

**MINUTES
WASHINGTON COUNTY PLANNING BOARD
&
ZONING BOARD OF ADJUSTMENTS
Dec 10, 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. Variance 1 (for the deck) for Replat Lots 23, 24, and 27
Shady Cove Minor Subdivision**

Approved

County

**b. Variance 2 (for the house) for Replat Lots 23, 24, and 27
Shady Cove Minor Subdivision**

Approved

County

c. Replat Lots 23, 24, and 27 Shady Cove Minor Subdivision

Approved

County

d. EMS Expansion Final LSD

Approved

CONDITIONAL USE PERMIT HEARING

Fayetteville Planning Area

e. Rid-A-Pest CUP

Approved

LAND DEVELOPMENT HEARINGS

Fayetteville Planning Area

f. Rid-A-Pest Preliminary LSD

Approved

Fayetteville Planning Area

g. Eastern Park Subdivision Preliminary Subdivision

Tabled

1. ROLL CALL:

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

2. APPROVAL OF MINUTES: *Kenley Haley made a motion to approve the minutes of Nov 5, 2015. Walter Jennings 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. Walter Jennings seconded. All board members present were in favor of approving. Motion passed.*

4. NEW BUSINESS

LAND DEVELOPMENT HEARING

County

a. Variance 1 (for the deck) for Replat Lots 23, 24, and 27, Shady Cove Minor Subdivision

Variance Approval Request

Location: Section 25, Township 18 North, Range 29 West

Owner: Ronald Rich

Engineer: Alan Reid & Associates

Location Address: 22011 Dogwood Cir

Approximately 1.03 acres / 3 lots. Proposed Land Use: Residential

Coordinates: Latitude: 36.19783419, Longitude: -94.02404497

Project #: 2015-285 Planner: Nathan Crouch e-mail at ncrouch@co.washington.ar.us

County

b. Variance 2 (for the house) for Replat Lots 23, 24, and 27, Shady Cove Minor Subdivision

Variance Approval Request

Location: Section 25, Township 18 North, Range 29 West

Owner: Ronald Rich

Engineer: Alan Reid & Associates

Location Address: 22011 Dogwood Cir

Approximately 1.03 acres / 3 lots. Proposed Land Use: Residential

Coordinates: Latitude: 36.19783419, Longitude: -94.02404497

Project #: 2015-286 Planner: Nathan Crouch e-mail at ncrouch@co.washington.ar.us

County

c. Replat Lots 23, 24, and 27 Shady Cove Minor Subdivision

Preliminary and Final Minor Subdivision Replat Approval Request

Location: Section 25, Township 18 North, Range 29 West

Owner: Ronald Rich

Engineer: Alan Reid & Associates

Location Address: 22011 Dogwood Cir

Approximately 1.03 acres / 3 lots. Proposed Land Use: Residential

Coordinates: Latitude: 36.19783419, Longitude: -94.02404497

Project #: 2015-257 Planner: Nathan Crouch e-mail at ncrouch@co.washington.ar.us

REQUEST: The applicant is requesting two Variances, and Preliminary and Final Minor Subdivision Replat Approval of Replat Lots 23, 24, and 27, Shady Cove Minor Subdivision, to create two new (proposed) lots from three existing lots in Shady Cove Subdivision.

The Variance requests are:

- a) To allow an existing deck to remain within the building setbacks and drainage/utility easement,
- b) To decrease the width of the building setbacks and the drainage/utility easement along the eastern property line of proposed lot 29.

CURRENT ZONING: Project lies within the County Zoned area (Agricultural/Single-Family Residential 1 unit per acre). This project meets current zoning.

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

QUORUM COURT DISTRICT: District 5, Joe Patterson.

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

SCHOOL DISTRICT: Springdale

INFRASTRUCTURE: **Water**– Springdale Water **Electric**- Ozarks Electric
Natural Gas– N/A **Telephone**- AT&T **Cable**- Cox

BACKGROUND/ PROJECT SYNOPSIS:

The property owners and applicants are Ronald and Marilyn Rich. The surveyor is Alan Reid & Associates. The applicants are requesting to replat three existing platted lots into two proposed lots, totaling 1.03 acres. There is an existing home, garage, two gardens with retaining walls, and a garden shed on the property at this time.

Two Variances of Sec. 11-88 (a) & (d) are requested:

- (For the Deck) – To allow the existing deck to remain within the building setback and drainage/utility easement.
- (For the House) – To decrease the width of the building setback and drainage/utility easement, to 5' wide, on the eastern property line of proposed lot 29.

The Variances are being requested because the existing house and deck encroach into the building setback, and drainage/utility easement.

Allowing the deck to remain within the building setback and drainage/utility easement will bring the deck into compliance.

Decreasing the width of the building setback and the drainage/utility easement to 5' will remove the corner of the house from the building setback and drainage/utility easement, bringing the house into compliance.

The original 1971 Shady Cove Subdivision Plat lists the drainage & utility easements at 10 feet along all lot lines. Since that time the required easement width has increased to 15', and building setback requirements have been established. This replat creates new 2015 lots in an existing 1971 subdivision, so the building setback and easement requirements are now applied on the new lots.

If the deck is ever removed or destroyed, any new or replacement structure must adhere to the 15' setback and drainage/utility easement requirement. Also, if the residential lot (proposed lot 29) is ever sold separately from lot 25 (also owned by the Rich's – but not part of this proposal), the encroaching portion of the deck may be required to be removed.

This property is required to be processed as a Minor Subdivision Replat because it is an adjustment to lots in an existing platted subdivision.

Parent Parcels

- 440-02115-000, lot 23, 0.48 acres, one existing garden shed.
- 440-02116-000, lot 24, 0.36 acres, one existing home and garage.
- 440-02119-000, lot 27, 0.33 acres, two existing retaining walls.

Proposed Lots

- Lot 28, 0.55 acres, two retaining walls & garden shed.
- Lot 29, 0.62 acres, one existing home and garage.

See "Original 1971 Plat/proposed configuration" diagram, **Pg. A,B&C-7.**

The primary concern with this project is the northeast corner of the house and the deck encroaching into the building setback and drainage/utility easement.

TECHNICAL CONCERNS:

Sewer/Septic

Soil work was received from Bailey Environmental Services on November 25th, and found to be adequate.

