

**BENTON COUNTY PLANNING BOARD**  
**Technical Advisory Committee Meeting Minutes**  
**August 1, 2007, 5:30 p.m.**

**Call to Order & Roll Call:** The following Benton County Planning Board members were present: Scott Borman, Mark Gray, Caleb Henry, Bill Kneebone, Adele Lucas, Tim Sorey, and Heath Ward. The following Benton County Planning Office staff members were present: Ashley Pope, Kathleen Davis, and Karen Stewart.

**Announcements:**

Staff made no announcements.

**Old Business:**

1. Large Scale Development - **B Brothers Enterprises** - Twin Oaks Road and Wagon Wheel Road, Springdale - Gray Rock Engineering

Phil Swope of Gray Rock Engineering represented the project. He stated that he believed all notifications and letters had been turned in to Staff. Mr. Swope stated that it is a 3500 square foot building; part of the building will be used for offices and part will be used for warehouse space.

Mr. Sorey interjected that the Board had seen this project before.

Mr. Kneebone stated that he believed that only issue that the Board had with the project the last time it was presented was the way the parking was situated on the street, but it appeared that the issue had been corrected.

Ms. Pope stated that the applicant had submitted all of the required information. She stated that the improvement of one half of Twin Oaks Road would be a condition of approval. Ms. Pope suggested to Mr. Swope that the applicant might want to contact Mr. Caplener, who is ready to pave his part of Twin Oaks Road, in order to save money.

- The improvement of one half of Twin Oaks Road would be a condition of approval.

2. Large Scale Development - **Beaver Shores Wireless Communications Facility (cell tower)** - Cypress Lane, Rogers - Satterfield Land Surveyors

Mr. Borman excused himself from the meeting.

Dave Reynolds of Smith Two-Way Radio represented the project. He stated that the survey shows the closest residence is 250 feet away from the project site and there are no residences directly across from the site.

Mr. Reynolds called the Board's attention to a letter from Saber Communications that the applicant submitted. The letter states that the tower is engineered to fall less than 90 feet from the base; the project site is 97 feet from the road.

Ms. Pope stated that the applicant has submitted all of the required items, but that they would need a waiver for the distance from the road.

Mr. Sorey asked if the drive improvements would be shown on the plat; Mr. Reynolds stated that it would be a gravel drive.

Mr. Sorey suggested that the applicant show the drive width and type on the plat.

- Show the drive width and type on the plat.

### **New Business:**

#### 1. Preliminary & Final Plats - **Bailey Estates** - Bredehoeft Road, Decatur - James Surveying

Michael James of James Surveying represented the project.

Ms. Pope stated that all required checklist items had been submitted to Staff. She stated that this project is technically a subdivision rather than an informal plat, since 2 of the lots (lots 5 & 6) are 1 acre each. She added that lot 1 would require floodplain permitting. She suggested that a note be added to the plat showing that lot 1 would require a floodplain development permit. She also stated that the applicant would need a waiver at the public hearing meeting in order to have the preliminary and final plats done at the same time.

Ms. Pope asked if this project would have a private road; Mr. James stated that it would and that the plat includes a private road disclosure.

Mr. Sorey asked if the road had been examined from an engineering point of view; Mr. James stated that Ron Tracy had done a drainage report and that the applicant is aware that the road cannot be altered without some engineering work being done first. He added that there is an existing gravel drive that runs along the bottom of the floodway and that the applicant is not planning on changing or filling it in any way.

Mr. Gray asked if the small, triangular parcel north of lot 1 is an existing parcel; Mr. James stated that it is and that it was cut off some time back. Mr. Gray asked for clarification that this small parcel was not created by this project; Mr. James assured him that it was not.

Mr. Gray asked if the applicant had access across a neighbor's property; Mr. James stated that that is the case, but all of the land involved belongs to family. He added that the applicant does have a deeded easement, which is noted on the plat.

Ms. Pope stated that the applicant would need a waiver, since the cul-de-sac length is over 600 feet.

Mr. Gray asked if the Board would need input from the City of Decatur; Mr. James replied that Decatur would be annexing this property before the end of the year.

Ms. Pope stated that the Board would need a letter from the City of Decatur stating that they do not wish to review the subdivision.

Ms. Pope asked if the road will be gravel and if it will be private; the answer was not intelligible from the recording.

