

**Benton County Planning Board
Technical Advisory Committee Meeting Minutes
July 2, 2008, 5:30 p.m.**

Call to Order & Roll Call: The following Benton County Planning Board members were present: Mark Gray, Caleb Henry, Bill Kneebone, Tim Sorey and Heath Ward. Scott Borman and Adele Lucas were not present. The following Benton County Planning Office staff members were present: Ashley Pope and Ronette Bachert.

Announcements:

Ms. Pope reported that Adele Lucas is stepping down from the Planning Board. July 2008 is her last month on the Board, and a new member will join next month.

New Business:

1. Large Scale Development – **Gentry Fire Department Cherokee City Substation** – 24430 Cherokee Road, Gentry - Gardisser Construction

There was no representation for this project.

- Topographic information and the quadrangle map must be submitted as part of the large scale application.
- Staff will check the ITE manual to see if any studies had been done on a volunteer fire department.

2. Large Scale Development – **Cowboy Swap & Sell** – 21137 West Highway 72, Gravette – W/R Consulting

Norma Farrer of 10804 Sagamore Lane in Bentonville represented the large scale development application.

- The applicant must contact Benton County Planning Staff or the City of Gravette if any permanent structures are added to the property.
- Install a second culvert for the proposed second driveway
- Submit a request to waive the items not submitted

3. Preliminary Plat – **Spavinaw Creek Ranch** – 8690 Highway 43, Decatur – Civil Design Engineers

Ferdi Fourie of Civil Design Engineers (located at 134 N. Main Street in Cave Springs, AR) represented the Preliminary Plat request.

- Due to the property's location in a floodplain Zone A conduct a flood study or split the parcel from the parent tract at an elevation above the 100-year floodplain elevation.

- Obtain the approval of the Health Department for the wastewater treatment and lot sizes
- Correct the annotated acreage on Lot 6
- Split lot 19 into two separate lots; also show the "big bulk lot" (green space) owned by the POA as a numbered lot(s).
- Turn the stub street by Lots 6 and 7 into a T intersection with an easement only for Road 2. Remove Road 2 from the plat.
- Annotate how residents will access the creek on the property.
- Submit the planned profiles for the roads
- Submit drainage analysis and culvert designs for the roads
- If the property is split due to flood zone issues for Phase I, all improvements need to be located on the project property, or permission easement(s) needs to be indicated.
- Submit a copy of the hydraulic study of the 4" water line
- Since the water line will not meet the code for fire flow, installation of sprinkler systems in the houses will likely be a condition of approval.
- The Benton County Fire Marshal must approve the waiver request for the extended cul-de-sac length.

4. Lot Split – **Rocky Branch Farms, Lot 10** – 8455 Ridgecrest, Rogers – Ramsey Surveying

Mrs. Ann Raebel of 8455 Ridgecrest Lane in Rogers represented the lot split.

- Clearly show all access easements on the plat, ensuring that utility easements are well-marked
- Clarify the notes for access easements 1 and 2

5. Staff Update – **Our Shop** – 9953 Highway 72 East, Rogers – John Bevill

Ms. Pope stated that the project was originally a compliance issue (located near Pea Ridge). Staff had initially given Mr. Bevill 90 days to comply with the Board's decision; at the 90-day mark, Mr. Bevill indicated he would be off the property by June 30, 2008.

Ms. Pope reviewed site photos, showing that none of the conditions of approval had been met. Mr. Bevill informed Ms. Pope that he is closing the business, although Ms. Pope noted that there was a man working on a car at the time she visited the site.

The Board asked Ms. Pope to file a complaint with the Prosecutor's Office against Mr. Bevill for failing to comply with his conditions of approval.

Other Items:

- Senior Planner Ronette Bachert is researching the existing conditions in Benton County, which will be the foundation for a potential zoning policy.

Adjournment

The meeting was adjourned at 7 p.m.