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

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

All properties in this proposal access off Dogwood Circle, WC-1055. No additional Right-of-Way is requested by the Washington County Road Department. Any work done in the county road right-of-way requires a permit.

Variance

When any land development occurs whether it is a split or lot line adjustment, or a larger more intensive development like a subdivision, the building setback requirement is applied at that time. As this home and deck existed before building setbacks were applied, Staff recommends approval of both Variances. However, all new structures must comply with the setback requirement.

If proposed lot 29 is ever sold separately from lot 25, the portion of the deck that encroaches onto lot 25 may be required to be removed.

SITE VISIT:

Staff conducted a site visit on 11/19/2015. No additional issues were found on-site.

NEIGHBOR COMMENTS:

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 neighbor comments have been received.

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

CHECKLIST:

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

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

STAFF RECOMMENDATION

Agenda Item A – Variance 1 (for the house):

Staff recommends approval of the Variance for Replat Lots 23, 24, and 27, Shady Cove Subdivision (for the house) with the following conditions.

1. Allow the building setback and drainage/utility easement to decrease in width to 5 feet.
2. If the house is ever removed or destroyed, any new/replacement structures must adhere to the 10' (side) setback and 15' drainage/utility easement.

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

No Public comments.

Public Comments Closed.

*Robert Daugherty made a motion to approve the **Variance 1 (for the deck) for Replat Lots 23, 24, and 27, Shady Cove Minor Subdivision** subject to staff recommendations Cheryl West seconded. Daryl Yerton and Chuck Browning was not present. Board Members Randy Laney, Robert Daugherty, Walter Jennings, Cheryl West, and Kenley Haley were in favor of approving. Motion passed.*

Agenda Item B – Variance 2 (for the deck):

Staff recommends approval of the Variance for Replat Lots 23, 24, and 27, Shady Cove Subdivision (for the deck) with the following conditions:

1. Allow the existing deck to remain in the building setback and drainage/utility easement.
2. If the deck is ever removed or destroyed, any new/replacement structures must adhere to the 10' (side) setback and 15' drainage/utility easement.
3. If proposed lot 29 is ever sold separately from lot 25, the encroaching portion of the deck may be required to be removed.

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

No Public comments.

Public Comments Closed.

*Robert Daugherty made a motion to approve the **Variance 2 (for the house) for Replat Lots 23, 24, and 27, Shady Cove Minor Subdivision** subject to staff recommendations Walter Jennings seconded. Daryl Yerton and Chuck Browning was not present. Board Members Randy Laney, Robert Daugherty, Walter Jennings, Cheryl West, and Kenley Haley were in favor of approving. Motion passed.*

Agenda Item C – Minor Subdivision:

If both Variances are approved, Staff recommends Preliminary and Final Minor Subdivision Replat approval of Replat Lots 23, 24, and 27, Shady Cove Subdivision with the following conditions:

Utility Conditions/Road Conditions:

1. Any damage or relocation of utilities will be at the expense of the owner/applicant.
2. 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. Pay neighbor notification mailing fees (\$73.62) within 30 days of project approval. Any extension must be approved by the Planning Office (invoice was emailed to applicant on 12/1/15). *PAID
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.
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. The Circuit Clerk is not accepting plats over 18" x 24" in size.
8. The Variances being requested a.) To allow the existing deck to remain within the building setbacks and drainage/utility easement on the eastern property line of proposed lot 29, and b.) To reduce the width of the building setback and drainage/utility easement, to 5 feet, along the eastern property line of proposed lot 29, must both be approved. *Both were approved 12-10-2015

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

No Public comments.

Public Comments Closed.

*Robert Daugherty made a motion to approve the **Replat Lots 23, 24, and 27, Shady Cove Minor Subdivision** subject to staff recommendations Cheryl West seconded. Daryl Yerton and Chuck Browning was not present. Board Members Randy Laney, Robert Daugherty, Walter Jennings, Cheryl West, and Kenley Haley were in favor of approving. Motion passed.*

County

d. EMS Expansion Final LSD

Final Large Scale Development Approval Request

Location: Section 21, Township 14 North, Range 33 West

Owner: Dennis and Marilyn Miles

Applicant: Coyle Enterprises

Location Address: 16088 S Hwy 59.

Approximately 3.5 acres / 1 lot. Proposed Land Use: Expansion of Manufacturing Business

Coordinates: Latitude: 35.87824963, Longitude: -94.48665804

Project #: 2015-050 Planner: Courtney McNair email: cmcnair@co.washington.ar.us

REQUEST: Final Large Scale Development approval to allow the expansion of a previously approved manufacturing business on a parcel of land that is approximately 3.67 acres in size.

CURRENT ZONING: Project lies within the County Zoned area (Agriculture/Single-Family Residential 1 unit per acre), and CUP 2011-064 and CUP 2015-049

PLANNING AREA: This project is located solely in the County.

QUORUM COURT DISTRICT: District 10, Rick Cochran
DISTRICT: Lincoln

FIRE SERVICE AREA: Morrow **SCHOOL**

INFRASTRUCTURE: Water-Lincoln Electric-Ozarks Electric Natural Gas-NA Telephone-Prairie Grove Telephone Cable- NA

BACKGROUND/ PROJECT SYNOPSIS:

EMS (Electronic Manufacturing Solutions) Expansion is requesting Final Large Scale Development approval in order to begin operations in the expansion of the Electronic Manufacturing Solutions, Inc. Addition (CUP 2015-049) that received a Conditional Use Permit in April 2015 to allow three additional buildings, additional parking, and the relocation of the office building, on a property zoned Agricultural or Single-Family Residential.

In June of 2011, CUP 2011-064 was approved to allow the first manufacturing building (60x100') on a site where there was one existing office building. The CUP in 2011 did not require LSD approval because the lot was less than one acre at that time. When the current proposal came to the Board for CUP approval in April 2015, a lot line adjustment was completed which increased the site to approximately 3.67 acres. Preliminary Large Scale Development approval for the expansion was also granted in April 2015.

This expansion included the addition of three new buildings (attached to the existing building via breezeway and courtyard), an approximately 3200 sq ft parking addition, and relocation of the existing office building. A 1200 sq ft storage addition is also proposed on the west side of the building.

The three building additions are:

- 1896.5 sq ft metal building (to be placed where the office is located currently)
- 9460 sq ft metal building,
- 1762 sq ft wood frame building (the existing office will be relocated to attach to the end of this proposed building).