Mr. Sorey stated that the grade of the road needs to be shown on the plat. He stated that Benton County's regulations allow for up to a 15% grade, but the fire code only allows a 10% grade. He recommended that Mr. James contact the Fire

Marshal regarding this matter. He also advised Mr. James to place a note on the plat stating that none of the private road will be in excess of 10%.

Mr. Gray enquired about an area off of Bredehoeft; Mr. James stated that the line from L1 going up to the right should not be on the plat. The parcel was surveyed 2 to 3 years ago and he believes the line should be removed. He stated that he believes it is part of the parcel at the north end of the property, but he will make sure of it.

Mr. Gray stated that the sewer manhole symbol needs to be added to the legend on the plat.

Mr. Sorey asked if the City of Decatur had any plans for the water and sewer system that the Board might be able to have a copy of for the record. Mr. James stated that he would check with them.

Mr. Sorey stated that the width of the gravel needs to be indicated on the plat.

Mr. Henry asked if the City of Decatur would require easements for the water and sewer systems; Mr. James stated that they probably would. He added that the plat was prepared before arrangements with the City of Decatur were finalized. Ms. Pope stated that the easements would need to be added to the plat.

Mr. Gray stated that the curve of C5 needs to either reflect the written description or be eliminated.

Ms. Pope summarized the Board's comments:

- A note should be added to the plat showing that lot 1 would require a floodplain development permit.
- Plans for the utilities from the City of Decatur must be either indicated on the plat or provided in a separate set of plans.
- Preliminary profiles on the road construction should be submitted with the plat, along with a note stating that the grade will not exceed 10% - anything that will exceed 10% will require Fire Marshal approval. Include a note stating that there will be no impact to the floodplain as a result of road construction.
- The width of the proposed road should be shown on the plat.
- The utility easements should be shown on the plat.
- A waiver for the length of the cul-de-sacs is required.
- A waiver in order to submit the preliminary and final plats at the same time is required.
- The curves in the easement should be reflected in the written description.
- The owners' names should be added to the plat.
- A letter from the City of Decatur waiving review of the subdivision is required.
- The line from L1 going up to the right should be removed from the plat.
- The sewer manhole symbol needs to be added to the legend on the plat.

2. Waiver from Large Scale Development - **Daysprings Restoration** - Meadowview Road, Siloam Springs - Dean Kerns

Dean Kerns of Kerns and Leach Partnership represented the project.

Ms. Pope stated that the facility began as residential, was converted to offices, now the applicant wants to convert it back to residential use.

Mr. Borman asked if the facility's footprint would be changed at all; Ms. Pope stated that it would not.

Mr. Kerns stated that they wished to convert the site back to apartments; he stated that they would be closing up some of the openings and adding two exterior doors. He stated that the existing water and septic system handled the 85 employees that were in the building previously; it has a six inch line to the building, but it has an 8 inch line at the top of the hill.

Ms. Pope stated that this is a relatively isolated site with plenty of parking; Staff has no objection to the waiver request.

Mr. Sorey stated that once the applicant decides on the proposed use of the two-story building, they need to contact Staff.

Mr. Kerns stated that they did not know what they would be doing with the two-story building yet; he added that they would be installing a firewall between the two-story building and the proposed apartments.

Mr. Sorey expressed concern regarding the existing septic system and whether it would be sufficient.

Discussion of the project concluded.

### 3. Preliminary Plat Time Extension - **Gayle Meadows** - Highway 12 West, Gentry - James Surveying

Michael James of James Surveying represented the project for Leon Davis.

Mr. James stated that this is a 69-acre subdivision; due to the perc tests done on the land, the applicant had to have some redesigning done on the lots. The applicant received final approval from the Health Department on 8/1/07; he is requesting a time extension to go ahead with what has already been approved.

Ms. Pope recommended a one-year extension on the preliminary plat and stated that the applicant would have to bring the final plat back before the Board.

Mr. Sorey asked if the Board should see an updated preliminary plat due to the changes in the lots; Mr. James stated that the changes to the lots were to make them larger and to reduce the number of lots. Mr. Sorey stated that those changes could probably be addressed upon review of the final plat; Mr. James added that the layout and the streets in the subdivision are unchanged - the changes made were to address septic system requirements.

Ms. Pope stated that she had never seen an instance in which an ordinance required that a project be completed within two years. She added that normally an ordinance might require that a project be started or have a certain percentage completed within a two-year timeframe. She suggested that this might be something that the Board should take a look at.

Mr. Sorey stated that they should look at the progress of work and that the project does not sit idle for long periods of time. He gave the example of a project begun out by the lake in the mid-seventies or eighties that has been left severely inadequate.

