



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

March 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, and Sean Collyge were present. Mark Curtis was absent.

Staff present: Administrator of General Services – John Sudduth, Building/Code Inspector – J.C. Brenaman, Planning Director – Kevin Gambrill, Planning Manager - Taylor Reamer, Senior Planner – Kelsey Kreher, and County Planner—Caitlynn Kimbrough were present.

Public Present: 4 members of the public were present. (See sign in sheet attached below).

Disposition of Minutes: Mr. Tucker moved to approve the February 18, 2015 Planning Board Meeting Minutes. The motion was seconded by Mr. Cole. The motion carried 6-0.

General Public Comment: None

Old Business: None

New Business:

- A. Hollis Variance, #15-009, 18618 Shaddox Mountain Road, Rogers AR 72756
(Continued from 3/04/2015)
Represented by Sam Hollis, 18618, 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.

Note: Mr. Williams made a motion to approve the Hollis Variance. Mr. Cole seconded the motion. Mr. Cole clarified that the motion made was for both requested variances for the subject property. Mr. Williams confirmed the motion was for both requested variances.

The motion carried 6-0.

The Hollis Variance was approved 6-0.

Public Hearing adjourned at 6:06 pm.

TECHNICAL ADVISORY COMMITTEE

Call to Order: 6:06 pm

Old Business: None

New Business:

**A. Solorazano Variance, #15-012, 21353 Highway 16 E, Siloam Springs, AR 72761
(Continued from 3/4/2015)**

Staff Report: The applicant, Vanessa Solórzano, proposes to construct a 30x40 shop building. The new proposed building would be a single story building to be constructed 44 feet from the center line of Highway 16. The living space addition is proposed to be 44 ft. from the centerline of Highway 16, within the 65 ft. County building setback for arterial roads.

The applicant is requesting one (1) variance for the property.

- 44 ft. building to centerline setback in lieu of the required 65 ft. setback for arterial roads to accommodate the proposed shop building.

On February 11, 2015 the applicant provided a variance requests.

Applicant Comment:

Mr. Solorzano stated the location of the shop is due to the proximity of the existing creek, septic, and sewage and so they can run electricity to the shop.

Board Comment:

Mrs. Leyva asked if the shop building was going to need a driveway.
Mr. Solorzano confirmed that there would not be a driveway to the building.

Mr. Homeyer asked if the existing shed in the site photos is owned by the applicant.
Mr. Solorzano confirmed the shed belonged to him and was there when the property was purchased.

Mr. Homeyer asked if the shed would remain on site when the proposed shop is built.
Mr. Solorzano confirmed that the shed would remain in its existing location.

Mr. Cole asked what the proposed shop building would be used for
Mr. Solorzano stated the proposed shop would be for personal use only.

**B. NWA RBI Baseball Academy Site Plan Review, #15-021, 9949 E Highway 72, Bentonville, AR 72712
Represented by Dave Montgomery (insert address) and Tracy Brandt (insert address)**

Staff Report: The agent, Dave Montgomery, for the applicant, NWA R.B.I. Baseball Academy, proposes to utilize the existing 7500 sq. ft. building to operate a public baseball training complex. The subject property is addressed 9949 E Hwy 72, Bentonville AR 72712. The baseball academy will consist of four (4) indoor batting cages in the 7500 sq. ft. building and one (1) baseball diamond in the northeast quadrant of the property. The baseball diamond will only consist of bases for base running drills, the open space will not be improved (ie. no dirt infield). Primary vehicular access is provided via an existing paved drive extending eastward from the public ROW (E Hwy 72) circling to the north and south ends of the existing 7500 sq. ft. building. The project proposal does not include any structural improvements to the subject property, though additional parking surfaces will be installed. The proposal is classified as 'Other Commercial & Retail' per §6.5 Site Plan Design Standards of the Benton County Planning and Development Regulations. Other Commercial & Retail land use requires 5 standard parking spaces per 1000 sq. ft. GFA for a total of 38 standard parking spaces plus 2 ADA compliant spaces (sites requiring 26-50 standard spaces) for this project proposal. The applicant is proposing 20 standard parking spaces plus 2 ADA van accessible parking spaces for a total of 22 parking spaces as shown on the site plan provided March 5, 2015. The applicant has provided an official variance request from the required parking regulations. The applicant is intending to install a SB-2 surfaced parking area for the proposed parking on the north side of the building. The business operation will consist of 2-3 coaches on staff during the regular business hours 3:00pm – 8:00pm.

To date, the following items are outstanding:

1. Provide an estimate of persons per day or maximum usage on a given day to confirm adequacy of current septic system.
2. Confirm solid waste generated on site will not necessitate dumpster installation.
3. The applicant shall schedule a follow up site visit with the Benton County Building Official to confirm compliance with the AFPC – 2012 standards, prior to issuance of decision letter.

Board Comment:

Mr. Tucker questioned why the use type is not considered institutional or educational.
Staff stated that it is open to the public and acts more like a club because it is generating revenue.

Mrs. Leyva asked if the well on site provides water to the existing facility.
Mr. Montgomery stated that the existing building was once used for car washing and the well supplies water to the car washing station inside the building..

Mr. Cole asked if there would be outdoor lighting.
Applicant stated that there is no outdoor lighting and the outdoor field will not be used after dark.

Other Business: None

STAFF UPDATES:

A. Administrative Approvals

I. **Whitley Minor Subdivision, #14-556, 6046 Panorama Rd. Rogers, AR 72758**

- Total acreage of 5.46 acres
- Tract 1 – 3.46 acres
- Tract 2 – 2.00 acres
- Approved February 10, 2015

II. **Barwick Minor Subdivision, #15-010, 20650 Safari Rd. Gentry, AR 72734**

- Total acreage of 13.00 acres
- Tract 1 – 8.67 acres
- Tract 2 – 4.33 acres
- Approved February 17, 2015

III. **Jackson Minor Subdivision, #15-013, Old Springtown Road, Springtown AR 72734**

- Total acreage of 35.59 acres
- Tract 1 – 24.88 acres
- Tract 2 – 10.71 acres
- Approved February 26, 2015

DISCUSSION ITEMS:

A. Temporary Use Permits (TUP)

Staff Update: Currently the regulations (7.5 – D1.) requires applicants that are nonexempt to submit an application and fee. However, the current fee ordinance is lacking an amount for a temporary use permit fee. (There was a fee charged last year for temporary use permits.)

Board Comment:

Mrs. Leyva questioned when the fee ordinance was passed.

Staff states that it was approved February 28, 2014 and was adopted February 27, 2014.

Mrs. Leyva stated that this ordinance needs to go in front of the quorum court, to submit a change to the fee schedule for the single TUP line item.

Meeting Adjourned at 6:48 pm.