Since the time of the Preliminary LSD plan approval, there have been some minor changes to the interior layout of the large metal building. These plan changes are reflected in the Architectural Drawings. The Fire Marshal has reviewed the plans and agrees that these appear to be in compliance with fire code. Planning Staff is not concerned about the changes as the intended uses remain the same as those approved with CUP 2015-049.

The septic system has been redesigned and relocated from the original septic area to the expanded LSD site.

According to the owner, the employees (9) that are currently located at their Lincoln business location will be relocated to the proposed expansion, and an additional 10 employees are expected over the next few years for a total of approximately 40 employees. Truck traffic (for deliveries/pick up) is not expected to increase. Security lighting is proposed, but should not impact neighboring properties. Hours of operation and signage will remain as they are currently.

This project is currently under construction. Staff performed an inspection on 12/3/15 with the Washington County Fire Marshal. There were several items under construction, but not yet complete:

1. Outdoor grade on several exits must be filled to ground level so there is no step down.
2. Fire Extinguishers are not installed (but they have a contract).
3. Sheetrock on offices, electrical room, and under stairs must be completed.
4. Restrooms have no fixtures, no hand rails installed yet.
5. Exit lights in break room and executive offices are not installed yet (walls weren't complete), but the electrical is in place for them to be placed.
6. Exit door in executive office area is not installed. It has been ordered, but has not arrived yet.
7. Handrails on all stairs must be installed.
8. Handicap parking space must be completed and marked.
9. Fire Exit Plan signs must be posted (per Dennis).
10. Back Deck must be completed.
11. Ramp to the Truck Dock exit door must be completed.
12. Final plumbing inspection must be completed by Lincoln and a copy submitted to this office.

Additional information to be submitted prior to obtaining signatures on the final plans:

1. A statement that the building meets ADA.
2. A statement that the building meets Fire Code.
3. Pay engineering fees (*not calculated yet, waiting on final bill from Clay)

Planning Staff feels that all remaining issues can be addressed after Final Plan approval, but PRIOR to signatures being obtained on the Final Plans. The Fire Marshal will complete a Final Inspection once all construction is complete.

No occupancy can take place until after all conditions listed in this staff report are completed, all final inspections are completed and found adequate, all signatures are obtained, and the Final LSD Plans are filed with the Circuit Clerk.

TECHNICAL CONCERNS:

Water/Plumbing/Fire Issues:

Lincoln water services this property. **Lincoln will inspect the plumbing.** The final inspection must be completed prior to the building being occupied. A copy of the final inspection must be provided to Washington County prior to the Final Plans being signed.

There is an existing 4 inch water line in this area. It is not large enough to support a fire hydrant.

Based on the available tanker support from responding and secondary fire departments, the Fire Marshal feels that there will be enough water available without a hydrant or other water source (such as an underground storage tank).

The Fire Marshal has comments regarding the building. He required that emergency and exit lights be shown at the fire exits, appropriate landings be located outside of the fire exit areas, fire lane to be shown, details about the fire wall and exterior exits to be included, and generally that the building be in compliance with AR State Fire Code. Most of the comments have been addressed with the revised plans. A statement that the building meets AR State Fire Code and ADA requirements will be required prior to the Final Plans being signed.

As per a conversation with the Fire Marshal, the applicant has decided not to install a stove in the break room area at this time. The Fire Marshal will allow for a stove with the appropriate "guardian system" if the applicant desires in the future. Plans must be submitted to the Fire Marshal prior to installation, and the applicant must follow any recommendation made by the Fire Marshal regarding this system.

The Fire Marshal will inspect all requirements for the building and driveway prior to the building being occupied.

Septic:

The septic system has been redesigned and has been relocated from the original septic area to the expanded LSD site. This has been approved by the Health Department and the primary and alternate areas are shown on the plans. **Updated "as-built" plans were submitted and the Health Department has verified that the system was installed correctly.**

Electric/Gas/Cable/Phone:

Generally, any damage or relocation of utilities will be at the expense of the owner/applicant.

Roads/Sight Visibility/Ingress-Egress/Parking:

This property accesses onto State Highway 59. Repairs were completed to the bottom of the driveway with a permit from the state at the time of CUP 2011-064. No further improvements are necessary.

Drainage:

All drainage concerns have been addressed.

Environmental Concerns:

At this time, no stormwater permit is required by Washington County at this time; however, an Industrial Stormwater Permit is required by ADEQ. Records from 2011 indicate the applicant had submitted paperwork and fees to ADEQ for this permit. According to ADEQ, the permit has been updated to reflect changes. A copy of the approved permit has been provided to Washington County Planning for record. The applicant has supplied documentation addressing disposal of solid waste, wash water, and chemicals.

NEIGHBOR COMMENTS/CONCERNS:

At the CUP and Preliminary LSD, all neighbors within 300 feet of the boundary of this property were notified by certified mail of this proposed project. One comment in opposition was submitted at that time.

No additional comments have been submitted at this time. 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 | | X | |
| Road Issues | | | ✓ |
| Fire Code Issues | | X | |
| Utility Issues | | | ✓ |
| Health Department Issues | | | ✓ |
| Other Important Issues | | X | |
| General Plat Checklist | | | |
| | Inadequate | Acceptable | Complete |
| General Information | | | ✓ |
| Existing Conditions | | X | |
| Proposed Improvements | | | ✓ |
| Info to supplement plat | | | ✓ |

One Checklist item remains to be completed:

| | |
|------|---|
| (16) | Location, dimensions and names of all proposed roads, streets, alleys, easements, blocks, parcel and lot lines and address numbers, dedications and reservations. |
| | <i>Address numbers, OR on lots that are over one-half acre in size, add the following note to the plat: Lots that are over one-half acre in size will need to be addressed after the home location is known. On Title, 16088 is the Miles Residence. The business has two addresses 16078 and 16082, please clarify</i> |

Other LSD Plan corrections remain to be completed:

1. Update plans to reflect new uses on ALL part of the building. On the Relocated Structure, several rooms are indicated, but their uses are not.
2. Show fire extinguishers (or note on plans that it will meet fire code and that there is a contracted extinguisher company providing, installing, and maintaining the fire extinguishers) and exits paths in all parts of the building (exit paths must be kept clear of equipment at all times).
3. Attach the survey as part of the Final LSD Plan Set. (This will satisfy (3) and (4) of the LSD Checklist requirements).

