

**Benton County Planning Board
Technical Advisory Committee Meeting Minutes
November 5, 2008, 5:30 p.m.**

Call to Order & Roll Call: The following Benton County Planning Board members were present: Scott Borman, Mark Curtis, Mark Gray, Caleb Henry, Bill Kneebone, and Heath Ward. Tim Sorey was absent. The following Benton County Planning Office staff members were present: Ashley Pope, Ronette Bachert, Karen Stewart and Teresa Sidwell.

Old Business:

1. Large Scale Development - **Whispering Woods Community Center** - 10142 Coose Bay Boulevard, Avoca

The project was represented by attorney Jennifer Gray, Randy Ritchey of Steadfast, Inc and the property owner, Ami Spivey.

- The hours of operation shall be limited to 9:00 am to 9:00 pm daily.
- The applicant shall submit a certification from an engineer that the installation of the compost toilet has been completed properly.
- Operation and maintenance logs for the compost toilet shall be open for public view upon request.
- On-site lighting shall be directed away from the Gerhardt property (adjacent property) and shall be operated on timers to coincide with the hours of operation. A Lighting Shield was recommended by the applicant.
- The landscaping buffers shall be maintained in good condition. Any dead trees or foliage in the landscaping buffers shall be promptly replaced.
- The loblolly pine trees planted in the landscaping buffer shall be installed with a minimum caliper of 4 inches.
- Staff asks the applicant to consider removal of the three installed gazebos from the premises.
- Staff asks the applicant to consider removal of the sand volleyball court from the premises.
- The applicant shall obtain an easement from the adjacent property owner to the south for the driveway that traverses both properties.

- The applicant shall maintain in good condition the fencing and gate to limit access to the site.
- No more than eight vehicles shall be parked on the site at one time.
- No boats, recreational vehicles, trailers, or other accessory vehicles shall be parked on-site at any time.
- Loud noises shall be prohibited.
- The lot split shall be recorded.

A letter from Atty. Andrew R. Huntsinger of Slinkard Law Firm representing Kim and Richard Gerhardt, the owners of property adjacent to the proposed Whispering Woods Recreational Center, was submitted to the Planning Office and staff sent the letter via email to the Board for review.

2. Variance from Tract Split – **Violet Harrington** – 20335 Chicken Dr., Decatur

The project was represented by Rick Reeves of Civil Tech.

- The applicant shall show dedication of the right-of-way and a signature line on the plat.
- The Certificate of Authorization shall be shown on the plat.

New Business:

1. Large Scale Development – **Benton Washington Regional Public Water Authority Water Storage Tank** – 11632 West Hwy. 72, Centerton

The project was represented by Stewart Noland of Crist Engineers, Little Rock.

- Provide a concrete driveway apron to the edge of the right-of-way.
- A copy of the AHTD permit for the driveway shall be submitted to Staff.
- Provide a summary of the geotechnical findings to Staff.
- The applicant shall provide a service letter from Carroll Electric.
- The applicant has agreed to surround the site with silt fencing.

2. Large Scale Development Expansion– **Beaver Lake Fire Department** – 16035 Cypress Ln., Rogers

The project was represented by Michael McFadden of the Beaver Lake Fire Department Board of Directors.

- The easement obtained from the Beaver Shores POA must be shown on the site plan.
- Show a disclaimer on the site plan stating that it is not a survey.
- Submit a copy of the existing survey to Staff.
- The applicant shall provide storm water and erosion control documentation.

3. Large Scale Development Preconstruction Activity - **Centerton Quarry** - 15271 Burgin Valley Rd., Centerton

The project was represented by Terry Sossong of the Rogers Group, Lowell

- Submit a time line for the completion of the paving of Bethlehem Road.
- The applicant agrees to pave ¼ mile of Bethlehem Road with 3 inches of asphalt to a width of 24 feet with proper curbs and signage in accordance with the Benton County Road Department specifications.
- Road access for all affected property owners shall be shown on a site plan.
- Notification of the improvements shall be made to property owners on Bethlehem Road.

Adjournment:

The meeting was adjourned at 7:00 p.m.