

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

Nov 5, 2015

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

DEVELOPMENTS REVIEWED:

ACTION TAKEN:

LAND DEVELOPMENT HEARINGS

Fayetteville Planning Area

a: Eastern Park Subdivision Preliminary Subdivision

Tabled

County

**e: Replat / Lotline Adjustment of Norma Harrelson Minor Subdivision
Tract 1 and Forbis-Lacy Subdivision Tract B-1**

Approved

1. ROLL CALL:

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

2. APPROVAL OF MINUTES: *Walter Jennings made a motion to approve the minutes of Oct 1, 2015. Chuck Browning seconded. All board members were in favor of approving. Motion passed.*

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

4. NEW BUSINESS

LAND DEVELOPMENT HEARING

Fayetteville Planning Area

A. Eastern Park Subdivision Preliminary Subdivision **TABLED**

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 / 14 lots. Proposed Land Use: 12 Single Family Residential (1 lot for septic and 1 lot for detention)

Coordinates: Latitude: 36.097785, Longitude: -94.097156

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

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

County

B. Replat/Lotline Adjustment of Norma Harrelson Minor Subdivision Tract 1 and Forbis-Lacy Subdivision Tract B-1

Minor Subdivision Replat/Lotline Adjustment 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 / 2 lots. Proposed land use: Single Family Residential.

Coordinates: Latitude 36.05889599, Longitude: -94.05795081

Project #: 2015-216 Planner: Nathan Crouch e-mail at ncrouch@co.washington.ar.us

REQUEST: The applicant is requesting Preliminary and Final Minor Subdivision Replat and Lotline Adjustment approval of **Replat/Lotline Adjustment of Norma Harrelson Minor Subdivision Tract 1 and Forbis-Lacy Subdivision Tract B-3.**

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 15, Butch Pond.

FIRE SERVICE AREA: Round Mountain Rural 117

SCHOOL DISTRICT: Fayetteville

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

BACKGROUND/ PROJECT SYNOPSIS:

The property owners and applicants are Chris and Nancy Bookout. The surveyor is Alan Reid & Associates. The applicants are requesting to Lotline Adjust two (2) existing parcels (one platted in the Norma Harrelson Minor Subdivision, one platted in Forbis-Lacy Subdivision).

	Parcel #	Parcel #
	001-10586-004	186-10002-001
Lotline Adjustment	Norma Harrelson MS/D, Tract 1	Forbis-Lacy S/D, Tract B-3
Existing acreage	3.73 acres	2.57 acres
Proposed acreage	1.25 acres	5.05 acres
Existing Structures	no structures exist	1 home & 1 shed exist

The main point to understand about this proposal is that it is a lotline adjustment between two lots platted in separate subdivisions, which requires replat review.

TECHNICAL CONCERNS:

Sewer/Septic

Soil work has been conducted, and is being reviewed by the Arkansas Dept. of Health. If ADH reports to Planning staff that the soil is adequate, by the time of the Nov. 5th meeting, staff will recommend for approval.

Electric/Phone/Gas

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

Water

Fayetteville Water has a water line located on the north side of Lake Sequoyah Road WC-50, across from the applicants' parcel. The property owners must request water service from Fayetteville Water.

As each proposed tract has individual road frontage, Fayetteville has indicated that they can serve each one.

Addressing

There are currently addresses assigned to the residence on parcel # 186-10002-001 (16901 Lake Sequoyah Rd), as well as parcel # 001-10586-004 (16891 Lake Sequoyah Rd).

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

There is an existing access/utility easement extending from Lake Sequoyah Road, across Tracts A and B-3, to the Bookout residence on Tract B-3.

Sight distance from the proposed private road, onto Lake Sequoyah road, is adequate.

SITE VISIT:

A site visit was conducted by planning staff earlier in the year when reviewing a project on an adjacent parcel. Please see attached pictures of road access. Sight distance onto Lake Sequoyah Road is adequate.

NEIGHBOR COMMENTS:

All neighbors within 300 feet of the boundary of this property were notified by certified mail of this project's original proposal. That proposal was tabled before being heard at the October 1st meeting. All of the same neighbors have been sent courtesy notifications by regular mail of this current proposal, the date of the upcoming meeting, and the adjusted meeting time.

No comments have been received at the time of this Staff Report.

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.

	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:

If soil work is reviewed by the Arkansas Department of Health, and found to be adequate by Nov 5th, Staff recommends Preliminary and Final Minor Subdivision Replat approval of Replat/Lotline Adjustment of Norma Harrelson Minor Subdivision Tract 1 and Forbis-Lacy Subdivision Tract B-3, with the following conditions:

*Soil work was submitted on Nov 5th, and found to be adequate by a Designated Representative of the Arkansas Department of Health.

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

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. ~~Pay neighbor notification mailing fees (\$43.10) within 30 days of project approval. Any extension must be approved by the Planning Office (invoice was emailed to applicant on 10/27/15).~~
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. Lots that are over one-half acre in size will need to be addressed after the home location is known.
5. All general plat checklist items must be corrected.
- ~~Please correct the way the building setbacks are shown on Tract B-3.~~
6. Once all plat corrections have been completed, submit corrected plat for review prior to obtaining signatures.
7. 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.

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

No Public comments.

Public Comments Closed.

*Chuck Browning made a motion to approve the **Replat/Lotline Adjustment of Norma Harrelson Minor Subdivision Tract 1 and Forbis-Lacy Subdivision Tract B-1** subject to staff recommendations Daryl Yerton seconded. Robert Daugherty and Cheryl West were not present. Board Members Randy Laney, Daryl Yerton, Walter Jennings, Chuck Browning, and Kenley Haley were in favor of approving. Motion passed.*

5. Other Business

- Discussion of Current Development and Planning Department Activities.
- Reminder of upcoming regular Planning Board meeting **December 10, 2015.**
- **Discussion of 2016 Planning Board Meeting Schedule.**
- Any other Planning Department or Planning Board business.

6. Old Business

7. Adjourn

Approved by the Planning Board on:

_____ Date: _____
Randy Laney, Planning Board Chairman