STAFF RECOMMENDATION: Staff recommends *approval* of the proposed EMS (Electronic Manufacturing Solutions) Expansion Final Large Scale Development with the following conditions:

Water/Plumbing/Fire Conditions:

1. Lincoln will inspect the plumbing.
2. The final water inspection must be completed prior to the building being occupied.
3. A copy of the final water inspection must be provided to Washington County prior to the Final Plans being signed.
4. The Fire Marshal will allow for a stove with the appropriate “guardian system” if the applicant desires in the future. Plans must be submitted to the Fire Marshal prior to installation, and the applicant must follow any recommendation made by the Fire Marshal regarding this system.
5. The Fire Marshal will inspect all requirements for the building and driveway prior to the building being occupied.
6. **Per the site visit on 12/3/15:**
 - Outdoor grade on several exits must be filled to ground level so there is no step down.
 - Fire Extinguishers are not installed (but they have a contract).
 - Sheetrock on offices, electrical room, and under stairs must be completed.
 - Restrooms have no fixtures, no hand rails installed yet.
 - Exit lights in break room and executive offices are not installed yet (walls weren't complete), but the electrical is in place for them to be placed.
 - Exit door in executive office area is not installed. It has been ordered, but has not arrived yet.
 - Handrails on all stairs must be installed.
 - Handicap parking space must be completed and marked.
 - Fire Exit Plan signs must be posted (per Dennis).
 - Back Deck must be completed.
 - Ramp to the Truck Dock exit door must be completed.
 - Final plumbing inspection must be completed by Lincoln and a copy submitted to this office.

Septic Conditions:

1. No parking is allowed on any portion of the septic system including the alternate area. (No overflow parking either).

Environmental Conditions:

1. At this time, no stormwater permit is required by Washington County.
2. The Industrial Stormwater Permit required by ADEQ must be kept updated and reflect any changes.
3. If the type or amount of the hazardous material changes, the applicant must inform the Planning Office so that it can be determined if additional review is needed.

Utility Conditions:

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

General Conditions:

1. Correct all checklist items and make plan corrections.
2. The project should be developed generally as stated in the applicant's CUP letter with additional conditions proposed by staff. It is understood that there may be slight variations.
3. All conditions approved with projects 2011-064 and 2015-049 shall apply to this project.
4. Building and exits must be ADA compliant. A statement is required that building meets all ADA regulations at Final LSD
5. Building must meet state fire code. A statement is required that building meets all state fire code at Final LSD

6. Any outdoor lighting must be shielded from neighboring properties. Any lighting must be indirect and not cause disturbance to drivers or neighbors. All security lighting must be shielded appropriately.
7. This approval is for approximately 40 employees.
8. Only the uses proposed are allowed; no additional uses unless additional review takes place.
9. Pay Engineering Fees within 30 days of receiving statement. This will be calculated once staff receives all invoices.
10. Any further splitting or land development not considered with this approval must be reviewed by the Washington County Planning Board/Zoning Board of Adjustments.
11. **Prior to obtaining signatures, all updated site and building plans must be submitted to the Planning Office and approved (2 hard copies, and one digital copy for review).**
12. **All Final Inspections must take place prior to the Final Plans being signed by Washington County.**
13. **It is the applicant's responsibility to contact the Planning Office when inspections are needed.**
14. **All signature blocks must be signed prior to any Washington County Office signing the Final Plans (this includes the surveyor, engineer, owner, utilities, Health Department, and any other block that is not specifically to be signed by a Washington County official).**
 - 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.

No Public comments.

Public Comments Closed.

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

CONDITIONAL USE PERMIT HEARING

Fayetteville Planning Area

e. Rid-A-Pest CUP.

Conditional Use Permit Approval Request

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

Owner/Applicant: High County Properties, LLC / Tim Ware

Professional Consultant: Dirk Thibodaux, Gray Rock Consulting

Location Address: Behind (south) of 4026 Old Wire Road

Approximately 13.84 Proposed Land Use: Commercial Office and Shop

Coordinates: Latitude 36.12088219" N Longitude: -94.10372861" W

Project #: 2015-268 Planner: Courtney McNair email: cmcnair@co.washington.ar.us

REQUEST: Rid-A-Pest is requesting **Conditional Use Permit** approval and **Preliminary Large Scale Development** approval to allow an office building and shop building on a property that is approximately 13.84 acres in size, and currently zoned for Agricultural and Single Family Residential Uses.

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

PLANNING AREA: This project is located within Fayetteville's Planning Area.

QUORUM COURT DISTRICT: District 15, Butch Pond

FIRE SERVICE AREA: Goshen VFD

SCHOOL DISTRICT: Fayetteville

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

BACKGROUND/ PROJECT SYNOPSIS:

The owner of this property is High County Properties, LLC. The applicant is Tim Ware, Rid-a-Pest, with representation by Dirk Thibedoux of Gray Rock Consulting. This property is located off Old Wire Road, WC #87.

Rid-A-Pest is requesting **Conditional Use Permit** approval and **Preliminary Large Scale Development** approval to allow an office building and shop building for a pest control business on a property that is approximately 13.84 acres in size, and currently zoned for Agricultural and Single Family Residential Uses.

This project is located in the City of Fayetteville's Planning Area. This project does not require formal approval by the City of Fayetteville as they are not proposing a split, but the County will receive the City's comments and possible conditions via the CUP process.

The office building is proposed to be 4815 sq.ft. and the shop building is proposed to be 3600 sq.ft. Additionally, there is an entrance drive, fire turn around, parking, a fenced area around the shop, and a proposed septic system to service the buildings. A small sign is proposed near the road. The building proposes to have an alarm and video surveillance for security. **Please see the applicant's letter for more detail.**

TECHNICAL CONCERNS:

Water/Plumbing/Fire Issues:

Fayetteville Water services this area. Corey Granderson with Fayetteville Engineering stated that they would prefer a six-inch line to the hydrant, but will accept the eight-inch line if that is necessary to meet fire flow. The water system design will be subject to the City's latest design criteria. Standard conditions will apply.

