

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

Oct 1, 2015

4:30 pm, Quorum Court Room, New Court House
280 N. College Ave.
Fayetteville, Arkansas 72701

DEVELOPMENTS REVIEWED:

ACTION TAKEN:

LAND DEVELOPMENT HEARINGS

County

a: Variance for Johnson Minor Subdivision

Approved

County

b: Johnson Minor Subdivision

Approved

County

**c. Bookout Minor Subdivision & Private Road Development
and Replat of Norma Harrelson Minor Subdivision Tract 1
and Replat of Forbis-Lacy Subdivision Tract B-1**

Tabled

Fayetteville

d: Parkerman Estates Subdivision

Approved

Goshen Planning Area

e: Fritchie Farms Large Scale Development

Approved

ITEMS TO BE REMOVED: (Due to being tabled more than three times with no resubmittals.)

CONDITIONAL USE PERMIT HEARING

County

f: Summers Missionary Baptist Church CUP Youth Center/Gymnasium

Removed

LAND DEVELOPMENT HEARING

County

g: Summers Missionary Baptist Church LSD Youth Center/Gymnasium

Removed

1. ROLL CALL:

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

2. APPROVAL OF MINUTES: *Walter Jennings made a motion to approve the minutes of Aug 27, 2015. Chuck Browning seconded. All board members were in favor of approving. Motion passed.*

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

4. NEW BUSINESS:

LAND DEVELOPMENT HEARING

County

a. Variance for Johnson Minor Subdivision

Variance Approval Request

Location: Section 33, Township 16 North, Range 31 West

Owner: Jeffrey and Tracie Johnson

Engineer: Bates and Associates

Location Address: 13008 Buddy Elkins Road

Approximately 18.58 acres / 4 lots. Proposed land use: Single Family Residential.

Coordinates: Latitude: 36.02233290, Longitude: -94.28297042

Project #: 2015-189 Planner: Nathan Crouch e-mail at ncrouch@co.washington.ar.us

b. Johnson Minor Subdivision

Preliminary and Final Minor Subdivision Approval Request

Location: Section 33, Township 16 North, Range 31 West

Owner: Jeffrey and Tracie Johnson

Engineer: Bates and Associates

Location Address: 13008 Buddy Elkins Road

Approximately 18.58 acres / 4 lots. Proposed land use: Single Family Residential.

Coordinates: Latitude: 36.02233290, Longitude: -94.28297042

Project #: 2015-189 Planner: Nathan Crouch e-mail at ncrouch@co.washington.ar.us

REQUEST: The applicant is requesting Variance, and Preliminary and Final Minor Subdivision Approval of Johnson Minor Subdivision to split an 18.56 acre parcel into four (4) tracts.

The Variance request is to allow an existing barn to remain within the building setbacks.

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 7, Rick Cochran.

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

SCHOOL DISTRICT: Prairie Grove

INFRASTRUCTURE: **Water**- Washington Water Authority **Electric**- Ozarks Electric
Natural Gas- N/A **Telephone**- Prairie Grove Telephone **Cable**- N/A

BACKGROUND/ PROJECT SYNOPSIS:

The property owners and applicants are Chad and Tracie Johnson. The surveyor is Bates & Associates. The applicants are requesting to divide an 18.56 acre parcel into four (4) tracts. There is an existing home, shop, and two (2) barns on the property at this time.

The Variance is to allow the existing barn on proposed Tract D to remain within the building setbacks.

A Variance is being requested because the existing barn is approximately 7.3' from an exterior property line of the proposed development. The building setback requirement for that location is 20' from the property line. Moving interior tract boundary lines will not bring it into compliance.

As staff has recommended for similar variances in the past, staff recommends this variance request be approved to allow the structure to remain in the setback. If it is ever removed or destroyed, any new/replacement structures must adhere to the 20' setback requirement.

This property is required to be processed as a Minor Subdivision due to multiple lots proposed to be less than five (5) acres in size.

Parent Parcel

- 001-12507-000, one existing home, shop, and two barns.

Proposed Tracts

- Tract A: 4.47 acres, one existing home, shop, and barn
- Tract B: 4.9 acres, no existing structures
- Tract C: 4.6 acres, no existing structures
- Tract D: 4.6 acres, one existing barn

The primary issues with this project are lack of soil work submitted at this time, and that Washington Water Authority will only provide one (1) water tap without upgrading the water main.

TECHNICAL CONCERNS:

Sewer/Septic

None of the lots are subject to ADH subdivision requirements (because they are over the 3 acre minimum for a Health Department subdivision).

The proposed wells are required to be 100' away from any future septic systems when permits are submitted.

Soil work for each lot is required. A D.R. check and certification of the existing system on Tract A is required. Both must be received and found to be adequate prior to October 1st meeting.

Ozarks Electric

1. Any damage or relocation of existing facilities will be at owner's expense.
2. Please contact Ozarks Electric if you have any questions. Greg McGee at (479) 684-4634 or gmcgee@ozarksecc.com

Water

Washington Water Authority (WWA) has a water line located on the south side of Buddy Elkins Road, WC-626, across from the applicants' parcel. The water line may need to be upgraded before it can serve all of these proposed tracts. Josh Moore, of WWA, stated they will only provide one (1) additional water tap without upgrading the water line at this time.

- Tract A: has existing WWA water tap in place
- Tract B: has an existing well in place
- Tract C: WWA will set one tap to serve this parcel
- Tract D: To be checked for suitability for a well

No wells shall be any closer than 100' from any septic system's primary or alternate fields.

