

**MINUTES
WASHINGTON COUNTY PLANNING BOARD
&
ZONING BOARD OF ADJUSTMENTS
July 30, 2015**

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: Ozarks Electrical Cooperative Corp. Solar Tract LSD

Approved

CONDITIONAL USE PERMIT HEARING

County

b: Devore Homes CUP

Approved

LAND DEVELOPMENT HEARINGS

County

c: Devore Homes Minor Subdivision

Approved

Fayetteville Planning Area

**d: Eastern Park Minor Subdivision Preliminary Subdivision
(Tabled at the request of the applicant)**

Tabled

LAND DEVELOPMENT HEARINGS

County

**e: Summers Missionary Baptist Church CUP Youth Center/Gymnasium
(To be tabled due to lack of resubmittal)**

Tabled

LAND DEVELOPMENT HEARINGS

County

**f: Summers Missionary Baptist Church LSD Youth Center/Gymnasium
(To be tabled due to lack of resubmittal)**

Tabled

1. ROLL CALL:

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

2. APPROVAL OF MINUTES: *Daryl Yerton made a motion to approve the minutes of June 25, 2015. Cheryl West seconded. All board members were in favor of approving. Motion passed.*

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

4. NEW BUSINESS

LAND DEVELOPMENT HEARINGS

Springdale Planning Area

a. Ozarks Electrical Cooperative Corp. Solar Tract LSD

Preliminary Large Scale Development Approval Request

Location: Section 09, Township 17 North, Range 29 West

Owner: Ozarks Electrical Cooperative

Applicant: Matt Irving

Location Address: NW Corner of US HWY 412 and WC 2052 (Boulder Dr.)

Approximately 12 acres total (estimated 5 acres to be developed) / Proposed Land Use: 1 MW Solar Generation Facility

Coordinates: Longitude: -94.08215033 "W Latitude 36.16396344 "N

Project #: 2015-107 Planner: Courtney McNair e-mail at cmcnair@co.washington.ar.us

REQUEST: Ozarks Electrical Cooperative Corp Solar Tract is requesting Preliminary Large Scale Development to allow an approximately 5 acre development of a 1 MW (megawatt) PV (photovoltaic) Solar generation facility on a tract of land approximately 12 acres in size.

CURRENT ZONING: Project lies within an unzoned portion of Washington County

PLANNING AREA: This project is located in Springdale's Planning Area, adjacent to Springdale City Limits.

QUORUM COURT DISTRICT: District 5, Joe Patterson

FIRE SERVICE AREA: Nob Hill/Springdale

SCHOOL DISTRICT: Springdale

INFRASTRUCTURE: Water-Springdale Electric-Ozarks Electric Natural Gas-SourceGas Telephone-ATT Cable- Cox Communications

BACKGROUND/ PROJECT SYNOPSIS:

Ozarks Electrical Cooperative Corp. Solar Tract LSD is requesting **Preliminary Large Scale Development** approval to allow an approximately 5 acre development of a 1 MW PV Solar generation facility on a tract of land approximately 12 acres in size. A lot split was processed by the City of Springdale and Washington County in February 2015 to allow Ozarks Electric to purchase this portion of land.

The facility proposes to take access off of Boulder Dr., WC 2052, via a 20' wide proposed driveway.

Grading is proposed for the drive and development area. An 8' chain link fence is proposed around the perimeter of the development area.

Please see the attached letter from the applicant, site plans, and vicinity map.

TECHNICAL CONCERNS:

Water/Plumbing/Fire Issues:

Springdale Water services this property. No comments were received, and it is not anticipated that any water service will be necessary. Due to the nature of this proposal (low voltage, no buildings, aluminum frames for the arrays), Planning Staff and the Washington County Fire Marshal determined that information on the water line and hydrant are not needed.

A knock box will be located on the exterior of the fence for emergency access. The cut-off panel key shall

be located in the knox box with the fence key. The cut-off for the breakers is located near the entrance and will have posted instructions for emergency personnel.

The access road must support 75,000 lbs. The applicant proposes the access drive to be a circle drive accessing from Boulder Rd. The circle drive should be 20' in width. 28' minimum turn radius required for all parts of access drive (this is currently shown as 25' and must be updated prior to construction).

Septic:

There will be no septic system associated with this development.

Electric/Gas/Cable/Phone:

Generally, any damage or relocation of utilities will be at the expense of the owner/applicant. No additional utility comments were received.

Roads/Sight Visibility/Ingress-Egress/Parking:

The facility proposes to take access off of Boulder Dr., WC 2052, via a 20' wide proposed driveway. A permit is needed to work in the County ROW, and if a tile is needed, the County can size it.