This CUP request was reviewed by the County Fire Marshal and Goshen VFD. Additionally, when a project lies in the City of Fayetteville's Planning Area, Washington County sends the plans to the Fayetteville Fire Department. No comments were received from the Fayetteville Fire Department.

GPM fire flow on nearby hydrants was submitted. According to the applicant, the nearest hydrant is 217' to the west of the entrance with a gpm fire flow of 1412, static pressure of 140 and residual pressure 138. The Fire Marshal required an additional hydrant to be placed so that all buildings are within 250' of a hydrant per AR State Fire Code. This has been added to the plans.

The entrance drive is proposed to be 20' wide. It is shown as fire lane. The applicant is also proposing a hammerhead turn around. The turn radii appear to all measure 28-feet for the fire lane turns.

Planning Staff has received the architectural plans for the office building. The Fire Marshal has reviewed it and found the plans to be adequate. A statement at Final LSD will be required that states the building is in compliance with AR State Fire Code and ADA regulations. A Knox Box will be required for the office and shop buildings (this can be one box with both keys).

A plan of the shop building is shown on the LSD plans. The Fire Marshal reviewed this and also found it to be adequate.

The applicant is proposing a full kitchen within the office building. They will be using a Guardian III suppressive hood in kitchen. This must be installed, inspected, and maintained properly in order to meet Fire Code.

A copy of the MSDS sheets was submitted for all chemicals used by this business and given to the Fire Marshal. The shop where the chemicals are to be stored will be locked. A "704 placard" identifying the chemicals must be placed on the exterior of the shop building

Health Department Issues:

This project proposes to utilize an individual septic system.

There was initially some concern over chemicals possibly contaminating the septic system. There is a washer/dryer proposed in the shop building and staff asked if soiled uniforms would be laundered on site. The applicant has responded that the washer/dryer is only for kitchen rags, towels from the office and occasional coveralls that are used when employees must crawl under houses. The employee uniforms are washed by a laundry service.. Additionally, in the applicant's submittal letter, he details the rinsing process for chemical containers. None of the chemical will be placed in the drain or go to the septic system. Planning staff asked for clarification on the bottle rinsing process. The applicant responded "All the contents of the rinsed bottles will be poured back into our sprayers to be used in pest control. The bottles will then be punctured and thrown in dumpster. No product will be put in drain.

Soil work has been completed and a copy has been submitted for this project. The full permit design has been submitted to the Health Department, but Planning Staff does not have a copy at this time.

Staff updated the Board at the meeting. This permit has been approved and updated on the plans.

Electric/Phone:

This project is serviced by Ozarks Electric, AT&T, SourceGas, and Cox Communications. Generally, any relocation of existing facilities will be at the developer's expense.

Roads/Sight Visibility/Ingress-Egress/Parking:

This project accesses off WC 87, Old Wire Road. One entrance is proposed. There is an existing culvert.

Staff performed a site visit and it appears that the sight distance will be adequate. A sight distance diagram has been requested for confirmation that the sight distance meets or exceeds Washington County minimum standards.

No signage or parking is allowed within Washington County's road right-of-way (ROW), and none is shown on the submitted plans.

The Road Department requires a minimum 30' ROW to be dedicated on the applicant's side of the road (if applicant owns both sides, both sides must be dedicated). The plan calls out 43.5' of ROW per the City of Fayetteville's Master Street Plan.

Generally, 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. Any tile that may be needed must be sized by the Road Department.

Drainage:

A Drainage Report was submitted. The Washington County Contracted Engineer has reviewed this report. He found it to be adequate.

Environmental Concerns:

Planning staff initially had some concerns about the chemicals being mixed on site. The applicant's response letter stated "chemicals are mixed on site". Staff asked for clarification, and the applicant responded, "Most mixing is done at the truck on the customer job site. The termiticide is mixed in the termite truck tank at the shop before it goes out on a job. "Mixing" means, mixing the product with water."

The Environmental Affairs Director commented, "Washington County Environmental Affairs does not require a stormwater permit for this project; however, I believe that ADEQ will require an industrial stormwater permit.

http://www2.adeg.state.ar.us/water/branch_permits/general_permits/stormwater/default.htm. As long as

the applicant addresses all concerns of the Fire Marshall and complies with ADEQ permits, Environmental Affairs is satisfied.”

A copy of the required ADEQ permit should be submitted to Planning to be kept on file.

Signage/Lighting/Screening Concerns:

The applicant has indicated that signage is desired. No signage is allowed within Washington County's road right-of-way (ROW). As this is a semi-rural area in transition, staff recommends the signage be approximately 36 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.

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. **(see diagram attached to the Staff Report)**

A dumpster is shown on the plans. It is screened behind the privacy fence. All outdoor storage must be screened with opaque material (gates must be opaque too). All fleet vehicles must be stored inside or within the screened area at night.

As the office building is proposed to have a residential nature (similar building materials as houses, not metal building), and the shop building is to be fenced, staff is not recommending any additional screening for this project. It fits within the nature of other development in the surrounding area.

City of Fayetteville's Concerns:

The City of Fayetteville submitted no comments on this project.

Addressing Concerns:

The applicant must apply for a 911 address to be assigned.

Sheriff's Office Concerns:

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

COMPATIBILITY CONCERNS:

Surrounding Uses:

The surrounding uses are a mix of residential, agriculture, light commercial, and community facilities. In the general area, there is a storage unit, Modern Mission gaming area, two plumbing shops, one existing church, one church under construction, and a cemetery, as well as residential and agricultural uses.

While the proposed project is not residential, staff feels that the applicant's request is compatible with the surrounding uses with conditions.

The proposal will be low impact. Traffic will be limited mostly to employees with only a few expected customers per month. There is no expected odor, and minimal noise. Visually, the office building will blend with the surrounding residences. According to the submittal letter, it will be a one story brick and siding wood frame structure.

County's Land Use Plan (written document):

Staff feels that the traffic and nature of this proposed use will be "light commercial".

According to the County's Land Use Plan,

2. LIGHT COMMERCIAL

Continuing with the primary goal of retaining the rural characteristics of Washington County, light commercial uses should be allowed if:

- a. Not incompatible with adjacent residential and agricultural uses; or by conditions placed on such to mitigate its impact. Together with community facilities and compatible

residential uses, this use typically serves as a buffer between general commercial and strictly residential uses.