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

Each lot has frontage onto Buddy Elkins Rd, WC-626.

Any work done in the county road right-of-way requires a permit.

Variance

When any land development occurs, whether it be splits or lot line adjustments, or larger more intensive development like a subdivision, the requirement for building setbacks is applied. As this barn existed before building setbacks were applied, Staff recommends approval of the Variance. However, all new structures must comply with the setback requirement.

SITE VISIT:

At the time of this staff report a site visit has not yet been conducted. Staff will update the Planning Board members of the findings at the meeting.

NEIGHBOR COMMENTS:

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

One neighbor called with concerns regarding access to the proposed tracts, and whether an access easement across his property would be necessary. Staff explained that all proposed tracts have frontage onto a public road (Buddy Elkins Rd.), and access across his property is not in the proposal. That being the case, the neighbor voiced his support of this proposal.

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.

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	X		
Other Important Issues			✓
General Plat Checklist			
	Inadequate	Acceptable	Complete
General Information			✓
Existing Conditions			✓
Proposed Improvements		X	
Info to supplement plat			✓

STAFF RECOMMENDATION – Variance:

Staff recommends approval of the Variance for Johnson Minor Subdivision with the following conditions.

1. Allow the existing barn to remain in the building setback on Tract D.
2. If the barn is ever removed, any new or replacement structures must be placed with respect to established building setbacks.

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

No public comments.

Public Comments Closed.

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

STAFF RECOMMENDATION – Minor Subdivision:

If soil work is received and found to be adequate, Staff recommends Preliminary and Final Minor Subdivision approval of Johnson Minor Subdivision with the following conditions:

Utility Conditions/Road Conditions:

1. The septic system(s) must be approved by the Arkansas Health Department (ADH), installed, and then inspected by ADH prior to occupation of the residence(s).
2. Soil work must be submitted and found to be adequate.
3. Any damage or relocation of utilities will be at the expense of the owner/applicant.
4. Any work done in the county road right-of-way requires a permit.

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. 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.
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. Lots that are over one-half acre in size will need to be addressed after the home location is known.
4. All general plat checklist items must be corrected.
5. Once all plat corrections have been completed, submit corrected plat for review prior to obtaining signatures. 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.
6. The Variance being requested to allow an existing barn to remain within the building setbacks on Tract D must be approved.
Variance was approved.
7. Certification of the existing septic system at the applicant's residence (Tract A) must be received prior to planning staff signing the final plat.

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

No public comments.

Public Comments Closed.

Walter Jennings made a motion to approve the **Johnson Minor Subdivision** subject to staff recommendations Cheryl West seconded. Randy Laney and Kenley Haley were not present. Board

Members Chuck Browning, Cheryl West, Robert Daugherty, Daryl Yerton, and Walter Jennings were in favor of approving. Motion passed.

County

c. Bookout Minor Subdivision & Private Road Development and Replat of Norma Harrelson Minor Subdivision Tract 1 and Replat of Forbis-Lacy Subdivision Tract B-1 **TABLED**

Preliminary and Final Minor Subdivision and Private Road Development / Minor Subdivision Replat Approval Request

Location: Section 16, Township 16 North, Range 29 West

Owner/Applicant: Chris Bookout

Surveyor: Alan Reid and Associates

Location Address: 16901 Lake Sequoyah Drive

Approximately 6.3 acres / 3 lots. Proposed land use: Single Family Residential.

Coordinates: Latitude 36.05889599, Longitude: -94.05795081

Project #: 2015-189 Planner: Nathan Crouch e-mail at ncrouch@co.washington.ar.us

Walter Jennings made a motion to approve the agenda including this tabling. Cheryl West seconded. All board members present were in favor of approving. Motion passed.

Fayetteville Planning Area

d. Parkerman Estates Subdivision

Final Subdivision Approval Request

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

Owner/Applicant: Remington Place Inc. / Mike Parker

Surveyor: Blew and Associates

Location Address: 3090 N. Oakland Zion Road

Approximately 15.53 acres / 10 lots (8 residential, 2 detention). Proposed land use: Single Family Residential.

Coordinates: Latitude 36.10609049, Longitude: -94.09865313

Project #: 2014-232 Planner: Courtney McNair e-mail at cmcnair@co.washington.ar.us

REQUEST: The applicant is requesting Final Subdivision Approval of Parkerman Estates Subdivision to create a subdivision with 10 lots (8 residential, 2 detention) on 15.53 acres. The subject property is located within Fayetteville's Planning Area.

CURRENT ZONING: Project lies within Washington County's Zoned area (Agricultural/Single-Family Residential 1 unit per acre). All residential lots are at least one acre in size and this proposal is in compliance with Washington County Zoning.

PLANNING AREA: This project is located within the City of Fayetteville's Planning Area, within the one-mile buffer. It is located east of Fayetteville's City Limits, off Oakland Zion Road WC# 83. The Preliminary Plat for this project was approved by the City of Fayetteville on 10/13/14. It received Preliminary Plat approval from Washington County on 12/11/14. A variance was also approved at the same time as Preliminary Plat approval in order to allow the east/west road terminating in a temporary cul-de-sac to be longer than allowed by Washington County Code.

This project has not yet received Final Plat approval from the City of Fayetteville.

All conditions of the City of Fayetteville's approval must be completed.

QUORUM COURT DISTRICT: District 15, Butch Pond.

