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2021 MAY -6 PM 2:52

BETSY HARRELL  
CLERK & PROBATE CLERK  
BENTON COUNTY, AR



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

April 21, 2021  
6:00 p.m.

Benton County Administration Building  
215 East Central Avenue  
Bentonville, AR 72712

**Meeting Minutes**

**PUBLIC HEARING:**

**Call to Order:** The meeting was convened at 6:00 p.m. by the Planning Board Chair, Mr. Torrez.

**Roll Call:** Bob Bracy, Sean Collyge, Theresa Neal, Terry Maienschein, Stephen Torrez, Bethany Rosenbaum, and Rick Williams were present.

**Staff present:** Taylor Reamer – Director of Planning, Madison Kienzle – Senior Planner, Sandra Garza – County Planner

**Public Present:** None

**Disposition of Minutes:** April 7, 2021

Mr. Williams motioned to approve the April 7, 2021, Planning Board Meeting minutes. The motion was seconded by Mr. Maienschein.

Motion approved: 7 – 0

**General Public Comment:** None

**Old Business:** None

**New Business:**

- I. Rayburn Variance, case no. 21-060, 21293 Ridgeview Drive, Garfield, 15-04908-000

Staff gave presentation

Representative: Taylor Rayburn, 2061 N Bridgeton Ct Fayetteville AR 72701

Mr. Bracy mentioned if the utilities were located, as well as what utilities between the road and the proposal.

Mr. Rayburn replied that only water was located and with the proposed deck, that he was told about, it will be about a foot further than where the water valve is currently.

Public comments: None

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Mr. Williams motioned to approve; Dr. Rosenbaum seconded the motion. **2021 MAY -6 PM 2: 52**

Motion approved: 7-0

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**TECHNICAL ADVISORY COMMITTEE**

**1. Call to Order**

**2. Old Business / Ongoing Applications: None**

**3. New Business:**

- I. Decatur Sale Barn Church: Major Amendment Site Plan Review, case no. 21-080, 8944 S AR 59 HWY, Decatur, 15-07447-001

Representative: Ron Homeyer, 8944 S AR 59 HWY, Decatur, AR 72722

Staff gave presentation

Mr. Homeyer mentions they are just adding a multi-use facility, with a couple of bathrooms

- II. Natural State Glamping and RV Park Site Plan Review, case no. 21-098, Golden Acres Ln, Rogers, 18-00912-000

Representative: Gavin Smith, Golden Acres Ln, Rogers, AR 72756

Staff gave presentation

Mr. Smith mentions they will be making a slight change to the ADA tree house and ADA glamping platform to make it more accessible to the bathhouse better as well as the playground, where they will be having ADA play amenities. Other than that application with Health department is in progress for the septic.

Mr. Torrez mentions he does not see where the playground will be

Mr. Smith replies that it will be in the middle of the loop

Dr. Rosenbaum asks if there is just one central location for restrooms or if every glamping station has their own.

Mr. Smith replies that the glamping tents do not have restrooms but the tree houses do. There is just one central location with flushing toilets and showers for the glamping tents.

Dr. Rosenbaum asks about the unisex bathrooms, so anybody can use those, is that usual to have everyone using the same facility, instead of separating them by gender.

Mr. Smith replies that the concept is not about a female and male bathroom, each

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bathroom stall has its own shower, toilet and a sink; they all have locking doors. There will be a larger bathroom on the south end, that is ADA accessible.

Dr. Rosenbaum asks if there will be family bathrooms

Mr. Smith says the bathrooms will be large enough to be like family bathrooms.

Dr. Rosenbaum asks Mr. Reamer, generally with general commercial use, is it only required to have one entrance and exit.

Mr. Reamer replies, there is no requirement for dual exit, the turnaround area, the loop in this case, meets the turning radius for emergency vehicles that eliminates the need for another entrance and exit.

Dr. Rosenbaum asks Mr. Smith if he has been in communication with Hobbs State Park about policies of possible fires

Mr. Smith mentions he has not been in contact with Hobbs but has been in contact with the fire marshal, they will have fire extinguishers through out the park and in each of the buildings

Mr. Hathaway adds to Mr. Smith's comment, there is a fire hydrant that is connected to the direct water source on site, at the north end of the loop.

Dr. Rosenbaum inquires about the fire arm/weapon policy at the camping site

Mr. Smith replies that since there is no fences around Hobbs, they will be going with the same state laws and can post a sign

Dr. Rosenbaum asked if the only access to the site was through Hobbs

Mr. Smith mentions that people could possibly be taking day hikes and cutting across the property to Hobbs in any direction

Mr. Torrez asks Mr. Smith, since they are on the property, they don't have to adhere to the laws of Hobbs State Park pertaining to firearms.

Mr. Smith replies that Hobbs has their own officers but at their site they would be putting signage and mentions Hobbs may already have their own ways of doing things.

Mr. Torrez asks if Mr. Smith is planning on using Hobbs' security for his site

Mr. Smith apologizes for the confusion and clears by mentioning that since they are within the county, they would have to call the county sheriff's department if there was an issue. He doesn't anticipate it being a problem at all since it would be a family amenity

Mr. Torrez questions the civil site plans, he sees something for all utilities but not for electric

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Mr. Smith mentions they are still in the process with the electric company, they will be adding electric to the site, they will be having similar lighting to the state park so they can navigate throughout the night at the camp site.

Mr. Torrez asks about the material that is being put in at the platforms, "Is it dirt, gravel, what is the area composed of?"

Mr. Smith replies that the platforms are wooded they elevated off the ground as well as a wooden walkway, underneath them is gravel

Mr. Torrez asks about where they are getting the water from

Mr. Smith says they don't have it on the plan but they do have a full water system developed the top of the hill; 25,000 gallons of onsite storage.

Mr. Torrez asks about camp fires, if it is okay to have a camp fire on his site.

Mr. Smith mentions there is specialized wood stokes at the glamping platforms as well as a fire ring in the middle of the loop by the playground.

Mr. Torrez inquires more detailed information on the site plan for the fire case and the security of the lighting system.

Mr. Reamer mentions that when the review is complete there will be a handful of the facility and water questions will be outlined

Mr. Torrez asked if Mr. Smith will be ready in two weeks

Mr. Smith says yes.

III. Callis Major Subdivision and Preliminary Plat Waiver, case no. 21-102, 14615 Fruitwood Rd, Bentonville, 18-12218-000

Not preset, tabling for another two weeks

Mr. Reamer mentions the applicant was notified of the dates of hearing and how to attend. Applicant must resubmit public noticing documentation with updated public hearing date.

4. **Other Business:** None

5. **Staff Updates - Administrative Approvals:**

- I. Crites Minor Subdivision, case no. 21-091, 8013 S Earp, Decatur, 18-14426-000
- II. Poague Lot Combination, no. 21-084, 8005 Cedar Lane, Rogers, 15-00591-000
- III. Fuller Minor Subdivision, case no. 21-094, 19100 Hodge Rd, Gravette, 18-15195-000
- IV. Paxton Minor Subdivision, case no. 21-025, Bethlehem Rd, Gravette, 18-11228-000

6. **Discussion Item:** None

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Meeting Adjourned: 7:00 p.m.

Next Meeting: May 5, 2021

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APPROVED THIS 5<sup>th</sup> DAY OF May, 2021.

ATTEST:

  
\_\_\_\_\_  
PLANNING DIRECTOR

APPROVED:

  
\_\_\_\_\_  
PLANNING BOARD CHAIR or  
PLANNING BOARD VICE CHAIR