Staff feels that this project meets the goal of the County's Land Use Plan. The proposed pest control business use is compatible to residential uses because it is low impact and will not disrupt the normal development of this area. It seems that this type of light commercial is the general development trend in this particular area. Staff feels that the proposed use will not cause a negative impact on the surrounding properties. It will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare as all appropriate utilities and infrastructure will be installed. The septic system is currently under review, and a new fire hydrant will be installed.

Staff made a clarification at the meeting regarding this language that was used in the Staff Report. We stated that this area was transitioning to light commercial, but it was our intent to convey that it is an area transitioning to mixed use development. Agricultural and residential are still prevalent, but we have seen development begin to include these light commercial uses.

Future Land Use Plan

The Future Land Use Plan for this area shows that it is "Rural Area Residential". This portion of the County Future Land Use Plan was extrapolated from the City of Fayetteville's adopted Future Land Use Plan for this area.

While the proposed use is not residential, due to the low impact nature of this use, and recommended conditions, staff feels this project will be compatible with the surrounding uses.

The City of Fayetteville submitted no comments.

NEIGHBOR COMMENTS/CONCERNS:

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

One "opposed" comment was received on 12/4/15. The concerns are that the use will devalue the property, impact property taxes, changing the area from residential to another use, it is aggressive to surrounding families, and reduce privacy.

Staff updated the Board at the meeting with additional neighbor comments and staff responses:

Two neighbors submitted comments in opposition to this project. In light of these comments, staff further evaluated the concerns that were voiced. Planning Staff has amended/added some conditions that we feel will clarify and strengthen the protection to surrounding neighbors.

This project received four neighbor comments in favor of this proposal.

Staff understands that the chemical aspect of this business could generally be an area of concern for neighboring property owners. Throughout our review process, staff had many questions about the potential for contamination, and have spoken at length about these concerns with: the applicant, the Washington County Environment Affairs Director, and the Health Department. The information we received from these entities has relieved many of our concerns.

After speaking with the applicant, he explained the procedure for containing any chemical spills (with spill kits that will be placed in the storage building and trucks). He also explained in his letter and via conversation that most chemicals are mixed at the client's site, not on his site (the property before you for CUP consideration). And, he reiterated that all chemicals will be stored inside the building and the building will be kept locked. The one truck (termiticide) that contains chemicals will be parked inside the locked building at night.

STAFF RECOMMENDATION: Staff recommends approval of the proposed Rid-a-Pest Conditional Use Permit with the following conditions (updated to reflect additional conditions recommended by staff at the meeting):

Water/Plumbing/Fire Conditions:

1. Fayetteville Engineering stated that they would prefer a six-inch line to the hydrant, but will accept the eight-inch line if that is necessary to meet fire flow.
2. The water system design will be subject to the City's latest design criteria. Standard conditions will apply.
3. The Fire Marshal required an additional hydrant to be placed so that all buildings are within 250' of a hydrant per AR State Fire Code. This has been added to the plans.
4. The entrance drive is proposed to be 20' wide. It is shown as fire lane. The applicant is also proposing a hammerhead turn around.
5. All access roads and parking area drives must have a 28' turn radius at minimum, and fire lanes and access roads must be compacted to support 75,000lbs in all weather conditions.
6. Fire lanes along the drive and within the parking 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).
7. The applicant is proposing a full kitchen within the office building. They will be using a Guardian III suppressive hood in kitchen. This must be installed, inspected, and maintained properly in order to meet Fire Code.
8. Exit lights/emergency lights and fire extinguishers are required.
9. The Fire Marshal will inspect all improvements prior to the building being occupied.
10. The connection between the building and the handicapped parking spaces, as well as the restrooms, must be ADA compliant.
11. The applicant must comply with any Health/Safety/Fire Code recommendations made by the architect.
12. The building must meet Arkansas State Fire Code.
13. The applicant's architect is to set the final occupancy load, and ensure the building meets Arkansas State Fire Code, and is compliant with ADA standards.
14. A statement at Final LSD will be required that states the buildings are in compliance with AR State Fire Code and ADA regulations.
15. A Knox Box will be required for the office and shop buildings (this can be one box with both keys). Indicate the location on the plans.
16. The shop where the chemicals are to be stored will be locked.
17. A "704 placard" identifying the chemicals must be placed on the exterior of the shop building. Indicate the location on the plans.

Health Department Conditions:

1. The washer/dryer in the shop is not to be used to wash laundry that has been soiled with chemicals.
2. None of the chemicals will be placed in the drain or go to the septic system. All the contents of rinsed bottles will be poured back into our sprayers to be used in pest control. The bottles will then be punctured and thrown in dumpster.
3. The septic system must receive approval from the Health Department before it is installed.
4. The system will be inspected by the Health Department prior to occupation of the proposed building.
5. No parking is allowed on any portion of the septic system including the alternate area. The alternate area must remain undisturbed. (No overflow parking either).
6. Project must be in compliance with the regulations of the Arkansas Department of Health.

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

1. No signage or parking is allowed within Washington County's road right-of-way (ROW), and none is shown on the submitted plans.
2. The Road Department requires a minimum 30' ROW to be dedicated on the applicant's side of the road (if applicant owns both sides, both sides must be dedicated). The plan calls out 43.5' of ROW per the City of Fayetteville's Master Street Plan.

3. Generally, 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. Any tile that may be needed must be sized by the Road Department.

Environmental Conditions:

1. Washington County Environmental Affairs does not require a stormwater permit for this project; however, I believe that ADEQ will require an industrial stormwater permit.
http://www2.adeq.state.ar.us/water/branch_permits/general_permits/stormwater/default.html As long as the applicant addresses all concerns of the Fire Marshall and complies with ADEQ permits, Environmental Affairs is satisfied.
2. A copy of the required ADEQ permit should be submitted to Planning to be kept on file.