FIRE SERVICE AREA: Goshen & Fayetteville- no comments were received from either Fire Department. Washington County Fire Marshal's office reviewed the plans and provided comments.

SCHOOL DISTRICT: Fayetteville School District

INFRASTRUCTURE: **Water**– Fayetteville Water **Electric**- Ozarks Electric
Natural Gas– SourceGas **Telephone**- AT&T **Cable**- Cox

BACKGROUND/ PROJECT SYNOPSIS:

The applicant for this project is Remington Place, Inc represented by Mike Parker. The engineer is Blew and Associates. The applicant is requesting Final Subdivision Plat approval for 10 lots (8 residential, 2 detention) on 15.53 acres.

A lot line adjustment was approved by the City of Fayetteville and Washington County administratively to create the lot which is being subdivided. The survey was filed, but the deeds are not correct and must be updated to accurately reflect the current layout. The applicant is in the process of correcting the deed.

A variance was approved to allow the entrance street's total measured length to be longer than that allowed by Washington County Code. The road length is 1,328 feet. Therefore, it is longer than allowed by County Code (Code requires temporary cul-de-sac streets to not exceed 1,200 feet in length, measured to the outer edge of the turnaround from the edge of the right-of-way of the existing county road which serves as access to the land development, per Washington County Code Section 11-90(6)).

There are several outstanding issues with this project. At the time of this staff report, it is unclear if the applicant will be able to correct everything and pass a Final Road Department Inspection prior to the Planning Board Meeting. Staff will NOT recommend approval unless the Final Inspection is approved, the Plat is approved by the City of Fayetteville, and the corrected deeds have been filed for this property.

TECHNICAL CONCERNS:

Sewer/Septic & Public Utility

At Preliminary Plat, there was initially some concern about the ability to place standard septic systems on each of the lots. Some adjustments to the lots were made, and all issues seem to be resolved. In the attached letter from Richard Bowen of the Health Department, he states that "all lots are suitable for standard onsite wastewater systems" with conditions. One condition states that "the final acceptance of each lot depends upon submission of an Application for Individual Sewage Disposal Permit to the local Health Unit".

All conditions of the Health Department are listed in the conditions section of this report.

Planning Staff has no remaining concerns about the soil work or septic conditions.

Electric/Phone/Gas

This property is serviced by Ozarks Electric, Source Gas, AT&T, and Cox Communications. Generally any damage or relocation of utilities will be at cost to the developer.

Ozarks Electric Comments:

Ozarks Electric submitted general comments which are listed in full in the conditions section.

Additional Ozarks Electric Comments:

1. Please add text identifying the 20' U.E. along the front of the lots. **This has been added.**
2. Street lights installed by OECC will be at full cost to the developer.

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

Cox Cable:

1. If off site easements are needed for Cox Communications to get service to the development, easements must be obtained by developer and provided to Cox before the design will begin.
2. All conduits for road crossings and specific widths of U.E. must be shown on final plat before Cox Communications will sign the final plat.

3. Cox Communications will not begin construction until Power Company is 100% complete.

SourceGas: No comment was received from Source Gas.

Water & Fire

This property is serviced by Fayetteville Water. This project is subject to the latest design criteria of the City of Fayetteville. An 8-inch water main was extended to serve these lots. The GPM fire flow submitted at Preliminary Plat appeared to be adequate and hydrant spacing is adequate. The Fire Marshal's office and Chief Wood have inspected the hydrants and found them to be adequate.

The Washington County Fire Marshal's office reviewed the plat. No parking along either road is allowed and each road must be marked as such. Currently the "no parking" signs are not installed correctly. **This must be corrected and then re-inspected prior to Final Approval.**

Addressing

Lots over one-half acre will be addressed when the home location is known.

Environmental

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 (ADEQ).

www.adeq.state.ar.us

The applicant has provided a copy of the ADEQ permit.

Road

The Road Department has many outstanding issues with the construction of this project. Staff will update the Board at the meeting if the Final Inspection has been completed and is approved. The Final Inspection must be scheduled no later than September 30, 2015 at noon.

Drainage

The County Contract Engineer, Clay Grote, reviewed the Preliminary drainage report and approved it. However, he has some outstanding concerns with the construction of this project which should be resolved prior to the Final Inspection to take place no later than September 30, 2015. Planning Staff will update the Board at the meeting if Mr. Grote's concerns are resolved.

NEIGHBOR COMMENTS:

All neighbors within 300 feet of the boundary of this property were notified by certified mail of this proposed project at Preliminary Plat. No comments were submitted at that time, and County Ordinance does not require notification for Final Plat.

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	✓		
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	✓		

Checklist items to be addressed:

- (10) Existing roads, streets, culverts, railroads, and other features: The *LSD plan* shall show the location, name, width, surface type, surface condition and **right-of-way width of all existing or platted roads**, streets or other public ways within or adjacent to the proposed improvement, including features such as existing permanent buildings, water courses, railroads, municipal corporation limits, county's state lines, planning district limits, oil and gas lines or wells, abandoned wells and dry holes. **Dimension on the plat the ROW on your side. Include County Road number.**
- (34) *All remaining Signature Blocks as appropriate.* (Signature Blocks 5, 6, 9, 11) (Sec. 11, appendix e)
 - 9. COUNTY FIRE MARSHAL APPROVAL:

This plat meets minimum fire code requirements as per current County Policy, as of June 9, 2005.
 County Fire Marshal: _____ Date: _____

- 10. PUBLIC UTILITY COORDINATOR APPROVAL: REMOVE

(Applicable when a community sewer system is being utilized.)