The applicant is showing the required 30' ROW on their side of the road. And, the minimum 20' (in length and width) paved apron that is required at the connection with the paved County Road is also shown on the plan.

As noted on the plans, if the tile is over 60' linear feet, a clean out area is required.

Drainage:

The Washington County Contract Engineer has reviewed and approved the drainage report.

Environmental Concerns:

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

NEIGHBOR COMMENTS/CONCERNS:

All neighbors within 300 feet of the boundary of this property were notified by certified mail of this proposed project. At the time of this staff report, no comments have been received.

Staff will update you 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			✓
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 approval of the Ozarks Electric Cooperative Corp. Solar Tract Preliminary Large Scale Development with the following conditions:

Water/Plumbing/Fire Conditions:

1. A knox box is to be located on the exterior of the fence for emergency access.
2. The cut-off panel key shall be located in the knox box with the fence key.
3. The cut-off for the breakers is located near the entrance and will have posted instructions for emergency personnel.
4. The access road must support 75,000 lbs in all weather conditions.
5. The entrance drive should be 20' in width. 28' minimum turn radius required for all parts of access drive (this is currently shown as 25' and must be updated prior to construction).

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

1. A permit is needed to work in the County ROW, and if a tile is needed, the County can size it.
2. Require 30' ROW to be dedicated on their side of the road.
3. A minimum 20' (in length and width) paved apron is required at the connection with the paved County Road.
4. If the tile is over 60' linear feet, a clean out area is required.

Environmental Conditions:

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

Utility Conditions:

1. Any damage or relocation of utilities will be at the expense of the owner/applicant.

General Conditions:

1. Pay Engineering Fees within 30 days of receiving statement. This will be calculated once staff receives all invoices.
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. **Prior to construction, all updated site plans must be submitted to the Planning Office and approved (2 hard copies and one digital copy for review).**
4. It is the applicant's responsibility to contact the Planning Office when inspections are needed, and when construction commences.
5. All conditions shall be adhered to and completed in the appropriate time period set out by ordinance.
 - i. Construction must commence within 12 months of this approval or Preliminary LSD approval will be void.

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

Steve Zega, Washington County Attorney, asked, "What is a knox box?"

Courtney McNair, Senior Planner, replied, "It is a standard fire department box. All made by the same manufacturing company with the same key. It cuts down on time and from having a key ring."

Daryl Yerton, Planning Board member, asked, "Will be there a building associated with this or is it just the array?"

Courtney McNair, replied, "It's the arrays and there's a small 6x6 shed generator. It'll hold the electrical panels to shut off the equipment. There's not an actual structure that anyone will be going inside of."

Daryl Yerton, asked "So it's just generating and storing electricity? It's not transferring electricity?"

Greg McGee, Ozark Electric Representative, replied, "It is going back to the main line. It's being consumed by the customers."

Cheryl West, Planning Board member, asked "How much electricity will this plant generate, how many houses?"

Greg McGee, replied, "It depends on the size of the homes but anywhere between 500 to 100,000 homes."

No Public comments.

Public Comments Closed.

Robert Daugherty made a motion to approve the **Ozarks Electrical Cooperative Corp. Solar Tract LSD** subject to staff recommendations Cheryl West seconded. Chuck Browning and Walter Jennings were not present. Board Members Randy Laney, Daryl Yerton, Robert Daugherty, Cheryl West and Kenley Haley were in favor of approving. Motion passed.

CONDITIONAL USE PERMIT HEARING

County

b. Devore Homes CUP

Location: Section 14, Township 13 North, Range 30 West
Owner/Applicant: James (Jim) and Shirley (Diana) Devore
Surveyor: Bill Jenkins

Location Address: 674 Bunyard Road, Winslow, AR 72959

Approximately 4 acres / 2 lots. Proposed Land Use: Single Family Residential

Coordinates: Longitude: -94.14488714 " W Latitude 35.79542496 " N

Project #: 2014-162 Planner: Nathan Crouch e-mail at ncrouch@co.washington.ar.us

REQUEST: Conditional Use Permit approval to allow 2 lots on a parcel that is approximately 4.0 acres in size.

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

PLANNING AREA: This project is located solely within the unincorporated area of Washington County.

