision.

CURRENT ZONING: Project lies within the County's Zoned area (Agriculture/Single-Family Residential 1 unit per acre). **Please note that this site (Tract 1) also received a Conditional Use Permit to allow the use of a custom butchery shop in March 2013; CUP 2013-039.**

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

QUORUM COURT DISTRICT: District 14, Ann Harbison.

FIRE SERVICE AREA: Boston Mountain VFD

SCHOOL DISTRICT: Greenland

INFRASTRUCTURE: Water– Winslow Water **Electric-** OG&E **Natural Gas–** n/a **Telephone-** Century Link **Cable-** n/a

BACKGROUND/ PROJECT SYNOPSIS:

As was presented with the CUP, this operation will handle the slaughter and processing of beef and pork, and the processing of deer. This is a custom butchery establishment. There will be no general retail aspect to this establishment.

The applicant proposes to build a single building and a drive to access the property. Please note that access from the site to HWY 74 will be taken via easement through the adjacent site (Tract 2). The surveyor measured the sight distance visibility from the location of the proposed drive (at its intersections with Devil's Den Road/ HWY 74). The visibility is more than sufficient at 700' of visibility in each direction.

Customers will drop off their livestock or (field dressed) deer and return later to pick up the packaged products.

There will be two holding pens to hold livestock for a maximum of 12 hours prior to slaughter. These pens will be located adjacent to the north side of the proposed building. They are shown on the attached plat/plan.

The expected traffic volume is projected to be low

A floor plan showing the interior layout of the facility is attached (see A7).

All slaughtering and butchering activities will take place indoors, and there should be no noise or smells associated with such.

All conditions placed on project CUP 2013-039 must be followed. See approval letter for CUP conditions on page A9.

TECHNICAL CONCERNS:

Water/Plumbing/Fire Issues:

This LSD request was reviewed by the County Fire Marshal.

This project is located in the Winslow water service area. According to the architect's letter, there is an existing 6" waterline at the street and Winslow Water Department reported the flow in that area to be 400 gpm at 35-45 psi. The Fire Marshal found this flow acceptable in conjunction with tanker support.

All Fire comments have been addressed at this time.

The Plumbing plans for this project have been approved by ADH.

Sewer/Septic/Decentralized Sewer:

As mentioned in the minor Subdivision report, Tract 1 has completed septic designs for two systems:

- A standard septic system.
- A special septic system which includes a grease trap (similar to the type a restaurant would have in place) and several other pieces of specialized equipment. This special system is required by ADEQ in order to process the water coming from the butchering operation.

Detailed plans and information for both systems were included in your packets at CUP. There have been no changes to this information since that time, so staff did not re-print this information. However, if you wish to look at copies of the information for these systems, staff will be happy to provide this to you.

All information has been submitted to the Health Department and is adequate at this time.

Electric/Gas/Cable/Phone:

OG&E Electric Comments:

No Comment. The platted utility easement will be sufficient for our facilities. Any other easements or rights-of-way will be obtained from the adjacent landowners.

Roads/Sight Visibility/Ingress-Egress/Parking:

The interior roads are shown on the plan/plat. These roads and radii meet the specifications needed for fire purposes.

Parking appears to be adequate for their low-traffic needs.

This project accesses off HWY 74, Devil's Den Road. Any work in the ROW or driveway permits must be pursued through AHTD. The surveyor indicated to Planning Staff that the AHTD permit has been received. Staff expects to receive a copy of the permit prior to the next week's meeting.

The surveyor measured the sight distance visibility from the location of the proposed drive. It is more than sufficient at 700' of visibility in each direction.

Drainage:

The Washington County Contract Engineer has reviewed and approved the drainage study for this project.

Environmental Concerns:

SWPPP submitted generally looked good. No stormwater permit will be required by Washington County, at this time. Must comply with all ADEQ rules and regulations. www.adeq.state.ar.us

The applicant's engineer is checking with ADEQ to see if an industrial stormwater permit will be required for this site. Staff will update you on this at the meeting.

Signage/Lighting/Screening Concerns:

The CUP condition stated: *If a sign is desired for this property- it may be no larger than 64 square feet and must be a monument style sign (maximum height of 8' tall). Sign placement must be approved by the County Planning Office and can in no way impede sight distance. No signs may be placed within the ROW. A similarly sized sign maybe placed on the building. If lighting is desired- the sign must be indirectly lit.*

The applicant has shown a proposed sign location for a double sided 4'x6' sign (24 sq ft) near the proposed driveway. This sign's proposed location is outside of the ROW and does not appear to be placed in a way that will impede sight visibility.

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.

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

STAFF RECOMMENDATION:

Staff recommends Preliminary Large Scale Development approval of B&R Meat Processing LSD with the following conditions:

Planning Conditions:

1. Under Survey's Notes, Note #5- add the following info "also CUP to allow the use of a Custom Butcher Shop, 2013-039"
2. Under Survey's Notes, Delete notes #10 and #11, as they are duplicates of notes #2 and #3.
3. Please show or state the following: *Soil analysis: The developer shall indicate the types of soil found in the plat area according to the USDA Soil Conservation Service.*
4. Signature blocks are not needed- as this is a Preliminary LSD Plan (Signature block will be required on the Final LSD Plan).
5. Washington County Planning requires a statement at Final LSD that parking and building access are in compliance with general ADA standards.
6. The vegetation/screening must be installed and inspected prior to Final LSD approval.

Septic Conditions:

1. Both septic systems must be installed, inspected, and approved prior to Final LSD.

Environmental Conditions:

1. SWPPP submitted generally looked good. No stormwater permit will be required by Washington County, at this time. Must comply with all ADEQ rules and regulations. www.adeq.state.ar.us
2. Please check with ADEQ to see if an industrial stormwater permit will be required with your proposed use.

Standard Conditions:

1. Conditions of approval for CUP 2013-039 shall be followed.

2. Any work to be completed in the ROW requires a permit from 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.

Washington County Planning 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 **B&R Meat Processing Preliminary LSD** 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.*

5. Other Business

- Discussion of Current Development.
- Reminder of upcoming regular Planning Board meetings **June 27** (early meeting date due to conflict with July 4 holiday), and **August 1**, 2013.
- 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 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