



**Benton County Planning Board  
Public Hearing  
Technical Advisory Committee Meeting**

February 18, 2015

6:00 PM

Benton County Administration Building  
215 East Central Avenue, Bentonville AR

**Planning  
Board  
Approval:**

**Meeting Minutes**

**PUBLIC HEARING:**

**Call to Order:** The meeting was convened at 6:00 PM by Planning Board Chair Starr Leyva.

**Roll Call:** Starr Leyva, Ron Homeyer, Ashley Tucker, Rick Williams, Jim Cole, Mark Curtis, and Sean Collyge were present.

**Staff present:** Building Official – Glenn Tracy, Planning Manager – Taylor Reamer, Senior Planner – Kelsey Kreher, and County Planner – Caitlynn Kimbrough were present.

**Public Present:** 1 member of the public was present. (See sign in sheet attached below).

**Disposition of Minutes:** Mr. Tucker moved to approve the February 4, 2015 Planning Board Meeting Minutes. The motion was seconded by Mr. Curtis. The motion carried 7-0.

**General Public Comment: None**

**Old Business: None**

**New Business: None**

Public Hearing adjourned at 6:02 pm.

**TECHNICAL ADVISORY COMMITTEE**

**Call to Order:** 6:02 pm

**Old Business: None**

**New Business:**

- A. **Hollis Variance, #15-009, 18618 Shaddox Mountain Road, Rogers AR 72756  
Represented by Samuel Hollis, Shaddox Mountain Road, Rogers AR 72756**

**Staff Report:** The applicant, Samuel Hollis, proposes to construct two new residential additions to the existing home. The first new proposed addition would be a two-story living space addition encompassing 1491 sq. ft. (915 sq. ft. upper level and 576 sq. ft. lower level). The second addition would be the construction of a drive-through carport attached to the front of the current home. The carport would replace the current covered porch attached to the home. The 1491 sq. ft. living space addition would be attached to the eastern side of the existing home (replacing the current storage area). The new proposed living space addition would be 51 ft. by 26 ft. in size and be directly attached to the existing home. The proposed carport would be 20 ft. by 24 ft.

in size and replace the current covered porch located on the front of the existing home. The living space addition is proposed to be 44 ft. 4 in. from the centerline of Shaddox Mountain Road, within the 50 ft. County building setback for local roads. The carport is proposed to be 31 ft. 7 in. from the centerline of said road, within the 50 ft. County building setback for local roads.

The applicant is requesting two (2) variances for the property.

- 44 ft. building to centerline setback in lieu of the required 50 ft. setback for local roads to accommodate the proposed 26 ft. x 51 ft. two-story living space addition to the existing home.
- 31 ft. building to centerline setback in lieu of the required 50 ft. setback for local roads to accommodate the proposed 20ft. x 24 ft. carport addition to the existing home.

On February 3, 2015 the applicant provided a variance requests.

**Applicant Comment:**

Applicant states reason for variance request is due to the location of the existing residence. The existing residence location is due to the extreme slope of the property just north of the existing structure.

**Board Comment:**

Mr. Curtis- questioned if the main road by the residence is a cul-da-sac.  
Mr. Hollis- the main road leads to dead end.

Mr. Curtis- questioned how many other residents are beyond the subject property.  
Mr. Hollis- five, maybe six residents are located beyond the property.

Mr. Curtis- questioned the distance between the proposed carport structure and the edge of the road.  
Mr. Hollis- stated the distance from edge of the road to proposed carport would be estimated 22 feet.

Mr. Tucker- questioned if the building to the east of the property was a residence  
Mr. Hollis- stated the structure is for storage and is owned by his neighbor on his neighbor's property.

Mr. Tucker- question how far the proposed building would be from the nearest existing structure, or the neighbors storage building.  
Mr. Hollis- estimated 20 feet.

Mr. Homeyer -asked where the septic was located on the property.  
Mr. Hollis- answered, the septic was located in the back, directly behind the residence.

Mr. Tucker- questioned if the applicant would be adding any toilets or washer/dryer etc.  
Mr. Hollis- responded with there would be no toilet, washer/dryer etc. The proposed structure would be a great room with a fireplace with no additional bedrooms or bathrooms, on the second floor. The bottom floor would be an unfinished space that would be finished at a later date.

The discussion on the Hollis variance was concluded.

**Other Business: None**

**STAFF UPDATES:**

A. Administrative Approvals

I. **Britton Minor Subdivision, #14-539, 16903 Macaw Ln. Gravette, AR 72736**

- Total acreage of 69.46 acres
- Tract 1 – 29.79 acres
- Tract 2 – 39.65 acres
- Tract 3 – 5.00 acres
- Approved February 6, 2015

II. **Hart Minor Subdivision, #15-009, 15424 Brightwater Crossings, Rogers AR 72756**

- Total acreage of 2.89 acres
- Tract 1 – 1.38 acres
- Tract 2 – 1.50 acres
- Approved February 9, 2015

**DISCUSSION ITEMS: None**

Meeting Adjourned at 6:20 pm.

