



Benton County Planning Board
Public Hearing
Technical Advisory Committee Meeting

June 17, 2015

6:00 PM

Benton County Administration Building
215 East Central Avenue, Bentonville AR

Planning
Board
Approval:

C. Kimbrough
7-1-15

Meeting Minutes

PUBLIC HEARING:

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

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

Staff present: Administrator of General Services – John Sudduth, Building Official – Glenn Tracy, Planning Director – Kevin Gambrell, Planning Manager – Taylor Reamer, and County Planner—Caitlynn Kimbrough were present.

Public Present: 3 members of the public were present. (*See sign in sheet attached below*).

Disposition of Minutes: 06-03-2015.

Mr. Cole moved to approve the June 3rd, 2015 Planning Board Meeting Minutes with corrections. The motion was seconded by Mr. Curtis. The motion carried 6-0.

General Public Comment: None

Old Business: None

New Business:

- A. **NWA Riding Club Site Plan Review, #15-061, 16949, Hwy 102 Decatur, 72722**
Represented by Donna Straight (Club Staff), 14543 Shipe Rd. Gravette, AR and Vicky Graves
16949 Hwy 102 W Decatur, AR.

Ms. Leyva asked Staff for the report of NWA Riding Club Site Plan Review, #15-061. Staff gave a presentation on NWA Riding Club, #15-061 to the Board outlining the information in Public Hearing Report, NWA Riding Club Site Plan Review.

Public Comment:

Tim and Donna Carter, 16613 W Hwy 102 Decatur, 72722

Mr. Carter strongly opposed the horse arena due to the location site being in close proximity to his home. Mr. Carter was also concerned with the amount of people using the site and the traffic issues and noise it may cause. Mrs. Carter stated that the other neighbors in the area are concerned about the obstruction of traffic as well. Mr. Carter stated he had an issue with the arena being directly on the fence line, located immediately in front of his home. Mrs. Carter stated she was concerned with a decrease in the property value of their home. Mr. Carter stated on March 7th, 2015 he was threatened when he stated his opposition to the arena and requested the owners to build a privacy fence. Mr. Carter stated his privacy was suffered because of his home being downhill to the arena.

Board Comment:

Mr. Tucker asked staff what the commercial buffer requirements state. Staff stated that based on the level of compatibility, the Planning Board may stipulate 2 or 3 tier plantings and/or physical buffer. Buffering requirements are 15-20' depth, 2 to 3 tier plantings 25-40' depth may require wall fence or 3 tier plantings. Therefore the applicants would need a vegetative buffer in addition to a fence in order to meet the requirements.

Mr. Collyge asked about the arena being private use only. Staff stated if the arena were for a private use only there would be no Planning Board review required. Residential and agricultural uses are allowed by right in the state of Arkansas, because there is a membership to a club, it is considered to be 'other commercial'.

Mr. Cole asked the applicant to explain more about the phase 2 lights. Ms. Straight stated the lights would possibly be installed a year from now based on whether there is funding or not.

Ms. Leyva confirmed that the arena would operate from April to October, twice a month, from 1pm-8pm (during phase 1 without lights) and 4pm-11pm (during phase 2 with lights) with an average number of 25-40 club members at each event. The club does not operate on holidays.

Vote:

Mr. Curtis made a motion to approve the NWA Riding Club Site Plan Review case #15-061 (phase 1 and phase 2) with stipulations of twice a month and standard conditions. Mr. Collyge seconded the motion.

Mr. Tucker made a motion to amend the previous motion to include the 2 tier landscaping in addition to the tin fence. Mr. Cole seconded the motion. The motion carried 6-0.

The NWA Riding Club Site Plan Review (case #15-061) was approved 6-0.

Public Hearing adjourned at 6:33pm.

TECHNICAL ADVISORY COMMITTEE

Call to Order: 6:33pm

Old Business: None

New Business: None

Other Business: None

STAFF UPDATES:

I. Administrative Approvals

- a. **Wilson Minor Subdivision, #15-066, 8719 Falls Hollow Rd., Rogers**
 - Total acreage of 4.20 acres
 - Tract 1 – 2.52 acres
 - Tract 2 – 1.50 acres

- b. **Craig Minor Subdivision, #15-071, Beaty Rd., Sulphur Springs**
 - Tract 1 – 25.63 acres

- Tract 2 – 60.43 acres
 - Tract 3 – 18.75 acres
 - Tract 4 – 24.88 acres
- c. **III. Boyle Minor Subdivision, #15-072, 9600 Ruby Hall Rd., Gentry**
- Total acreage of 49.89 acres
 - Tract 1 – 47.89 acres
 - Tract 2 – 2.00 acres
- d. **IV. Tollett Minor Subdivision, #15-069, Steward Rd., Gentry**
- Total acreage of 79.55 acres
 - Tract 1 – 69.55 acres
 - Tract 2 – 10.00 acres
- e. **V. Moneyhun Minor Subdivision, #15-070, 9820 Philpott Rd., Bentonville**
- Total acreage of 29.83 acres
 - Tract 1 – 211.83 acres
 - Tract 2 – 10.00 acres
 - Tract 3 – 4.00 acres
 - Tract 4 – 4.00 acres

DISCUSSION ITEMS:

- I. Planning Board terms and reappointment.

Staff stated in 2016 Mr. Curtis will have served his second term and will be required to leave the board for one year and then can reapply.

Reappointments: If Mr. Williams and Mr. Collyge would like to continue to serve they will need to submit letters of intent to the Clerk's office stating that they would like to be reappointed.

Ms. Leyva stated she will want to be replaced in July of next year and will not seek reappointment.

Meeting Adjourned at 6:45pm.