Signage/Lighting/Screening Conditions:

1. The applicant has indicated that signage is desired. No signage is allowed within Washington County's road right-of-way (ROW).
2. The signage should be approximately 36 sq. ft. in size and not directly lit.
3. A sketch of the proposed sign must be submitted to Washington County Planning for approval prior to the sign being placed.
4. No additional signage is allowed to be placed.
5. 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.
6. All outdoor storage and dumpster must be screened with opaque material (gates must be opaque too).
7. All fleet vehicles must be stored inside or within the screened area at night.
8. **The fencing proposed for the Storage Building area must be wood privacy fencing material. It must be kept in good repair.**

Addressing Conditions:

1. The applicant must apply for a 911 address to be assigned.

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 \$64.65 (an invoice was emailed to the applicant on 12/4/15). Mailing fees are due within 30 days of the project hearing date.
2. Pay engineering fees. This total will be calculated at the Final LSD phase for this project once all invoices are received.
3. A statement from the applicant, owner, architect or engineer must be submitted prior to the building being occupied that says the building, parking, access, and restrooms are in compliance with all ADA regulations.
4. Hours of operation must be generally as stated (Monday-Friday 8:00am-5:00pm).
5. **Spill kits must be kept inside the Storage Building with easy access in order to address any potential spillage in a timely manner.**
6. **All chemicals must be mixed inside the Fenced Storage Area around the Storage Building, in the Storage Building, or offsite (at the client location).**
7. **A written plan must be submitted detailing Spill Clean Up Procedure, to include a plan for any accidental outdoor spillage.**
8. **Great care must be taken to ensure that chemicals do not enter the nearby drainage way or otherwise contaminate any neighboring property.**
9. Any further splitting or land development not considered with this approval must be reviewed by the Washington County Planning Board/Zoning Board of Adjustments.
10. **This CUP must be ratified by the Quorum Court.**
11. It is the applicant's responsibility to contact the Planning Office when inspections are needed.

12. All conditions shall be adhered to and completed in the appropriate time period set out by ordinance.
- This project does require additional Planning Board review (Large Scale Development). Therefore, the Preliminary Large Scale Development plans must be submitted within 12 months of this CUP project's ratification.

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

No Public comments.

Kenley Haley, Planning Board member, asked, "Is the wood fence made out of cedar?"

Tim Ware, Property Owner, answered, "The wood fence is a treated pine."

Kenley Haley stated, "Pine wouldn't hold up as well. There will be more maintenance."

Courtney McNair, Washington County Senior Planner, stated, "They would be a requirement to maintain it in good repair."

Public Comments Closed.

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

LAND DEVELOPMENT HEARING

Fayetteville Planning Area

f. Rid-A-Pest Preliminary LSD

Preliminary Large Scale Development Approval Request

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

Owner/Applicant: High County Properties, LLC / Tim Ware

Professional Consultant: Dirk Thibodaux, Gray Rock Consulting

Location Address: Behind (south) of 4026 Old Wire Road

Approximately 13.84 Proposed Land Use: Commercial Office and Shop

Coordinates: Latitude 36.12088219" N Longitude: -94.10372861" W

Project #: 2015-269 Planner: Courtney McNair email: cmcnair@co.washington.ar.us

REQUEST: Rid-A-Pest is requesting **Conditional Use Permit** approval and **Preliminary Large Scale Development** approval to allow an office building and shop building on a property that is approximately 13.84 acres in size, and currently zoned for Agricultural and Single Family Residential Uses.

CURRENT ZONING: Project lies within the County Zoned area (Agriculture/Single-Family Residential 1 unit per acre), and is contingent on CUP 2015-268 being approved.

PLANNING AREA: This project is located within Fayetteville's Planning Area.

QUORUM COURT DISTRICT: District 15, Butch Pond

FIRE SERVICE AREA: Goshen VFD

SCHOOL DISTRICT: Fayetteville

INFRASTRUCTURE: Water- Fayetteville

Electric- Ozarks Electric

Natural Gas- SourceGas

Telephone- AT&T

Cable- Cox Communications

BACKGROUND/ PROJECT SYNOPSIS:

As stated in the CUP request, **Rid-A-Pest** is requesting **Conditional Use Permit** approval and **Preliminary Large Scale Development** approval to allow an office building and shop building for a pest control business on a property that is approximately 13.84 acres in size, and currently zoned for Agricultural and Single Family Residential Uses.

This project is located in the City of Fayetteville's Planning Area. This project does not require formal approval by the City of Fayetteville as they are not proposing a split, but the County will receive the City's comments and possible conditions via the CUP process.

The office building is proposed to be 4815 sq.ft. and the shop building is proposed to be 3600 sq.ft. Additionally, there is an entrance drive, fire turn around, parking, a fenced area around the shop, and a proposed septic system to service the buildings. A small sign is proposed near the road. The building proposes to have an alarm and video surveillance for security. **Please see the applicant's letter for more detail.**

TECHNICAL CONCERNS:

Water/Plumbing/Fire Issues:

Fayetteville Water services this area. Corey Granderson with Fayetteville Engineering stated that they would prefer a six-inch line to the hydrant, but will accept the eight-inch line if that is necessary to meet fire flow. The water system design will be subject to the City's latest design criteria. Standard conditions will apply.

This Preliminary LSD request was reviewed by the County Fire Marshal and Goshen VFD. Additionally, when a project lies in the City of Fayetteville's Planning Area, Washington County sends the plans to the Fayetteville Fire Department. No comments were received from the Fayetteville Fire Department.

GPM fire flow on nearby hydrants was submitted. According to the applicant, the nearest hydrant is 217' to the west of the entrance with a gpm fire flow of 1412, static pressure of 140 and residual pressure 138. The Fire Marshal required an additional hydrant to be placed so that all buildings are within 250' of a hydrant per AR State Fire Code. This has been added to the plans.

The entrance drive is proposed to be 20' wide. It is shown as fire lane. The applicant is also proposing a hammerhead turn around. The turn radii appear to all measure 28-feet for the fire lane turns.

Planning Staff has received the architectural plans for the office building. The Fire Marshal has reviewed it and found the plans to be adequate. A statement at Final LSD will be required that states the building is in compliance with AR State Fire Code and ADA regulations. A Knox Box will be required for the office and shop buildings (this can be one box with both keys).

A plan of the shop building is shown on the LSD plans. The Fire Marshal reviewed this and also found it to be adequate.

The applicant is proposing a full kitchen within the office building. They will be using a Guardian III suppressive hood in kitchen. This must be installed, inspected, and maintained properly in order to meet Fire Code.

A copy of the MSDS sheets was submitted for all chemicals used by this business and given to the Fire Marshal. The shop where the chemicals are to be stored will be locked. A "704 placard" identifying the chemicals must be placed on the exterior of the shop building

Health Department Issues:

This project proposes to utilize an individual septic system.