QUORUM COURT DISTRICT: District 14, Ann Harbison Rural

FIRE SERVICE AREA: Boston Mtn

SCHOOL DISTRICT: Fayetteville

INFRASTRUCTURE: Water- Winslow Water
Telephone- Century-Tel Communications

Electric- OG&E

Natural Gas- N/A
Cable- Cox

BACKGROUND/ PROJECT SYNOPSIS:

The owners/applicants of this property are Shirley and James (Diana & Jim) Devore. This property is located off Bunyard Road, WC 41 (near the intersection of Bunyard Road, WC 41, and Van Buren Ave, WC 271). (See Vicinity Map attachment, page B-12)

The applicant is requesting Conditional Use Permit approval to allow 2 lots on a parcel that is approximately 4.0 acres in size. There are two existing residences on this parcel. This split will yield 2 lots, each less than 5 acres. (See Site Map attachment, page B-13)

This proposed project is located solely within the unincorporated area of Washington County (This area is zoned for a minimum lot size of one acre). The applicant is proposing to split approximately 0.8 acres (Tract B) with this project, so it does not meet the minimum lot size requirement of one acre. **(See Plat attachment, page B-14)**

Parent Parcel

- 4.0 acres, two existing homes.

Tract A

- 3.2 acres, one existing home; 674 Bunyard Rd to be retained by the owners.

Tract B

- 0.8 acres, one existing home; 698 Bunyard Rd to be sold.

This project proposal must process as a Conditional Use Permit due to the size of proposed Tract B being less than the minimum lot size allowed by Washington County zoning.

TECHNICAL CONCERNS:

Water / Fire Issues:

Since both tracts have an existing home, and no new structures or water service are proposed, Planning Staff anticipates no concerns with Winslow Water.

Similarly, since there are no new structures proposed, and since no comments were received by the Washington County Fire Marshal, Planning Staff has no concerns about Fire protection.

Septic / Health Dept:

Both homes have existing residential septic systems with associated lateral lines.

A Designated Representative of the Washington County Health Department inspected the systems and certified both are functioning properly.

Electric / Phone:

No comments were received from OG&E or Century Tel.

Roads/Sight Visibility/Ingress-Egress/Parking:

No new roads or driveways are being proposed. The Washington County Road Department requires a 30' Right-of-Way (from centerline of Bunyard Road) be dedicated with this proposal.

Drainage:

No new structures or parking are proposed with this project. Planning staff feels drainage will not be increased by this proposal. The Washington County Contract Engineer, Clay Grote, agreed.

Environmental Concerns:

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

Signage/Lighting/Screening Concerns:

No signage, lighting, or screening is proposed with this project. Staff does not feel any additional screening is necessary as both houses already exist and no new houses will be added.

Addressing Concerns:

Both existing homes have 911 addresses assigned. No new addresses are proposed with this project.

Sheriff's Office Concerns:

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

COMPATIBILITY CONCERNS:

Surrounding Uses:

The surrounding uses are primarily single family residential and agricultural. This proposal is for residential purposes.

As this proposal will not add any additional traffic to Bunyard Road, it shouldn't affect neighboring properties. This proposal has similar land use as surrounding properties, won't affect property values, will not affect emergency and other rescue services, and is compatible with surrounding densities. Staff feels this this proposal is appropriate and compatible with the surrounding uses.

County's Land Use Plan (written document):

The nature of this proposed use will be "residential".

According to the County's Land Use Plan,

SECTION III. PHYSICAL DEVELOPMENT

1. **Residential**

- a. To provide for development of residential areas at appropriate densities. **While the density is higher than most of the surrounding properties (range of densities in the surrounding area is 1 unit/0.41 acres to 1 unit/196 acres), staff feels it is not out of character for the area.**
- b. Update, administer and enforce subdivision regulations; and develop, adopt, and enforce zoning and related regulations and codes;
- c. Require development to be connected to utilities and utilize zoning as a means to guide the progression of development; **all utilities are in place, and 0.80 acres is very close to the zoning requirement.**
- d. Protect the character and integrity, and property values, of single-family, residential areas; **this is a single family residence, and staff feels that the slightly higher density will be compatible with the character of the surrounding area.**
- e. Protect residential neighborhoods from inappropriate non-residential influences through the use of regulatory controls; **The proposed use is residential.**
- f. Ensure land use and development patterns which provide for the most efficient and effective use of available utilities and services, including fire protection; **Utilities and fire protection are already in place, and are adequate.**
- g. Maintain an adequate county road plan and standards to guide and accommodate traffic movement; to develop differing categories of roads; and to protect rights-of-ways for planned, future roads. **The Washington County Road Department voiced no concerns.**

Future Land Use Plan

There is no future land use plan in this area. It is zoned "Agricultural/ Single Family Residential, 1 unit/acre" by right. The surrounding densities range from 1 unit/0.41 acres to 1 unit/196 acres. Staff feels this proposal will be compatible with the surrounding area because the density of 1 unit/0.80 acres falls within that range. **(See Surrounding Uses & Surrounding Densities Maps, pages B-15 & B-16)**

NEIGHBOR COMMENTS/CONCERNS:

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

Staff has not received any written comments from neighboring property owners.