This subdivision is in compliance with County Ordinances regarding Community Sewer Systems.

Public Utility Coordinator: _____ Date: _____

(Note: Less signatures may be required in certain instances. Check with the Planning Administrator to see which signatures are necessary if the land development has four (4) plats or less, no road improvements, or is an exempt split).

STAFF RECOMMENDATION:

Staff recommends approval of Parkerman Estates Subdivision Final Plat with the following conditions (see changes made since the time of the staff report):

Septic Conditions:

1. Please see attached letter from Richard Bowen with the Arkansas Department of Health (listed below).
2. The Arkansas Dept. of Health relied on statements and representations made in the submitted soil information, plans and specifications. In the case that any of these statements or representations are found to be incorrect, this approval may be revoked.
3. There shall be no deviation from the plans and specifications unless revised plans and specifications have been submitted for review and written consent given.
4. The individual onsite wastewater system for each lot must be located in the area specified on the submitted plat of the proposed subdivision as indicated by the soil pit location. Changes made to the location of the wastewater system will require further review and approval by the Arkansas Dept. of Health.
5. The areas of the proposed primary and secondary disposal fields must be protected during the construction of all structures, roads and the placement of service lines so as not to disturb the natural properties of the soils.
6. The final acceptance of each lot depends upon submission of an APPLICATION FOR INDIVIDUAL SEWAGE DISPOSAL PERMIT to the local Health Unit. Home construction should not be started on any lot until a permit for construction has been issued for an INDIVIDUAL SEWAGE DISPOSAL SYSTEM by the local Environmental Health Specialist.
7. Further subdivision or re-platting of any lot or lots will require the submission of soil information, plans and specifications for those lots before approval will be given for development

Utility Conditions:

Ozarks Electric:

General Comments:

1. Any relocation of existing facilities will be at developer's expense. Any 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 get 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 will contribute up to 50% of the direct cost. The remainder of the direct cost will be paid by the Developer). There will be extra charges to the Developer when extra time and materials are used for rock trenching, boring, select material bedding, shoring, dewatering, etc.
7. Developer must provide Ozarks Electric with a Digital copy (AutoCAD 2004) of the Final plat as well as a hard copy.
8. 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.
9. Please contact Mike Phipps at (479) 684-4696 or mhipps@ozarksecc.com when construction begins on subdivision and again when construction is within three months of completion.

Additional Comments:

1. Street lights installed by OECC will be at full cost to the developer.

City of Fayetteville Water:

1. This project is subject to the latest design criteria of the City of Fayetteville.
2. Generally any damage or relocation of utilities will be at cost to the developer.

Cox Cable:

1. If off site easements are needed for Cox Communications to get service to the development, easements must be obtained by developer and provided to Cox before the design will begin.
2. All conduits for road crossings and specific widths of U.E. must be shown on final plat before Cox Communications will sign the final plat.
3. Cox Communications will not begin construction until Power Company is 100% complete.

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

Addressing Conditions:

1. Lots over one-half acre will be addressed when the home location is known.

Washington County Road Department Conditions:

1. ***All items remaining must be corrected prior to Washington County signing the Final Plat:***
 - ***Need to Sturdy up all street signs***
 - ***Fix a few low spots at the back of curb between sidewalk***
 - ***Street Sweep***
 - ***Get as-builts to county showing corrections***
 - ***Need Performance Bond for 1 yr 50 cost of streets & drainage in R/W***
 - ***Patch Chip on Storm box at the South of the intersection***
 - ***Install 25 mph signs...one coming in from Oakland Zion, One going out from the intersection***
 - ***Add note to Plat about, about not filling in R/W Ditches***
 - ***Lower Center of the Rock Check Dams to get more of a "V" for drainage***
 - ***Add Topsoil on fence side of drainage ditch to create a higher berm (the exact location of this drainage ditch must be reflected on the corrected plans. It must be within the drainage easement).***
 - ***Add note to Plat for Culvert Sizing***
 - ***Add note about street light installed outside R/W and grading***
 - ***Add base near the Box East of the new intersection***
 - ***Saw cut a couple cracks in curb***
 - ***Spread rip rap out along drainage ditch near Oakland Zion***
 - ***Bond costs & revised plat***

Washington County Contracted Engineer Conditions:

1. See Above.

Washington County Fire Marshal Conditions:

1. ~~No parking" signs must be corrected.~~

Planning Conditions:

1. ~~The correct deeds must be filed prior to Final Approval.~~
2. All Plat corrections must be completed. **Two revised copies must be submitted for review prior to obtaining any signatures.**
3. Show the 001-15653-007 driveway connection to Parkerman Downs

4. The City of Fayetteville signature blocks must be added to the Final Plat.
5. In the 5th note under the "City of Fayetteville Notes" there is a typo "oIn"
6. Correct all remaining Subdivision Checklist Items:
 - (10) Existing roads, streets, culverts, railroads, and other features: The *LSD plan* shall show the location, name, width, surface type, surface condition and **right-of-way width of all existing or platted roads**, streets or other public ways within or adjacent to the proposed improvement, including features such as existing permanent buildings, water courses, railroads, municipal corporation limits, county's state lines, planning district limits, oil and gas lines or wells, abandoned wells and dry holes. **Dimension on the plat the ROW on your side. Include County Road number.**
 - (34) *All remaining Signature Blocks as appropriate.* (Signature Blocks 5, 6, 9, 11) (Sec. 11, appendix e)
 - 9. COUNTY FIRE MARSHAL APPROVAL:

This plat meets minimum fire code requirements as per current County Policy, as of June 9, 2005.