Soil work has been completed and a copy has been submitted for this project. The full permit design has been submitted to the Health Department, but Planning Staff does not have a copy at this time.

Staff updated the Board at the meeting. This permit has been approved and updated on the plans.

Electric/Phone:

This project is serviced by Ozarks Electric, AT&T, SourceGas, and Cox Communications. Generally, any relocation of existing facilities will be at the developer's expense.

Roads/Sight Visibility/Ingress-Egress/Parking:

This project accesses off WC 87, Old Wire Road. One entrance is proposed. There is an existing culvert.

Staff performed a site visit and it appears that the sight distance will be adequate. A sight distance diagram has been requested for confirmation that the sight distance meets or exceeds Washington County minimum standards.

The Road Department requires a minimum 30' ROW to be dedicated on the applicant's side of the road (if applicant owns both sides, both sides must be dedicated). The plan calls out 43.5' of ROW per the City of Fayetteville's Master Street Plan.

Generally, 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. Any tile that may be needed must be sized by the Road Department.

Drainage:

A Drainage Report was submitted. The Washington County Contracted Engineer has reviewed this report. He found it to be adequate.

Environmental Concerns:

The Environmental Affairs Director commented, "Washington County Environmental Affairs does not require a stormwater permit for this project; however, I believe that ADEQ will require an industrial stormwater permit. http://www2.adeg.state.ar.us/water/branch_permits/general_permits/stormwater/default.htm. As long as the applicant addresses all concerns of the Fire Marshall and complies with ADEQ permits, Environmental Affairs is satisfied."

A copy of the required ADEQ permit should be submitted to Planning to be kept on file.

NEIGHBOR COMMENTS/CONCERNS:

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

Staff updated the Board of the additional neighbor comments during the CUP 2015-268 hearing.

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

There are no remaining Checklist items to be completed. There are a few plan corrections that must be completed. These are listed in the conditions section.

STAFF RECOMMENDATION: Staff recommends *approval* of the proposed Rid-a-Pest Preliminary Large Scale Development with the following conditions:

Water/Plumbing/Fire Conditions:

1. Fayetteville Engineering stated that they would prefer a six-inch line to the hydrant, but will accept the eight-inch line if that is necessary to meet fire flow.
2. The water system design will be subject to the City's latest design criteria. Standard conditions will apply.
3. The Fire Marshal required an additional hydrant to be placed so that all buildings are within 250' of a hydrant per AR State Fire Code. This has been added to the plans.
4. The entrance drive is proposed to be 20' wide. It is shown as fire lane. The applicant is also proposing a hammerhead turn around.
5. All access roads and parking area drives must have a 28' turn radius at minimum, and fire lanes and access roads must be compacted to support 75,000lbs in all weather conditions.
6. Fire lanes along the drive and within the parking 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).
7. A Knox Box will be required for the office and shop buildings (this can be one box with both keys). Indicate the location on the plans.
8. The shop where the chemicals are to be stored will be locked.
9. A "704 placard" identifying the chemicals must be placed on the exterior of the shop building. Indicate the location on the plans

Health Department Conditions:

1. The washer/dryer in the shop is not to be used to wash laundry that has been soiled with chemicals.
2. The septic system must receive approval from the Health Department before it is installed.
3. The system will be inspected by the Health Department prior to occupation of the proposed building.
4. No parking is allowed on any portion of the septic system including the alternate area. The alternate area must remain undisturbed. (No overflow parking either).
5. Project must be in compliance with the regulations of the Arkansas Department of Health.

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

1. No signage or parking is allowed within Washington County's road right-of-way (ROW), and none is shown on the submitted plans.
2. The Road Department requires a minimum 30' ROW to be dedicated on the applicant's side of the road (if applicant owns both sides, both sides must be dedicated). The plan calls out 43.5' of ROW per the City of Fayetteville's Master Street Plan.
3. Generally, 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. Any tile that may be needed must be sized by the Road Department.

Environmental Conditions:

1. Washington County Environmental Affairs does not require a stormwater permit for this project; however, I believe that ADEQ will require an industrial stormwater permit.
http://www2.adeg.state.ar.us/water/branch_permits/general_permits/stormwater/default.htm. As long as the applicant addresses all concerns of the Fire Marshall and complies with ADEQ permits, Environmental Affairs is satisfied.
2. A copy of the required ADEQ permit should be submitted to Planning to be kept on file.

Addressing Conditions:

1. The applicant must apply for a 911 address to be assigned.

Utility Conditions:

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

Additional and Standard Conditions:

1. **Please note that most of these conditions are similar to the ones on CUP 2015-268, however, there are differences between the projects. Take care to read ALL conditions carefully.**
2. The project should be developed generally as stated in the applicant's CUP letter with additional conditions proposed by staff. It is understood that there may be slight variations.
3. **All conditions approved with project 2015-268 shall apply to this project.**
4. Only the uses proposed are allowed; no additional uses unless additional review takes place.
5. Pay mailing fees as indicated on CUP 2015-268 conditions list.
6. Pay engineering fees. This total will be calculated at the Final LSD phase for this project once all invoices are received.
7. Any further splitting or land development not considered with this approval must be reviewed by the Washington County Planning Board/Zoning Board of Adjustments.
8. **The Preliminary Large Scale Development approval is contingent on the Conditional Use Permit (CUP) approval. This includes Planning Board/ Zoning Board of Adjustments (PB/ZBA) CUP approval, CUP Ratification by the Quorum Court, and no CUP appeal being filed within 30 days of the PB/ZBA approval.**
9. **Prior to construction, all updated site and building plans must be submitted to the Planning Office and approved (2 copies for review).**
10. **No construction may begin until Preliminary LSD Plans (2 copies) have been submitted with all corrections shown and approved by Planning Staff.**
11. It is the applicant's responsibility to contact the Planning Office when inspections are needed.
12. Once construction is commenced, it is the applicant's responsibility to inform the Planning Office.
13. All conditions shall be adhered to and completed in the appropriate time period set out by ordinance.
 - 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 with updates for the board members.

No Public comments.

Public Comments Closed.

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

Fayetteville Planning Area

g. 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 / 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

Cheryl West made a motion to approve the agenda. Walter Jennings 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 meeting **January 12, 2016 (Tuesday), and February 04, 2016.**
- 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