## **Other Business:**

1. Large Scale Conceptual Plan - **Spring Creek Nursery** - Airport Loop Road, Rogers - Sandcreek Engineering

Brian Sartain of Sandcreek Engineering represented the project.

Mr. Kneebone asked if this project is within the city limits of Rogers; Ms. Pope answered that it is right across the street.

Mr. Borman asked if the County plans to close Airport Loop Road; Mr. Sartain answered that he was not sure and that he would have to speak with the County Road Department.

Mr. Sartain stated that this project is on the northeast side of Rogers. His client is considering buying this property for use as a nursery.

Mr. Borman asked about the structures on the property; Mr. Sartain answered that all of the structures on the property, with the exception of the greenhouse, are existing.

Ms. Pope showed site photos.

Mr. Gray asked if all of the existing structures would remain on the property; Mr. Sartain stated that they would.

Mr. Borman expressed concern regarding the intersection of Highway 94 and Airport Loop Road. He stated that the applicant needed to look at the traffic in and out of Highway 94.

Ms. Pope asked how many employees the nursery would employ; Mr. Sartain stated that there would be five to six employees - three to four in the office and two to three on the yard.

Mr. Henry asked if the existing house would be converted to offices; Mr. Sartain stated that it would.

Mr. Borman asked if the property would be used for onsite sales or landscaping; Mr. Sartain stated that it would be for onsite sales.

Mr. Borman stated that his biggest concern would be regarding the traffic at the intersection of Highway 94 and Airport Loop Road and regarding parking at the site.

Ms. Pope asked what was adjacent to the proposed site; Mr. Sartain answered that it is a residence. Ms. Pope asked if that the new owner would be interested in privacy-fencing the site; Mr. Sartain stated that he was sure that they could work something out.

Mr. Sartain stated that the proposed site would have three to four trucks per week coming in and out of the site; Mr. Borman stated that that is something to take into consideration.

Mr. Borman asked if there would be sufficient space for trucks to turn around and an adequate parking area for customers; Mr. Sartain answered that they had a circle loop drive planned and nine spaces for parking, including a handicapped parking space. He stated that the trucks would be provided a thirty foot drive that would loop around the greenhouse.

Mr. Kneebone asked what size trucks would be coming to the site; Mr. Sartain answered that they would be semis (tractor-trailers).

Mr. Borman stated that he believed the logistics could be worked out, since there is not much else in the area; Ms. Pope stated that given the site's proximity to the airport, it is expected that the land use would transition from residential to commercial. She added that sometimes industrial-use sites also appear near airports.

Mr. Henry asked who would be providing water to the site; Mr. Borman answered that Benton County Water District #1 provides water to this area.

Mr. Henry asked if the existing water lines would be adequate for a greenhouse; Mr. Sartain answered that he believed they would be, as there would not be huge flows to a greenhouse of this size.

Ms. Pope asked if the pond on the site would be used for irrigation; Mr. Sartain stated that that is the intention of the prospective owners.

Mr. Sorey stated that the notifications regarding the project had already been sent out for the upcoming public hearing and he asked if there is any way to see if there is any public comment on the project; Ms. Pope stated that Staff could send out a letter requesting comments. Mr. Sorey stated that the public would come to the public hearing assuming that the matter would be decided at the meeting; Ms. Pope stated that a letter could be sent informing those already notified of the change in the agenda and requesting any comments. She then stated that the project could be left on the public hearing agenda as a conceptual plan. Mr. Sorey then clarified that the applicant would have to re-notify the adjacent landowners, which Ms. Pope confirmed. Discussion on the project was concluded.

Mr. Sorey asked when the Planning Board Workshop would be held; Ms. Pope answered that it would take place on the 22<sup>nd</sup> of August. She stated that the Board would go over past decisions, Board goals, and the afternoon would be reserved for the general planning process. She added that members of the Quorum Court would likely be present, as they are interested in the general plan. Ms. Lucas clarified that the meeting would be held in the Quorum Courtroom, which Ms. Pope confirmed. Ms. Pope added she would be mailing the scope of work to the Board members soon. Mr. Borman stated that emailing would work for him; Mr. Henry stated that email would work for him as well. Ms. Pope asked how many Board members would rather receive the scope of work via email. Mr. Gray stated that he would like to receive it via email, but preferred PDF documents rather than DOCs.

**Adjournment:** The meeting was adjourned at 6:30 p.m.