County Fire Marshal: _____ Date: _____

- 10. PUBLIC UTILITY COORDINATOR APPROVAL: REMOVE

(Applicable when a community sewer system is being utilized.)

This subdivision is in compliance with County Ordinances regarding Community Sewer Systems.

Public Utility Coordinator: _____ Date: _____

(Note: Less signatures may be required in certain instances. Check with the Planning Administrator to see which signatures are necessary if the land development has four (4) plats or less, no road improvements, or is an exempt split).

City of Fayetteville Conditions:

1. ***All outstanding conditions from the City of Fayetteville shall be completed.***

Standard Conditions:

1. Washington County will not maintain sidewalks or streetlights.
2. Washington County will not maintain common areas or park areas.
3. 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.
4. Pay Engineering Fees within 30 days of receipt of invoice. Any extension must be approved by the Planning Office. This will be calculated once all invoices are received.
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. 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 Senior Planner, Courtney McNair, presented the staff report for the board members with updates:

She stated, "Planning Staff received an email from City of Fayetteville Planning which says "The City of Fayetteville has no issue with Washington County approval of the Final Plat at the meeting this afternoon, as long as that approval is contingent upon City of Fayetteville Final Plat approval." In addition, the Final Road Department Inspection was completed Wednesday, September 30, 2015, and it appears there were still several deficiencies remaining, however, the Road Superintendents feel that the items are minor enough in nature that they can be listed as conditions of approval.

The deed correcting the property boundaries has been filed.”

No public comments.

Public Comments Closed.

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

Goshen Planning Area

e. Fritchie Farms Large Scale Development

Preliminary Large Scale Development Approval Request

Location: Section 05, Township 16 North, Range 28 West

Owner/Applicant: Matthew and Katherine Fritchie

Surveyor: Bates and Associates, Geoff Bates

Architect: AVID Architecture and Consulting, Julie Chambers

Location Address: North and West of 15656 Ball Road

Approximately 19.9 acres. Proposed Land Use: Event Center

Coordinates: Latitude 36.08379375, Longitude: -93.97822304

Project #: 2015-098 Planner: Courtney McNair e-mail at cmcnair@co.washington.ar.us

REQUEST: Preliminary Large Scale Development approval for Fritchie Farms Event Center on a parcel that is approximately 20 acres in size.

CURRENT ZONING: Project lies within the County Zoned area (Agriculture/Single-Family Residential 1 unit per 2 acres), and CUP 2015-075 was approved on May 7, 2015 and ratified on July 9, 2015. All conditions of CUP approval apply to this project and must be met.

PLANNING AREA: This project is located within Goshen’s Planning Area. The City of Goshen has not commented at this time.

QUORUM COURT DISTRICT: District 15, Butch Pond

FIRE SERVICE AREA: Goshen VFD

SCHOOL DISTRICT: Fayetteville

INFRASTRUCTURE: Water- Fayetteville

Electric- Ozarks Electric

Natural Gas- N/A

Telephone- AT&T

Cable- N/A

BACKGROUND/ PROJECT SYNOPSIS:

The owners of this property are Matthew and Katherine Fritchie. The applicant is Matt Fritchie. This property is located off of Ball Road (near the intersection of Ball Road, WC 330, and Goshen-Tuttle Road, WC 79).

The applicant is requesting Preliminary Large Scale Development (LSD) approval to begin construction on a wedding/event center and associated site elements.

The proposed project includes construction of a new barn (event center), parking area and driveway, and associated septic system. An outdoor wedding venue is also proposed on site. Hours of operation will be from 10:00 a.m. until 10:00 p.m. on Fridays, and 8:00 a.m. until 10:00 p.m. on Saturdays. The applicant is planning to accommodate parking of 70-85 vehicles, with an estimated occupancy of 175 people. Restrictions were added by the Quorum Court regulating outdoor music. No fireworks will be allowed. With this proposal the applicant will not provide alcohol and will not apply for any permits with Alcohol Beverage Control board, but alcohol will be allowed on a catered basis. The Preliminary LSD plans and architectural drawings are attached.

TECHNICAL CONCERNS:

Water/Plumbing/Fire Concerns:

This project is served by Mount Olive Water. There is an existing 2-inch water main along Ball Road. Ray Eaton with Mt. Olive Water has stated that they can provide a water tap for this project.

At the CUP stage, Planning Staff met with the Goshen Fire Chief, Nathan Wood, to discuss the project. The nearest fire hydrant is off-site and further than 500' away. In order to meet minimum requirements of the AR State Fire Code, water tanker support will be necessary to provide enough water to the site in the event of a fire. Round Mountain and Nob Hill Fire Departments will provide mutual aid with tanker support.

Due to Nob Hill Fire Department's largest tanker having a 38' turning radius, no turning radius within the designated fire lanes for this proposed project can be less than 38'. Additionally, the water tankers need a clear area to deliver water. The Fire Marshal and Goshen Fire Chief have approved the proposed drop off and cul de sac turnaround area. Fire lanes along the drive and turn around area must be marked (can be marked with signage- if the drive and lots are gravel; or marked with paint- if the drive and lots are paved). Currently the plan is for a gravel drive and turn-around. Fire lane signs are indicated on the plans.