Staff will update you at the meeting if any additional neighbor comments are received.

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

Septic Conditions:

1. No parking is allowed on any portion of the septic system including the alternate area. The alternate area must remain undisturbed.

Road Department Conditions:

1. The Road Department requires 30' ROW to be dedicated on the applicant's side of the road (if applicant owns both sides, both sides must be dedicated).
2. Any work (i.e. clearing, grading, driveway install) to be completed in the County Road Right-of-Way requires a permit from the Road Department prior to beginning work.

Environmental Conditions:

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

Utility Conditions:

1. Any damage or relocation of utilities will be at the expense of the owner/applicant.

Additional and Standard Conditions:

1. Pay mailing fees of \$24.54 (an invoice was emailed to Bill Jenkins on 7/20/15).
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. This CUP must be ratified by the Quorum Court.

Washington County Planner, Nathan Crouch, presented the staff report for the board members.

No Public comments.

Public Comments Closed.

*Cheryl west made a motion to approve the **Devore Homes CUP** subject to staff recommendations Robert Daugherty seconded. Chuck Browning and Walter Jennings were not present. Board Members Randy Laney, Daryl Yerton, Robert Daugherty, Cheryl West and Kenley Haley were in favor of approving. Motion passed.*

LAND DEVELOPMENT HEARINGS

County

c. Devore Homes Minor Subdivision

Preliminary and Final Plat Approval Request

Location: Section 14, Township 13 North, Range 30 West

Owner/Applicant: James (Jim) and Shirley (Diana) Devore

Surveyor: Bill Jenkins

Location Address: 674 Bunyard Road, Winslow, AR 72959

Approximately 4 acres / 2 lots. Proposed Land Use: Single Family Residential

Coordinates: Longitude: -94.14488714 "W Latitude 35.79542496 " N

Project #: 2014-163 Planner: Nathan Crouch e-mail at ncrouch@co.washington.ar.us

REQUEST: Preliminary and Final Minor Subdivision approval to allow the division of a 4.0 acre parcel into two tracts. The existing parcel has two (2) residential structures.

CURRENT ZONING: Project lies within the County Zoned area (Agricultural/Single-Family Residential 1 unit per acre). CUP 2015-162 must receive approval prior to this project being heard. All conditions of CUP 2015-162 are applied to this request as well.

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 Rural – no comments were received from Boston Mountain Volunteer Fire Department, and Dennis Ledbetter, Washington County Fire Marshal, does not normally review Minor Subdivisions (4 lots or less).

SCHOOL DISTRICT: Greenland

INFRASTRUCTURE: Water– Winslow Water **Electric-** OG&E **Gas–** N/A **Telephone-** Century Tel
Cable- Cox

BACKGROUND/ PROJECT SYNOPSIS:

The property owners and applicants are Shirley and James (Diana & Jim) Devore. The surveyor is Bill Jenkins. The property is located west of Winslow off Bunyard Road, WC 41 (near the intersection of Bunyard Road, WC 41, and Van Buren Ave, WC 271). **(See Vicinity & Site Map attachments, pages C-5 & C-6)**

The applicant is requesting to split a 4.0 acre parcel, into two tracts as follows:

- Tract A – 3.2 acres
- Tract B – 0.8 acres

(See Plat attachment, page C-6)

The property is residential with 2 existing homes. This project must process as a Minor Subdivision because the proposed lot split will result in two (2) lots of less than five (5) acres each. **(See Plat attachment, page C-7)**

County ordinance states:

Sec. 11-79 Exemptions

(b) – The following are exempt from the provisions specified in the county development regulations:

(3) – The division of land into four (4) parcels, three (3) of which must be at least five (5) acres, and one which may be at least one (1) acre. Previous divisions for family members shall not be counted toward the four parcels exempted in this section.

The primary issue with this project is that the split is producing multiple lots of less than five (5) acres each.

TECHNICAL CONCERNS:

Sewer/Septic

Both homes have existing residential septic systems with associated lateral lines.

A Designated Representative of the Washington County Health Department inspected the systems and certified both are functioning properly.

Electric/Phone/Gas

No comments were received from OG&E or Century Tel. There is no natural gas available at this location.