The County Fire Marshal required that the applicant's architect set the final occupancy load for the building. The applicant's requested occupancy is approximately 175 people for this project, and the architect's calculated fire occupant load for the building is 299 people. Therefore, the applicant's requested occupancy is in compliance with Fire Code occupancy requirements. The architect must also ensure the building meets Arkansas State Fire Code, and is ADA compliant. A statement will be required at Final Large Scale Development (LSD) stating that the project meets Arkansas State Fire Code and ADA requirements.

Stamped and signed Architectural drawings have been submitted for the proposed building. These plans show the proposed ingress/egress paths, exit/emergency lighting, and fire extinguishers, as well as all other information needed to meet Arkansas State Fire Code and ADA compliance. The connection between the building and the handicapped parking spaces, as well as the restrooms, must be ADA compliant.

The applicant must comply with any Health/Safety/Fire Code recommendations made by the architect. The Fire Marshal will review the plans, make comment, and must approve the plans prior to construction. **The Fire Marshal is in the process of reviewing these plans. Planning Staff will update the Board at the meeting.**

The applicant is proposing a "warming only" kitchen. He understands that if a commercial kitchen is desired further review will be necessary.

Once construction is complete, the Fire Marshal will inspect all requirements for the building and driveway prior to the building being occupied.

Septic System Concerns:

This project is proposing to utilize an individual septic system. Soil work has been completed and was submitted on 04/13/15 by Linda Mayo Tillery, of Water & Environmental Testing of NWA, LLC. According to this report, the soils appear to be adequate.

A permit has been submitted to the Health Department for review. The septic system must receive approval from the Health Department before it is installed, and be inspected by the Health Department prior to occupation of the proposed building.

Melissa Wonnacott, of the Arkansas Department of Health (ADH), stated that the permit has been approved for this septic design. Planning Staff has not received the approved copy of this permit, but must prior to construction. As the permit has been approved, the Preliminary LSD plans need to be

updated to reflect the actual proposed location. Currently the septic system on the plans is labeled as "possible location".

The septic system (primary and alternate area) must be delineated (landscaping/fencing/other barrier) to prevent anyone from parking or driving in this area. No parking is allowed on any portion of the septic system including the alternate area. The alternate area must remain undisturbed.

The applicant is requesting a "warming only" kitchen at this time. A retail food service permit may be required. The applicant must contact David Cowan at the Washington County Health Department to discuss prior to construction. The proposed project must be in compliance with the regulations of the Arkansas Department of Health.

Electric/Gas/Cable/Phone Concerns:

Generally, any damage or relocation of utilities will be at the expense of the owner/applicant. Mt. Olive Water and AT&T did not submit any additional comments. Ozarks Electric commented that "Any damage or relocation of existing facilities will be at owner's expense."

The front building setback shall also be designated as a utility easement.

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

This property accesses off Ball Road, WC #330, which is a county maintained gravel road. Ball Road is approximately 30' in width, and is in good condition.

As per AR State Fire Code, the driveway accessing the event center must be a minimum of 20' wide if it is 500' or less in length. If the length exceeds 500' then the width will need to be increased to 24' minimum. The centerline width is shown at 680 feet long and the access drive is 24 feet wide.

The engineer has submitted grading that provides for adequate sight distance from the proposed driveway. As this cannot be met without grading, staff requires a final measured sight distance to be certified at Final LSD by the engineer.

No work in County ROW (i.e. clearing, grading, driveway installation, etc...) may take place without a permit. 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). This is shown on the plans.

Drainage Concerns:

The engineer submitted a full drainage study for this project. The County Contract Engineer, Clay Grote, had some corrections at Tech Review. The engineer resubmitted a copy with corrections. The County Engineer is currently reviewing the report. **Planning Staff will update the Board at the meeting if there is any additional concern.**

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).

Addressing Concerns:

The applicant has applied for a 911 address. The 911 address shall be shown on the Final LSD plans.

Sheriff's Office Concerns:

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

Planning Concerns:

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

The applicant has indicated that signage is desired. No signage is allowed within Washington County’s road right-of-way (ROW). The signage must be a maximum of approximately 24 sq. ft. in size and not directly lit. A sketch of the proposed sign must be submitted to Washington County Planning for approval prior to the sign being placed. No additional signage is allowed to be placed, and if the applicant chooses to use lighting for the sign, it must be indirectly lit.

Planning staff conducted site visits on 3/23/15 and 4/15/15. Staff noted that due to the topography and proposed location of the event center, it would be difficult to see it from the road or neighboring properties. Therefore, no additional screening will be required. Care should be taken to leave existing vegetation on the north and west property boundaries intact.

A dumpster is not desired at this time. If a dumpster is placed, staff must approve the placement and will require it to be screened with an opaque material, including the gate, so it won’t be visible to neighbors.

NEIGHBOR COMMENTS/CONCERNS:

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

Additionally, since the property lines were changed via an approved lotline adjustment/split (administrative approval by Goshen and Washington County) after the CUP project was approved, Planning staff sent courtesy notifications to any neighbors that were notified at the CUP stage, but that no longer fall within the required notification area for the Preliminary LSD.

At this time, staff has received no comments.

Staff will update you 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.

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		✓	

Several Checklist items remain to be completed:

(1) Name and address of owner, developer, **engineer** and surveyor. **Did your address change?**

(2) Name of the land development, date, graphic scale, north arrow, total acreage and individual tract acreage **on the cover page, there are two different parcel #s listed as the parent parcel 001-09964-001 which has the legal description listed under it, and 001-09950-002 listed in the information column. I believe 001-09950-002 is the correct parcel # as it is 19.9 acres in the Assessor's Records. Are both parcels listed on the same deed? Do both parcels need to be listed together?**

(3) Legal description of the property with dimensions and angles sufficient to locate all lines on the ground. Lot and blocks shall be numerically identified, boundaries shown by bearings and distance, and property located by Section, Township and Range and tied to the nearest of two (2) defined and referenced Section Corners or Quartersection Corners. **See above-please clarify.**

(8) Names of adjacent land developments and ownership of adjacent property including corresponding deed book and page number. *Include parcel numbers.* **On #6, there is no parcel number listed (001-09954-000), and it is difficult to read the numbers on the corresponding map.**

(9) All LSD Plans presented to the planning board and filed for record shall note the uses of adjacent property. The determination of said use shall be the responsibility of the developer. (sec. 13-1) **List the actual use of each adjacent property.**

(10) Existing roads, streets, culverts, railroads, and other features: The *LSD plan* shall show the location, name, **width**, surface type, surface condition and right-of-way width of all existing or platted roads, streets or other public ways within or adjacent to the proposed improvement, including features such as existing permanent buildings, water courses, railroads, municipal corporation limits, county's state lines, planning district limits, oil and gas lines or wells, abandoned wells and dry holes. **Is Ball Road really only 20'?**

(12) Flood areas: 1% (100-year) flood per FEMA map. **The floodplain is shown, but the map # is not listed and the zone (A, AE, etc) must be listed.**

(16) Location, dimensions and names of all proposed roads, streets, alleys, easements, blocks, parcel and lot lines and address numbers, dedications and reservations. **What is the total driveway length? What is the total driveway grade % (says cannot exceed 10% in notes)**

Additional LSD Plan Corrections needed:

On the cover page under the contacts section, Fayetteville Water is erroneously listed as the water provider. Additionally, there is no gas or cable service to this property.

STAFF RECOMMENDATION: Staff recommends approval of the proposed Fritchie Farms Preliminary Large Scale Development with the following conditions (see changes made since the time of the staff report):

Water/Plumbing/Fire Conditions:

1. No turning radius within the designated fire lanes for this proposed project can be less than 38'.
2. The proposed drop off and cul de sac turnaround areas are approved as shown.
3. Fire lanes along the drive and turn around area must be marked (can be marked with signage- if the drive and lots are gravel; or marked with paint- if the drive and lots are paved). Currently the plan is for a gravel drive and turn-around.
4. Fire lane signs are indicated on the plans and must be installed prior to occupation.
5. A statement from the Architect will be required at Final Large Scale Development (LSD) stating that the project meets Arkansas State Fire Code and ADA requirements.

6. The applicant must comply with any Health/Safety/Fire Code recommendations made by the architect.
7. The Fire Marshal will review the plans, make comment, and must approve the plans prior to construction. ***The Fire Marshal is in the process of reviewing these plans. Planning Staff will update the Board at the meeting. These have been approved***
8. The applicant is proposing a “warming only” kitchen. He understands that if a commercial kitchen is desired further review will be necessary.
9. **Once construction is complete, the Fire Marshal will inspect all requirements for the building and driveway prior to the building being occupied.**

Septic System Conditions:

1. The septic system must receive approval from the Health Department before it is installed, and be inspected by the Health Department prior to occupation of the proposed building.
2. Planning Staff has not received the approved copy of this permit, but must prior to construction.
3. As the permit has been approved, the Preliminary LSD plans need to be updated to reflect the actual proposed location. Currently the septic system on the plans is labeled as “possible location”.
4. The septic system (primary and alternate area) must be delineated (landscaping/fencing/other barrier) to prevent anyone from parking or driving in this area. No parking is allowed on any portion of the septic system including the alternate area. The alternate area must remain undisturbed.
5. The applicant is requesting a “warming only” kitchen at this time. A retail food service permit may be required. The applicant must contact David Cowan at the Washington County Health Department to discuss prior to construction.
6. The proposed project must be in compliance with the regulations of the Arkansas Department of Health.

Electric/Gas/Cable/Phone Conditions:

1. Generally, any damage or relocation of utilities will be at the expense of the owner/applicant.
2. The front building setback shall also be designated as a utility easement.
3. Show the 2-inch Mt. Olive Water main on the plans.

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

1. As per AR State Fire Code, the driveway accessing the event center must be a minimum of 20’ wide if it is 500’ or less in length. If the length exceeds 500’ then the width will need to be increased to 24’ minimum. The centerline width is shown at 680 feet long and the access drive is 24 feet wide.
2. The engineer has submitted grading that provides for adequate sight distance from the proposed driveway. (minimum of 390 feet is required in both directions). As this cannot be met without grading, staff requires a final measured sight distance to be certified at Final LSD by the engineer.
3. ***The applicant is responsible for maintaining a clear line of sight by trimming vegetation as needed.***
4. No work in County ROW (i.e. clearing, grading, driveway installation, etc...) may take place without a permit.
5. The Road Department requires 30’ ROW to be dedicated on the applicant’s side of the road. This is shown on the plans.