Water

Since both tracts have an existing home, and no new structures or water service are proposed, Planning

Staff anticipates no concerns with Winslow Water.

Addressing

Both existing homes have 911 addresses assigned. No new addresses are proposed with this project.

Environmental

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).

Roads

No new roads or driveways are being proposed. The Washington County Road Department requires a 30' Right-of-Way (from centerline of Bunyard Road) be dedicated with this proposal.

SITE VISIT:

Planning staff conducted a site visit on 7/23/2015. No new issues were discovered on site.

NEIGHBOR COMMENTS:

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

Staff has not received any written comments from neighboring property owners.

Staff will update you at the meeting if any additional neighbor 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 and Final approval of the proposed Devore Homes Minor Subdivision with the following conditions:

Utility Conditions/Health Department Conditions/Road Conditions:

1. Any damage or relocation of utilities will be at the expense of the owner/applicant.
2. No parking is allowed on any portion of the septic system including the alternate area. The alternate area must remain undisturbed.

3. The Road Department requires 30' ROW to be dedicated on the applicant's side of the road (if applicant owns both sides, both sides must be dedicated).

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).

Standard Conditions:

1. All conditions approved with CUP 2015-162 must be adhered to.
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.
 - Total acreage of the parent parcel listed with the Owner/Developer text block
 - Signature Block 11: County Judge Approval – the signature block was added to the plat, but it has an error and needs to be corrected.
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, Nathan Crouch, presented the staff report for the board members

No Public comments.

Public Comments Closed.

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

Fayetteville Planning Area

d. Eastern Park Subdivision Preliminary Subdivision **(Tabled at the request of the applicant)**

Preliminary Subdivision Approval Request

Location: Section 32, Township 17 North, Range 29 West

Owner: L&F Construction, LLC

Engineer: USI Consulting Engineers, Ferdinand Fourie

Location Address: 4436 E. Mission Blvd

Approximately 7.66 acres / 16 lots. Proposed Land Use: 15 Single Family Residential (1 other lot for septic and detention)

Coordinates: Latitude: 36.097785, Longitude: -94.097156

Project #: 2015-122 Planner: Courtney McNair e-mail at cmcnair@co.washington.ar.us

Cheryl West made a motion to approve the agenda. Daryl Yerton seconded. All board members present were in favor of approving. Motion passed.

CONDITIONAL USE PERMIT HEARING

County

e. Summers Missionary Baptist Church CUP Youth Center/Gymnasium (To be tabled due to lack of resubmittal).

Conditional Use Permit Approval Request

Location: Section 16, Township 15 North, Range 33 West

Owner: Summers Missionary Baptist Church c/o Roland Bailey

Applicant: Dax Morton

Location Address: 22055 US HWY 62 West

Approximately 13 acres. Proposed Land Use: Church multi-use building/gymnasium/youth center

Coordinates: Latitude: 35.97703229, Longitude: -94.48436066

Project #: 2015-045 Planner: Juliet Richey email: JRichey@co.washington.ar.us

Cheryl West made a motion to approve the agenda. Daryl Yerton seconded. All board members present were in favor of approving. Motion passed.

LAND DEVELOPMENT HEARING

County

f. Summers Missionary Baptist Church LSD Youth Center/Gymnasium ((To be tabled due to lack of resubmittal).

Preliminary Large Scale Development Approval Request

Location: Section 16, Township 15 North, Range 33 West

Owner: Summers Missionary Baptist Church c/o Roland Bailey

Applicant: Dax Morton

Location Address: 22055 US HWY 62 West

Approximately 13 acres. Proposed Land Use: Church multi-use building/gymnasium/youth center

Coordinates: Latitude: 35.97703229, Longitude: -94.48436066

Project #: 2015-046 Planner: Juliet Richey email: JRichey@co.washington.ar.us

Cheryl West made a motion to approve the agenda. Daryl Yerton seconded. All board members present were in favor of approving. Motion passed.

5. Other Business

- Discussion of Current Development and Planning Department Activities.
- Reminder of upcoming regular Planning Board meetings **August 27, 2015 and October 1, 2015.**
- Elect chairperson and vice-chairperson
- Updates on appeal projects:
 - Fritchie Farms CUP
 - Quorum Court upheld the Planning Board's approval.
- Any other Planning Department or Planning Board business.

Cheryl West made motion to keep Randy Laney as Chairperson and Robert Daugherty as vice chair. Kenley Haley seconded. Motion passed.

6. Old Business

7. Adjourn

*Cheryl west moved to adjourn. Robert Daugherty 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