Drainage Conditions:

1. ~~***The County Engineer is currently reviewing the resubmitted drainage report. Planning Staff will update the Board at the meeting if there is any additional concern. This has been reviewed and approved.***~~

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).

Addressing Conditions:

1. The 911 address shall be shown on the Final LSD plans.

Planning Conditions:

1. All outdoor lighting must be shielded from neighboring properties, and any lighting must be indirect and not cause disturbance to drivers or neighbors. Additionally, all security lighting must be shielded appropriately.
2. No signage is allowed within Washington County's road right-of-way (ROW). The signage must be a maximum of approximately 24 sq. ft. in size and not directly lit. A sketch of the proposed sign must be submitted to Washington County Planning for approval prior to the sign being placed. No additional signage is allowed to be placed, and if the applicant chooses to use lighting for the sign, it must be indirectly lit.
3. Care should be taken to leave existing vegetation on the north and west property boundaries intact.
4. A dumpster is not desired at this time. If a dumpster is placed, staff must approve the placement and will require it to be screened with an opaque material, including the gate, so it won't be visible to neighbors.
5. Several Checklist items remain to be completed:
 - (1) Name and address of owner, developer, **engineer** and surveyor. **Did your address change?**
 - (2) Name of the land development, date, graphic scale, north arrow, total acreage and individual tract acreage **on the cover page, there are two different parcel #s listed as the parent parcel 001-09964-001 which has the legal description listed under it, and 001-09950-002 listed in the information column. I believe 001-09950-002 is the correct parcel # as it is 19.9 acres in the Assessor's Records. Are both parcels listed on the same deed? Do both parcels need to be listed together?**
 - (3) Legal description of the property with dimensions and angles sufficient to locate all lines on the ground. Lot and blocks shall be numerically identified, boundaries shown by bearings and distance, and property located by Section, Township and Range and tied to the nearest of two (2) defined and referenced Section Corners or Quartersection Corners. **See above-please clarify.**
 - (8) Names of adjacent land developments and ownership of adjacent property including corresponding deed book and page number. **Include parcel numbers. On #6, there is no parcel number listed (001-09954-000), and it is difficult to read the numbers on the corresponding map.**
 - (9) All LSD Plans presented to the planning board and filed for record shall note the uses of adjacent property. The determination of said use shall be the responsibility of the developer. (sec. 13-1) **List the actual use of each adjacent property.**
 - (10) Existing roads, streets, culverts, railroads, and other features: The *LSD plan* shall show the location, name, **width**, surface type, surface condition and right-of-way width of all existing or platted roads, streets or other public ways within or adjacent to the proposed improvement, including features such as existing permanent buildings, water courses, railroads, municipal corporation limits, county's state lines, planning district limits, oil and gas lines or wells, abandoned wells and dry holes. **Is Ball Road really only 20'?**
 - (12) Flood areas: 1% (100-year) flood per FEMA map. **The floodplain is shown, but the map # is not listed and the zone (A, AE, etc) must be listed.**
 - (16) Location, dimensions and names of all proposed roads, streets, alleys, easements, blocks, parcel and lot lines and address numbers, dedications and reservations. **What is the total driveway length? What is the total driveway grade % (says cannot exceed 10% in notes)**

6. Additional LSD Plan Corrections needed:
 - On the cover page under the contacts section, Fayetteville Water is erroneously listed as the water provider.
 - On the cover page under the contacts section, there is no gas or cable service to this property.

General Conditions:

1. **All conditions approved with CUP 2015-075 shall apply to this project.**
2. Only the uses proposed are allowed; no additional uses unless additional review takes place.
3. Pay Mailing Fees of \$32.72 within 30 days of project hearing. Any extension must be approved by the Planning Office. (Invoice was emailed to applicant on 09/25/15).
4. Pay Engineering Fees within 30 days of receiving statement. This will be calculated once staff receives all invoices. If less than one hour of review, there is no charge to the applicant.
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. **Prior to construction, all updated site and building plans must be submitted to the Planning Office and APPROVED (2 copies for review). No construction may begin until Preliminary LSD Plans (2 copies) have been submitted with all corrections shown and approved by Planning Staff.**
7. **It is the applicant's responsibility to contact the Planning Office when inspections are needed.**
8. **Once construction is commenced, it is the applicant's responsibility to inform the Planning Office.**
9. All conditions shall be adhered to and completed in the appropriate time period set out by ordinance.
 - a. **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 with updates:

She stated that the drainage report and architect plans have been submitted and found to be adequate.

Chuck asked a question about the vegetation to be trimmed on the property and who owns it. Ms. McNair stated that it was located on the applicant's property.

No public comments.

Public Comments Closed.

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

ITEMS TO BE REMOVED: (Due to being tabled more than three times with no resubmittals.)

CONDITIONAL USE PERMIT HEARING

County

f. Summers Missionary Baptist Church CUP Youth Center/Gymnasium (To be removed).

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

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

LAND DEVELOPMENT HEARING

County

g. Summers Missionary Baptist Church LSD Youth Center/Gymnasium (To be removed).

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

Walter Jennings made a motion to approve the agenda. Cheryl West 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 **November 5, 2015 and December 10, 2015.**
- Any other Planning Department or Planning Board business.

6. Old Business

7. Adjourn

Cheryl West moved to adjourn. Walter Jennings seconded. Motion passed.

All Board members present were in favor of approving.

Planning Board adjourned.

Approved by the Planning Board on:

_____ Date: _____
Randy Laney, Planning Board Chairman